



CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

August 28, 2023 • 5:30pm • 1111 Main Street



City of Conway

HISTORIC DISTRICT COMMISSION

August 28, 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. July 24, 2023

I. Public Hearing Items - Robinson Historic District

A. 1504 Prince Street - Exterior Modifications (HDR-0723-0102)

II. Public Hearing Items - Old Conway Design Overlay District

A. 310 Davis Street - Accessory Dwelling Unit reconstruction (HDR-0723-0119)

B. 2025 Robinson Avenue - Fence Addition (HDR-0823-0123)

C. 2055 Harkrider Street - Sidewalk review (HDR-0823-0127)

III. Additional Business

A. Items as decided by the Commission

Adjourn.

1504 Prince Street - Exterior Modifications

Robinson Historic District

I.A

APPLICANT/AUTHORIZED AGENT

Josh Furgerson
1216 Clifton St
Conway, AR 72034

OWNER

Furgerson Brothers Painting, Inc.
1216 Clifton St
Conway, AR 72034



LOCATION

Address. 1504 Prince St.

Present Zoning. R-1(One-Family Residential), Asa P. Robinson Historic District.

Abutting Zoning. R-2A, C-1 (Central Business District), R-1 (One-Family Residential), Asa P. Robinson Historic District and Old Conway Design Overlay District.

Lot Area. ±0.19 acres.

Surrounding Area Structures.

- West – 1506 Prince St – House at 1506 Prince c.1924 (Bungalow; Non-Contributing)
- East – 1418 Faulkner St—OCDOD c. 1959 (Plain/Traditional; Gable)
- North – 1013 Faulkner St – OCDOD c. 1951 (Plain/Traditional; Bungalow)
- South – 939-943 Faulkner St—Duplex at 939-943 Faulkner c. 1939 (Plain/Traditional; Craftsman; Contributing)

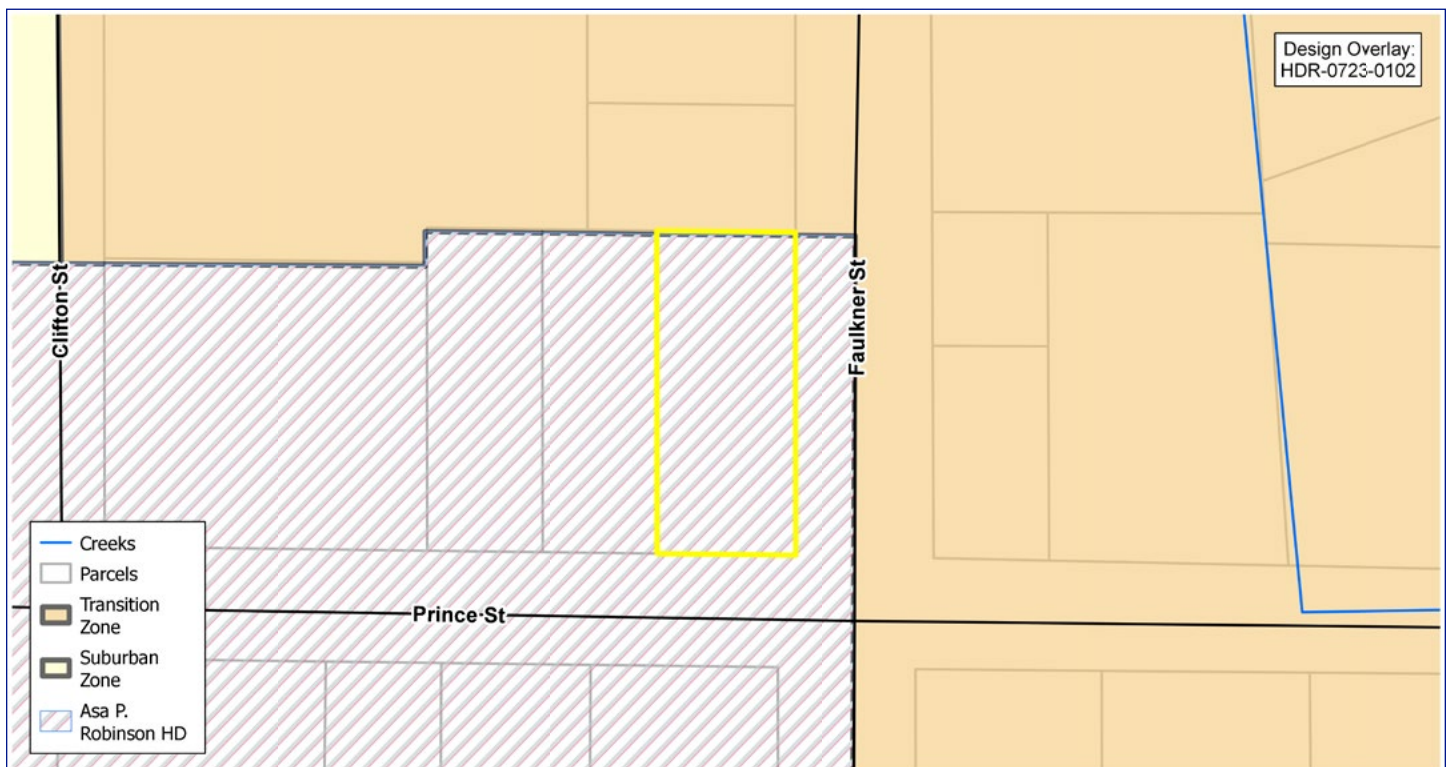
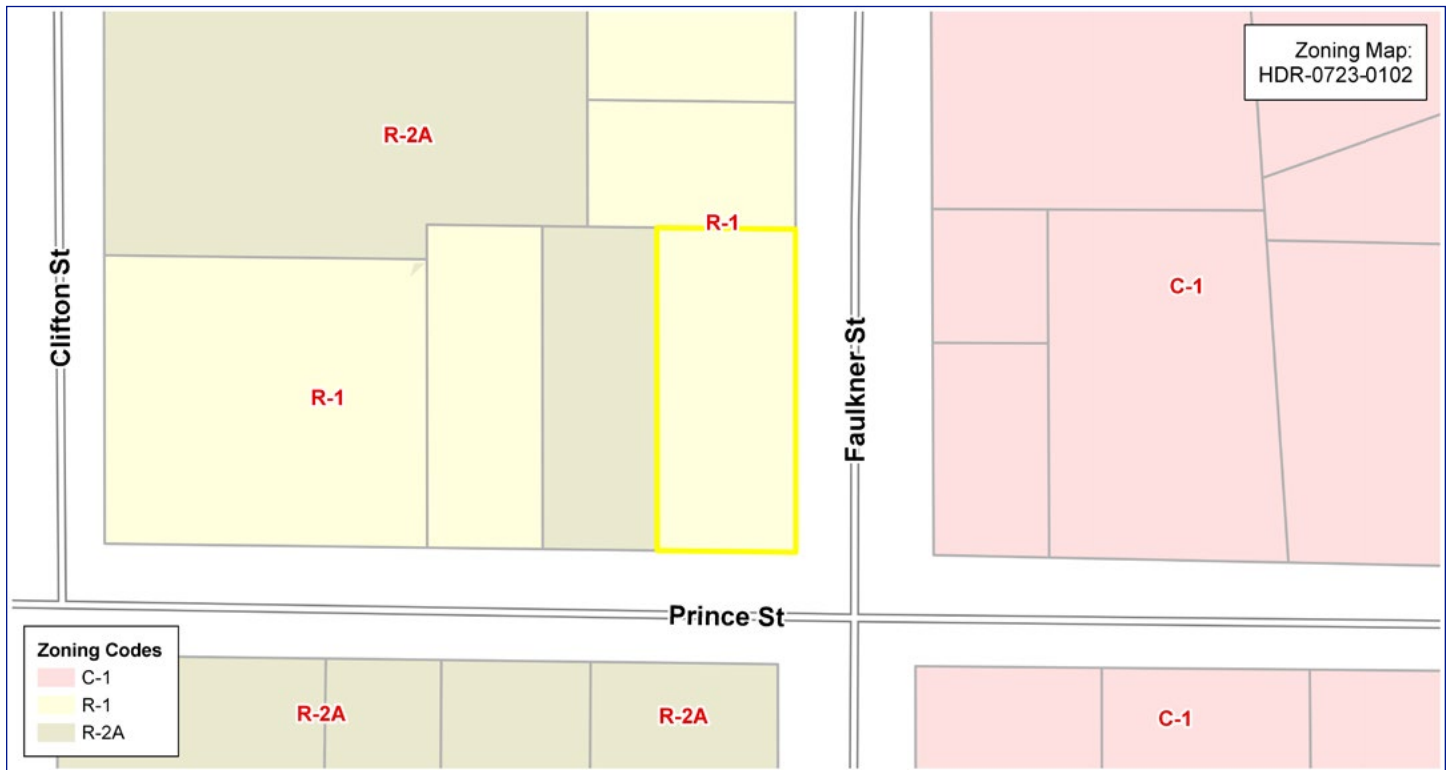
General Description of Property and Proposed Development. Applicant requests modification of June 26, 2023 Certificate of Appropriateness approved conditions, specifically:

