

The regular meeting of the Conway Historic District Commission was held on Monday, February 28, 2022 in the City Council Chambers at City Hall. The following members were present and acting: Steve Hurd, Marie Cason, Margaret West, Shelby Fiegel, and Shane Lind. Liz Hamilton and Emily Walter were absent.

January meeting minutes were approved 4-0 on a motion made by Marie Cason and seconded by Shane Lind without the Chairman voting.

I. PUBLIC HEARINGS- OLD CONWAY OVERLAY DISTRICT

A. 1820 Duncan Street- Exterior Modifications

Terrill Alston, the applicant is coming before the commission as a result of a stop work order issued due to extensive unpermitted modifications to the structure. These included removal of all windows in the structure, alteration of window openings, closure of some windows, removal of gable brackets, etc. Including work already conducted without approval, the applicant is proposing to remove porch screening,

Terrill Alston (3735 Lazy Creek) spoke on behalf of the project. No one spoke in opposition to the project.

Conway Planning staff recommended approval of the proposal with the recommendations as listed below:

1. Window and window openings will match the plans with the exception of the south and west elevations where window openings will match the original size (excluding the removal of the small middle window on the west elevation as discussed).
2. All windows will be required to be one-over-one *and the original size and proportions will be maintained on the south and west elevations (with the exception of the small window allowed to be removed on the west). Applicant will follow the guidebook to provide wide window trim for all windows.*
3. The porch and step railings shall match in materials, and match the paint of the existing wood column tops.
4. If siding for the structure is replaced, it must be replaced with wood or similar material such as Hardie® siding/LP SmartSide®. The siding must have a maximum of a 4" exposure to more closely match the existing narrow exposure.
5. All fascia and soffits shall be repaired with wood or a wood-like material such as Hardie® siding/LP SmartSide®.
6. No shutters shall be allowed *unless they are functioning shutters.*
7. HVAC equipment be placed in manner to prevent view from the street or screened by landscaping/fencing.
8. The rear addition shall be placed on a foundation that meets building code requirements.

Shelby Fiegel motioned to approve the request with recommendations and additional changes. Marie Cason seconded the motion. The motion passed 5-0, with the Chairman voting.

B. 1154 Donaghey Avenue- Exterior Modifications

Niki Thompson (2759 Carl Stuart)/Storybook Renovations (the applicant) is proposing to rehabilitate the existing structure by removing the existing rear closed in porch, replacement of damaged and missing windows, removal of the carport, alterations to the porch, etc. Based on the fact the structure was surveyed by AHPP in 2003, it is strongly suspected the home was constructed by Silas M. Owens in his signature mixed-masonry method.

Conway Planning staff recommends the application be approved with the following conditions:

1. Windows may be replaced with one-over-one style windows. The large front window may have a single pane window.
2. If replaced, require 8" wood columns for the front porch with an allowance for arched fascia.
3. Required roofing material for the front porch matches that of the structure as architectural shingles.



4. HVAC equipment be placed in manner to prevent view from the street or screened by landscaping/fencing.
5. The damaged tree by the front porch may be removed with a canopy tree planted to replace it.
6. The masonry components of the structure may not be painted.
7. All fascia and soffits shall be repaired with wood or a wood-like material such as Hardie® siding/LP SmartSide®.

Shelby Fiegel motioned to approve, and Shane Lind seconded. The motion passed 5-0, with the Chairman voting.

II. DISUCSSION

A. Product presentation of Everlast Advanced Composite Siding

This is being presented as an appropriate composite siding material.

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