



The regular meeting of the Conway Historic District Commission was held on April 24, 2023 at 5:30 pm in the City Council Chambers at City Hall. The following members were present and acting: Jenny Davis, Steve Hurd, Marianne Black, Shane Lind, and Emily Walter. Liz Hamilton and Shelby Fiegel were absent.

Minutes Discussion: Minutes were reviewed and approved as follows: March 2023 motion to approve Emily Walter. Second Jenny Davis.

## I. PUBLIC HEARING ITEMS

### A. 812 Davis St and 1724 Robinson Ave (HDR-0323-0056) – Historic District

Modifications to original conditions were discussed, which were inadvertently omitted from the original documentation. Current request contains amendments to alter the original approval for the upper section of the fencing in the rear of the house. Additionally, the siding of the accessory building is requested to be appropriate materials for siding.

Presenting in favor: Jenny McNulty 1724 Robinson and 812 Davis

Opposing input was invited and none given.

Staff recommendations were read aloud and are as follows:

#### RECOMMENDATION

Staff recommends approval of the requested modifications with conditions of approval as noted below.

For 812 Davis St approval (HDR-1122-0398):

1. Primary material for the exterior façades of the accessory building should be composed of either brick or wood or wood-like material such as LP® SmartSide® lap siding masonry that is similar in style and color to that found on the primary structure.
2. Wood or wood-like materials such as Hardie® siding should be used for all fascias and soffits.
3. A new fence to the side yards and rear yard of ornamental metal, with or without brick piers, not to exceed 6' in height is permissible. Alternately, a solid brick wall, not to exceed 4' in height, in rear along east property line only is also allowable. An additional 2' of ornamental metal or alternating brick courses, with at least 50% opacity may be added to the top for a total height not to exceed 6'.
4. A new fence in the front yard, along the east property boundary, to be constructed of ornamental metal only [without brick piers] and not to exceed 48" in height is permissible.
5. If additional landscaping is used as screening, the applicant shall provide a landscaping plan to Planning Staff prior to issuance of the Certificate of Appropriateness.
6. Paving of the new driveway is required. Allowable driveway width is 10'.
7. The location of this driveway is appropriate and must be paved with a sealed surface pavement. Parking shall be to the side or rear of the primary structure and should be screened with landscaping if prominently visible from public right-of-way.
8. All mechanical equipment shall be placed in a manner to minimize view from the right-of-way or adequately screened.
9. Roof line to be changed to a single gable roof, no longer a hip roof.



For 1724 Robinson Ave (HDR-1122-0399):

1. Allow a new fence in the rear and east side yard to be of ornamental metal, with or without brick piers, not to exceed 6' in height. Alternately, allow a solid brick wall, not to exceed 4' in height, in rear along east property line only. An additional 2' of ornamental metal or alternating brick courses, with at least 50% opacity may be added to the top for a total height not to exceed 6'.
2. Side yard fencing along Davis St to be of same style and height as adjoining 812 Davis St front yard fencing, not to exceed 48". Approved materials are ornamental metal with or without brick piers.
3. Allow a new fence in the front yard, along the east property boundary, to be constructed of ornamental metal only [without brick piers] and not to exceed 48" in height. Landscaping to be used to provide additional screening if desired.

The applicant agreed to the conditions as stated and had no questions. Minor clarifications were given to the applicant's contractor.

There was no further discussion. Move to approve Jenny Davis , second by Emily Walter . Commission voted unanimously to approve.

#### **B. 2024 Johnston Ave – Old Conway Overlay District**

Presenting in favor: Jermaine Orr. Proposal is to seek approval for new construction at 2024 Johnston Ave . Discussion of appropriate window ratios followed. Concrete driveway was confirmed by the applicant..

Opposing input was invited and Reba Johnston 2020 Johnston. Concerned with the tree removal in the back, as this was not clear in the proposal. Will be decided upon contracting input regarding the construction. Concerned with set back from adjoining property. Clarified that an 8 foot set back is indicated. Concerned that sloping of the lot will create drainage into her property. Clarified with the neighbor that HDC does not deal with these issues and urged that the issues be discussed with the applicant . Applicant stated that he is willing to trench the drainage out to the street.

Staff recommendations were read aloud and are as follows:

##### RECOMMENDATION

Staff recommends approval of the request with the following conditions:

1. Windows shall be one-over-one. If muntin bars are used, the must be true divided lights.
2. Overall height of the structure must be compatible to those found in the area.
3. 25-40% of front elevation must contain windows.
4. Driveway length, width, and material must be provided prior to issuance of building permit. Driveway shall be concrete, pavers, or permeable paving.
5. A 5' sidewalk with 6.5' greenspace is required. Sidewalk must link to any existing sidewalk.
6. Care should be taken to preserve all significant trees on the property. Any canopy tree removed must be replaced by a canopy tree from the approved tree list.

Applicant voiced understanding of the conditions and agreed.

There was no further discussion. Move to approve Jenny Davis, second by Shane Lind. Commission voted unanimously to approve.



**C. ADDITIONAL BUSINESS - nothing**

A motion to adjourn, made by Jenny Davis and seconded by Shane Lind, was approved unanimously.