



# CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

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





# City of Conway

## HISTORIC DISTRICT COMMISSION

March 27, 2023

### MEMBERS

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

**Call to Order.**

**Roll Call.**

**Approval of Minutes.** December 28, 2022; February 27, 2023

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

- A. 125 Center Street - Awning & Shade Structure Additions (HDR-0223-0014)
- B. 1169 Mitchell Street - Residential Addition (HDR-0223-0022)
- C. 1915 Johnston Avenue - Remodel (HDR-0323-0040)

### II. Additional Business

- A. Planning & Development Newsletter
- B. Other items as decided by the Commission

**Adjourn.**

# 125 Center Street - Awning & Shade Structure Additions

Old Conway Design Overlay District

I.A

## **APPLICANT/AUTHORIZED AGENT**

Heather Leavell  
Sallie Cone Preschool  
125 Center St  
Conway, AR 72034

## **OWNER**

Conway Public School District  
2220 Prince St  
Conway, AR 72034



## **SITE DATA**

**Address.** 125 Center St.

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

**Abutting Zoning.** North/West: R-2A (Two Family Residential District), Old Conway Design Overlay Suburban District; South: R-2 (Low Density Residential District); East: S-1 (Institutional District), Old Conway Design Overlay Transition District.

**Lot Area.** 4.79 acres ±.

**Surrounding Area Structures.** The property is located in the Suburban Zone of the Old Conway Design Overlay District west of Center St between South Blvd and Robins St. Area structures consist of single-family residences as well as park and institutional uses.

**General Description of Property and Proposed Development.** The applicant is proposing the addition of a metal awning to the Robin St side of the building where a safe room is located. The awning will match the existing awning on the rear of the building and will be constructed of extruded aluminum. The applicant is also proposing to replace three metal canopies with sunshades.

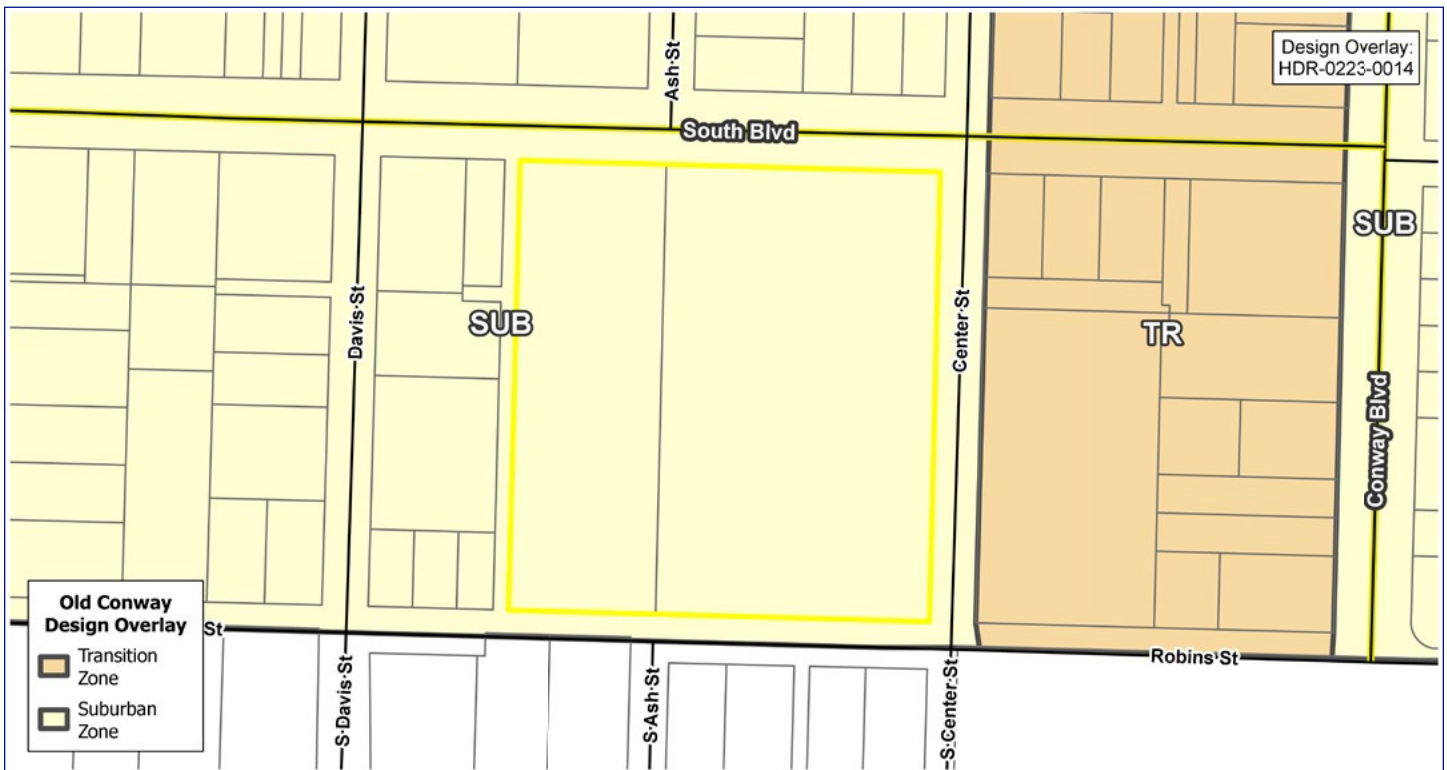
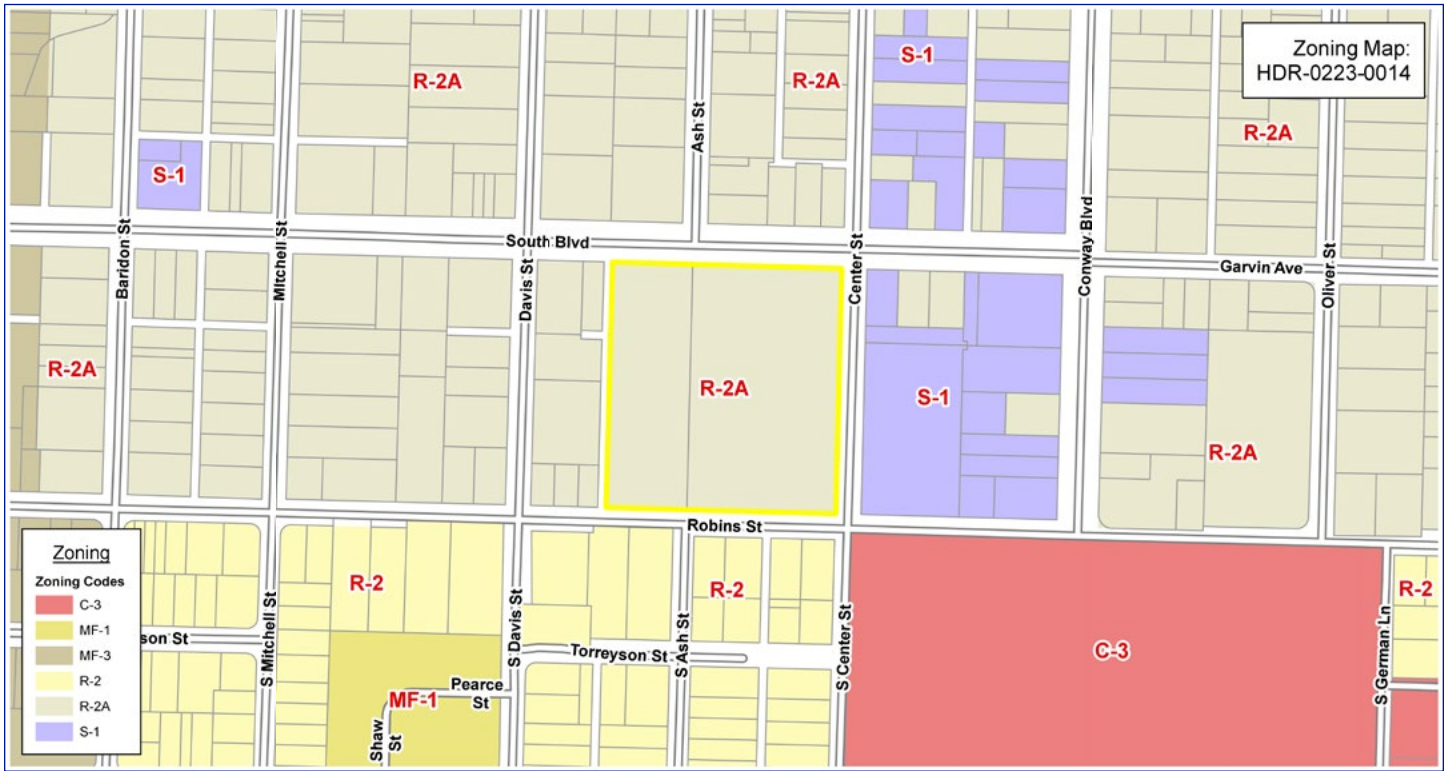
**Awnings.** When new construction uses awnings, traditional awning designs, materials, and placement should be used.

