



The regular meeting of the Conway Historic District Commission was held on Monday, June 26, 2023 in the City Council Chambers at City Hall. The following members were present and acting: Steve Hurd, Emily Walter, Liz Hamilton, Shane Lind, Shelby Fiegel, and Jenny Davis. Marianne Black was absent.

May meeting minutes were approved on a motion made by Shane Lind and seconded by Liz Hamilton; passed 5-0, without the chairman voting.

I. PUBLIC HEARINGS- ROBINSON HISTORIC DISTRICT

A. 1504 Prince Street- Remodel and addition

The site is currently occupied by a 1,440 sf single-family home that was recorded as experiencing neglect/deterioration in the 2020 Robinson Historic District survey with a note specifying "porch falling in, needs new roof." The applicant (Josh Furgerson) is proposing to remodel the existing house by replacing portions of the roof and shingles; replacing siding where necessary; adding a bathroom; adding a back porch with columns to match existing front porch; updating all plumbing and electrical; adding an HVAC system; removing the existing garage structure and replace with an attached garage; relocating driveway to enter from Faulkner St; and add fencing in backyard along property line. The applicant intends to repair existing windows, but may need to replace with vinyl windows if the cost of repair is too great.

The 2020 survey notes the residence as contributing. The site is characterized as being the boundary between the Asa P. Robinson Historic District (RHD) and the Old Conway Design Overlay District (OCDOD). Consequently, properties to the East and North are governed by OCDOD regulations whereas the subject property and its neighbors to the South and West are governed by RHD regulations. The applicant is proposing an attached garage. Through consultation with Iain Montgomery (AHPP), staff has determined that an addition of this size and type would impact the residence's "contributing" status. A replacement of the existing, detached garage of the same size and scale should not affect the contributing status of the residence. Should the applicant wish to propose a new garage of this type, it will need to be reviewed through a subsequent submittal. The applicant supported the change to transition to a detached garage.

The Commission had clarifying questions concerning the back porch. The applicant shared that the gables and columns will match what exists. The applicant shared concern with updating or replacing the windows to one-over-one wood windows due to cost; the applicant would prefer to use vinyl windows. The Commission discussed the pros and cons of window materials.

Staff recommendations:

1. Applicant must obtain all applicable building permits* if/when a Certificate of Appropriateness is granted.
**Applicant shall provide proof of appropriate licensure of professionals performing work to the Building Permits Department*
2. The HVAC unit shall be screened from the public right-of-way through its positioning in relation to other structures or through vegetative cover.
3. Porch addition shall have columns which match those on the front porch.
4. Driveway shall be 8'-10' in width and be composed of pavers or concrete.
5. All fascia and soffits shall be repaired with wood or a wood-like material such as Hardie® siding/LP® SmartSide®.
6. Applicant should protect the existing Magnolia tree located in the back yard with a tree preservation fence. If the existing tree cannot be preserved it shall be replaced with a tree of the same species or one from the approved list.
7. Any back or western side yard fencing shall not exceed 6 ft in height; it shall be composed of wood; and the upper two feet should have 50% opacity through a wooden lattice. Any fencing in the front yard area (and/or side street side yard area) shall not exceed 42" in height and may not be more than 65% solid.
8. The sidewalk along Prince St shall be repaired. Any new construction, including additions, shall require the sidewalk to be extended to the rear property line on Faulkner St.

9. Any security lighting must be discriminate and not shine beyond property boundaries. New lighting must be low-level.
10. Windows should be repaired to the greatest extent possible. Should they need to be replaced, they shall be replaced with one-over-one windows, preferably wood-framed.
11. Siding shall be vinyl, Hardie® siding or wood.
12. The existing garage may be demolished. Applicant shall secure proper permits for demolition.
13. ~~Deny approval of the attached garage as proposed;~~ approval of modified attached garage, with more delineation of the roof life (revised roof line that is not continuous with the current roof line).
14. Roofing shall be 3-tab asphalt shingle or architectural shingles.
15. Property shall be replatted prior to issuance of certificate of completion.
16. Applicant shall submit revised plans for approval prior to issuance of a Certificate of Appropriateness.

Jenny Davis motioned to approve the request with recommendations, Shelby Fiegel seconded the motion. The Commission discussed recommendation #10, concerning the wood-framed windows. Emily Walter **motioned to remove “preferably” from recommendation #10**, with Shelby Fiegel seconding the motion. The motion passed 4-1, with Jenny Davis in opposition, and the chairman not voting.

Jenny Davis **motioned to amend recommendation #13 to allow for a modified attached garage, modifying the roof line to not be continuous with the original roof line**. Shane Lind seconded the motion; passed 5-0, without the chairman voting.

Upon final vote made from Jenny Davis's first motion, with second by Shelby Fiegel, the conditions, as amended, passed 5-0, without the chairman voting.

B. 1520 Prince Street- Small wireless attachment

The applicant (Eric Lovvorn/ExteNet Systems) is proposing to install a small cellular antenna on an existing wooden utility pole in the Robinson Historic District. This is to connect Verizon 5G services to this area of Conway.

They will also be installing an electrical meter and disconnect on the proposed pole. The structure will consist of an omni-directional antenna mounted at the top of the pole. Total height after installation will be 28'. A 3' cabinet will be installed near the top of the pole and the meter base and disconnect will be roughly 6' from ground. All wiring will be contained in either guards or conduit to improve the appearance of the structure.

Staff recommend approval of the colocation of the small cellular antenna and accompanying equipment with applicant required to pull all permits for installation.

Opposition was present from Jeremy Walter (940 Center St), who was against the installation of the pole due to the visual disturbance it will cause. The Commission discussed potential options to move or change the pole.

