



# CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

February 27, 2023 • 5:30pm • 1111 Main Street



# City of Conway

## HISTORIC DISTRICT COMMISSION

February 27, 2023

### MEMBERS

Steve Hurd, Chairman  
Emily Walter, Vice-Chairman  
Marianne Black  
Jenny Davis  
Shelby Fiegel  
Liz Hamilton  
Shane Lind

Call to Order.

Roll Call.

Approval of Minutes. December 28, 2022

### I. Old Business - Robinson Historic District

A. 1516-1518 Caldwell Street - Window replacement (HDR-0822-310)

### II. Public Hearing Items - Old Conway Design Overlay District

A. 565 Front Street - Adaptive Reuse (HDR-0123-0001)

B. 365 Watkins Street - Residential Addition (HDR-0223-0017)

C. 714 Harkrider Street - Adaptive Reuse (HDR-0223-0021)

### III. Additional Business

A. Election of Officer - Secretary

B. Items as decided by the Commission

Adjourn.

## **APPLICANT/OWNER**

Linda Rogers  
3110 Stermer Rd  
Conway, AR 72034



## **SITE**

**Address.** 1516 & 1518 Caldwell St.

**Present Zoning.** R-2A (Two Family District), Asa P. Robinson Historic District.

**Abutting Zoning.** North/West: R-2A (Two Family District), Asa P. Robinson Historic District; East: C-1 (Central Business District), Asa P. Robinson Historic District; South: O-2 (Quiet Office), Asa P. Robinson Historic District.

**Lot Area.** 0.19 acres ±.

## **Surrounding Area Structures.**

- West – 1522 Caldwell St, A.P. Dollahite House c. 1924 (Craftsman; Contributing)
- East – 1512 Caldwell St, Duplex c. 1925 (Minimal Traditional; Contributing)
- North – 912-914 Caldwell St, Duplex c. 1985 (Minimal Traditional; Non-Contributing)
- South – 1517 Caldwell St, W.B. Wilson House c. 1904 (Folk Victorian; Non-Contributing)

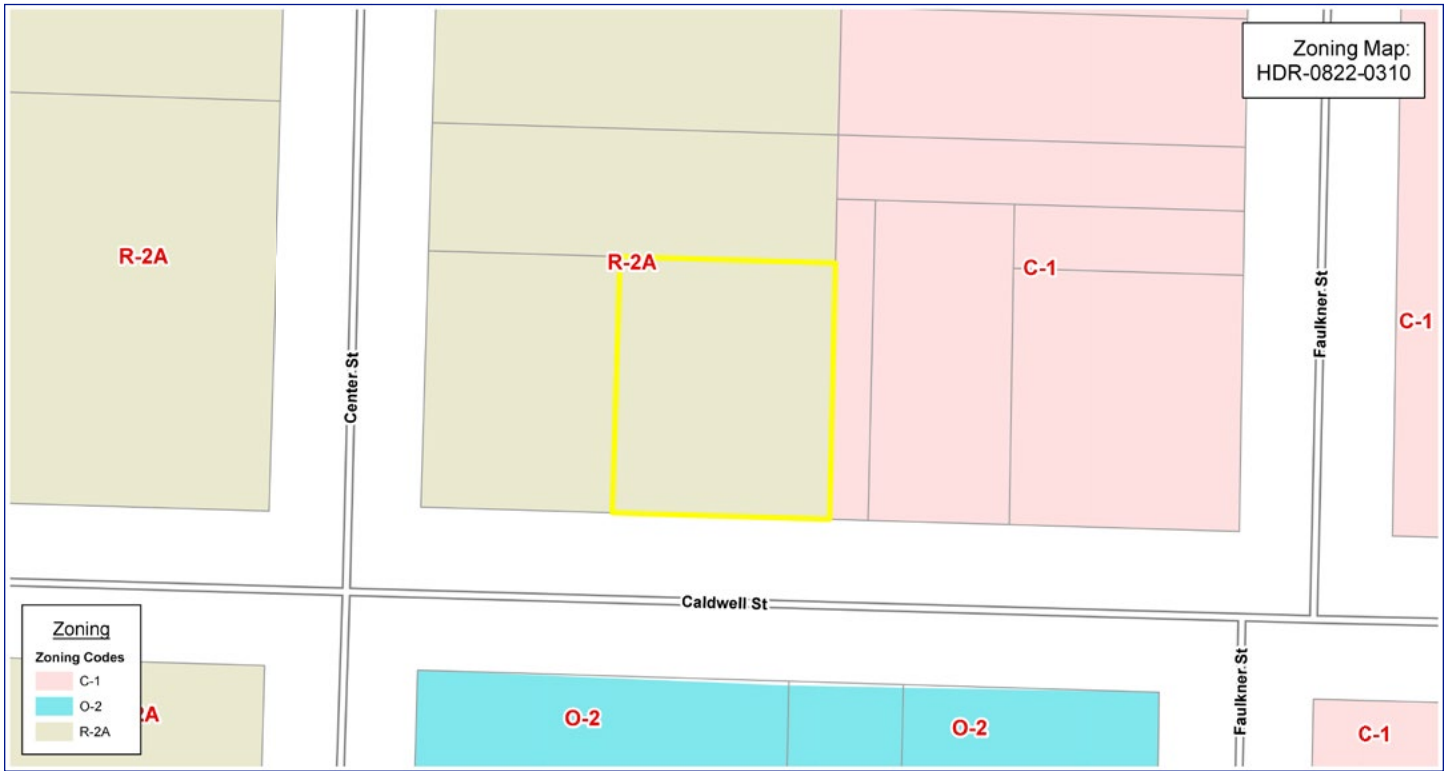
**General Description of Property and Proposed Development.** The residence was originally constructed circa 1927 in a Craftsman/ Minimal Traditional style. The structure is contributing to the district and appears to have its original windows intact and has unpainted brick. The existing windows are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



# 1516 & 1518 Caldwell Street - Window Replacement

Robinson Historic District

I.A



## **WINDOWS**

At the August 22, 2022 HDC meeting, the Commission approved a portion of a proposed project to replace windows in the back of the structure, replace doors with a door of similar design, windows on the front of the structure may be rehabilitated and repaired to restore them to being operable, and tabled a request to replace windows in the rear of the structure.

At the September 26, 2022 meeting of the HDC, the Commission expressed concerns that additional follow-up had not been conducted with lead abatement companies to determine if it is possible to remove the lead and restore the windows. The applicant has provided staff with additional information for the Commission to consider with quotes for lead abatement.

## **RECOMMENDATION**

Staff recommends approval of the project with the following conditions:

1. No windows may be replaced on the front half of the structure (those windows being on the front façade 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.

Proposed replacement window style





# 1516 & 1518 Caldwell Street - Window Replacement

Robinson Historic District

I.A



View of W façade of subject property



View of subject property from Caldwell St looking NW



View of E façade of subject property



Property adjacent to the S, across Caldwell St

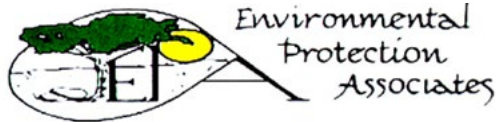


Property adjacent to the W



Property adjacent to the E





#9 Remington Cove  
Little Rock, Arkansas 72204  
501-562-3818  
Fax 501-562-5701

**PROPOSAL**

**DATE:** February 13, 2023

**TO:** Linda Rogers

**PROJECT LOCATION:** Rogers Residence  
1516 Caldwell St  
Conway, Ar

**Environmental Protection Associates proposes to provide the following scope of work:**  
Loose scrape lead paint off of 9 windows back to a paintable condition. This option does not completely remove all lead paint, just the paint that is in bad condition  
**Loose scrape lead paint - \$7,700.00**  
  
Chemically strip lead paint to remove all of the lead paint from the 9 windows  
**Chemical strip lead paint - \$16,700.00**  
  
**Owner's Responsibilities:**  
Provide power and Water for the project.  
Remove all furnishings and stored items from the work area(s) prior to our arrival onsite.