*The applicant is proposing an extruded aluminum awning along the Robin St side of the building. This awning will match an existing awning already located on the building. The applicant is also requesting to replace three metal canopies with sunshades constructed of a high-density polyethylene material. This is a newer type of material and not directly addressed in the guidelines.*

# 125 Center Street - Awning & Shade Structure Additions

Old Conway Design Overlay District

I.A



## **MATERIALS & 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® type siding.

*No changes to building materials. The proposed awning will match existing awning on rear of building.*

**Additions.** Additions should follow regulations for new construction on highly visible elevations. They shouldn't destroy materials that characterize a property and should protect the historic integrity of the property.

*The new awning will be visible from Robins St. Landscaping was installed during construction that will somewhat aid in screening once trees mature. It is recommended that the awning match the existing awning to ensure cohesiveness of the site.*

*The three canopies will be visible from South Blvd. Existing landscaping exists which will provide a level of screening. The new canopies will likely be more visually appealing when compared to the current metal structures.*

## **RECOMMENDATION**

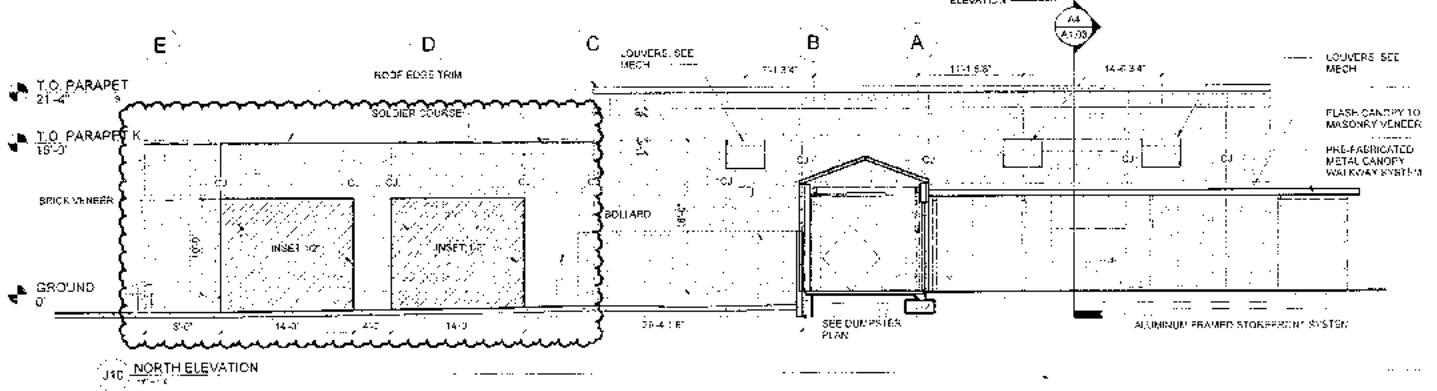
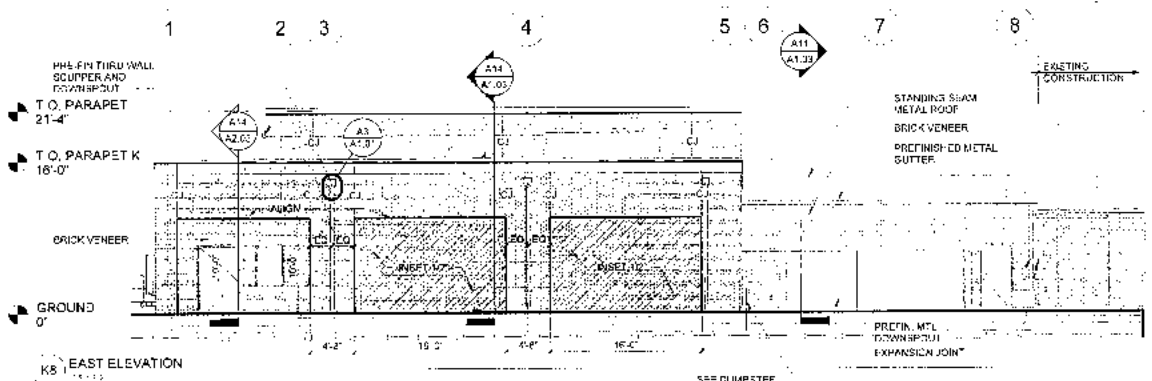
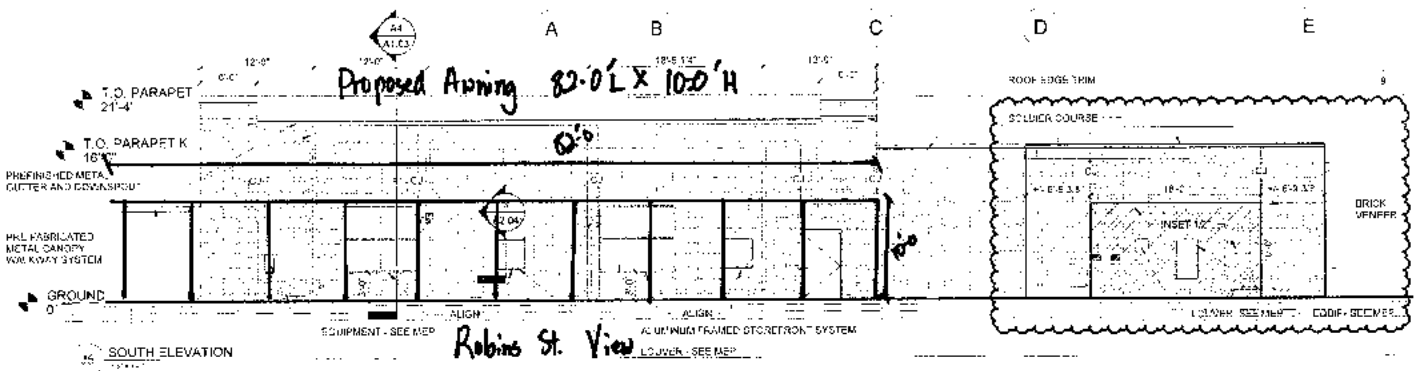
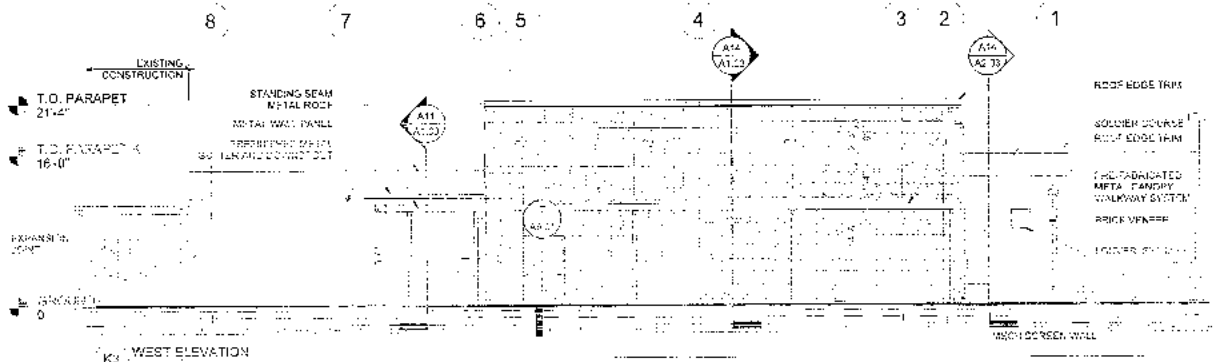
Staff recommends approval of the application with the following conditions:

