



CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

December 28, 2022 • 5:30pm • 1111 Main Street



City of Conway

HISTORIC DISTRICT COMMISSION

December 28, 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. November 28, 2022

I. Public Hearing Items - Robinson Historic District

- A. 812 Davis Street - New accessory structure and fence (HDR-1122-0398)
- B. 1724 Robinson Avenue - New fence (HDR-1122-0399)

II. Public Hearing Items - Old Conway Design Overlay District

- A. 1201 Oak Street - Window tinting (HDR-1122-0382)
- B. 709 Pine Street - New church facility (HDR-1222-0402)

III. Additional Business

- A. Election of Secretary for 2023 term

Adjourn.

812 Davis Street - New Accessory Structure and Fence

Robinson Historic District

I.A

APPLICANT/AUTHORIZED AGENT

High Status Renovation
21623 White Estates Rd
Bauxite, AR 72011

OWNER

Jennie McNulty
1724 Robinson Ave
Conway, AR 72034



SITE DATA

Address. 812 Davis St.

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

Abutting Zoning. R-2A (Two-Family District), Robinson Historic District.

Lot Area. 0.23 acres ±.

Surrounding Area Structures.

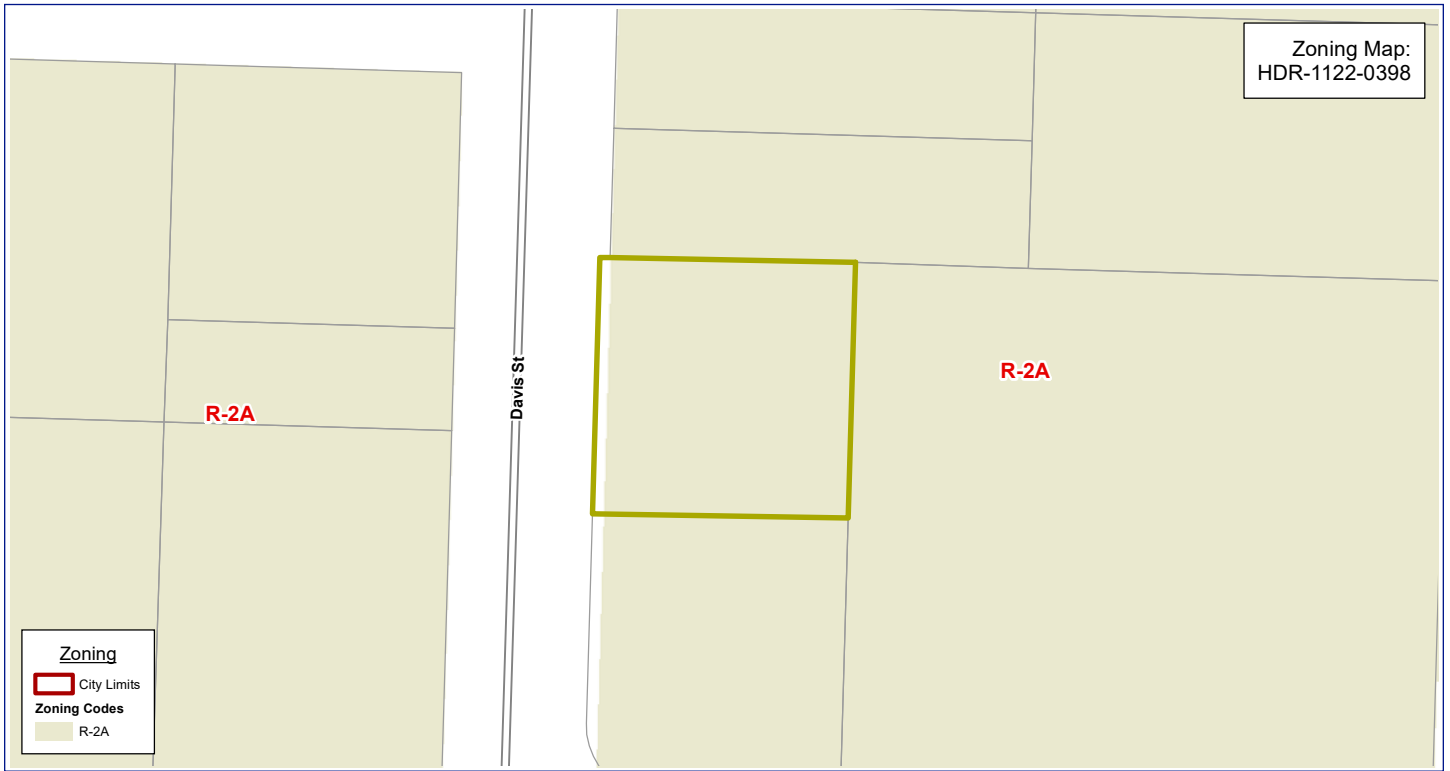
- West – 1804 Robinson Ave – W.D. Scales House c. 1925 (Airplane Bungalow; Contributing)
- East – Parking lot.
- North – 818 Davis St – Robert M. McHenry House c. 1929 (Bungalow; Non-contributing)
- South – 1719/1725 Robinson – First Baptist Church c. 1994 (New Ecclesiastical; Non-contributing)

General Description of Property and Proposed Development. The site is occupied by a small 515 sf single-family home that will be used as a guest house and short-term rental. The applicant is proposing to construct a 168-sf accessory building and a fence surrounding the property. The applicant is also requesting to install a driveway leading to the single-family home.

