



The regular meeting of the Conway Historic District Commission was held on Monday, August 22, 2022 in the City Council Chambers at City Hall. The following members were present and acting: Shane Lind, Liz Hamilton, Marie Cason, Emily Walter, Shelby Fiegel, Margaret West, and Steve Hurd.

There was a quorum for the meeting. June meeting minutes were approved 6-0 on a motion made by Shane Lind and seconded by Marie Cason, without the chairman voting. There were no July meeting minutes because the meeting was cancelled.

## I. ROBINSON HISTORIC DISTRICT

### A. 1516 & 1518 Caldwell Street- New windows and door

The applicant (Linda Rogers) is proposing to replace all the windows in the structure and both front doors. The residence was originally constructed circa 1927 in a Craftsman/Minimal Traditional style. The structure is contributing to the district and appears to have its original windows intact and has unpainted brick. The existing windows are six-over-ones.

The applicant is concerned with repairing the original windows due to the condition of the windows and cost. The applicant has not reached out to get a formal assessment of the windows.

Shelby Fiegel motioned to partially approve of the project with the following conditions:

1. No windows may be replaced on the front half of the structure (those windows being on the front façade, in front of the side entries, and side of the home); the applicant may proceed with replacing windows on the back of the home.
2. The doors shall be replaced with a door of similar design.
3. The windows on the front of the structure may be rehabilitated and repaired to restore them to being operable; City of Conway staff and Commission members can recommend professionals who can assess the windows.
4. The rear window request to replace the windows will be tabled until the Commission's next meeting in September.

Marie Cason seconded the motion. The motion passed 6-0, without the chairman voting. This item will reappear at the September HDC meeting to address the replacement of the existing windows.

## II. OLD CONWAY DESIGN OVERLAY DISTRICT

### A. 511 Center Street- Door and window replacement

The applicant (Dawn Jackson) is proposing to replace the existing French doors on the south facade as well replace existing windows on the rear facade.

Shelby Fiegel motioned to approve the application with the following conditions:

1. South Façade: Require the replacement window be 36" X 36" without false muntins/grilles and feature wide-trim similar other windows on the wall.
2. Rear Façade: Require the new window on the rear façade be one-over-one and match one of the sizes and window trim present on the rear wall.
3. Require use of Hardie® siding or wood be used to match where existing materials or leftover materials cannot be used.
4. All HVAC and mechanical equipment shall be screened or placed to reduce visibility from the street.

Shane Lind seconded the motion. The motion was approved 5-0-1, with Emily Walter abstaining and the chairman not voting.

**B. 320 Ash Street- Exterior modifications**

The applicant (Zac Hendricks) is extensively rehabilitating the property including gutting of the interior of the house. On the exterior, the applicant is proposing to remove the screened in porch, add Craftsman columns, enclose one entry door, and add a small new window in the front bathroom.

Chairman Steve Hurd asked for clarification about the recommendation of false shutters in lieu of a proposed small window and asked if the Commission would consider closed false shutters.

Liz Hamilton motioned to approve the application with the following conditions:

1. Require two sets of false shutters (with a frame lining the false window; the proportions being the same size as the window on the front of the house) in a craftsman style to mimic the presence of windows on the front façade and move the small, proposed window to the north façade.
2. Require the proposed columns be at least 8" in width.
3. Require use of Hardie® siding or wood lap siding be used, if the siding is replaced.
4. Require fascia and soffits to be finished with wood or wood equivalent construction (Hardieboard).
5. Require all windows be 1-one-1 design and feature wide trim, if replaced.
6. All HVAC and mechanical equipment shall be screened or placed in a manner to reduce visibility from the street.
7. If the driveway is improved, it may be improved with a ribbon driveway or a driveway no wider than 12'.
8. Submit revised drawings to the Planning Director for approval prior to release of the Certificate of Appropriateness.

Shane Lind seconded the motion. The motion passed 6-0, without the chairman voting.

**C. 814 Chestnut Street- Exterior modifications/storefront change**

The applicant (H+N Architects) and owner (JJ Rock, LLC) are proposing to rehabilitate the existing structure by replacing the existing storefronts, replacing the gable roof, adding windows and a mural on the south façade.

Shelby Fiegel motioned to approve with the following recommendation as follows:

1. All glass shall be transparent or have minimal tinting unless required by separate regulation.

Marie Cason seconded the motion. The motion passed 5-0-1, with Liz Hamilton abstaining and the chairman not voting.

**D. 800 Chestnut Street- Exterior modifications/storefront change**

The applicant (H+N Architects) and owner (John Nabholz) are proposing to rehabilitate the existing structure by replacing the existing storefronts, painting the existing stucco and brick, replacing existing bricked-in windows, and adding brick veneer in various locations across the structure.

Shelby Fiegel motioned to approve with the following recommendations:

1. The existing entry for 804 Chestnut St shall be replaced with glazing, mural, or architectural features.
2. The proposed structural reinforcement "diamond" braces may be covered with architectural trim.
3. All glass shall be transparent or have minimal tinting unless required by separate regulation.
4. Additional signage shall be permitted in the circle design features on the parapets of both street frontages.
5. Allow the use of neon lighting or simulated neon lighting in building signage.



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6. Revised plans shall be approved by the Planning Director prior to issuance of a Certificate of Appropriateness.

Marie Cason seconded the motion. The motion passed 4-0-2, with Liz Hamilton and Emily Walter abstaining and the chairman not voting.

A motion to adjourn, made by Shelby Fiegel and seconded by Liz Hamilton, was approved unanimously.