



CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

April 22, 2024 • 5:30pm • 1111 Main Street



City of Conway

HISTORIC DISTRICT COMMISSION

April 22, 2024

MEMBERS

Emily Walter, Chairman
Liz Hamilton, Vice-Chairman
Jenny Davis, Secretary
Marianne Black
Josh Hamilton
Nathaniel Johnson Jr.
Corey Parks

Call to Order.

Roll Call.

Approval of Minutes. March 25, 2024

I. **Public Hearing Items - Old Conway Design Overlay District - OLD BUSINESS**

A. 504 Monroe St - House Remodel (HDR-0324-0036) WITHDRAWN

II. **Public Hearing Items - Old Conway Design Overlay District - NEW BUSINESS**

A. 1824 Lee Ave - Exterior Modifications (HDR-0424-0047)

III. **Additional Business**

A. Items as decided by the Commission

Adjourn.

1824 Lee Ave - Exterior Modifications

Old Conway Design Overlay District

APPLICANT/AUTHORIZED AGENT

Jedidiah Bicker
1824 Lee Ave
Conway, AR 72034

OWNER

Same



SITE DATA

Address. 1824 Lee Ave.

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

Abutting Zoning. North/South/East/West: R-2A (Two Family Residential District), Old Conway Design Overlay Suburban District.

Lot Area. 0.17 acres ±.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the north side of Lee Ave between Mitchell St and Davis St. Area structures consist of a mix of single-family homes in Craftsman and minimal traditional styles.

