



CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

November 23, 2020 · 5:30pm · City Hall · 1111 Main Street



Due to restrictions imposed because of the COVID-19 pandemic, the Historic District Commission meeting will be broadcast on the City of Conway [Facebook](#) and [YouTube](#) pages. Please submit questions/comments [via email to Planning Staff](#) by 3:00pm the day the meeting.

MEMBERS

Steve Hurd, Chairman
Emily Walter, Vice-Chairman
Shelby Fiegel, Secretary
David Carolina
Liz Hamilton
Taylor Martin
Margaret West

Call to Order.

Roll Call.

Approval of Minutes. October 26, 2020

I. Public Hearing - Robinson Historic District

- A. 829 Ash Street - Accessory Structure Modifications

II. Public Hearings - Old Conway Design Overlay District

- A. 516 Ash Street - New Single-Family Residence
- B. 1805 Bruce Street - Exterior Modifications
- C. 802 Sixth Street - Sign Exception Review

III. Discussion

- A. Adoption of Historic Preservation Plan
- B. Approval of 2021 Calendar
- C. Selection of New Commissioners
- D. Additional items as decided by the Commission

Adjourn

Ingram Hartje House - Exterior Modifications

829 Ash Street - Asa P. Robinson Historic District

APPLICANT/OWNER

Michael Mabry
6710 Meadowlawn Street
Houston, TX 77023



SITE

Address: 829 Ash Street.

Present Zoning. R-2A (Two-Family Residential). The property is within the Robinson Historic District.

Abutting Zoning. R-2A (Two-Density Residential) in the Robinson Historic District.

Lot Area. 0.38 acre ±.

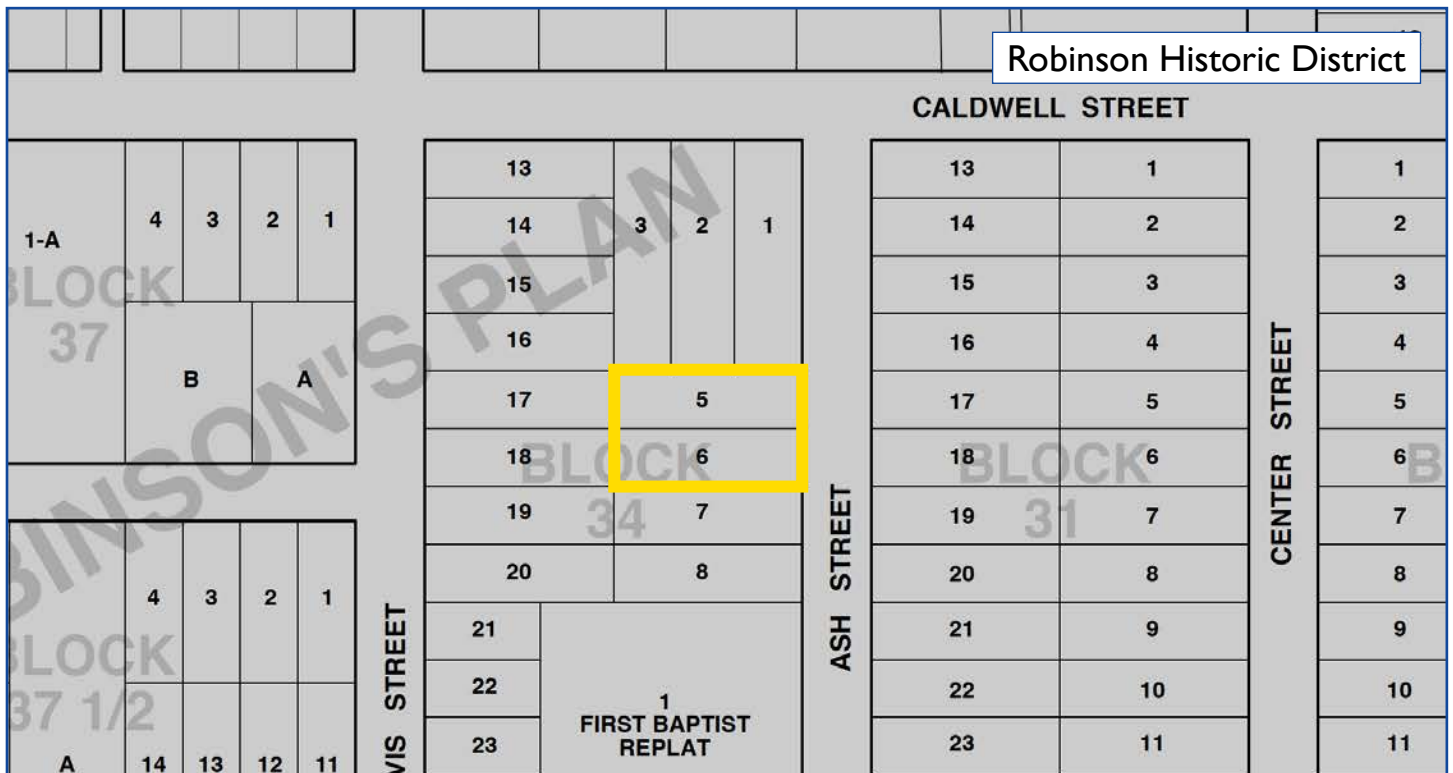
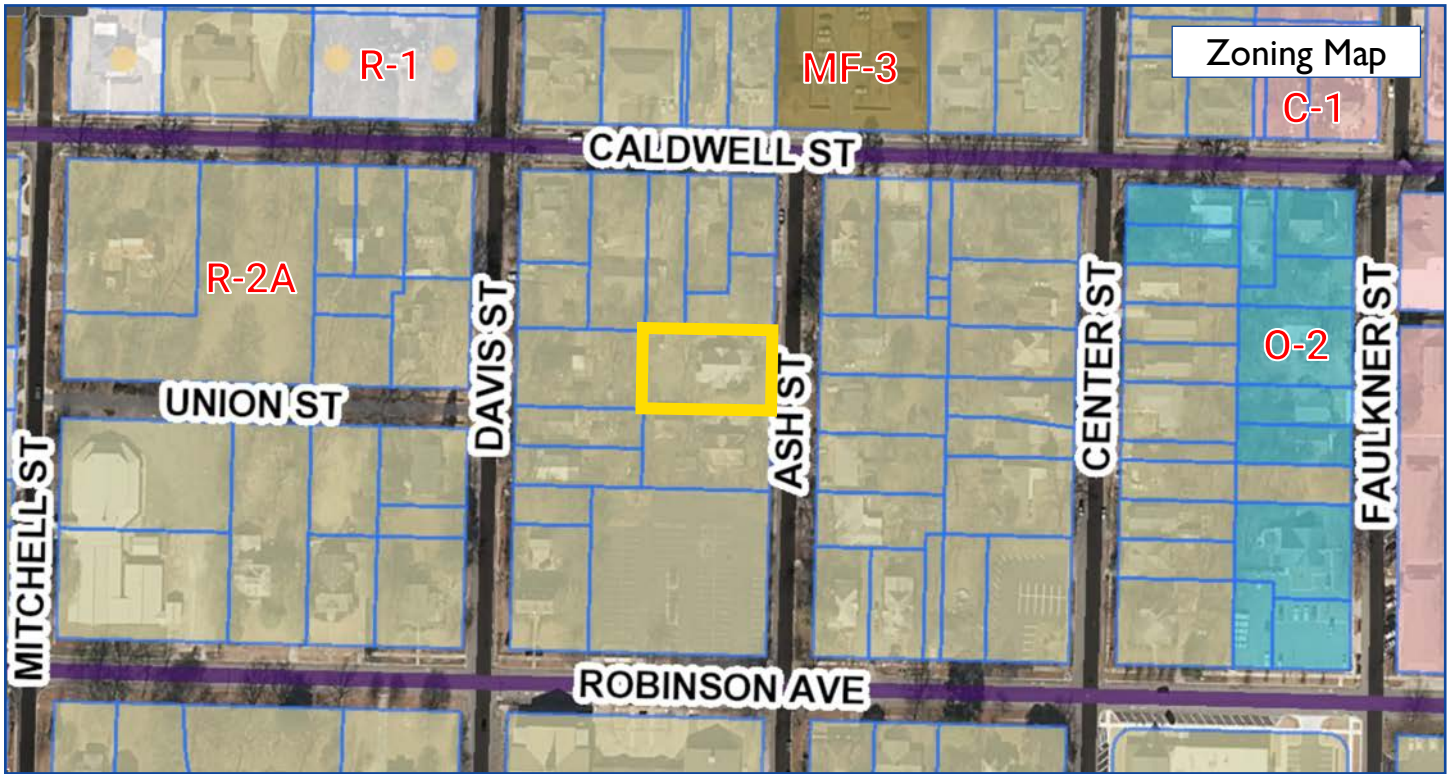
Surrounding Area Structures. The property is located in the Robinson Historic District on the west side of Ash Street. Area structures consist of the following:

- West – Rear of Property
- North – 831 Ash: 1960 (Ranch – Non-contributing)
- East – 826 Ash: Watkins House 1950 (Plain/Traditional – Non-contributing)
- East – 834 Ash: 1924 (Bungalow – Contributing)
- South – 821 Ash: 1915 (Plain/Traditional – Non-contributing)

Ingram Hartje House - Exterior Modifications

829 Ash Street - Asa P. Robinson Historic District

I.A



General Description of Property and Proposed Development. The applicant is proposing to rehabilitate an existing outbuilding/garage at the rear of the property, which has seen considerable deterioration. The applicant is proposing to close the existing garage bay opening and install a door in its place. The existing door to the left of the garage bay opening will be closed in. The existing door to the right of garage bay opening will be converted to a window. The applicant is proposing to repair with like wooden materials and restore existing materials where possible.

The Ingram Hartje House was constructed in 1920 in the Craftsman Bungalow Style. The structure was listed as contributing at the time the district was surveyed in late 1997. The structure still appears to be contributing with recent modifications notably restoring the porch's appearance. However, the structure does have cladding that is not appropriate to a historic structure.

BUILDING MODIFICATIONS

Windows. The guidelines recognize original windows and window forms as integral to the historic character of the structure. Original windows should be maintained and repaired rather than replaced.

No changes to the existing windows are proposed except to restore existing materials. It appears a matching window will be added on the north side of the front façade of the accessory structure. Any window which is added should match the form of the window on the south side of the front façade. The door on the south side of the front façade will be relocated to the center of the structure.

GARAGES/ACCESSORY STRUCTURES

Garages. Garages should be retained and character defining materials should be preserved.

The proposed changes will not significantly alter the character of the structure and will honor the structure's original design, while allowing it to transition away from an outmoded use as a garage, as it is not likely large enough to accommodate modern vehicles.

RECOMMENDATIONS

Staff recommends approval of the exterior modifications with the following conditions:

1. Any window which is added should match the form of the window on the south side of the front façade.
2. HVAC and utility equipment shall be appropriately located at the rear or side of the structure and/or appropriately screened.