812 Davis Street - New Accessory Structure and Fence

Robinson Historic District

I.A



Setbacks and Spacing. Outbuildings should be at the rear of the principal building with a 3' minimum side setback, 2' minimum rear setback, and an 8' minimum secondary frontage setback. The Zoning Code requires a minimum setback of 5' from all property lines in the R-2A zoning district.

As proposed, the setbacks will be 6' to the rear property line and 12' to the northern property line. This allows a 2' buffer between the accessory building and the 10' utility easement. The accessory structure is also located 22' from the home.

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 may 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. Fencing placed in the front yard area shall be no taller than 42" and shall not be more than 65% solid. Privacy fences shall be restricted to the rear and side yard and should be no more than 6 feet in height. The upper two feet of privacy fencing should have 50% opacity provided by a wooden or iron grid lattice. Privacy fences should be setback from the front façade at least one-half the distance between the front and rear walls of the structure. Size, scale, design, and form should be compatible with the house. Chain link, vinyl, plastic composite, and bare concrete are prohibited.



The applicant is proposing a 4' tall fence along the north, south, and west perimeters of the property. The applicant is proposing a 6' tall fence in the rear along the east property boundary, shared with the abutting parking lot. The applicant is proposing to use one of three fence styles: All ornamental metal, ornamental metal with brick columns, or a solid brick wall.

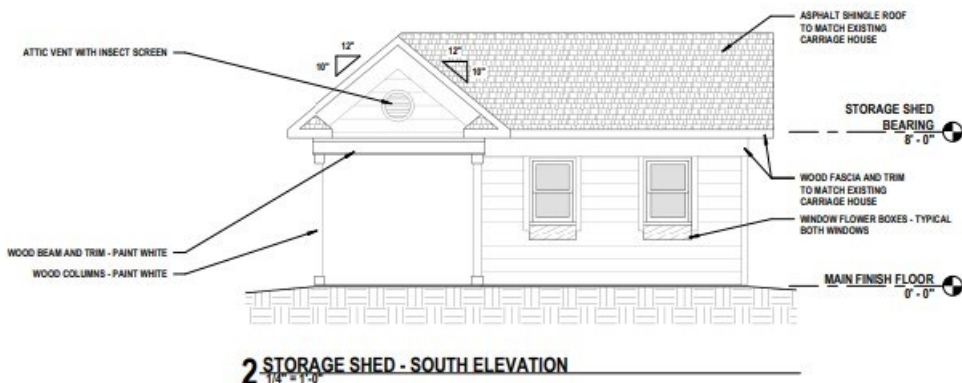
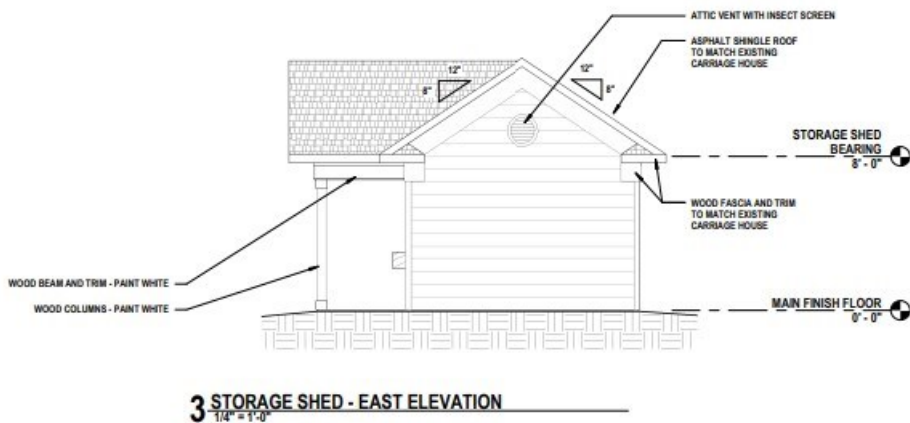
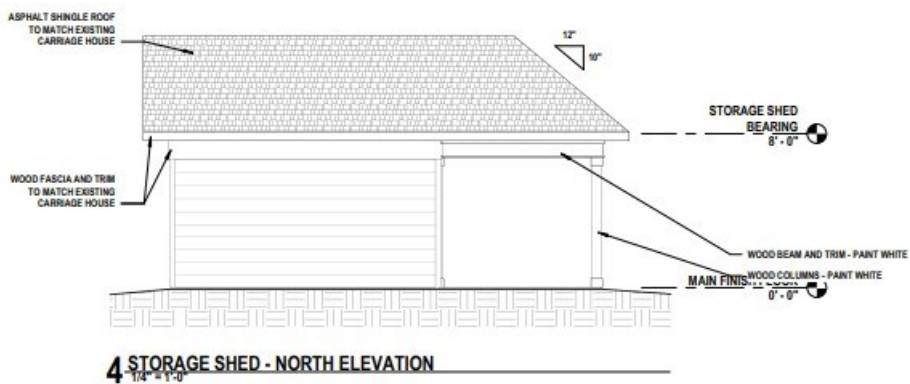
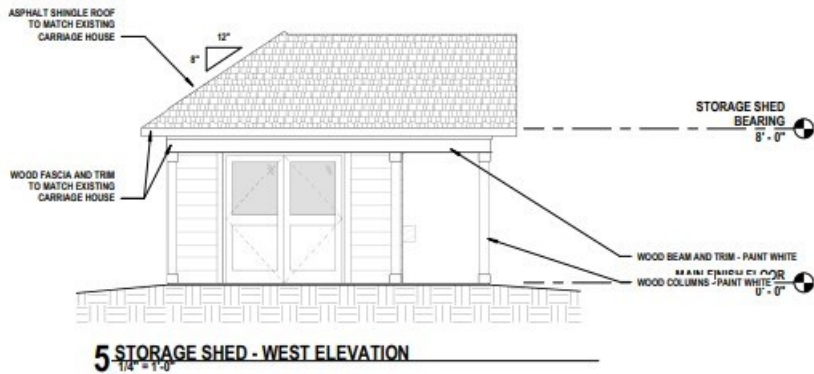
Given the age of the adjacent residence and character of the neighborhood, fencing of ornament metal, with or without brick piers, is appropriate. Approving the use of ornamental metal, with or without brick piers, not exceeding 6' in height is recommended for the side yards. Approving the use of ornamental metal, with or without brick piers, for the rear yard fencing with a height not to exceed 6' is recommended. Landscaping shall be used for additional buffer.

