



CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

October 26, 2026 • 5:30pm • 1111 Main Street



City of Conway HISTORIC DISTRICT COMMISSION

October 26, 2026

MEMBERS

Jason Covington, Chairman
Ali Dyer, Vice-Chairman
Marilyn Moix, Secretary
Nathaniel Johnson Jr.
Junior Dixon
Joanna Nabholz
Brianna Wiggins

Call to Order.

Roll Call.

Approval of Minutes. August 24, 2026
September 28, 2026

I. Public Hearing Items - Robinson Historic District

- A. 1621 Robinson Ave (HDR-1026-0146) New Outbuilding
- B. 835 Faulkner Ave (HDR-1026-0148) New Commercial Structure (Health Clinic)
- C. 1708 Caldwell St (HDR-1026-0150) Tree Removal

II. Public Hearing Items - Old Conway Design Overlay District

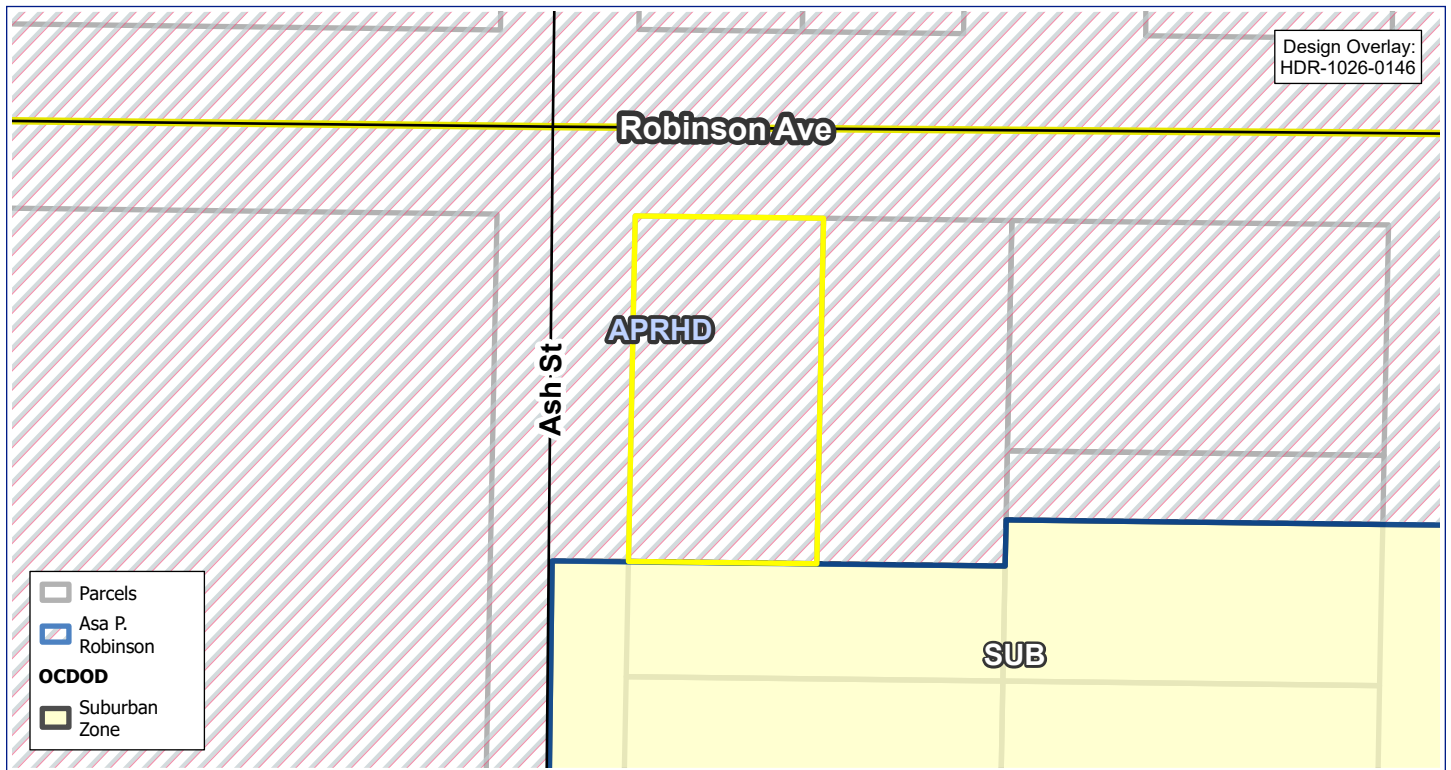
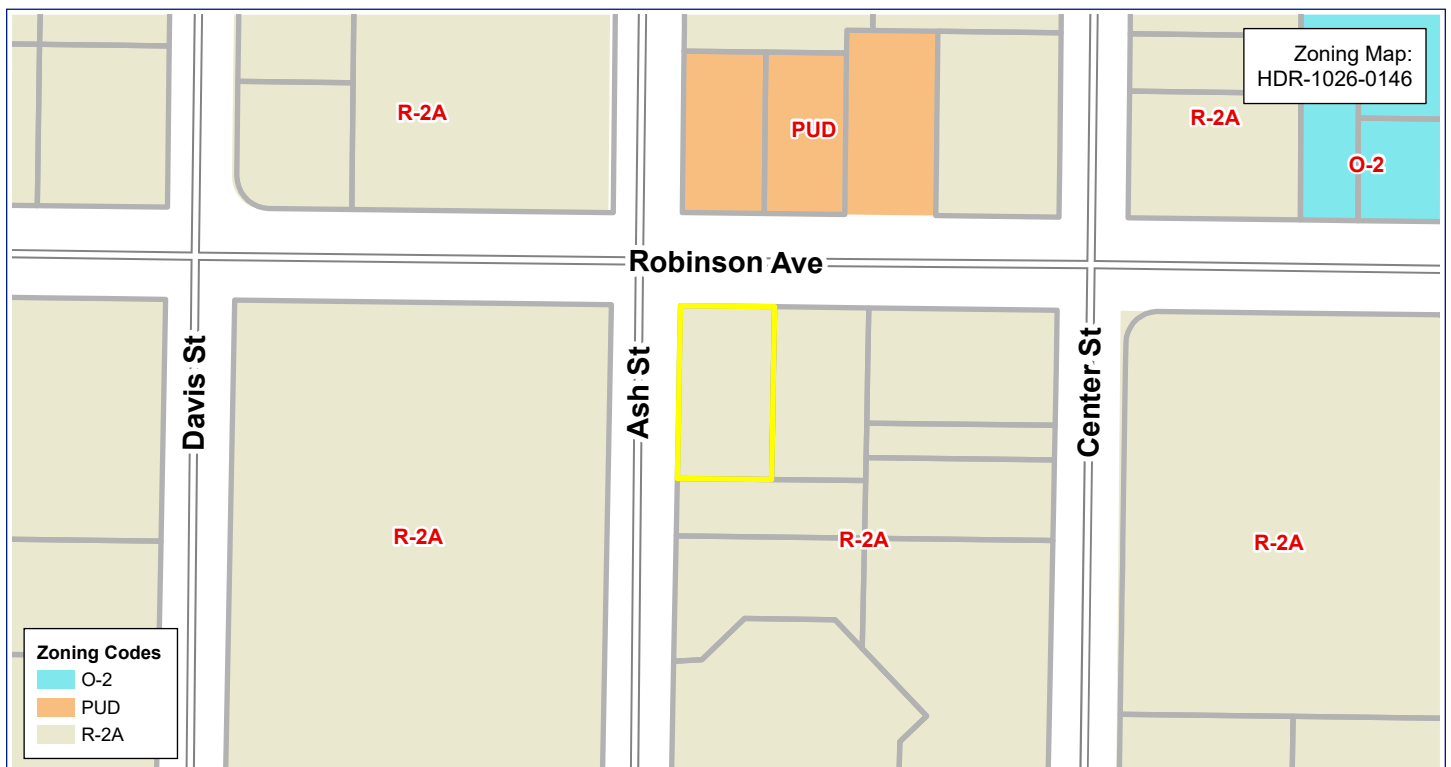
- A. 1806 Washington Ave (HDR-1026-0147) Porch Additions
- B. 1101 College Ave (HDR-1026-0149) School Addition

IV. Additional Business

- A. Additional items as decided by the Commission

Adjourn.





+-Asa P. Robinson Historic District Certificate of Appropriateness Review

NEW, DETACHED GARAGE 1621 Robinson Ave

Applicant

Liz Hamilton, H&N Architects
1109 Main St
Conway, AR 72032

Owner

Houston & Jennifer Davis
1621 Robinson Ave
Conway, AR 72034

Location

Address: 1621 Robinson Ave

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

Abutting Zoning.

North: PUD (Planned Unit Development), APRHD.

East: R-2A, APRHD.

South: R2-A, Old Conway Design Overlay District (OCDOD).

West: R-2A, APRHD.

Lot Area. 0.28 acres±.

Surrounding Area Structures.

West – 1719 Robinson Ave – First Baptist Church of Conway - c.1994 (New Ecclesiastical; Non-Contributing).

East – 1617 Robinson Ave - c.1927 (Craftsman; Contributing).

North – 1624 Robinson Ave – Lincoln Apartments #2 - c.1917 (Plain-Traditional/Colonial Revival, Contributing).

South – 712 Ash St – OCDOD.

General Description of Property and Proposed Development. The applicant is proposing to construct a 17'x27' detached garage. The primary structure was built in 1936 and is referred to as the M.J. Hogan House in the Craftsman/Plain-Traditional style. It is a non-contributing structure.

2020 Survey Documents state the following: "Significantly changed from last survey. Back addition, front pergola & screen porch added. Completely remodeled into this bloc c. 2019".

The primary structure fronts on Robinson Ave. The proposed garage is set behind the primary structure and will be accessible from Ash St.

The Site

Walkways, Drives, & Parking. Design new walkways, driveways, and off-street parking areas to be compatible in location, patterns, spacing, configurations, dimensions, materials, and color with existing walkways, driveways, and off-street parking areas that contribute to the overall historic character of the district.

A concrete, ribbon driveway is proposed from Ash St to the proposed garage.

Garages & Accessory Structures. Locate and orient new garages and accessory buildings in locations compatible with the traditional relationship of garages and accessory buildings to the main structure and the site in the district.

As is traditional in the Robinson Historic District, the garage is detached from the main structure and situated at the rear side of the property. It takes access from a street of lower classification, allowing the primary structure to dominate the primary viewshed.

It is not appropriate to construct a prefabricated accessory structure that is not compatible with the main structure or similar to historic accessory structures within the district.

This is not a prefabricated structure. It is traditional construction.

It is not appropriate to introduce an accessory building that is similar in appearance, material, and scale to historic accessory structures but is stylistically anachronistic with the character of the primary structures on the parcel or with historic accessory structures in the historic district. *According to the 2020 survey documents, the style of the primary structure is craftsman/plain traditional. There are some prairie style elements to the structures. The proposed garage complements and is reflective of the primary structure's style.*

It is not appropriate to introduce a new garage or accessory building if doing so will detract from the overall historic character of the principal building and the site, or require removal of a significant building element or site feature such as a mature tree.

The detached 17'x27' garage with a height of 10' will not detract from the overall historic character of the house given its dimensions and location. There appears to be two shrubs that will be removed to accommodate the proposed structure, but significant existing trees are to remain.

Lighting. Introduce new site and street lighting that is compatible with the human scale and the historic character of the district. Consider the location, design, material, size, color, finish, scale, and brightness of a proposed fixture in determining its compatibility. In the residential historic district, introduce low-level lighting to provide for safety and security where needed. It is not appropriate to diminish the historic character of a site by introducing incongruous lighting.

Lighting fixtures are affixed to the structure and conform to the standards.

New Construction & Add'ns

Setbacks. Outbuilding setbacks. Front: Rear of principal building. Secondary front: 8 feet min. Side: 3 feet min. Rear: 2 feet min.

The proposed outbuilding setbacks meet the above as it is behind the primary structure, 14 feet from the secondary front (Ash St), ~40 feet from the side property line and 19 feet from the rear property line.

New Construction: Guidelines.

Roof types on new buildings should conform to surrounding historic structures in shape and pitch.

The roof type is hip roof which matches that of the primary structure.

Select materials and finishes that are compatible with historic materials and finishes found in the surrounding buildings that contribute to the special character of the historic district.

The applicant is proposing a brick veneer to match the primary structure. Also proposed is a precast lintel with chamfered edges above the garage door.

Protect significant trees over 8 inches in diameter from immediate damage during construction and from delayed damage due to construction activities such as loss of root area or compaction of the soil.

Two shrubs appear to be vulnerable because of this construction but their diameter and proposed status is not specified on the site plan and clarity is required prior to issuance of a Certificate of Appropriateness.

Lot Coverage. 60% in residential areas. An accessory building's footprint may be no more than 30% of the primary structure's footprint.

An existing shed will be removed prior to construction of the new garage. The .28acre lot (or 12,196sf) can accommodate 7,318sf of impervious area.

