



# CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

April 25, 2022 • 5:30pm • 1111 Main Street



# City of Conway

## HISTORIC DISTRICT COMMISSION

April 25, 2022

### MEMBERS

Steve Hurd, Chairman  
Emily Walter, Vice-Chairman  
Shelby Fiegel, Secretary  
Marie Cason  
Liz Hamilton  
Shane Lind  
Margaret West

Call to Order.

Roll Call.

Approval of Minutes. March 21, 2022

### I. Public Hearing Items - Robinson Historic District

- A. 934 Center Street (HDR-0422-0231) - Exterior modifications
- B. 1724 Robinson Avenue (HDR-0422-0234) - Outbuilding addition and modification

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

- A. 1110 Neal Street (HDR-0422-0230) - New single-family construction
- B. 1919 South Boulevard (HDR-0422-0236) - New non-residential construction

Adjourn.

# 934 Center Street - Exterior Modifications

Robinson Historic District

I.A

## APPLICANT/OWNER

Eleanor Roberts  
934 Center St, B  
Conway, AR 72034

## CONTRACTOR

Josh Blount  
51 Fulmer Dr  
Conway, AR 72032



## SITE

**Address.** 934 Center St.

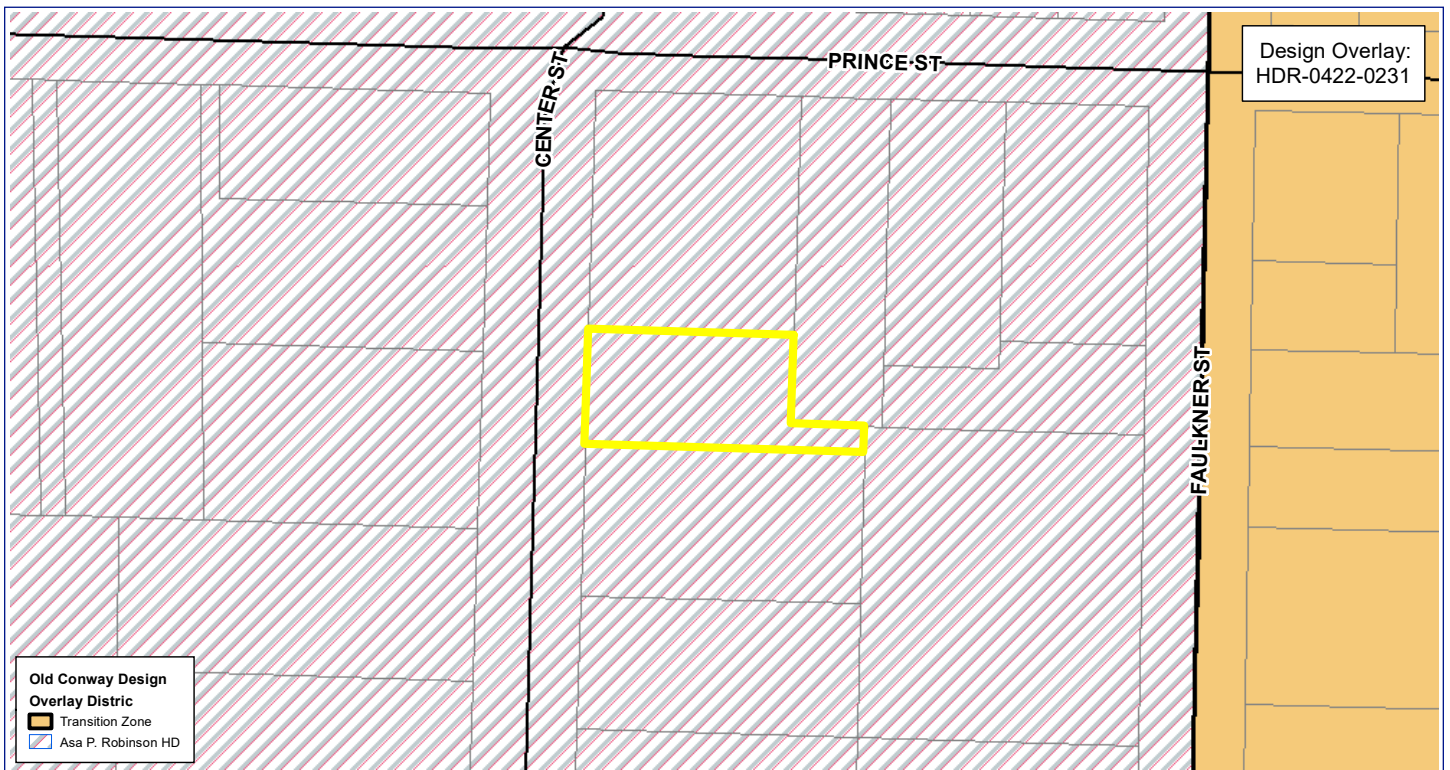
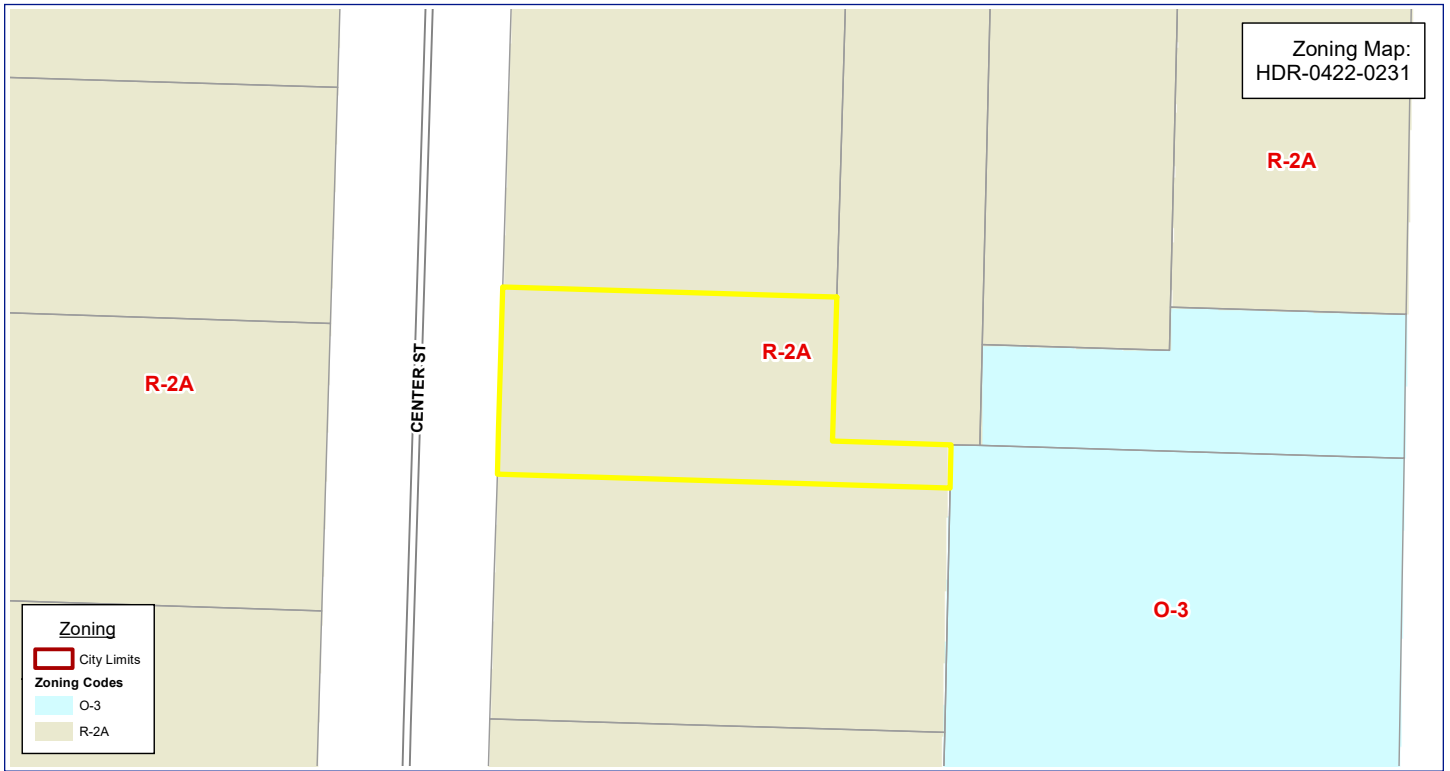
**Present Zoning.** R-2A (Two Family District), Asa P. Robinson Historic District.

**Abutting Zoning.** North/West/South: R-2A (Two Family District), Asa P. Robinson Historic District; East: R-2A (Two Family District) and O-3 (Restricted Office), Asa P. Robinson Historic District.