**For the Sum of: See Pricing Above**

**For the Sum of:**

Environmental Protection Associates propose to perform the scope of work and alternates under EPA, NESHAPS, AHERA, and State of Arkansas regulations.  
**Insurance: Provide Workman's Compensation, Automobile and Comprehensive General Liability Insurance. CGL to include \$1,000,000 coverage for asbestos related acts specifically. Other limits available.**  
Project Documentation shall be provided including all paperwork concerning this project.

# 565 Front Street - Adaptive Reuse

Old Conway Design Overlay District

## **APPLICANT/AUTHORIZED AGENT**

Brandon Ruhl  
Taggart Architects  
600 Main St, Ste 300  
Little Rock, AR 72114

## **OWNER**

Downtown Properties Group, LLC  
PO Box 11778  
Conway, AR 72033



## **SITE**

**Address.** 565 Front St.

**Lot Area.** 0.81 acres ±.

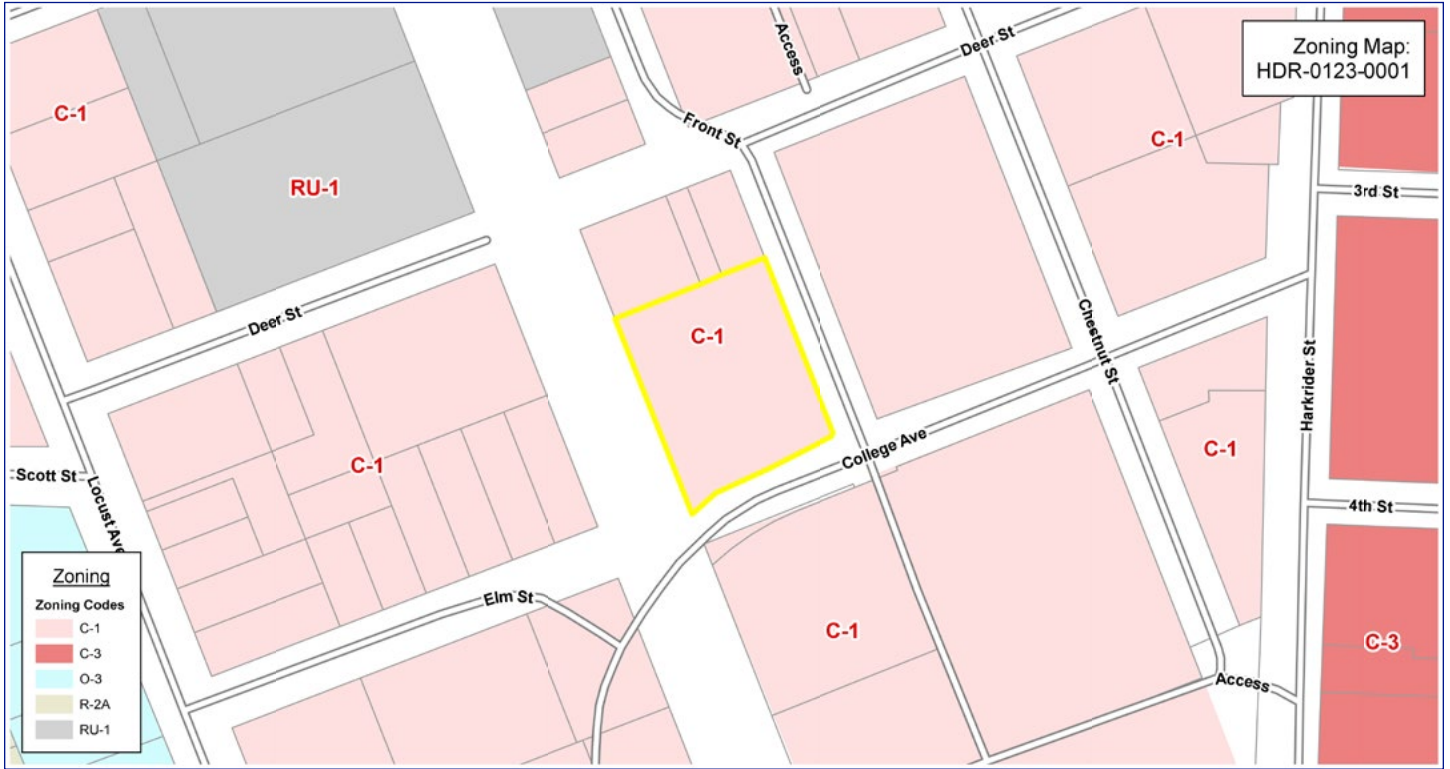
**Present Zoning.** C-1 (Central Business District), Old Conway Design Overlay Urban Zone.

**Abutting Zoning.** C-1 (Central Business District), Old Conway Design Overlay Transition and Urban Zone.

**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Urban District on the southwest corner of the intersection of Front St and College Ave. Area structures include a private high school and associated parking to the south, a multi-tenant office development to the east, and an unimproved parking and small retail building to the north. The site abuts an active railroad to the west.

**General Description of Property and Proposed Development.** 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 planned to be a 20,000 sf restaurant with indoor/outdoor dining options and pickleball courts.





### **SITE & DENSITY**

**Setbacks and Spacing.** In the Urban Zone, a zero setback is appropriate. A minimum of 80% of any building façade shall be within 3' of all property lines.

*The existing structures to be reused are built to the property line or within the allowed build-to zone and are therefore appropriate.*

**Building Height.** Buildings shall have a front façade which is no fewer than 2 stories in height.

*The proposed modifications of the existing structures will create varied primary façades of one and two stories along Front St and College Ave ranging in height from approximately 19' to 23' with a smaller portion of the structure at the interior of the site, extending to a third story with a height of 32'. Given the adaptive reuse nature of the project, the proposed building heights are appropriate.*

### **SITE & SERVICE**

**Landscaping & Paving.** Recessed entries shall be paved with terrazzo, concrete pavers, concrete, stone, brick, tile or another high-quality hardscape material; asphalt and loose paving such as gravel are prohibited. Any proposed landscaping shall not block pedestrian access to storefronts or building entrances.

*No courtyard or recessed entries are proposed. The primary entrance to the establishment is located interior to the site, abutting on-site parking. No landscaping is proposed that would interfere with patrons entering the establishment. Additional landscaping may be required as part of the site development review process.*

**Fences, Railings, & Walls.** Fences, railings, and walls on private property is discouraged except when used to screen surface parking, protect pedestrians against grade changes, or to delineate a private courtyard. Fences, railings, and walls shall be constructed of metal, brick, or stone. Plastic, chain link, and wood are prohibited. Fences and railings shall be a minimum of 70% open.

*No fencing, railings or walls are proposed along College Ave. A fence is proposed surrounding an outdoor pickleball court along Front St, but the fence material is not noted. While the use of the fence is appropriate to delineate the private pickleball court from the abutting public pedestrian pathway, the applicant needs to provide proposed fencing material and alter design so that the fencing is at least 70% open.*

*The design proposes to utilize an existing approximately 7.5' solid masonry screen wall along the west property boundary which will screen on-site parking from abutting railroad and school and residential uses beyond.*

**Vehicular Access Points.** Alleys, where they exist should be counted as curb cuts and considered the primary vehicular access point for the block. On blocks without alleys, access points should be minimized to no more than one per block and be located as close to mid-block as possible. Curb cuts in the Urban Zone shall be no wider than 20'.