10. Windows should be repaired to the greatest extent possible. Should they need to be replaced, they shall be replaced with 1-over-1 windows, wood framed.

1504 Prince Street - Exterior Modifications

Robinson Historic District

I.A



Robinson Historic District

- Wood window replacement: \$27,160.00
- Wood clad window replacement: \$20,014.59
- Vinyl window replacement: \$12,016.00

[illegible]

Repair historic windows and doors and their distinctive features through recognized preservation methods for patching, consolidating, splicing, and reinforcing. If replacement of a deteriorated window or door feature or detail is necessary, replace only the deteriorated feature in kind rather than the entire unit. Match the original in design, dimension, and material. Consider compatible substitute materials only if using the original material is not technically feasible.

Contributing Structure Address	Window Description	Contributing Structure Address	Window Description
1 1931 Robinson	Diamond	42 933 Faulkner	
2 826 Ash	Appears wooden	43 939-940 Faulkner	Bathroom windows replaced with vinyl
3 829 Ash	Windows trim is covered	44 1504 Prince	Original wood windows
4 834 Ash	1948 shows rear as a large porch, now enclosed and windows added	45 1507 Prince	
5 1507 Caldwell	Storm Windows	46 1520 Prince/1006 Clifton	
6 1512 Caldwell	Vinyl Siding and Metal replacement windows	47 1621 Prince	
7 1516 & 1518 Caldwell		48 1625 Prince	
8 1522 Caldwell	Windows are period appropriate	49 1703 Prince	
9 1617-1619 Caldwell		50 1709 Prince	Storm windows
10 1623 Caldwell	Some windows Replaced with vinyl	51 1720 Prince	
11 1704-1706 Caldwell	Painted Brick, vinyl replacement windows	52 1520 Robinson	
12 1722 Caldwell	The window and door under the carport were added	53 1605 Robinson	
13 1808 Caldwell		54 1617 Robinson	Vinyl Replacement Windows
14 1811 Caldwell		55 1620 Robinson	
15 1836 Caldwell	Vinyl windows, vinyl wrapped cornice	56 1624 Robinson	
16 1905 Caldwell		57 1724 Robinson	
17 1912 Caldwell		58 1804 Robinson	Vinyl Windows, decorative muntin
18 1926 Caldwell	Vinyl Replacement Windows	59 1807 Robinson	
19 1929-1931 Caldwell		60 1814 Robinson	Double-hung, vinyl
20 1932 Caldwell		61 1822 Robinson	Vinyl
21 1936 Caldwell		62 1918 Robinson	
22 2003-2005 Caldwell	2/2 Aluminum Horizontal Sash Windows	63 1924 Robinson	
23 2006 Caldwell		64 1931 Robinson	Diamond
24 816 Center	Unaltered except vinyl windows	65 1938 Robinson	Most 1 st floor windows replaced
25 820 Center		66 814 Watkins	Vinyl Replacement Windows
26 838-840 Center		67 816 Watkins	Vinyl Windows
27 845 Center		68 822-824 Watkins	Vinyl Windows
28 912-914 Center		69 831 Watkins	
29 916 Center	Vinyl Replacement Windows	70 835 Watkins	
30 923 Center		71 836 Watkins	Aluminum Siding and Windows
31 931 Center		72 840 Watkins	
32 934 Center		73 839-841 Watkins	
33 937 Center		Information retrieved from 2020 Arkansas Architectural Resource Forms and Robinson Neighborhood Historic District Survey Report, May 18, 2021.	
34 940 Center			
35 943 Center			
36 853 Davis			
37 854 Davis	Vinyl		
38 914 Davis	Vinyl (note next to window type); comments: vinyl window on back addition		
39 920 Davis			
40 837-839 Faulkner	Vinyl Windows		
41 915 Faulkner	Aluminum windows in dormers		
42 931 Faulkner			

The applicant would like to repair the existing windows. However, repairing the windows could prove cost prohibitive. Through coordination with the Arkansas Historic Preservation Program, Planning Staff has learned that the replacement of the original windows could impact the residence's contributing status, but that this determination is subject to the discretion of the individual or group who performs the next survey of the Robinson District. Further research has shown that vinyl replacement windows did not trigger a non-contributing status among 17 contributing structures in the district. This supports the assertion that vinyl windows may be considered a "compatible substitute material".

RECOMMENDATION

Staff recommends issuance of an amended Certificate of Appropriateness with the following conditions:

- 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
- HVAC unit shall be screened from the public right-of-way through its positioning in relation to other structures or through vegetative cover.
- Porch addition shall have columns which match those on the front porch.
- Driveway shall be 8'-10' in width and be composed of pavers or concrete.
- All fascia and soffits shall be repaired with wood or a wood-like material such as Hardie® siding/LP® SmartSide®.
- Applicant should protect the existing Magnolia tree located in the back yard with a tree preservation fence. If the existing tree cannot be preserved it shall be replaced with a tree of the same species or one from the approved list.
- Any back or western side yard fencing shall not exceed 6ft in height; it shall be composed of wood; and the upper 2 feet should have 50% opacity through a wooden lattice. Any fencing in the front yard area (and/or side street side yard area) shall not exceed 42" in height and may not be more than 65% solid.
- The sidewalk along Prince St shall be repaired and extended to the rear property line on Faulkner St.

