

The regular meeting of the Conway Historic District Commission was held on Monday, August 28, 2023, at City Hall. The following members were present and acting: Steve Hurd, Emily Walter, Liz Hamilton, Shelby Fiegel, Shande Lind, Marianne Black, and Jenny Davis.

The minutes from July were unanimously approved.

- I. Josh Ferguson (1216 Clifton Street Conway, AR 72034) requested a modification of June 26, 2023 certificate of appropriateness approved conditions, specifically that windows should be repaired to the greatest extent possible. Should they be replaced, they should be replaced with one-over-one windows, wood-framed.

Staff investigated and discovered that 17 of 73 contributing structures to the historic district have vinyl windows, meaning that the replacement with vinyl windows would not necessarily result the house becoming a non-contributing structure. Given the condition of the structure, the cost to replace the windows with wood ones might violate the rational proportion body of case law. Staff recommends issuance of an amended Certificate of Appropriateness with the following conditions:

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. 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 6ft in height; it shall be composed of wood; and the upper 2 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 and extended to the rear property line on Faulkner St.

Jenny Davis moved that the commission accept the staff recommendations; Shelby Fiegel seconded the motion. The motion passed 4-2, with Marianne Black and Emily Walter dissenting and the chairman not voting.

II. 310 Davis Street - Accessory Dwelling Reconstruction

Jill Gordy Moon and Ellen Gordy, applicants

General Description of Property and Proposed Development. The proposal is for a rebuild of a previously approved residential outbuilding. On April 24, 2017, the HDC unanimously approved the project with the following description: The applicant is proposing to construct a new 900 square foot residential outbuilding in the rear yard. This structure will largely be out of the public view. An existing garage on the north side of the residence will be demolished and replaced with a similar new carport. The existing residence is around 1,809 square feet. The carport and primary residence are connected resulting in a 2,461 square foot structure. General zoning regulations allow an accessory structure up to 50% of the size of the primary structure.

The applicant had no questions.

Shelby Fiegel moved to accept staff recommendations for the rebuild; Shane Lind seconded the motion. Motion passed 6-0.

III. 2025 Robinson Avenue, Fence repair, replacement, and extension

Staff recommends that the application be approved with the following conditions:

1. Fence shall not exceed 6ft in height.
2. Work shall be limited to the side and rear yards.
3. Protect significant existing trees (8" or greater in diameter at breast height) and plants during construction.
4. Extension of existing chain link fence shall be limited to that shown on site plan with the remaining fence repair/replacement being limited to [wood] dog ear picket fence.

Emily Walter motioned that the commission accept staff recommendations, with Shane Lind seconding the motion. The motion passed, 6-0.

IV. 2055 Harkrider Street

The applicant (Corco Construction, 4939 Hwy. 64) is requesting to pay an in-lieu fee rather than construct the sidewalk on Fleming St.

Staff recommends denial of the request to pay sidewalk in-lieu fees, with the following conditions:

1. The sidewalks along Harkrider St shall remain in place and shall be replaced/repared if damaged during construction.
2. Prior to issuance of a Certificate of Appropriateness, applicant shall submit a site plan showing the location of the proposed sidewalk. Sidewalks shall be sited either from back of curb or in another feasible location so long as they are shown along the full extent of the site boundary along Fleming St. The site plan shall show sidewalks that are at least 5' wide.

3. If the location, orientation, and details of the proposed sidewalk differ from that already approved through Site Development Review #SDR-0222-0202, the new layout will need to be recirculated through the SDR process which includes oversight by Transportation and Engineering.
4. Prior to Certificate of Occupancy, sidewalks shall be constructed along the Fleming St frontage.
5. A low street wall shall be maintained along both frontages to screen the surface parking area. Emily Walters motioned to accept staff recommendations, with Jenny Davis seconding the motion. Motion passed, 6-0, with the chairman not voting.

Marianne Black made a motion to adjourn, with Shelby Fiegel seconding the motion. Motion unanimously passed.