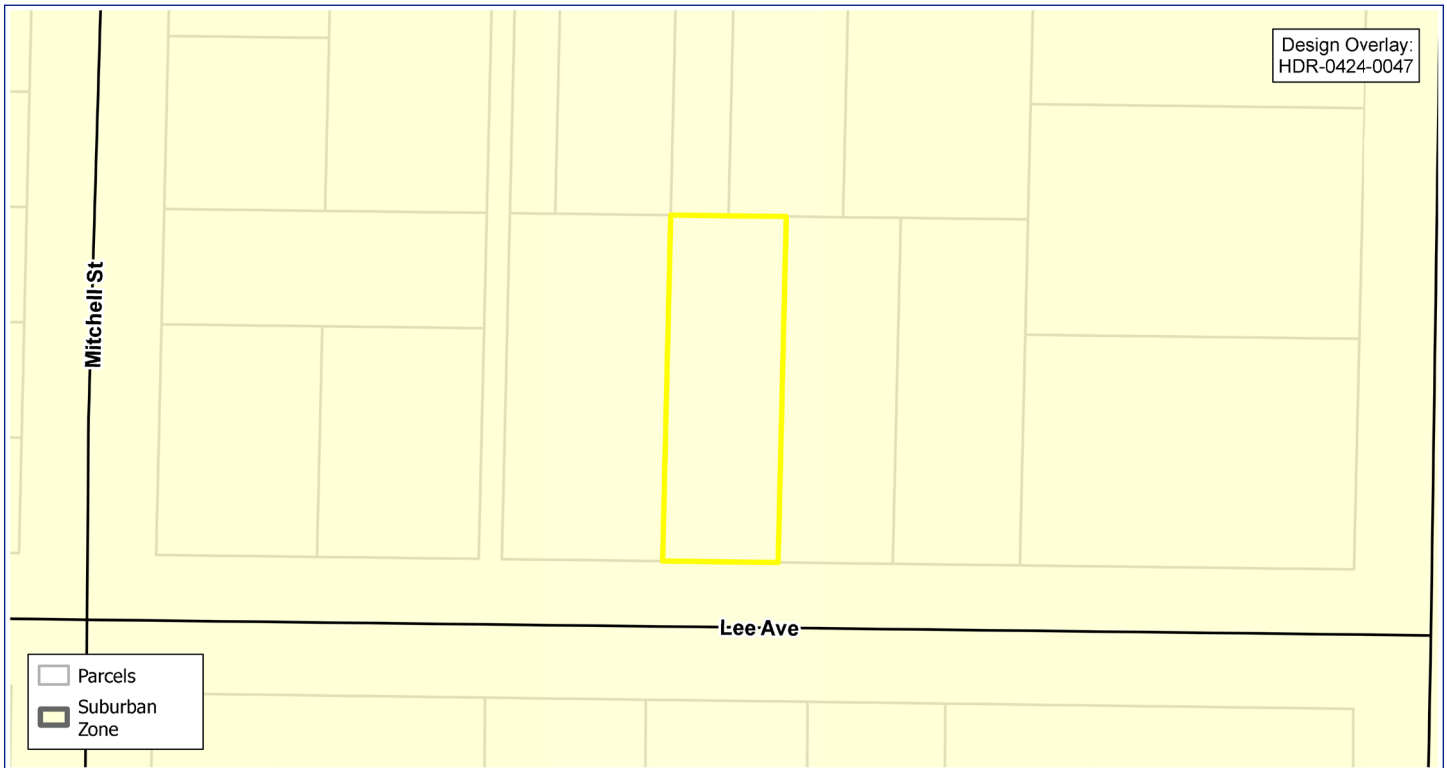
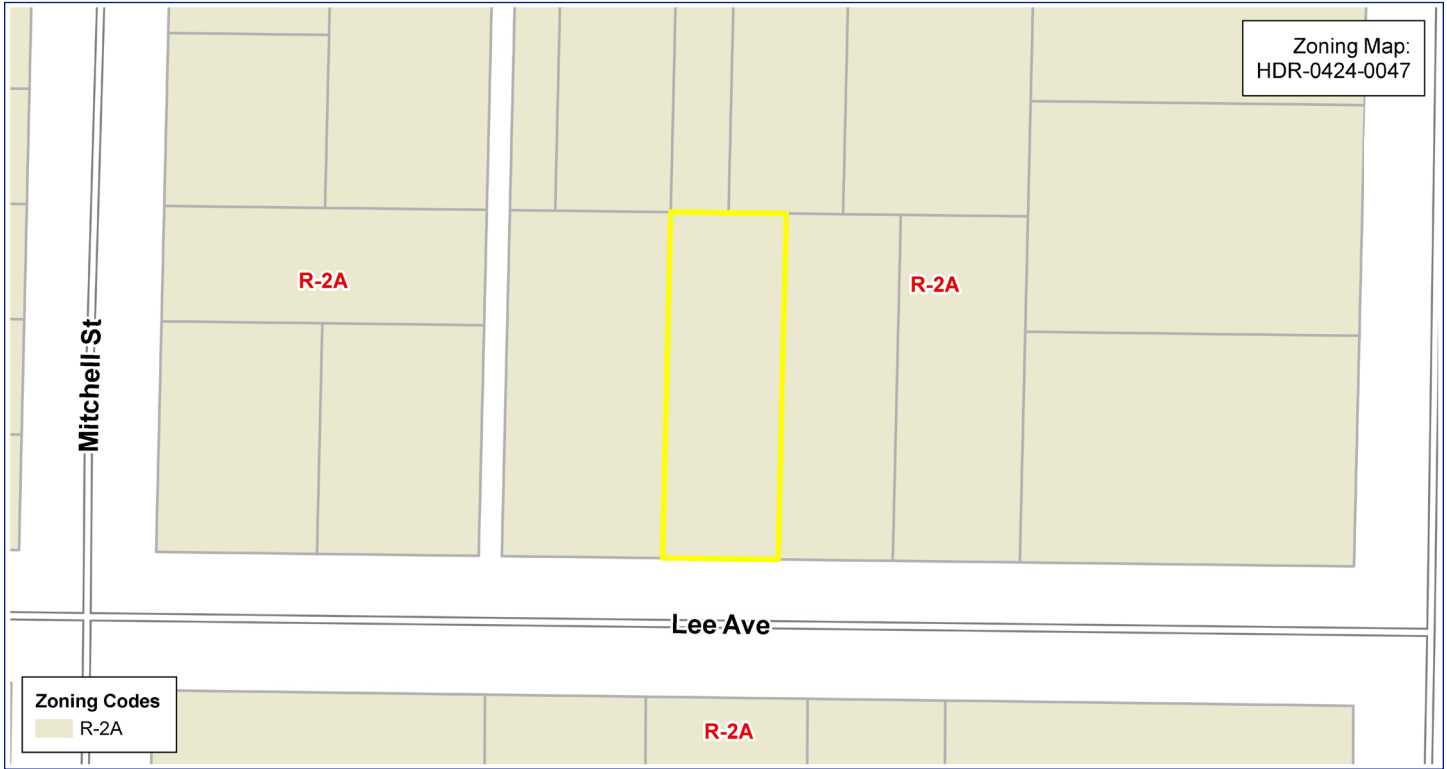
General Description of Property and Proposed Development. The applicant is proposing to enlarge two windows and change the siding on a single-family residence.