A solid brick wall, especially at a height of 6', is not appropriate. However, considering the nature of the abutting use to the east, a parking lot, it is recommended the applicant be allowed to utilize a solid brick wall, not to exceed 4' in height, in the rear for the east property boundary only, if desired. If a total height of 6' is desired, the applicant could utilize 2' of ornamental metal providing at least 50% opacity.

The proposed height of the front yard fence exceeds the maximum height allowed. Recommend reducing front yard fence to a maximum of 42" and require it be of ornamental metal with or without brick piers. Recommend approving the use of ornamental metal, with or without brick piers, for the rear yard fencing. As this portion of fence will connect to the side yard fence for the adjoining 1724 Robinson Ave property, the style and maximum height of the fence should be consistent and not exceed 42".

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

The applicant is proposing to add a driveway between the house and the front of the property. The location of this driveway is appropriate and must be paved with a sealed surface pavement. Allowable driveway width is 10'. Parking shall be to the side or rear of the primary structure and should be screened with landscaping if prominently visible from public right-of-way.



Garages/Accessory Structure. These structures should be composed of materials similar to the primary structure, be smaller than the primary structure, and be placed at the rear. Where rear placement is prevented, such structures may be placed at the side of the structure.

The primary material for the proposed accessory structure should be brick or masonry that is similar to the primary structure. Wood or wood-like materials such as Hardie® siding should be used for all fascias and soffits. The applicant has proposed a similar roofline and roofing material overlay. The location of the proposed structure is appropriate and should have little visibility from Davis St.

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

Signage. Not applicable to application.

PUBLIC RIGHT OF WAYS

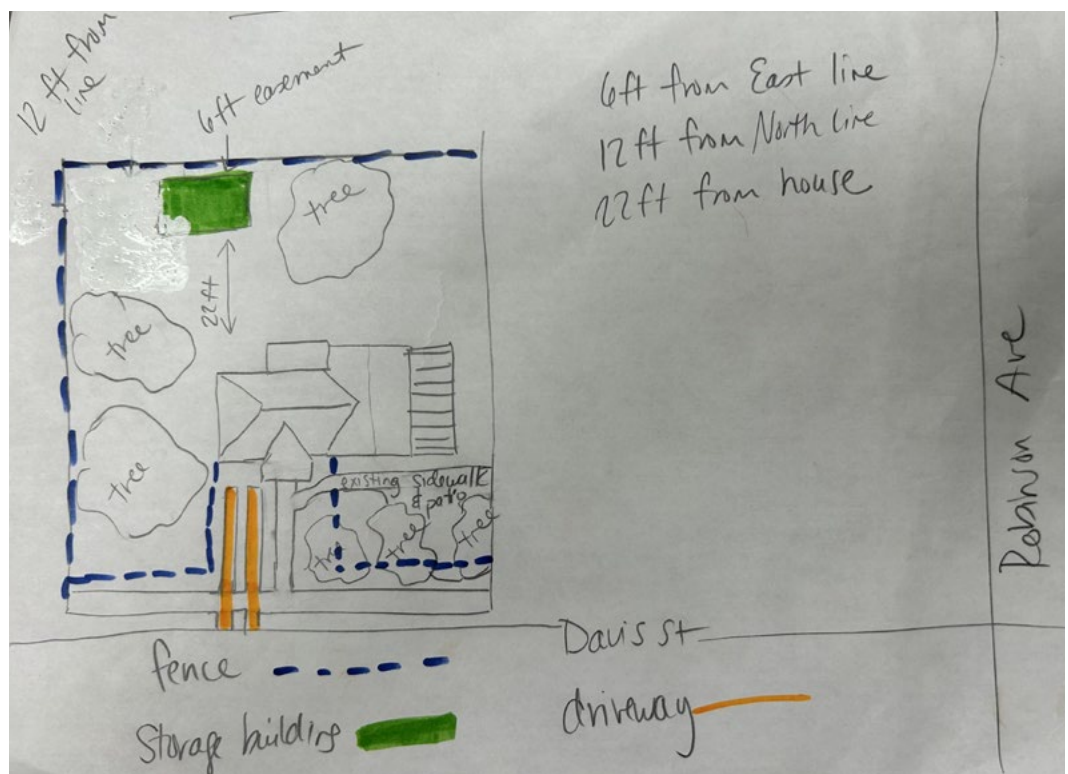
Sidewalks. Sidewalks are recognized as an important site feature that promotes walkability in the neighborhood. Sidewalks are not to be removed.

