

The regular meeting of the Conway Historic District Commission was held Monday, September 23, 2019 in Conway City Hall. The following members, being a quorum, were present and acting: David Carolina, George Covington, Sr., Shelby Fiegel, Steve Hurd, Taylor Martin, and Gerald Tosh. Emily Walter was absent.

I. PUBLIC HEARINGS

A. 1415 Prince Street (OCDOD) – New Two-Family Residence (HDC2019JUL01)

Client Representative/Architect:

Rick Sowell, Sowell Architects

1315 North St., Ste. 100

Conway, AR 73034

Applicant:

Gayle Fowlkes

3370 Nicklaus Dr

Conway, AR 72034

Rick Sowell addressed the project. No one from the public spoke for or against the project. Mr. Sowell stated the plan is ultimately to build a total of four similar houses in the same area. And to move the placement of the currently proposed two houses more to the east to allow space for the other two. This will be included on the revised plan.

Mr. Sowell explained a 5' setback was desired in lieu of the required 6' setback. He was advised by the committee to provide revised plans for the 5' setback.

Mr. Sowell stated trees would be planted in a courtyard. In addition, he stated he'd like to make the strip by the road all concrete sidewalk, leaving out the typical strip of grass between the sidewalk and street. They also plan to put benches on the sidewalk near the street.

There currently is a fence they plan to remove.

A motion was made by George Covington to include a 6' setback (revised plan will be 5'), no fence, move the currently planned two houses to the east, leaving room for two more to be built later, allow the sidewalk to span to the road with no strip of grass in between, and allow the current recommendation (#5) to be optional (i.e., require a wooden privacy fence along the east property line). Taylor Martin seconded the motion. All agreed.

B. 931 Center Street (RHD) – Exterior Modifications (HDC2019SEP02)

Applicant:

George and Linda Fleming

2340 Martha Dr

Conway, AR 72034

No one from the public spoke for or against the project.

Ms. Linda Fleming, the owner, spoke to the project.

The only modification from the recommendations in the staff report was to allow the lower portion of the sidelight windows to be stucco instead of the glass sidelight window.

Shelby Fiegel made the motion to approve the recommendations with the one modification of using the stucco versus glass windows. George Covington Sr. seconded the motion. All agreed.

C. 1621 Prince Street (RHD) – Residential Addition (HDC2019SEP02)

Applicant:

Paul Jones

1621 Prince St

Conway, AR 72034

Designer:

Quality Designs Inc.

This project was temporarily pulled back due to a personal issue.

D. 1820 Mill Street (OCDOD) – Exterior Modifications (HDC2019SEP03)

Applicant:

Hubert Patrick

41 Fuller Rd

Conway, AR 72032

No one from the public spoke for or against the project.

The applicant, Hubert Patrick, spoke to the project.

The applicant replaced windows and trim without permits and plans to paint the exterior. The replaced windows were not as large as the original ones and plywood was used to fill the gap. His plan is to put new siding on the entire house, including over the plywood, and paint the house. The discussion centered primarily on windows (especially the ones where plywood filled the gaps). In addition, the house trim and types of possible siding were discussed. The committee recommended various types of appropriate siding.

After much discussion, the plan going forward is for the applicant to determine the siding material along with dimensions and advise James Walden. James Walden will approve or disapprove. The applicant will not be required to come back for a second meeting.

Shelby Fiegel made a motion to approve based on the recommendations in the HDC staff report and allowing James Walden to approve or disapprove the material type the applicant selects. Gerald Tosh seconded. All agreed.

E. 607 Davis Street (OCDOD) – New Accessory Building (HDC2019SEP04)

Applicant:
Steve Hurd
607 Davis St
Conway, AR 72034

No one from the public spoke for or against the project.

Steve Hurd (applicant) spoke for the project.

The new structure will exceed more than 30% the size of the footprint of the primary structure. The new structure will be at 39% of the footprint of the primary structure. There was some discussion about the applicant having 3 lots, making the structure appear well within the zoning code's intent. A variance will be required. There were two other accessory structures; it was determined these along with the new structure would not be overpowering.

Shelby Fiegel made a motion to approve based on the recommendations in the staff report, which includes obtaining approval of a variance to allow for the additional square footage required for the new structure. David Carolina seconded the motion. All committee members agreed.

F. 553 Factory Street (OCDOD) – New Two-Family Residence (HDC2019SEP05)

Applicant:
Shaver Properties
1261 Harkrider St
Conway, AR 72032

Owners:
Mark Palladino, Allen Paladino

No one from the public spoke for or against the project.

The applicant, Allen Shaver, spoke to the project.

Steve Hurd asked questions about the two windows on the front of the house. He offered the option of requiring only one window.

Shelby Fiegel made the motion to approve with the recommendation that siding be added to the gables. Taylor Martin seconded. All agreed.

It was noted the #4 recommendation had already been met. This recommendation stated: The applicant will provide revised plans to the Planning director for review and approval prior to issuance of building permits. This shall include resolving discrepancies between the plan view and elevations.

Other Discussion

There was a discussion on the two Robinson Avenue houses (1622 and 1624). It was mentioned the wood siding was pallet-like and some brick was painted that should not have been. Shelby Fiegel made a motion to pursue why the decisions were made. George Covington seconded the motion. All agreed. The motion was this would include James Walden doing some fact finding.

George Covington Sr. made the motion to adjourn. Gerald Tosh seconded the motion. All agreed.