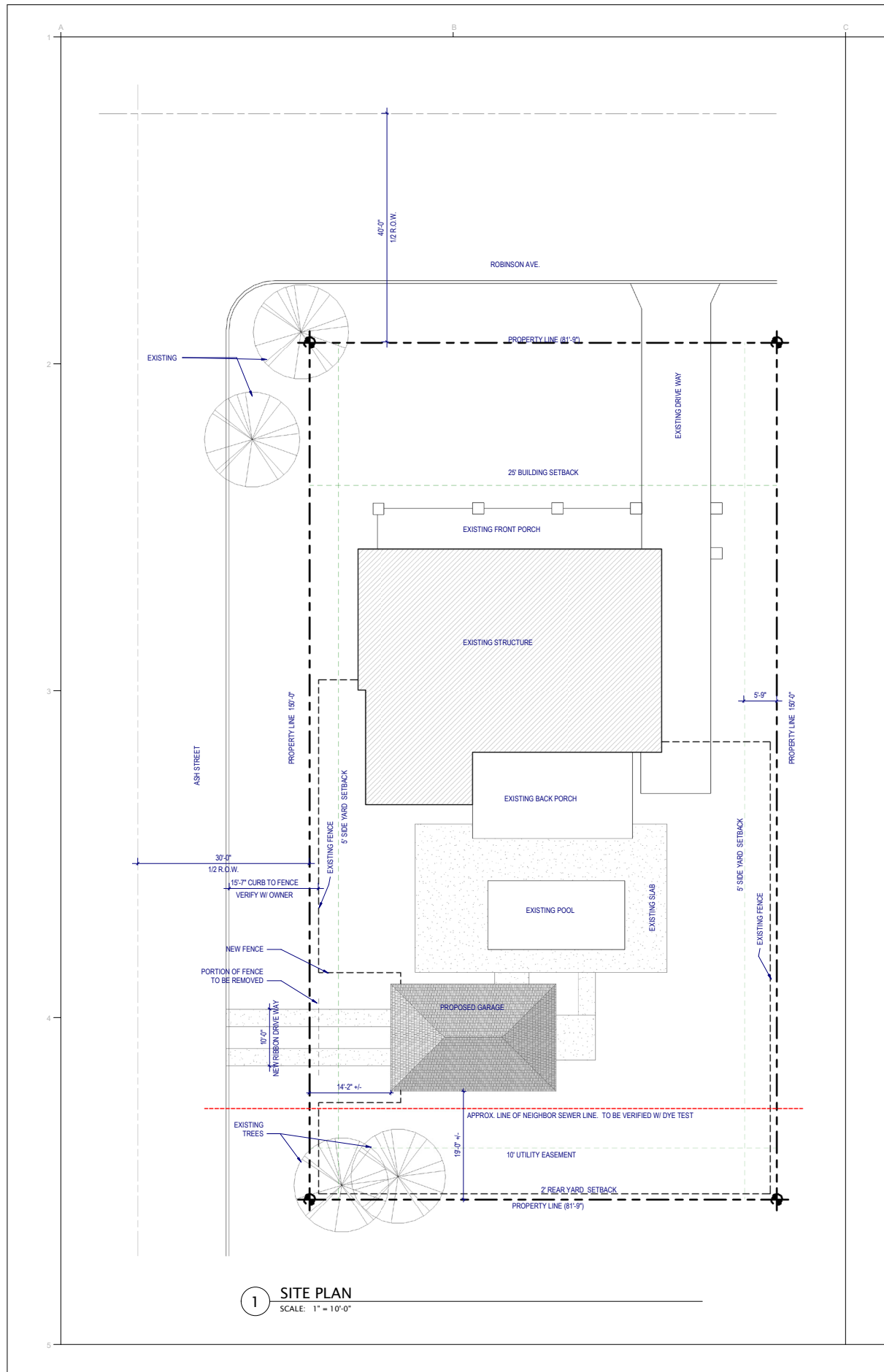
With existing structures, driveways, slabs, pool, etc. 4,699sf is already being consumed. The proposed garage, concrete driveway and walkways will result in a total footprint of 5,299sf or 43%. The accessory building's footprint is 18% of the primary structure's footprint.

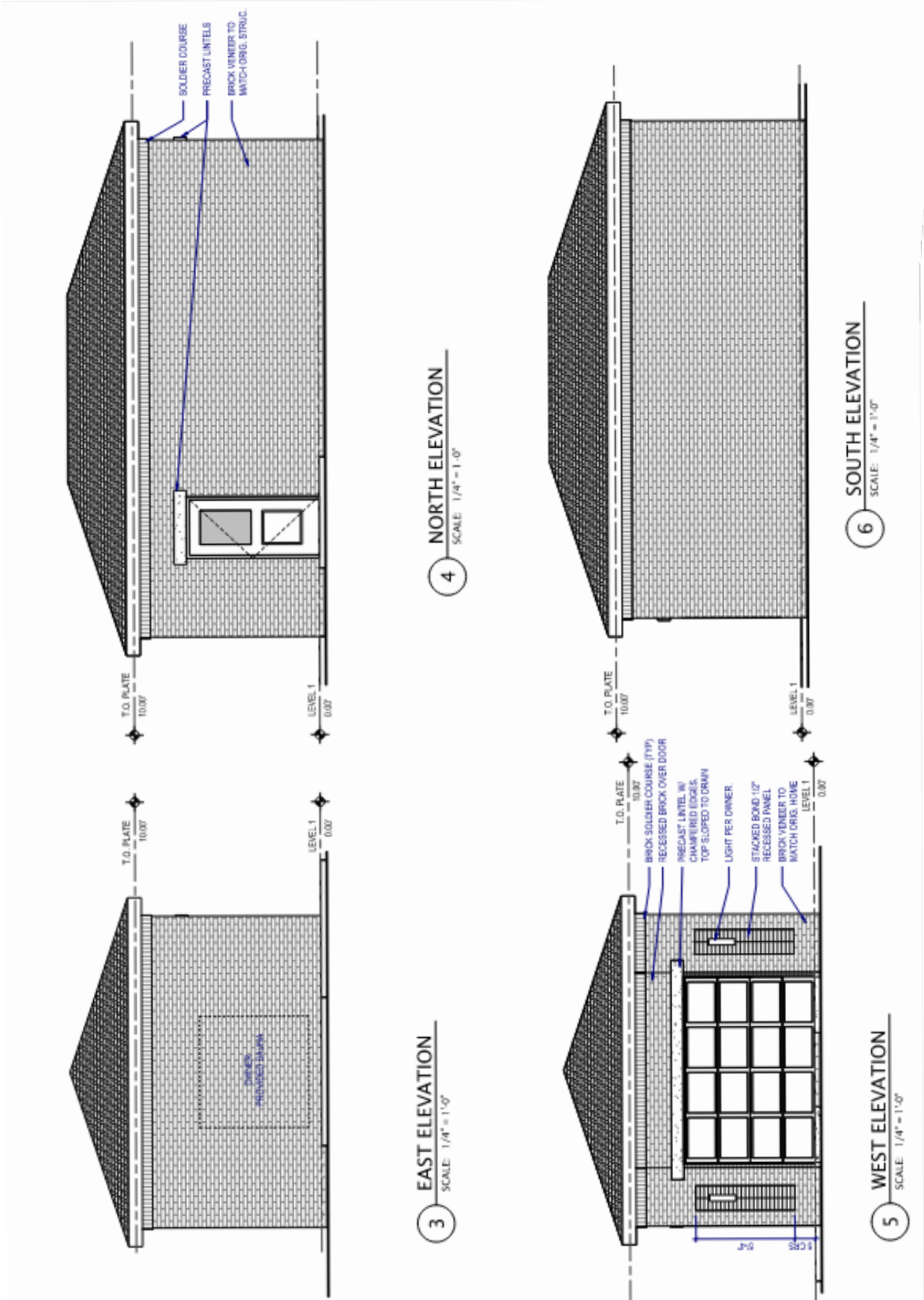
Sidewalks. A sidewalk shall be constructed or repaired as part of new construction in the Robinson Historic District.

There is an existing sidewalk along Ash St. If damaged during construction, it must be repaired.

C o n d i t i o n s

1. Applicant must obtain all applicable building permits* if/when a Certificate of Appropriateness is granted.
2. The existing shed must be removed prior to issuance of building permits of the proposed garage.
3. If the existing sidewalk is damaged during construction, it must be repaired.
4. Lighting shall be inward, downward, and shrouded to stay within the bounds of the property.
5. Materials must match those shown on the elevations.
6. Prior to issuance of a Certificate of Appropriateness, the applicant shall submit for review and approval an updated site plan detailing significant trees to be removed and those to remain as well as location of replacement trees, if applicable. Any significant tree removed must be replaced at a 1:1 ratio and the stumps must be removed or ground to the surrounding surface soil level.







