



# CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

July 24, 2023 • 5:30pm • 1111 Main Street





# City of Conway

## HISTORIC DISTRICT COMMISSION

July 24, 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. June 26, 2023

- I. **Public Hearing Items - Old Conway Design Overlay District**
  - A. 136 Oliver Street - Addition & Renovation (HDR-0723-0099)
- II. **Additional Business**
  - A. Items as decided by the Commission

Adjourn.

# 136 Oliver Street - Addition & Renovation

Old Conway Design Overlay District

I.A

## **APPLICANT/AUTHORIZED AGENT**

Niki Thompson  
Storybook Renovations  
831 Faulkner St  
Conway, AR 72034

## **OWNER**

Robert L & Jolinda Sue Bryant Revocable Trust  
136 Oliver St  
Conway, AR 72034



## **SITE**

**Address.** 136 Oliver St.

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

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

**Lot Area.** ±0.46 acre.

**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Suburban District on the east side of Oliver St. Area uses include contemporary duplexes and single-family residences in plain/traditional, craftsman, and gabled ell styles.

**General Description of Property and Proposed Development.** Applicant proposes to enclose the existing carport and add a new carport to accommodate two (2) cars. Also proposed is replacement of metal posts with wooden posts along porch and existing carport.

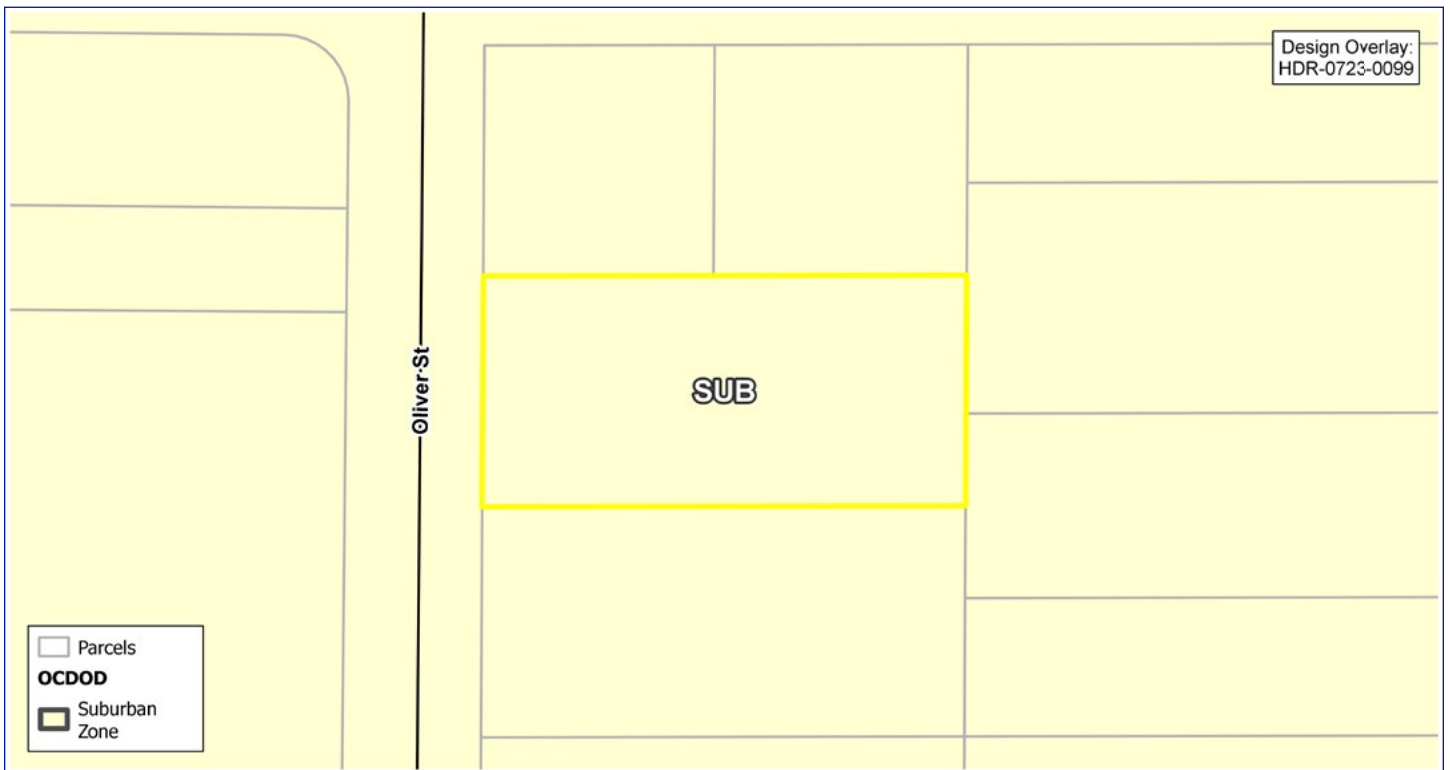
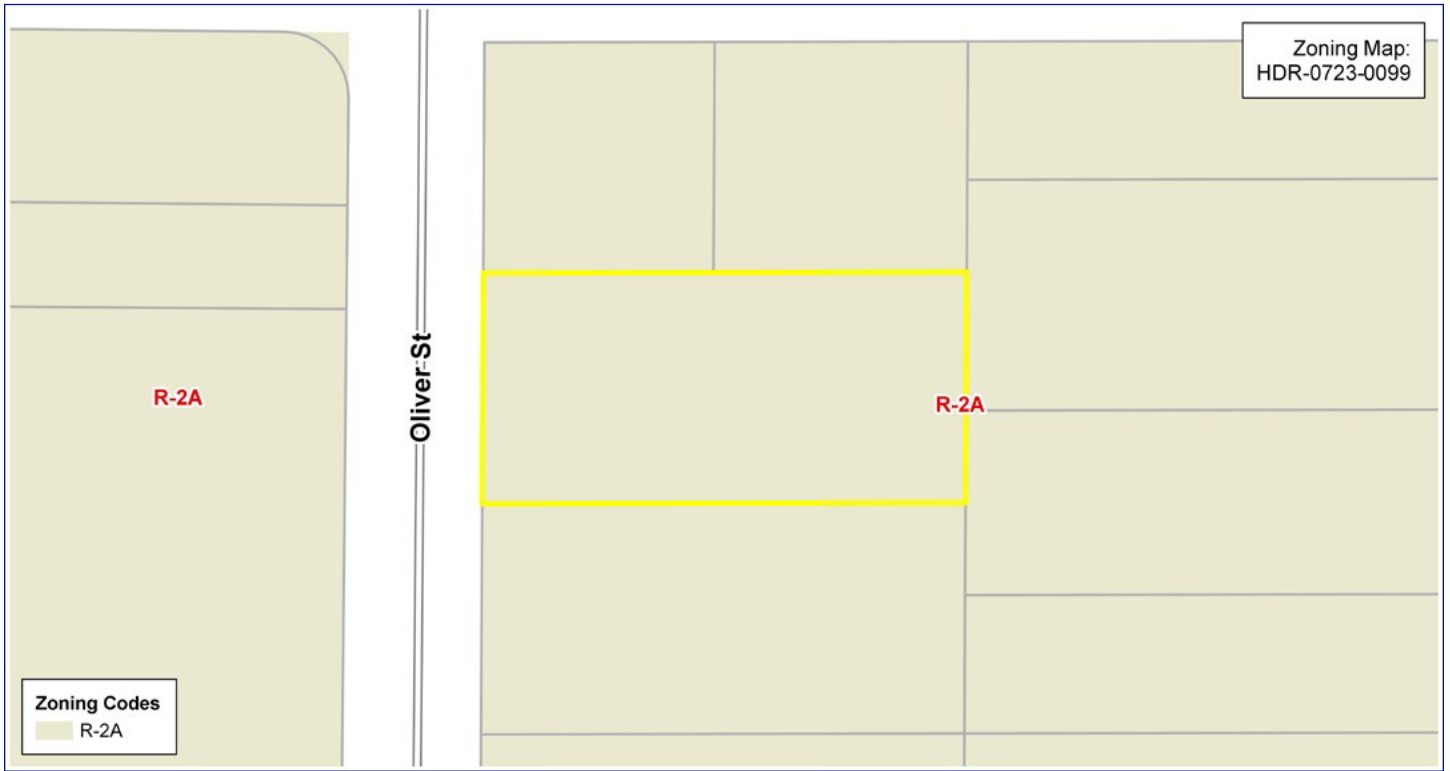
**Setbacks.** Locate new construction between 85% and 115% of the average front setback distance from the street established by the existing adjacent historic structures. Side yard setbacks shall have a 6' minimum in all residential zones.

