



The regular meeting of the Conway Historic District Commission was held on Monday, January 25, 2021 via Zoom. The following members were present and acting: Steve Hurd, Emily Walter, Marie Cason, Shane Lind, and Shelby Fiegel. Liz Hamilton and Margaret West were absent.

December meeting minutes were approved 4-0-1 on a motion made by Shelby Fiegel and seconded by Emily Walter, without the chairman voting.

I. PUBLIC HEARING- OLD CONWAY DESIGN OVERLAY DISTRICT

A. 624 Donaghey Avenue- Exterior Modifications + Parking Addition

Zach Saxion (owner) and Landon Dickson (contractor/applicant) shared that the existing 1,772 sf single-family home is one and one-half stories in the English Cottage style. The applicant is proposing to renovate the single-family residence and add a new parking area at the rear. Exterior work will include replacing all windows and doors, changing the sunroom door to a window, and add a parking pad off the existing drive and pave the existing driveway. The applicant is also proposing to remove the existing accessory storage building.

Shelby Fiegel motioned to approve with recommendations (below), Shane Lind seconded the motion. The motion passed 4-0-1, with the chairman voting and Emily Walter abstaining.

Recommendations are as follows:

1. Driveway width is limited to 12 feet wide.
2. HVAC equipment shall be placed in a manner or screened appropriately to minimize its visibility from the street.
3. Any tree over 8" which must be removed for construction shall be replaced with a canopy tree.
4. If vinyl siding is removed, it must be replaced with fiber cement siding or wood.

B. 2019 Prince Street- New Detached Garage + Exterior Modifications

Jason Barnett (applicant/contractor) and Tu Thanh Ngo (owner) are proposing to construct a detached garage and slight expansion of the existing driveway. The house saw illegal improvements by a previous property owner that require review. These improvements were not permitted through any of the city's processes. They include the existing concrete driveway and carport and were made some time after July 2017.

Shelby Fiegel motioned to approve with recommendations (below), Emily Walter seconded the motion. The motion passed 4-0-1, the chairman did not vote.

Recommendations are as follows:

1. Remove the existing carport or move the proposed garage to an appropriate location that meets the requirements of the fire code.
2. Require a solid roof deck and traditional roofing materials be used to replace the existing metal roofing on the carport.
3. Wood siding or a wood equivalent such as Hardieboard be used for cladding on the garage.
4. Require true 1 over 1 windows for all windows on the garage.
5. Require fascia and soffits to be finished with wood or wood equivalent construction such as Hardieboard.
6. Any trees removed over 8" in diameter shall be replaced.
7. Plans shall be resubmitted to the Planning Director for approval prior to issuance of the COA.

II. DISCUSSION

A. Election of 2021 HDC Officers

Chairman: Steve Hurd



**MINUTES OF THE CONWAY HISTORIC DISTRICT COMMISSION
CITY OF CONWAY, AR
JANUARY 25, 2021**

Vice Chairman: Emily Walter
Secretary: Shelby Fiegel

A motion to appoint these seats was made by Shane Lind and seconded by Marie Cason. The motion passed 4-0-1, without the chairman voting.

B. Additional items as decided by the Commission

1. Review the Historic Preservation Plan and be prepared to take a vote on the plan next month (February).
2. The Conway Planning staff applied for a CLG grant for a resurvey of the Hendrix College addition and resurvey of the Conway Commercial Historic District. Assuming both grants are received, an RFP will go out for the resurveys. The goal would be to get local designation of these areas.

A motion to adjourn, made by Shelby Fiegel and seconded by Marie Cason, was approved unanimously.