**Lot Area.** 0.19 acres ±.

## **Surrounding Area Structures.**

- West – 931 Center St, H.H. Bumpers House c. 1929 (Spanish Revival; Contributing) and 937 Center St, W.G. Darwin House c. 1939 (Colonial Revival; Contributing)
- East – House at 1511 Prince Street c. 1925 (Colonial Revival; Non-contributing)
- North – 940 Center St, 2nd First United Methodist Church parsonage c. 1949 (Traditional Colonial Revival; Contributing)
- South – 928 Center St, Greeson-Cone House c. 1920 (Craftsman; Individually listed)



**General Description of Property and Proposed Development.** The residence was originally constructed as a parsonage for First United Methodist Church on an alternate site and moved to its present location in 1917. Sometime after 1949, it was converted to the Seasick Duplexes.

The applicant is proposing to paint the structure, add gutters, and replace three windows on the south face of the structure and two windows on the north face. The application comes to the commission as a result of a complaint being filed regarding work conducted without a Certificate of Appropriateness.

### **WINDOWS & DOORS**

**Windows and Doors.** Windows and doors that contribute to the overall historic character of the building should be preserved if possible. If replacement of a window or door feature or unit is necessary, it should be in kind, matching the original design and dimensions including sashing, trim, pane configuration, detailing, and materials. Compatible substitute materials may be considered only if the original materials are not technically feasible.

*The applicant intends to replace three windows on the south face of the structure and two on the north face as well as add gutters. The window replacements have been stated as necessary due to deterioration of the existing windows. The windows are less viewable from the street and thus less critical to maintaining the historic character of the structure for the purposes of the historic district status. As such, replacement in kind is appropriate.*

### **RECOMMENDATION**

Staff recommends approval of the project with the following conditions:

1. The applicant use a window form, width, and materials to match the existing windows for the structure as an in kind replacement.



Elevations



# 934 Center Street - Exterior Modifications

Robinson Historic District

I.A



View of subject property from Center St looking E



View of subject property from Center St looking NE



Property adjacent to the N



Property adjacent to the S



Property adjacent to the W



Property adjacent to the W

## APPLICANT/OWNER

Jennie McNulty  
1724 Robinson Ave  
Conway, AR 72034



## SITE

**Address.** 1724 Robinson Ave.

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

**Abutting Zoning.** North/East/West/South: R-2A (Two Family District), Asa P. Robinson Historic District.

**Lot Area.** 0.48 acres ±.

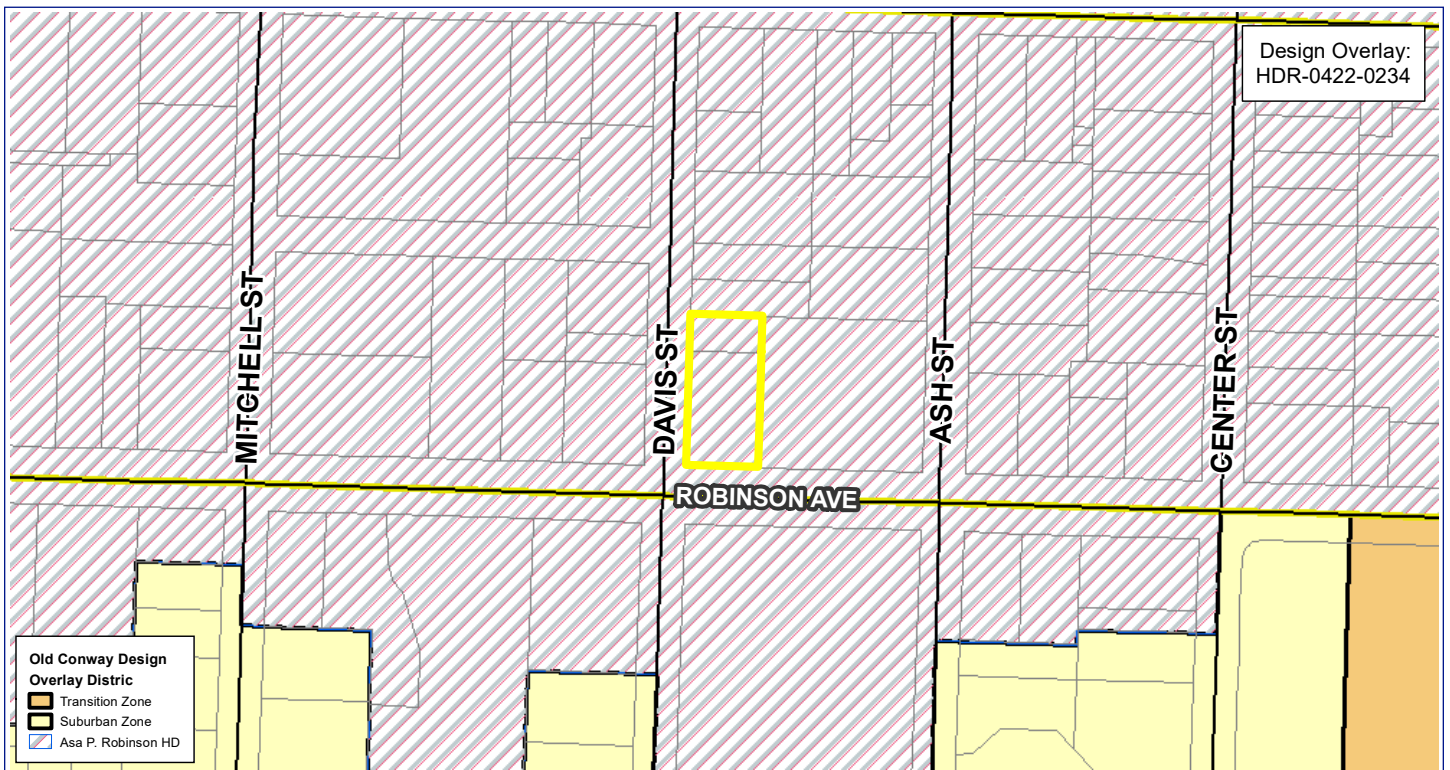
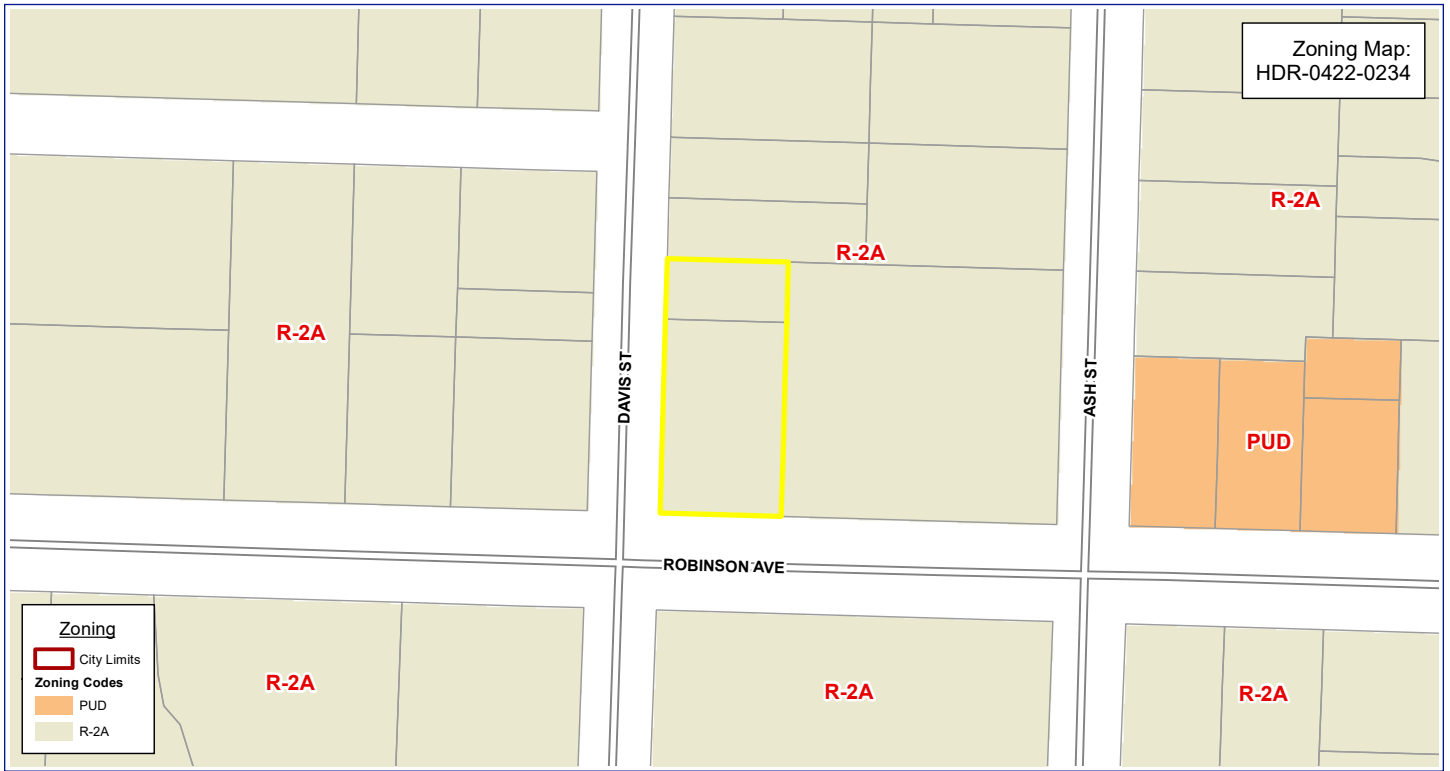
## Surrounding Area Structures.