1. New awning along Robins St must match existing awning in material, color, and design.
2. All existing metal canopies must be removed permanently from the site.
3. Any change to the configuration or number of canopies will require a new Certificate of Appropriateness granted by the Historic District Commission.

# 125 Center Street - Awning & Shade Structure Additions

Old Conway Design Overlay District

I.A

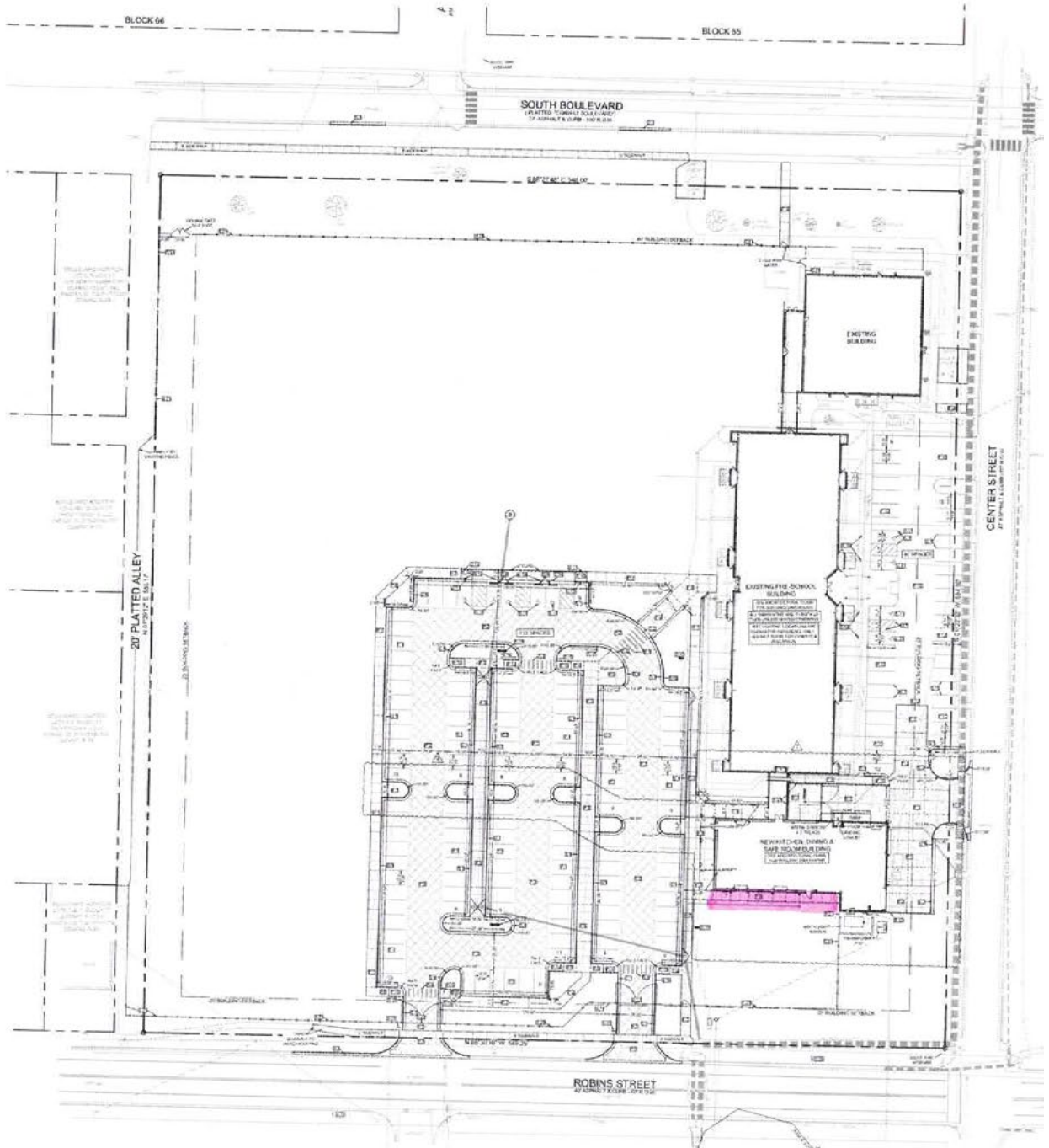


# 125 Center Street - Awning & Shade Structure Additions

Old Conway Design Overlay District

I.A

LEGEND	
●	FOUR INCH GAS MET
○	SET SET PIPES
○	FIRE HYDRANT
○	WATER VALVE
○	WATER METER
○	GAS METER
○	POWER POLE
○	POWER POLE W/ LIGHT
○	SEPT W/TS
○	TELEPHONE POCKET
○	ELECTRIC METER
○	SEWAGE SEWER MANHOLE
○	SIGN
—	WATER LINE
—	GAS LINE
—	OVERHEAD ELECTRIC
—	UNDERGROUND TELEPHONE
—	IRRIGATION VALVE
—	BACK FLOW PREVENTER