Ingram Hartje House - Exterior Modifications

829 Ash Street - Asa P. Robinson Historic District

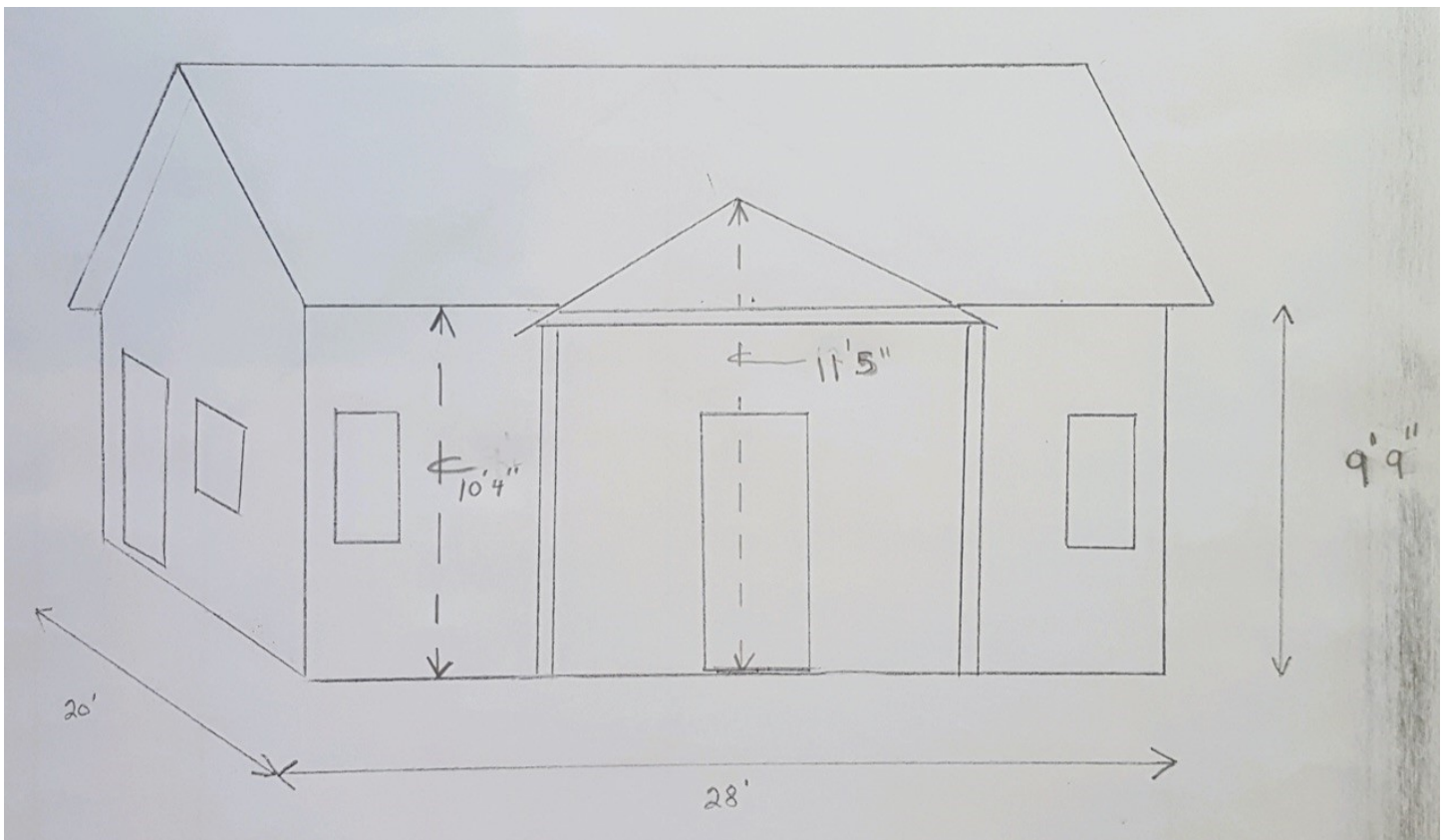
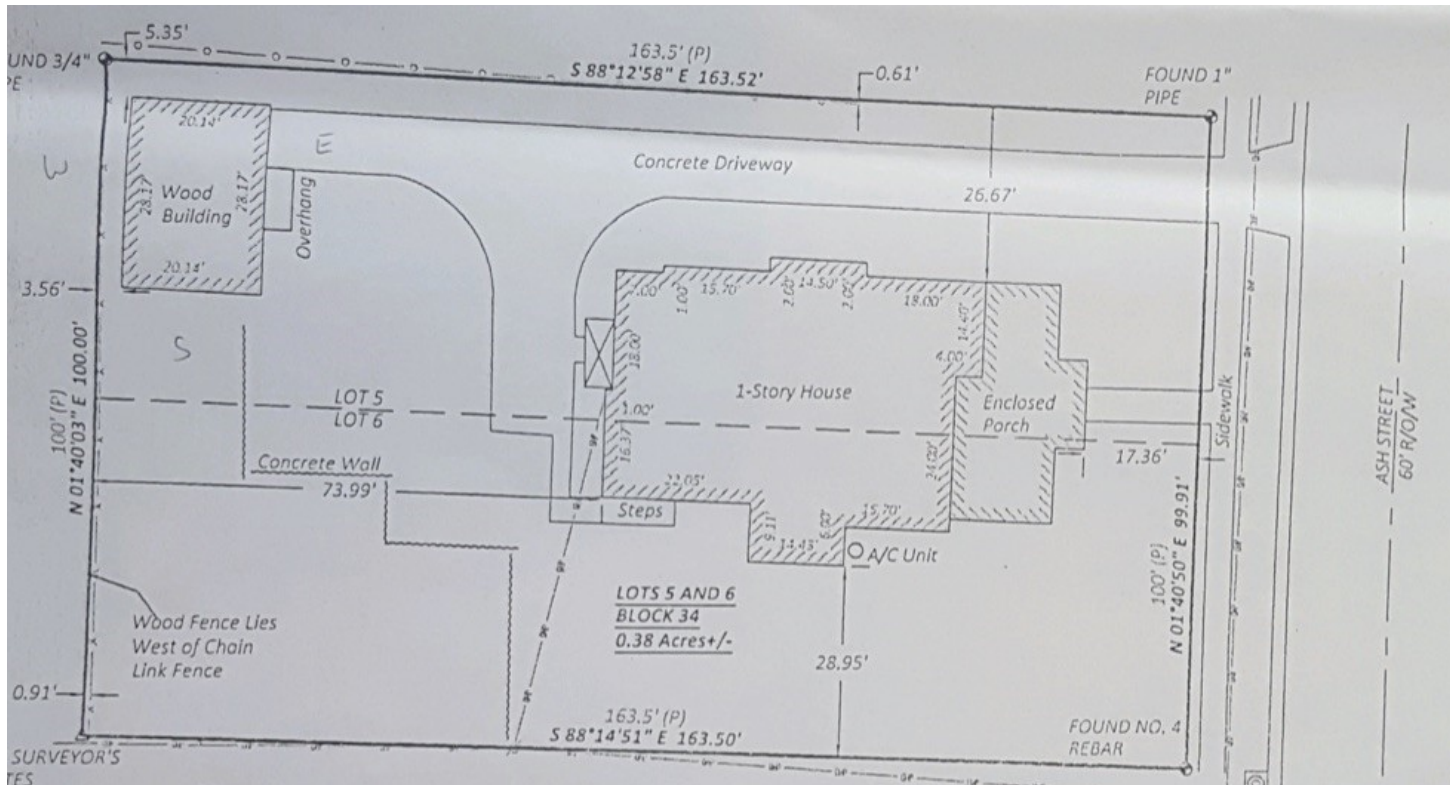
I.A



Ingram Hartje House - Exterior Modifications

I.A

829 Ash Street - Asa P. Robinson Historic District



New Single-Family Residence

II.A

516 Ash Street - Old Conway Design Overlay District

APPLICANT/OWNER

Cory Cox
601 Manor Street
Conway, AR 72034

CONTRACTOR

Cary Kuykendall
KSI Construction Services



SITE

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

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

Lot Area. 0.19 acres ±.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the east side of Ash Street between College Avenue and Scott Street. Area structures consist of single-family residences in English revival, craftsman, and minimal traditional styles.

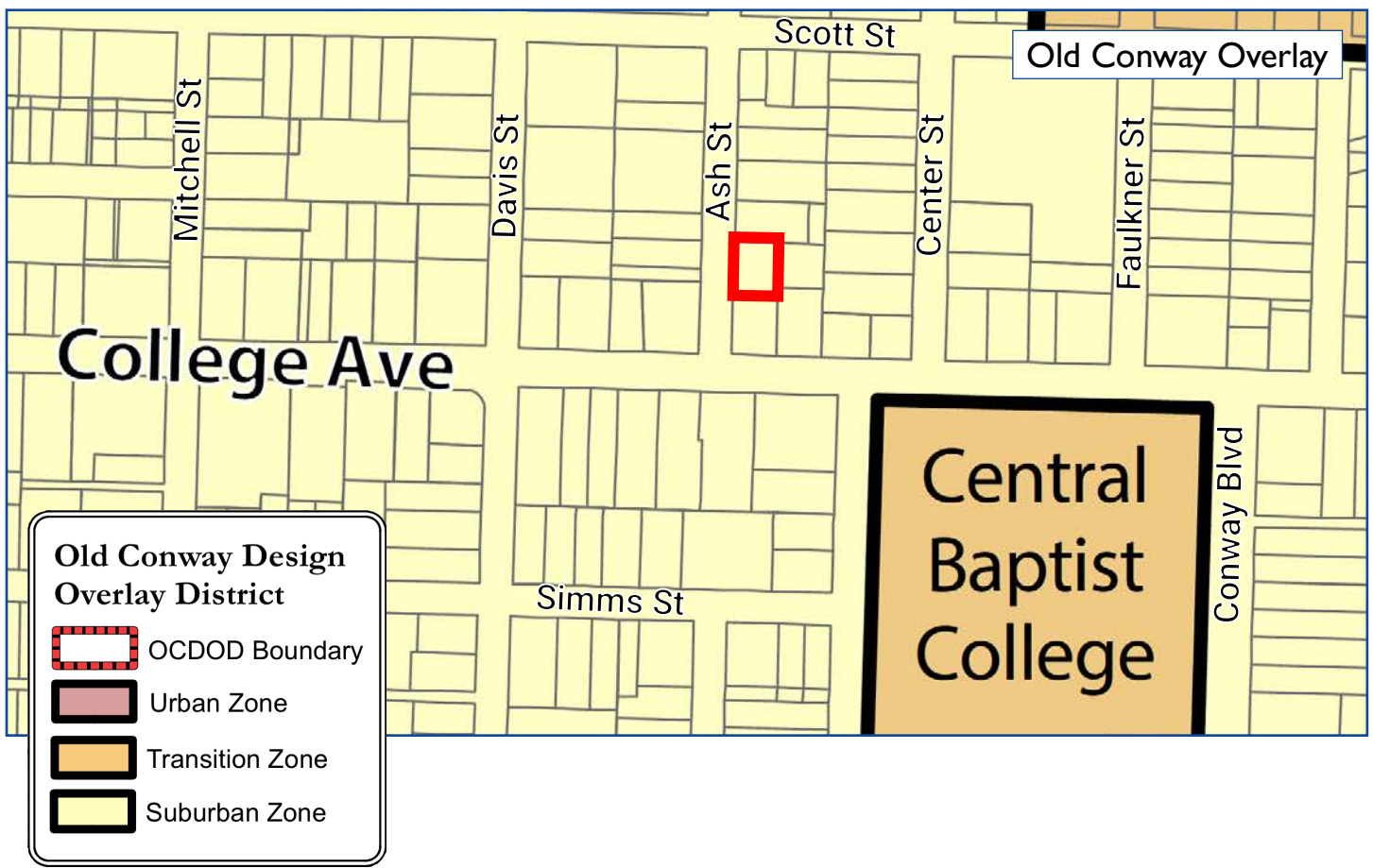
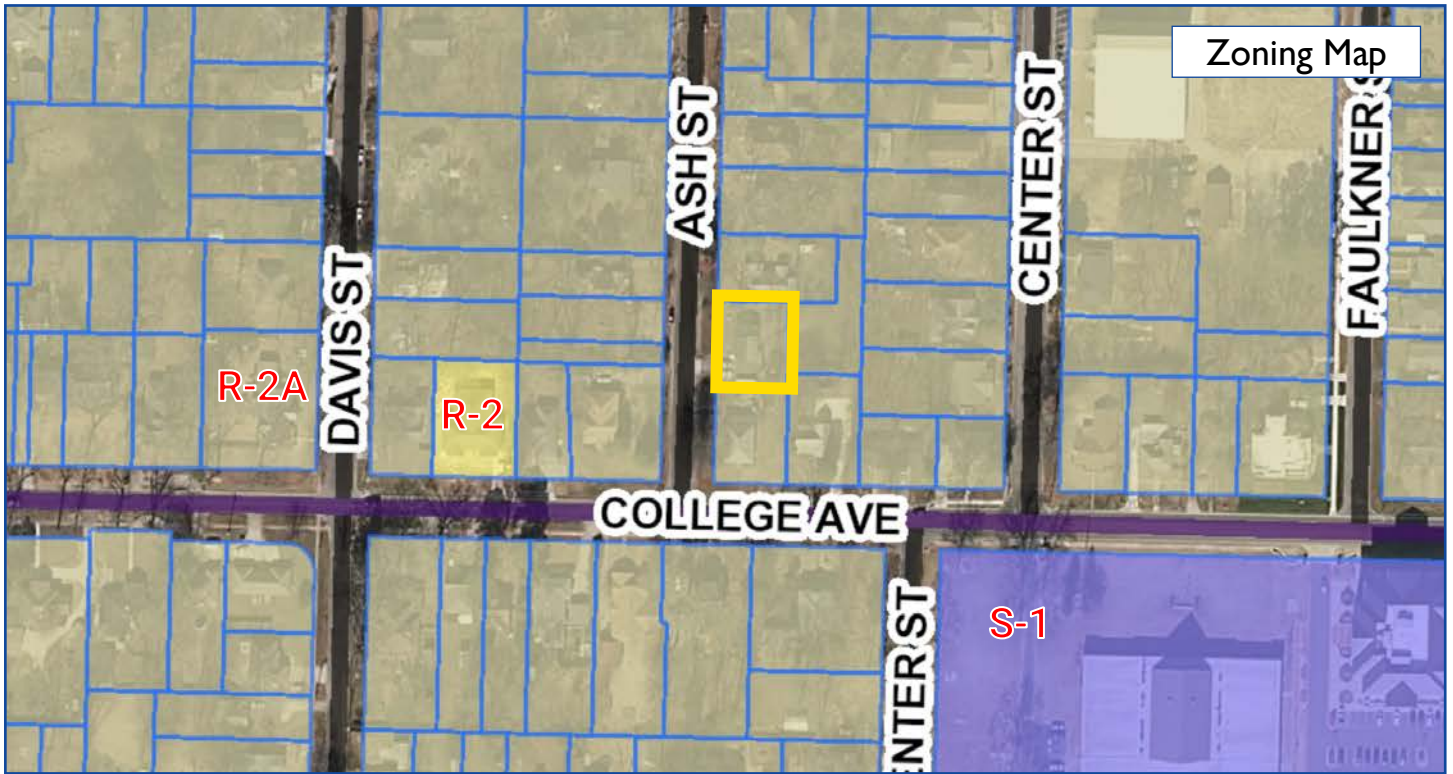
General Description of Property and Proposed Development. The applicant is proposing to construct a new 1,272 square foot single-family home and a 432 square foot garage in a traditional contemporary style.