Recommend the applicant consider replacement of the sidewalks along Davis St.

RECOMMENDATION

Staff recommends approval of the application with the following conditions:

1. Primary material for the exterior façades of the accessory buildings should be composed of brick or masonry that is similar in style and color to that found on the primary structure.
2. Wood or wood-like materials such as Hardie® siding should be used for all fascias and soffits.
3. A new fence to the side yards and rear yard of ornamental metal, with or without brick piers, not to exceed 6' in height is permissible. Alternately, a solid brick wall, not to exceed 4' in height, in rear along east property line only is also allowable. An additional 2' of ornamental metal with at least 50% opacity may be added to the top for a total height not to exceed 6'.
4. Front yard fencing, along Davis St frontage, to be of same style and height as adjoining 1724 Robinson Ave side yard fencing, not to exceed 42" in height. Approved materials are ornamental metal with or without brick piers.
5. If additional landscaping is used as screening, the applicant shall provide a landscaping plan to Planning Staff prior to issuance of the Certificate of Appropriateness.
6. Paving of the new driveway is required. Allowable driveway width is 10'.
7. The location of this driveway is appropriate and must be paved with a sealed surface pavement. Parking shall be to the side or rear of the primary structure and should be screened with landscaping if prominently visible from public right-of-way.
8. All mechanical equipment shall be placed in a manner to minimize view from the right-of-way or adequately screened.



812 Davis Street - New Accessory Structure and Fence

Robinson Historic District

I.A



View of subject property from Davis St looking SE



View of subject property from parking lot W of Ash St



Property adjacent to the W



Property adjacent to the N



Property adjacent to the S

APPLICANT/OWNER

Jennie McNulty
1724 Robinson Ave
Conway, AR 72034



SITE DATA

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.