9. Any security lighting must be discriminate and not shine beyond property boundaries. New lighting must be low level.
10. Windows should be repaired to the greatest extent possible. Should they need to be replaced, they shall be replaced with 1-over-1 windows, ~~wood framed~~ **wood framed, wood clad, or vinyl.**
11. Siding shall be vinyl, Hardie® siding, or wood.
12. The existing garage may be demolished. Applicant shall secure proper permits for demolition.
13. Deny approval of the attached garage as proposed; approval of modified attached garage, with more delineation of the roof line (revised roof line that is not continuous with the current roof line).
14. Roofing shall be 3-tab asphalt shingle or architectural shingles.
15. Property will need to be platted prior to certificate of completion.
16. Applicant shall submit revised plans for approval prior to issuance of a Certificate of Appropriateness. (This is condition is part of the original project approval and has been met as of the writing of this report)



View of subject property from Faulkner St looking W



View of subject property from Faulkner St looking SW

NOTE: Site photos were taken August 14, 2023. Building conditions have been altered with permitted work since that time.



View of subject property from Prince St looking N

APPLICANT/OWNER

Jill Gordy Moon and Ellen Gordy
310 Davis St
Conway, AR 72034



LOCATION

Address. 310 Davis St.

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

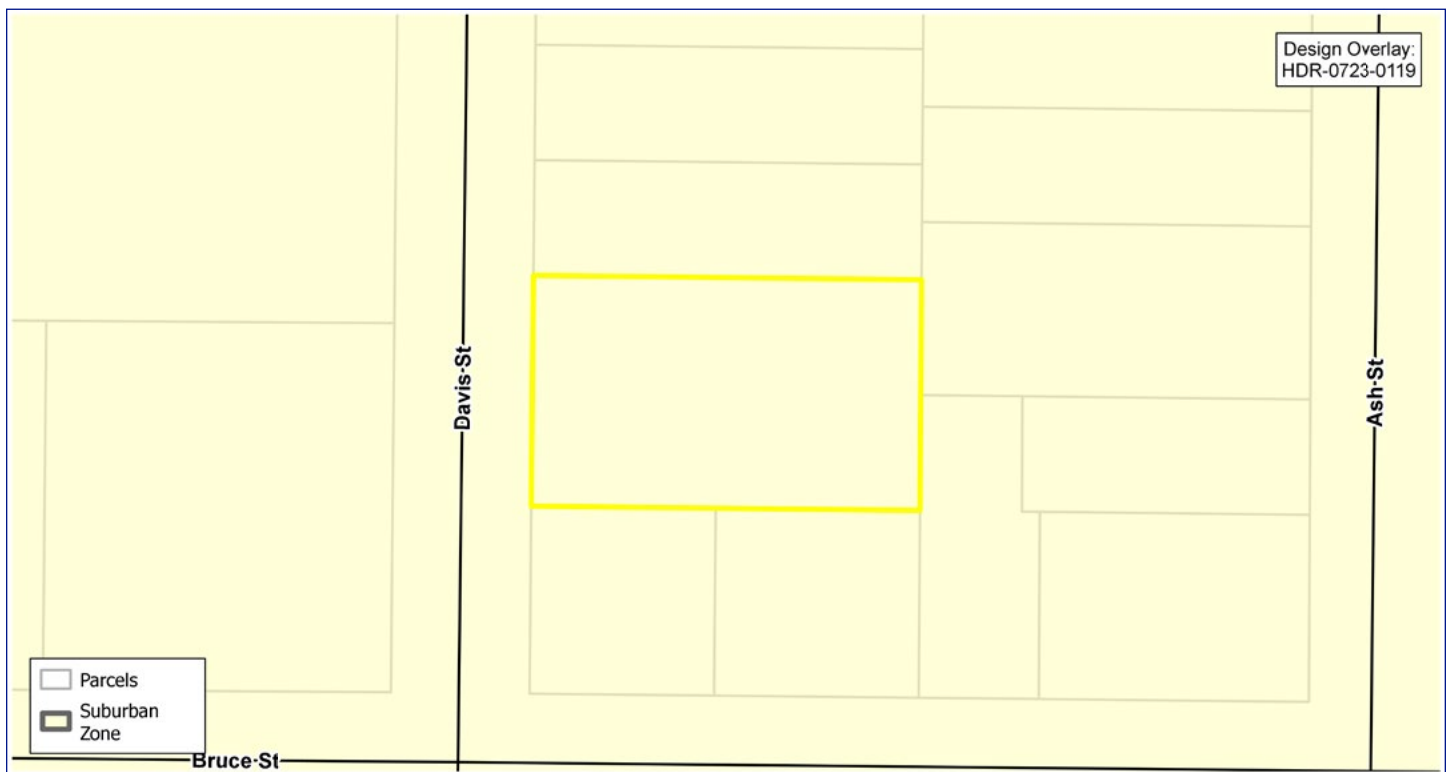
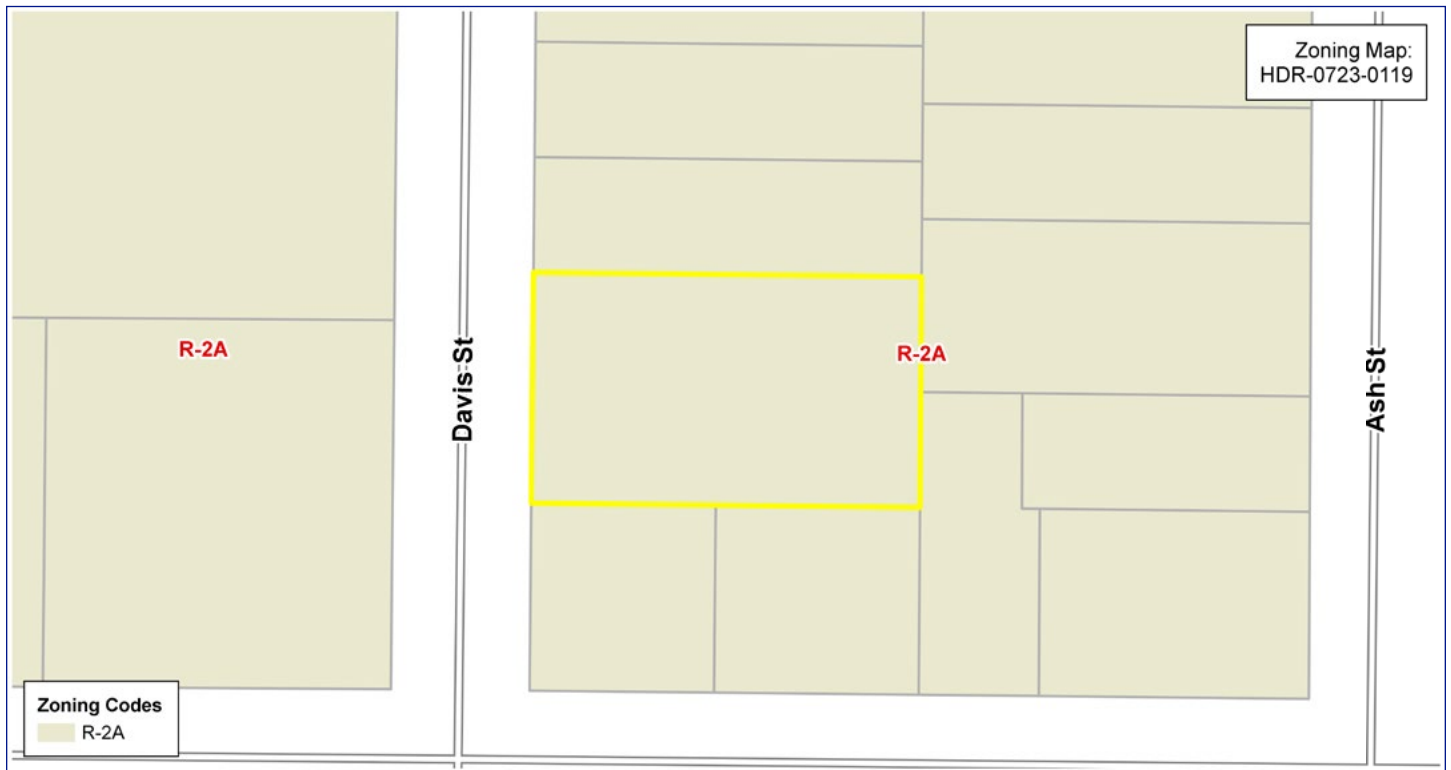
Abutting Zoning. North/South/East/West: R-2A.

