

The regular meeting of the Conway Historic District Commission was held on Monday, June 24, 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.

Emily Walter opens the meeting.

- I. First item of business is to approve the minutes of March and May 2024. Marianne Black motions to approve the minutes with the change that “Emily Walters” be changed to “Emily Walter.” Marianne Black motions to approve the minutes with the change; Corey Parks seconded. Motions passed 6-0.. Corey motioned to approve the May 2024 minutes with the change of “Emily Walters” to “Emily Walter.”. Josh seconded. Motion passed 6-0.

- II. Byron Ford Steve Hurd
1704 College Ave
Conway, AR 72034

RECOMMENDATIONS

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. Lighting shall be downward and inward toward the property.
3. Construction shall conform to the attached site plan and elevations.
4. Significant trees over 8” shall be protected. Should any trees need to be removed they shall be replaced at a 1:1 ratio with a tree from the approved tree species list.
5. Driveway shall be concrete ribbon, or permeable pavers.

Liz Hamilton motioned to approve the staff recommendations, striking #5. Josh Hamilton seconded the motion. Corey Parks moved to amend the motion that in the event that most of the existing driveway is demolished that the driveway be concrete ribbon or permeable pavers. Josh Hamilton seconded the amendment to the motion. The amendment passed 7-0. Motion passes 7-0.

- III. Niki Thompson
Storybook Renovations, LLC
831 Faulkner St
Conway, AR 72034

RECOMMENDATIONS

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. Overall height of the structure must be compatible to those found in the area.
3. Driveway shall be concrete, pavers, permeable paving.
4. Any damage to existing sidewalk during construction must be repaired by the applicant.
5. Care should be taken to preserve all significant trees on the property. Any canopy tree removed must be replaced by a canopy tree from the approved tree list.
6. HVAC must be screened from public view.

Jenny Davis moves that the commission accept the staff recommendation changing #3 to “concrete ribbon.” Corey Parks seconded the motion. Motion passed 7-0.

- IV. 504 Monroe Street
Elias Palacios
409 E. Church St
Plumerville, AR 72127

RECOMMENDATIONS

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. Any fencing will need to conform the following:
-No more than 3.5 feet tall in front yards with pickets no more than 4 inches wide and 3 inches apart. Privacy fences shall be no more than 6 feet tall and are only allowed in rear yards or side yards. Fences may be constructed of wood, iron (or aluminum mimicking iron), brick, or stone.
3. Significant trees over 8” in diameter need to be protected. Should any be removed during construction, they shall be replaced at a rate of 1:1 with trees from the approved tree species list. .
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.
6. Lighting shall be downward and inward toward the property.
7. HVAC equipment shall be screened from public view.
8. Applicant shall coordinate with transportation to ensure that driveway permits are issued where applicable.

Jenny Davis motioned to approve the recommendations of the staff with the change to #5 to read “concrete ribbon.” Josh Hamilton seconded the motion. Motion passed 7-0.

Liz Hamilton motioned to adjourn. Josh Hamilton seconded the motion. Motion passed,

7-0.