View of subject property facing E



View of project area from Ash St



Adjacent property to the W



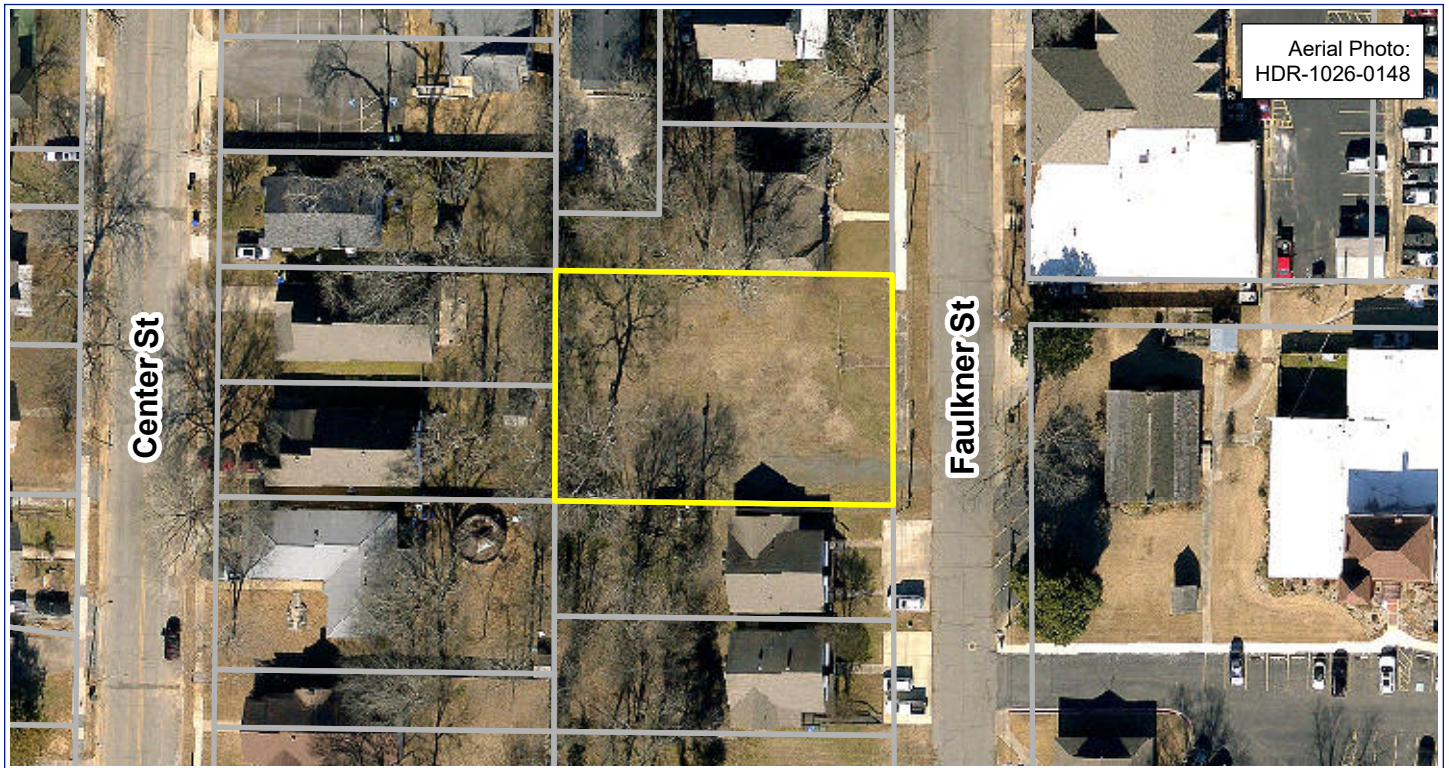
Adjacent property to the N

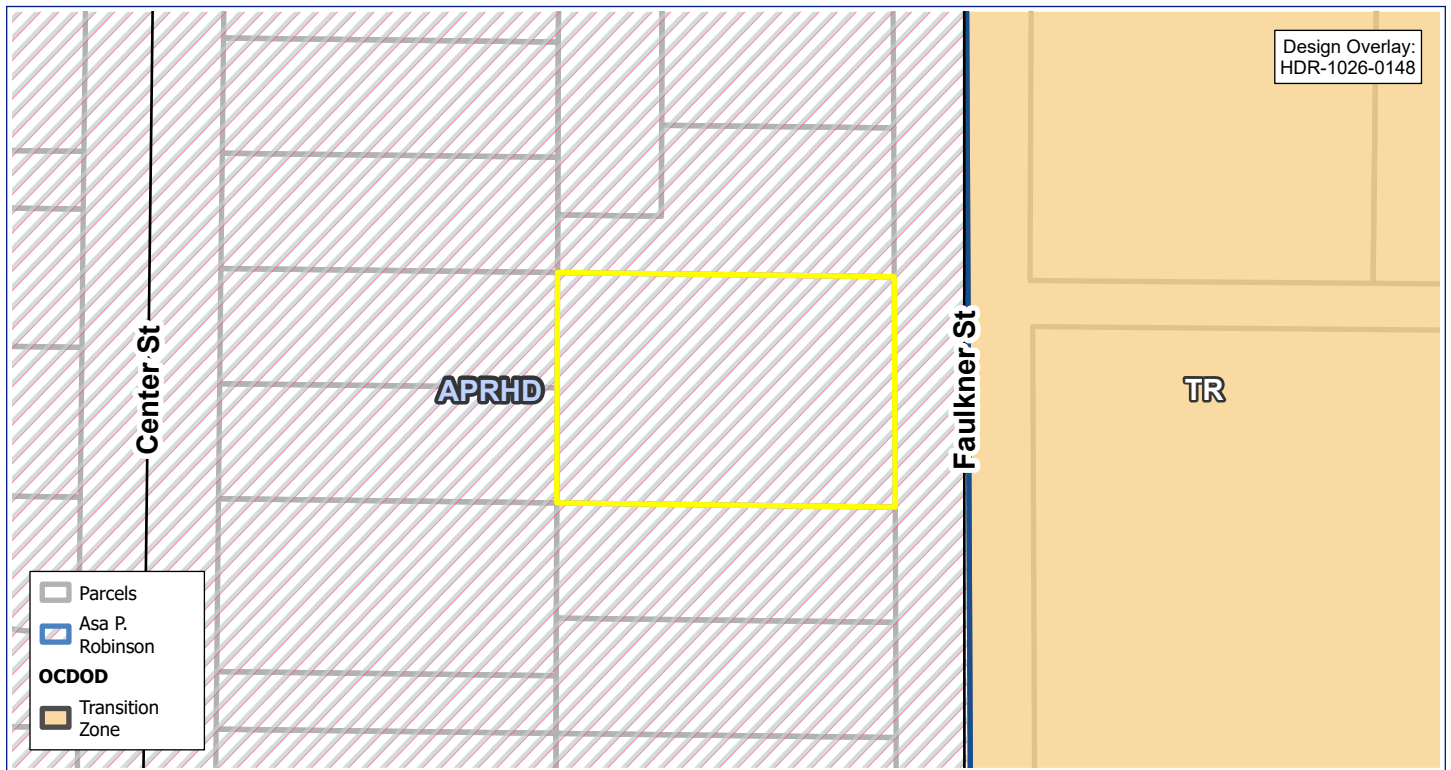
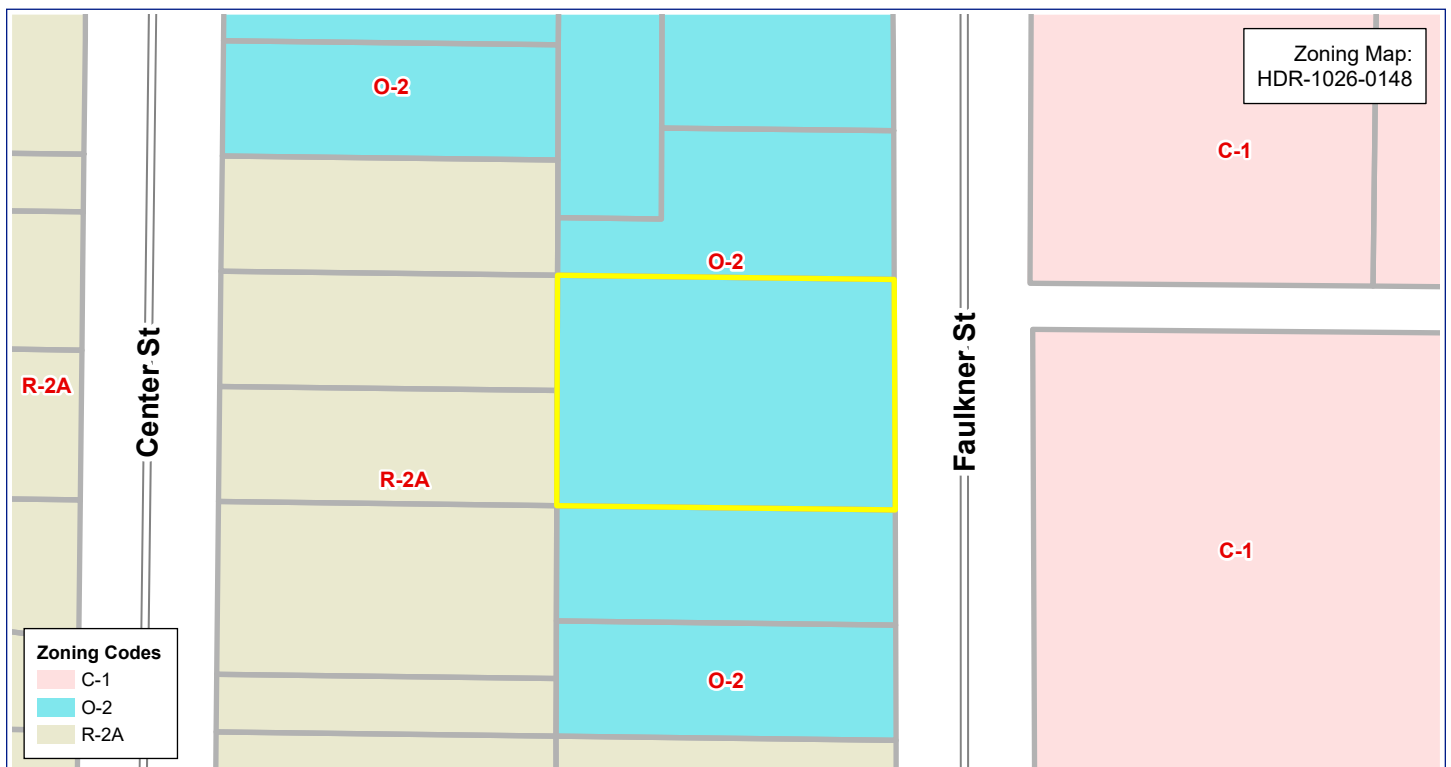


Adjacent property to the S



Adjacent property to the E





+-Asa P. Robinson Historic District Certificate of Appropriateness Review

NEW HEALTH CLINIC 835 Faulkner St

Applicant

Liz Hamilton, H + N Architects
1109 Main ST
Conway, AR 72032

Owner

Carol Olinger and Darrell E, Trustees of Revocable Trust
5869 Highway 9
Center Ridge, AR 72027

Location Information

Address: 835 Faulkner Ave.

Present Zoning. O-2 (Quiet Office District), Asa P. Robinson Historic District (APRHD).

Abutting Zoning. North/South: O-2, APRHD; West: R-2A (Two-Family Residential District), APRHD; East: C-1 (Central Business District), Old Conway Design Overlay District (OCDOD).

Lot Area. 0.34 acres±.

Surrounding Area Structures.

West – 836 Center St – Finch House- c.2006 (Plain Traditional; Non-Contributing).

West – 834 Center St – Young House - c.2006 (Plain Traditional; Non-Contributing).

East – Old Conway Design Overlay District (OCDOD).

North – 837 & 839 Faulkner St - c.1946 (Plain Traditional; Contributing).

South – 829 & 831 Faulkner St – c.1939 (Plain Traditional; Non-Contributing).

General Description of Property and Proposed Development. The applicant is proposing to construct a two-story, 4,391sf health clinic on a vacant lot.

Prior to its demolition, the lot supported the L.S. Dunaway House, which was a non-contributing Craftsman.

The proposed structure is reflective of a Folk Victorian style with a gable front and wing layout.

Neighborhood

Public Rights of Way and Alleys. Preserve and maintain the topography, patterns, features, materials, and dimensions of streets, sidewalks, alleys and street plantings that contribute to the overall historic character of the historic district. Repair historic sidewalks, curbs, and paving or replace with materials to match adjacent in design, color, texture, pattern, and tooling. Maintain historic driveways and curb cuts.

The new driveway design and configuration will not alter the topography or natural features of the site and is proposed in. The proposed driveway is in the approximate area of an existing, gravel drive. It is proposed 3' from the southern property line. Although this conforms with APRHD standards, it does not meet the access requirements as outlined in Article IX of the Conway Zoning Code and will require a variance from the Board of Zoning Adjustment. (Driveways cannot be placed within fifty (50) feet of a property line adjoining another property, unless placed at the property line and subject to a joint access agreement.)

There is an existing sidewalk in disrepair. It must connect to the established sidewalk system and be brought into conformance with current

standards.

New Construction

Building Orientation. Align the front façade of the new building with the established setbacks of the area and to the street. Design the proportion of the proposed new building's front façade to be compatible with the front façade proposition of surrounding historic buildings.

The established setback in the area is between 25' and 31'. The applicant is proposing a front setback of 31'. The front of the building is oriented towards Faulkner St in a similar fashion to other structures on the same block.

Fencing. It is not appropriate to introduce vinyl or metal chain-link fencing. Walls or fences taller than 42" or that are more than 65% solid should not be constructed in the front yard area (and/or street side yard area of a corner lot). Privacy fences shall be restricted to the rear and side yard and should be no more than 6 feet in height. The upper two feet of privacy fencing should have a 50% opacity provided by a wooden or iron gird lattice.

No fencing is proposed. Should the applicant wish to construct a fence it will need to be approved by the HDC.

Roof. Roof types on new buildings should conform to surrounding historic structures in shape and pitch.

The gable roof will be shingled similar to other structures on the same block. Also proposed is metal, accent roofing on porches.

Materials/Finishes. Select materials and finishes that are compatible with historic materials and finishes found in the surrounding buildings that contribute to the special character of the historic district.

The proposal includes Hardie siding, stained wood columns, a masonry base, and metal accent roofing.

Windows & Doors. Select windows and doors for proposed new buildings that are compatible in material, subdivision, proportion, pattern, and detail with the windows and doors of surrounding buildings that contribute to the special character of the historic district. Design the spacing, placement, scale, orientation, proportion, and size of window and door openings to be compatible with the surrounding buildings. Shutters used in new construction should be mounted on hinges to allow for operability or sized and mounted to appear operable. It is not appropriate to use snap in muntins to create a false divided-light appearance.

Simulated Divided Light (SDL) windows are proposed. This conflicts with the guidelines. The front door appears to be glass and aluminum. It would benefit from additional ornamentation in the form of an awning or transom with potentially an alternative design more cohesive with the folk Victorian style of the residence.

Site and Landscaping. Design new construction so that the site and landscaping reflect existing lot and landscaping patterns on the street. Protect significant trees over 8 inches in diameter from immediate damage during construction and from delayed damage due to construction activities. Also, as part of this review, street canopy trees shall be planted along street frontages at a rate of (1) tree per thirty feet (30') of street frontage.

The lot has 100' of frontage which requires the planting of three trees. Overhead utilities exist along the property frontage necessitating planting understory trees. There are two trees proposed for planting on the site plan with unspecified landscape planting throughout. The type of tree must be specified on the landscape plan submitted for Site Development Review (SDR). A minimum of three trees are required along the frontage and all other landscaping shall conform to landscaping standards as outlined in the Conway Zoning Code for commercial development.

Existing, significant trees over 8" in diameter are not shown on the site plan.

Robinson Historic District

Setbacks. Front setback: New construction shall be located between 85% and 115% of the average front setback distance established by the existing adjacent historic structures. If all buildings along a block have similar setbacks, that setback line shall be respected. Secondary Front (adjacent to street): 8 feet minimum; Side: 6 feet minimum in all residential zones; Rear: 3 feet or 15 feet from centerline of alleyway in residential zones. (Note: Fire code requires a 5' setback from property lines for roofed structures.)

The average front setback of five structures on the same block is 31'. The proposed structure has a front setback of 31'; southern interior setback of 44'; norther interior setback of 10'; rear setback of 30'. The Conway Zoning Code requires a 20' landscape buffer between development and residential zoning districts and a 6' landscape buffer between commercial development and other commercial districts. The proposal conforms to both district and zoning standards.

Lot Coverage. 60% in residential areas. 80-100% in commercial areas. Lot coverage is defined as the ratio of impermeable area such as buildings, sidewalks, drives, etc. to the total area of the lot.

According to the applicant, the lot coverage is 52%.

Mass, Scale, and Height. Should be compatible with neighboring structures.

The proposed structure is two stories, 43' wide and 88' long. There is another two-story structure on the corner of Caldwell St and Faulkner St (approximately 90' north of the subject property). Across from the subject property is the Faulkner County Extension office and the County Courthouse, both of which are large in scale. These structures are located in the Old Conway Design Overlay District and not the Robinson Historic District. The remaining structures on the block are single-story structures which do not exceed 75' in length and width.

Complexity of Form. A building's form or shape can be simple or complex depending upon the number of boxes or projections and indentations. The level of complexity usually relates to the style or type of building.

The proposal conforms. The eaves and porches provide projections and indentations. It has a simple form which is appropriate for the style of structure and is cohesive with other structures on the same block.

Garages/Accessory Structure. These structures should be smaller than the primary structure, located at the rear of the primary structure, and incorporate similar detailing as the primary structure.

No garages or accessory structures are proposed.

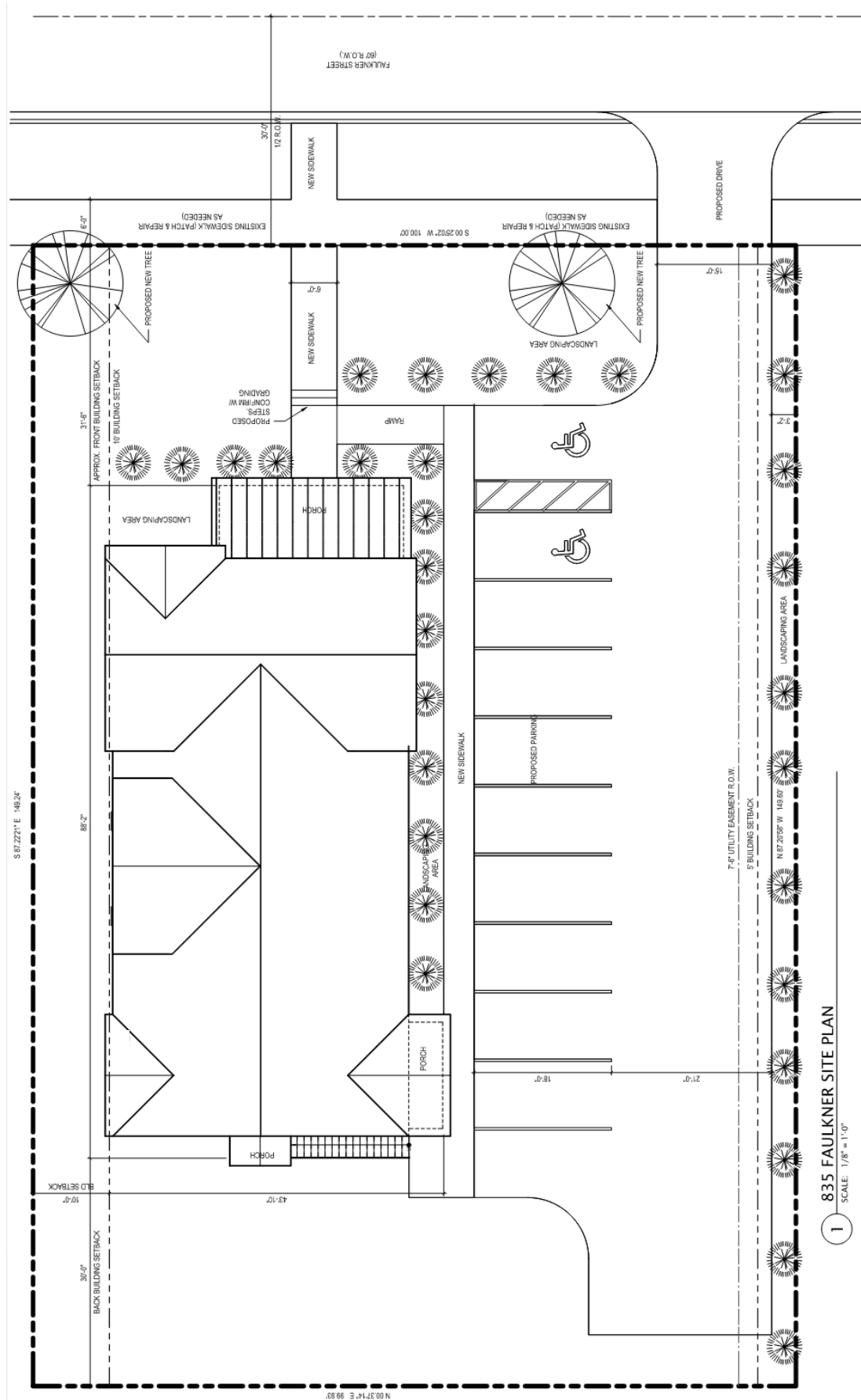
Lighting.

