

I. Call to Order

The regular meeting of the Conway Historic District Commission was held on Monday, June 23rd, 2025, at City Hall. The following members were present and acting: Corey Parks, Chair, Josh Hamilton, Vice-Chair, Jenny Davis, Secretary, Jason Covington, Liz Hamilton, and Nathaniel Johnson, Jr. Marilyn Moix absent.

II. Approval of Minutes

Liz Hamilton motions to approve minutes from April meeting, with a second by Josh Hamilton. Motion passes with all commissioners voting yes.

Jenny Davis motioned that 1365 Bruce Street be moved to the first item, 611 Walnut Street to the second, the tree removal to the third, and the 931 Faulkner for the final item. Josh Hamilton seconded the motion. Motion passed with all commissioners voting yes.

III. 1365 Bruce Street

APPLICANT/AUTHORIZED AGENT OWNER

Jason Kordsmeier
1805 Royal Drive
Conway, AR 72032

Claw Meier Holdings LLC
2995 Dallas Loop
Conway, AR 72034

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. One tree from the approved tree species list shall be planted along the Bruce St frontage (outside of right-of-way).
3. Driveway shall be concrete, pavers, a ribbon or permeable paving. A ribbon driveway is encouraged.
4. Prior to issuance of a Certificate of Occupancy, a 5' sidewalk with 7' greenspace shall be installed.
5. Lighting shall be downward and inward toward the property.
6. HVAC equipment shall be screened from public view.
7. Demolition of existing shed requires a demolition permit.
8. Prior to issuance of a Certificate of Appropriateness the applicant shall provide staff with Authorization of Agent from Claw Meier Holdings LLC.

Jenny Davis moves to accept the recommendation of the planning committee. Josh Hamilton seconds the motion. All commissioners vote in favor of the motion, and the motion passes.

IV. 611 Walnut Street

Liz Hamilton motions to approve a continuance to the next meeting because of the lack of proper notification, with Nathaniel Johnson seconding the motion. All commissioners vote yes.

V.

A. Tree Removal 2003 and 2005 Caldwell

Robbie Jones, property manager
1811 Irving Ridge, Cabot, Arkansas

Conditions

1. Two trees from the approved tree species list shall be planted to replace those removed.
2. The replacement trees shall be planted outside of right-of-way and may be either canopy or understory.
3. The stump must be removed or ground to the surrounding surface level.

Jenny Davis moves that the commission approve the recommendation of the planning commission, with Jason Covington seconding the motion. All commissioners vote in favor of the motion. Motion passes.

B. 931 Faulkner Street

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 units and other utility equipment shall be screened from the public right-of-way through their positioning in relation to other structures, architectural screening or through vegetative cover.
3. Driveway and parking shall be composed of brick, stone, pavers, or concrete. Asphalt is not permitted.
4. Masonry shall be cleaned with the gentlest means (water blasting is not permitted). The brick shall not be painted.
5. Prior to issuance of a building permit, the applicant shall provide Planning Staff with verification that the National Park Service has approved the window replacements and the siding replacement on the existing structure.
6. Siding on the new construction shall be composed of brick and wood or a wood-like material such as Hardie ® siding/LP® SmartSide ®.
7. A minimum of five (5) trees from the approved species list must be planted along Faulkner St, outside of the right-of-way. 11. The existing sidewalk shall be repaired and meet ADA standards.
8. Lighting shall be inward, downward, and shrouded to stay within the bounds of the property.

9. The applicant shall coordinate with the Department of Transportation for a driveway permit.
10. The project shall undergo Site Development Review prior to building permit issuance.
11. The property shall be replatted prior to, or concurrently with, Site Development Review.
12. Existing driveway shall be removed.

Brent Salter
201 Lee Andrew Lane
Conway, AR

Would like to amend condition number 5 to read “Prior to issuance of a Certificate of Occupancy [...]” rather than “Prior to issuance of a building permit [...].”

For:
Rob Sharp
712 South College Avenue
Fayetteville, AR

Charming because it has variety. House wheelchair accessible, so the building starts from a lower position. Wanted to design gardens to add to the charm. Frieze boards, trim around the window, and doo has classical detailing. Many people get the basic shape of the house right, but they do not get the details of the building. Landscaping is key; especially windowboxes. Honor to work on the project and happy with the results.

Against:
Pam Rawlins
615 Watkins Street
Concern: height - No three story structures in downtown Conway. It is much taller than the buildings that surround it.
Appearance: Our literature states that the we are to encourage the capability of new buildings with the older building. Is ugly, and it looks like a cheap hotel. Nothing about this is complementary to the district. Just doesn't like it.
Compatible means that it is consistent
Parking and traffic - One bedroom or studio does not mean that there will be one vehicle per unit.

Christie Fruits
12 East Walker Road
Conway, AR
Owner of K to K Salon, and she has off-street parking, and she is busy. Parking will greatly impact her. Other businesses also have vehicles, and there is already a bottleneck at the south end

of the street. Residents also park on the street. It is usual to have 5-8 vehicles park on the street during regular business hours. Street is not a wide street
Will there be individual trash containers or will there be a dumpster?

Chairman Corey Parks reminds the audience that this committee's purview is for the historic design of the building, not parking or trash or other issues.

