

The regular meeting of the Conway Historic District Commission was held Monday, November 25, in Conway City Hall. The following members, being a quorum, were present: George Covington Sr, Steve Hurd, Gerald Tosh, Shelby Fiegel, Taylor Martin, and Emily Walter. David Carolina was absent. The Minutes from the October meeting were approved 6-0 on a motion made by Shelby Fiegel and seconded by George Covington, Sr, all agreed.

I. PUBLIC HEARINGS

A. 2035 Independence Avenue (OCDOD) – New Single-Family Residence

Applicant:
Reed Weaver
1335 Salem Rd
Conway, AR 72034

Reed Weaver, the applicant, was not present for the meeting. Emily Walter made a motion to table the discussion until the next meeting. George Covington, Sr. seconded the motion, all other committee members agreed.

B. 332 Oliver Street (RHD) – Exterior Modifications

Applicant:
Donny and Jenny Quick
5135 Lost Canyon Dr
Conway, AR 72034

The designer, Monty Moix (2007 Fortune Lane) spoke in favor of the project. No one spoke against it.

Donny Quick, the applicant/owner spoke to the project. He stated he'd like to install vinyl "one over one" windows. James Walden said this meets the requirements and is permissible. A discussion ensued about the use of true-light windows. Donny Quick asked what was meant by true-light windows. James Walden explained it means each section of glass within the window is separated by a piece of metal. Donny Quick chose to stay with the one over one vinyl windows. Additionally, Donny Quick said his desire was to do a full width driveway. James Walden stated the historic requirement is it must be a two-strip type driveway. Mr. Quick asked what's an appropriate width for the strips. The committee suggested a two-foot width. Donny Quick agreed that was a good width and would go with that width. He also asked if gravel could be put in the center between the two strips and on the outsides. The committee commented that was allowable, however went on to explain many people will put gravel in the center and grass sod on the outsides. Donny Quick also asked if it was okay to install a parking place in the front of the house. James Walden stated that was not permissible and explained why it wasn't. Donny Quick stated he knew a sidewalk was not mandated, but he did plan on installing one regardless.

A motion was made by Shelby Fiegel to approve the request in accordance with the recommendations. George Covington Sr seconded the motion; all other committee members agreed in accordance with the staff's recommendations in the HDC Staff Report.

Recommendation #3 will allow the use of vinyl “one over one” windows; however true divided light is not required.

C. 535 Ash Street (OCDOD) – New Portico

Applicant:
Jason and Judith Clark
535 Ash St
Conway, AR 72034

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

The applicants, Jason and Judith Clark spoke to the request. They stated wood siding would be used. They also asked if the chimney brick could be painted. In the end, they decided against painting the brick. They also asked if the fences could be painted; the committee stated they could paint the fences in the back of the house, and it didn’t need to be addressed by the staff since these fences are located in the back of the house. The Clark’s will attempt to save the front door of the house if at all possible.

George Covington Sr. made a motion to approve in accordance with the staff recommendations, with no changes to the recommendation. Emily Walter seconded the motion. All committee members agreed.

D. 350 Davis Street (OCDOD) – New Accessory Building

Applicant:
Mark and Mary Anne Hughey
3705 Marleigh Dr
Conway, AR 72034

No one spoke for or against the project.

Mark and Mary Anne Hughey spoke to the request.

James Walton stated the staff made no recommendations for this request due to the subjectivity of the guidelines as it pertains to ancillary structures and garage additions.

Steve Hurd made an argument that the height of the building was too tall, exceeding the norms of the neighborhood. The total desired height is 24’ (12’ plus 12’). James Walton stated it could be considered within the upper end of the norm. Ultimately, it was decided the height was acceptable.

The applicants asked about using vinyl siding. James Walton stated vinyl siding is not allowed. He said the city has made a firm decision no vinyl siding will be allowed any longer. The committee/staff had previously allowed some vinyl siding if the main structure was already vinyl. This practice is no longer allowed.

A motion was made by Shelby Feigl to approve the request based on the recommendations listed below. George Covington Sr. seconded the motion. All committee members agreed.

Recommendations:

1. Windows shall be a "one over one", "divided light" design.
2. Provide revised plans to the planning director.
3. HVAC – minimized visibility from road.
4. Facia and soffits shall be made of wood.

E. 1920 South Boulevard/212 Baridon Street (OCDOD) – New Student Ministry Building (HDC2019SEP04)

Applicant:

Ryan Scantling
Conway Baptist Collegiate Ministry
UCA Box 5164
Conway, AR 72035

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

Ryan Scantling spoke to the project (2250 Linda Dr). He thoroughly described the requirements for the project, including all changes since some of the initial pictures submitted had been updated. In addition, he adequately answered all questions from the committee.

Shelby Feigl made a motion to approve the request in accordance with the recommendations. Gerald Tosh seconded the motion, all committee members agreed.