Submission Requirements. No new building or structure or exterior renovation requiring a building permit or remodeling permit within the Old Conway Design Overlay District shall be constructed or altered in any way that affect exterior architectural features unless the Commission shall first have issued a certificate of appropriateness with respect to such construction or exterior renovation.

1824 Lee Ave - Exterior Modifications

Old Conway Design Overlay District

II.A



Setbacks and Spacing. Front setbacks are allowed within a range of 85% to 115% of the average front setback of the area.
There are no proposed changes to the footprint.

Lot Coverage. Lot coverage for all impervious surfaces shall be less than 60%.
There are no proposed changes to the footprint.

Driveway / Parking. Parking in the front yard is not permitted. Parking is to be placed at the rear or side. Driveways should be concrete, pavers, or permeable paving and sharing of driveways is encouraged.
The front yard was previously used for parking, but such use appears to have been discontinued with the removal of the carports.

Sidewalks. Sidewalks are required for new construction projects.
This project is exempt from the sidewalk requirement.

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.
It does not appear that any significant trees will be impacted by construction.

MASSING

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 change in size of the front windows will increase the percentage of window coverage on the front façade, thereby bringing the structure into compliance.

DESIGN ELEMENTS

Style. New design should respect the context of the area while expressing the contemporary nature of the structure.
It does not appear that the window alteration or siding replacement will compromise the style of residence.

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.
*According to the applicant: "We are expanding the front windows from a single 2'3"x4" window to 2 double 3"x5" windows which will create 2 6"x5" openings. They will be symmetrical to the home and trimmed with 4" trim around."
*The applicant is proposing wide-trim, and the double windows will be in conformance with the standards.**

MATERIALS AND DETAILING

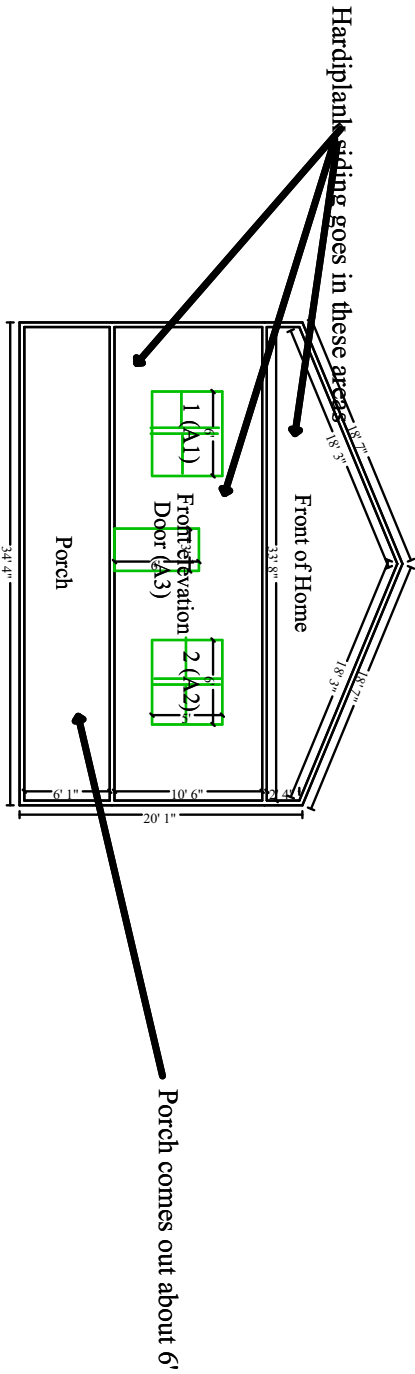
Architectural Details, Siding, and Bricks. Detailing and siding should complement the surrounding area. Siding should include brick, stone, wood, or Hardie® siding/LP® SmartSide®
The applicant is proposing Hardie® siding to "further restore the original look of the home." The current siding is metal/vinyl. Hardiboard is preferable to metal/vinyl.

Mechanical system screening. HVAC units should be located where they are not readily visible from the street. If visible, they should be screened with shrubbery or fencing.
No HVAC equipment is shown on the site plan.

RECOMMENDATIONS

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. Windows must be true divided light.
3. If shutters are used, they must be sized to fit the windows.
4. Siding may be wood, brick, or Hardie® siding/LP® SmartSide®.

