

The regular meeting of the Conway Historic District Commission was held on Monday, November 27th, 2023 at City Hall. The following members were present and acting: Emily Walter, Liz Hamilton, Shelby Fiegel, and Jenny Davis.

Shelby Fiegel made a motion to delay the approval of the minutes from August, September, and October until the December meeting.

I. 824 Davis

This applicant, Hope Jones, of River Road Dr. W, Mayflower, Arkansas, proposed to build a new single family home with an attached garage.

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. HVAC equipment shall be screened from the public right-of-way through its positioning in relation to other structures or through vegetative cover.

3. Prior to issuance of a Certificate of Appropriateness, applicant shall provide Planning Staff with a site plan indicating the residence adhering to 5' rear yard setback.

4. Roofing shall be asphalt or composition type shingles. Metal roofing is not allowed.

5. Siding shall be composed of brick and wood or a wood-like material such as Hardie® siding/LP® SmartSide®.

6. Driveway shall be 8'-10' in width and be composed of concrete, concrete ribbon, or permeable pavers. If HDC will not permit an exception to the lot coverage maximum, the driveway must be composed of a concrete ribbon or permeable pavers.

7. Windows must be true divided light, fake muntin bars are prohibited. Fixed windows are allowed in the bathroom areas and in the attic dormers. All other windows must be at least one-over-one.

8. One canopy tree from the approved tree list must be planted in the front yard, outside of the public right of way.

9. If the existing sidewalk is damaged during construction, it must be repaired.

10. Lighting shall be inward, downward, and shrouded to stay within the bounds of the property.

Shelby Feigel made a motion to approve the application with the staff recommendations, with Liz Hamilton seconding the motion. The motion unanimously passed.

II. 2002 and 2006 Weems Street

The applicant, EAC Investments, LLC of 604 Spruce Street, Conway, Arkansas, proposed to demolish the existing structure (approval already granted), subdivide the approximately 0.32 acre parcel into two 0.16 acre lots, and construct one single-family residence on each new lot. (The subdivision is a separate application regulated by the Zoning Code and Subdivision Ordinance).

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 (COA), the "Shriya Replat" (SUB-1023-0176) needs to be filed with the Faulkner County Clerk.
3. Windows shall be at least one-over-one (fixed windows are prohibited). If muntin bars are used, they must be true divided lights.
4. 25-40% of front elevation must contain windows. Prior to issuance of a COA revised elevations showing additional windows shall be approved by Planning Staff.
5. The porch must be at least 6' deep. Prior to issuance of a COA, revised plans showing a 6' deep porch must be approved by Planning Staff.
6. Driveway shall be concrete, pavers, or permeable paving and between 10' and 12' wide.
7. Prior to issuance of a Certificate of Occupancy, a 5' wide sidewalk shall be constructed.
8. 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. If canopy trees cannot be replaced due to power lines, understory trees shall be planted along Weems and Watkins Streets with a spacing of one tree every 30 feet and at least one canopy tree planted in the back yard.
9. Lighting shall be inward, downward, and shrouded so as to stay within the bounds of the property.
10. HVAC equipment shall be screened from public view.
11. Siding shall be composed of brick, stone, wood, or Hardie® siding/LP® SmartSide® type siding.

Jenny Davis motioned to approve the application with the staff recommendations and on the condition that the facades of the two residences be differentiated from each other to contribute to the complexity and variety of the Robinson Historic District. The planning staff will review the plans to ensure that the condition is met. Shelby Fiegel seconded the motion. The motion unanimously passed.

III. 2055 Harkrider St.

Applicant is proposing to construct a 7'-4" x 8'-3" freestanding sign.

This is a fuel sign for Horton's Express which indicates the fuel company logo (Valero®) with a digital display of fuel costs.

Staff recommends approval of the signs with the following conditions:

1. Applicant shall adhere to regulations outlined in Article 12 (Sign Code) of the Conway Zoning Code.

2. Landscaping is required around the base of the sign.
 3. Sign shall be located out of the right-of-way and at least 5' from the property line.
- Shelby Fiegel motioned to approve the application with staff recommendations, with Liz Hamilton seconding the motion. The motion unanimously passed.

IV. 565 Front St.

The applicant 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 a restaurant with indoor/outdoor dining options and pickleball courts. On February 27, 2023 the Historic District Commission reviewed this project proposal and approved staff recommendations. On June 26, 2023, HDC approved modifications to the previously approved design. The applicant has stated that they are having to "value engineer Conway Social pretty significantly to keep it in budget." Staff determined that the changes warranted review by HDC. The changes include a reduction in height, the opening of some walls to provide an open-air courtyard, material articulation changes, and signage.

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 property shall be re-platted prior to issuance of building permits.

3. The sidewalks along Front St and College Ave shall remain in place and shall be replaced/repared if damaged during construction.

4. Landscaping requirements will be reviewed as part of site development review. Additional landscaping may be required along west façade and screen wall.

5. Fencing proposed around outdoor pickleball court shall be 70% open and shall be constructed of metal. Plastic, chain link, and wood are prohibited.

6. Any material treatment applied to existing CMU be true stucco; EIFS is not permitted on any first-floor areas.

7. 85% of all first story glazing shall be transparent.

8. All signage shall comply with Old Conway Overlay District guidelines and regulations detailed in Article 12 of the Conway Zoning

Code. All signage is permitted separately from all review and building permit processes.

9. Some level of exterior building/accent lighting should be provided; this element will be reviewed as part of site development review.

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

Jenny Davis motioned to approve the application with staff recommendations, amending Recommendation 2 to read "The property shall be re-platted prior to issuance of a certificate of occupancy." Shelby Fiegel seconded the motion. The motion unanimously passed.

Liz Hamilton motioned to approve the calendar of meetings for 2024. Shelby Fiegel seconded the motion. The motion unanimously passed.

Jenny Davis motioned to approve the nominations of Emily Walter as Chair, Liz Hamilton as Vice-Chair, and Jenny Davis as Secretary. Shelby Fiegel seconded the motion. The motion unanimously passed.

Selby Fiegel made a motion to adjourn the meeting, with Jenny Davis seconding the motion. The motion unanimously passed.