

The regular meeting of the Conway Historic District Commission was held on Monday, February 26th, 2024, at City Hall. The following members were present and acting: Corey Parks, Josh Hamilton, Emily Walters, Chair, Liz Hamilton, Vice-Chair, Jenny Davis, Secretary, Marianne Black, and Nathaniel Johnson, Jr.

LizHamilton motioned to accept the January 2024 minutes, Marianne Black seconded. Corey Parks abstained. Motion passes with all other members voting yes.

### **I. 1506 Prince Street-Residential Remodel**

**Brian Strandlund**

**3035 Crawford Loop**

**Conway, AR 72034**

Motion ~~unanimously~~ passes 6-0, with Emily Walters ~~abstaining from~~ recusing herself from the vote and discussion.

Staff recommends approval of the application 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. Any HVAC unit shall be screened from the public right-of-way through its positioning in relation to other structures or through vegetative cover.
  3. Vinyl siding is allowed. Other appropriate siding includes brick, wood or a wood-like material such as Hardie ® siding/LP® Smart-Side ®.
  4. Windows must be true divided light, fake muntin bars are prohibited.
  5. Window and door trim shall be wide, flat and composed of wood.
  6. Lighting shall be inward, downward, and shrouded to stay within the bounds of the property.
- Jenny Davis moved that we accept the staff recommendations with Corey Parks seconding the motion.

### **II. 1904 Robinson Ave-Porch Addition**

**Daniel Lary**

**2115 Spring Valley Drive**

**Conway, AR 72034**

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.Materials shall match those proposed and approved through this review as shown on the attached site plan and elevations.
  - 3.Any window replacement or installation requires review by the HDC.
  - 4.If the existing sidewalk is damaged during construction, it must be repaired.
  - 5.Lighting shall be inward, downward, and shrouded to stay within the bounds of the property.
- Jenny Davis motioned that the commission accept the staff recommendations, with Corey Parks seconding. Motion unanimously passes, 7-0.

### **III. 1828 Mill St - New Single-Family Residence**

**Cody Ferris, Sowell Architects**  
**1315 North Street, Suite 100**  
**Conway, AR 72034**

**Niki Thompson**

Staff recommends approval of the request 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. Prior to issuance of a Certificate of Appropriateness, applicant shall submit to the Planning Department for review and approval, elevations showing one additional window on the front elevation for a total of three windows.

3. One tree from the OCDOD approved tree list shall be planted. If beneath the power line it shall be an understory tree and if away from the power line it shall be a canopy tree

4. Windows shall be at least one-over-one (not fixed windows). If muntin bars are used, they must be true divided lights.

5. Driveway shall be concrete, pavers, or permeable paving between with the apron on Mill St being between 8' and 12' wide.

6. The existing sidewalk and driveway apron will need to be repaired. The width of the sidewalk and greenspace may remain the same to be in harmony with existing sidewalk network.

7. Lighting shall be downward and inward toward the property.

8. HVAC equipment shall be screened from public view.

Changes, - hardy siding underneath the porch, 20 X 36 window by front door, brick the entire house, driveway will be on the other side when she applies for permit.

Liz Hamilton motions to approve with changes, Marianne Black seconded. Motion unanimously passes, 7-0.

#### **IV. 802 Front St-Downtown commercial remodel**

**Joanna Nabholz**

**H+N Architects**

**1109 Main St**

**Conway, AR 72032**

Staff recommends approval of the proposed adaptive reuse design 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. The sidewalks along Front St and Main St shall remain in place and shall be replaced/repared if damaged during construction.

3. Eighty-five percent (85%) of all first story glazing shall be transparent.

4. 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.

5. Lighting shall be downward.

6. Any utility equipment shall be placed in a manner to minimize its visibility from the street and screen adequately.

7. Prior to issuance of a building permit, the applicant will need to complete Site Development Review per Article 10 of the Conway Zoning Code.

Corey moves to accept, Josh Hamilton seconds. Motion ~~unanimously~~ passes, 5-0 with Liz Hamilton and Emily Walters ~~abstaining~~ recusing themselves due to conflicts of interest.

## **V. 1157 Parkway St-Commercial Addition**

**Brandon Ruhl**

**5140 Barn Owl Cove**

**Conway, AR 72034**

Staff recommends approval of the proposed adaptive reuse design 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. Prior to issuance of a Certificate of Completion:

- Two understory trees shall be planted along Parkway St, outside of the right-of-way. Staff recommends that they be planted near the property corners.

- There shall be at least (1) canopy tree every thirty (30) feet, one (1) decorative tree every fifteen (15) feet, or one (1) shrub every six (6) feet along the rear property line.

- Barbed wire or security fencing may not be visible from a public vantage point. Where that is not feasible for security reasons, additional landscaping is required to help screen the fence.

3. Prior to issuance of a Certificate of Appropriateness, the applicant shall provide for staff review and approval an updated site plan & elevations showing the following:

- Additional landscaping along Parkway, the fence line, and the rear property line.

- A 5ft sidewalk and a minimum 5ft greenspace along Parkway St.

- Fencing details with brick corner posts.

4. Prior to Site Development Review final (Article 10 of the Conway Zoning Code), the property shall be replatted.

Jenny Davis motions that the commission accept the staff recommendations, with Corey Parks seconding the motion. Motion unanimously passes, 7-0.

VI. Corey Parks motioned that we table the Bylaw discussion, Article II until the March meeting, Liz Hamilton seconded the motion. The motion unanimously passes, 7-0.

VII. Liz Hamilton motions to adjourn the meeting, with Liz Hamilton seconding the motion. Motion unanimously passes, 7-0.