Setbacks and Spacing. Front setbacks are allowed within a range of 85% to 115% of the average front setback of the area. The average setback from the property line for the area is 20', based on the properties to the north and south. The included drawings indicate a setback of 20'. The other proposed setbacks conform to the zoning requirements.

The proposed setbacks and spacing are appropriate. Spacing of the structure appears to conform to the requirements.

New Single-Family Residence

516 Ash Street - Old Conway Design Overlay District



Lot Coverage. Lot coverage for all impervious surfaces shall be less than 60%.

Lot coverage for the site is approximately 38%.

Orientation. The front door of the structure should follow the orientation of entries along the street.

The front door faces the street in a similar fashion to other structures on the street.

Garages/Outbuildings. Garages should be placed at the rear of the lot. When lot depth prevents a rear placement, the garage may be placed at the side of the structure along the back half of the structure. Two and three car garages should be placed at the rear of the lot in a detached structure.

The proposed carport is placed at the rear of the structure in an appropriate manner.

Alley. There is no alley access to this lot.

Driveway / Parking. Parking in the front yard is not permitted. Driveways should be concrete, pavers, or permeable paving.

The applicant is proposing an 18' concrete driveway. This is due in part to the existing wide apron at the street.

Recommend requiring a 12' driveway that widens to 18' at the front of the house.

Sidewalks. Sidewalks are required for new construction projects.

A 5' sidewalk placed at least 5' from the back of curb is required.

Fences/Walls. No fencing is proposed.

Tree preservation. There are no significant trees affected by the project. Canopy trees shall be required for each 30' of street frontage.

The planting of three canopy trees in the front yard is required.

MASSING

Scale. The scale of the building should maintain the relationship of the structure's scale to the lot size of surrounding buildings.

The scale of the proposed structure (1,272 sf) is compatible to the overall scale of structures in the surrounding area.

Height/Width/Directional Expression. The height/width and directional expression of the structure should relate to historic patterns in the neighborhood.

The height of the structure at 18' and the width at 50' will not be out of scale of the pattern of the neighborhood. The structure will be one story. There are predominantly one-story structures in the immediate vicinity. The area features primarily horizontally oriented structures.

Footprint. The structure should respect the ratio building footprint to lot area of homes within the general vicinity.

The building footprint will cover less than 30% of the site, similar to other structures in the area.

Complexity of form. The detailing and wall breaks should relate well to structures in the area.

The structure will contain a level of detailing and form that is compatible with the patterns of the area as there is a mix of complex and simple structures.

Façade, wall area, rhythm. New facades shall be compatible with those of the surrounding area. 25-40% of front façades should contain windows. Window and door openings should relate to the size and proportions contained in the surrounding area.

The front façade will be composed of 26% windows and openings, which based on design appears to be appropriate. The side facades have a single window each.

DESIGN ELEMENTS

Style. New design should respect the context of the area while expressing the contemporary nature of the structure.

The surrounding area does not have a cohesive theme of styles, mixing traditional, historic vernacular, and contemporary elements. The design of the house will blend well with the surrounding structures.

Entries, Porches, and Porticos, Doors and windows, Awnings. Porches are encouraged and should be at least 6' deep, when present. Entries should contain special decorative elements and ornamentation. Windows should be of divided-light construction, where divided-light windows are proposed. Fake muntins are not permitted.

An open front porch with a 6' depth is proposed. No details on the style of windows is provided. It is anticipated vinyl are proposed, which would be required to be of 1 over 1 design.

Lighting. Any new lighting should be inward, downward, and shrouded so as to stay within the bounds of the property.

No lighting is shown on submitted plans.

MATERIALS & DETAILING

Architectural Details, Siding, and Bricks. Detailing and siding should complement the surrounding area. Siding should include brick, stone, wood, or HardieBoard/LP Smartside type siding.

The applicant is proposing to use brick along the base of the structure with HardieBoard on the remainder of the structure. Recommend requiring additional spacing between the base of the windows and the brick base.

Shutters, Roof, Decks/Plaza Space, Skylights, Mechanical Screening. Roofing should respect the character of the surrounding area with respect to materials, pitch, and form. Metal roofing is prohibited unless historically used on the structure.

Roof forms and materials are appropriate. The applicant is proposing 7:12 roof pitching, which is appropriate.

RECOMMENDATIONS

Staff recommends approval of the application with the following conditions:

1. Require a 12' driveway that widens to 18' at the front of the house.
2. Require the planting of three canopy trees in the front yard.
3. Require windows to be true divided lights or 1 over 1 if not true divided light.
4. Require 5' sidewalk with a 5' setback from the back of curb.
5. Require fascia and soffits to be finished with wood construction or wood equivalent such as HardieBoard.
6. HVAC equipment be placed in a manner to minimize its visibility from the street.

New Single-Family Residence

516 Ash Street - Old Conway Design Overlay District

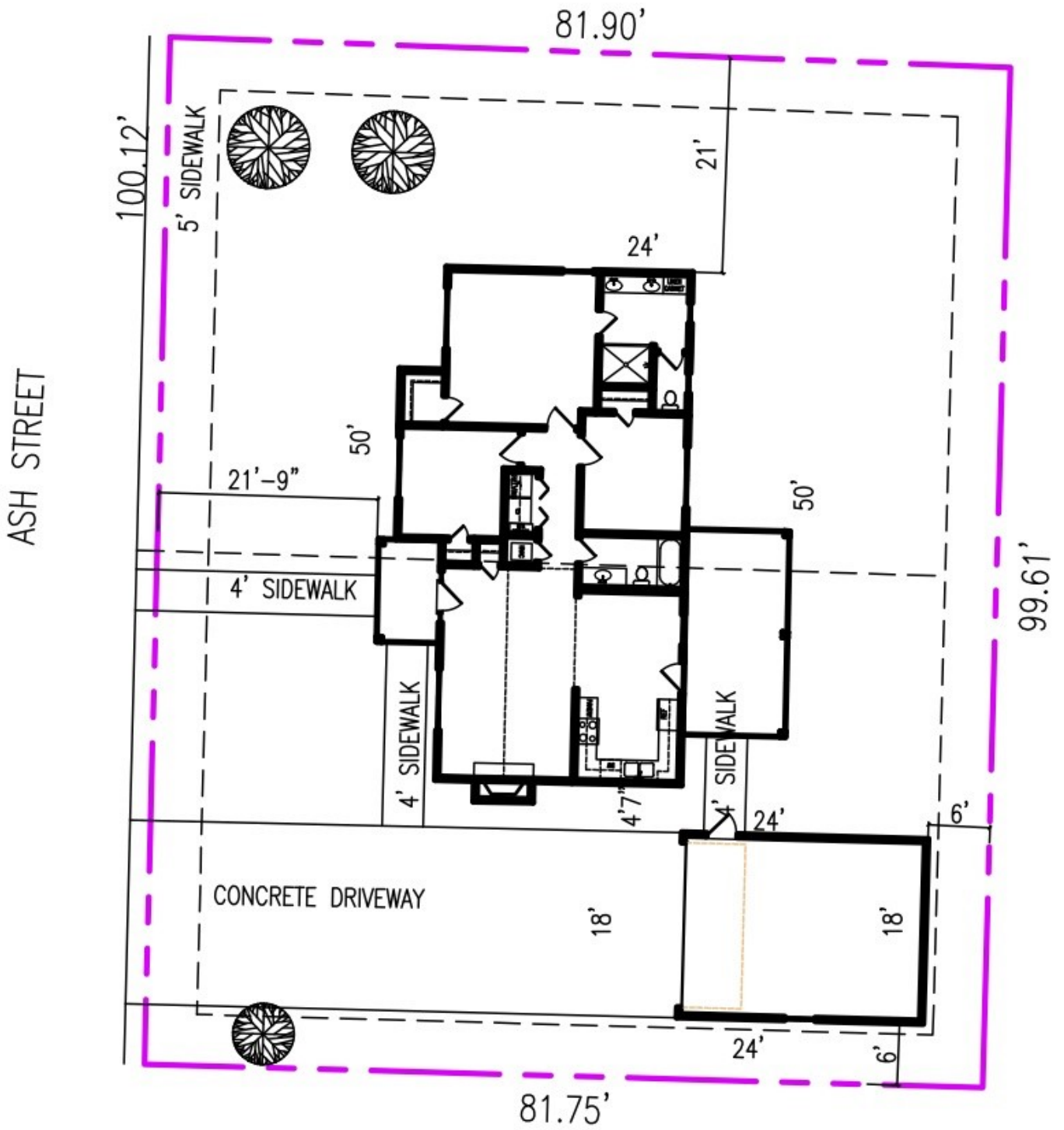
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New Single-Family Residence