# 125 Center Street - Awning & Shade Structure Additions

Old Conway Design Overlay District

I.A



View of subject property from Robins St looking NE



View of subject property from Robins St looking N



View of subject property from Sallie Cone parking lot looking N



View of subject property from South Blvd looking SE



Property adjacent to the N

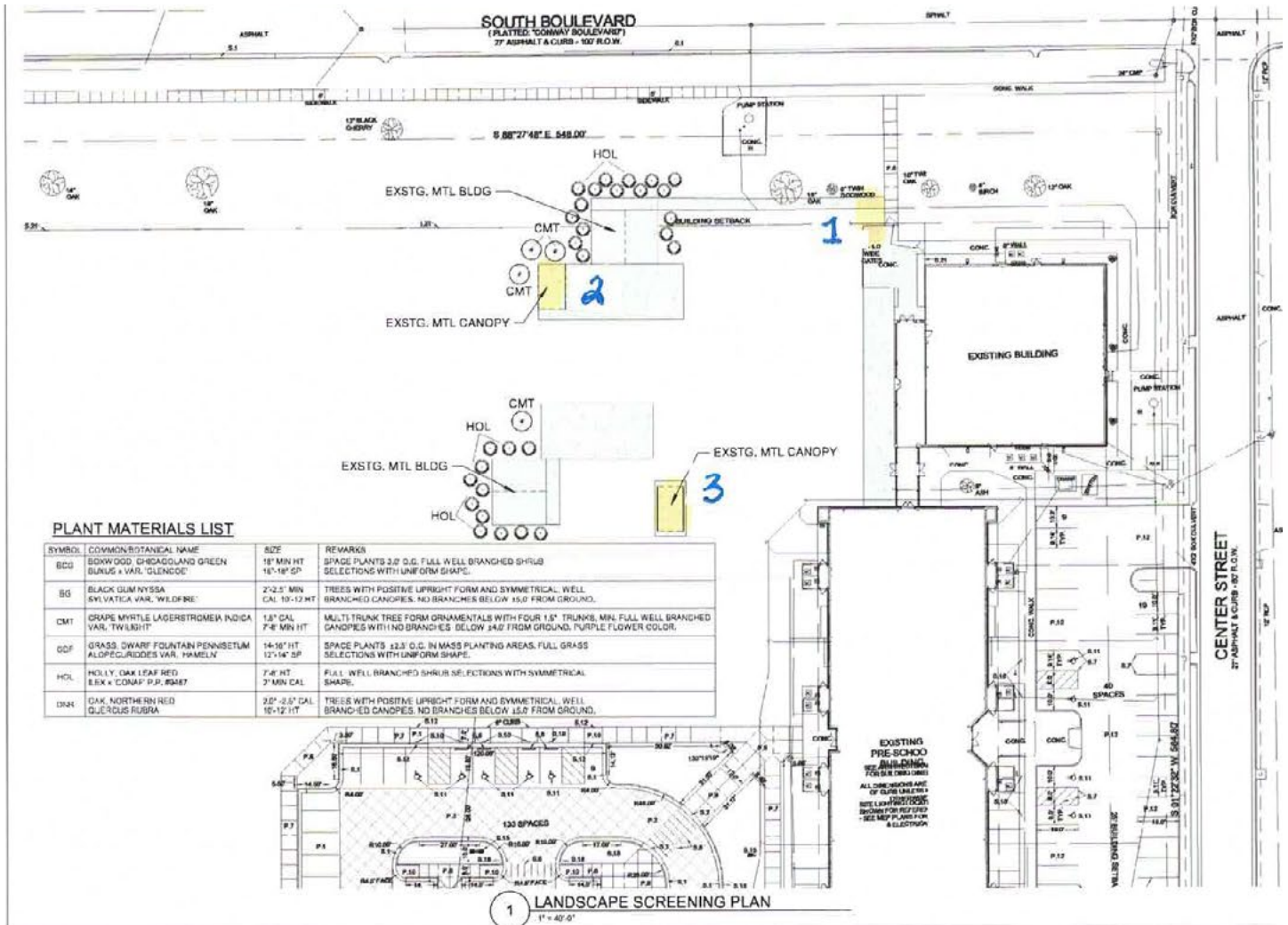


Property adjacent to the S

# 125 Center Street - Awning & Shade Structure Additions

Old Conway Design Overlay District

I.A



Shade Structure Information

Replacement for Metal Canopies

Material list included in spec sheet attached separately

Canopy 1

- 20x18x8
- Mounted on outside corners of existing concrete buried in the ground

Canopy 2

- 20x18x8
- Mounted on existing concrete

Canopy 3

- 22x18x8
- Mounted on existing concrete



# 1169 Mitchell Street - Residential Addition

Old Conway Design Overlay District

## **APPLICANT/AUTHORIZED AGENT**

Matthew Bailey  
Bailey's Construction  
7 N Coran  
Conway, AR 72032

## **OWNER**

Alexis Murphy



## **SITE DATA**

**Location.** 1169 Mitchell St.

**Site Area.** 0.44 acres ±.

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

**Abutting Zoning.** West, South, East: R-2A (Two-Family Residential District), Old Conway Design Overlay District Suburban Zone;  
North: R-2A (Two-Family Residential District) and S-1 (Institutional), Old Conway Design Overlay District Suburban Zone.

**Surrounding Area Structures.** The property is located in the Suburban Zone of the Old Conway Design Overlay District mid-block on Mitchell St between Lee Ave and Weems St, opposite the T intersection of Mill St. Area structures consist of single family residences in minimal and plain-traditional styles.

**General Description of Property and Proposed Development.** The applicant is proposing to construct a 290 sf addition at the rear of the 1,850 sf primary residence.

## **HOME ADDITIONS**

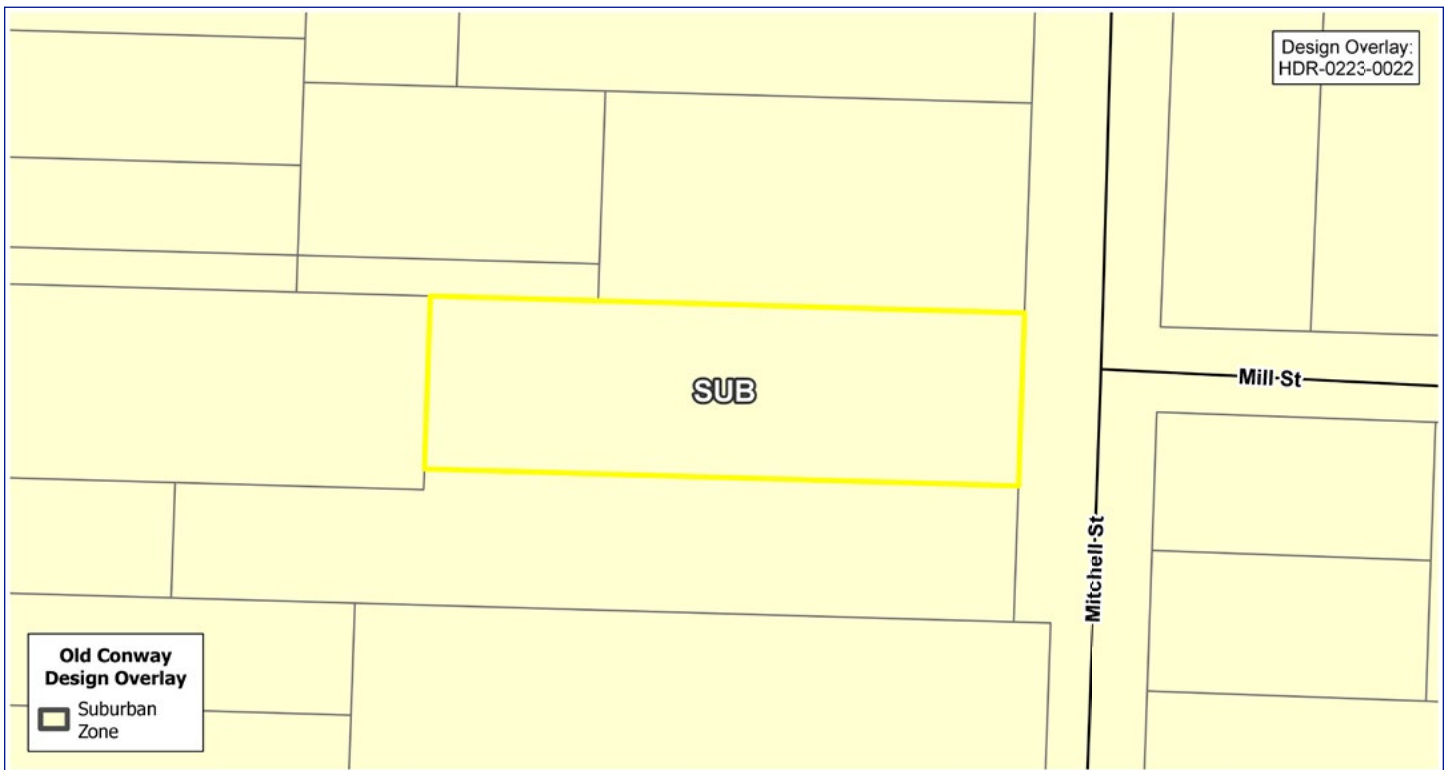
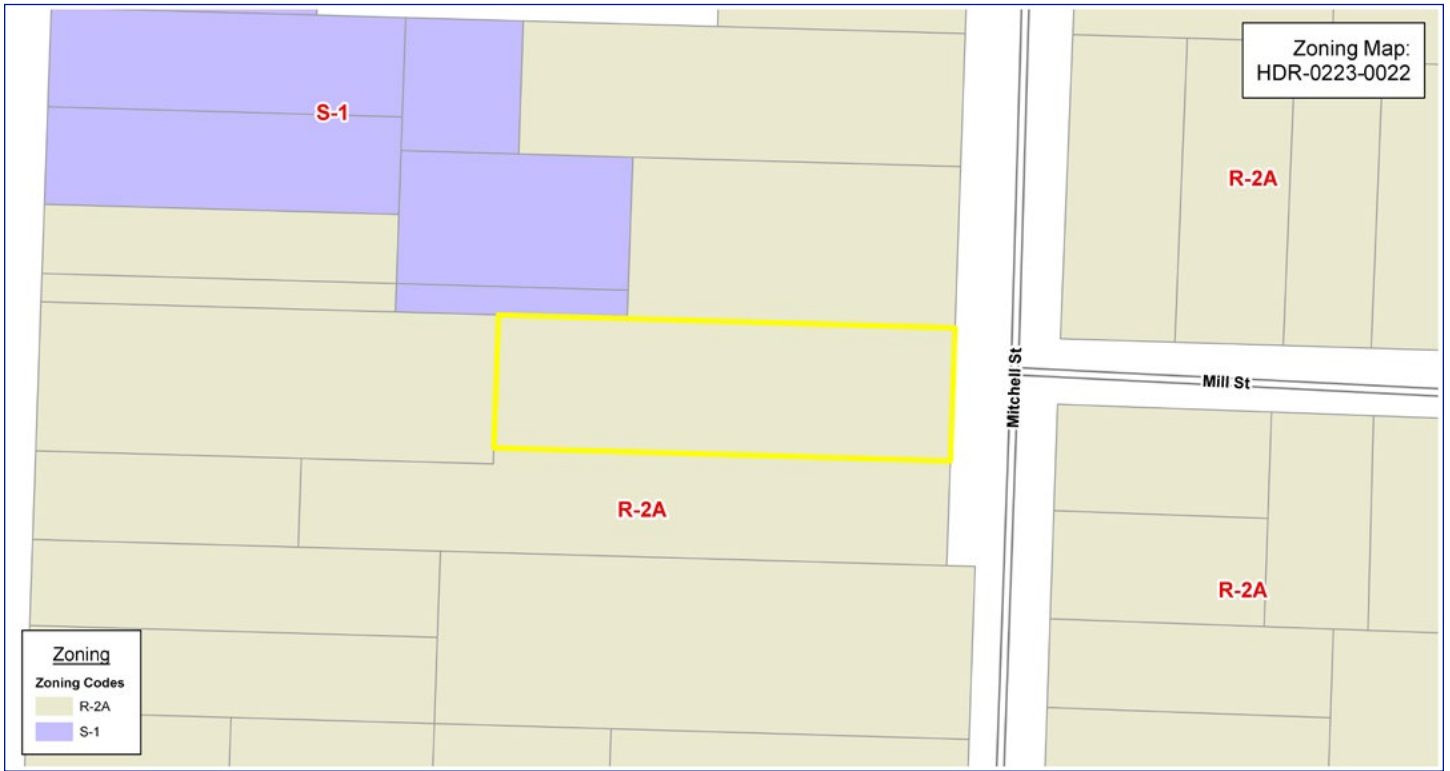
**Home Additions.** Additions should be sized so that it does not visually overpower the existing building. The new work should be differentiated from the old and should be compatible with massing.