Introduce new site and street lighting that is compatible with the human scale and the historic character of the district.

No new lighting has been indicated in the project description or on the site plans/elevations.

Conditions

1. Applicant must obtain all applicable building permits* if/when a Certificate of Appropriateness is granted
2. HVAC unit shall be screened from the public right-of-way through its positioning in relation to other structures or through vegetative cover.
3. Roofing shall be asphalt or composition type shingles. Metal roofing is allowed as an accent on the porches.
4. Materials shall match those shown on the elevations. Deviation from these materials will require an amended Certificate of Appropriateness after review from Historic District Commission.
5. Three understory trees from the approved tree species list shall be planted along the Faulkner St frontage. All other landscaping shall conform to requirements as outlined in the Conway Zoning Code for commercial development.
6. The landscape plan submitted for Site Development Review must show trees to be retained.
7. Existing, significant trees over 8" in diameter must be retained. If their removal is necessary, it will require Historic District Commission review.
8. The existing sidewalk shall be restored and extended to the property lines.
9. Lighting shall be inward, downward, and shrouded to stay within the bounds of the property.
10. The use of a driveway from Faulkner St may require a variance from the Board of Zoning Adjustment.
11. Windows shall be true divided light with wide trim.



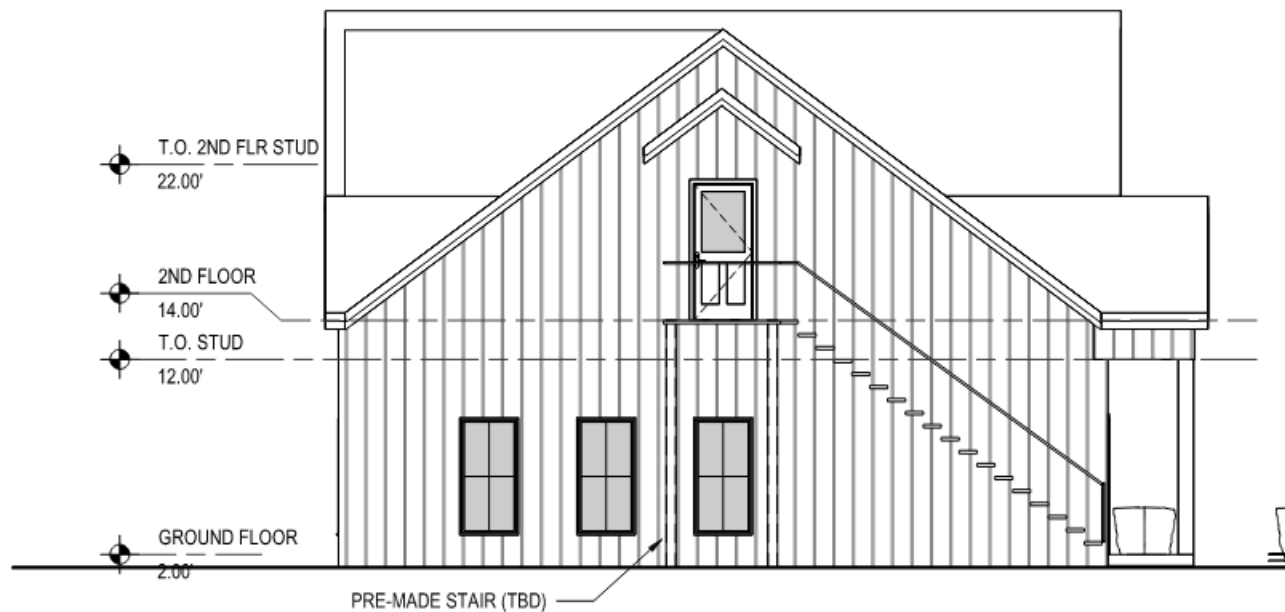
1 835 FAULKNER SITE PLAN
SCALE: 1/8" = 1'-0"



3

EAST ELEVATION

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



4

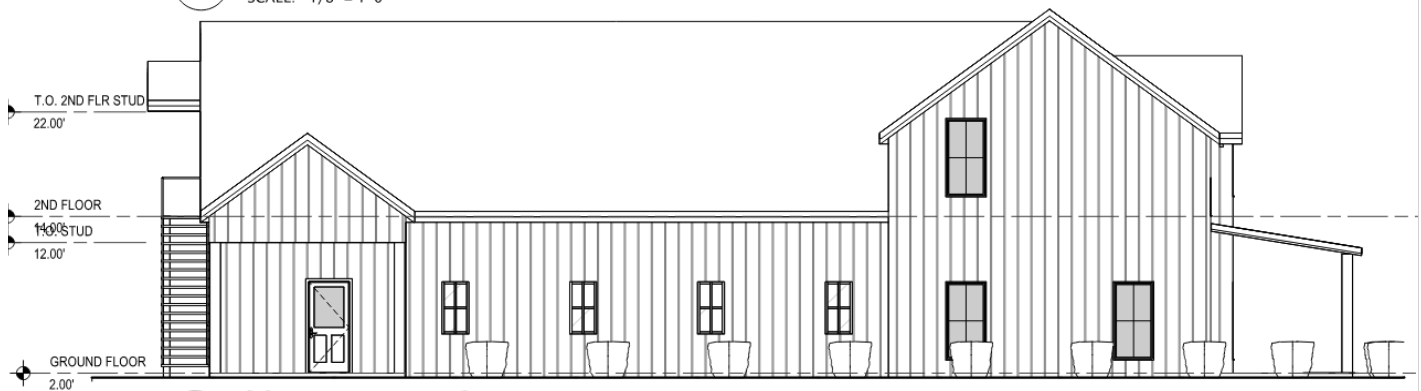
WEST ELEVATION

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



5 NORTH ELEVATION

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



6 SOUTH ELEVATION

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



View of subject property facing W



View of subject property facing NW



Adjacent property to the E



Adjacent property to the E

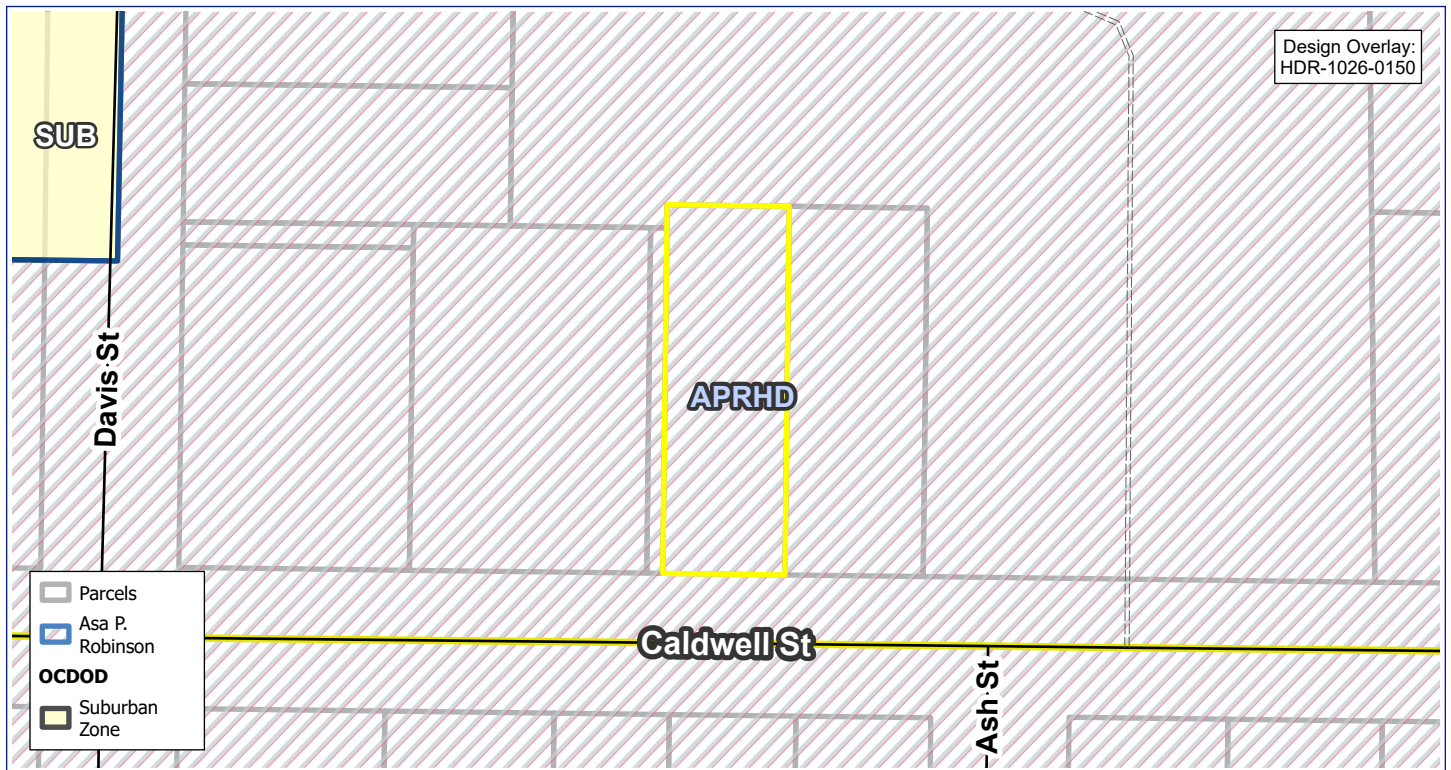
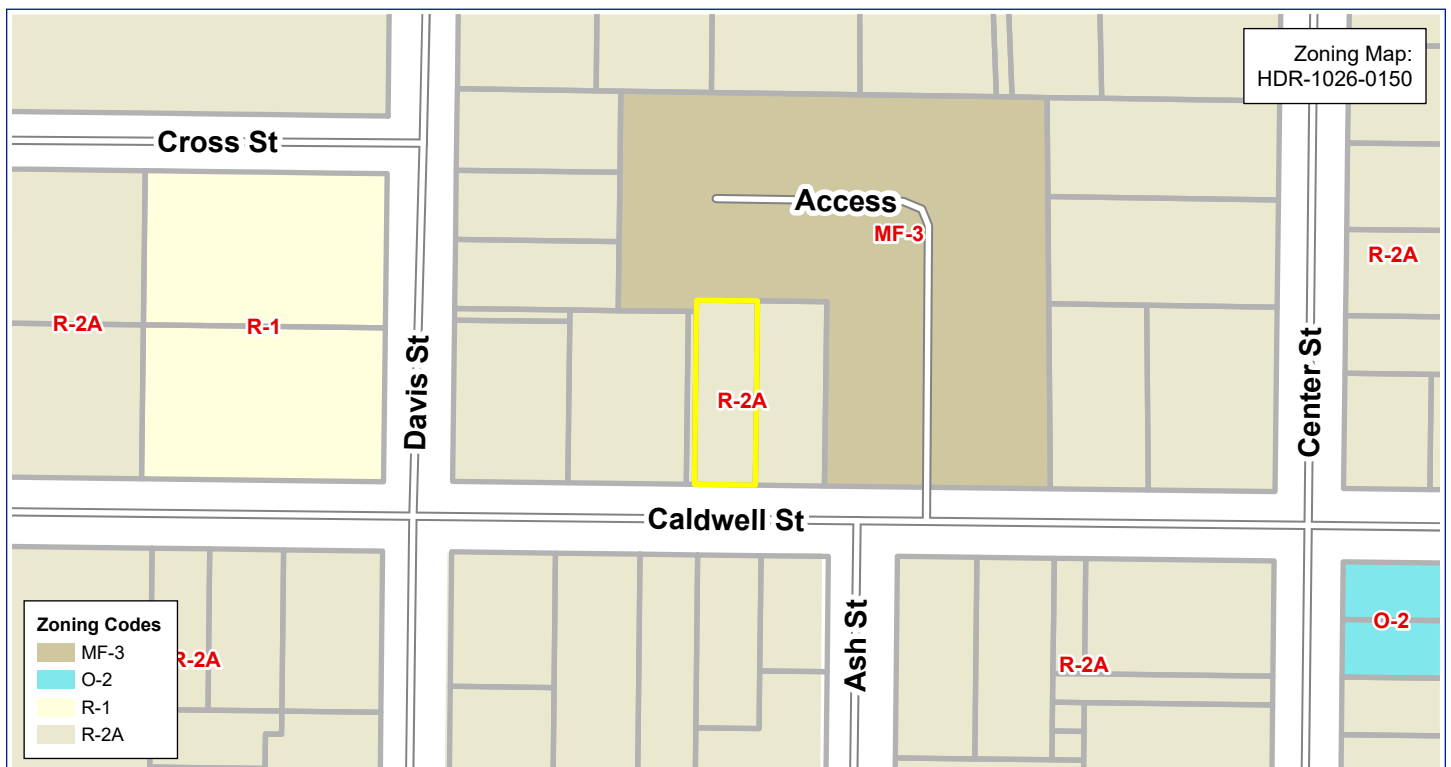


Adjacent property to the N



Adjacent property to the S





+-Asa P. Robinson Historic District Certificate of Appropriateness Review

TREE REMOVAL 1708 Caldwell St

Owner/Applicant

Dylan Whitehead
1708 Caldwell St
Conway, AR 72034

Location Information

Address: 1708 Caldwell St.

