

The regular meeting of the Conway Historic District Commission was held on Monday, September 27, 2021 via Zoom and in the City Council Chambers at City Hall. 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.

July meeting minutes were approved 4-0 on a motion made by Shane Lind and seconded by Emily Walter, without the chairman voting.

I. Public Hearing - Old Conway Design Overlay District

A. 2119 Duncan Street (New Single-Family Residence)

The applicant (Bruce Hendricks / Hendricks Construction Co.) is proposing to construct a new 1,412 square foot single-family home in a minimal traditional style. The applicant shared that they would move forward with recommendations as suggested.

Recommendations are as follows:

1. The front setback shall be between 17'-23'.
2. The east side setback shall be at least 6'.
3. Sidewalks are required along Duncan St (5' sidewalk at least 6.5' from the back of curb).
4. The proposed walkway should connect to the required sidewalk.
5. Planting of 1 canopy tree in the front yard is required.
6. Require all windows to be 1-over-1 design.
7. Require the window in bedroom 2 on the east side be full size.
8. Require a full size window in bedroom 3 on the east side.
9. Require a full size window in the master bedroom on the west side.
10. Require fascia and soffits to be finished with wood or wood equivalent construction (Hardieboard).
11. HVAC equipment be placed in a manner to minimize its visibility from the street.
12. Submit revised drawings to the Planning Director for approval prior to issuance of the COA.

Shelby Fiegel motioned to approve, and Marie Cason seconded. The motion passed 4-0, without the chairman voting.

B. 1926 Prince Street (Addition/Exterior Modifications)

The applicant (Leann Stobaugh), owner (Bob and Suzanne Kelly) and design professional (Steve Hurd) are proposing two additions to the existing 2,350 square foot home that was constructed in a modified Queen Anne style. The primary addition is being proposed to the rear of the structure and will be 38' x 27' or 840 sf with a 12/12 roof pitch. The carport addition is proposed to the side of the structure at its rear and will be 584 sf.

Applicant requested that the addition be allowed to match the existing vinyl siding, but the commission shared that vinyl siding is not allowed under current guidance. The applicant requested brick as an option and the commission shared that brick was acceptable.

The commission and applicant discussed the height of the rear addition. The applicant was concerned with the variation in roof pitch. The commission shared that the addition will not be seen from the street, so this was not an issue.

Recommendations are as follows:

1. Reduce the size of the proposed carport to meet the side setback requirement of 6' and at least 10' from adjacent structures.
2. Require true divided light windows or 1-over-1 windows.

3. Require the additions to be of wood, Hardieboard, LP Smartside, or brick.
4. Require fascia and soffits to be finished with wood construction.
5. HVAC equipment be placed in a manner to minimize its visibility from the street.
6. The applicant shall provide revised plans to the Planning Director for review and approval prior to issuance of COA.

Shelby Fiegel motioned to approve, and Shane Lind seconded. The motion passed 4-0-1, with the chairman abstaining as he represented the applicant in this matter.

II. Additional Business

A. Consideration to amend the Historic District Commission By-Laws.

The current by-laws state that a quorum for Historic District Commission meeting is 5 members on a 7 person commission. The proposal is to allow 4 members to be a quorum.

The commission will vote on any changes at the next meeting.

A motion to adjourn, made by Emily Walter and seconded by Shane Lind, was approved unanimously.