- West – 1804 Robinson Ave – W.D. Scales House c. 1925 (Airplane Bungalow; Contributing)
- East – Parking lot.
- North – 818 Davis St – Robert M. McHenry House c. 1929 (Bungalow; Non-contributing)
- South – 1719/1725 Robinson – First Baptist Church c. 1994 (New Ecclesiastical; Non-contributing)

**General Description of Property and Proposed Development.** The Fred Gordy House residence, constructed c. 1923, is a Colonial Revival contributing to the District. The 3584 sf residence has an existing 530sf accessory structure located at the rear (north) of the site.

The applicant is proposing to convert the accessory structure to a legally separate single-family home for the purposes of operating a guest house and short-term rental with a 515 sf addition. The structure will be placed on a separate lot. As a result, the project will be treated as a home addition rather than an addition to an accessory structure. It appears at some point the existing brick on the main house was painted affecting the historical integrity of the home.





### **BUILDING MODIFICATIONS**

**Additions.** The guidelines permit additions to the original form of the structure. Additions should be less prominent and not radically alter the character of the structure. The addition should honor the form, character, and materials of the original structure while also appearing discernible from the existing portions of the structure.

*The applicant's proposed addition is being placed along north of the structure to convert it from an accessory structure to a single-family home. As such, the review standards are not wholly applicable. However, the addition will not dominate the structure and will appear as a natural extension of the existing building.*

**Masonry.** The guidelines recognize original masonry and brick as integral to the historic character of the structure. Original brick work should be maintained and repaired rather than replaced. Unpainted brick should not be painted.

*The applicant's proposal to paint the existing brick along with the brick of the proposed addition is appropriate given the significance and placement of the addition. Matching brick would be exceedingly difficult, and the addition will be highly visible.*

**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.

*The applicant is proposing to retain the existing 8 over 8 windows in the structure. New windows on the addition are proposed as single light casements. This use type is not common in the district. For the north and west elevations recommend requiring one-over-one single or double hung windows of a size matching the existing window. The remaining windows will not be viewable from the street and not reviewable.*

**Roofs.** The guidelines recognize roof forms as integral to the historic character of the structure. Additions and modifications should maintain the original roof forms.

*The applicant's proposed addition will maintain a roof form appropriate to the structure. Recommend requiring the gable for the new entry be the same form and materials as the existing gable.*

### **PUBLIC RIGHT OF WAYS**

**Sidewalks.** Sidewalks are recognized as an important site feature that promotes walkability in the neighborhood. Sidewalks are not to be removed.

*Recommend the applicant consider replacement of the sidewalks on Davis St.*

### **THE SITE**

**Site Features and Landscaping.** Any trees over 8" in diameter may not be removed without approval via a certificate of appropriateness. New street canopy trees are required for each 30' of street frontage.

*It appears that some existing significant trees will be impacted. However, aerial imagery shows dense canopy for the site without any reasonable place for new plantings.*

**Fences and Walls.** The guidelines recognize historic fencing and walls as character defining features. Original fencing should be maintained and repaired rather than replaced.

*The current fencing on-site is appropriate, but not historic. Replacement or repair with in-kind style and materials is appropriate.*

**Walkways, Drives, and Parking.** Historic features such as walkways should be repaired and retained.

*The applicant is proposing to add a concrete walkway between the house and the front of the property. This is appropriate.*

**Garages and Accessory Structures.** Not applicable to application.

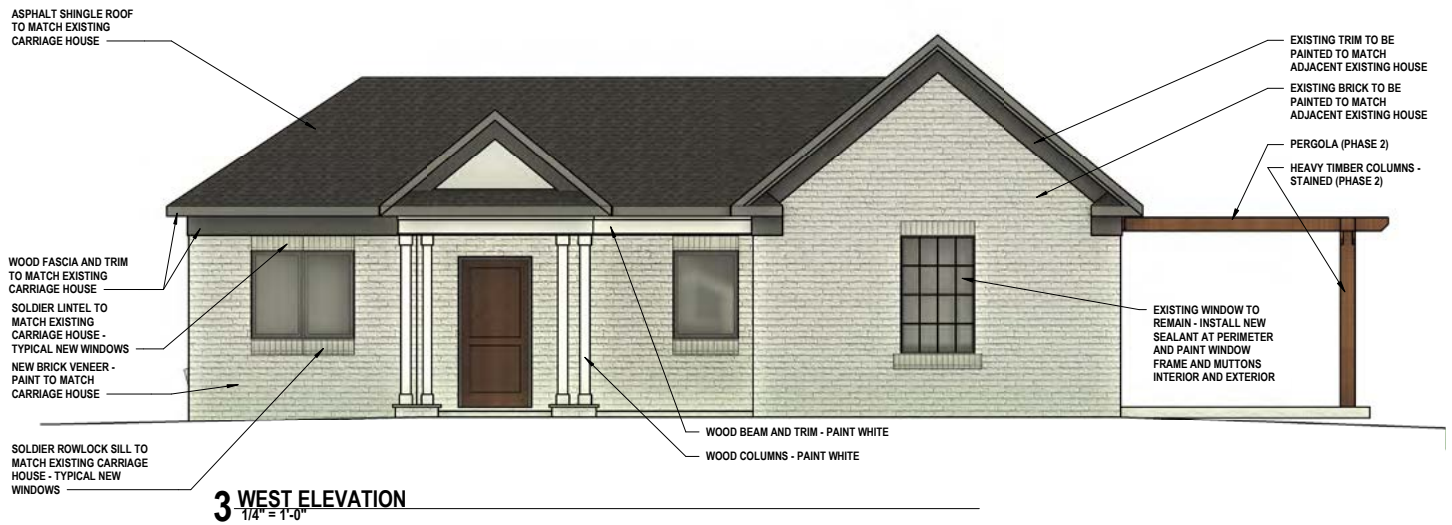
**Lighting.** No alterations to existing lighting visible to the public ROW are proposed.

**Signage.** Not applicable to application.

**RECOMMENDATION**

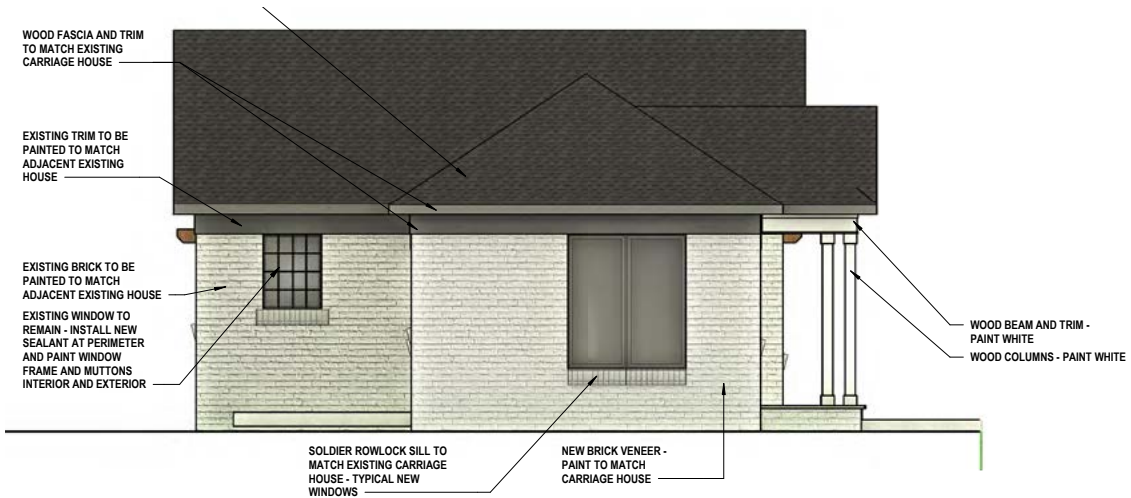
Staff recommends approval of the project with the following conditions:

1. For the north and west façade, windows will be required to be single or double hung one over one windows and maintain a size matching the existing window on the west façade. A double window on the north façade is appropriate.
2. Require the gable for the new entry match the form, style, and materials of the existing gable on the west façade.
3. All fascias and soffits shall be constructed with wood or wood-like materials such as Hardie® siding.
4. All HVAC equipment shall be screened or placed along the east façade of the structure.
5. The applicant will provide revised plans to the Planning Director for review and approval prior to issuance of building permits.
6. Replating of the property shall be required prior to issuance of a certificate of completion and issuance of a short term rental license.

