

- I. Chairman Corey Parks calls the February 24, 2025 meeting of the Historic District Commission to order. Vice-Chair Josh Hamilton, Secretary Jennifer Davis, Commissioners Marilyn Moix, Jason Covington, Nathaniel Johnson, Jr., and Liz Hamilton are present.
- II. Jennifer Davis moves to approve January minutes with Liz Hamilton seconding the motion. Motion unanimously passes.

III. Address. 346 Ash St.

Present Zoning. R-2A (Two Family Residential District), Old Conway Design Overlay Suburban

Owner/Applicant: Gilbert Hernandez

HDZ Structures & Remodeling LLC

124 Rock Crusher Rd

Houston, AR 72070

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. There shall be one tree per every 30' of frontage (either retained or planted.) Any trees removed will need to be replanted at a 1:1 ratio. If beneath the power line it shall be an understory tree and if away from the power line it shall be a canopy tree.

3. Property shall be replatted prior to building permit issuance.

4. Prior to issuance of a Certificate of Appropriateness, applicant shall submit for review by Planning & Development staff a site plan showing:

- Appropriate front and side yard setbacks.
- Lot coverage tabulation with driveway and internal sidewalks.
- Tree removal, retention and plantings.
- Sidewalks and greenspace in right-of-way.

5. Driveway shall be concrete, pavers, or permeable paving.

6. A 5' sidewalk with 6.5' greenspace is required.

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

8. HVAC equipment shall be screened from public view.

Jennifer Davis motions to approve to the recommendations of the planning commission, with Josh Hamilton seconding the motion.

Jennifer Davis motions to amend her motion to add a condition for a six foot privacy fence, with Liz Hamilton seconding the motion. Motion to amend the motion passes, 7-0.

The amended motion passes, 7-0.

IV. 1140 Harkrider Street

Applicant: Joanna Nabholz Nabholz Real Estate Holdings LLC
H&N Architects P.O. Box 2090
1109 Main Street Conway, AR 72033
Conway, AR 72032

1140 Harkrider St.

Lot Area. 5.01 acres.

Site Area. 3.19 acres.

Present Zoning. T5 (Urban) and T4 (Transition); Northeast Old Conway Area Specific Plan or NEOCA; Old Conway Design Overlay (OCDOD) Urban and Transition Zones (U & R).

Speaking in favor is Brad Hegeman, 1160 Factory Street, of Nabholz Construction.

Says that his business is trying to improve the look of downtown by tying the Hendrix College architecture to Harkrider and accommodate future growth. Advocates strongly for a vinyl fence for safety and security reasons to prevent theft and protect curious children from themselves. He has already met with the neighborhood stakeholders to explain the plans to them. They will finish the sidewalks along Mill Street when the city does its improvements.

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. Development shall undergo Site Development Review (SDR) in accordance with Article X, which shall include sidewalks, landscaping and material percentage.**

3. HDC approves up to 30% metal materials breakdown exception on the east elevation.**

4.. The property shall be re-platted prior to the Director of Planning & Development stamping the SDR plans.

5. All signage shall comply with OCDOD guidelines and regulations detailed in the Conway Sign Code. All signage is permitted separately from all review and building permit processes.

6. Some level of exterior building/accent lighting should be provided; this element will be reviewed as part of SDR.

7.. HVAC equipment be placed in a manner to minimize its visibility from the street and screened adequately.

8. Approve one property line setback along Willow that is five feet instead of three feet.**

9. At the cell tower, approve an 8 vinyl foot fence to match the cell tower existing cell tower fencing.**

10. Approve tinted windows for privacy and comfort.**

**These conditions were either modified or added by the commission during the meeting.

Jenny Davis motioned all of the above. Josh Hamilton seconded the motion. All commissioners present vote in support of the motion. Motion passes. 6-0. Commissioner Liz Hamilton recused herself from this item, left the room, and did not vote.

V. Liz Hamilton motions to adjourn the meeting, with Nathaniel Johnson seconding the motion. All commissioners present vote in favor of the motion, 7-0. Meeting adjourned.