

The regular meeting of the Conway Historic District Commission was held on Monday, July 27, 2020 in Conway City Hall. The following members, being a quorum, were present and acting; Steve Hurd, Liz Hamilton, Margaret West, Taylor Martin, Emily Walter, and Shelby Fiegel. David Carolina was absent.

June meeting minutes were approved 5-0-1 on a motion made by Taylor Martin and seconded by Emily Walter. Chairman did not vote.

## **I. PUBLIC HEARINGS- OLD BUSINESS, OLD CONWAY DESIGN OVERLAY DISTRICT**

### **A. 1830 Scott Street- New single-family residence**

Tracy Crowe presented for the project. Since the June meeting, Monty Moix (designer) updated the plans to follow guidelines of the commission and suggestions/comments from neighbors. Chairman Hurd, based on staff recommendations, suggested removing the shutters from the upper story window from the design; Mr. Crowe was amenable to that change. Commissioner Fiegel motioned to approve (with recommendations below) and Commissioner Martin seconded. The motion was approved unanimously, 5-0-1, without the Chairman voting, with the following recommendations:

- a) Planting of one canopy tree is required in the front yard.
- b) All HVAC and mechanical shall be placed in a manner to prevent from being seen from the street or screened from view.
- c) Removal of the shutters on the upper story window.
- d) Use of Board and Batten paneling instead of stucco on the gables.
- e) Add a window in bedroom three on the left elevation.

### **B. 1832 Scott Street- New single-family residence**

Tracy Crowe presented on behalf of the project. Since the June meeting, Monty Moix (designer) updated the plans to follow guidelines of the commission and suggestions/comments from neighbors. Commissioner Fiegel motioned to approve (with recommendations below) and Commissioner West seconded. The motion was approved unanimously, 5-0-1, without the Chairman voting, with the following recommendations:

- a) Planting of one canopy tree is required in the front yard.
- b) All HVAC and mechanical shall be placed in a manner to prevent from being seen from the street or screened from view.
- c) Require an additional window on the east façade for bedroom three (front of the house).
- d) Require extending the middle tier gable to extend flush with the bedroom extension on the front of the house.
- e) Require Board and Batten on the gables.
- f) Require revised drawings for approval by the Planning Director prior to issuance of Certificate of Appropriateness.

## **II. PUBLIC HEARINGS- NEW BUSINESS, ROBINSON HISTORIC DISTRICT**

### **A. 820 Center Street- Fence variance**

John Howard spoke on behalf of the project. A fence has already been built at 820 Center Street. Shrubs and trees have been added to the front of the fence. Staff shared recommendations about the fencing (to add lattice at the top of the fence and the adding of the shrubs and trees) which were discussed. Chairman Hurd also shared concerns about painting of the brick on the house and the railing on at the front of the house that had not been approved by the Historic District Commission. Commissioner Hamilton motioned to approve (with recommendations below) and Commissioner Fiegel seconded. The motion was approved 4-1-1 (Commissioners Fiegel, Hamilton, West, and Chairman Hurd voted to approve, Commissioner Martin voted against, and Commissioner Walter abstained) with the following recommendations:

- a) Modify the front leg of the fence to 4' tall and add a 2' tall, 50% opaque lattice-like extension. Fence design will be submitted to Planning staff for approval.
- b) Require additional landscaping in front of the fence on the north and south sides.

## **NEW BUSINESS, OLD CONWAY DESIGN OVERLAY DISTRICT**

**B. 1405 College Avenue- Carport remodel** (review postponed pending additional information from applicant)

**C. 2056 Scott Street- Carport enclosure**

Dustin Botsford spoke on behalf of the project. Mr. Botsford said that he had read the recommendations and accepted them. Commissioner Hamilton asked if any modifications will be made to the driveway and Mr. Botsford shared there would not be. Commissioner Martin motioned to approve (with recommendations below) and Commissioner West seconded. The motion was approved unanimously, 5-0-1, without the Chairman voting, with the following recommendations:

- a) The enclosed carport shall be constructed with wood or Hardie board, as appropriate.
- b) HVAC equipment be placed in a manner to minimize its visibility from the street.
- c) The proposed window design shall be replaced with a window matching the height to width ratio of the existing windows on the front façade of the house.

**D. 2009 Caldwell Street- Residential remodel and addition** (review postponed pending additional information from applicant)

**E. 303 Oliver Street- Residential remodel and addition**

Monty Moix (27 Fortune Ln.) presented on behalf of the project. The only major change to the house will be an addition of a gable roof on the carport. Commissioner Fiegel motioned to approve (with recommendations below) and Commissioner Martin seconded. The motion was approved unanimously, 5-0-1, without the Chairman voting, with the following recommendations:

- a) All mechanical equipment shall be placed in a manner to minimize view from the right-of-way or adequately screened.
- b) The property shall be plated in accordance with Subdivision Ordinance.
- c) Any changes to the driveway shall be presented to the Historic District Commission for review.
- d) Addition of horizontal siding on the carport.

**III. DISCUSSION**

Following the formal agenda, the commission discussed the painting of the brick on 820 Center Street that was not approved. Commissioner Fiegel motioned for James Walden to research the issue, request information from the Arkansas Historic Preservation Program to determine if the home is now considered non-contributing, and for the issue to be added as a formal agenda item to the August meeting agenda. Commissioner Hamilton seconded the motion. The motion was approved unanimously. The commission also discussed opportunities for homeowner, realtor, and title company education on the Historic District Commission guidelines.

**IV. ADJOURNMENT**

A motion to adjourn, made by Commissioner Martin and seconded by Commissioner Fiegel, was approved unanimously.