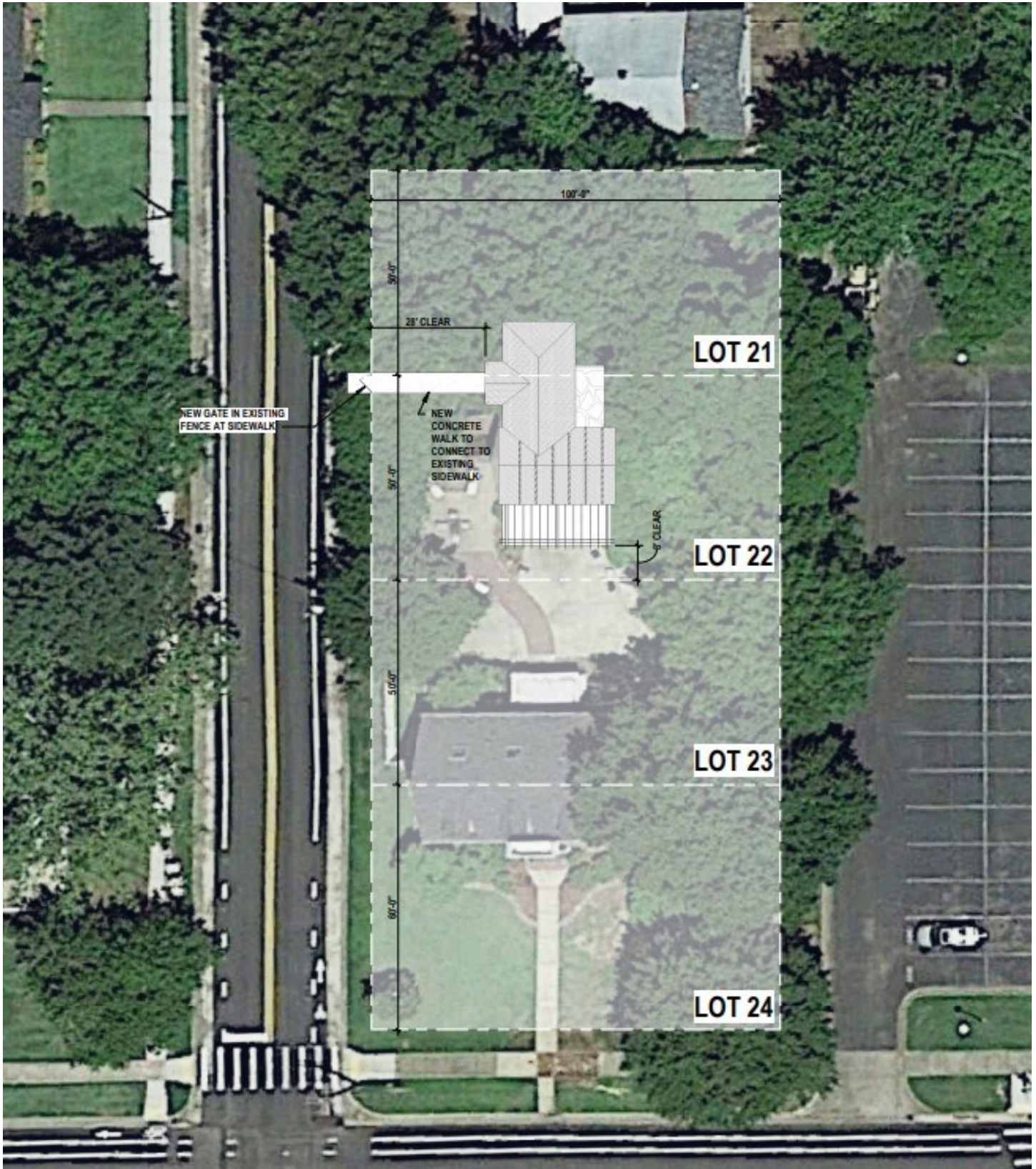




**2 SOUTH ELEVATION**  
1/4" = 1'-0"



**1 NORTH ELEVATION**  
1/4" = 1'-0"



# 1724 Robinson Avenue - Accessory Structure Addition and Modification

Robinson Historic District

I.B



View of rear of subject property from Davis St looking SE



View of front of subject property from Robinson Ave looking N



View of accessory structure at rear of subject property



Property adjacent to the W



Property adjacent to the N



Property adjacent to the S

**APPLICANT/OWNER**

Dillon Richard  
3355 Tuscarora Dr  
Conway, AR 72034

**DESIGN PROFESSIONAL**

Quality Designs



**SITE**

**Address.** 1110 Neal St.

**Present Zoning.** T-3 (Sub-urban Zone – East of Ingram), Old Conway Design Overlay Suburban District.

**Abutting Zoning.** North/South/East/West: T-3 (Sub-urban Zone – East of Ingram), Old Conway Design Overlay Suburban District.

**Lot Area.** 0.30 acres±.

**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Suburban District at the northeast corner of the intersection of Neal and Garland Sts. Area structures consist of single and two family residences in ranch and minimal traditional styles as well as manufactured homes and apartment complexes.

**General Description of Property and Proposed Development.** The applicant is proposing to construct two matching, new 1,400 square foot single-family homes in a minimal traditional style.

**Setbacks and Spacing.** Setbacks in the Northeast Old Conway Area are dictated by zone. Minimum setbacks are 25' with a maximum of 35', 8' for exterior yards, and 5' for internal/rear yards (Fire Code Requirement).