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

Abutting Zoning. North: MF-3 (Multi-family, up to 24 dwelling units/acre), APRHD; West/East/South: R-2A, APRHD.

Lot Area. 0.19 acres±.

General Description of Property and Proposed Development

The property is located on the north side of Caldwell St between Center St and Davis St.

The applicant is requesting to remove one significant tree along the Caldwell St frontage.

The applicant has provided a letter from Voegele Tree Service in compliance with the tree preservation standards outlined in the Asa P. Robinson Historic District guidelines.

According to the Tree Removal Request letter from Voegele Tree Service,

The tree in question has developed extensive internal rot that compromises its structural integrity. While the tree may appear viable from a distance, closer inspection reveals deterioration that poses an imminent danger to the safety of residents in the home, neighboring properties and their occupants, and public safety during severe weather events.

Tree Preservation.

Removal of one or more significant trees in the Robinson District requires approval by the Historic District Commission. A Certificate of Appropriateness requires the following information:

1. Site plan and/or photographs showing location of significant tree(s);
2. Proof that the tree is dead or so badly diseased or damaged that it cannot be salvaged (such as a letter from a landscape firm);
3. Any other reasons for removal;
4. Species and size of the tree that will be planted to replace it, as well as the location where it will be planted.
5. If the tree is removed, the stump must be removed or ground to the surrounding surface level.

Conditions

1. One tree from the approved tree species list shall be planted as a replacement.
2. The replacement trees shall be planted outside of right-of-way and should be an understory tree due to overhead utility lines. It must be a tree from the approved tree species list.
3. The stump must be removed or ground to the surrounding surface level.

Work Not Requiring a Certificate of Appropriateness per HDC Standards, Sec. 15.B

In emergency situations, threatening life, limb, or significant property damage, work may be performed without a Certificate of Appropriateness.

Letter to Conway Historic Society - Tree Removal Request

October 8, 2026

Conway Historic Society
Conway, AR 72034

Re: Request for Tree Removal Permit - Conway Historic Designated District

Property Address: 1708 Caldwell Street

Property Owner: Dylan Whitehead

Dear Members of the Conway Historic Society,

I am writing on behalf of my client, Dylan Whitehead, to formally request permission to remove a problem tree located on their property at 1708 Caldwell Street, which falls within the Conway Historic Designated District. This request is made with serious consideration for both historic preservation guidelines and immediate safety concerns that pose a significant threat to residents and neighboring properties.

The tree in question has developed extensive internal rot that compromises their structural integrity. While the tree may appear viable from a distance, closer inspection reveals deterioration that poses an imminent danger to the safety of residents in the home, neighboring properties and their occupants, and public safety during severe weather events. Our region experiences frequent severe weather conditions including heavy rainfall, flooding, and high winds. These weather patterns significantly increase the risk of tree failure, particularly for trees with compromised structural integrity due to internal rot. Over the past few years I have been called to remove several limbs that have dropped from this tree.

As a professional tree cutter with 40 years of experience in our local area, I have professionally removed numerous trees that have caused significant damage to homes and properties throughout the region. My professional expertise allows me to identify the advanced stages of decay present in these trees, and I can confidently assess that their structural integrity is severely compromised. In my professional capacity, I have witnessed firsthand the devastating damage that occurs when rotted tree fail during severe weather events. The internal decay pattern I observe in this tree is consistent with cases where I have been called to remove fallen trees from damaged homes and property.

I understand and respect the importance of maintaining the historic character of our designated district. As the professional tree cutter who will be executing this work, I am fully insured and committed to:

- Executing the removal using industry-standard safety practices and equipment
- Following all applicable guidelines for tree removal within the historic district
- Minimizing impact to surrounding vegetation and property during removal
- Proper disposal of all tree material in accordance with local regulations
- Considering appropriate replacement plantings that align with the historic character of the area, if recommended by the Society

ELEVATIONS - TREE REMOVAL APPLICATION

1708 Caldwell Street | Conway, Arkansas 72034

Robinson Historic District | Parcel 710-02990-000

Project description

Request to remove one existing tree located in the front yard. This project does not include changes to the house, porch, roofline, exterior finishes, or other structures. Accordingly, architectural elevation drawings are not applicable.

Existing front elevation / street view



Photograph shows the existing residence and the front-yard tree proposed for removal.

Proposed elevation changes: None

Following removal, the existing building elevation will remain unchanged.





View of subject property facing N



View of subject property facing NW



Adjacent property to the E



Adjacent property to the S

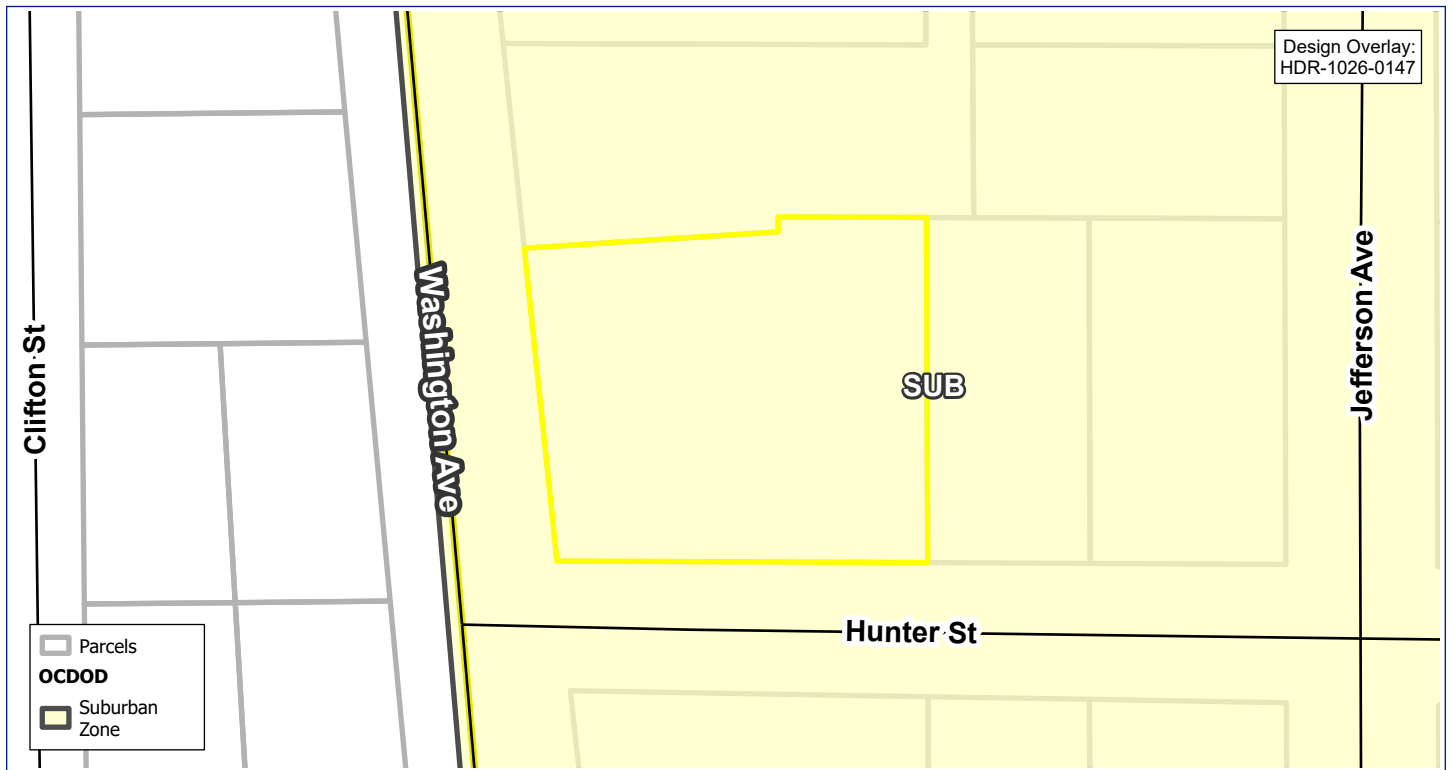
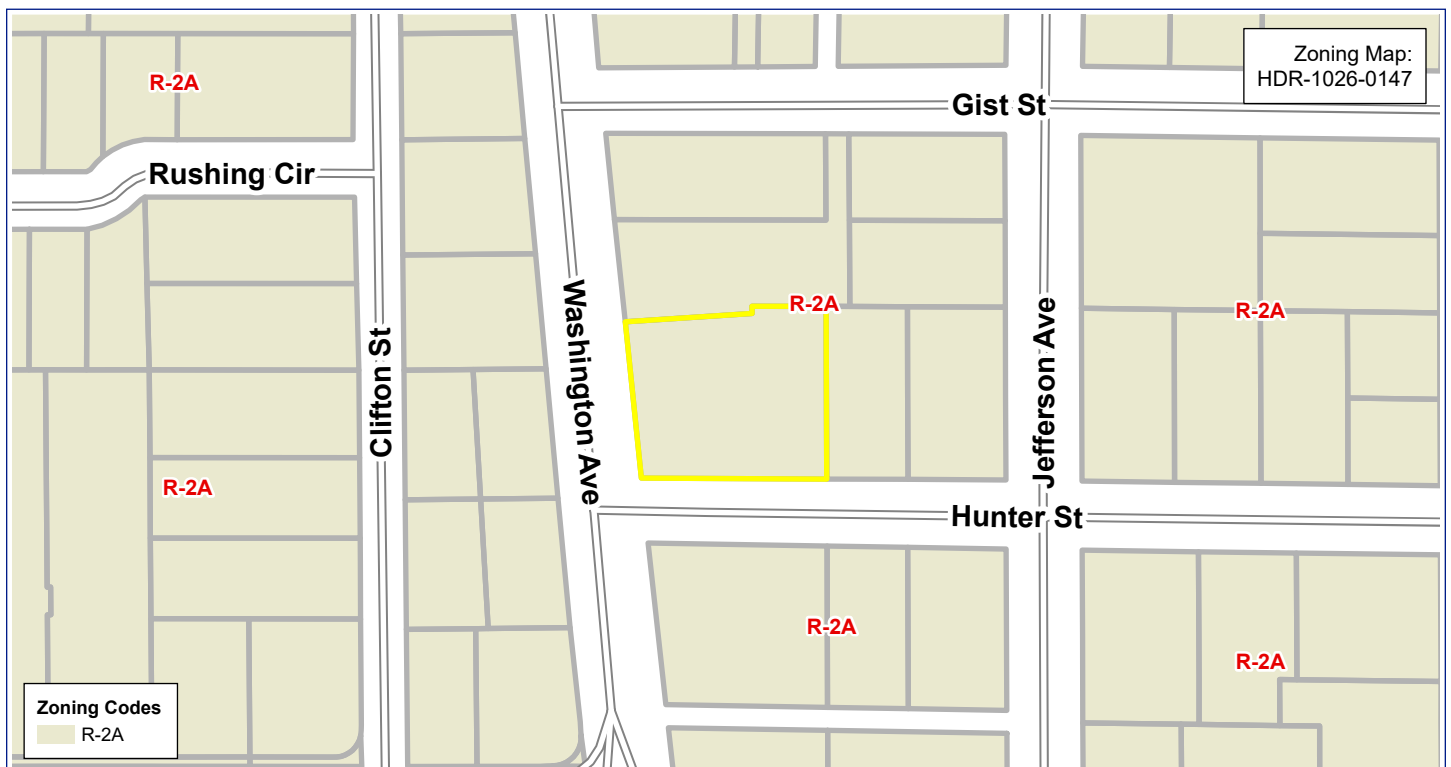


Looking W down Caldwell St



Adjacent property to the W





Old Conway Design Overlay District

Old Conway Design Overlay District Certificate of Appropriateness Review

PORCH ADDITIONS**1806 Washington Ave****Applicant/Owner**

Brenda and Michael Martinez
1806 Washington Ave
Conway, AR 72032

SITE

Address: 1806 Washington Ave

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

Abutting Zoning. North/South/East: R-2A, OCDOD-SR;
West: R-2A (no overlay).

Lot Area. 0.55 acres ±.

Surrounding Area Structures. The property is in the OCDOD-SR, on the northeast corner of Washington Ave and Hunter St. of Mill St between Mitchell St and Davis St. Area structures consist of a mix of single-family homes in Craftsman, Gable, Ranch, contemporary, and minimal traditional styles.

General Description of Property and Proposed Development.

The applicant is seeking after-the-fact approval for two porch additions. Both additions are constructed with a tin roof. One addition is visible from Washington Ave and is attached at the northern portion of the primary residence. The second addition fronts on Hunter St.

The northern addition is ~200sf and the southern addition is ~95sf.

The southern addition is not detailed on the site plan. However, the applicant has stated that it was constructed on an existing slab and that the dimensions did not increase with the covering of the pergola roof. Streetview imagery confirms this assertion.

Setbacks and Spacing. Front setbacks are allowed within a range of 85% to 115% of the average front setback of the area.

Secondary Front: 8 feet minimum.

Side: 6 feet minimum.

Rear: 5 feet or 15 feet from the centerline of alleyway.

The northern addition is 58' from the front setback and is recessed from the front plane of the residence, thereby conforming with front setback standards. It is 29' from the side property line.

The southern addition is 50' from the secondary side yard.

All setback requirements are met.

Spacing. Spatial relationships among existing buildings on a block and neighborhood suggest an appropriate width and spacing for new construction in the area.

The proposal conforms.

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

The maximum footprint coverage on the lot is 14,374sf. With the additions, the lot coverage is 8,675sf or 36%.

Sidewalks. Sidewalks are required for new construction projects. Sidewalks are existing on Hunter St and Washington Ave.

