

The regular meeting of the Conway Historic District Commission was held on Monday, October 25, 2021 in the City Council Chambers at City Hall. The following members were present and acting: Steve Hurd, Marie Cason, Liz Hamilton, Margaret West, Shane Lind, and Shelby Fiegel. Emily Walter was absent.

September meeting minutes were approved 5-0 on a motion made by Marie Cason and seconded by Shane Lind, without the chairman voting.

## **I. PUBLIC HEARING - OLD CONWAY DESIGN OVERLAY DISTRICT**

### **A. 1501 Scott Street (Church Addition)**

The applicant (Conway First Church of the Nazarene) is proposing to construct a ~10,000 sf addition to the existing church facility for the Conway First Church of the Nazarene. The proposed structure features a contemporary design that meshes well with the existing structure. It will feature a children's worship area, classrooms, and cafe. The updated site plan was not attached to the documents presented to the commission, but the applicant shared that the changes to the updated site plan are small.

Recommendations are as follows:

- ~~1. Resolution of discussion with HDC regarding the proposed front circle drive and front setback of the addition.~~
2. Require materials as proposed on the indicated drawing be used.
3. Require 25% additional plantings as part of the development review process.
4. Require the gravel parking lot north of the site be addressed via the development review process.
5. HVAC and all mechanical equipment be placed in a manner to minimize its visibility from the street.
6. All roof mounted mechanical equipment shall be fully screened.
7. Submit revised drawings to the Planning Director for approval prior to release of the COA.

Shelby Fiegel motioned to approve, and Marie Cason seconded. Shelby Fiegel updated her motion to strike recommendation one. Marie Cason seconded the updated motion. The motion passed 5-0, without the chairman voting.

### **B. 1629 South Boulevard (Ancillary Building Additions)**

The applicant was previously granted approval in June 2020 to demolish a portion of the site and construct a new safe room/dining structure along with a new green space and play area as well as a parking lot. Several ancillary structures on-site were displaced from their original location's interior to the site by the new construction. These existing structures were not included in the plans approved in June 2020. Upon final inspection of the site, staff discovered the ancillary structures were moved to a new location on-site and the applicant was instructed to apply for approval of the structures.

Recommendations are as follows:

1. Planting must be carried out as indicated in the proposed plans with the following modifications: all Crepe Myrtles be replaced with a cultivar such as Leyland Cypress or Arborvitae Green Giant. At least 1/3 of all the Hollies be replaced with a taller growing holly cultivar (Red Beauty Holly, Emerald Colonnade Holly) or Firethorn, English Laurel, or Wichita Blue Juniper.

Shelby Fiegel motioned to approve, and Shane Lind seconded. The motion passed 5-0, without the chairman voting.

### **C. 517 Fifth Street (New Duplex Residence)**

The applicant (Noemi Castro) is proposing to construct a new 2,288 square foot two-family home in a contemporary style.

Recommendations are as follows:

1. Require at least 3' of spacing between the structure and the driveways.
2. Sidewalks are required along Fifth St. (5' sidewalk at least 6.5' from the back of curb).
3. Require a walkway from the front door to the sidewalk for each unit.
4. Planting of 1 canopy tree in the front yard is required. If the crepe myrtle in the front yard is removed, an additional canopy tree shall be required.
5. Require all windows to be 1-over-1 design.
6. Require windows to be placed below the brick course line.
7. Require all windows feature wide trim.
8. Require wood, Hardie® or LP SmartSide® lap siding to be used in all gables.
9. Require crawlspace construction or taller slab to mimic the appearance of a crawl space as found throughout the district.
10. Require an 8/12 roof pitch for all roof forms.
11. Require an additional front facing gable with a rectangular or circle attic vent for each unit.
12. Require fascia and soffits to be finished with wood or wood equivalent construction (Hardie board).
13. HVAC equipment be placed in a manner to minimize its visibility from the street.
14. Submit revised drawings to the Planning Director for approval prior to release of the COA.

Shelby Fiegel motioned to approve, and Liz Hamilton seconded. The motion passed 5-0, without the chairman voting.

## **II. ADDITIONAL BUSINESS**

### **A. Arkansas Department of Heritage (AHPP Preservation Planning) Conway Listening Session**

Staff with the AHPP Preservation Planning program requested that the Conway Historic District Commission share their thoughts on the following questions during the listening session:

- What kinds of places do you think it is most important to preserve?
- What types of properties is your community preserving?
- Are there important property types in your community that don't get preserved?
- Who makes preservation happen in your community?
- What are the biggest threats to historic resources in your community?
- What types of resources (educational, technical assistance, financial assistance) would be helpful?
- What AHPP programs or services do you know about and use?
- What are the most important things AHPP can do to help?

The commission discussed the following:

- The commission finds no value in protecting large parking lots that do not have any landscaping.
- The importance of preserving cemeteries (though Conway does not have a cemetery in the Historic District).
- The desire to develop a pathway or arteries to connect the Historic District to Hendrix College and the University of Central Arkansas.
- Development of new landmarking.
- Value of the grant program that AHPP offers.
- The importance of protecting the core Asa P. Robinson district by the establishment and maintenance of the overlay district.
- Conway attempted to expand the Asa P. Robinson district years ago, but the request was denied.
- The importance of continuing momentum in preservation and upkeep of our historic district.
- Interest in the development/creation of a community development program or group outside of the Historic District Commission (example of group in Argenta).



**MINUTES OF CONWAY HISTORIC DISTRICT COMMISSION  
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- Conference or summit where historic district commissioners across the state can connect and learn from one another.
  - Development of an educational toolkit.
  - Hosting hands-on workshops.
  - Continuing education workshops and professional development opportunities.
  - Importance of realtor education and working with title companies directly (potentially requiring certain documents from the commission be included at closing).
  - Development of a newsletter to educate citizens about the Conway HDC.
- Contact Travis Ratermann for questions at: [travis.ratermann@arkansas.gov](mailto:travis.ratermann@arkansas.gov)

A motion to adjourn, made by Shelby Fiegel and seconded by Shane Lind, was approved unanimously.