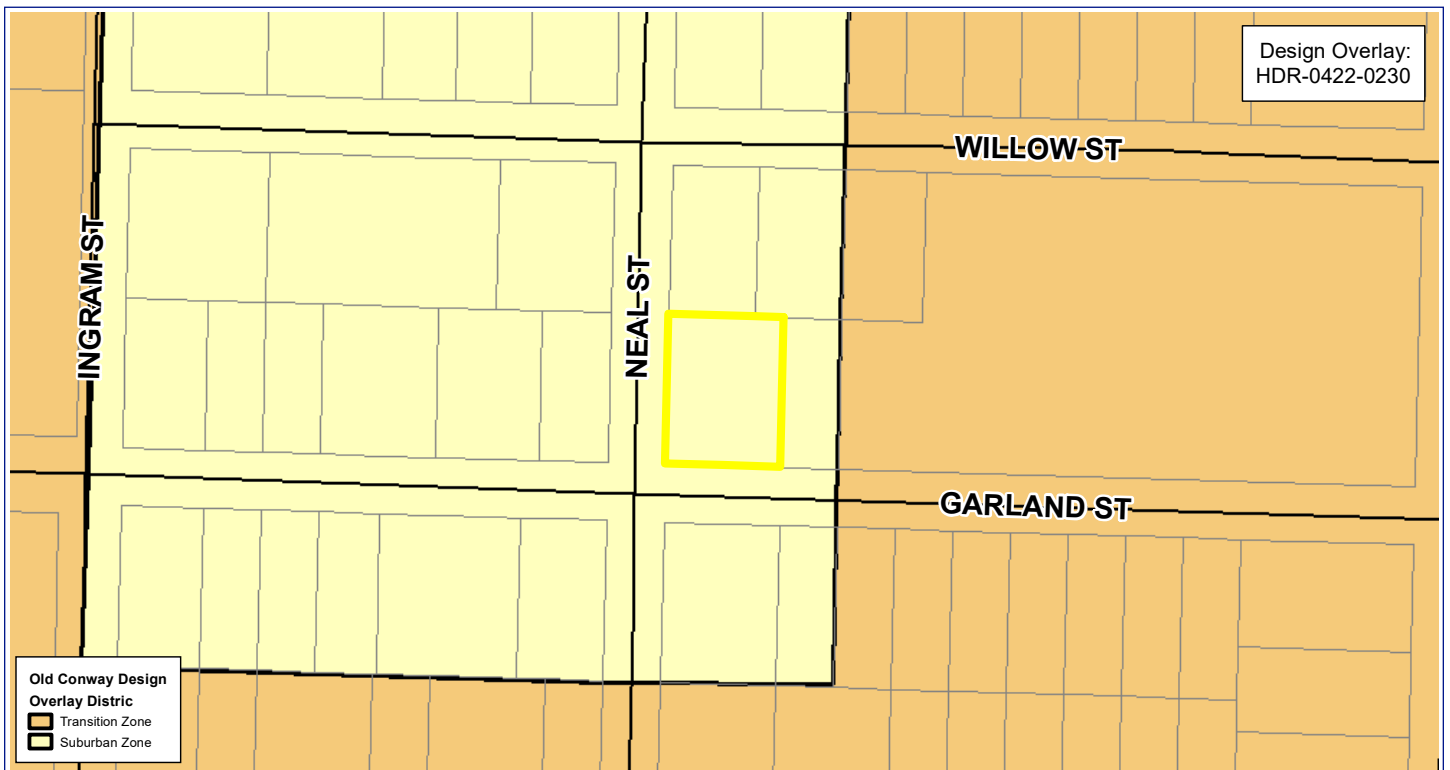
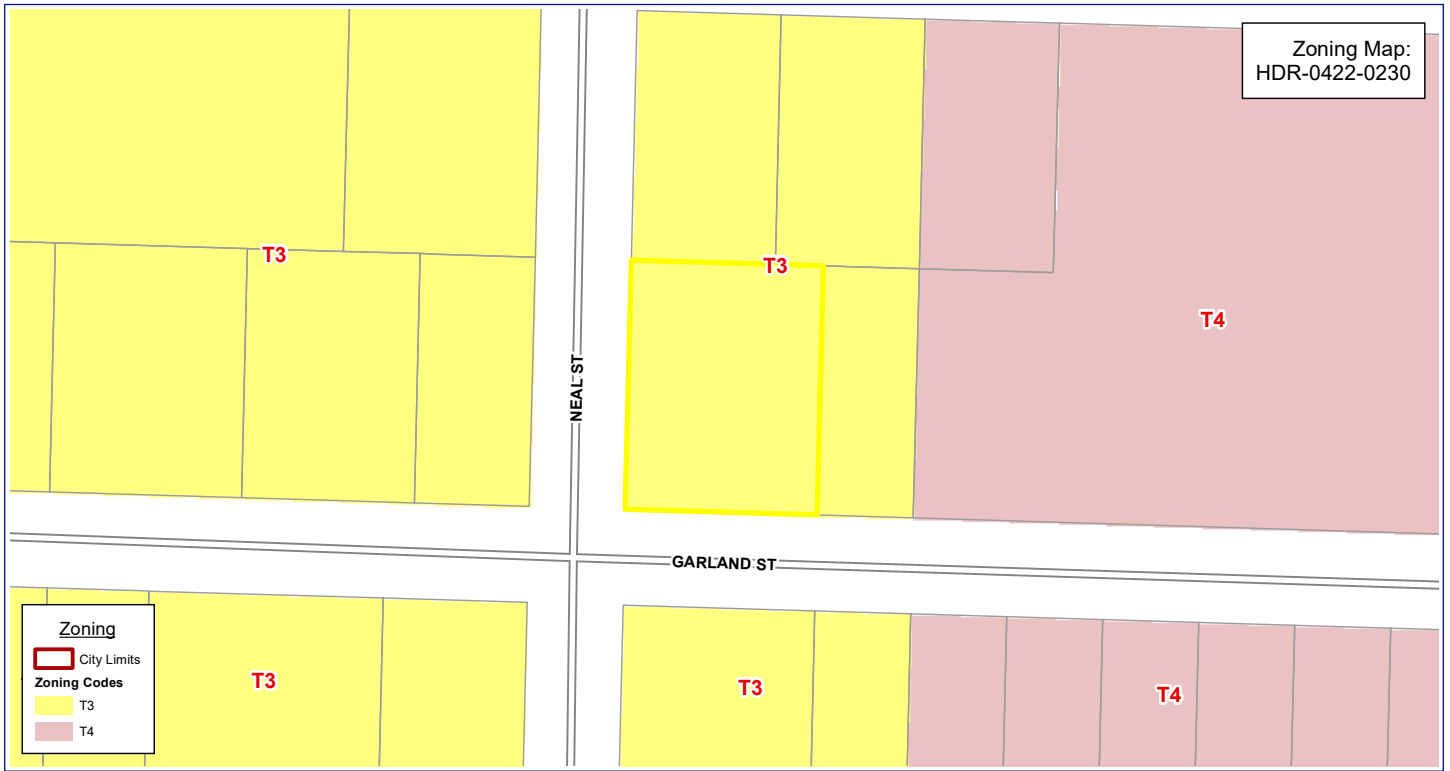
*Setbacks will meet requirements.*

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

*Lot coverage for each site is approximately 33%.*

# 1110 Neal Street - New Single-Family Residential

Old Conway Design Overlay District





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

*The front door for each structure 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 applicant is not proposing garages.*

**Alley.** There is no alley access to these lots.

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

*The applicant has proposed a 10' driveway with two parking spaces located at the side of each structure.*

**Sidewalks.** Sidewalks are required for new construction projects.

*There are no existing sidewalks on the site. The applicant is proposing 5' sidewalks. A 5' sidewalk with a 6.5' greenspace setback is required along each frontage. Sidewalks are also required along Neal St. The proposed walk should connect to the front entry of each porch.*

**Fences/Walls.** No fencing is proposed.

**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 appears one significant tree will be impacted, but removal can't be mitigated. The planting of one canopy tree in each front yard shall be 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 structures (1,400 sf each) 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 structures at 21' and the width at 29' will not be out of scale of the pattern of the neighborhood. The structures will be one story. There are predominantly one-story structures in the immediate vicinity. The area features a mix of forms.*

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

*The building footprints 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 structures 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 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 front façades will be composed of 16% windows and openings, which does not appear appropriate. Recommend requiring an additional window or a double window on the front façade for each bedroom 3, and require a full size window in bedroom 3 along each side façade. Also, recommend requiring the house plan for the west lot be flipped to require the proposed east façade to face Neal St, as this façade features more windows.*

### **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. The proposed vinyl windows are appropriate but should be of 1-over-1 design and should feature wide trim.*

**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 Hardie® siding/LP SmartSide® type siding.

*The applicant is proposing to use brick and Hardie® siding for the homes, which is appropriate. Given that the same house plan is proposed for each lot, recommend requiring variation in detailing be required. Staff proposes only one structure be allowed board and batten and one be required to use lap siding, and that variation in the attic vents be included.*

**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 8/12 roof pitches.*

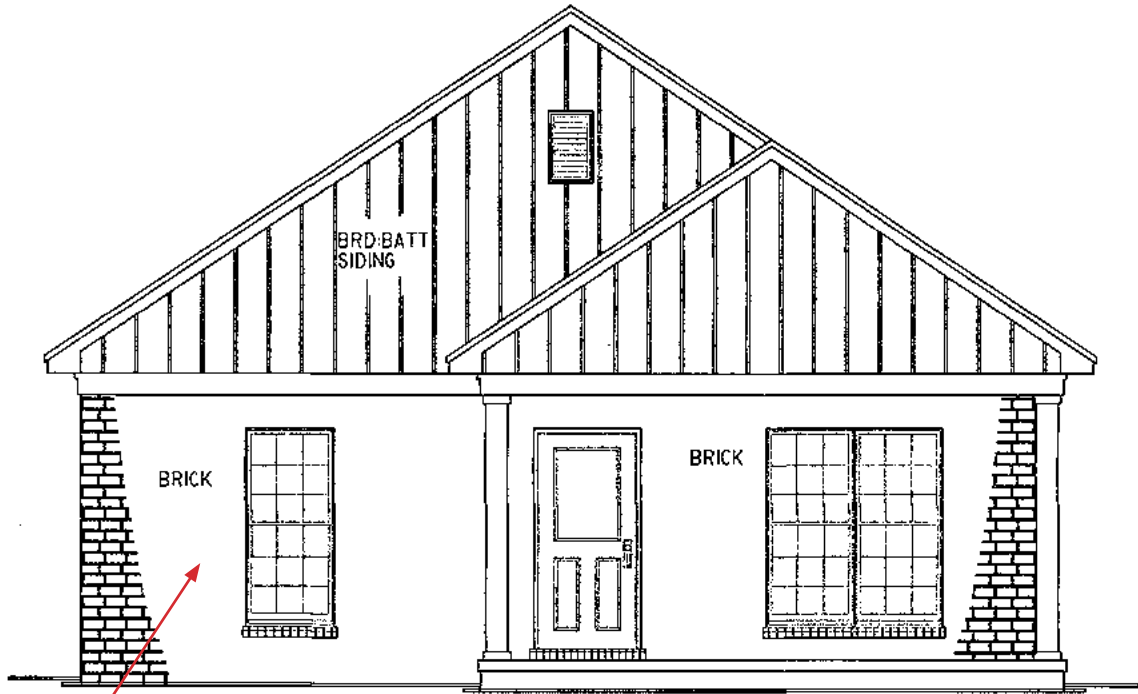
### **RECOMMENDATION**

Staff recommends approval of the application with the following conditions:

1. Sidewalks are required along all street frontages (5' sidewalk at least 6.5' from the back of curb).
2. Proposed walkways should connect to the required sidewalk.
3. Planting of 1 canopy tree in each front yard is required.
4. Require all windows be 1-over-1 design and feature wide trim.
5. Require the house plan for the west lot be flipped to have the proposed east façade face Neal St.
6. Require an additional full size window or double window on the front façade of each structure in bedroom 3.
7. Require an additional full size window along the side façade of each structure for bedroom 3.
8. Require one structure to be allowed to use board and batten siding and one use lap siding for upper detailing.
9. Require a variation in attic vent for each structure.
10. Require fascia and soffits to be finished with wood or wood equivalent construction (Hardie® siding).
11. HVAC equipment be placed in a manner to minimize its visibility from the street and screened appropriately.
12. Submit revised drawings to the Planning Director for approval prior to release of the COA.