Tree preservation. Any trees over 8" in diameter or great must be protected and preserved. Canopy trees shall be required for each 30' of street frontage.

No trees were removed to accommodate development.

M a s s i n g

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

Due to the size of the additions, their construction did not have an impact on the overall scale of the existing structure.

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

The additions did not have an impact on the height/width/directional expression of the existing structure.

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

The building footprints will cover around 25% or 5,920sf of the site. The average building footprint based upon five parcels on the same block is 20%.

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

The additions contribute to the complexity of form.

Façade, wall area, rhythm. New façades 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 northern addition includes screened windows facing Washington Ave, slightly obscured by an existing fence. The additions contribute to the wall area and rhythm of the structure.

D e s i g n E l e m e n t s

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

The additions are in alignment with the style of the existing structure as they are extensions of a roofline.

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 muntin bars are not permitted.

There is an existing front porch that is not within the scope of this

Old Conway Design Overlay District

review. The southern porch addition is 6' deep based upon aerial measurements of the existing slab.

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

Lighting is not shown on the elevations.

Materials and 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 southern porch is open. The northern porch is enclosed and is composed of Hardie shiplap siding and an easy screen system.

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.

The applicant has installed tin roofing on the additions. Prior to construction of the additions, tin roofing was present on a dormer facing Hunter St.

Additions. New additions should not destroy the materials that characterize the property. New work should be compatible in massing, size, scale, and architectural features to protect the historic integrity of the property. Use materials, windows, doors, and architectural detailing that are compatible with the existing home. The addition should be done in such a manner that if removed in the future, the essential form and integrity of the original structure would be unimpaired. New design shall not use the same wall plane, roof line or cornice line of the existing structure.

The addition shall be sized so that it does not visually overpower the existing building. The addition shall be located at the rear or side elevation in a manner that the addition is visually secondary to the primary elevation of the historic structure. If the addition is located on an elevation facing the street or an important pedestrian route, the visible elevation shall be treated under tightest standards of the construction guidelines of this ordinance.

The additions did not destroy materials that characterized the property and are compatible in massing, size, scale and architectural features. The siding of the existing structure is masonry veneer with hardie accents. The northern porch addition was constructed with hardie siding and a tin roof that matches the dormers. If the additions were removed in the future, the essential form and integrity of the original structure would be unimpaired. The additions did not use the same wall plane and they do not visually overpower the original structure.

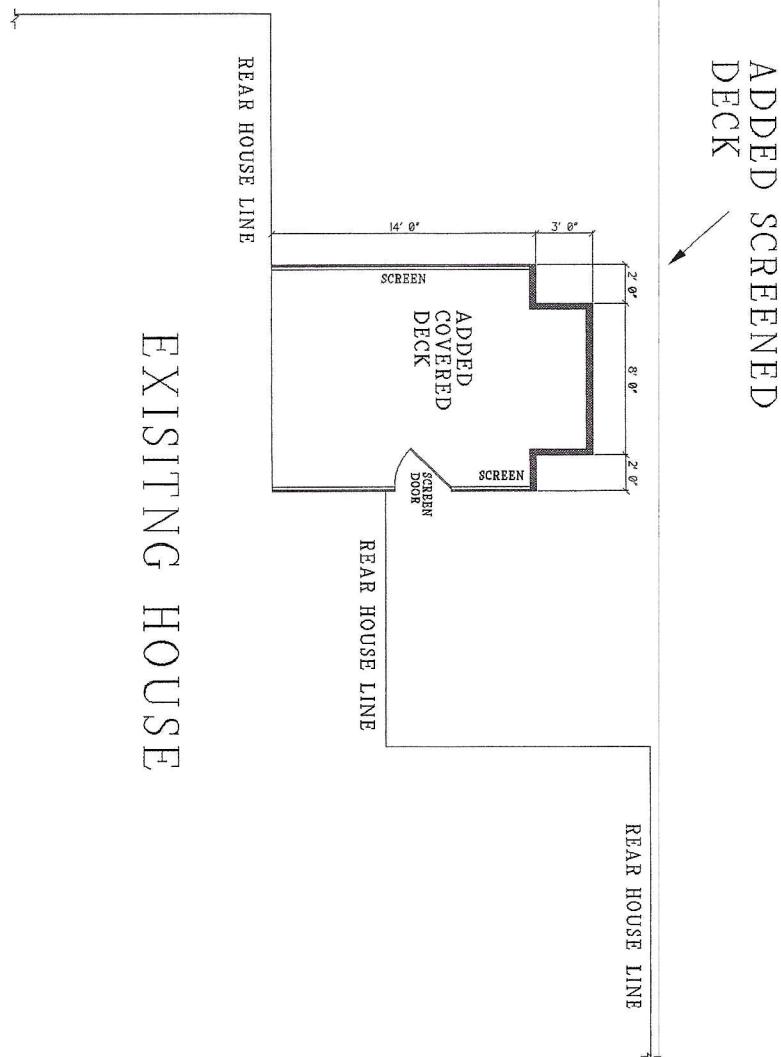
Conditions

1. Applicant must obtain all applicable building permits* if/when a Certificate of Appropriateness is granted.
2. Prior to issuance of a Certificate of Appropriateness, the applicant shall submit to the administrative official:

- a. An updated site plan specifying the dimensions of the southern porch addition. If the specifications result in any nonconformity with the requirements of OCDOD, the applicant may need to have the project reviewed by the Historic District Commission.
- b. Elevations showing the southern porch addition.

3. Lighting shall be downward and inward toward the property.

1806 WASHINGTON AVE

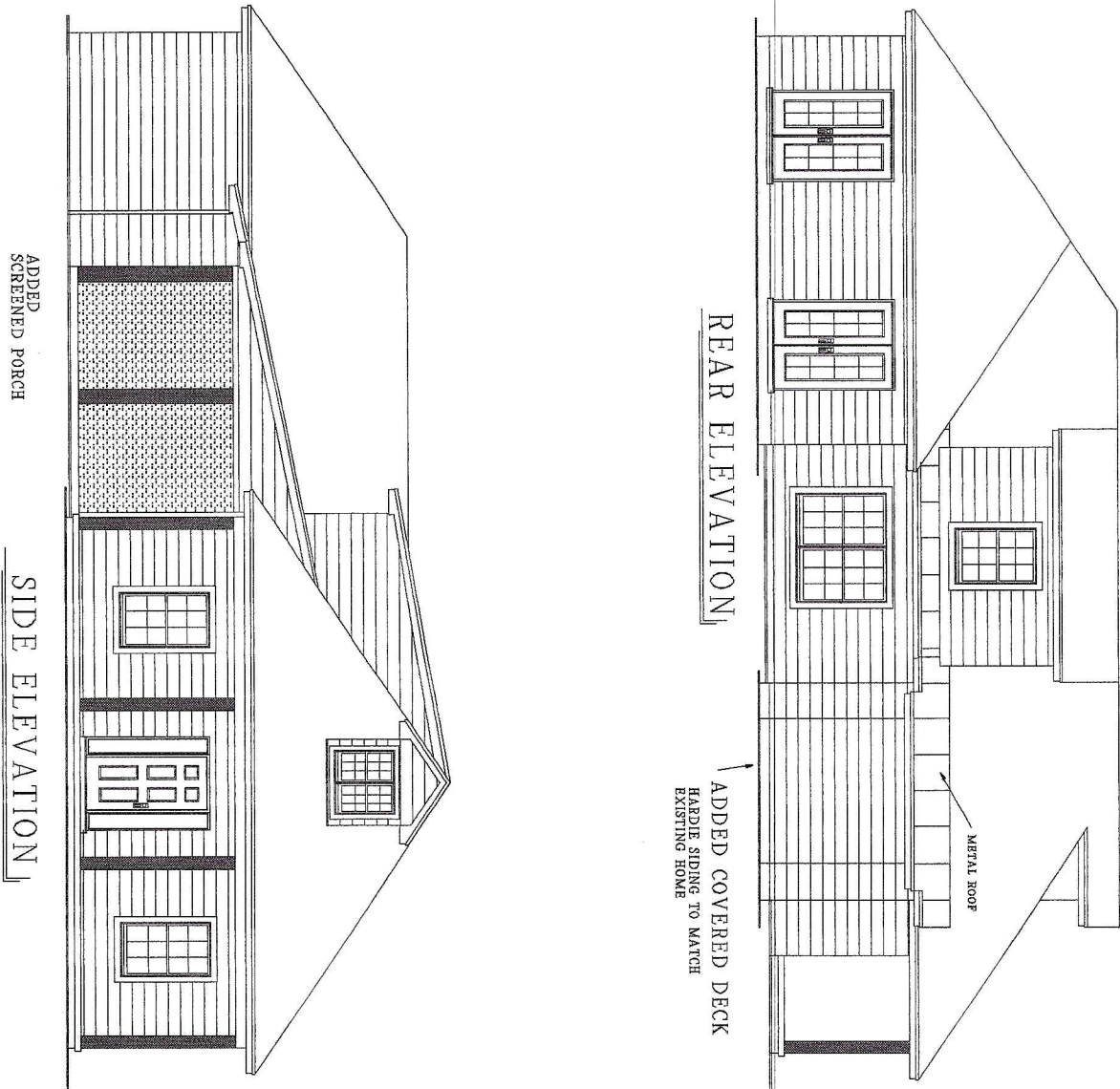


Quality Designs LLC.

930 Winato
Building A
Suite 1
Conway Arkansas 501 327 4205



James Buckman

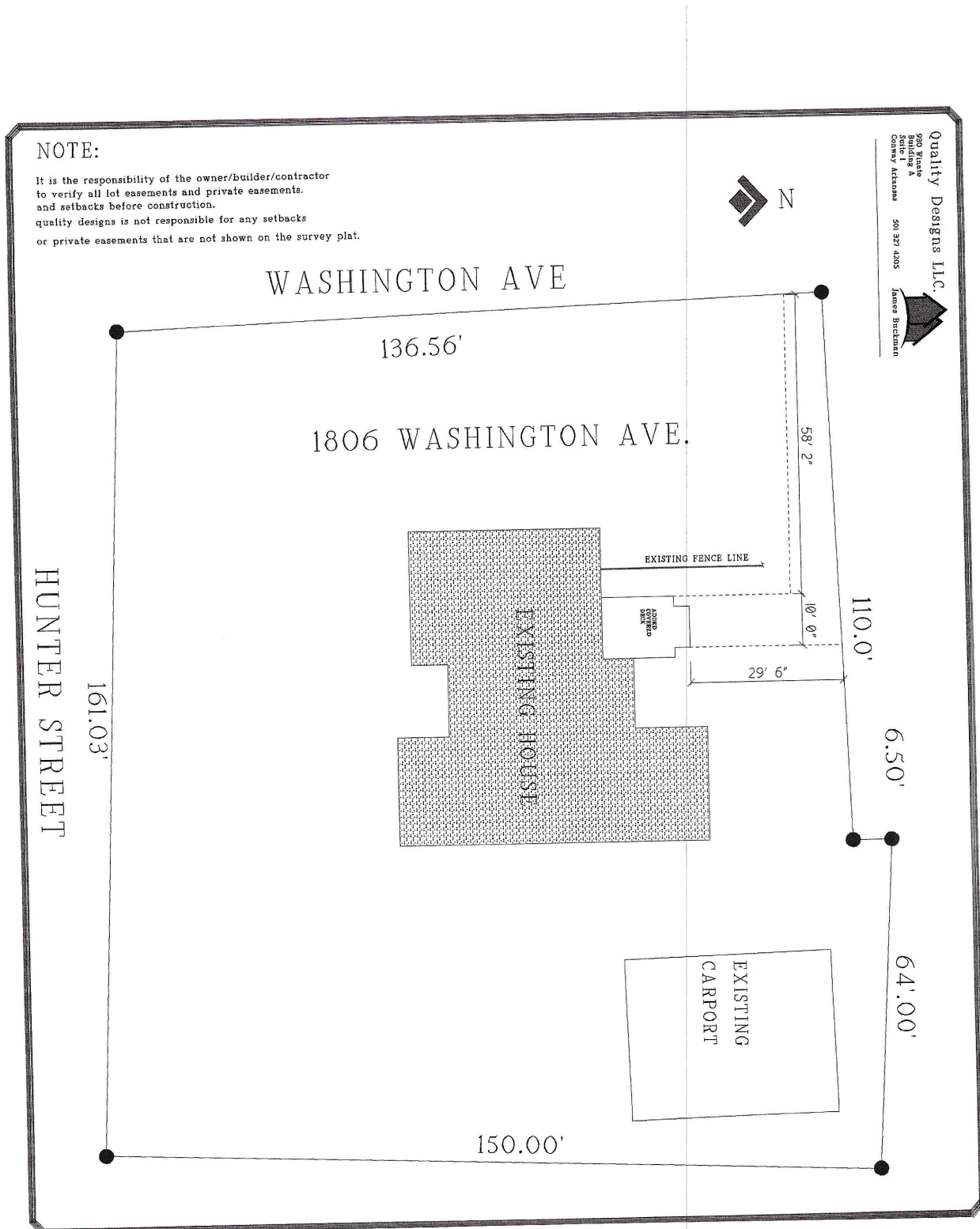


Quality Designs LLC.