*The addition is located at the rear of the structure in an appropriate manner. The scale of the addition does not visually overpower the existing structure. The proposed cladding of Hardie® lap siding is an appropriate historic material.*

# 1169 Mitchell Street - Residential Addition

Old Conway Design Overlay District

I.B



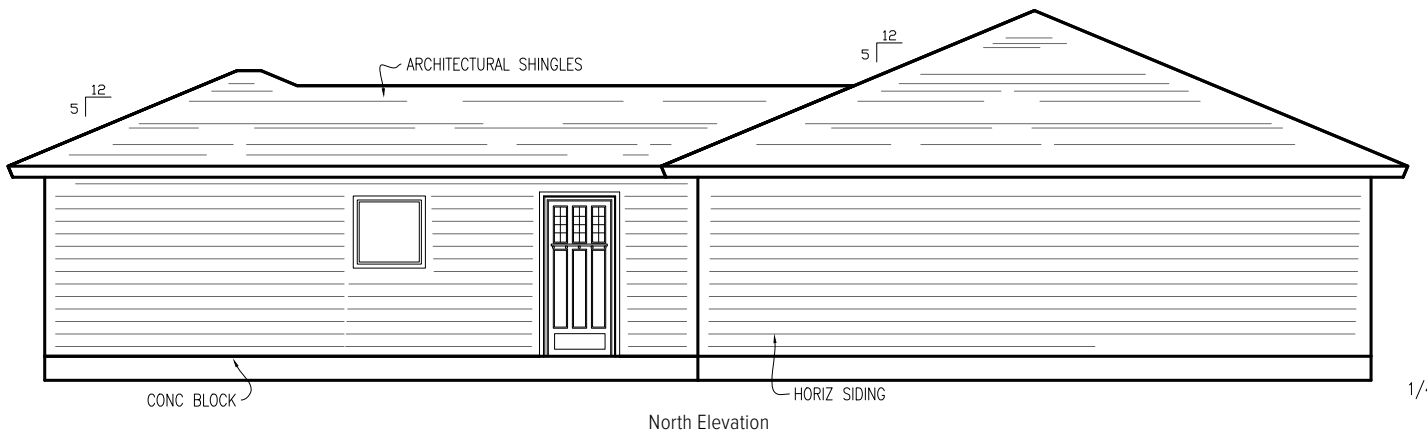
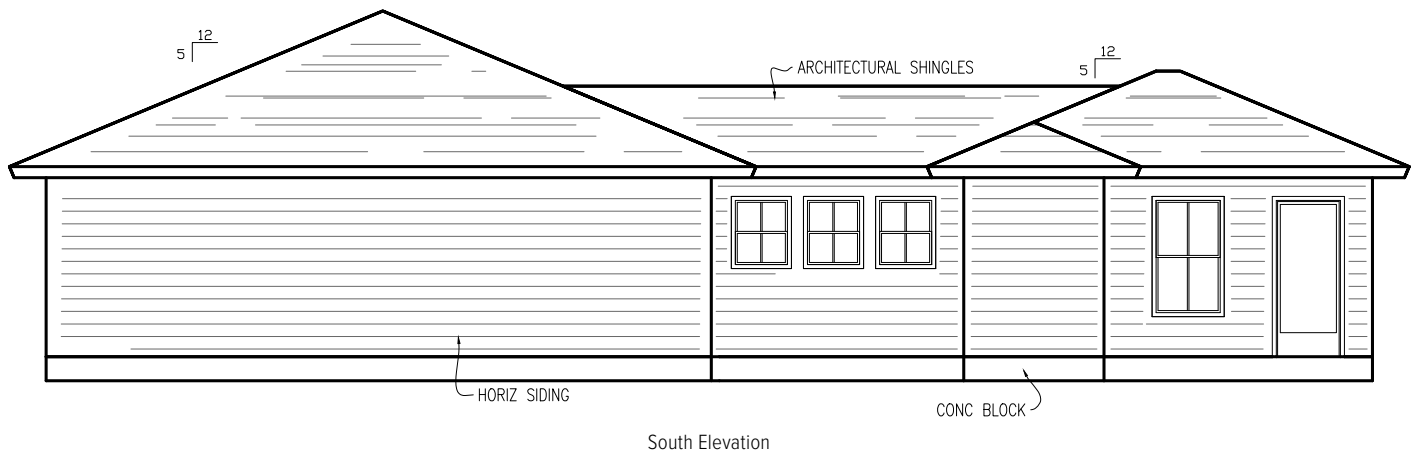
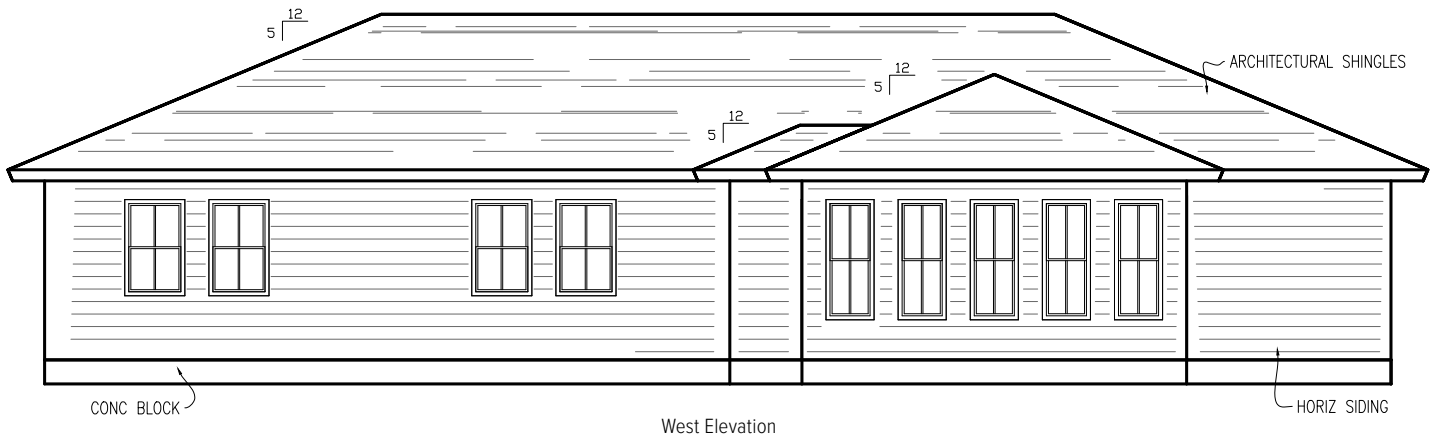
One-over-one windows are proposed. Window type is appropriate, however fake muntin bars are prohibited. If muntin bars are proposed, they must be true divided lights.