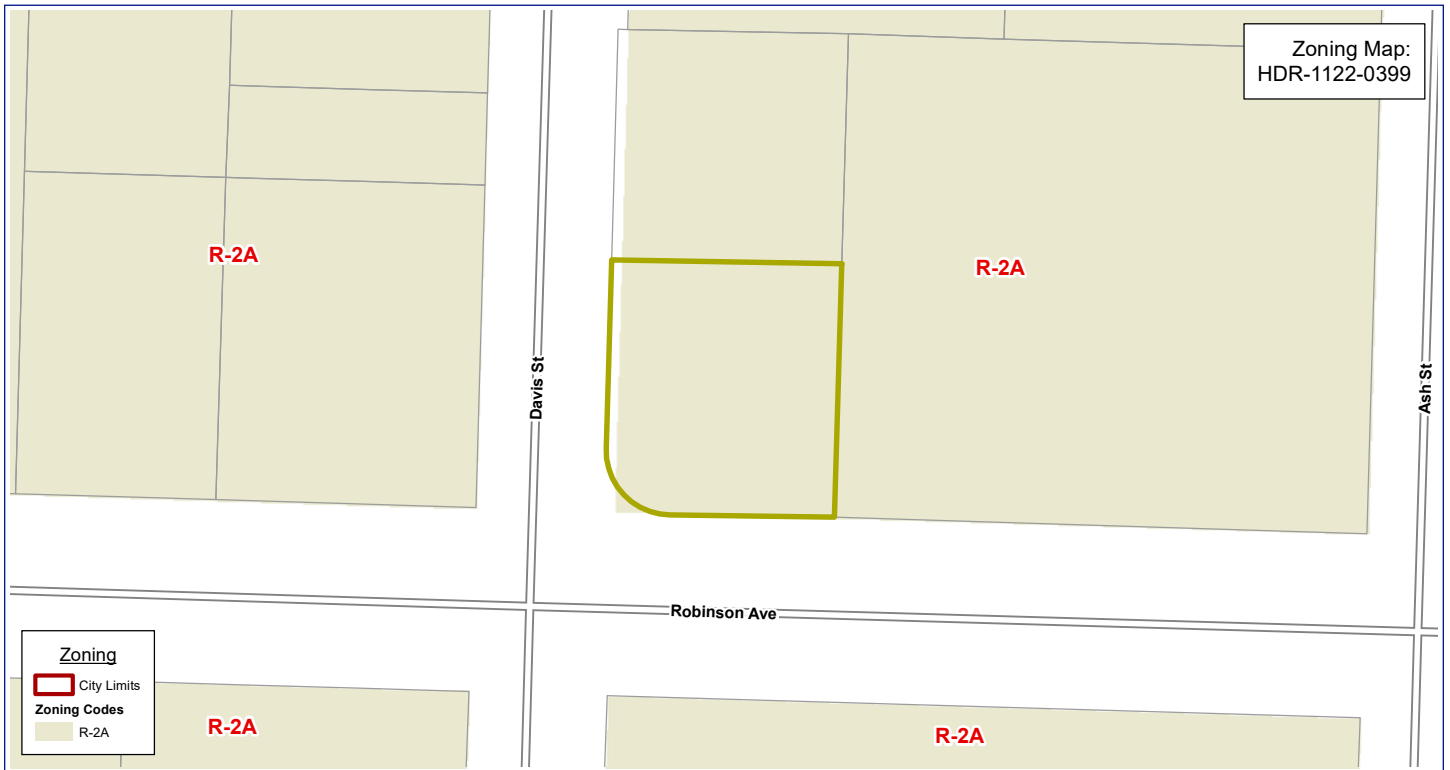
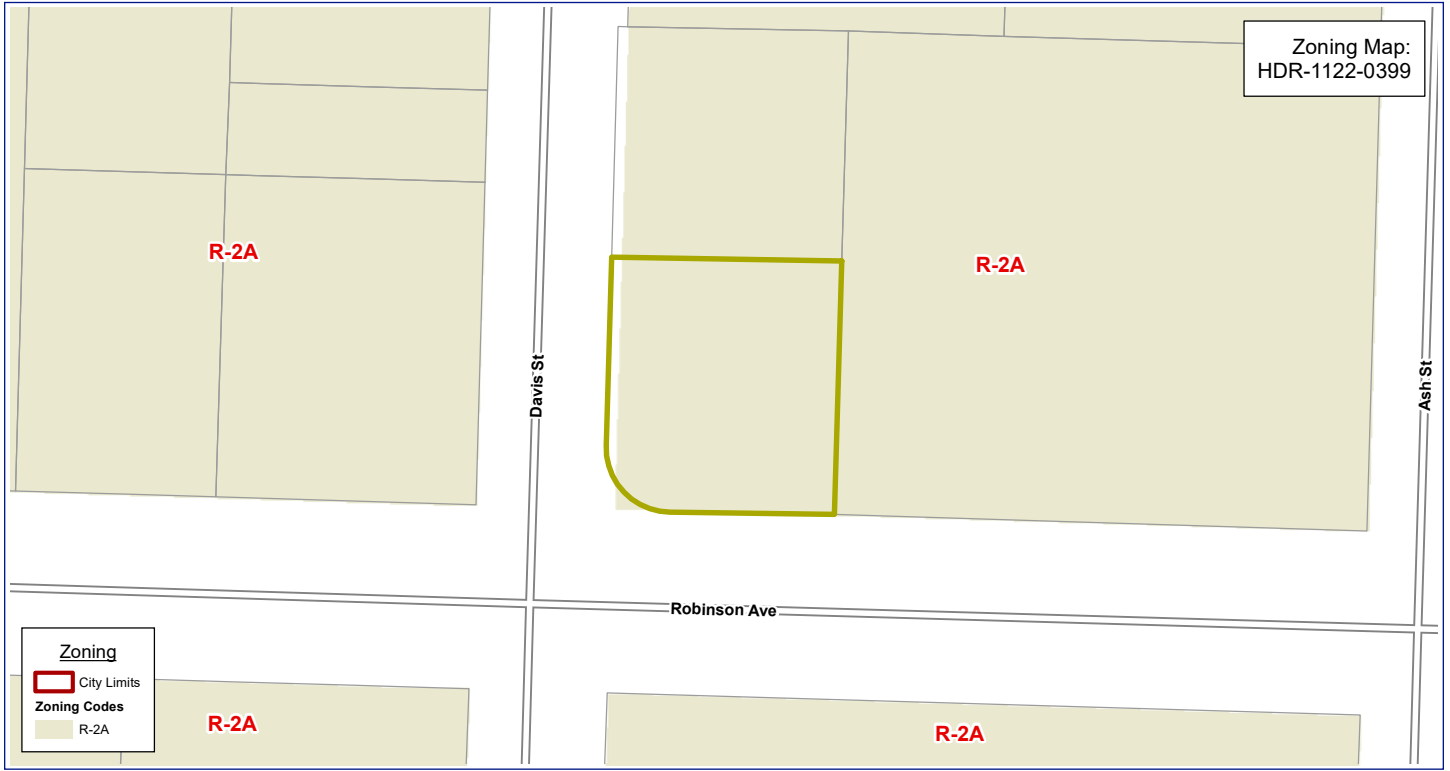
Lot Area. 0.25 acres ±.

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 3,584 sf residence was recently separated from its 530 sf accessory structure, located at the rear (north) of the site, with each structure now on its own lot.

The applicant is proposing to construct a new fence along the rear sides of the property, along Davis St and the adjacent parking lot to the east, as well as a new fence in the front yard along the east property boundary shared with the parking lot.



Fences & Walls. Original fencing should be retained and preserved. Fences and walls should be appropriate or compatible with the historic character of the house. Iron fencing is generally compatible with larger houses. Fences taller than 42" or that are more than 65% solid should not be constructed in the front yard area (and/or street side yard area of a corner lot). Privacy fences shall be restricted to rear and side yards and should be no more than 6' in height. The upper two feet of the privacy fence should have 50% opacity provided by wooden or iron grid lattice. Wrought iron fences, with or without brick piers, are typically found adjacent to larger structures. The use of brick or stone should be limited to corner post or detailing.



The applicant is proposing to replace the existing wooden fencing, which is not original, with a 4' tall fence along the Davis St frontage of the rear of the property, a 6' tall fence in the rear along the east property boundary, shared with the abutting parking lot, and a 4' tall fence in the front along the east property boundary shared with the abutting parking lot. The applicant is proposing to use one of 3 fence styles (pictured above), either all ornamental metal, ornamental metal with brick piers, or a solid brick wall.