516 Ash Street - Old Conway Design Overlay District

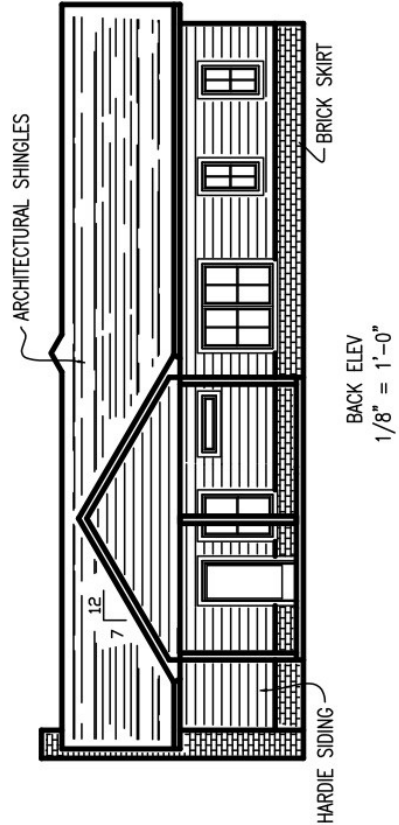
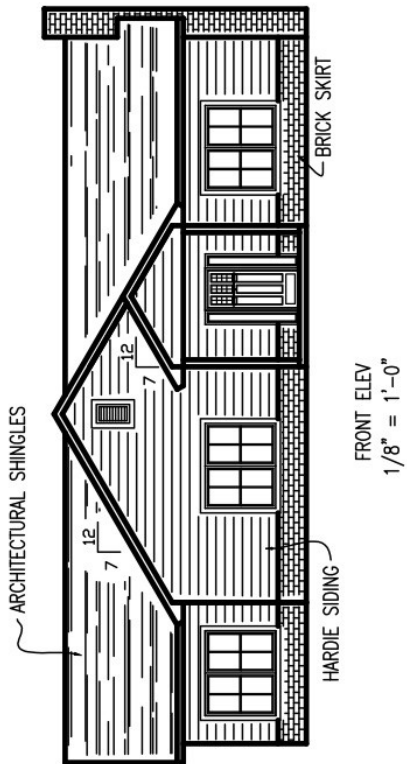
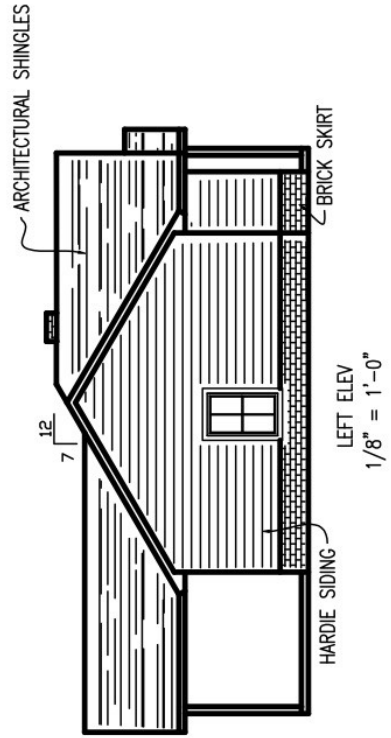
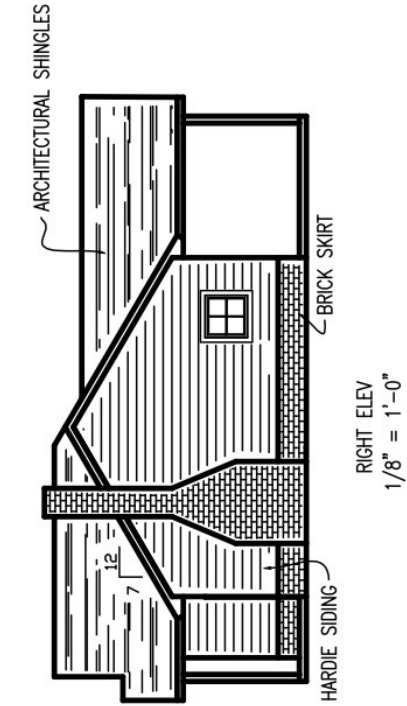
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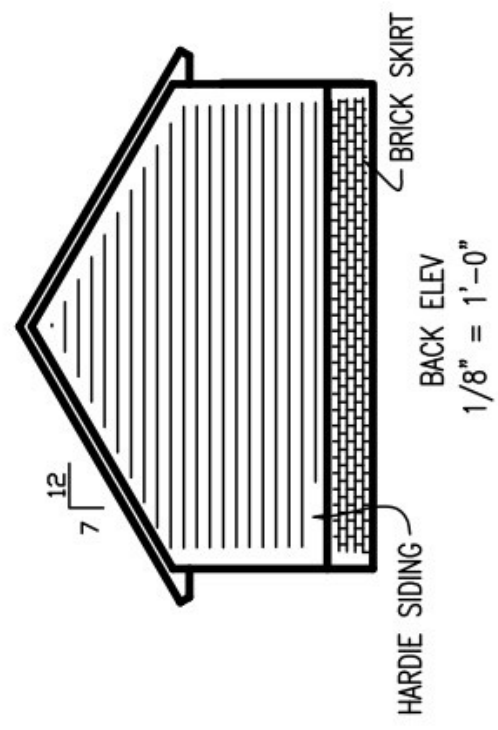
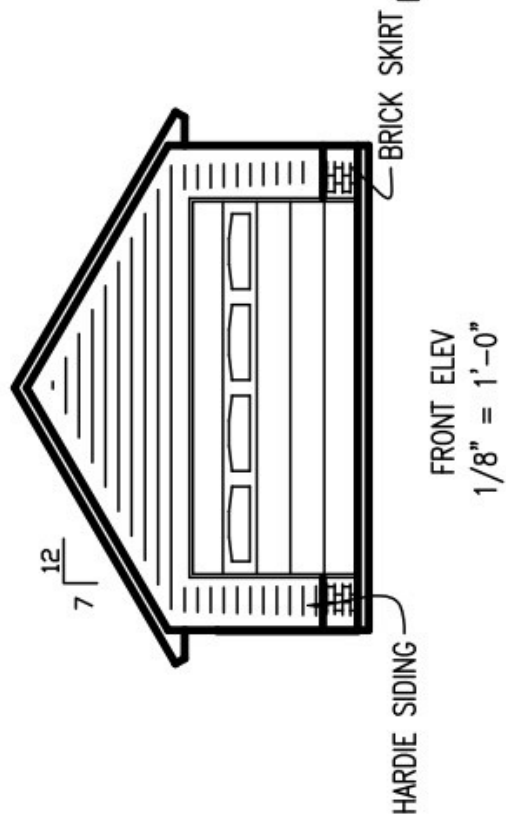
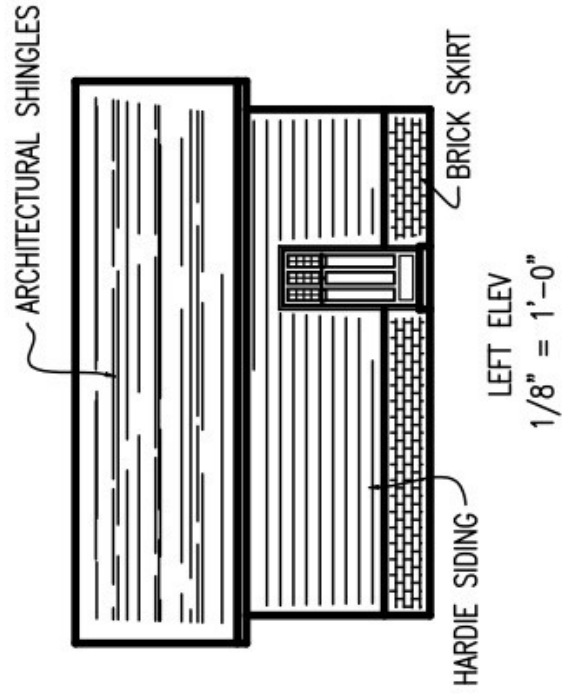
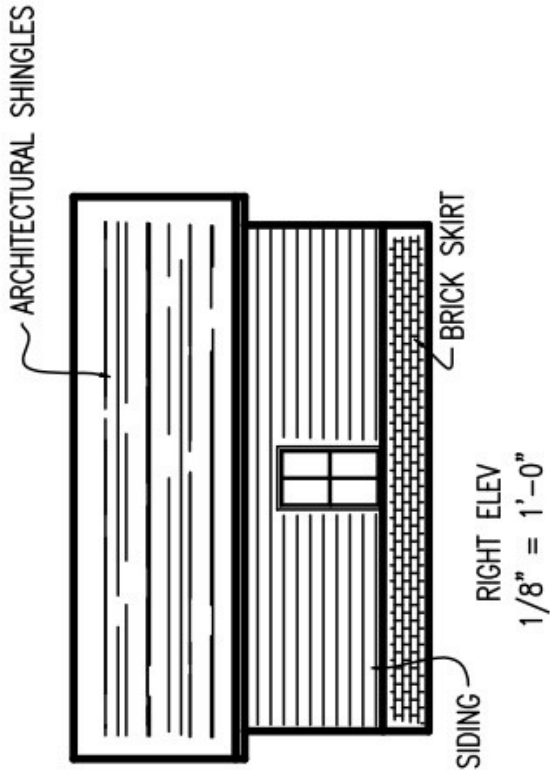


New Single-Family Residence

516 Ash Street - Old Conway Design Overlay District

II.A



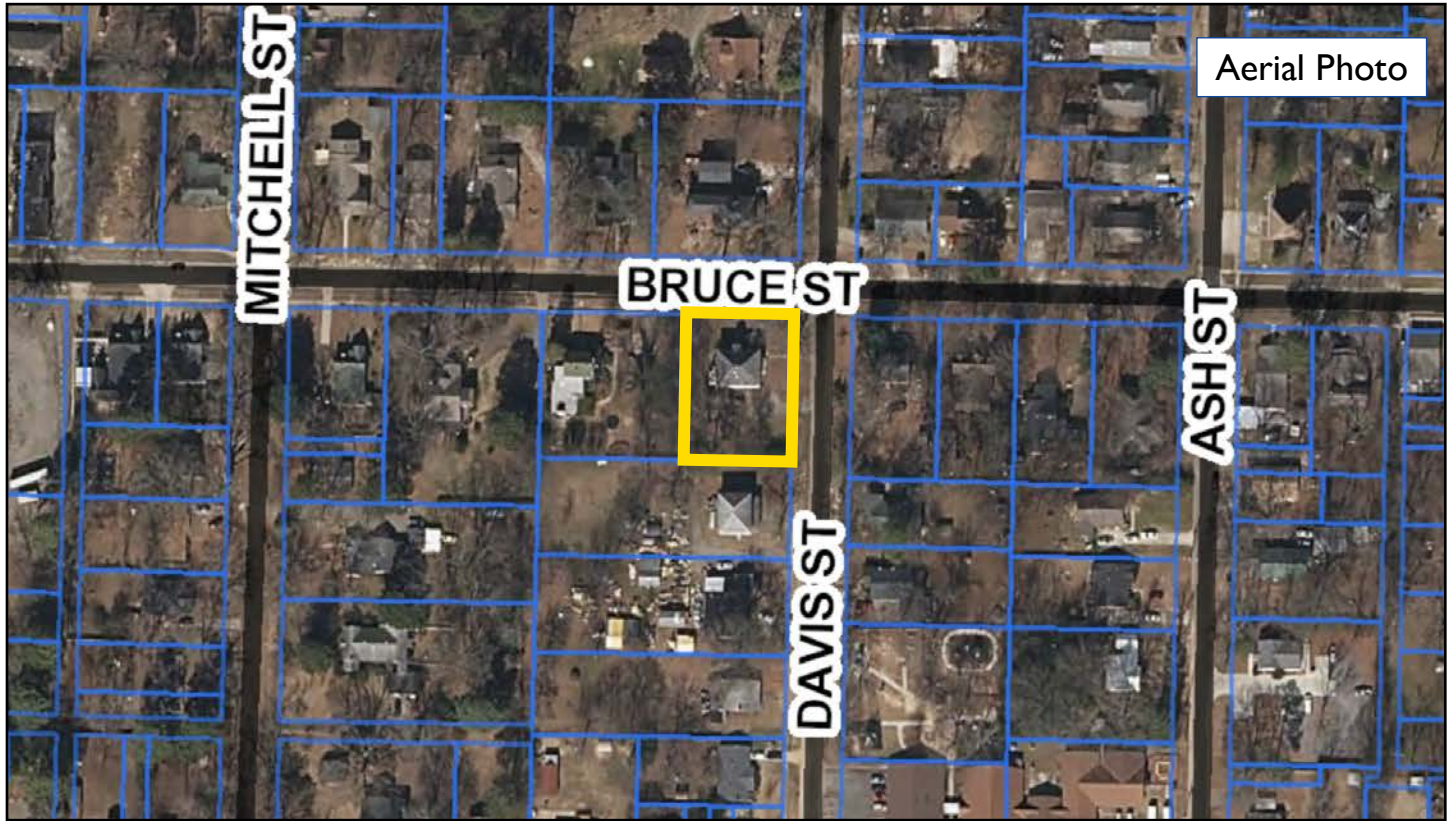


Exterior Modifications

1805 Bruce Street - Old Conway Design Overlay District

APPLICANT/OWNER
Darren McDonald
1805 Bruce Street, #1
Conway, AR 72034

CONTRACTOR
Cutting Edge Renovations



SITE & DENSITY

Address: 1805 Bruce Street.