The roof is proposed to be architectural shingles. This is appropriate.

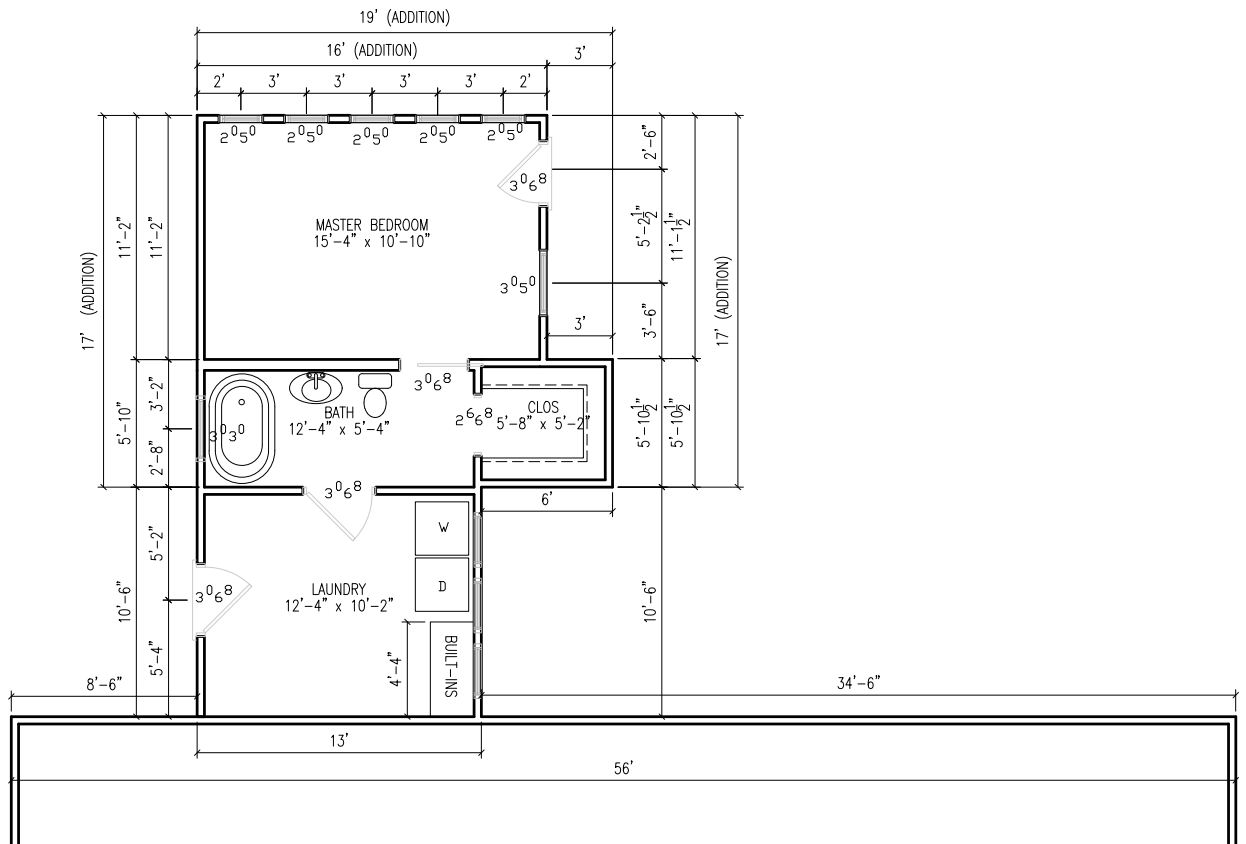
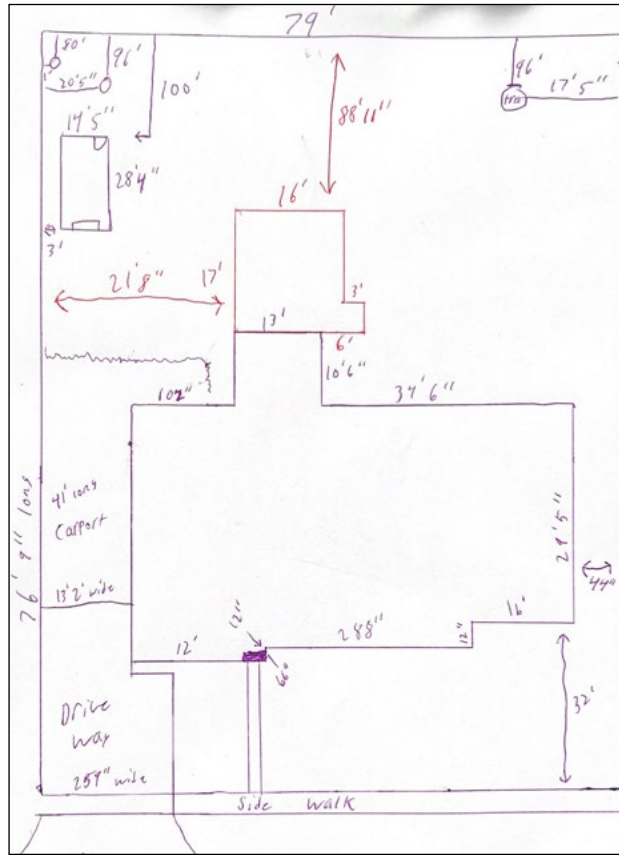
**RECOMMENDATION**

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

- 1. Windows shall match the style of the existing primary structure. If muntin bars are used they shall be true divided lights (fake muntin bars are prohibited).