930 Winata
Building A
Suite 1
Conway Arkansas

501 327 4205







South Porch Elevations





View of subject property facing E



View of subject property facing N



Adjacent property to the E



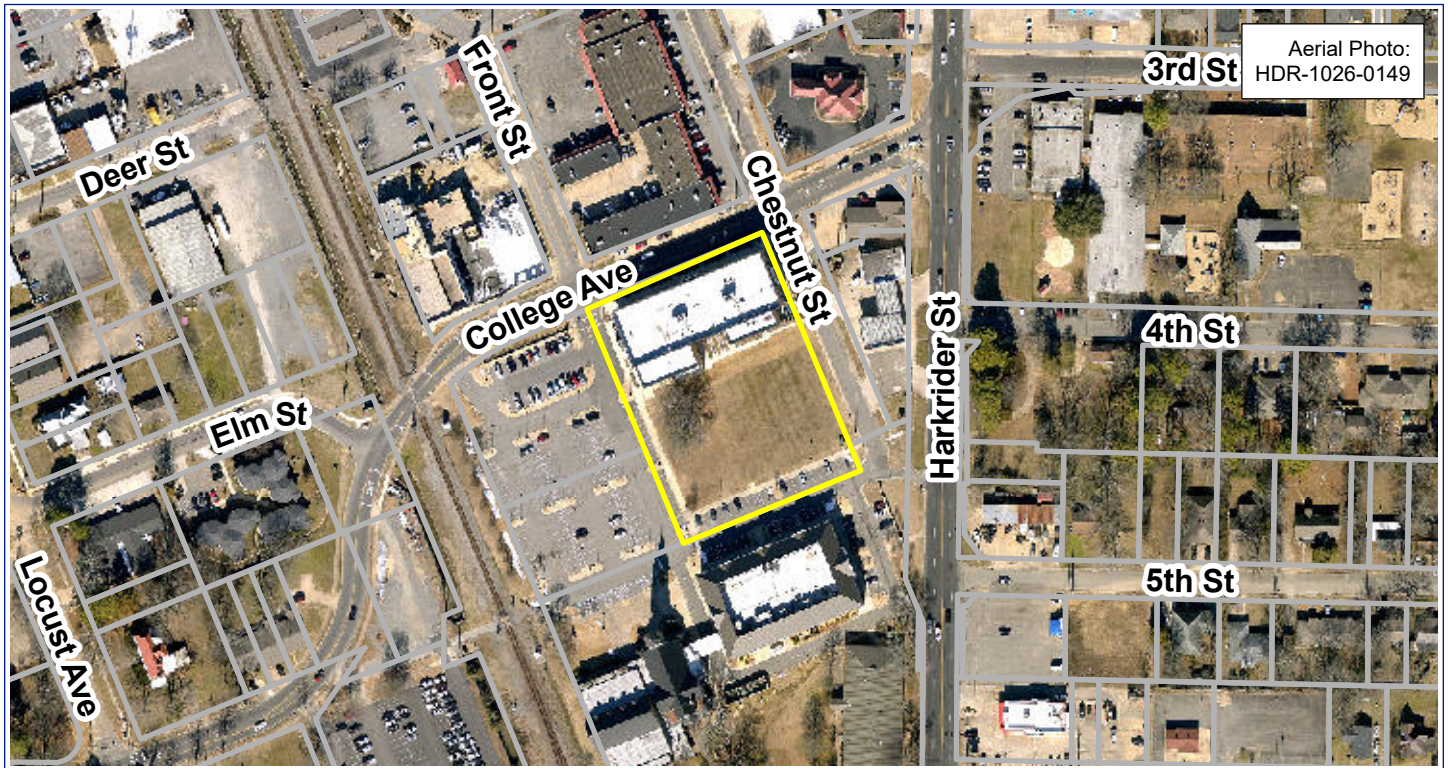
Adjacent property to the N

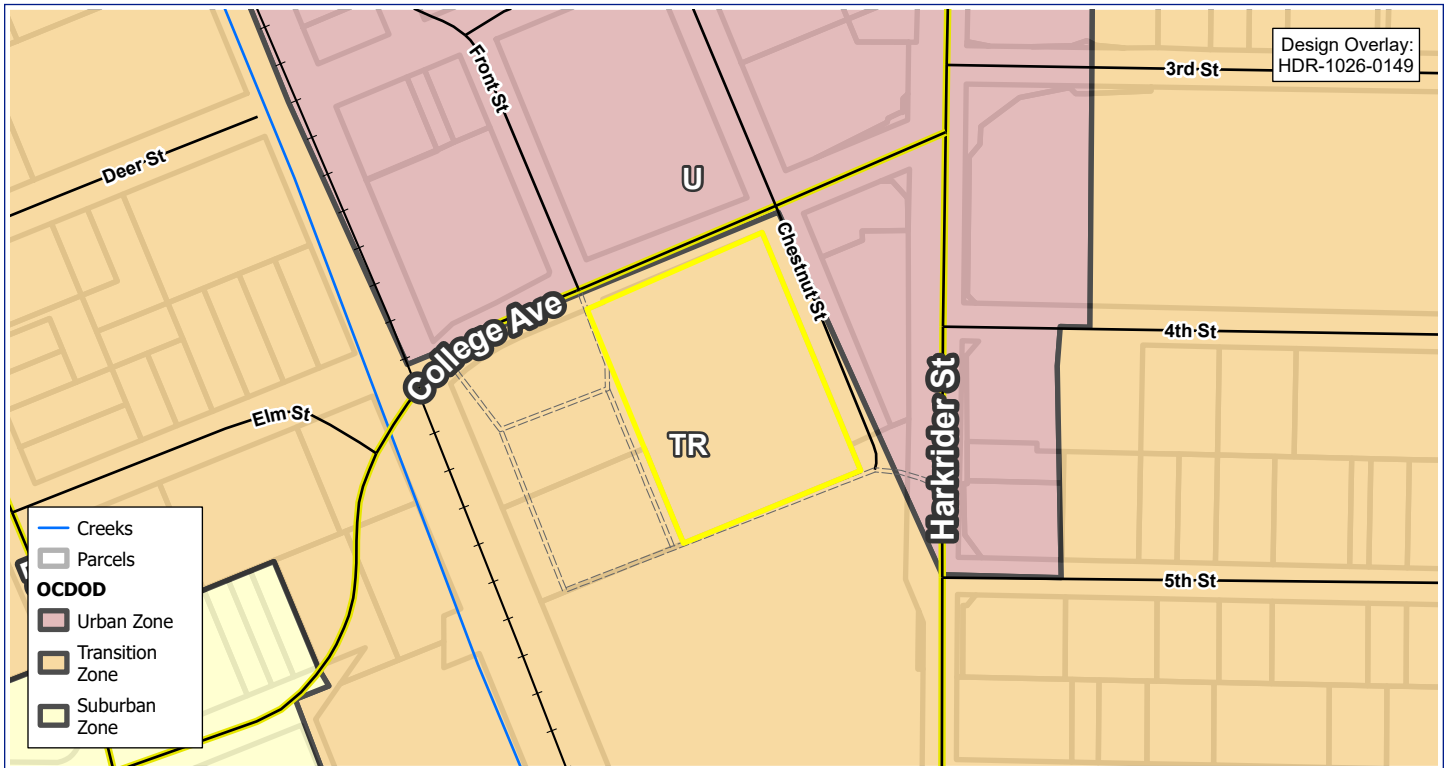
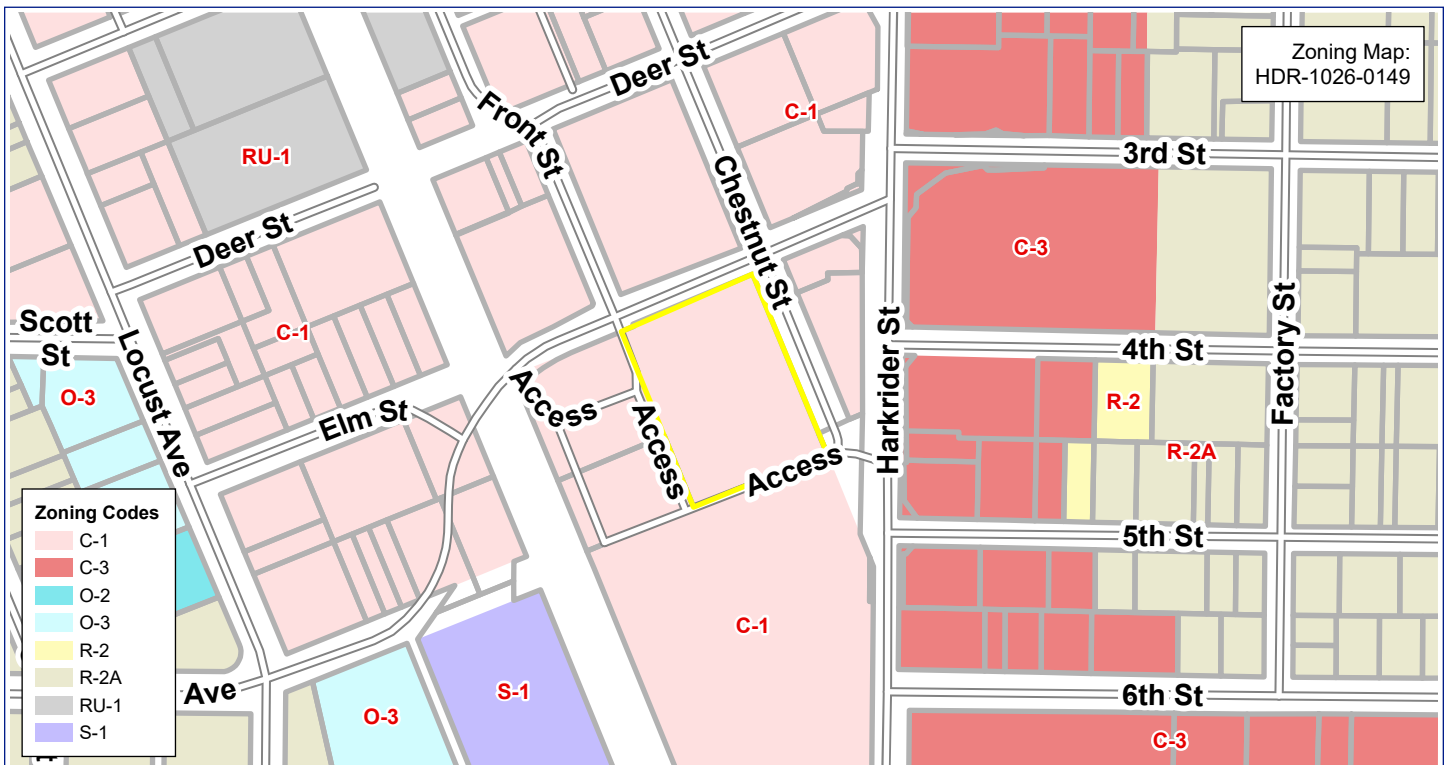


Adjacent property to the S



Adjacent property to the W





Old Conway Design Overlay District

Old Conway Design Overlay District Certificate of Appropriateness Review

SCHOOL ADDITION

1101 College Ave

Applicant

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

Owner

St Joseph Catholic Church
1115 College Ave
Conway, AR 72032

SITE

Address: 1101 College Ave

Present Zoning. C-1 (Central Business District), Old Conway Design Overlay Transition District (OCDOD-TR).

Abutting Zoning. South/West: C-1, OCDOD-TR; North/East: C-1, OCDOD-Urban (U).

Lot Area. 3.03 acres ±.

Surrounding Area Structures. The proposed project is located within the Saint Joseph church and school campus. It is surrounded by institutional buildings accommodating these uses. On the east side of Chestnut St, across from the campus is a service station.

General Description of Property and Proposed Development.

Saint Joseph serves pre-K through 12th grade students and families with a current campus bisected by Harkrider St. The intention is to consolidate all grade levels into a centralized location. The Middle School was developed in its current configuration in 2017, and High School was developed in its current configuration in 2021. The High School was developed with the intention to add the elementary school in a subsequent phase.

The proposed elementary school addition is 38,493sf and two-stories with a height of 41ft.

C i v i c & I n s t i t u t i o n a l

The guidelines for certain types of institutional buildings such as schools may vary from commercial building guidelines. Their scale is often more monumental, and massing and orientation relate to the particular use within the building. Their design deserves flexibility and opportunity for creative expression. Development is guided by both the Civic and Institutional section of the OCDOD Pattern Book, as well as pertinent portions of the Suburban, Transition, and Urban zones.

Site Planning. Landmarks and focal points should be created by placing “signature” civic and institutional facilities in high visibility locations, such as key visibility intersections or at the end of a prominent street axis.

The church and school campus are highly visible focal points located on Harkrider St, College Ave, and Chestnut St.

Buildings should either be set back from the street within a

campus-like green space on larger sites or directly “address” the street with a minimal setback if the site is more constrained in size.

The proposal is for a minimal setback in alignment with the already constructed high school. On Chestnut St the setback is between 0’ and 6’.

Public entrances should be clearly defined and face the street. Porticos, awnings and other entryway features that are integral to the building design are encouraged.

The front elevation is clearly defined with a decorative gable and an arcade.

Pedestrians should be given the ability to safely cross at intersections near civic and institutional facilities.

The current location of the elementary school for Saint Joseph is across Harkrider St. By consolidating all grade levels onto a single campus, all pedestrian movement will be centralized within the campus.

Lot Coverage. Lot coverage is not specified in the Civic and Institutional section of the guidelines. Maximum lot coverage is 80% in the Transition Zone and 100% in the Urban Zone. It is 100% in the C-1 zoning district. This property is in the C-1 zoning district, Transition Zone.

The applicant is proposing 85% lot coverage on the parcel.

Landscaping. Civic and institutional facilities with minimal street setbacks should provide appropriate urban landscaping as addressed in the Urban Zone Guidelines. Appropriate landscaping includes; wide sidewalks with tree wells and planters, sidewalk furniture, public art, and unique paving materials. The Transition Zone requires one tree per every 30 feet of street frontage.

The width of the sidewalk is not specified on the site plan. Existing landscaping along the front of the high school is shown on the site plan, but nothing is proposed for the addition. The project is conditioned to require similar landscaping along the elementary school addition.

Parking. Surface parking areas are to be located in the interior of a block to allow structures to remain the dominant visual element from the public realm. Parking lots should never be located on block corners.

Parking is existing and is substantially in conformance.

Architecture. Monumental buildings relate to the human scale but are carefully made larger to exhibit a sense of importance. While the height, mass and bulk of civic and institutional facilities may be greater than adjacent uses, building materials and façade scale elements should be chosen to complement other buildings in the surrounding area. New facades should be well composed and articulated with a variety of materials and planes. Classical details are appropriate. Public entrances should be prominent, preferably through the use of a portico or awning that will provide weather protection.

The neo-classical style of the addition follows the established architectural style on the Saint Joseph campus, including the church. The facades are articulated with variety of planes. The dominant siding material is brick, matching existing structures on campus.

