

The regular meeting of the Conway Historic District Commission was held on Monday, October 26, 2020 via Zoom. The following members, being a quorum, were present and acting; Steve Hurd, Margaret West, Taylor Martin, Emily Walter, and Shelby Fiegel. David Carolina and Liz Hamilton were absent.

September meeting minutes were approved 5-0 on a motion made by Taylor Martin and seconded by Emily Walter, with Chairman Hurd voting.

I. PUBLIC HEARINGS- OLD CONWAY DESIGNS OVERLAY DISTRICT (Old Business)

A. 517 Fifth Street - New Single-Family Residence

Brian and Holly Strandlund (applicant/owner) are proposing new construction of a 1,543 square foot residential home, with an overall square footage of 2,302.

Shelby Fiegel motioned to approve with staff recommendations (below), Margaret West seconded the motion. The motion passed 4-0-1; Chairman Hurd voted because Emily Walter abstained.

Staff recommendations are as follows:

1. Permit up to a 12' concrete driveway.
2. Require the planting of one tree in the front yard (two if the existing crepe myrtle is removed) to be approved by the Planning Department staff.
3. Require windows to be true divided lights or 1 over 1 if not true divided light.
4. Require cladding in Hardie Board or similar wood equivalent product.
5. Require a front walkway to connect to the street.
6. Sidewalk fees will be paid in lieu of constructing a sidewalk.
7. Require fascia and soffits to be finished with wood construction.
8. HVAC equipment be placed in a manner to minimize its visibility from the street.
9. Two additional windows will be added to the right elevation of the home (the one shown on the submission will be removed).

II. PUBLIC HEARINGS- ROBINSON HISTORIC DISTRICT (New Business)

A. 857 Mitchell Street - Exterior Modification & Garage Addition

Evelyn Dean of Remax (representing the owner, Pinkston Custom Homes) is proposing to "fix-up" the outside as well as add a garage and pergola at the rear of the structure.

Shelby Fiegel motioned to approve with staff recommendations (below), Emily Walter seconded the motion. The motion passed 4-0-1; Chairman Hurd did not vote.

Staff recommendations are as follows:

1. Care should be taken to ensure the appearance of any replacement brick and repointing matches the style and detailing of the existing materials.
2. If the existing siding is repaired or removed, original wood materials should be kept and repaired. Soffits and fascia, if repaired, should be repaired with wood materials matching original detailing for the structure. If the original materials are too deteriorated, Hardie Board may be used.
3. No new vinyl siding may be permitted.
4. Existing windows shall not be replaced without prior approval by the Planning Director.
5. The existing front porch roof may be removed.
6. The garage shall be placed further back on the lot, clad with wood or Hardieboard matching the original wood siding on the house, and changed to a gable roof form to match the house.
7. The driveway shall be restricted to 10' in width and allowed to taper to 21' in width behind the midpoint of the house.
8. One additional canopy tree shall be required in the front yard.

9. HVAC and utility equipment shall be appropriately located at the rear or side of the structure and/or appropriately screened.
10. The applicant shall provide updated plans reflecting these conditions prior to issuance of the COA.

B. 1924/1926 Robinson Avenue - Exterior Modifications

Jane Baldrige and Walter Joly (applicant/owner) are proposing exterior modifications to this unique duplex house. These changes include one window on the rear elevation (non-reviewable), all windows on the west elevation, one window on the front elevation. The applicant is also proposing to remove the existing vinyl siding on the west portion of the duplex house to be replaced with Hardie Board siding, where necessary. The applicant has already been conducting limited regular maintenance work to address a bat infestation.

Emily Walter motioned to approve with staff recommendations (below), Taylor Martin seconded the motion. The motion passed 4-0-1; Chairman Hurd did not vote.

Staff recommends approval of the exterior modifications with the following conditions:

1. One additional canopy tree shall be required to be planted in the front yard between the street and sidewalk.
2. HVAC and utility equipment shall be appropriately located at the rear or side of the structure and/or appropriately screened.
3. Replacement of the wood siding beneath the existing vinyl to be approved by the Conway Planning Department staff.

PUBLIC HEARINGS- OLD CONWAY DESIGN OVERLAY DISTRICT (New Business)**C. 1313 Elm Street - Exterior Modifications**

Greg Hiegel (contractor) and Zachary Saxion (applicant) are proposing to rehabilitate the existing OctoPark Apartments. Modifications will include interior renovations, new covered decks/patios, landscaping updates, relocation of a storage shed, new community areas, new dumpster enclosure, as well as parking and sidewalk updates.

Shelby Fiegel motioned to approve with staff recommendations (below), Emily Walter seconded the motion. The motion passed 4-0-1; Chairman Hurd did not vote.

Staff recommends approval of the application with the following conditions:

1. Require a specific landscaping plan, providing plantings to screen the parking areas from view of the right-of-way and adjacent properties, to remove portions of the existing asphalt parking that will not be necessary with the new striping plan, and to provide for interior and frontage plantings in conformance with these regulations.
2. Require a lighting plan.
3. HVAC equipment be placed in a manner to minimize its visibility from the street.
4. Plans shall be resubmitted to the Planning Director for approval prior to issuance of the COA.

III. Discussion**A. Additional items as decided by the Commission**

Emily Walker requested tabling the Historic Preservation Plan to discuss at the November meeting. Chairman Hurd and Commissioners discussed open seats on the Commission as of January 1, 2021 and finding potential candidates.

A motion to adjourn, made by Emily Walter and seconded by Taylor Martin, was approved unanimously.