*There is no alley access to this lot. The applicant is proposing one curb cut at approximately mid-block on Front St. The applicant shall confirm that the curb cut does not exceed 20' in width.*

**Off-Street Parking.** Surface parking lots should be located in the interior of a block.

*The off-street parking proposed is appropriately located in the interior of the block. 2 ADA accessible parking spaces are proposed, but only one provides the required access aisle (1 of which must be van accessible). If 2 ADA accessible spaces are provided, both must provide an access aisle or they may be adjacent and share an access aisle. Additional off-street parking is proposed to the north on adjacent private property not owned by the applicant. A shared parking agreement will be required; a landscape screen will be required to separate all on-site parking from proposed adjacent off-street parking. This Historic District review does not encompass the proposed shared parking; this component will be reviewed during site development review.*

**On-Street Parking.** On-street parking is critical to the Urban Zone. Every effort should be made by both the City and developer to provide the maximum number of curbside spaces along streets.

*There is very limited on-street parking available in the immediate area. 5 on-street parking spaces are available along College Ave abutting the multi-tenant development to the east. While these spaces are located in public right-of-way, they appear to be primarily utilized by the business which front College Ave. There is no other feasible option to provide on-street parking due to street design, etc.*



**Dumpster.** Trash dumpsters are essential, but they should not be visible from streets or sidewalks and should be located center-block. They shall be screened by gates which complement the design of the primary building and utilize similar materials.

*The dumpster enclosure is proposed center-block in an appropriate manner. The applicant needs to provide proposed gate material. Dumpster enclosure will be more closely reviewed during site development review for size compliance.*

**Utilities & Equipment.** Mechanical and utility equipment [exclusive of fire hydrants], while essential, are unattractive and detract from the pedestrian environment. They should be located out of view from the public realm such as at the rear of the structure, screened by a gate or landscaping if along frontage, or behind a parapet or other architectural feature if roof-mounted.

*The design indicates roof-mounted mechanical equipment screened by an architectural metal screen wall.*

### ARCHITECTURE

**Façade Articulation.** A minimum of 35% of each upper story shall be windows. Façades shall be broken down into 20-30' "modules" or "bays" to prevent a monolithic edge to the street. Large, unarticulated walls are discouraged and shall have either a window or a functional public access at least every 10'. Building corners which face an intersection are should strive for a high level of articulation; unique corner treatments are strongly encouraged.

*The proposed façade articulation along Front St incorporates the appropriate amount of windows and strategies to achieve the desired articulation. The College Ave façade, and façades facing west and north incorporate fewer articulating elements and thus have a far more monolithic appearance. Recommend requiring additional windows at the east and west ends of the façades in both pickleball and office areas.*

**Ground-Level Façade Detail.** A minimum of 2/3 of the first story shall be windows. First story windows shall be 3' above ground level of each upper story shall be windows.

*The Front St façade incorporates the appropriate amount of windows. The other façades offer limited ground level windows.*

*Recommend requiring:*

- 1. additional first story windows at the east and west ends of the College Ave façade in both pickleball court and office areas;*
- 2. adding first story windows at the east end of the interior, north-facing façade, in the pickleball court area;*
- 3. adding second story windows at the west end of the interior, north-facing façade, in the private dining area (restrooms occupy this area on the first story);*
- 4. adding first story windows at the south end of the west-facing façade in the office area; and*
- 5. adding first story windows on 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.*

**Building Materials.** Urban Zone buildings are encouraged to include a large amount of transparent glass. 85% of first-story glass shall be transparent; the remaining 15% may be frosted or stained. Tinted or reflective glass is discouraged on all floors. Building materials (other than glass) shall include brick, stone, concrete, architectural metals (on no more than 20% of any façade), stucco/plaster, and wood trim. Prohibited materials shall include wood siding, pressed wood siding, composite siding, vinyl siding, and basic sheet metal sheathing. Exterior insulated finishing systems (EIFS) are discouraged and shall only be applied in upper story areas or areas not susceptible to impact damage. Materials covering the original architectural features of historic or significant buildings are strongly discouraged.

*Applicant shall confirm that proposed glazing meets transparency requirements. In addition to glass, the applicant is proposing to apply stucco over the existing concrete masonry unit (CMU). Material must be true a stucco material, not EIFS. Wood paneling and architectural metal accents along with an open-air wood screen wall are also proposed. The architectural metal and wood screen wall are appropriate in their proposed amounts. Wood paneling is prohibited; an alternative material shall be proposed by the applicant.*

**Building Entries.** The primary pedestrian entry to each building shall be along the street frontage or along each or at the corner if the building is at an intersection. Recessed entries are encouraged.

*As the development is located outside the primary downtown core where pedestrian traffic is primary to entries and as it provides some on-site parking, the primary entrance corresponding with the parking area is appropriate. Additionally, the façades along street frontages will include ample windows to adequately engage pedestrian traffic.*

**Overhead Cover.** Overhead cover is generally encouraged along and above all sidewalks within the Urban Zone.

*An overhead cover is not applicable due to the adaptive reuse nature of the development with limited building height at the street.*

**Exterior Building & Accent Lighting.** All projects should provide appropriate levels of building mounted lighting on the façade; it helps light the sidewalk and improve safety and security within the public realm.

*It is unclear if any exterior building or accent lighting is proposed. This element will be reviewed further during site development review.*

### **STREETSCAPE**

**Sidewalks.** Sidewalks shall be provided along all street frontages located within the public realm.

*All frontages have existing sidewalks. If any sidewalks are damaged during construction the builder/developer will be required to repair them.*

**Signage.** All signage should be considered integral to site and structure design and should complement the design character. All signage shall adhere to the guidelines and regulations detailed in Article XII of the Conway Zoning Code.

*No signage is indicated on the proposed plans. All signage is permitted independently of Historic District and Site Development Review approval and shall adhere to regulations as they pertain to C-1 zoned properties and any Old Conway Overlay District regulations.*