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

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

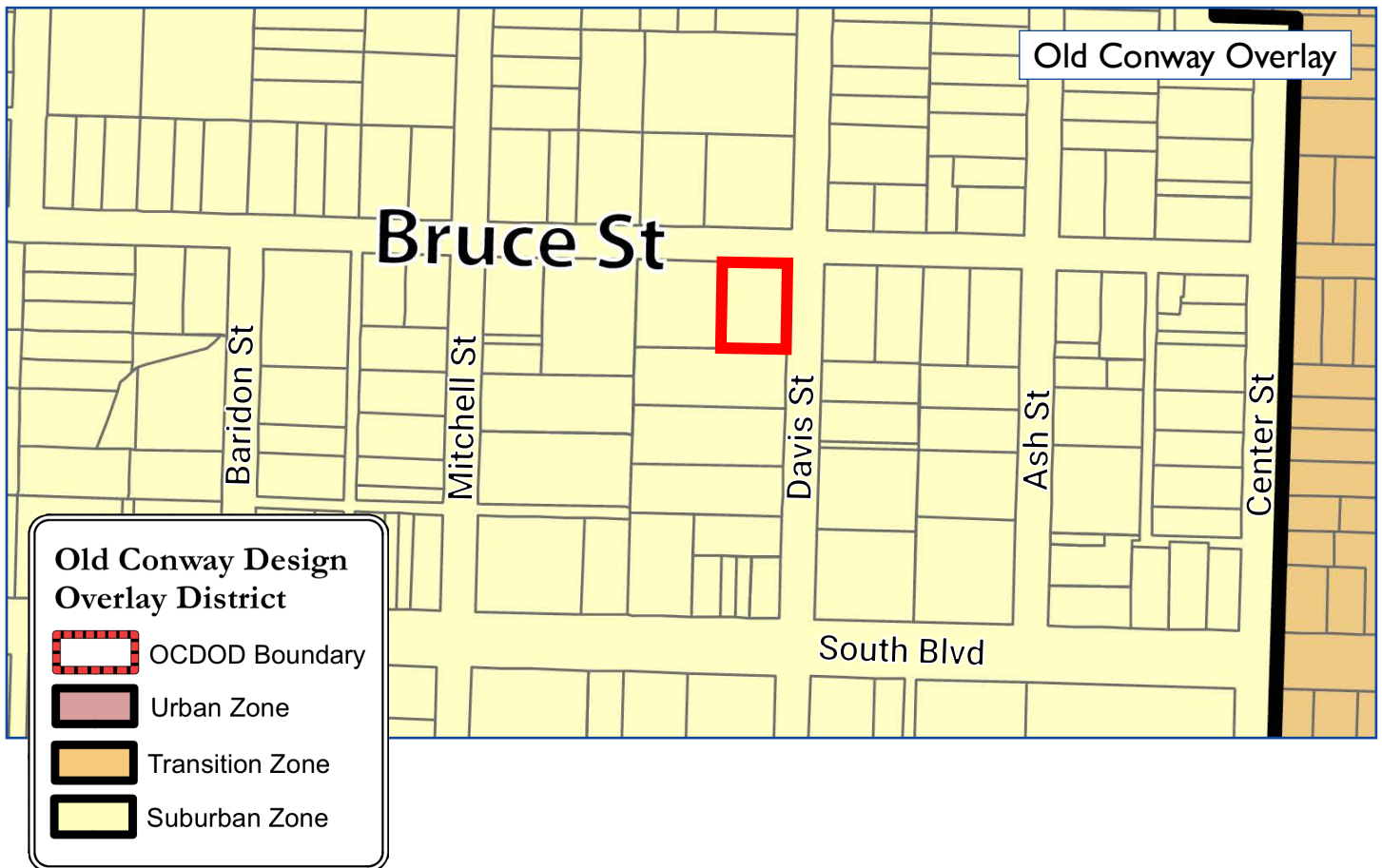
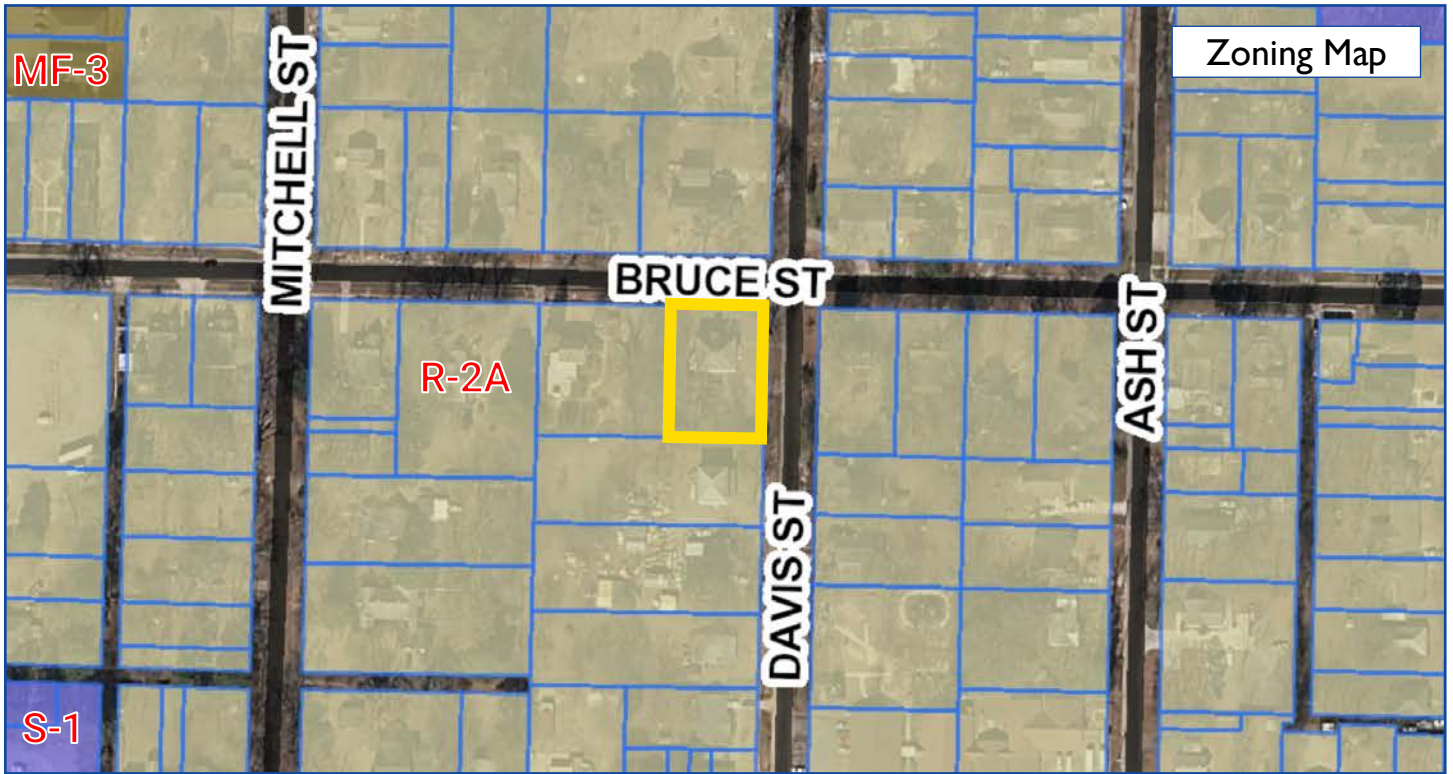
Lot Area. 0.38 acres ±.

Surrounding Area Structures. The property is located in the Old Conway Suburban Zone at the southwest corner of the intersection of Bruce Street and Davis Street. Area structures consist primarily of single-family and two-family residential structures in colonial, neo-classical, and arts and crafts styles.

General Description of Property and Proposed Development. The applicant is proposing to rehabilitate the existing balcony on the front façade of the structure and construction of a new covered balcony spanning the full width of the eastern elevation. The applicant is also proposing to expand the porch across the full width of the front and eastern sides of the structure with a new railing. Additionally, a new fence is proposed along both street frontages.

Exterior Modifications

1805 Bruce Street - Old Conway Design Overlay District



Exterior Modifications

1805 Bruce Street - Old Conway Design Overlay District



Lot Coverage. Lot coverage for all impervious surfaces shall be less than 60%.

Lot coverage for the site is approximately 15%.

DESIGN ELEMENTS

Complexity of Form. The level of complexity usually relates directly to the style or type of building. In general, use forms that relate to the majority of surrounding structures.

The area is comprised of thoughtfully designed houses with detailed articulation relating to the specific architectural styles. The proposed modifications would significantly impact the existing form of the house as viewed from the public realm.

Directional Expression. In the Suburban Zone, the older structures are mostly oriented horizontally or have a square shape, such as the typical Craftsman bungalow. New construction should respect the directional expression (or overall relationship of height to width) of surrounding traditional structures.

The existing house and the adjacent homes appear to have a square directional expression. The proposed changes to the exterior façade would not have an effect on the expression of the structure.

Fences/Walls. In front yard, fences shall be no more than 3.5 feet tall 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 as deemed appropriate. The upper two feet of privacy fencing should have 50% opacity, provided by a lattice or grid pattern of wood or iron. Fences may be constructed of wood, iron (or aluminum mimicking iron), brick, or stone. The use of brick or stone should be limited to corner post or limited detailing. Fences of wood-like composite materials may be used upon approval.

Limited information as to the height and materials of the proposed fence were provided. Staff has recommended a condition of approval requiring that the applicant submit additional information to the Director of Planning ensuring compliance with this section of the Overlay District.

Parking Areas. Parking is not permitted in the front yard of residential properties. Parking is allowed only along street and alley frontage, and in rear yards, driveways, carports and garages. No more than fifty percent (50%) of the front yard may be paved.

The applicant is proposing two parking areas located in the front and street side yards. This change would have a significant visual impact given the prominent corner location of the site. The proposed parking areas are located inappropriately and should be relocated behind the structure.

Tree preservation. It is unclear if any trees will be impacted by the construction, need further information from the applicant.

Recommend requiring a tree planting if any trees over 8" in diameter are removed.

MASSING

Entries, Porches, & Porticos. In the Suburban Zone, Porches must have a minimum depth of 6 feet, preferably 8 feet. Roofs on porches should match those on the main or existing structure where possible. Steps leading up to porches may be of wood, brick, stone, or concrete, as appropriate to the material and architecture of the main structure. Railings on porch stairs should have handrails and pickets to match the railing of the porch.

The applicant is proposing to construct a wrap around porch on the front and eastern side of the house with an 8-foot depth and picket railing. Limited information was provided in regard to the proposed materials. Staff has included a condition of approval requiring that additional plans/information be submitted to the Planning Director to ensure compliance with the standards of the Overlay District.

Roofs. Roofing should respect the character of the surrounding area with respect to materials, pitch, and form.

The proposed balcony/deck on the eastern elevation includes a 10-foot extension of the roof along that side of the house. The proposed roof materials were not provided. The proposed extension of the roof is inconsistent with the traditional symmetry associated with the house's neo-classical architectural style and would be inappropriate.

Decks/Balconies. Elevated wooden decks are not historic to the area and should be located at the rear of the structure and screened from street view with fencing and/or plants and shrubs when visible.

The applicant is proposing to construct a new elevated deck on the second floor of the structure along the eastern side of the house with a depth of 8-feet. Expansive elevated decks are not a traditional element featured on neo-classical structures. Three small elevated balconies currently exist on the front and both sides of the structure. It is the opinion of staff that further expansion of the elevated deck would make it a dominating focal point on the street facing facades and would significantly alter the streetscape. This modification would be inappropriate in this context.