Given the size, scale, and age of the residence, fencing of ornament metal, with or without brick piers, is appropriate. Recommend approving the use of ornamental metal, with or without brick piers, for the rear yard fencing. As the side yard fence along the Davis St frontage [for 1724 Robinson residence] will connect to the front fence for the adjoining 812 Davis St property, the style and maximum height of the fence should be consistent and not exceed 42". Rear yard fencing and side yard fencing [along the east property boundary] may be 6' in height.

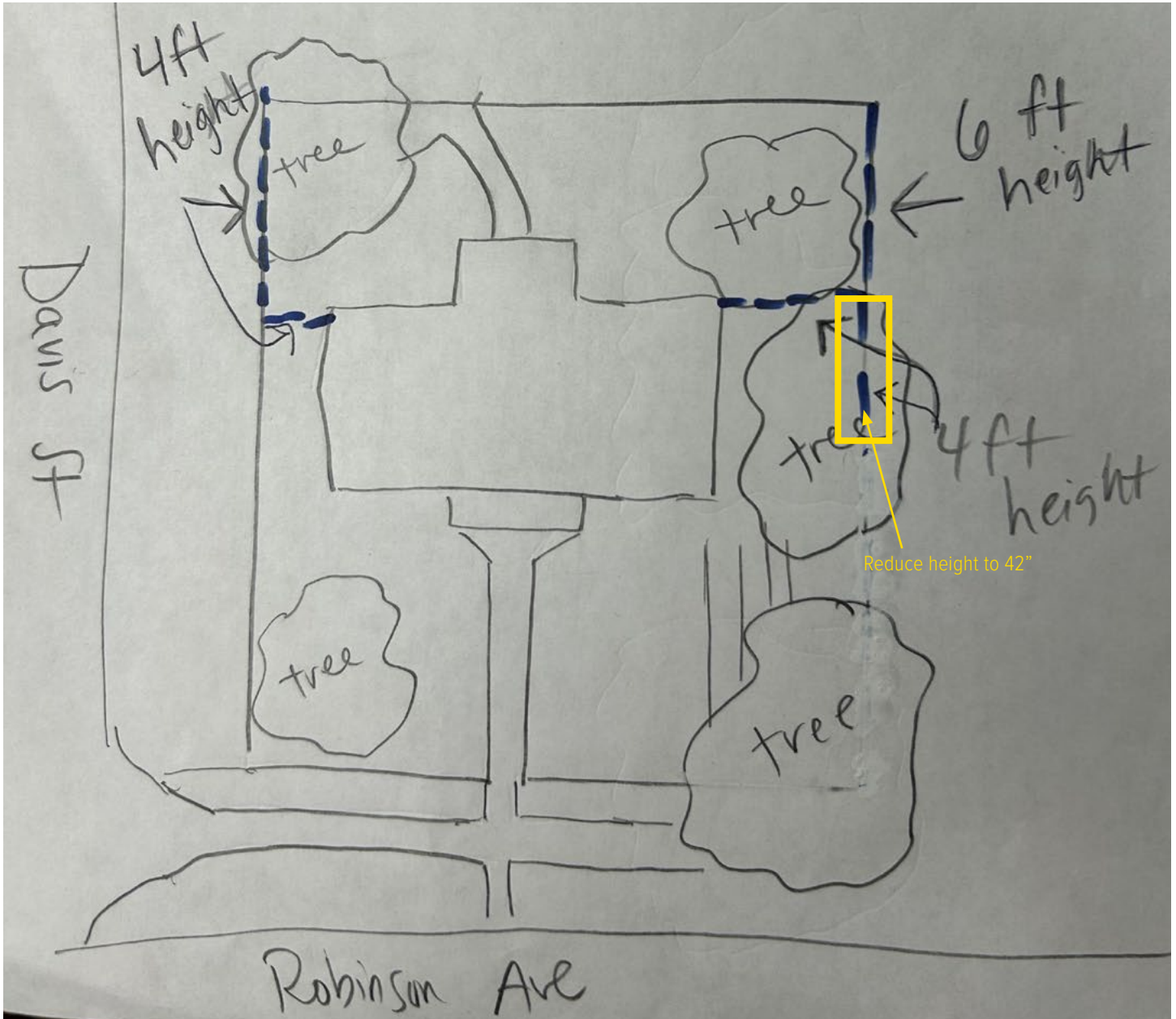
A solid brick wall, especially at a height of 6', is not appropriate. However, considering the nature of the abutting use to the east, a parking lot, recommend allowing the applicant to utilize a solid brick wall, not to exceed 4' in height, in the rear for the east property boundary only, if desired. If a total height of 6' is desired, the applicant could utilize 2' of ornamental metal atop the brick, providing at least 50% opacity.

The proposed height of the front yard fence exceeds the maximum height allowed. Recommend reducing front yard fence to a maximum of 42" and require it be of ornamental metal without brick piers. If additional privacy is desired, the applicant could add additional vegetation at the base of the fence.

RECOMMENDATION

Staff recommends approval of the project with the following conditions.