### **RECOMMENDATION**

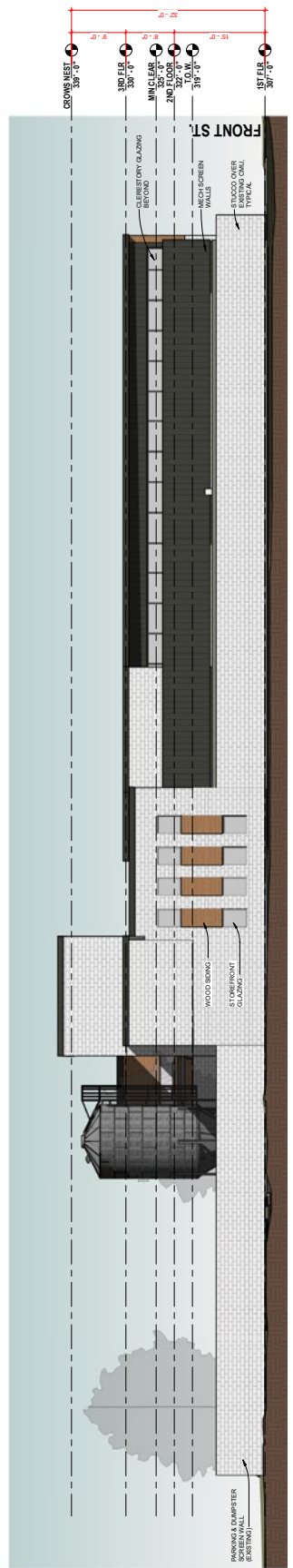
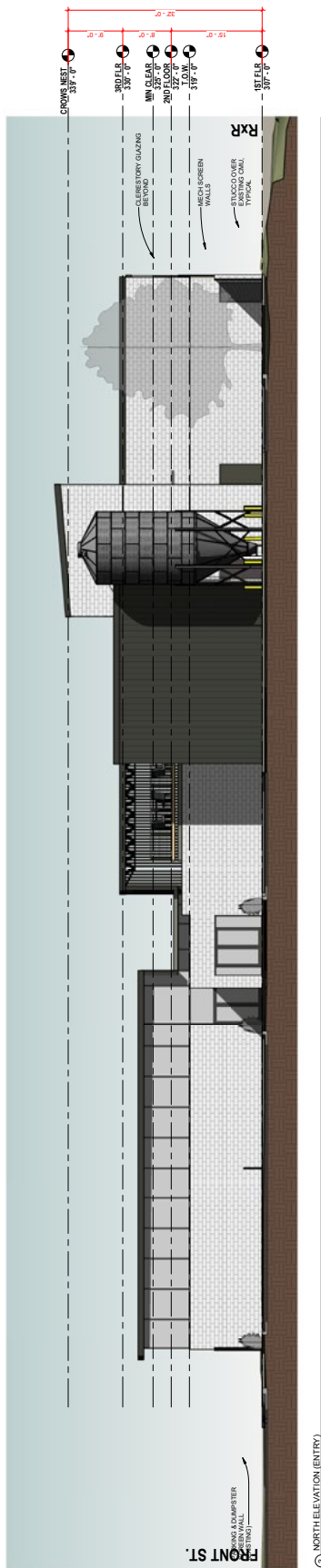
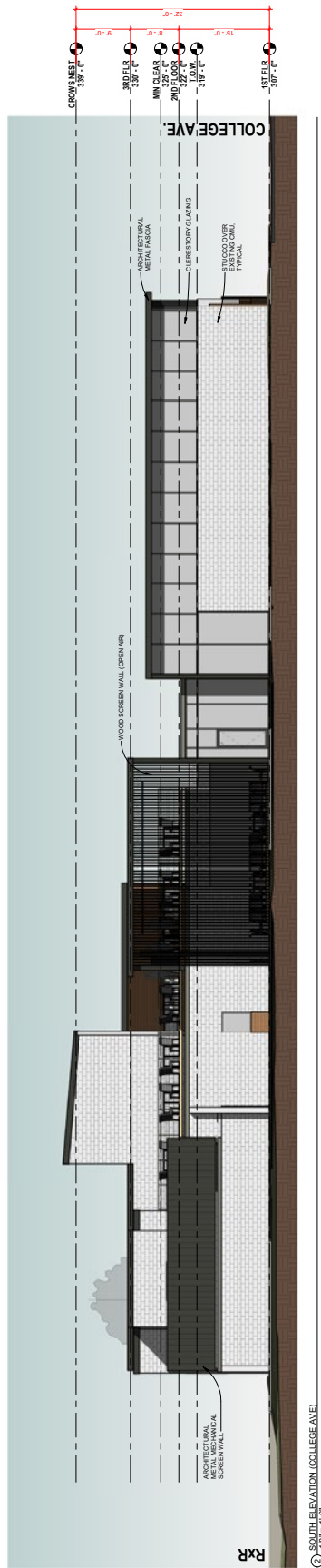
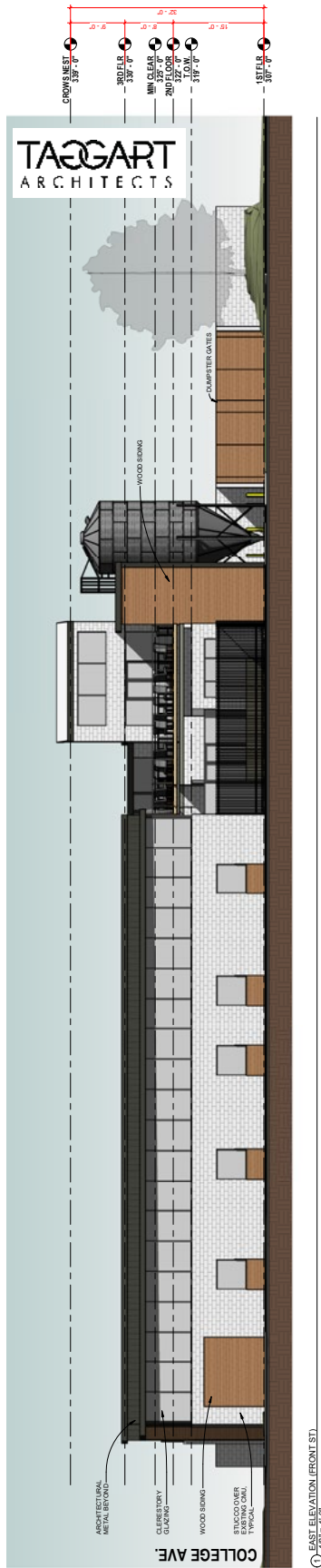
Staff recommends **CONSIDER:**

1) approval of the proposed adaptive reuse design with the suggested conditions noted below **OR**

2) table the request pending revisions.

1. The property shall be re-platted 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 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 façade in both pickleball court and office areas.
8. Additional first story windows are required at the east end of the interior, north-facing façade, in the pickleball court area.
9. Additional second story windows are required at the west end of the interior, north-facing façade, 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 with accordance 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.**







This additional parking element will be reviewed during Site Development Review





View of subject property from property adjacent to the N



View of subject property from adjacent property to the N looking SE



View of subject property from College Ave looking NW



View of subject property from Front St looking NW



View of rear of subject property from College Ave looking NE



View of subject property from College Ave looking NE



# 565 Front Street - Adaptive Reuse

Old Conway Design Overlay District

II.A



Property adjacent to the E



Property adjacent to the E



Property adjacent to the S



Property adjacent to the W, across railroad tracks

### **APPLICANT/OWNER**

Danny Jones  
365 Watkins St  
Conway, AR 72034



### **SITE**

**Address.** 365 Watkins St.

**Lot Area.** 0.25 acres ±.

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

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

**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Suburban District mid-block on Watkins St between Simms St and Martin St. Area structures consist of single family residences in the simplified Queen Anne and Plain-Traditional styles.

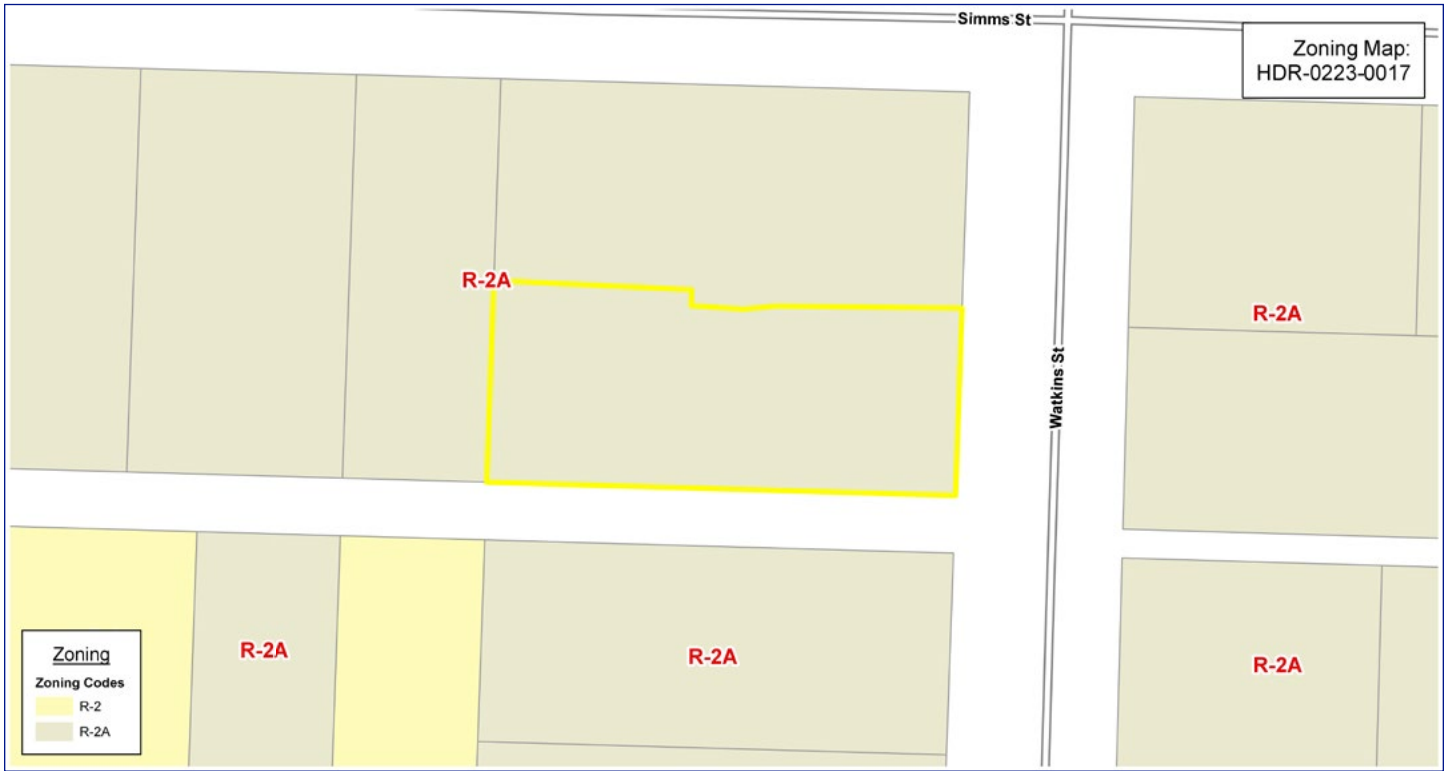
**General Description of Property and Proposed Development.** The applicant is proposing to reconstruct and enlarge a deteriorating sunroom addition of approximately 450 sf at the rear of the 1,164 sf primary residence.