1  
1/2



# 1169 Mitchell Street - Residential Addition

Old Conway Design Overlay District

I.B



View of subject property from Mitchell St looking NW



View of subject property from Mitchell St looking W



Property adjacent to the S



Property adjacent to the N



Property adjacent to the E



**APPLICANT/AUTHORIZED AGENT**

Matthew Bates  
365 Sturgis Rd  
Conway, AR 72034

**OWNER**

Saxion Enterprises  
2405 N Donaghey Ave  
Conway, AR 72034



**SITE DATA**

**Address.** 1915 Johnston Ave.

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

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

**Lot Area.** 0.16 acres ±.

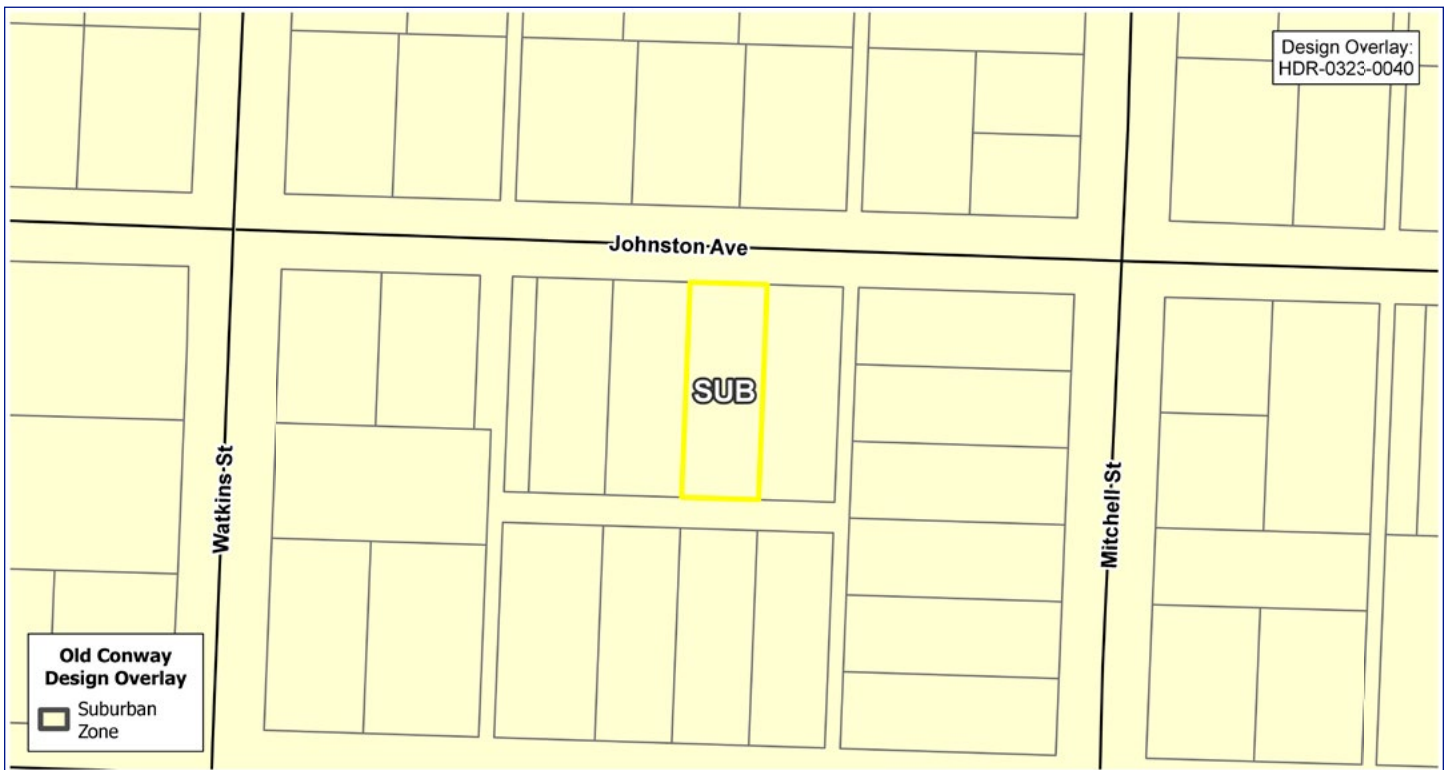
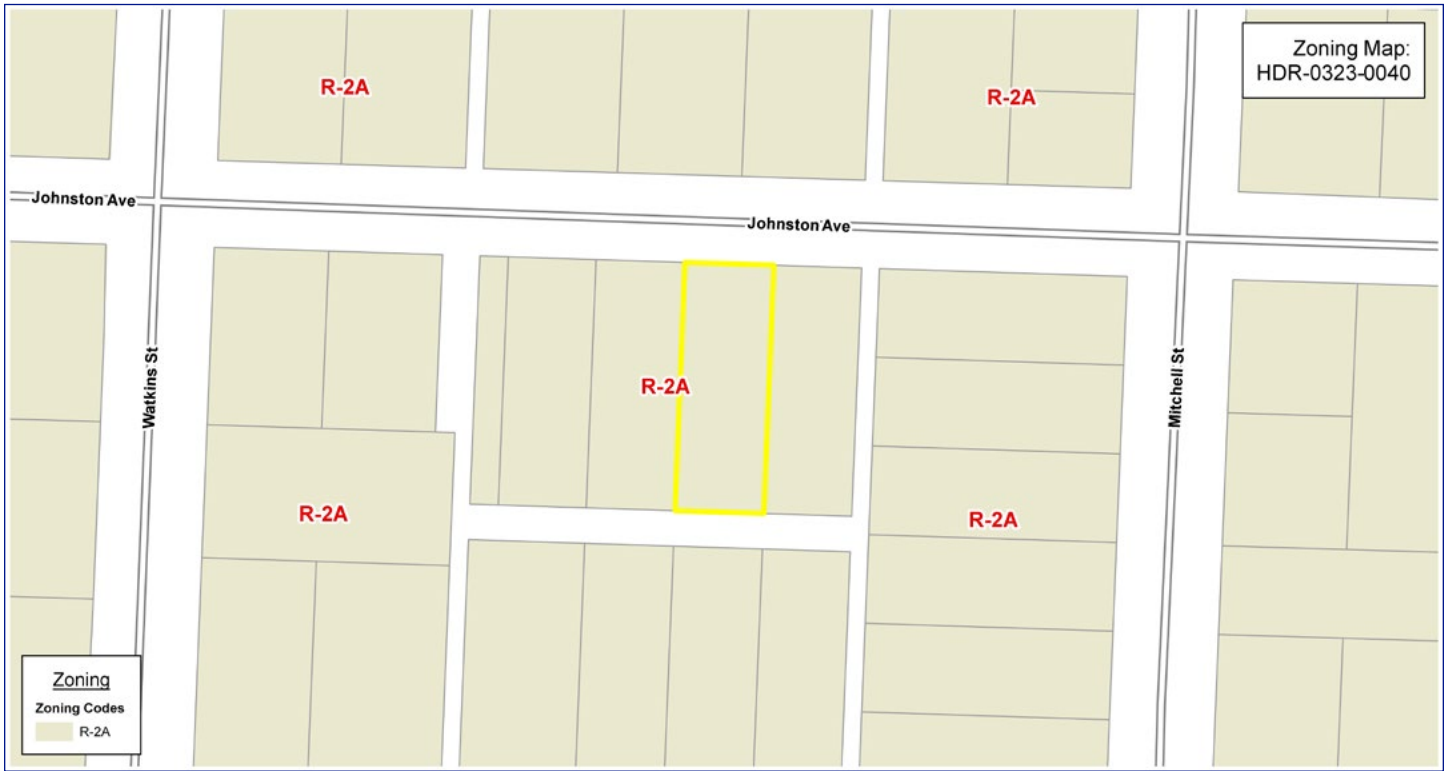
**Surrounding Area Structures.** The property is located in the Suburban Zone of the Old Conway Design Overlay District south of Johnston Ave between Watkins St and Mitchell St. Area structures consist of a mix of single-family homes in ranch, Colonial Revival, American Foursquare, and minimal traditional styles.