Proposed site plan

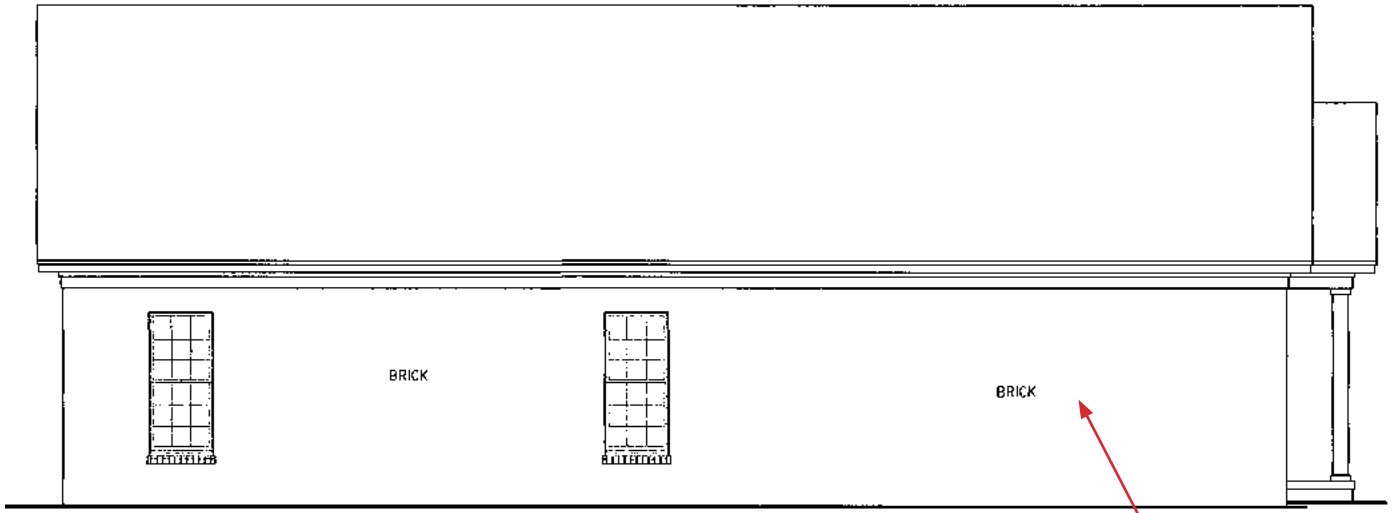


Add an additional window  
or double window on  
Bedroom 3 front façade

FRONT ELEVATION

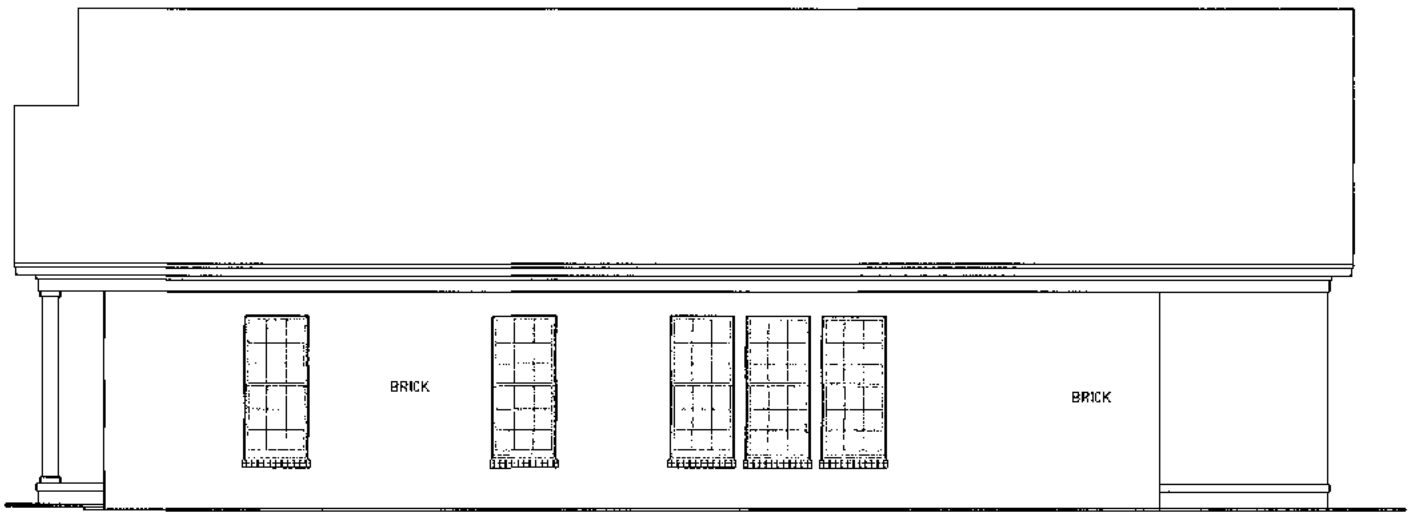


REAR ELEVATION



LEFT ELEVATION

Add a full-size window on  
Bedroom 3 side façade



RIGHT ELEVATION

# 1110 Neal Street - New Single-Family Residential

Old Conway Design Overlay District

II.A



Property adjacent to the N



View of subject property from Garland St looking N



Property adjacent to the S



Property adjacent to the E



Property adjacent to the SW



Property adjacent to the W

**APPLICANT/AUTHORIZED AGENT/DESIGN PROFESSIONAL**

Joanna Nabholz  
H+N Architects  
1109 Main St  
Conway, AR 72034

**OWNER**

Catholic Diocese of Little Rock  
2500 N Tyler St  
Little Rock, AR 72207



**SITE**

**Address.** 1919 South Blvd.

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

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

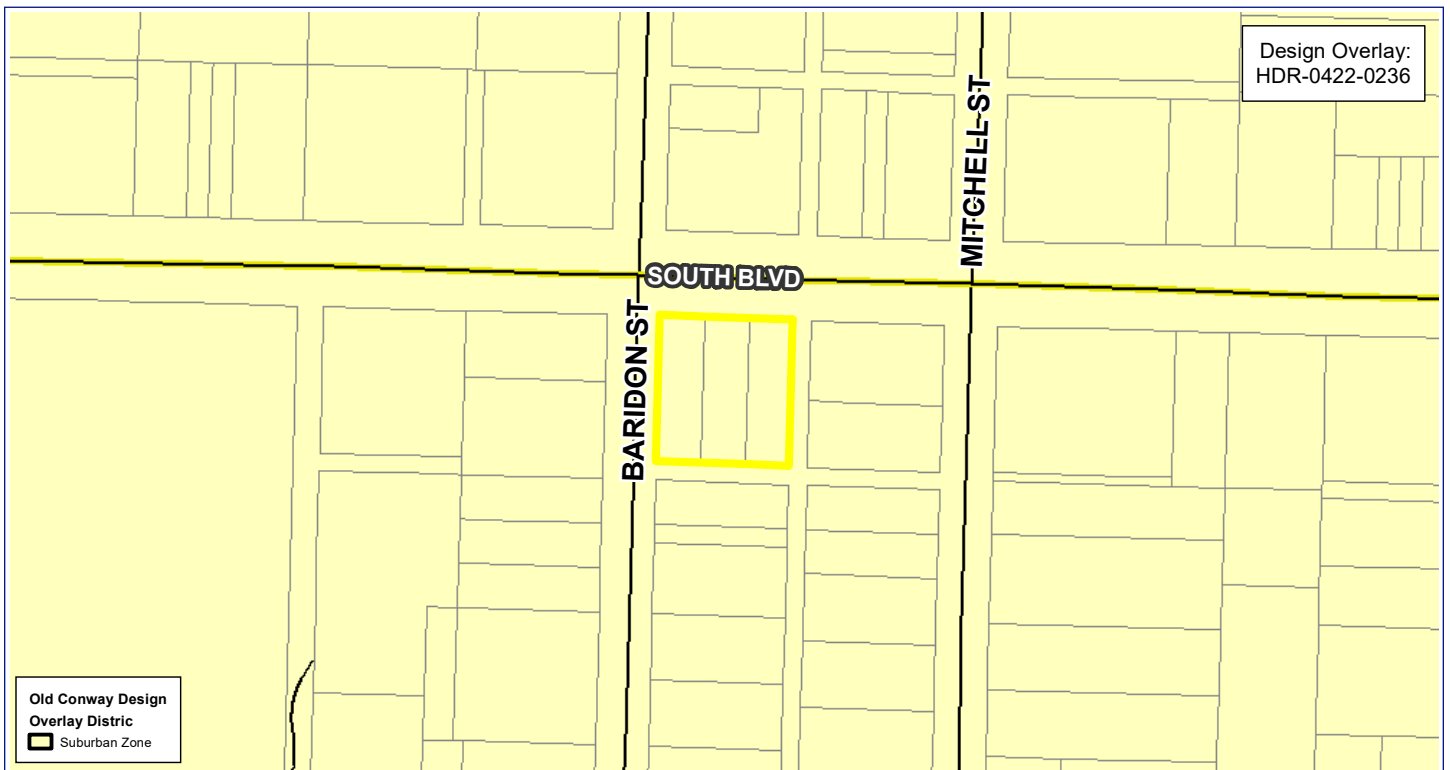
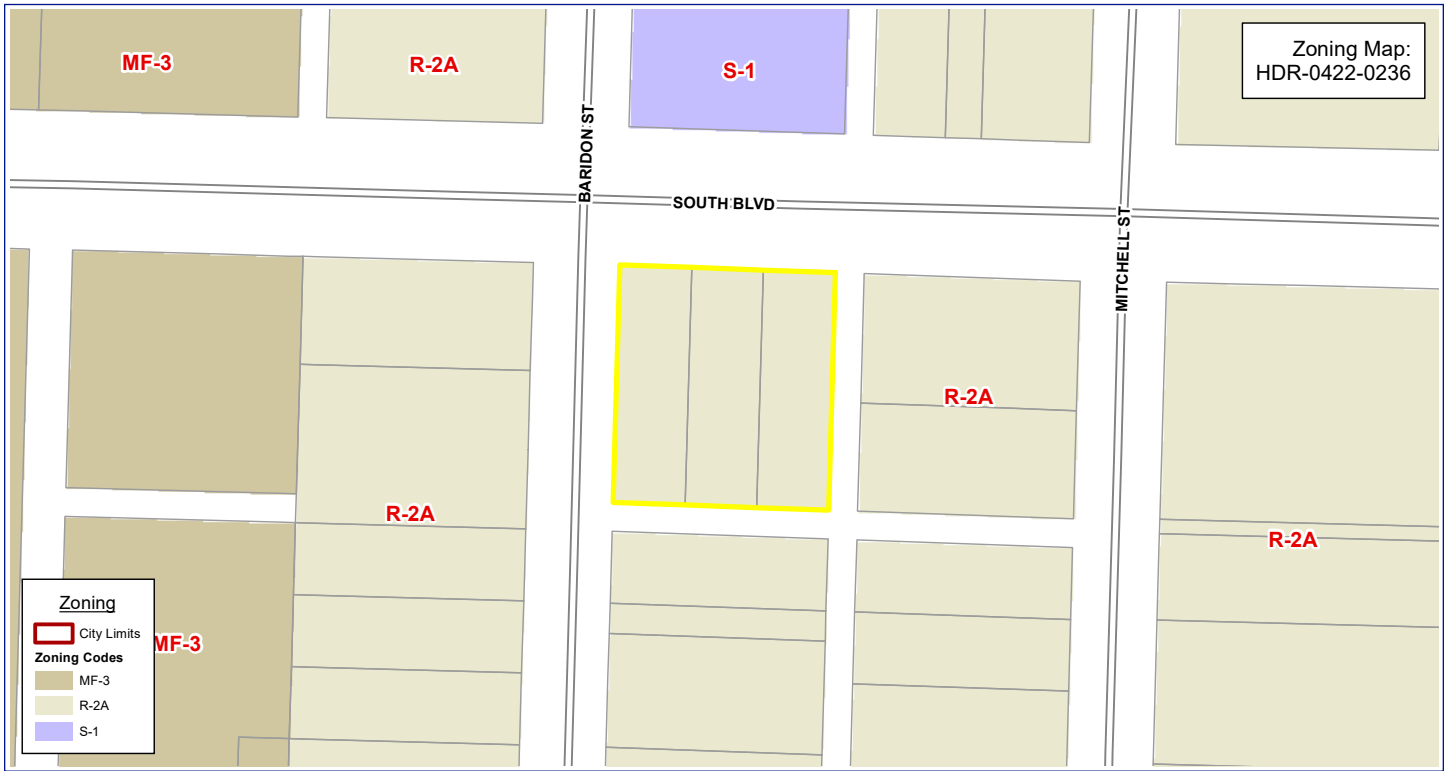
**Lot Area.** 0.57 acres±.

**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Suburban District near the UCA campus on the south side of South Blvd. Area structures consist of a mix multi-family, single-family homes, and UCA related uses of various styles.

**General Description of Property and Proposed Development.** The applicant is proposing to construct a new 7,761 sf student religious facility for the Catholic Campus Ministry. The proposed structure features a contemporary design using a pattern language that communicates a Catholic identity. It will feature a sanctuary and space for ministry activities.

# 1919 South Boulevard - New Non-Residential

Old Conway Design Overlay District