# 365 Watkins Street - Rear Addition

Old Conway Design Overlay District

II.B



### **HOME ADDITIONS**

**Home Additions.** Additions should be sized so that they do not visually overpower the existing building. The new work should be differentiated from the old and should be compatible with massing

*The addition is located at the rear of the structure in an appropriate manner. The scale of the addition does not visually overpower the existing structure. The proposed cladding of Hardie® board and batten siding is substantially different from the brick of the existing structure, but is an acceptable historic material and is therefore appropriate.*

*Single-hung windows are proposed to match existing windows. Window type is appropriate, however fake muntin bars are prohibited. If muntin bars are proposed, they must be true divided lights.*

*The roof is proposed to be 3-tab asphalt shingles to match the roof of the existing structure. This is appropriate.*

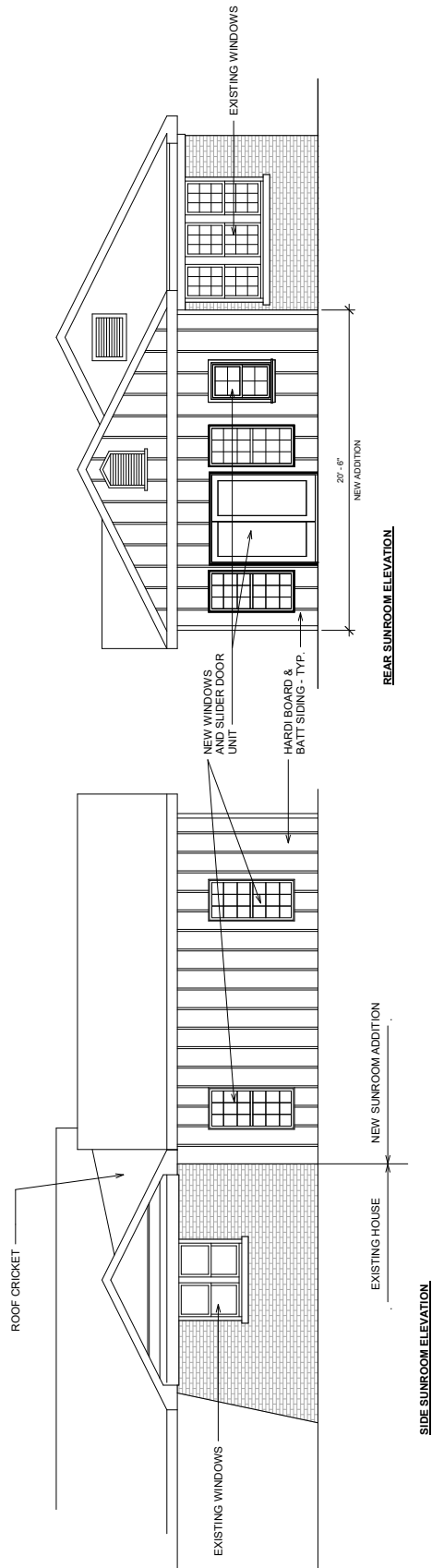
### **RECOMMENDATION**

Staff recommends approval of the request as proposed with the following conditions:

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).

365 Watkins Street - Rear Addition

Old Conway Design Overlay District





# 365 Watkins Street - Rear Addition

Old Conway Design Overlay District

II.B



View of subject property from Watkins St looking W



View of subject property from Watkins St looking NW



View of subject property from Watkins St looking SW



Property adjacent to the N



Property adjacent to the S



Property adjacent to the E



### **APPLICANT/AUTHORIZED AGENT**

Joanna Nabholz  
H+N Architects  
1109 Main St  
Conway, AR 72032

### **OWNER**

Franciso Yanez  
2535 Donaghey Ave, Apt 1  
Conway, AR 72032



### **SITE**

**Address.** 714 Harkrider St.

**Present Zoning.** C-3 (Highway Service & Open Display District), Old Conway Design Overlay Urban Zone.

**Abutting Zoning.** North: C-3 (Highway Service & Open Display District), Old Conway Design Overlay Urban District; East: C-3 (Highway Service & Open Display District), Old Conway Design Overlay Transition Zone; South/West: C-1 (Central Business District), Old Conway Design Overlay Urban District.