Lot Area. ±0.39 acres.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay District - Suburban Zone on the east side of Davis St. Area structures consist of single-family residences in ranch, minimal traditional, American foursquare and colonial revival.

General Description of Property and Proposed Development. The proposal is for a rebuild of a previously approved residential outbuilding. On April 24, 2017, the HDC unanimously approved the project with the following description:

The applicant is proposing to construct a new 900 square foot residential outbuilding in the rear yard. This structure will largely be out of the public view. An existing garage on the north side of the residence will be demolished and replaced with a similar new carport. The existing residence is around 1,809 square feet. The carport and primary residence are connected resulting in a 2,461 square foot structure. General zoning regulations allow an accessory structure up to 50% of the size of the primary structure.



The outbuilding was destroyed when a tree fell on it. Building permit records do not indicate that the carport was constructed. An 80sf shed was installed in the location of the approved carport. The current project does not include a proposal for the carport, it is limited to the rebuild of the residential outbuilding.

The applicant proposes to reconstruct the residential outbuilding to the same dimensions as the original and to utilize the same material types.

Building Setbacks. Outbuilding Setbacks. Front: Rear of Principal Building. Secondary Front: 8 feet minimum; Side: 3 feet minimum; Rear: 2 feet minimum.

The proposal observes 10 foot rear setbacks, 11 foot side yard setbacks and is to the rear of the primary structure.

Lot Coverage. 60% impermeable surfaces maximum in all residential zones.

The proposal conforms.

Garages/Outbuildings. Detached garages/outbuildings shall be located at the rear of the primary structure. The footprint of a detached garage/outbuilding shall be no more than 30% of the footprint of the primary structure. General zoning regulations allow an accessory structure up to 50% of the size of the primary structure.

In 2017, the HDC approved the project by applying general zoning regulations. Per Conway Zoning Code, the applicant has the right to rebuild an Accessory Dwelling Unit to the same dimensions and orientation if destroyed by a natural disaster.

The 80sf storage outbuilding contributes to a footprint percentage exceeding 30% of the footprint of the primary structure and is not protected by Conway Zoning Code's legal, non-conforming structure sections. If destroyed or removed Planning and Building Permits Staff may determine that it cannot be replaced.

Parking. Parking is not permitted in the front yard of houses. Parking is allowed in driveways. Parking areas should be concrete, pavers, or permeable parking surfaces such as grass pavers. Asphalt is not appropriate for single or two-family residences. 2 parking spaces per dwelling unit are required.

The proposal provides sufficient parking for two dwelling units.

Driveways. Driveways should be concrete, pavers, or permeable parking surfaces such as grass pavers.

The existing driveway is concrete.

Landscaping and Tree Preservation. Identify and retain existing trees and plants that help define the character of the area.

No tree removal is necessary for the rebuild.

MASSING

Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale.

The rebuild retains compatibility with the existing residence and other area residences.

Height/Width/Directional Expression. The eave or cornice lines of existing buildings on a particular street define a range of heights. New construction should remain within this range of heights in order to relate with the surrounding structures and to preserve and enhance the character of the area.

The rebuild matches original which was appropriate at approximately 8 feet floor to ceiling and matching the existing residence. The rebuild maintains an appropriate height to width ratio and directional expression.

Footprint. The area of land area covered by a structure. This measurement should be in relation to the majority of the neighboring buildings in the area.

As described in the 2017 staff report, the outbuilding's footprint is similar to other area accessory structures.

Complexity of form. The level of detailing and breaks in the wall planes of a structure.

The proposed outbuilding rebuild continues to provide sufficient complexity of form through the windows' shapes and type, as well as a screened porch that breaks up the wall planes.

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 outbuilding has the appropriate number of windows and doors to provide an appropriate percentage of wall plane voids.

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, Porticos, Doors, Windows. 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.
The front porch needs to be a minimum of 6 feet in depth. Appropriate entry points are provided. Although 9 over 9 windows are shown, 1 over 1 windows are also appropriate. A non-operable glass window in the bathroom is permitted.

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 the 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.
Proposed siding materials match those of the original outbuilding: vinyl.

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.
Proposed roofing materials will match those of the original outbuilding: composition.
No shutters have been proposed and it is recommended that no shutters be allowed.
No decks or patio space are shown. No skylights are shown. No HVAC units are shown. As the outbuilding is located to the rear of the residence, if any HVAC unit is required it will also be at the rear of the residence, outside of the public's line of sight.

Outbuildings. The design of new outbuildings with a footprint of 160 square feet or larger should use materials, windows, doors, and architectural detailing that are compatible with the existing or proposed residential structure.
Materials, windows, doors, and architectural detailing will be compatible with existing residential structure.

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. The outbuilding shall be rebuilt to the same size and orientation as the original. The architectural design shall match original as shown on the submitted elevations.
3. All windows are required to match those shown on the elevations which is a mixture of 9-over-9 divided light as well as picture windows. Applicant could also utilize 1-over-1. Appropriate window materials include wood, wood clad, or vinyl. Fake muntin bars are prohibited.
4. Roofing shall be composition shingles.
5. No shutters shall be allowed.
6. Vinyl siding shall be allowed.
7. HVAC and utility equipment shall be appropriately located at the rear or side of the structure and/or appropriately screened.
8. If the 80sf storage outbuilding is removed, destroyed, or a proposal for expansion/alteration is presented to Planning and Development, it shall not be considered a legal, non-conforming structure and will be reviewed accordingly.
9. Prior to issuance of a Certificate of Appropriateness, applicant will need to submit a revised site plan to the Planning Department showing all existing and proposed structures. The site plan will need to include setbacks from property lines and between buildings.

310 Davis Street - Accessory Dwelling Unit Reconstruction

Old Conway Design Overlay District

II.A



View of subject property from Davis St looking E



View of subject property from Davis St looking NE



Property adjacent to the N



View of subject property to the S



Property adjacent to the SW, across Davis St



Property adjacent to the NW, across Davis St

2025 Robinson Avenue - Fence Repair, Replacement, and Extension

II.B

Old Conway Design Overlay District

APPLICANT/AUTHORIZED AGENT

Clay Bumpers
2025 Robinson Ave
Conway, AR 72034

OWNER

John & Kisha Bumpers
2025 Robinson Ave
Conway, AR 72034



SITE

Address. 2025 Robinson Ave.

