



The regular meeting of the Conway Historic District Commission was held on Monday, February 27, 2023 in the City Council Chambers at City Hall. The following members were present and acting: Steve Hurd, Emily Walter, Liz Hamilton, Shane Lind, Shelby Fiegel, and new commissioners Jenny Davis and Marianne Black.

December meeting minutes were tabled at the motion of Shane Lind and Emily Walter seconded; passed 6-0 without the chairman voting.

## **I. OLD BUSINESS- ROBINSON HISTORIC DISTRICT**

### **A. 1516 & 1518 Caldwell Street - Window Replacement**

The residence was originally constructed circa 1927 in a Craftsman/Minimal Traditional style. The structure is contributing to the district and appears to have its original windows intact and has unpainted brick. The existing windows are six-over-ones. The applicant (Linda Rogers) is proposing to replace all the windows in the structure and both front doors.

The applicant completed research on the cost and effort that would be required to keep the existing historic, original windows. She shared this information with the Commission, and while it is possible to keep the original windows, the applicant shared she believed it too costly due to the presence of lead paint and requested to remove the windows entirely and replace them with new windows.

The Commission shared concern that replacing the windows entirely when there is an option to keep them may result in the structure to lose contributing status to the Robinson Historic District. If the home lost contributing status, this could affect the overall district.

Staff recommendations:

1. No windows may be replaced on the front half of the structure (those windows being on the front facade or in front of the side entries).
2. The windows on the front of the structure may be rehabilitated and repaired to restore them to being operable.

Jenny Davis motioned to approve the request of the applicant to remove the existing windows and replace them with new, wood clad windows as proposed by the applicant.

During discussion Shane Lind shared concern that the windows should not be allowed to be replaced per Historic District guidelines. Shelby Fiegel shared continued concern about contributing status and asked if the state could be consulted to better understand if the replacement of windows would change contributing status.

Emily Walter requested an addendum to the original motion to state the windows would be approved to be replaced if the Arkansas Historic Preservation Program (Certified Local Government Office representative) shared the replacement would not affect contributing status. If they determine the contributing status would be affected, the window replacement would not be approved. Conway Planning Staff would be responsible for checking with the state on this issue.

Jenny Davis accepted the addendum and Emily Walter seconded the motion with the addendum. The motion passed 5-1 with Shane Lind voting in opposition, and without the chairman voting.

## **II. NEW BUSINESS- OLD CONWAY DESIGN OVERLAY DISTRICT**

### **A. 565 Front Street- Adaptive Reuse**

The applicant (Taggart Architects and Downtown Properties Group, LLC) is proposing an adaptive reuse of the former Conway Block Co. location consisting of multiple concrete block and metal industrial buildings and

office buildings, and support structures and elements. The new establishment, Conway Social, is planned to be a 20,000-sf restaurant with indoor/outdoor dining options and pickleball courts.

Representatives from the Downtown Properties Group, LLC shared why they thought the project was important for downtown, primarily concerning the need for nightlife in Conway.

Updated plans were provided to the Commissioners. Discussion concerning the placement of windows and other recommendations were had between the applicant and Commission.

Staff recommendations:

1. The property shall be re-plated prior to issuance of building permits.
2. The sidewalks along Front St and College Ave shall remain in place and shall be replaced/repared if damaged during construction.
3. Landscaping requirements will be reviewed as part of site development review. Additional landscaping may be required along the west façade and screen wall.
4. Fencing proposed around the outdoor pickleball court shall be 70% open.
5. Any material treatment applied to existing CMU must be true stucco; EIFS is not permitted on any first floor areas.
6. 85% of all first story glazing shall be transparent.
7. Additional first story windows are required at the east and west ends of the College Ave facade in both pickleball court and office areas.
8. Additional first story windows are required at the east end of the interior, north-facing facade, in the pickleball court area.
9. Additional second story windows are required at the west end of the interior, north-facing facade, in the private dining area.
10. Additional first story windows are required at the south end of the west-facing façade in the office area.
11. Additional first story windows are required on the west-facing façade in the catering area. If windows are feasible in the food preparation areas, façade articulation and detail must be achieved by another strategy and shall be approved by the Director of Planning.
12. The portions of the building proposed to be clad with wood siding shall be clad with an alternate material in accordance with building material requirements.
13. 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.
14. Some level of exterior building/accent lighting should be provided; this element will be reviewed as part of site development review.
15. HVAC equipment be placed in a manner to minimize its visibility from the street and screened adequately.
16. The applicant shall provide revised plans and elevations to the Planning Director for review and approval prior to issuance of certificate of appropriateness and building permits.

Emily Walter motioned to approve the staff recommendations Jenny Davis seconded the motion. The motion passed 6-0, without the chairman voting.

**B. 365 Watkins Street- Rear Addition**

The applicant (Danny Jones) is proposing to reconstruct and enlarge a deteriorating sunroom addition of approximately 450-sf at the rear of the 1,164 square foot primary residence.

Staff recommendation:



1. Windows shall match the style of the existing primary structure. If muntin bars are used, they shall be true divided lights (fake muntin bars are prohibited).

Shelby Fiegel motioned to approve the staff recommendation and Emily Walter seconded the motion. The motion passed 6-0, without the chairman voting.

**C. 714 Harkrider Street- Adaptive Reuse**

The applicant is proposing to convert an existing 4,354-sf building into a restaurant with two office spaces. The existing canopy will remain. The applicant is proposing a new walk-in cooler and a possible future patio expansion. The applicant is also proposing a drive through with minimal stacking.

The Commission shared a consideration to use the south elevation wall as a place for public art.

Staff recommendations:

1. Site Development Review will be required for this project if approved by HDC.
2. Replatting of the two lots will be required with dedicated right-of-way provided.
3. One (1) street tree (canopy or understory) shall be provided for each 30' of each street frontage as well as plantings around the proposed "possible future patio."
4. South elevation will require articulation to prevent the appearance of flat, unbroken walls.
5. Sidewalks and curbing along Monroe St are required prior to issuance of a Certificate of Occupancy.
6. Elevations facing Harkrider Street and Monroe Street must consist of 2/3 windows.
7. Glazing on the first floor shall be at least 85% transparent.
8. Any new fencing will require Planning Department review and approval prior to installation.
9. Changes to the drive through will be required during site development review. As currently proposed, there is not enough stacking capacity to allow for this use.
10. All mechanical equipment shall be placed in a manner to minimize view from the right-of-way or adequately screened.
11. The applicant shall provide revised plans to the Planning Director for review and approval prior to issuance of certificate of appropriateness and building permits.

Shelby Fiegel motioned to accept staff recommendations with the **modifications to strike condition #4 and remove Monroe Street from condition #6**, and Jenny Davis seconded the motion. The motion passed 5-0-1, Liz Hamilton abstaining and without the chairman voting.

**III. ADDITIONAL BUSINESS**

**A. Election of 2023 Secretary**

Shane Lind motioned to elect Marianne Black as Secretary for the Commission; this was seconded by Liz Hamilton. Passed 6-0, without the chairman voting.

A motion to adjourn, made by Shelby Fiegel and seconded by Liz Hamilton, was approved unanimously.