**Lot Area.** 0.44 acres ± (2 lots).

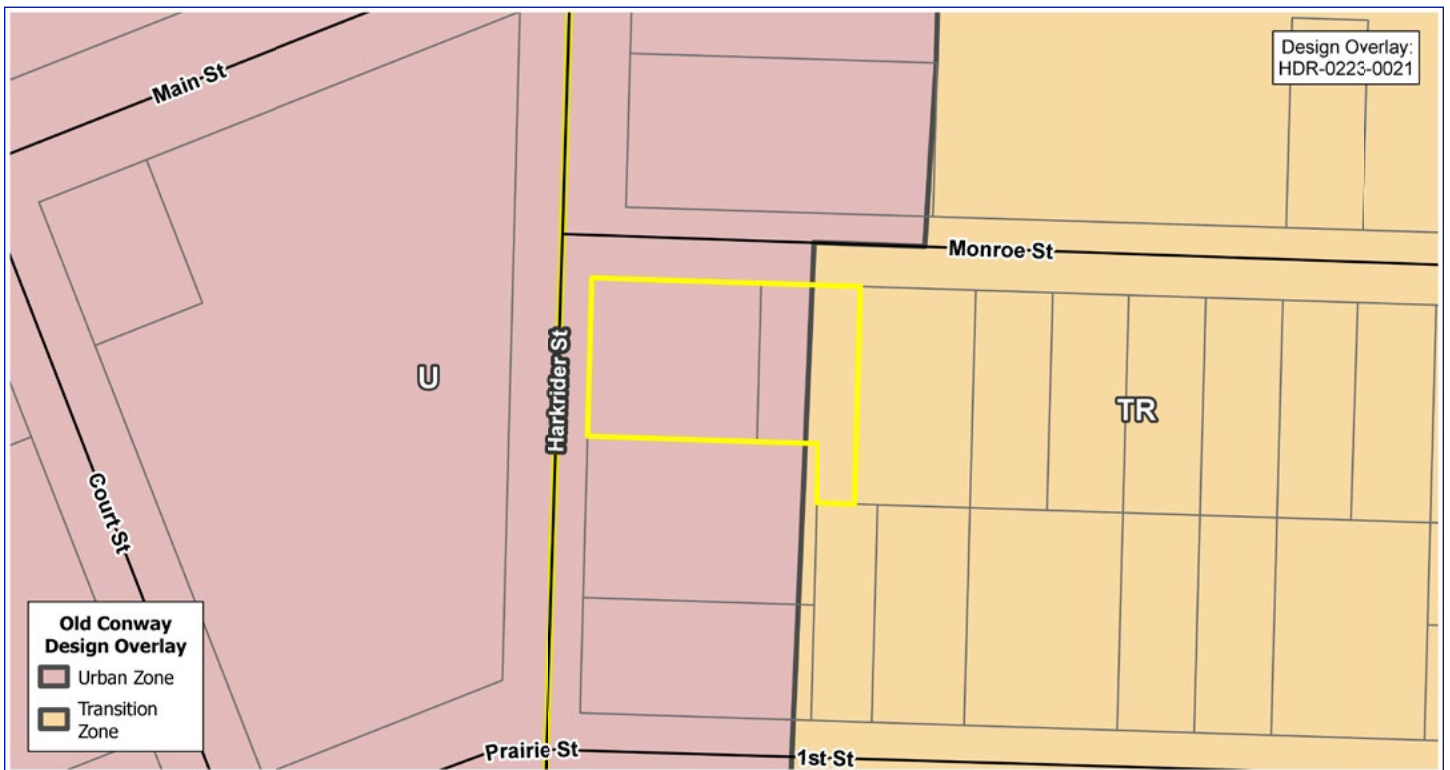
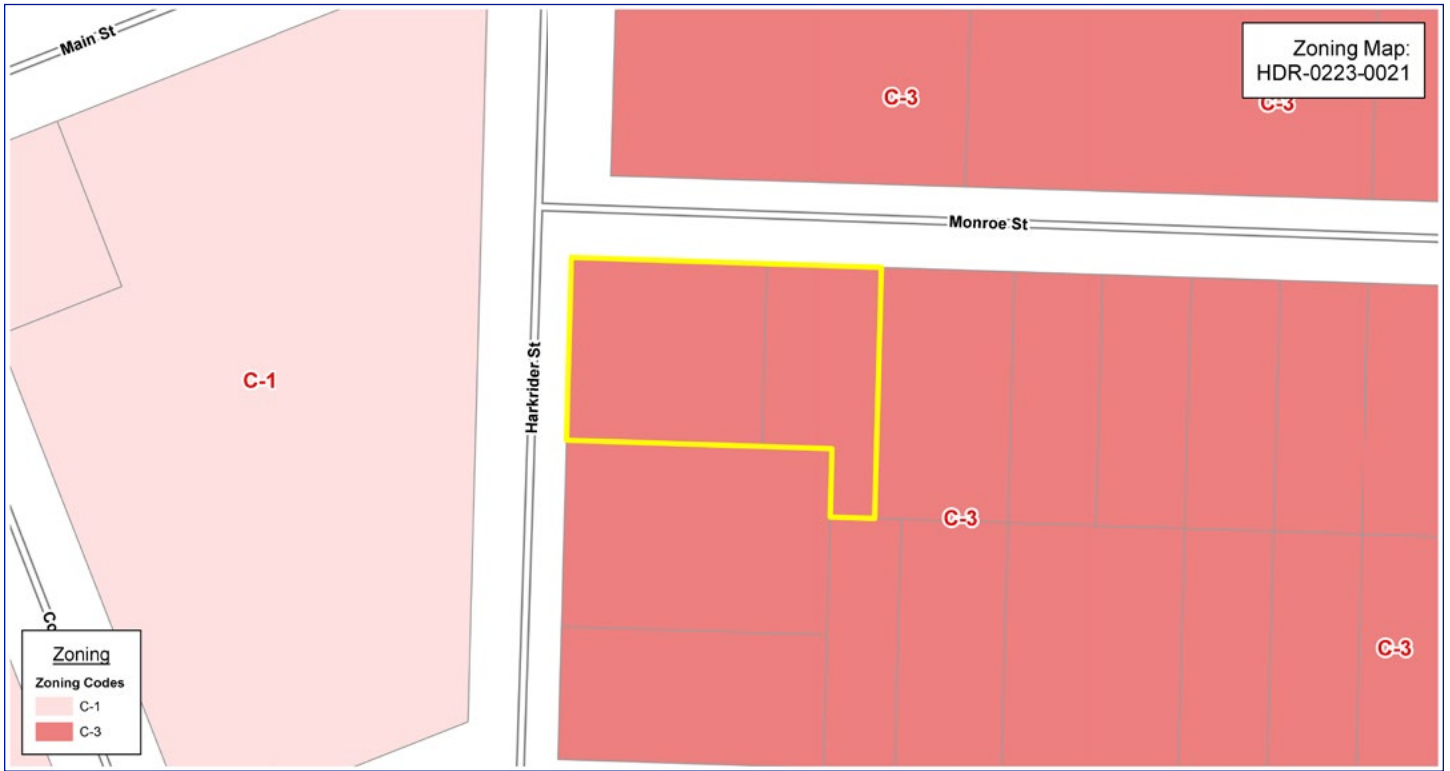
**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Urban District on the east side of Harkrider St between Monroe St and 1st St. Area structures consist of a mix of urban oriented and suburban commercial structures in a variety of styles.

**General Description of Property and Proposed Development.** 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.

**Setbacks and Spacing.** The Urban Zone is the highest density in the City of Conway; therefore, a zero setback is appropriate to achieve density, attract retail, create a quality pedestrian environment, and complement the existing context.

*This is an existing structure and setbacks will remain the same.*





**Building Heights.** Structures shall have a front façade no less than two stories tall. First floor height of any building shall be a minimum of 15' high.

*This is an existing one story building, but the height matches the characteristics of surrounding structures on the east side of Harkrider St.*

**Landscaping and Paving.** Landscaping and paving shall complement the building and general character of the Old Conway Urban Zone.

*A landscape plan has been provided showing street trees along Harkrider St and Monroe St. Recommend deferring review of the landscaping until the Development Review application is processed except that 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."*

**Fences, Railings, and Walls.** Fences, railings, or walls should be composed of metal, brick, or stone and a minimum of 70% open.

*Existing fence meets requirement.*

**Vehicular Access Points.** Alleys should be used as the primary point of vehicular access and curb cuts should be no greater than 20' in width.

*The entire site is currently hard surfaced with the applicant proposing to install landscaping to soften the appearance of the site. There is concern regarding the proposed drive through stacking capacity as well as the proposal of a right out only from the proposed drive through area. This will be reviewed by Staff during Site Development Review and requires changes be made.*

**Off-street Parking.** Parking should be placed at the rear or interior to the lot.

*The existing parking will be resurfaced and restriped. It is located to the rear and side of the building.*

**Dumpsters.** Dumpsters should be placed out of sight from the street or sidewalk.

*There is an existing shared dumpster located in the rear corner of the site. Given the site location, this appears to be the best location for the dumpster.*

**Utilities and Equipment.** Mechanical and utility equipment should be screened from the view of the street and sidewalk.

*The applicant is proposing a walk-in cooler that will be screened by a masonry wall with metal gate. This is located away from view of the street and is appropriate.*

## **ARCHITECTURE**

**Façade Articulation.** Façades should be broken into bays with articulation that prevents the appearance of flat, unbroken walls.

*The south elevation has a large flat unbroken façade that is wholly inappropriate to the area.*

**Ground-Level Façade Detail.** A minimum of 2/3 of the first floor façades should be windows and all first story windows should be no higher than 3' above the ground.

*Staff interprets this provision to apply primarily to façades facing a street or sidewalk. The Harkrider St facing façade is proposed to contain new windows as part of the storefront. This appears to meet the requirement of 66% windows, although no material breakdown has been provided. The Monroe St façade is proposed to contain several windows although a breakdown will need to be provided to determine if the 2/3 requirement is met.*

**Building Materials.** Building materials shall include brick, stone, concrete, architectural metals, stucco/plaster, and wood trim. Glazing on the first floor should be at least 85% transparent.