Shelby Fiegel motioned to approve the project with staff recommendation above, with second by Jenny Davis; motion passed 4-2, with the chairman voting in favor, and Emily Walter and Shane Lind in opposition.

II. PUBLIC HEARINGS- OLD CONWAY DESIGN OVERLAY DISTRICT

A. 2115 Hickory Street- Remodel and addition

The applicant (Edgar Castillo) proposes a 22'x16' addition, exterior renovations, new windows, reroofing, and conversion of a storage building into a two-car, detached garage.

Staff recommendations:

1. Applicant must obtain all applicable building permits* if/when a Certificate of Appropriateness is granted.
**Applicant shall provide proof of appropriate licensure of professionals performing work to the Building Permits Department.*
2. All windows should be one-over-one (except for the single picture window above the kitchen sink.) If divided light windows are used, they shall be true divided light as fake muntin bars are prohibited.

3. No shutters shall be allowed.
4. Siding on residence, addition and garage shall be Hardie® siding or wood.
5. Skirt and chimney shall be brick.
6. Roof on residence, addition and garage shall be metal or composition shingles.
7. Driveway shall be composed of concrete or permeable pavers.

Emily Walter motioned to approve the staff recommendations; Shane Lind seconded the motion. The motion passed 5-0, without the chairman voting.

B. 565 Front Street- Adaptive reuse

The applicant (Brandon Ruh/Taggart Architects) is proposing an adaptive reuse of the former Conway Block Co location consisting of multiple concrete block and metal industrial buildings and office buildings, and support structures and elements. The new establishment, Conway Social, is planned to be a restaurant with indoor/outdoor dining options and pickleball courts. On February 27, 2023, the Historic District Commission reviewed this project and approved staff recommendations 6-0. In May 2023, the applicant provided Planning Staff with revisions to the proposed exterior. Staff determined that the revisions necessitated review by the Historic District Commission as they differed significantly from that which was approved on February 27, 2023.

Staff recommendations:

1. The property shall be replatted prior to issuance of building permits.
2. The sidewalks along Front St and College Ave shall remain in place and shall be replaced/repared if damaged during construction.
3. Landscaping requirements will be reviewed as part of site development review. Additional landscaping may be required along the west facade and screen wall.
4. Fencing proposed around the outdoor pickleball court shall be 70% open.
5. Any material treatment applied to existing CMU to be true stucco; EIFS is not permitted on any first-floor areas.
6. 85% of all first story glazing shall be transparent.
7. ~~Prior to issuance of a Certificate of Appropriateness, **the applicant shall provide Planning and Development with updated drawings showing:**~~
 - ~~The inclusion of additional windows at the private dining area.~~
 - ~~Description of windows/materials along the 1st first floor ceiling at the game room and private dining area~~
 - ~~Updated façade design which breaks up the monolithic appearance of the railroad easement perspective.~~
8. All signage shall comply with Old Conway Overlay District guidelines and regulations detailed in Article XII of the Conway Zoning Code. All signage is permitted separately from all review and building permit processes.
9. Some level of exterior building/accent lighting should be provided; this element will be reviewed as part of site development review.
10. HVAC equipment be placed in a manner to minimize its visibility from the street and screened adequately.

Shelby Fiegel **motioned to approve the request with removal of staff recommendation #7**, with Jenny Davis seconding the motion; passed 5-0, without the chairman voting.

C. 2060 College Avenue- Remodel

The applicant (Edgar Castillo) proposes exterior renovations consisting of window and door replacement as well as repair and replacement of siding. The applicant will be repairing the porch as well.

Staff recommendations:

1. Applicant must obtain all applicable building permits* if/when a Certificate of Appropriateness is granted. **Applicant shall provide proof of appropriate licensure of professionals performing work to the Building Permits Department.*
2. All windows should be one-over-one. If divided light windows are used, they shall be true divided lights as fake muntin bars are prohibited.
3. No shutters shall be allowed.
4. Siding shall be Hardie® siding or wood.

Jenny Davis motioned to approve the staff recommendations; Liz Hamilton seconded the motion. The motion passed 5-0, without the chairman voting.

D. 2140 Caldwell Street- Remodel and addition

Brandon Ruhl presented as the authorized agent of the applicant, (Leslie Gordy), who proposes to replace the following: windows, doors, gutters, downspouts, foundation, piers, and roof. The applicant also proposes to enclose the existing carport and convert the space into an extension of the residence.

It is unclear where the proposed parking area will be located. The applicant will need to identify where parking will be located.

Blake Weston (950 Western St) spoke in favor of the project.

Staff recommendations:

1. Applicant must obtain all applicable building permits* if/when a Certificate of Appropriateness is granted. **Applicant shall provide proof of appropriate licensure of professionals performing work to the Building Permits Department.*
2. Prior to issuance of Certificate of Appropriateness, applicant shall provide Planning and Development with an updated site plan showing two parking spaces. These spaces shall be made of concrete or pavers (the driveway can serve as parking).
3. Prior to issuance of certificate of completion, the driveway shall be concrete, permeable pavers, or a ribbon.
4. All windows should be six-over-six, true divided light. Fake muntin bars are prohibited.
5. No shutters shall be allowed.
6. Siding on residence and addition shall be brick.
7. Roofing material shall be composition or asphalt shingles.

Shelby Fiegel motioned to approve the staff recommendations; Jenny Davis seconded the motion. The motion passed 5-0, without the chairman voting.

III. ADDITIONAL BUSINESS

Downed Trees in Robinson Historic District due to 6/25/2023 Storm

Citizens are encouraged to take photos of downed trees due to the storm and share them with Planning Department Staff; residents are not allowed to remove any healthy trees.

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