Present Zoning. R-1 (One Family Residential District), Old Conway Design Overlay District - Suburban Zone.

Abutting Zoning. North/South/East/West: R-1.

Lot Area. ±0.78 acre.

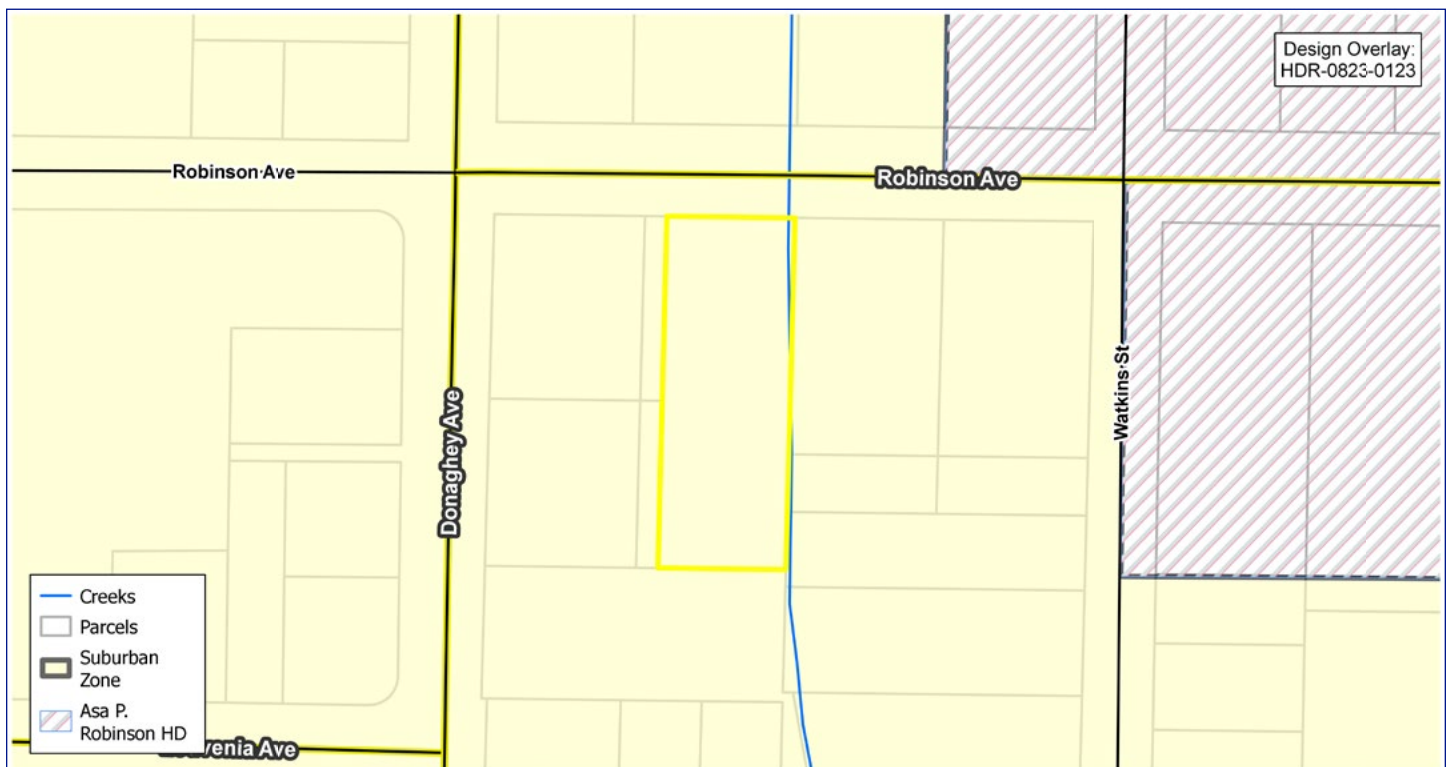
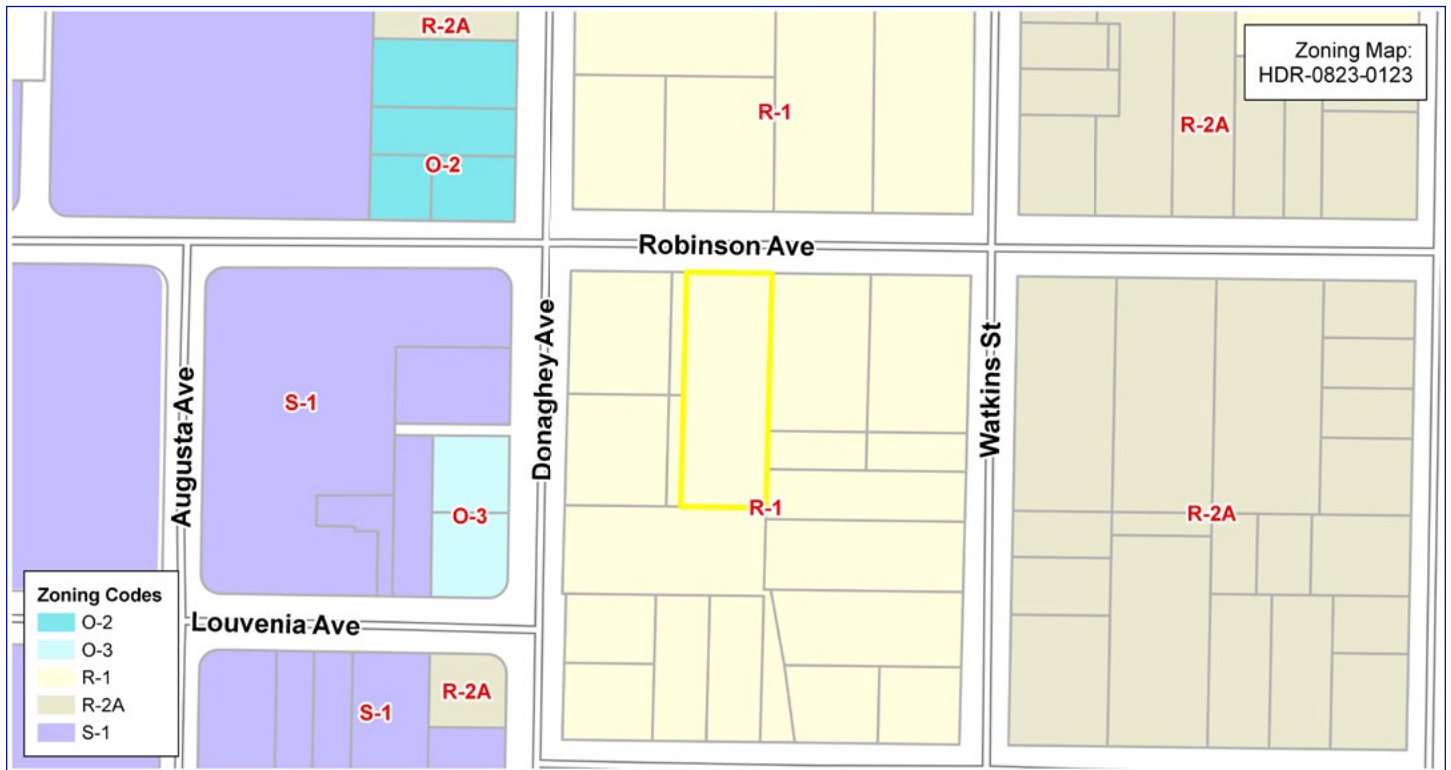
Surrounding Area Structures. The property is located in the Old Conway Design Overlay District - Suburban Zone on the south side of Robinson Ave. Area structures consist of single-family residences in ranch, minimal traditional, and American foursquare.