*Additions include the infill of an existing carport and construction of a new, 2-vehicle carport that recedes approximately 6' from the established setback distance of the single-family residence from the street. The carport addition is more than 6' from the side property line.*

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**Lot Coverage.** The maximum allowable lot coverage for new properties within the Suburban Zone shall be 60%.  
*The proposal conforms.*

**Parking.** Parking is not permitted in the front yard of houses. Parking is allowed in driveways. No more than 50% of the front yard may be paved. Parking areas should be concrete, pavers, or permeable parking surfaces such as grass pavers. Two (2) parking spaces per dwelling unit are required.  
*Proposed carport will provide two (2) covered parking spaces and the proposed ribbon driveway will provide additional parking.*

**Driveways.** Driveways should be concrete, pavers, or permeable parking surfaces such as grass pavers. Historic driveways such as concrete strips with a grass median are encouraged.  
*Applicant proposes to realign the existing driveway to provide access to the new carport. Proposal is a concrete ribbon driveway.*

**Sidewalks & Walkways.** A sidewalk shall be constructed or repaired as part of new construction.  
Sidewalk Exception - Sidewalks are not required with the construction of an addition or outbuilding with a footprint area less than 30% of the primary structure's footprint.  
*The existing square footage of the residence is 2,516 sf. The total square footage of proposed additions is 592 sf. 30% of 2,516 is 754. The proposal qualifies for the sidewalk exception.*

### **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 and is consistent between the primary residence and the proposed addition.*

**Façade, wall area, rhythm.** New facades shall be compatible with those of the surrounding area. 25-40% of front façades should contain windows. Window and door openings should relate to the size and proportions contained in the surrounding area.  
*Remodel will not alter the façade, wall area or rhythm of structure in relationship to those in the neighborhood. Over 25% of the front façade is windows/doors. Carport infill includes a window which matches the size, type and orientation of other windows along the front façade.*

### **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.  
*Applicant will replace metal posts with wooden posts along front porch and new carport. Wooden posts are of a simple design that does not create an anachronistic appearance. Proposed window is the same brand and style as existing.*

**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 exterior of the addition will have brick to match the existing residence. Hardie® siding is proposed for the upper portion of the addition.*