### **MONUMENTAL CHARACTER**

**Site Planning.** Structures should either have deep campus-like setbacks or directly address the street. Public entries should be clearly defined and architecturally distinguished.

*The function of the structure necessitates a primary entrance off of Baridon Street. Such entrance is properly distinguished with a patio area. Setbacks for the structure are narrow and appropriate. The structure addresses South Blvd in a limited way, but is a function of the structure's use. Recommend requiring additional architectural detailing on the South Blvd façade to create proper visual interest toward the street.*

### **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.

*The applicant is proposing use of brick and Hardie® siding across the structure. The applicant is proposing large glass storefronts along Baridon and South. While detailing is significant for the Baridon façade, additional detailing is needed for the South Blvd façade because of the prominence of and exposure of the elevation. Additional detailing on the east elevation with a large area of Hardie® siding appears needed. Recommend requiring:*

- *Additional architectural detailing along the South Blvd facade in the form of an entry or architectural feature to balance the structure and signify the important of the structure's relationship to South Blvd. This could also come in the form of sacred art related to the function of the structure.*
- *Provide additional detailing such as windows or a variation in materials on the large gabled area on the east façade where Hardieboard is used.*

**Shutters, Roof, Decks/Plaza Space, Skylights, Mechanical Screening.** Roofing should respect the character of the surrounding area with respect to materials, pitch, and form.

*Roof forms and materials are appropriate for the intent of the structure.*

### **LANDSCAPING & PARKING**

**Landscaping/Sidewalks/Sidewalk Furniture.** Sidewalks must be provided with all projects. Institutional structures with minimal setbacks shall require appropriate urban landscaping.

*Recommend deferring setting landscaping requirement at the development review phase. Landscaping should be at least 1.25X required landscaping and include the planting of street trees along Baridon St and South Blvd.*