General Description of Property and Proposed Development. The proposed development consists of replacing portions of an existing shadowbox wood fence with dog ear picket fence and extending portions of an existing galvanized chain link fence.

Per OCDOD regulations:

No new construction, exterior renovation, or exterior remodeling requiring a building permit of any primary structure within the Old Conway Design Overlay District shall be conducted in any way which affects exterior architectural features unless the Historic District Commission has first issued a Certificate of Appropriateness with respect to such construction or exterior renovation.

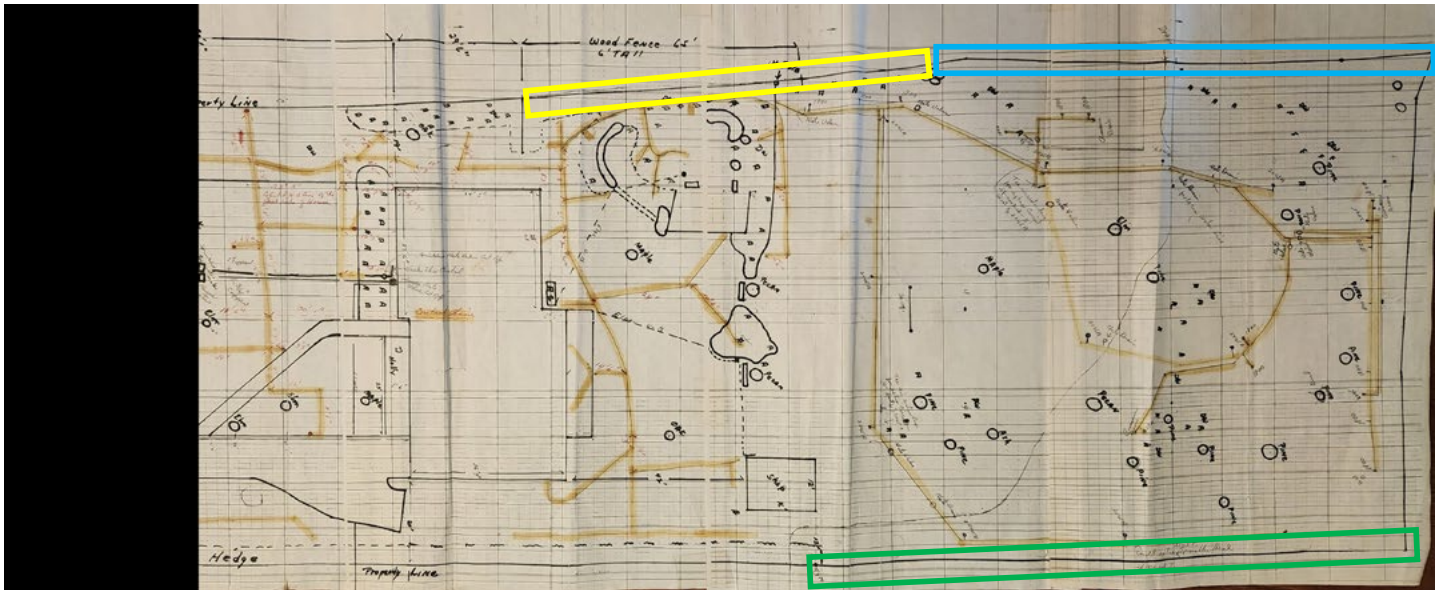
Fence repair, replacement and extension does not require a building permit. However, the applicant wishes to construct the fence in a manner which differs from typical OCDOD standards. Therefore, it was decided that review by the HDC was prudent.



Lot Coverage. 60% impermeable surfaces maximum in all residential zones.
The proposal conforms.

Sidewalks. A sidewalk shall be constructed or repaired as part of new construction in the Old Conway Design Overlay District.
The fence is not considered "new construction".

2025 Robinson Ave—Lot Layout & Proposed Fence



Work Area 1: SW Backyard Fence—Replace ~ 138'

Work Area 2: SE Backyard Fence—Extend existing ~81'

Work Area 3: SE Backyard Fence—Replace ~70 & extend ~ 32'

Fences and Walls. Fences primarily serve two purposes in the Old Conway Design Overlay District; definition of private/public space in front yards and privacy screening in rear or side yards. Fences shall be no more than 3.5 feet tall in front yards with pickets no more than 4 inches wide and 3 inches apart. Privacy fences shall be no more than 6 feet tall and are only allowed in rear yards or side yards as deemed appropriate. Fences may be constructed of wood, iron (or aluminum mimicking iron), brick, or stone. The upper two feet of privacy fencing

should have 50% opacity, provided by a lattice or grid pattern of wood or iron. Chain link fence and bare concrete block fences are prohibited.

Applicant is not proposing any fence in the front yard. Proposed work is along the east and west side property lines. It is not visible from the public right-of-way. The applicant proposes extension of an existing chain link fence. The applicant would like to replace the existing shadowbox fence with classic dog ear fence. The applicant requests that an exception be made to the upper two feet, 50% opacity requirement. This is due to a desire for increased privacy.

Landscaping and Tree Preservation. Landscaping is a critical part of the historic appearance of the Old Conway Design Overlay District. Identify and retain existing trees and plants that help define the character of the area.

No tree removal is indicated. Project is conditioned to protect trees over 8" in diameter.

RECOMMENDATION

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

1. Fence shall not exceed 6ft in height.
2. Work shall be limited to the side and rear yards.
3. Protect significant existing trees (8" or greater in diameter at breast height) and plants during construction.
4. Extension of existing chain link fence shall be limited to that shown on site plan with the remaining fence repair/replacement being limited to [wood] dog ear picket fence.



View of subject property from Robinson looking S



View of east side of subject property from Robinson Ave looking S



Property adjacent to the W



Property adjacent to the N, across Robinson



Property adjacent to the N, across Robinson

APPLICANT/AUTHORIZED AGENT

Corco Construction
4939 Hwy 64
Conway, AR 72032

OWNER

Kareem Kattom
Kattom Retail Center
1820 Warwick Hills Ln
Conway, AR 72034

**SITE**

Address. 2055 Harkrider St.

Present Zoning. C-3 (Highway Commercial), Old Conway Design Overlay District - Suburban Zone.

Abutting Zoning. North & East: C-3 (Highway Commercial), South & West: C-3/Old Conway Design Overlay District - Suburban Zone.