**General Description of Property and Proposed Development.** The application is a result of a stop work order issued due to extensive unpermitted modifications to the structure. These include removal of some windows, doors, and replacement of rotted wood. There appear to also be repairs made to the roof of the structure. Additional work which will be required includes replacing all windows, doors, and repair to any additional rotted wood. They are also proposing to paint the structure along with extensive interior repairs.

# 1915 Johnston Avenue - Residential Remodel

Old Conway Design Overlay District

I.C



### **MASSING**

**Complexity of form.** The detailing and articulation of the structure should respect the forms of the vicinity.

*The house generally maintains a complexity of form that is complementary to surrounding structures. Existing architectural detailing remains.*

**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 applicant has removed some windows from the structure and some have been replaced. Recommend requiring replacement with one-over-one windows matching the original sizes.*

### **DESIGN ELEMENTS**

**Style.** The structure's style should respect the context of the surrounding buildings.

*The style and character of the structure will be compatible with the area.*

**Entries, Porches, and Porticos, Doors and Windows, Awnings.** Windows should be of divided-light construction, where divided-light windows are proposed. Fake muntins are not permitted. Roofing for porches should match the main structure.

*There are no changes to the porch area. Door replacement must be compatible with the area and consistent with HDC guidelines. Recommend window replacement with one-over-one windows matching the original size.*

**Architectural Details, Siding, and Bricks.** Detailing and siding should complement the surrounding area. Siding should include brick, stone, wood, or Hardie® siding/LP SmartSide® type siding.

*Any replacement of siding or additional materials should be brick, stone, wood, and/or Hardie® siding/LP SmartSide® type.*

**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.

*Recommend asphalt shingles for any roof repairs/reroofing. No changes to be made to the pitch or design of the roof.*

*No shutters have been proposed and it is recommended that shutters not be allowed.*

**Additions.** Additions generally should be made to the rear of the structure and should be done in such a way to protect the historic integrity of the property with regards to massing, scale, size, and architectural features.

*No additions are proposed.*

### **RECOMMENDATION**

Staff recommends that the application be approved with the following conditions:

1. Applicant must obtain all applicable building permits if/when a Certificate of Appropriateness is granted.
2. All windows will be required to be one-over-one.
3. All fascia and soffits shall be repaired with wood or a wood-like material such as Hardie® siding/LP SmartSide®.
4. Roofing shall be composed of asphalt shingles.
5. No shutters shall be allowed.



① East  
1/4" = 1'-0"



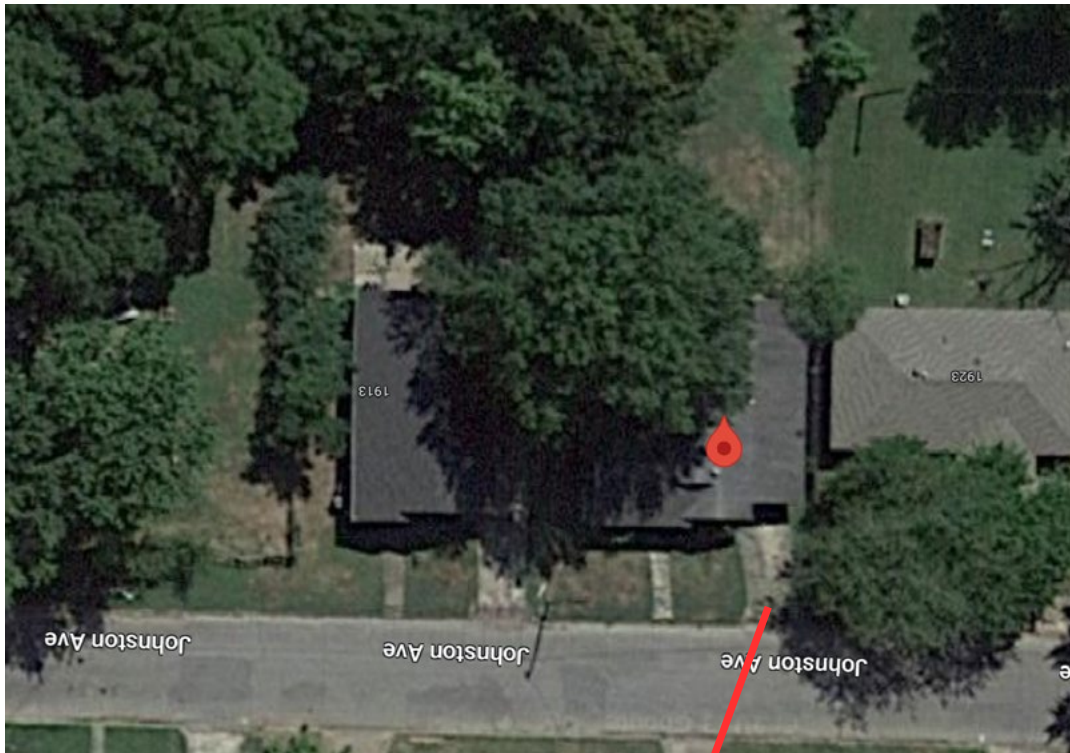
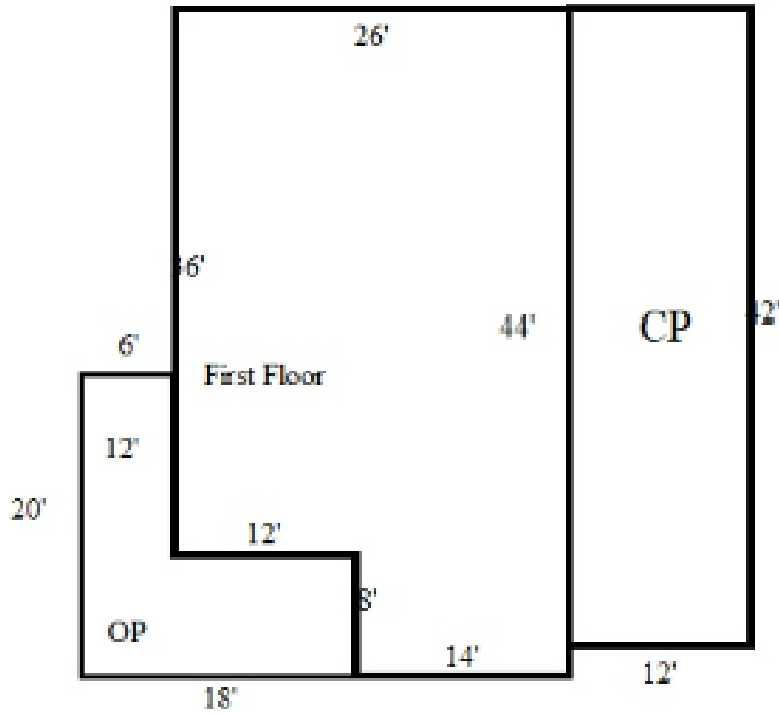
② North  
1/4" = 1'-0"



③ South  
1/4" = 1'-0"



④ West  
1/4" = 1'-0"



EXISTING DRIVEWAY

# 1915 Johnston Avenue - Residential Remodel

Old Conway Design Overlay District

I.C



View of subject property from Johnston Ave looking SW



View of subject property from Johnston Ave looking S



View of subject property from Johnston Ave looking SE



Property adjacent to the W



Property adjacent to the E



Property adjacent to the N