Lighting. Lighting should be designed as an integral feature of the building and site, and be used to highlight building features.

Lighting is not shown on the elevations.

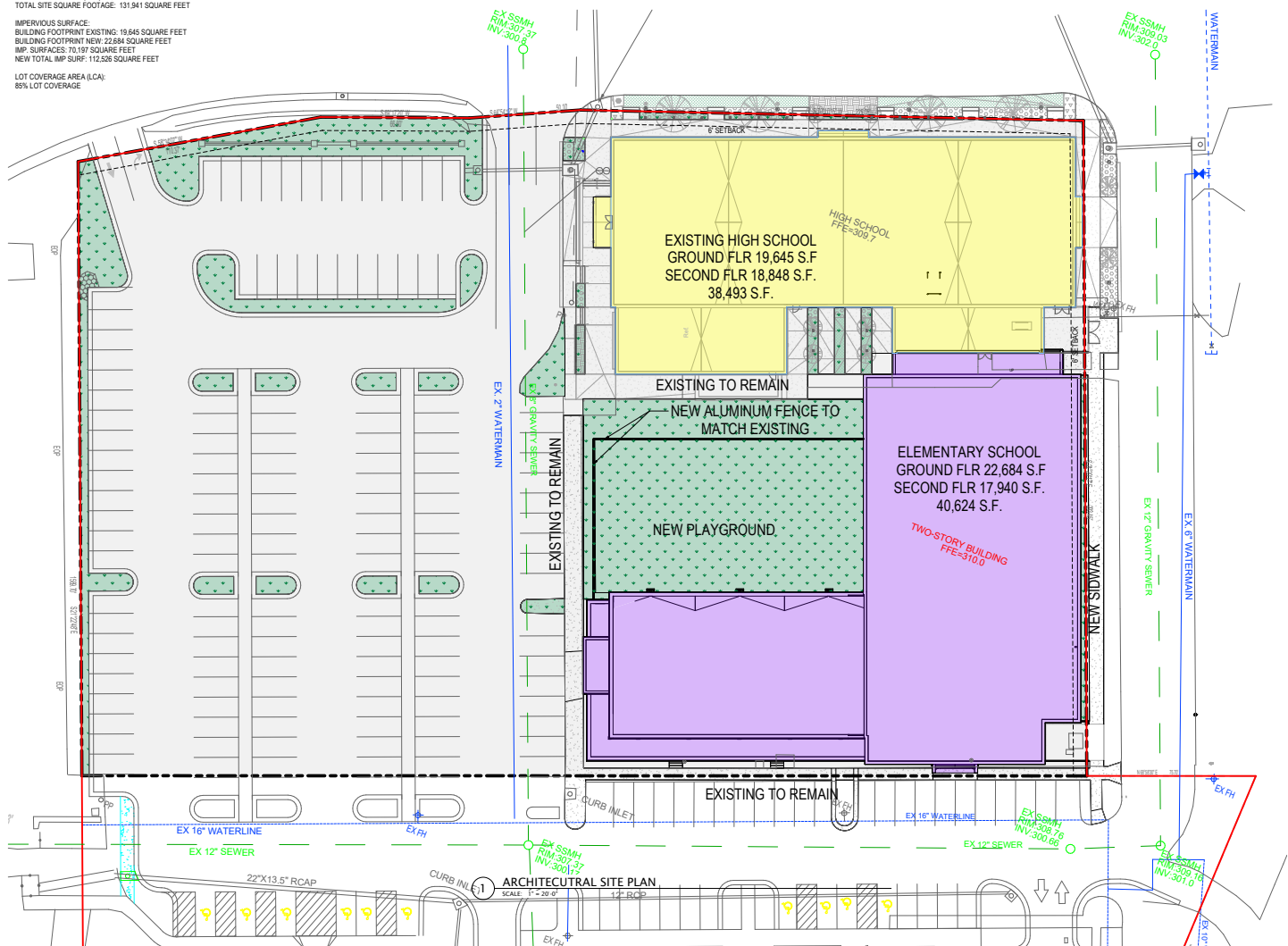
C o n d i t i o n s

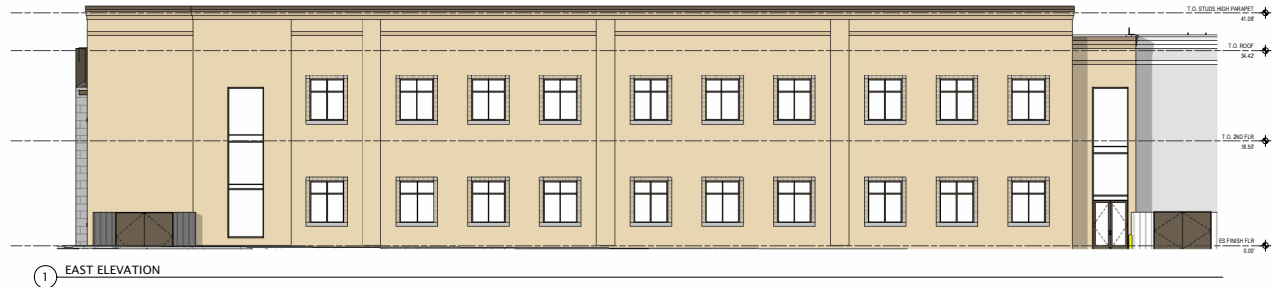
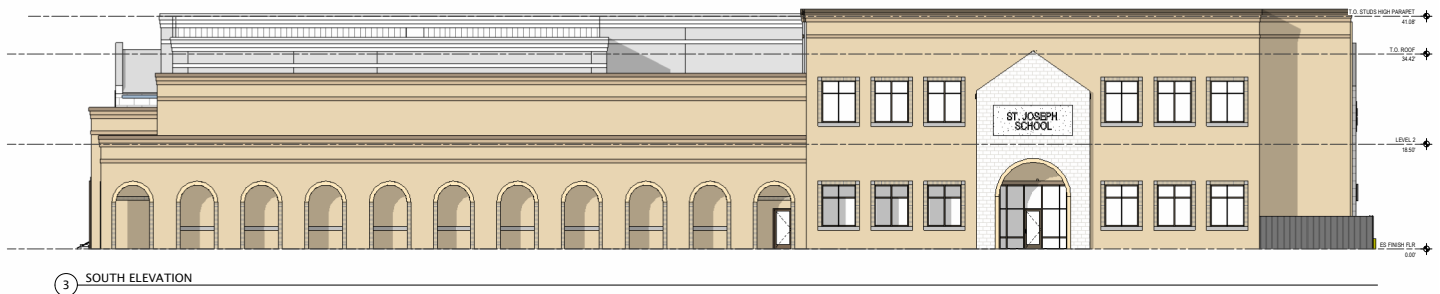
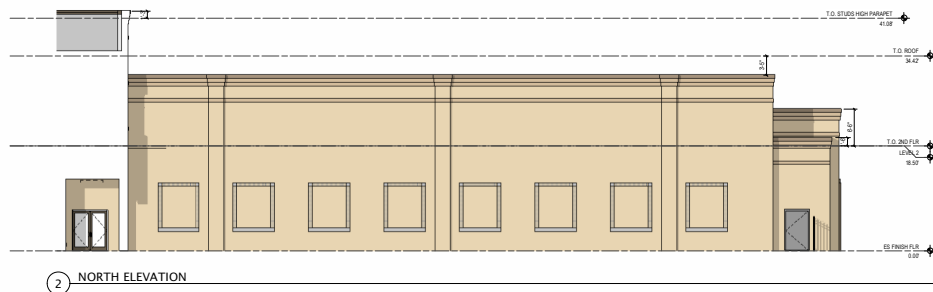
1. Applicant must obtain all applicable building permits* if/when a Certificate of Appropriateness is granted.
2. The applicant shall submit for Site Development Review a landscape plan showing understory tree plantings in wells along with other landscaping elements reflective of existing landscaping along the high school, Chestnut St frontage with one tree per every 30 feet of frontage. Landscaping shall also be shown along the southern portion of the building and the parking lot.
3. Screen all rooftop equipment.
4. Any items not addressed through Historic Design Review shall be addressed through Site Development Review and other applicable planning and permitting processes.

EXISTING BUILDINGS: 1
PROPOSED BUILDINGS: 1
GROSS FLOOR AREA (GFA): 42,329 SQUARE FEET
TOTAL SITE SQUARE FOOTAGE: 131,941 SQUARE FEET

IMPERVIOUS SURFACE:
BUILDING FOOTPRINT EXISTING: 19,645 SQUARE FEET
BUILDING FOOTPRINT NEW: 22,684 SQUARE FEET
IMP. SURFACES: 70,197 SQUARE FEET
NEW TOTAL IMP SURF: 112,526 SQUARE FEET

LOT COVERAGE AREA (LCA):
85% LOT COVERAGE







View of subject property facing W



View of subject property facing N



View of subject property facing NW



Adjacent property to the E



Adjacent property to the NW



Adjacent property to the S

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.

Item

- Administrative approval of exterior renovations at 1124 Oak St (HDR-0926-0140)
- Administrative approval of exterior renovations at 113 Conway Blvd (HDR-1026-0145)



Approved Tree List

It is suggested, but not required, that materials used to meet the standards for plantings within open spaces be from this list.

New landscape plantings need to become well established before they become effectively drought tolerant. Therefore, it is imperative that new plantings receive food follow-up care until they are established.

Deciduous Canopy Trees

Acer rubrum species	Red Maple
Acer saccharum species	Sugar Maple
Aesculus spp.	Buckeye
Betula nigra	River Birch
Carya illinoensis	Pecan
Carya spp.	Hickories
Catalpa speciosa	Northern Catalpa
Celtis occidentalis	Hackberry
Diospyros virginiana	Persimmon
Fagus grandifolia	American Beech
Fraxinus americana	White Ash
Fraxinus pennsylvanica	Green Ash
Ginkgo biloba	Ginkgo Tree
Gymnocladus dioica	Kentucky Coffeetree
Juglans nigra	Black Walnut
Liquidambar styraciflua	Sweetgum
Liriodendron tulipifera	Tuliptree
Magnolia acuminata	Cucumbertree
Nyssa sylvatica	Blackgum
Platanus acerifolia	London Planetree
Platanus occidentalis	Sycamore
Prunus serotina	Black Cherry
Quercus acutissima	Sawtooth Oak
Quercus alba	White Oak
Quercus coccinea	Scarlet Oak
Quercus falcata	Southern Red Oak
Quercus lyrata	Overcup Oak
Quercus macrocarpa	Bur Oak
Quercus michauxii	Swamp Chestnut Oak
Quercus muehlenbergii	Chinkapin Oak
Quercus nigra	Water Oak
Quercus nuttalli	Nuttall Oak
Quercus pagoda	Cherrybark Oak
Quercus palustris	Pin Oak
Quercus phellos	Willow Oak
Quercus prinus	Chestnut Oak
Quercus rubra	Northern Red Oak
Quercus shumardii	Shumard Oak
Quercus stellata	Post Oak
Quercus velutina	Black Oak
Salix babylonica	Weeping Willow
Sassafras albidum	Sassafras
Taxodium distichum	Baldcypress
Tilia americana	American Linden
Tilia cordata	Littleleaf Linden
Ulmus parvifolia	Chinese/Lacebark Elm
Zelkova serrata	Japanese Zelkova
Robinia pseudoacacia	Black Locust

Deciduous Understory Trees

Acer buergerianum	Trident Maple
Acer ginnala	Amur Maple
Acer palmatum	Japanese Maple
Acer pensylvanicum	Striped Maple
Acer spicatum	Mountain Maple
Aesculus pavia	Red Buckeye
Amelanchier arborea	Serviceberry
Asimina triloba	Pawpaw
Bumelia lycioides	Buckthorn Bumelia
Carpinus betulus	European Hornbeam
Carpinus caroliniana	Hornbeam
Cercis canadensis	Eastern Redbud
Chionanthus virginicus	Fringetree
Cladrastis kentukea	Yellowwood
Cornus florida	Flowering Dogwood
Cornus kousa	Kousa Dogwood
Cotinus obovatus	Smoketree
Crataegus phaenopyrum	Washington Hawthorne
Crataegus viridis 'Winter King'	Winter King Hawthorne
Franklinia alatamaha	Franklin Tree
Halesia carolina	Carolina Silverbell
Hamamelis virginiana	Witch Hazel
Koeleruteria paniculata	Golden Raintree
Magnolia x soulangiana	Saucer Magnolia
Malus species	Crabapple
Ostrya virginiana	Hophornbeam
Prunus 'Okame'	Okame Cherry
Prunus caroliniana	Caroline Cherry Laurel
Prunus x yedoensis	Yoshino Cherry
Rhus copallina	Shining Sumac
Rhus typhina	Staghorn Sumac
Styrax spp.	Snowbel
Symplocos tinctoria	Sweetleaf
Syringa reticulata	'Ivory Sue' Lilac Tree

Evergreen Canopy Trees

Abies concolor	White Fir
Cryptomeria japonica	Japanese Cryptomeria
Cupressocyparis leylandii	Leyland Cypress
Juniperus scopulorum	Rocky Mountain Juniper
Juniperus virginiana	Eastern Red Cedar
Magnolia grandiflora	Southern Magnolia
Picea abies	Norway Spruce
Picea pungens	Colorado Spruce
Pinus bungeana	Lacebark Pine
Pinus echinata	Shortleaf Pine
Pinus nigra	Austrian Pine
Pinus strobus	White Pine
Pinus taeda	Loblolly Pine
Pinus thunbergii	Japanese Black Pine
Pinus virginiana	Virginia Pine
Thuja plicata	Western Red Cedar
Tsuga canadensis	Canadian Hemlock
Tsuga caroliniana	Carolina Hemlock

Evergreen Understory Trees

Ilex opaca species	American Holly
Ilex latifolia	Lusterleaf Holly
Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly
Ilex x attenuata 'Fosteri'	Foster's Holly
Ilex x attenuata 'Savannah'	Savannah Holly
Magnolia virginiana	Sweetbay
Prunus caroliniana	Cherry Laurel