Exterior

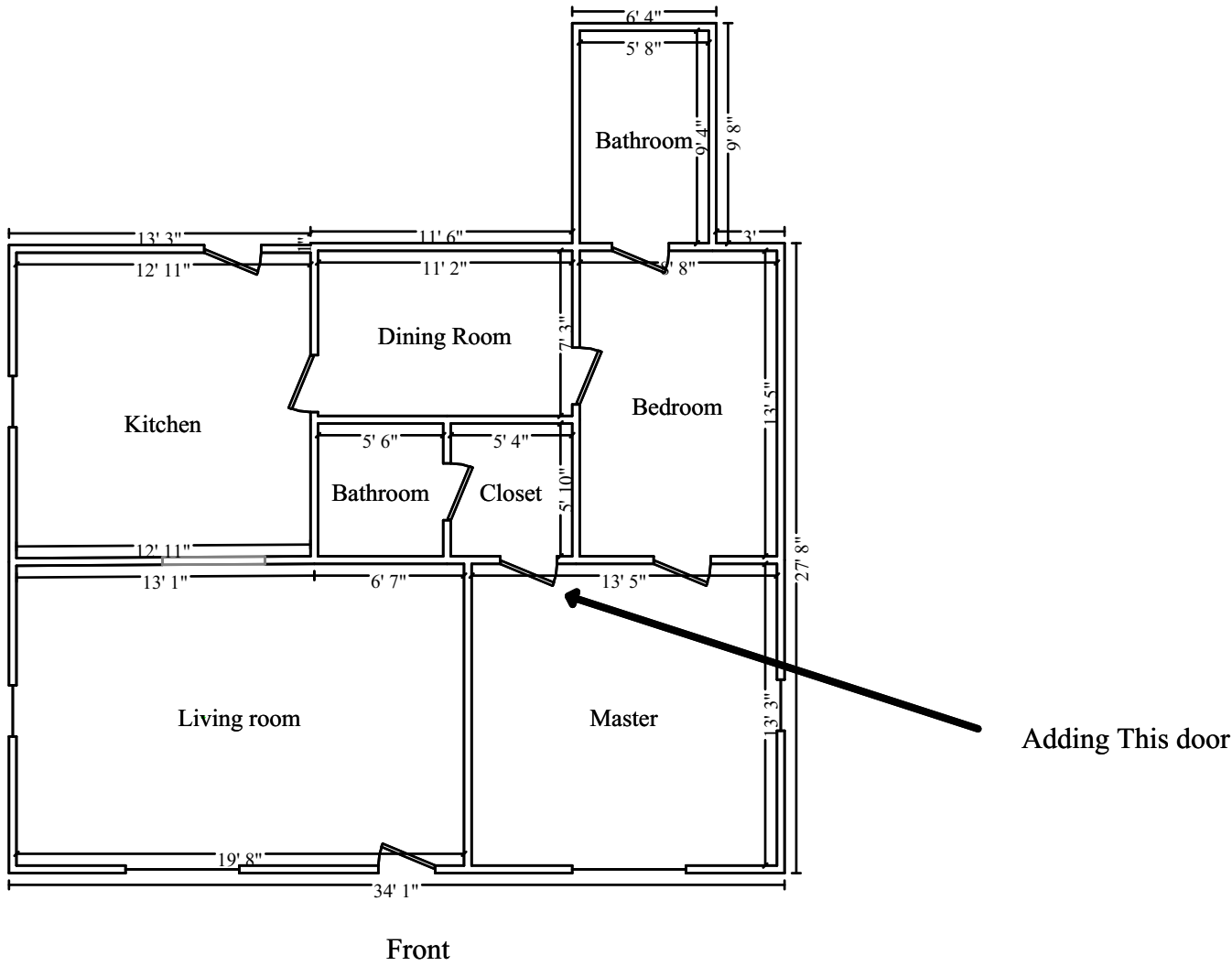


Windows are a gridded white vinyl window I am attaching a rough sketch as well as a page from the manufacturer. they will have Low E glass and High e

Expanding existing 2'3x4' windows with 2 double 3'x5' windows and have decided to not add shutters at this timeto the outside of them. We will also add concrete lap siding to the front with white paint to replace vinyl



Exterior



Also covering the existing ship lap walls with sheetrock and adding new LVP floors.

4/16/2024

1824 Lee Ave - Exterior Modifications

Old Conway Design Overlay District

II.A



View of subject property from Lee Ave



Adjacent property to the W



Adjacent property to the E



Adjacent property to the S, across Lee Ave