1. Allow a new fence in the rear and east side yard to be of ornamental metal, with or without brick piers, not to exceed 6' in height. Alternately, allow a solid brick wall, not to exceed 4' in height, in rear along east property line only. An additional 2' of ornamental metal with at least 50% opacity may be added to the top for a total height not to exceed 6'.
2. Side yard fencing along Davis St to be of same style and height as adjoining 812 Davis St front yard fencing, not to exceed 42". Approved materials are ornamental metal with or without brick piers.
3. Allow a new fence in the front yard, along the east property boundary, to be constructed of ornamental metal only [without brick piers] and not to exceed 42" in height. Landscaping to be used to provide additional screening if desired.



1724 Robinson Avenue - New Fence

Robinson Historic District

I.B



View of subject property from Davis St looking E



View of subject property from Robinson Ave looking N



Property adjacent to the W



Property adjacent to the E



Property adjacent to the S

1201 Oak Street - Window Tinting

Old Conway Design Overlay District

APPLICANT/AUTHORIZED AGENT

Grace Rains
AR Conductor
1201 Main St
Conway, AR 72032

OWNER

Conway Corporation



SITE DATA

Address. 1201 Oak St.

Present Zoning. C-1 (Central Business District), Old Conway Design Overlay Urban District.

Abutting Zoning. North/South/East/West: C-1 (Central Business District), Old Conway Design Overlay Urban District.

Lot Area. 0.37 acres ±.

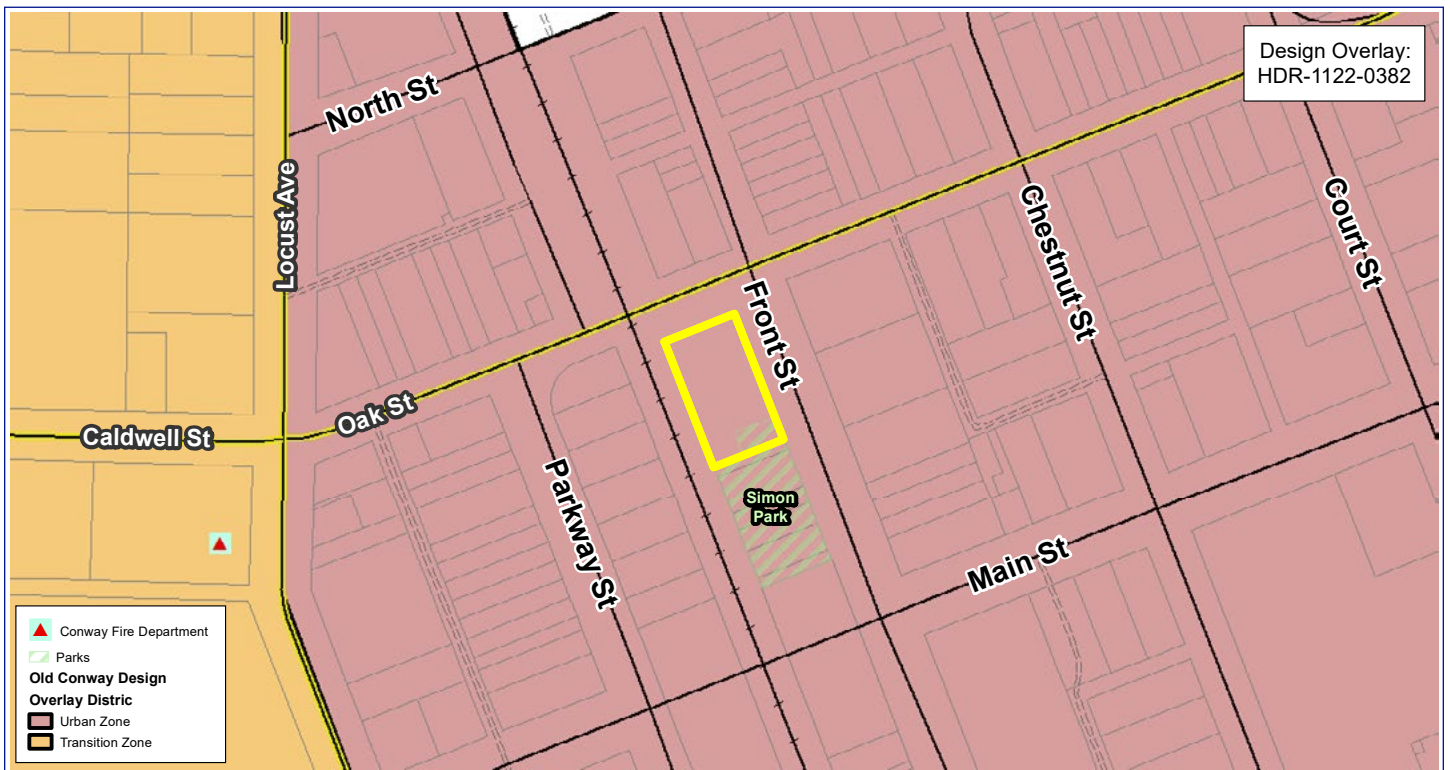
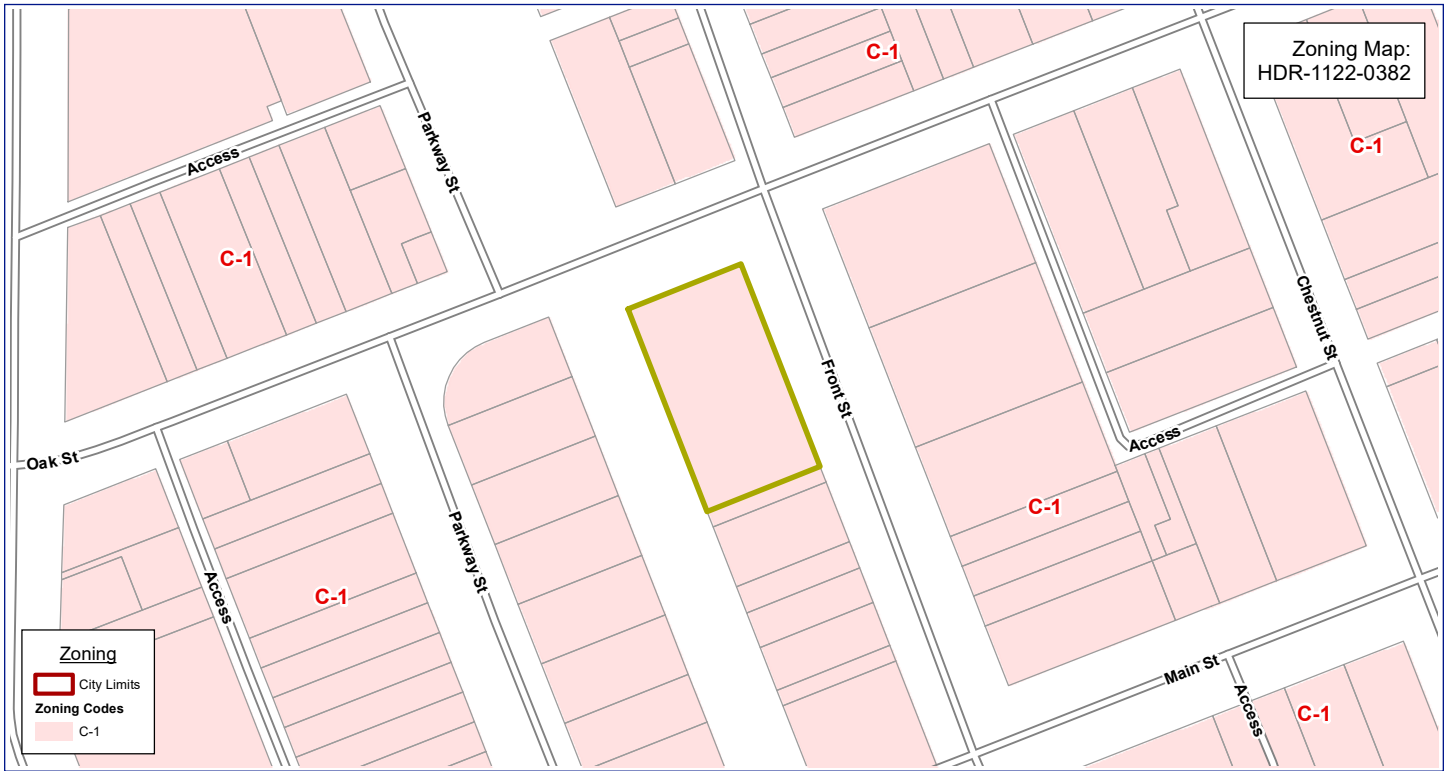
Surrounding Area Structures. The property is located in the Old Conway Design Overlay Urban District in the heart of downtown Conway on the south side of Oak St between Front St and Parkway St. Area structures consist of a mix structures in 19th and 20th vernacular commercial styles.