**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.  
*Carport shingles will match existing.*

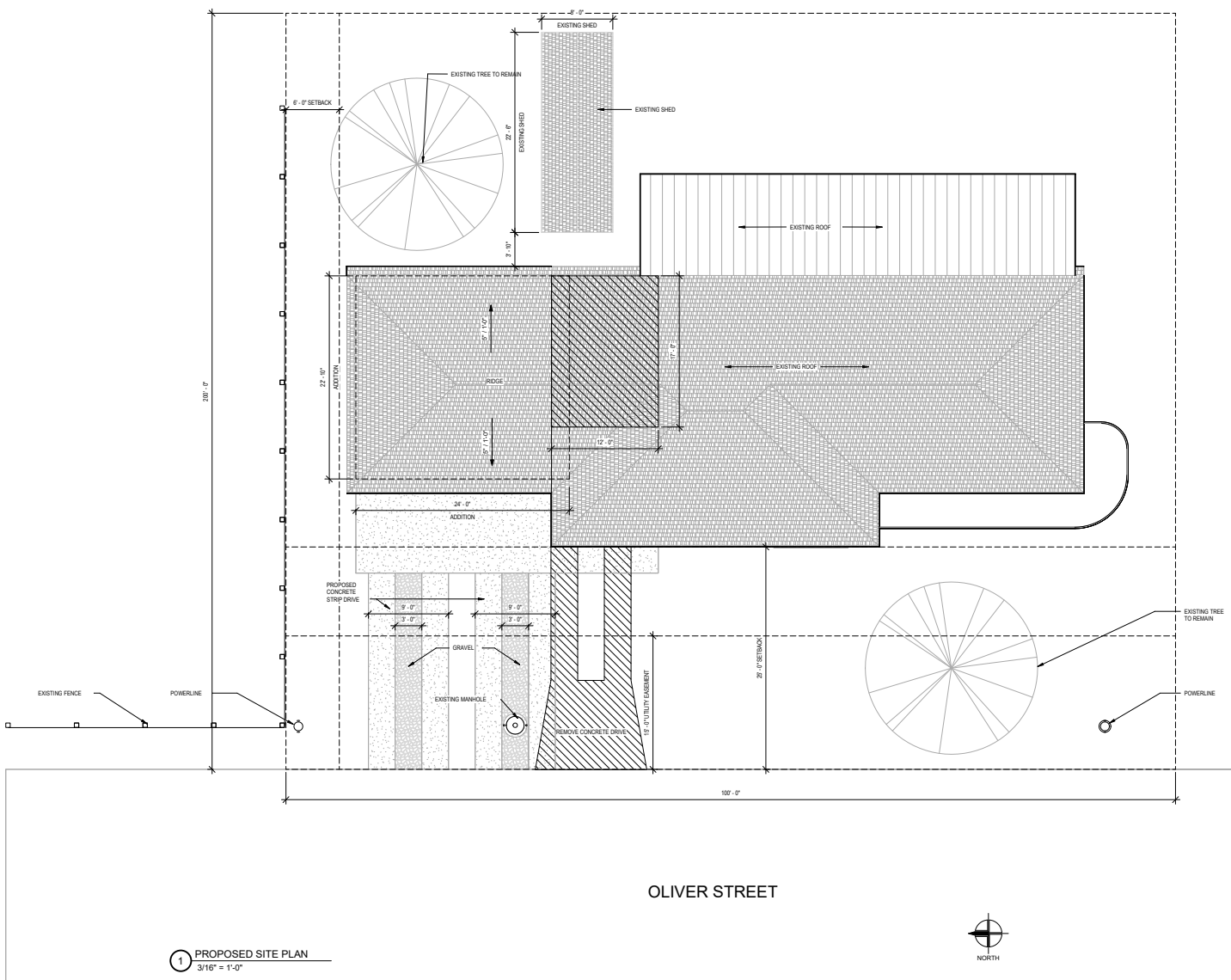
**Additions.** Additions generally should be made to the rear of the structure and should be done in such a way to protect the historic integrity of the property with regards to massing, scale, size, and architectural features.  
*Proposed additions are an infill of an existing carport and the construction of a new carport. The design respects and contributes to the architectural details of the original residence.*