RECOMMENDATIONS

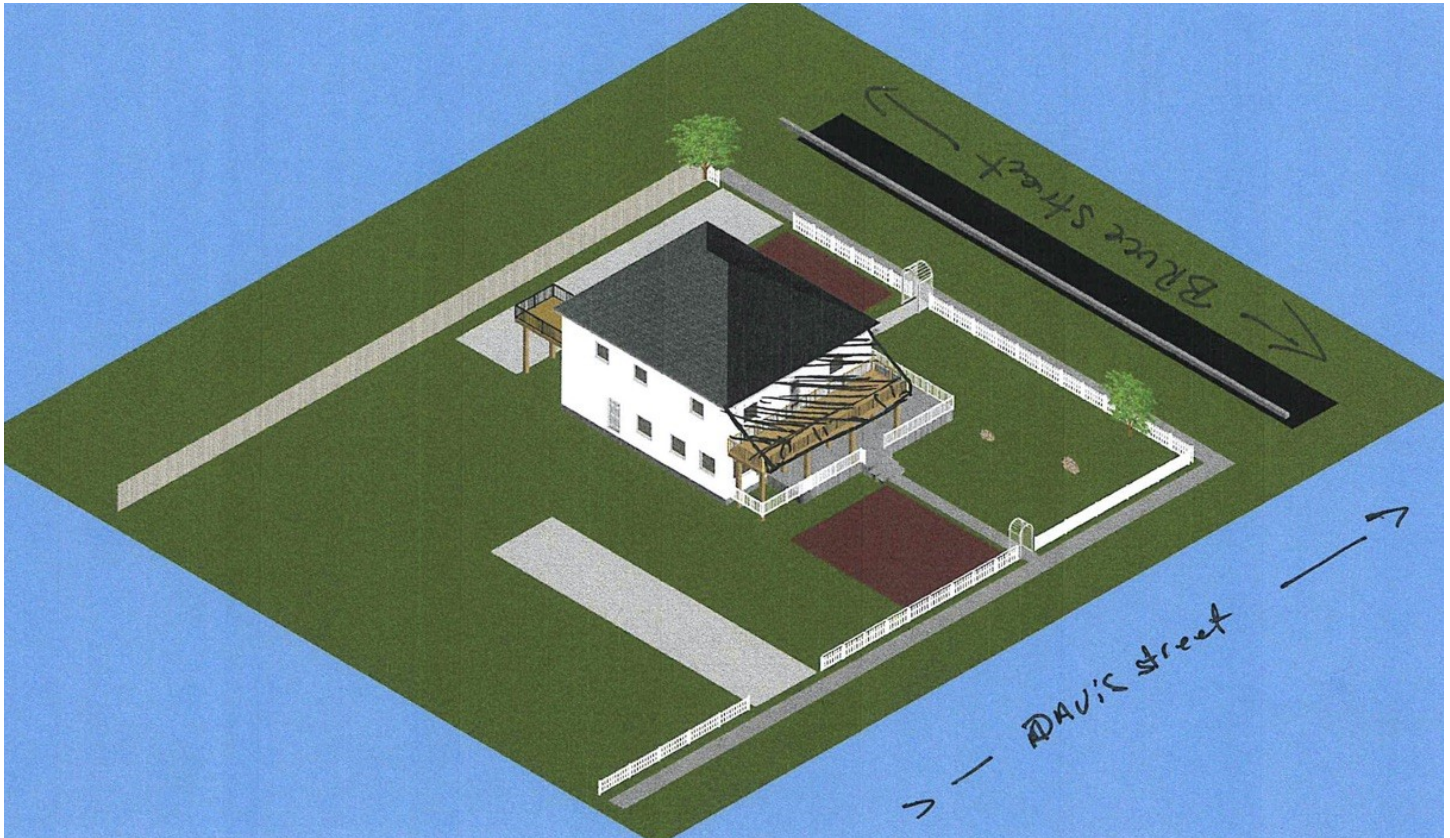
Staff recommends disapproval of the proposed elevated deck and roof modifications.

Staff recommends approval of the proposed porch and fence with the following conditions:

1. Detailed fencing plans shall be submitted to the Planning Director ensuring compliance with the fencing height, placement, and materials standards of the Overlay District.
2. Additional information or plans shall be submitted to the Director of Planning detailing the proposed materials of the porch and associated railing.
3. Information shall be provided to the Planning Director describing the anticipated impact on any existing trees. A replacement tree shall be planted for every tree over 8" in diameter that is removed.
4. Revised parking plans shall be submitted to the Planning Director demonstrating compliance with the location requirements of the Overlay District.
5. Plans shall be resubmitted to the Planning Director for approval prior to issuance of the COA.

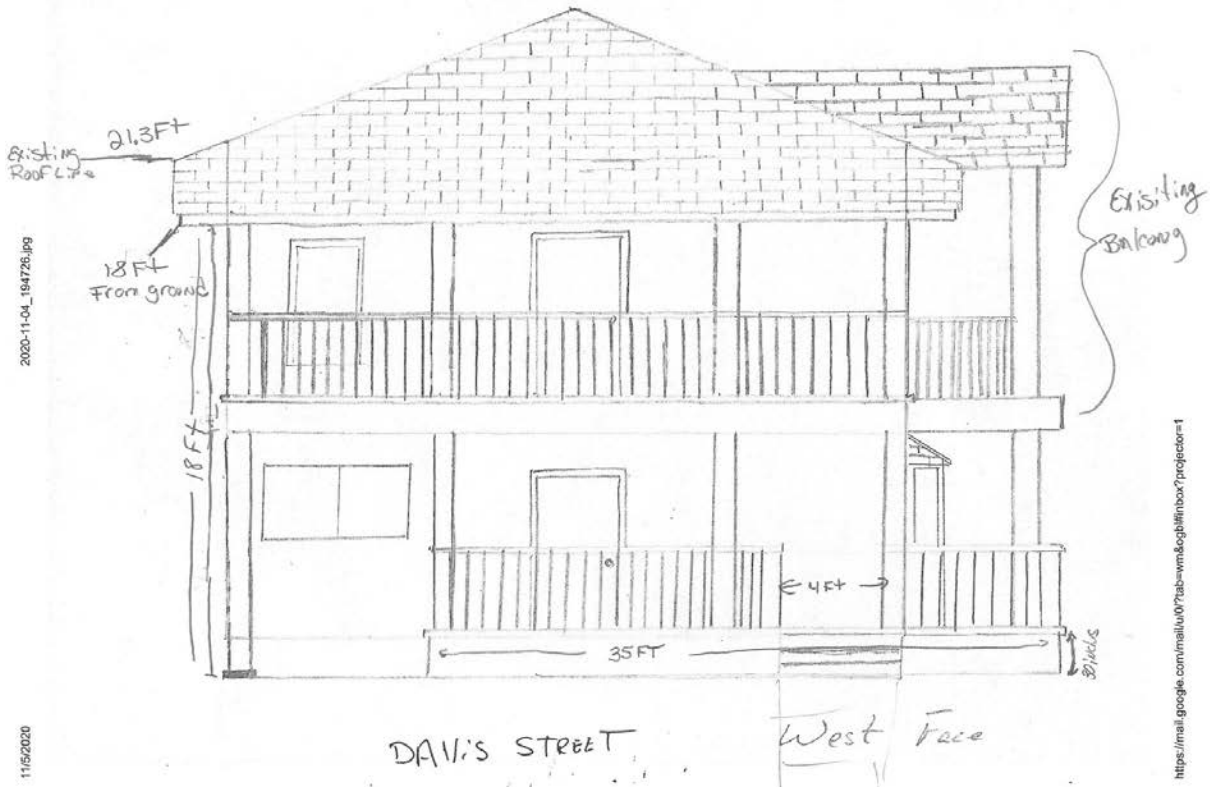
Exterior Modifications

1805 Bruce Street - Old Conway Design Overlay District



Exterior Modifications

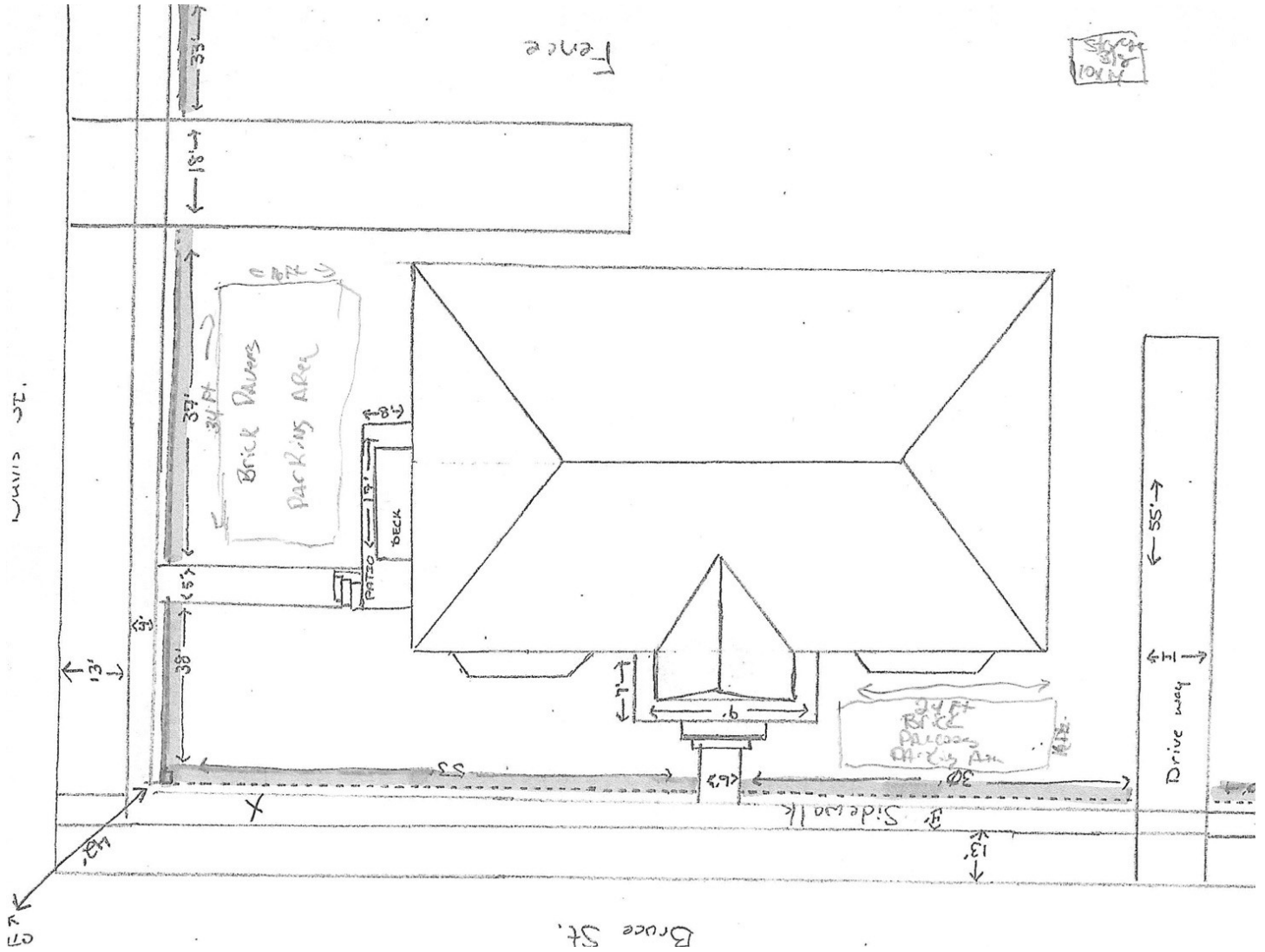
1805 Bruce Street - Old Conway Design Overlay District