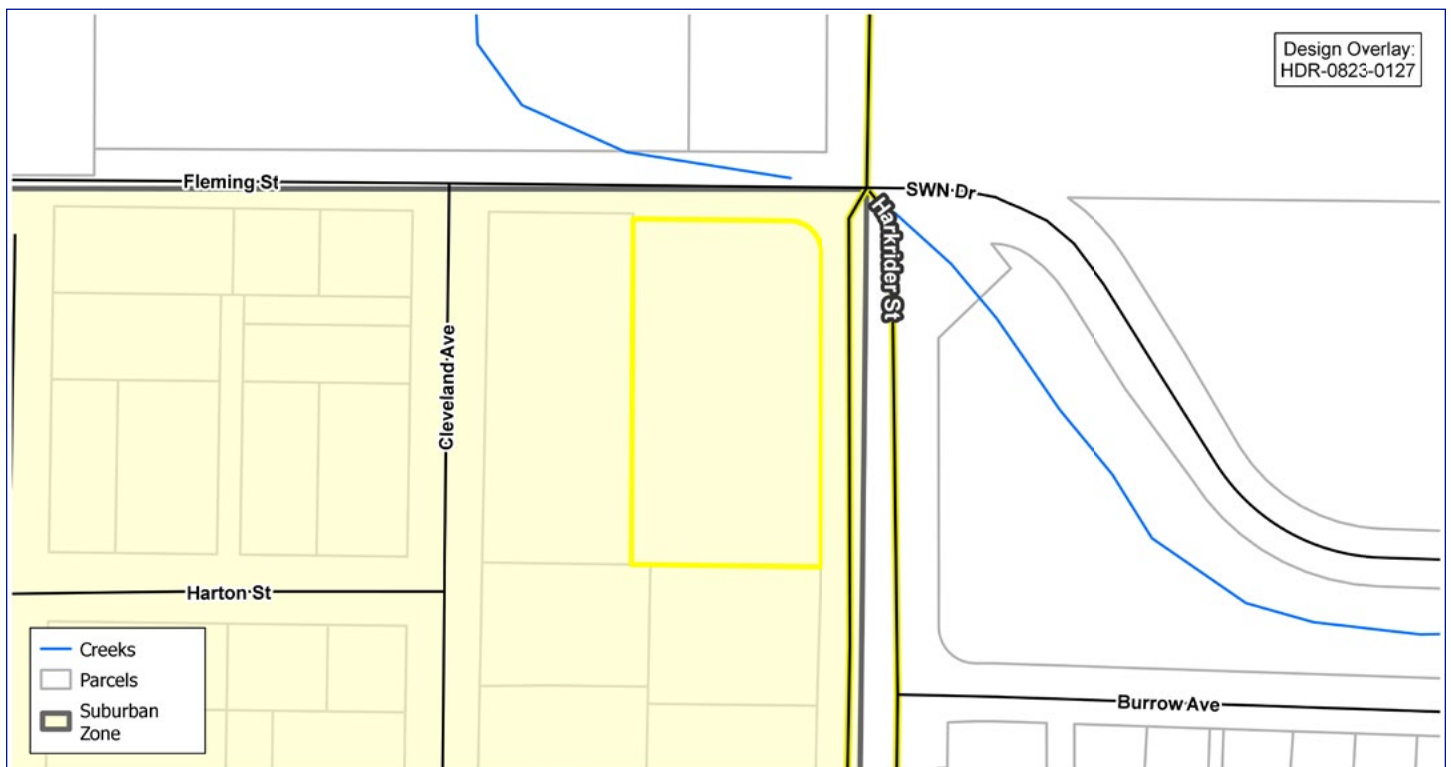
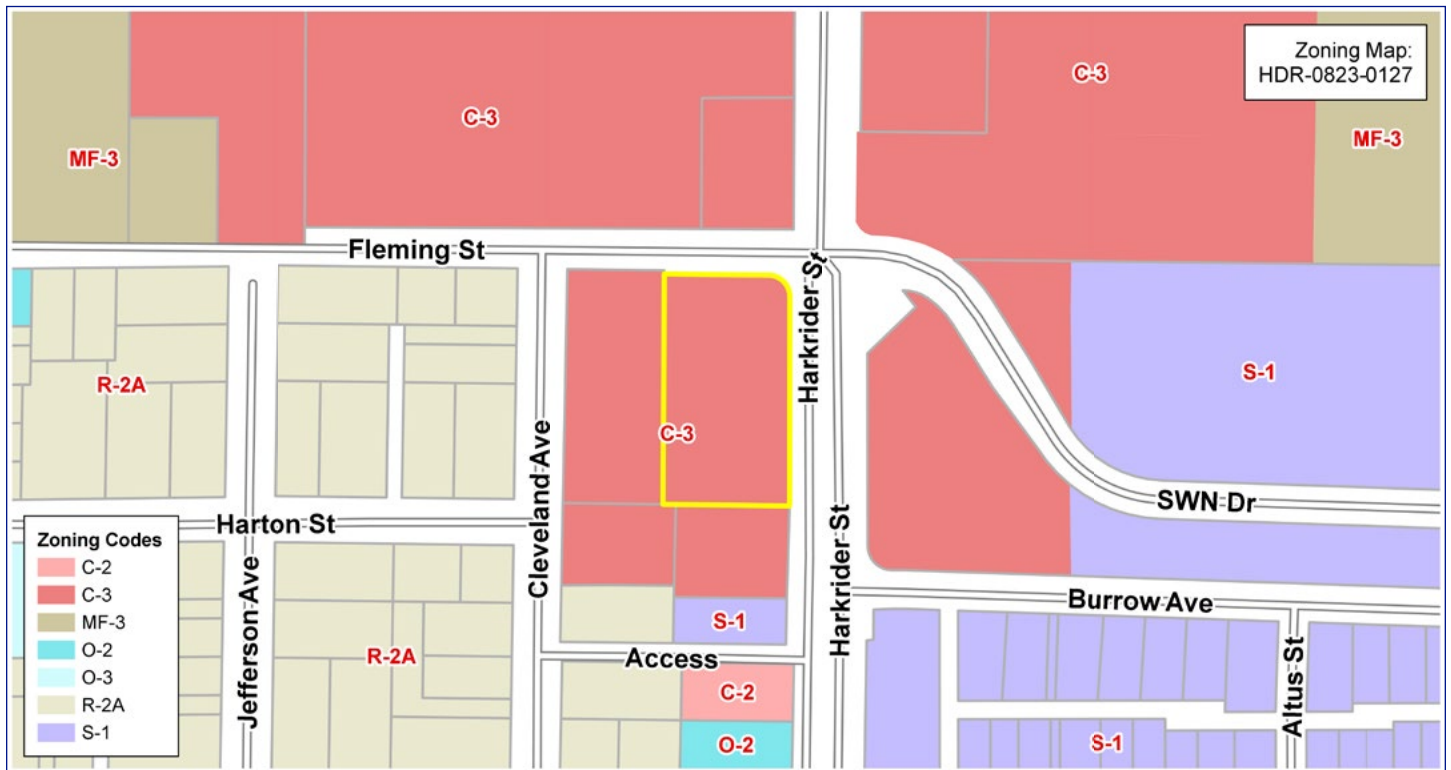
Lot Area. ±1.12 acres.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay District - Suburban Zone on the southwest corner of Fleming St and Harkrider St. Area structures consist of multi-family residences to the west and commercial structures to the north and south.