Dan West
920 Center Street
Concern that it could be worse, but feels that most of the people are in favor of a project, but the height is a problem.

Victoria Allen
1703 Prince
This project will not meet sanitation regulations.
Water run off concerns. Opposite side of the street floods, would this make it worse?

Gerritt Ferry
1703 Prince Street
This is not congruent with the look and feel of the neighborhood. A three story building is not appropriate in between those two because the property to the west are two stories or one and should be considered, so the three story building is not appropriate. Does not feel the drawing is to scale unless the firsts floor is subgrade and he disagrees with the measurement heights that Eric Salter provides.

Courtney Zinn
2006 Robinson Street
Design is not appropriate; it looks like a cheap motel. This is a historic district, and this does not meet the rules.

Bishop Woosley
5430 Lost Canyon
Parking is part of the design. Does not think that there is room for 17 more families. He purchased the home because the street was quaint; parking is part of the design. Also invades people's houses. The design is inappropriate. No issue with the Salters, but this design is not appropriate.

Emily Walter
940 Center Street

Keep our neighborhood looking historic. Here to preserve the look the historic district. Locust and Caldwell is a two story apartment building with parking in the back. This will be an eyesore. Section 7 states the powers of the commission. We have the right to push it back to Planning Commission and recommend to City Council and Planning Commission on conditional uses, rezoning,

Tara Jackson says that portion of our standards conflicts with state law. The historic district commission does not have zoning authority. It can make recommendations.

Marianne Black
1146 Davis Street
2.21, item 18

New work should be compatible with the historic character of the setting with regard to color, character, etc.

New construction should not challenge the other buildings; it should not draw attention to itself. It shall maintain, not disrupt the pattern of historic buildings by disrupting roof shape and pitch, floor to ceiling height, lot placement, etc. Given the guidelines that are published, this is not appropriate to the area.

Vivian Lawson Hogue
1723 College Avenue

Does not agree that it would have been beautiful in the past, but the point is that it was not. Do not let this go forward; it will not help us.

Bob Cantrell
44 Downwind

Front elevation of this property should show a permanent row or cars on the street. He owns a house on this street. Too many people on one property will change the historic nature of the neighborhood.

For:
No one speaking on behalf of the application

Mr. Salter comes to address concerns.
Storm drainage and trash will go through site review.
Not required to address parking, but he is doing that.
Lighting governed by city ordinance.

Appearance based on the variety of architecture that the design is appropriate.

What if it were two stories? This about the scale and massing of the structure and the overall design - not just the number of floors.

Rob Sharpe says that it is beneficial to hear everyone's thoughts about the project.

Positive:

A real sense that this is a plain building. Tall buildings are more expressive, but his thoughts in his office that adding more decoration and ornament would be a mistake because it is a simple building. We did not go as far as to make it a Motel 6 because a Motel 6 has a poor facade. A three story building has a better facade and would look better.

Appreciates that everyone loves their neighborhood. The neighborhood has the appropriate level of diversity, wanted it to be distinct. Will answer more questions.

Margaret West

920 Center Street

She lives and gardens right behind this house. She eats outside, has company over, playing with her grandkids, and the windows would look over her yard. Is this something that you would want behind your house?

Jenny: No other three story buildings in the the neighborhood. This is inconsistent with the buildings in the area

Liz Hamilton

Inclusion. In her opinion, the scale is fine. Variety of scale makes a district diverse.

Appreciates the endeavor to design something that saves the existing structure. It could be an asset in the future. Conway needs brave people to go out and do things like this.

Jason Convington

Salters would do a good job; problems with the eyeballs on people's backyards.

Liz wants to know if there is any landscaping that would provide a buffer that would provide some privacy.

Tara says some trees would be around the perimeter of the property.

Would like to know if there is any consideration for any additional plantings to the west? Salter asserts that there is a cluster of trees. Would be willing to accept twice the required amount of trees.

Rob Sharpe 52 feet to the back of the property. In terms of sun angles this would not cast a shadow. Does not extend as far as the existing house already does. Surprised when Brent told him that his setback requirement is zero. Tree canopy is part of the reason why people what to live here. There is an existing building that can be preserved if the new building is allowed. The

existing building will be demolished for neglect. If you want the existing house to be restored past its economic value, the one story cottage that you passed was far less detailed than the existing house. Going to get two new good buildings out of this.

Corey Parks asked Eric Salter about parking, and Mr. Salter said that he had maximized the amount of parking allowed.

Liz Hamilton motions that we approve the project with the addition of the requirement that additional landscaping be added west property line; Motion fails for lack of second.

Jenny Davis motions that the commission accepts the recommendations of the planning commission, Josh Hamilton seconds. Liz Hamilton votes to approve while Jason Covington, Josh Hamilton, Nathaniel Johnson, Jr, and Jenny Davis vote against the motion.

Tara says that applicant can appeal if he provides no information and then based upon that information Ms. Jackson would bring it back to the project for review; this can happen one time. The next course of action is a new application. Appeals would be submitted to public notices.

Additional business:

Jason Covington motions to adjourn with Nathaniel Johnson seconding the motion. All commissioners voting yes. Motion passes, and the meeting adjourns.