Exterior Modifications

II.B

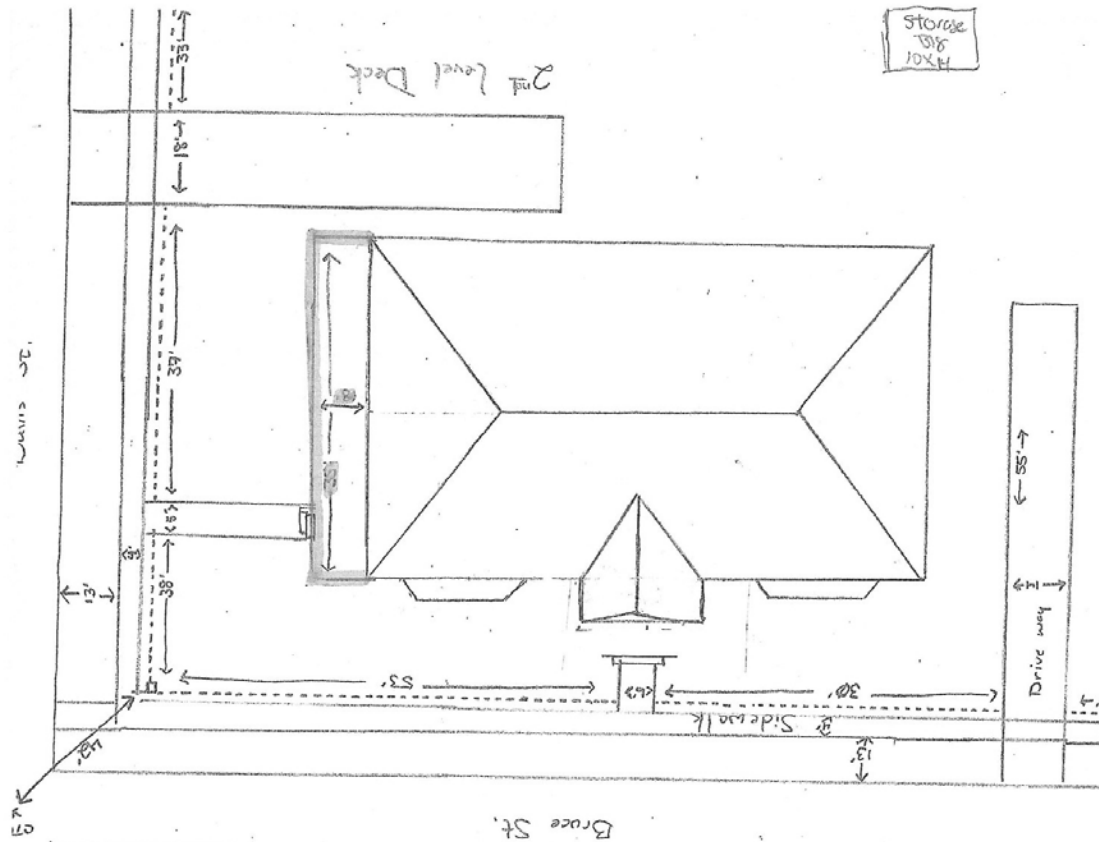
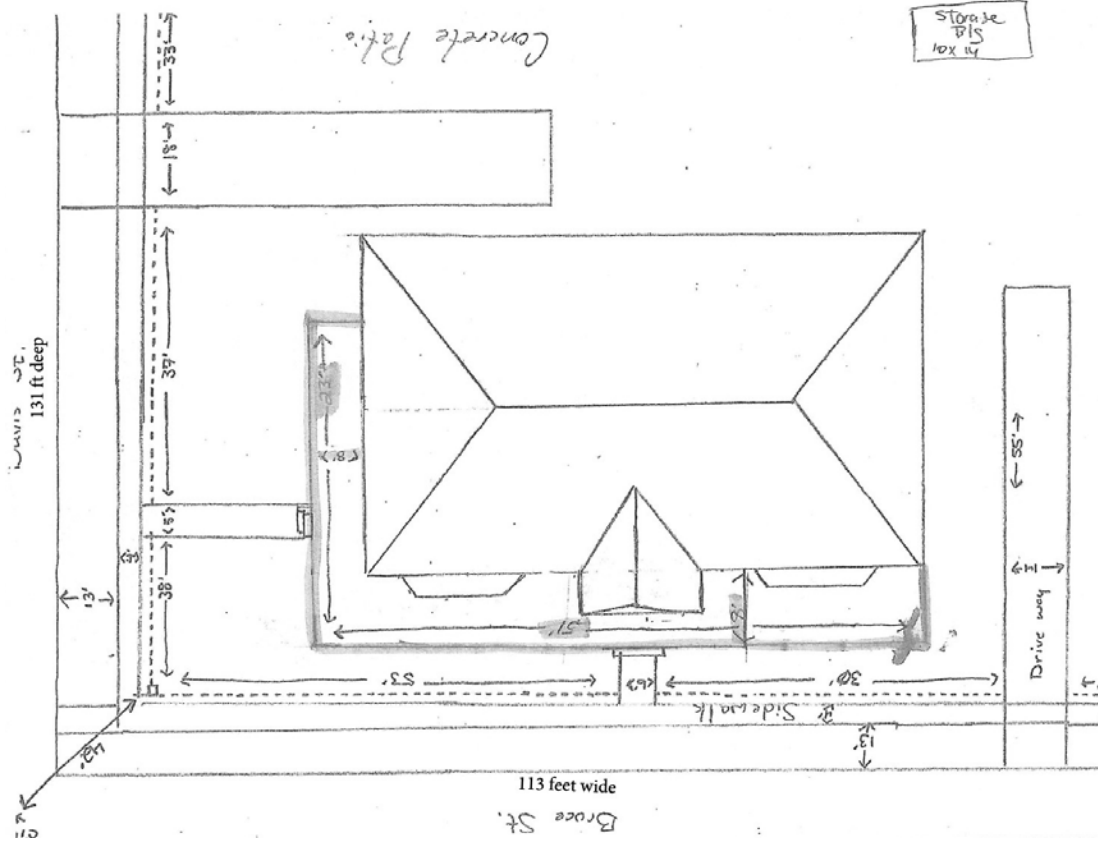
1805 Bruce Street - Old Conway Design Overlay District



Exterior Modifications

II.B

1805 Bruce Street - Old Conway Design Overlay District



Sign Exception Review

802 Sixth Street - Old Conway Design Overlay District

APPLICANT

Cory Menne
Car World Group
6515 Warden Road
Sherwood, AR 72120

OWNER

The Village at Taylor Place , LLC



SITE

Address: 802 Sixth Street.

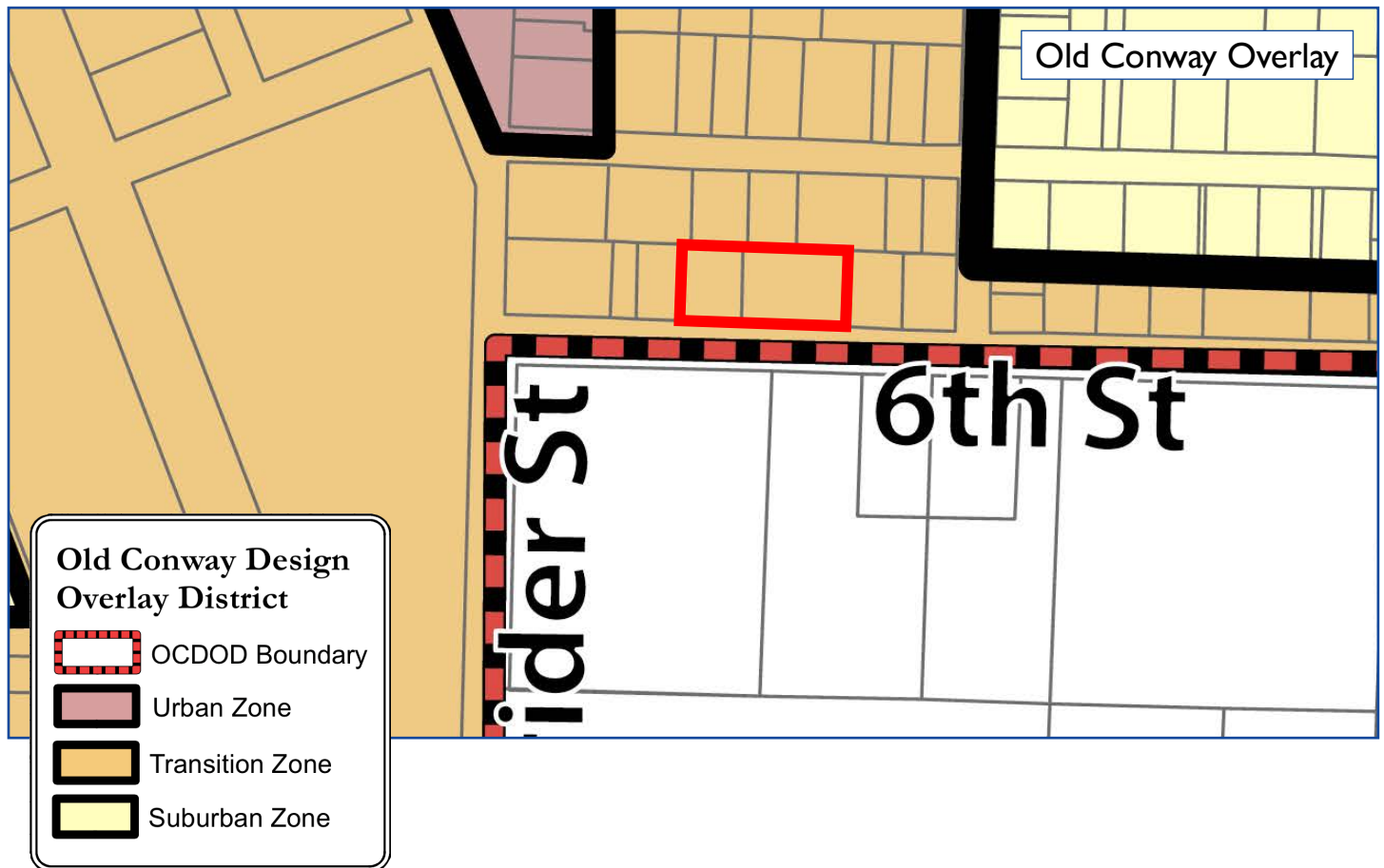
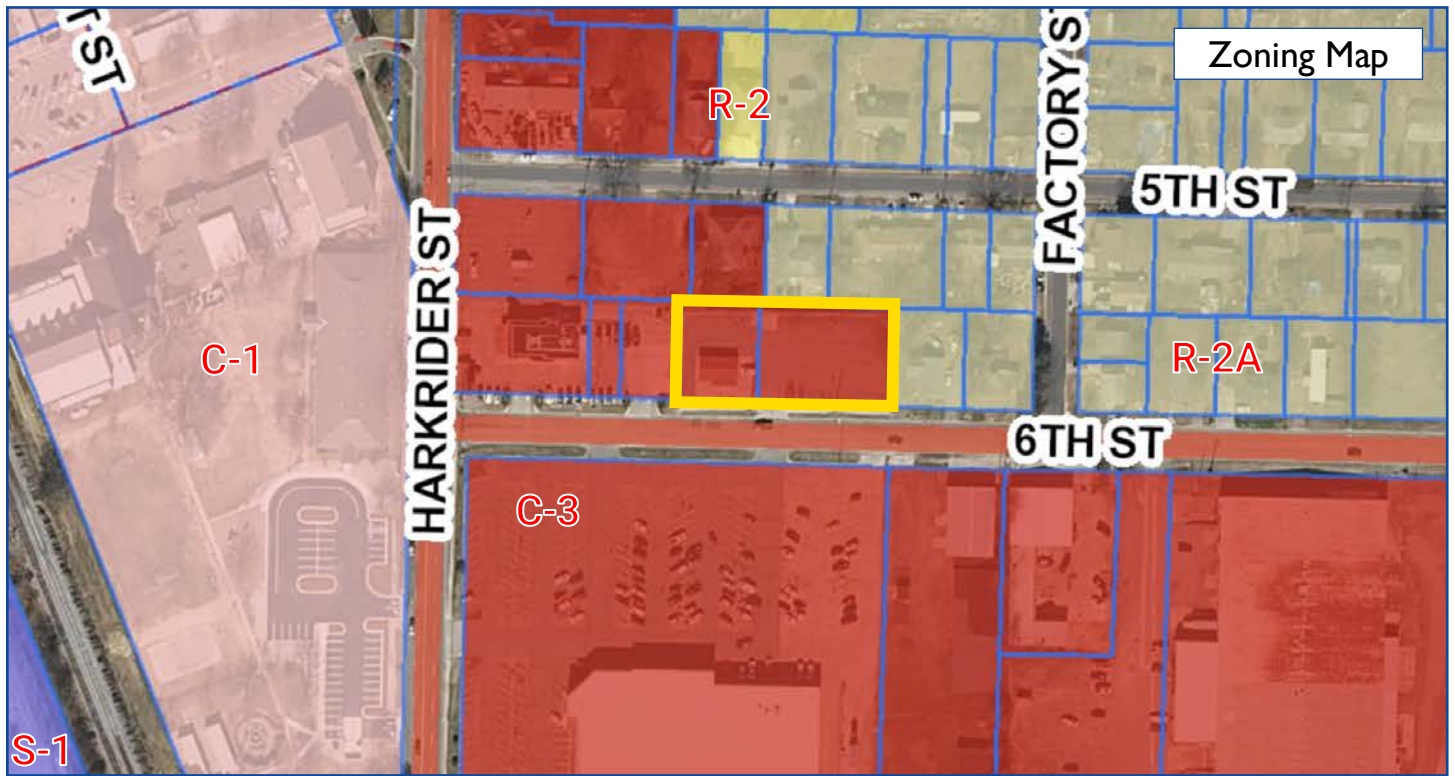
Present Zoning. C-3 (Highway Commercial), Old Conway Design Overlay Urban Transition District.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Urban Transition District on the north side of Sixth Street, approximately 250 feet east of the intersection of Harkrider Street and Sixth Street. Area structures consist of a mix of commercial, automotive, and big box retail uses.