General Description of Property and Proposed Development. On February 24, 2020, a project at the above address was approved with the following conditions:

2. *The sidewalks along Harkrider St shall remain in place and shall be replaced/repared if damaged during construction.*
3. *Sidewalks shall be required along the Fleming St frontage.*

When Planning Staff visited the site to final building permits for development associated with the February 2020 HDC approval, it was noted that the sidewalk along Fleming St was not constructed and therefore final approval could not be issued. The applicant is requesting to pay an in-lieu fee rather than construct the sidewalk on Fleming St.



Old Conway Design Overlay District

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

The lot coverage for the site prior to redevelopment was approximately 90%. With recently established landscaping, the lot coverage is approximately 75%-80%.

Sidewalks. A sidewalk shall be constructed or repaired as part of new construction in the Old Conway Design Overlay District.

Sidewalk Exception: Sidewalks are not required with the construction of an addition or outbuildings with a footprint area less than 30% of the primary structure's footprint.

Development does not meet the requirements for an exception.

Sidewalks are historically correct and add an essential pedestrian element to the area. Sidewalks shall be constructed/repared for all street frontages and shall be 5 feet wide unless the width differs historically. Sidewalks shall pass through driveways if ADA requirements cannot be met.

There are street frontages on Fleming St and Harkrider St. Staff recommends that the sidewalk on Fleming St be constructed and the sidewalk on Harkrider St be repaired. At the time of a site visit, staff noticed pedestrians along the Fleming St frontage, highlighting the "essential pedestrian element" portion of the regulation.

If sidewalks are not prevalent in the area or not technically feasible due to utilities, easements, rights of way, etc, an in-lieu fee of \$3 per square foot may be paid into the general sidewalk fund to be used within the boundaries of the Old Conway area. The Conway Historic District Commission will determine if a request for a sidewalk exception is reasonable.



There is a sidewalk along Harkrider Street.



There is a sidewalk on Fleming St across from the site.

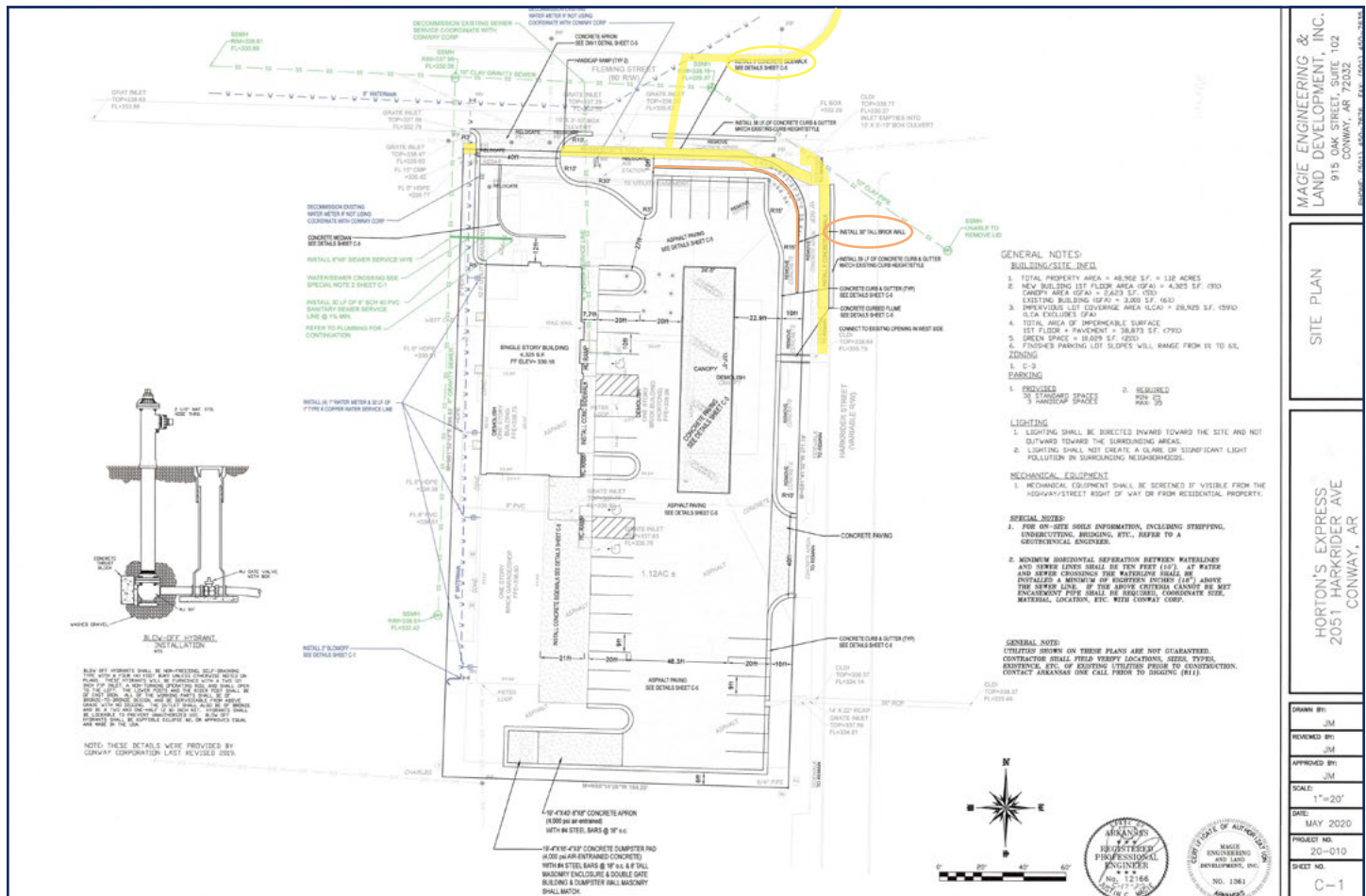


Sidewalk construction along all street frontages (including Fleming) was a condition of approval for the development of a duplex at 2022 Jefferson St which is 3 lots west of the site.

Sidewalks are prevalent in the area.



Utility poles and easements did not preclude the applicant from proposing a sidewalk on the Site Development Review plans.



Fences/Walls. Urban Zone standards, which provide more standards for non-residential development, encourage the use of low street walls to screen surface parking areas

A low street wall has been constructed. Staff acknowledges that the low street wall may need to be moved further south to accommodate a 5' wide sidewalk. Alternatively, Planning Staff can support a 5' sidewalk from back of curb on Fleming St.

RECOMMENDATION

Staff recommends denial of the request to pay sidewalk in-lieu fees, with the following conditions:

1. The sidewalks along Harkrider St shall remain in place and shall be replaced/repared if damaged during construction.
2. Prior to issuance of a Certificate of Appropriateness, applicant shall submit a site plan showing the location of the proposed sidewalk. Sidewalks shall be sited either from back of curb or in another feasible location so long as they are shown along the full extent of the site boundary along Fleming St. The site plan shall show sidewalks that are at least 5' wide.
3. If the location, orientation, and details of the proposed sidewalk differ from that already approved through Site Development Review #SDR-0222-0202, the new layout will need to be recirculated through the SDR process which includes oversight by Transportation and Engineering.
4. Prior to Certificate of Occupancy, sidewalks shall be constructed along the Fleming St frontage.
5. A low street wall shall be maintained along both frontages to screen the surface parking area.