*Glazing specifications have not been provided at this time.*

*The majority of this structure will be painted ground-face concrete masonry unit (CMU) which is an existing material. This meets the minimum masonry requirement.*

**Building Entries.** Main pedestrian entries should be located towards the street.

*The building entry will be located along Harkrider St and is denoted by a large portion of the wall consisting of windows.*

**Overhead Cover.** Overhead cover should have minimum clearance of 8'.

*Several fabric awnings will be installed on various elevations of the building. All height requirements will be met.*

**Sidewalks.** Sidewalks shall be continuous from the façade of the structure to the edge of the street.

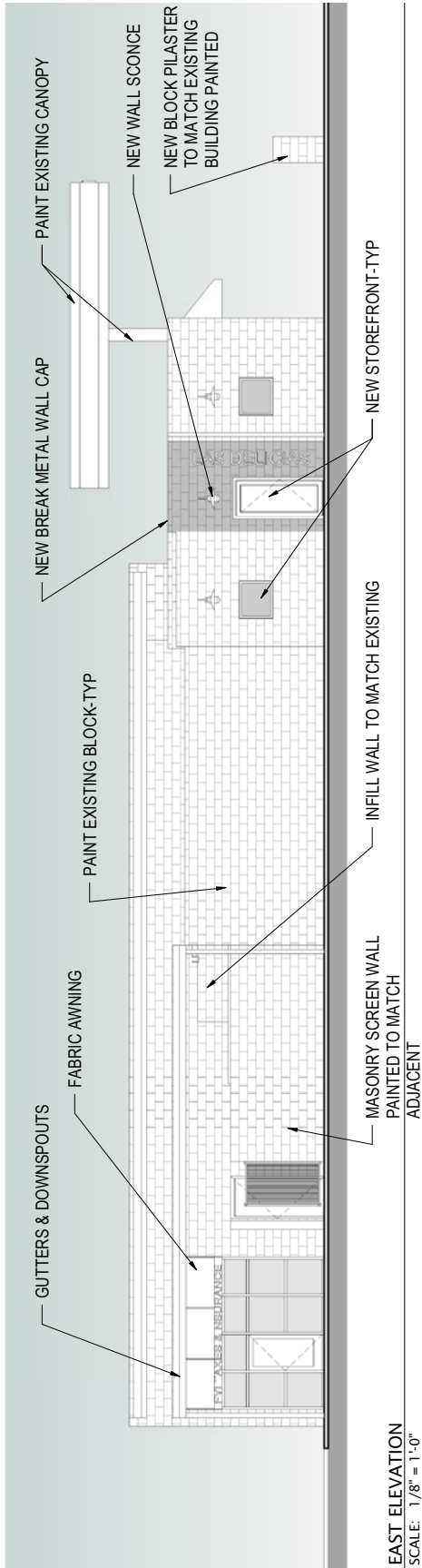
*Sidewalks and curbing will be required to be installed along Monroe St during Site Development Review. The installation of sidewalks on Harkrider St is dependent on ARDOT plans for street widening.*

### **RECOMMENDATION**

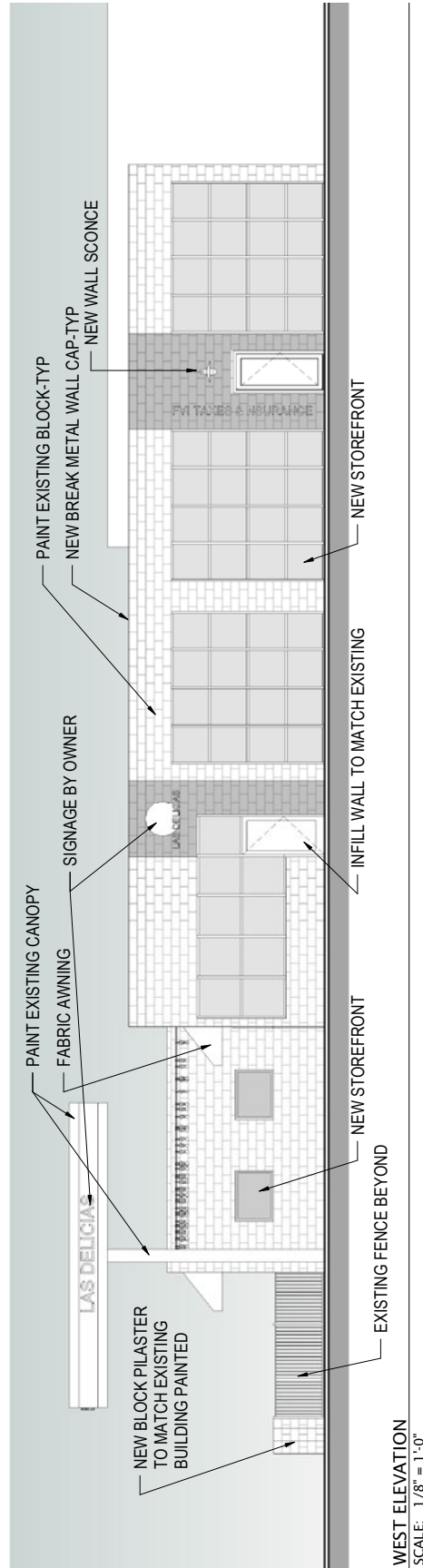
Staff recommends approval of the application with the following conditions:

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 St and Monroe St 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.**