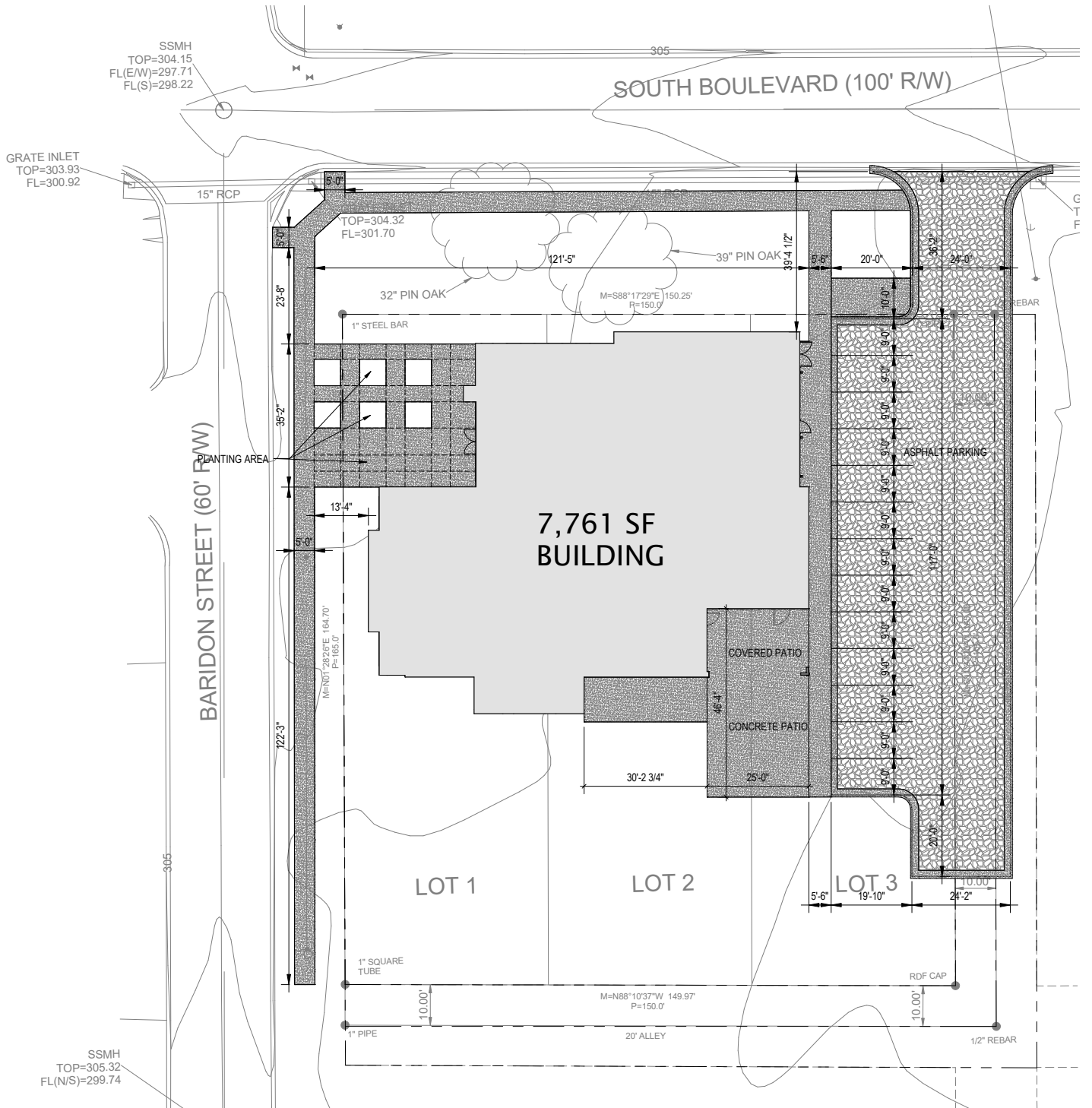
**Parking.** Parking that abuts public sidewalks must be buffered by fencing, walls, and/or landscaping. Parking should be placed interior to the lot.

*Proposed parking is appropriately located. Recommend requiring a low brick wall to screen parking areas along South Blvd and require the removal of the space closest to South Blvd. This space may be replaced further to the south. This requirement is intended to make the structure a stronger leading to the street than the parking area.*

### **RECOMMENDATION**

Staff recommends approval of the project with the following conditions:

1. Require additional architectural detailing along the South Blvd façade in the form of an entry or architectural feature to balance the structure and signify the important of the structure's relationship to South Blvd.
2. Require additional detailing such as windows or a variation in materials on the large gabled area on the east façade where *Hardie® siding* is used.
3. HVAC/mechanical equipment be placed in a manner to minimize its visibility from the street and screen appropriately.
4. Defer setting landscaping requirement to the development review phase. Landscaping should be at least 1.25 times the required landscaping and include the planting of street trees along Baridon St and South Blvd.
5. Require a 36" brick wall to screen parking areas along South Blvd.
6. Platting of the property will be required.
7. A conditional use permit allowing Religious Activities will be required prior to site development review approval.
8. Provide revised plans to the Planning Director for approval prior to issuance of the Certificate of Appropriateness.

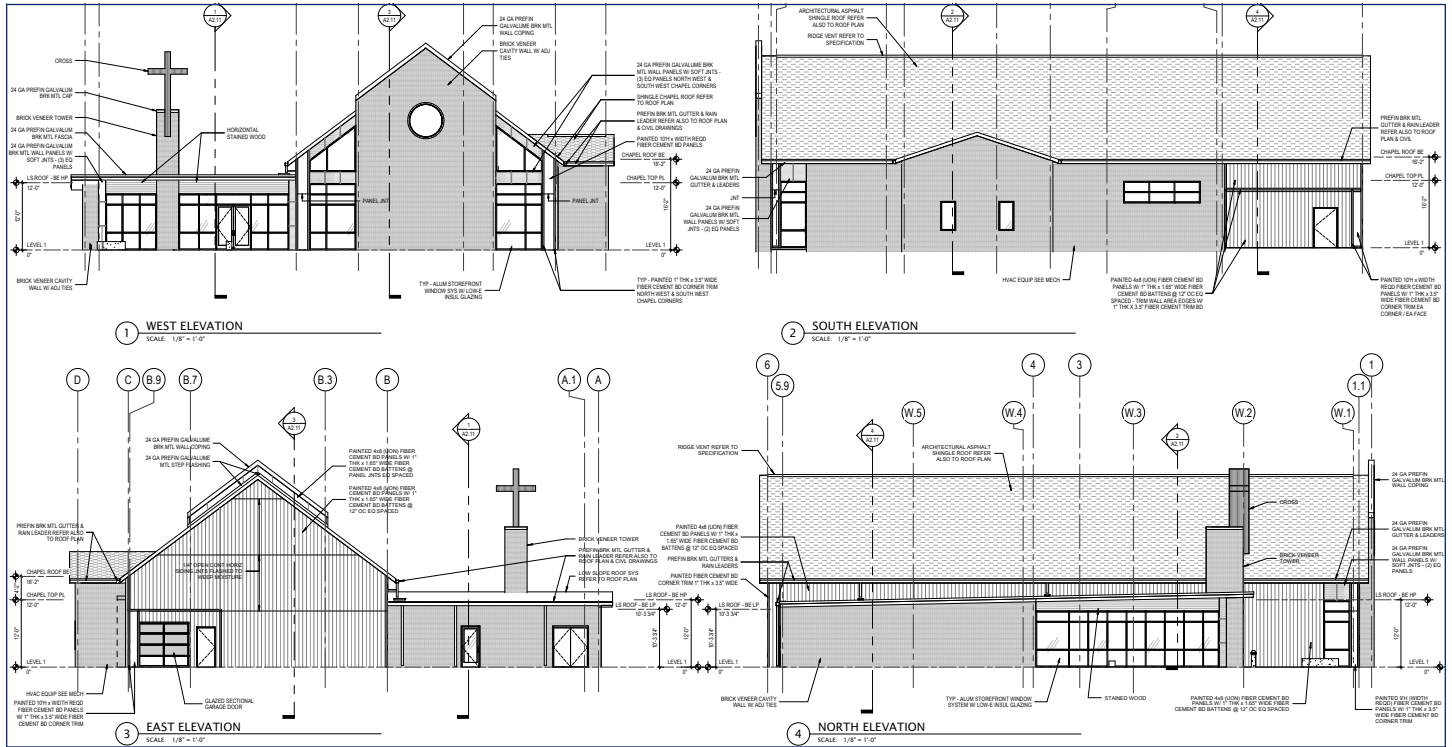


1 ARCHITECTURAL SITE PLAN  
SCALE: 1" = 20'-0"

# 1919 South Boulevard - New Non-Residential

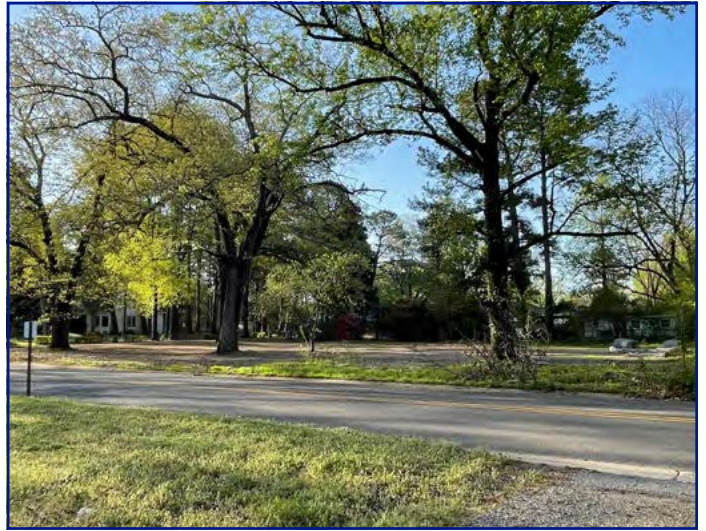
## Old Conway Design Overlay District

I.B





View of subject property from South Blvd looking S



Property adjacent to the E



Property adjacent to the W



Property adjacent to the S



Property adjacent to the NW



Property adjacent to the N