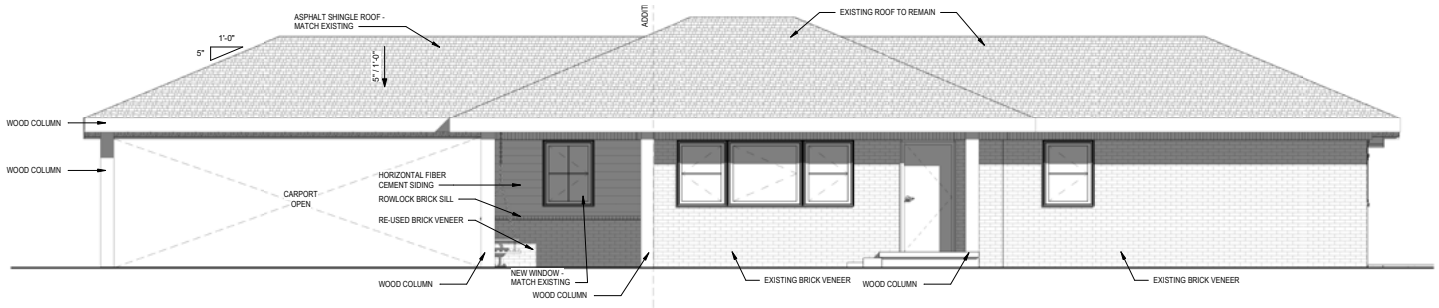
**RECOMMENDATION**

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

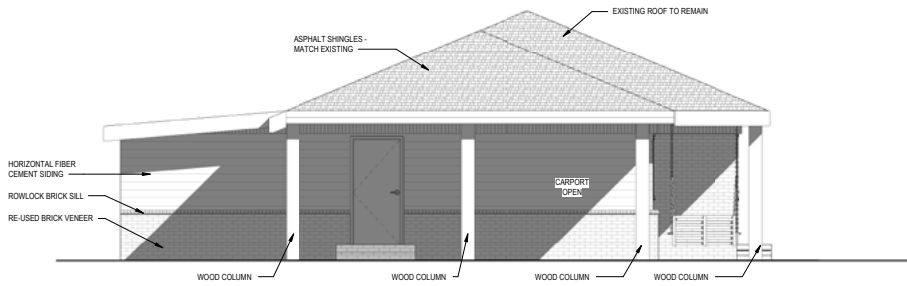
1. Applicant must obtain all applicable building permits\* if/when a Certificate of Appropriateness is granted.  
*\*Applicant shall provide proof of appropriate licensure of professionals performing work to the Building Permits Department.*
2. All windows should be one-over-one, true divided light. Fake muntin bars are prohibited.
3. No shutters shall be allowed.
4. Siding on residence and addition shall be brick and Hardie® siding.
5. Roofing material shall be composition or asphalt shingles.
6. Driveway shall be concrete or a concrete ribbon driveway.



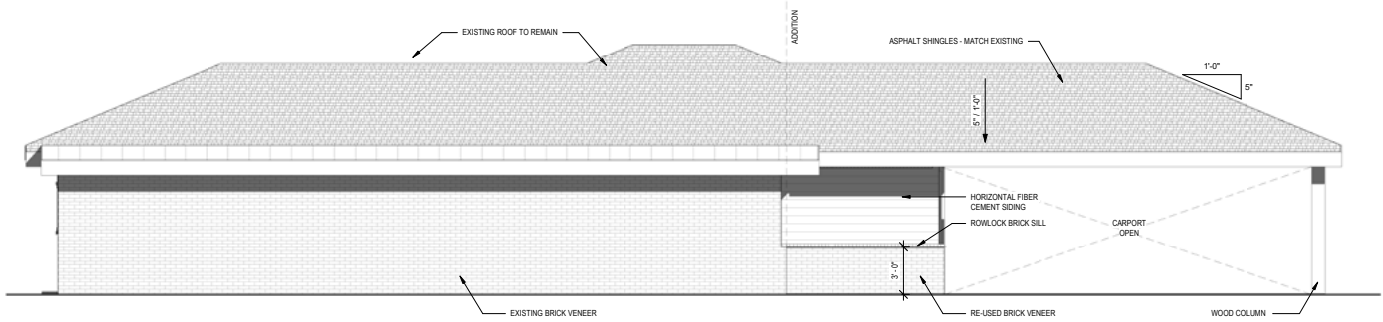
136 OLIVER STREET ADDITION  
 ARCHITECTURAL SITE PLAN



1 PROPOSED FRONT ELEVATION  
1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION  
1/4" = 1'-0"



3 North  
1/4" = 1'-0"

# 136 OLIVER STREET ADDITION EXTERIOR ELEVATIONS



# 136 Oliver Street - Addition & Renovation

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Applicant provided rendered perspectives



Applicant provided rendered perspectives





# 136 Oliver Street - Addition & Renovation

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View of subject property from Oliver St looking E



View from subject property looking S



Property adjacent to the N



Property adjacent to the S



Property adjacent to the W



Property adjacent to the E

*The following item has been reviewed and approved by the Director of Planning & Development and is being reported to the Historic District Commission as required.*

### **Item**

- 1615 College Avenue - Tree removal

On July 14, 2023, the owners/residents of 1615 College Ave requested permission to remove what they perceived to be a hazardous tree from their property. On July 11, 2023, Director Paxton sent written authorization for them to remove the tree due to a potential risk to life and property. This decision was based upon an assessment made by County Extension Agent, Krista Quinn, with the University of Arkansas System Cooperative Extension Service Office. The property owners are required to replace the tree with one from the approved tree list as a condition of approval.