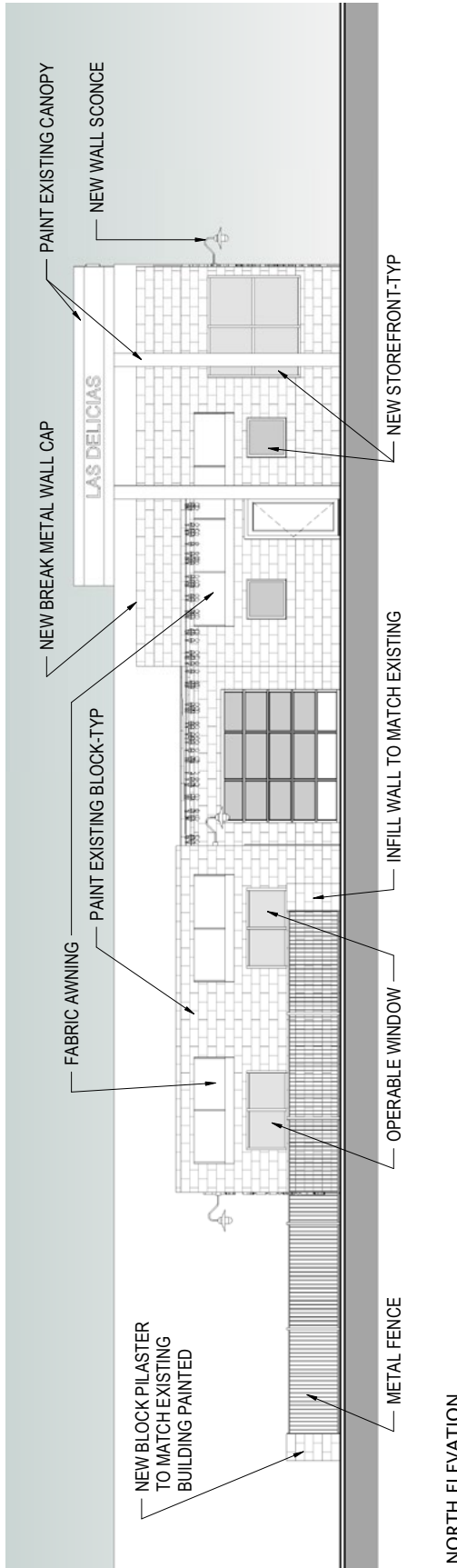




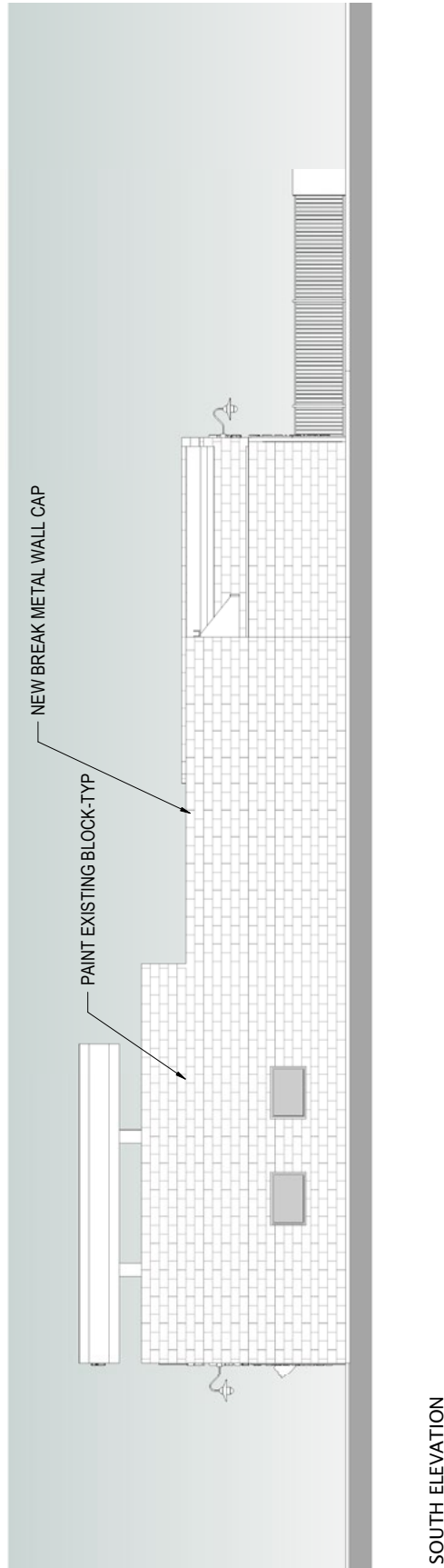
EAST ELEVATION  
SCALE: 1/8" = 1'-0"



WEST ELEVATION  
SCALE: 1/8" = 1'-0"



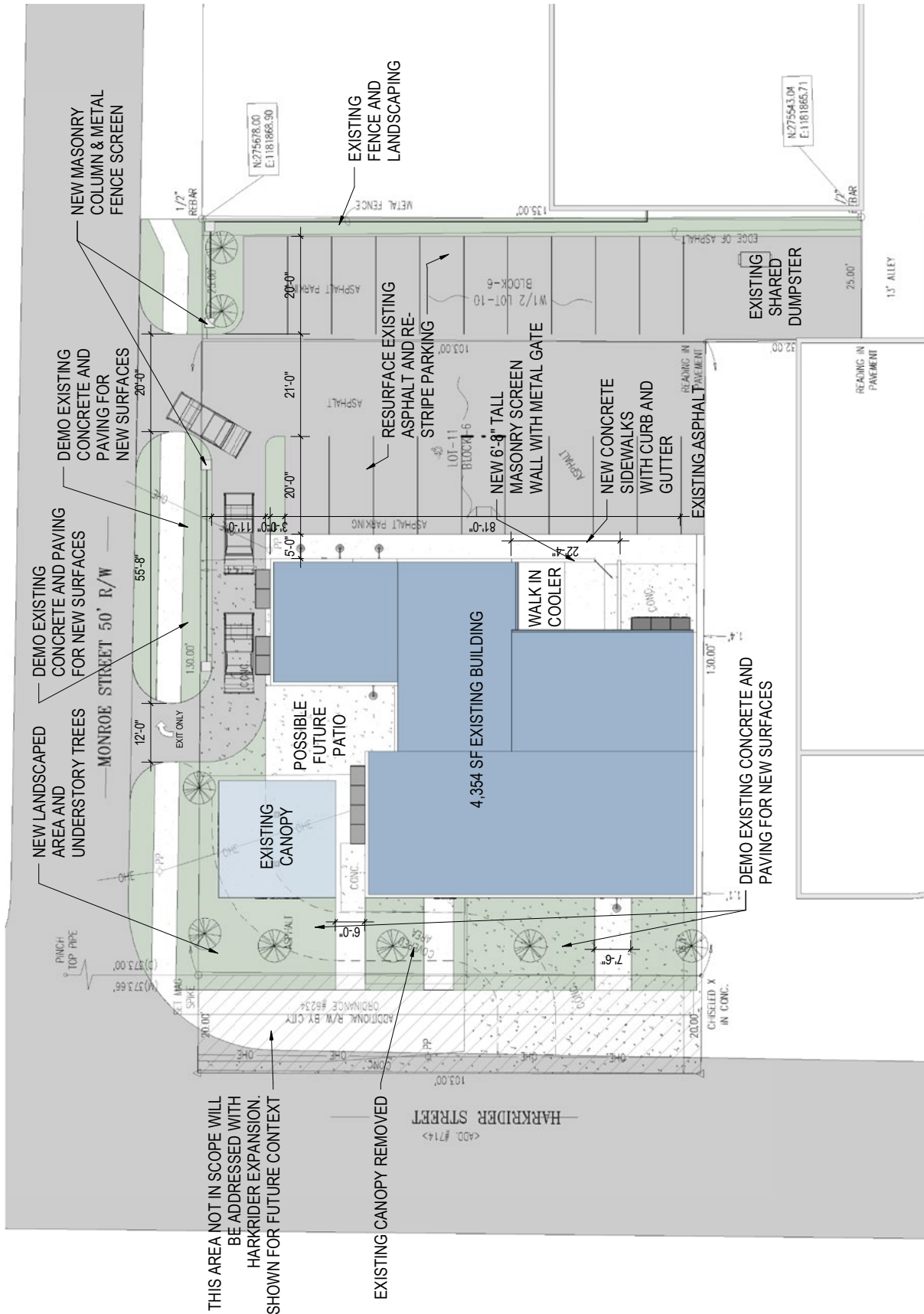
NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"







THIS AREA NOT IN SCOPE WILL BE ADDRESSED WITH HARKRIDER EXPANSION. SHOWN FOR FUTURE CONTEXT

EXISTING CANOPY REMOVED

DEMO EXISTING CONCRETE AND PAVING FOR NEW SURFACES

# 714 Harkrider Street - Adaptive Reuse

Old Conway Design Overlay District

II.C



View of subject property from Harkrider St looking E



View of subject property from Monroe St looking SW



View of subject property from Monroe St looking S



Property adjacent to the E



Property adjacent to the S



Property adjacent to the W

In accordance with Historic District Commission By-Laws, Article II, Section B, *“The Commission shall elect, each November, from its membership a Chair, a Vice-Chair, and a Secretary for terms of one (1) calendar year each. Officer terms shall run from January to December.”*

**Chair: Steve Hurd**

The Chair shall preside at all meetings and hearings of the Commission, shall sign all approved minutes and other appropriate documents on behalf of the Commission, and, in coordination with Planning staff, be responsible for the orientation and training of new members.

**Vice-Chair: Emily Walter**

The Vice-Chair assumes all duties of the Chair in the Chair's absence.

**Secretary: \_\_\_\_\_**

The Secretary, in coordination with staff, is responsible for monitoring the minutes of each meeting, maintaining a copy of the by-laws for the Commission, maintaining a record of the current membership including terms of office, maintaining a record of the organization of the Commission, and the distribution of conflict of interest forms at the appropriate time.



**The following items, which do not require public hearings or Historic District Commission action, have been reviewed and approved by the Director of Planning & Development and are being reported to the Historic District Commission as required.**

**Tree Removal**

- **Mature oak tree was removed from 1517 Caldwell St on the advice of Voegele Tree Service due to evidence of trunk and root rot. The tree was deemed to be a hazard to the structure and passersby.**