General Description of Property and Proposed Development. The applicant is requesting approval of an existing freestanding monument sign in front of an existing automobile sales establishment. The sign is 32 square feet in size with 25 square feet devoted to sign surface area and will be internally illuminated.

Sign Exception Review

802 Sixth Street - Old Conway Design Overlay District



STREETSCAPE

Signage. All freestanding signs in the Old Conway Design Overlay District should not exceed 16 square feet in size and 4 feet in height. The Sign Ordinance otherwise allows monuments signs up to 8 feet in height and 64 square feet in size.

The area is very commercial in character with wall signage and pole signs being commonplace. With that, most signs in the area appear larger or comparable in size. A larger and taller sign is warranted for this location given its location on a commercial corridor.

Nearby Signs:

- Arby's - larger than 32 sf (existing grandfathered sign) unable to measure.
- 10 Box - larger than 32 sf (outside of OCDOD but directly across from project site) unable to measure.
- Conway Glass Tinting - 20 sf



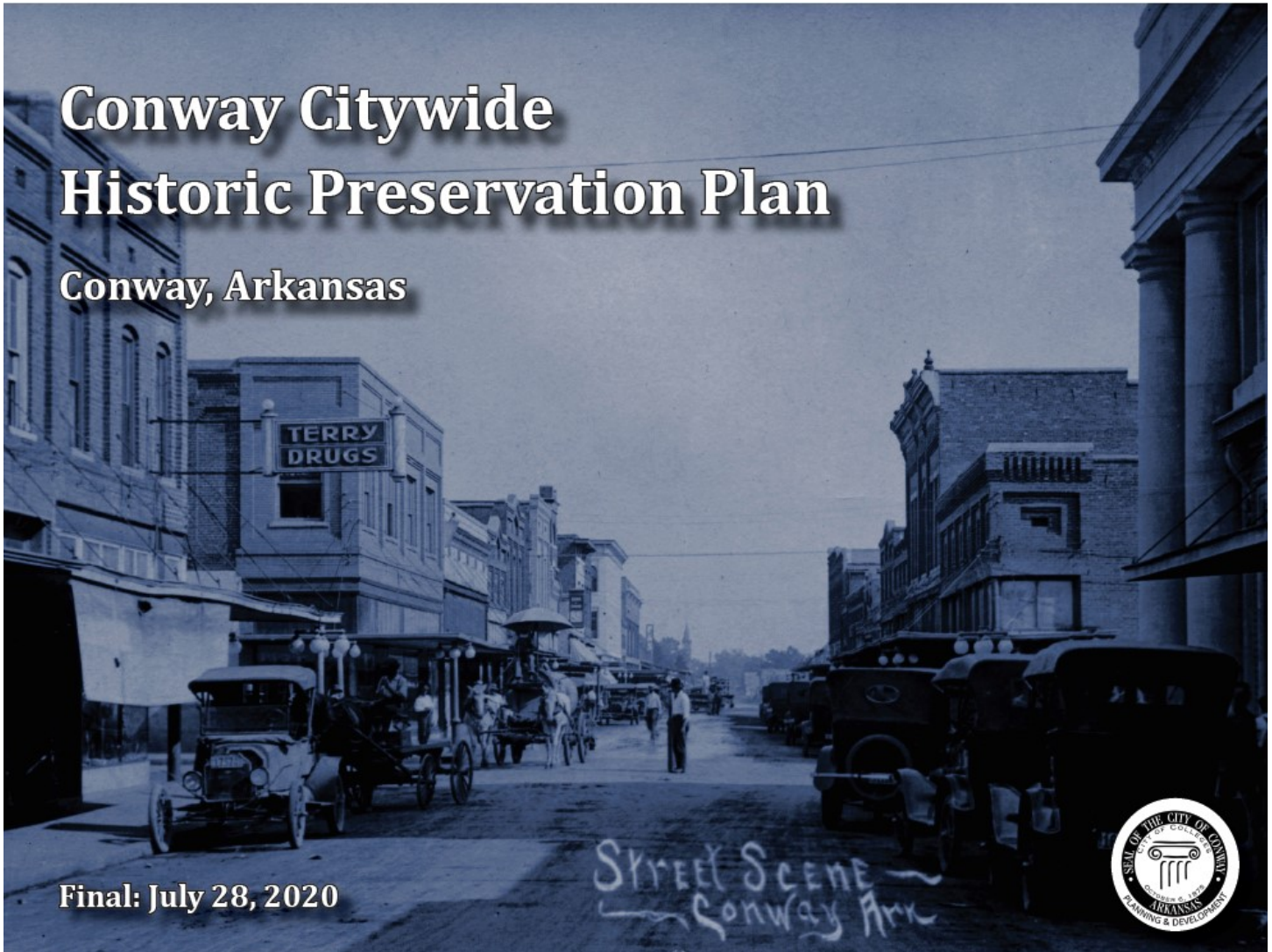
RECOMMENDATION

Staff recommends approval of the sign with the following conditions:

1. Canopy trees shall be planted at a ratio of one tree every 30 feet along Sixth Street in accordance with the site's approved development review plan with the City.



Adoption of the Citywide Historic Preservation Plan. The Plan, funded by a grant through the Arkansas Historic Preservation Program, was prepared by The Walker Collaborative with Thomason & Associates



Final: July 28, 2020

STREET SCENE
Conway Ark



2021 SCHEDULED MEETING DATES

Application Deadline	Historic District Commission Meeting
January 8, 2021	January 25, 2021
February 5, 2021	February 22, 2021
March 5, 2021	March 22, 2021
April 9, 2021	April 26, 2021
May 7, 2021	May 24, 2021
June 11, 2021	June 28, 2021
July 9, 2021	July 26, 2021
August 6, 2021	August 23, 2021
September 10, 2021	September 27, 2021
October 8, 2021	October 25, 2021
November 5, 2021	November 22, 2021
December 10, 2021	December 27, 2021

- Historic District Commission meetings are held the 4th Monday of each month at 5:30pm.
- All meetings are held in City Hall at 1111 Main Street.
- All applications/submissions are due by 3:00pm on the submission deadline date.
- Incomplete applications will be deferred to another month's agenda. (*refer to applications checklists*)
- The Historic Commission Meeting date associated with the Application Deadline is the earliest an item can be heard by the Planning Commission if Staff determines that all comments have been addressed.

Marie Cason



City of Conway
www.conwayarkansas.gov
Board/Commission Nomination Form:

Date: Nov. 01, 2020

Board applying for: (One board per form)

Historic District Commission

(If you are applying for more than one board, you will only need to fill out the second page once.)

Person Nominated: Marie Cason

Address: 1823 Scott St. City, State, Zip Conway, AR 72034

Phone/Home: 501.733.0911 Work: 501.733.0911

Email address: donna.marie.cason@gmail.com

Person making nomination: self

Address: 1823 Scott St. , Conway AR 72034

Phone/Home: 501.733.0911 Work: _____

Email address: _____

Please send to: Office of the Mayor / Office of City Clerk/Treasurer

1111 Main Street
Conway, AR 72032
(501) 450-6100
(501) 450-6145 (f)
felicia.rogers@conwayarkansas.gov
denise.hurd@conwayarkansas.gov

Selection of New Commissioners for 2021 - 2023 Term

III.C

Marie Cason

Please provide the following information for consideration to a City of Conway Board/Commission. List community/civic activities. Indicate activities in which you (or your nominee) are or have been involved.

I have been an active Realtor in Faulkner County since 2006. I have served on the Board of Realtors several times thru the years.

Over the years, I have been a part of the Special Olympics, Earth Day, Women's Shelter, Habitat for Humanity and others.

Indicate why you (or your nominee) are interested in serving on this board or commission and what other qualifications apply to this position.

I have extensive rehab experience. I've personally rehabbed 18 houses, doing most of the work myself.

As an investor, I have rehabbed two houses in the Historic District and numerous outside the District.

Keeping the integrity of our Historic District is of very personal interest, as this is where I live.

What contributions do you hope to make?

I know how Investors/contractors think and work. I know the market inside and out.

I know what is happening around the US markets as I traveled extensively for years holding Real Estate conferences.

Speaking & investing outside of our area give me another real estate perspective, as well.

#1 is keeping the integrity of our Historic District during changing times, one home at a time.

Please feel free to attach to this application any additional information.

The City of Conway strives to ensure all City Boards are representative of our diverse community. To assist in these endeavors; please provide the following information on a voluntary basis:

Age: 57 Sex: F Race: W

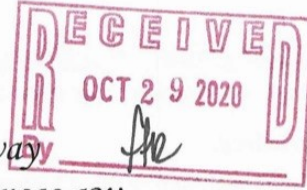
Occupation: Real Estate Broker/Investor Ward

Email Address: donnaMarieCason@gmail.com

Marie Cason
Signature of Applicant or Nominator

11/01/2020
Date

Shane Lind



City of Conway
www.conwayarkansas.gov
Board/Commission Nomination Form:

Date: 10/27/20

Board applying for: (One board per form)

Historic District Commission At Large

(If you are applying for more than one board, you will only need to fill out the second page once.)

Person Nominated: Shane Lind

Address: 320 Reedy Road City, State, Zip Conway, AR 72034

Phone/Home: 501-772-6636 Work: 501-376-4602

Email address: Arkcranger@hotmail.com

Person making nomination: Shane Lind

Address: _____

Phone/Home: _____ Work: _____

Email address: _____

Please send to: Office of the Mayor / Office of City Clerk/Treasurer

1111 Main Street
Conway, AR 72032
(501) 450-6100
(501) 450-6145 (f)
felicia.rogers@conwayarkansas.gov
denise.hurd@conwayarkansas.gov

Selection of New Commissioners for 2021 - 2023 Term

III.C

Shane Lind

Please provide the following information for consideration to a City of Conway Board/Commission. List community/civic activities. Indicate activities in which you (or your nominee) are or have been involved.

Board member for the Arkansas Museums Association, member American Association for State and
and Local History, University of Central Arkansas Alumni Association.

Indicate why you (or your nominee) are interested in serving on this board or commission and what other qualifications apply to this position.

See attached

What contributions do you hope to make?

See attached

Please feel free to attach to this application any additional information.

The City of Conway strives to ensure all City Boards are representative of our diverse community. To assist in these endeavors; please provide the following information on a voluntary basis:

Age: 47 Sex: male Race: white

Occupation: Museum Coordinator/Historian Ward 1

Email Address: Arkranger@hotmail.com

AS Lind
Signature of Applicant or Nominator

10/27/20
Date

Shane Lind

Indicate why you (or your nominee) are interested in serving on this board or commission and what other qualifications apply to this position.

I have always had a passion for history and historical preservation, so much so that I have made a career of it. It is my belief that the lifeblood of any community is its history, culture and historical architectural designs.

As a member of the Conway community, I want to help maintain, protect and preserve Conway's historic areas, homes and buildings. I want to be a representative for the citizens of Conway who understand the importance and the significance that a healthy historic district can provide to the community.

During my fourteen year career with the National Park Service, I have worked on various projects relating to historical structures and landscapes from assisting with writing reports to creating and presenting educational programs.

And in my current position at MacArthur Museum of Arkansas Military History located in MacArthur Park, I have the pleasure of working in one of the oldest buildings in Little Rock as the Arsenal was built in 1840. The 180 year old building has gone through a lot of renovations including just two years ago. I am very familiar with historic structure and landscape reports, historic building materials and the importance and challenges of maintaining the integrity of a historic building.

What contributions do you hope to make?

I want to assist the Historic District Commission by using my experience, knowledge and skills to protect, preserve and help promote the historic areas of Conway. To ensure that proper codes and policies are enforced so that not only the aesthetics are maintained but also the cultural and historic significance is preserved as well.

In addition, I would like to contribute by promoting to all Conway citizens that historic areas are not just important to residents that reside in them, but to all of the community as studies have shown that healthy and vibrant historic districts in a city help promote economic and citywide growth.

Shane Lind
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