General Description of Property and Proposed Development. The applicant is proposing to place tinting on all windows in the building to due solar heating. This is a particular problem along the east façade wall and south façade walls due to sun location and window size.

1201 Oak Street - Window Tinting

Old Conway Design Overlay District

II.A



MATERIALS AND DETAILING

Windows. 85% of first floor glass shall be transparent. Upper floors may use tinting as desired.

The applicant is proposing using a tint that will block 85% of light through the windows. This tint level would greatly reduce visual transparency of the window. Window transparency is important to downtown in promoting walkability by creating visual interest. Original approved plans for the site included vertical louvers for sunshade. However, these features were not installed. The following is recommended:

- *Second story windows may use any tinting.*
- *First story south façade windows may use 15% tinting.*
- *Other first story windows may use up to 30% tinting.*

RECOMMENDATION

Staff recommends approval of the project with the following conditions.

1. Second story windows may use any tinting.
2. First story south façade windows may use 15% tinting.
3. Other first story windows may use up to 30% tinting.

1201 Oak Street - Window Tinting

Old Conway Design Overlay District

II.A



View of subject property from Parkway Ave looking E



View of subject property from Front St looking NW



Property adjacent to the S



View of subject property from Front St looking W



Property adjacent to the E

APPLICANT/AUTHORIZED AGENT

Emily Ferris
Sowell Architects
1315 North St, Ste 100
Conway, AR 72034

OWNER

Ebenezer Christian Church



SITE DATA

Address. 709 Pine St.

Present Zoning. T3 (Suburban Transect) in the Northeast Old Conway Area Specific Plan; Old Conway Design Overlay Suburban District.

Abutting Zoning. North/South/East/West: T3 (Suburban Transect) in the Northeast Old Conway Area Specific Plan; Old Conway Design Overlay Suburban District.

Lot Area. 0.69 acres ±.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the south side of Pine St between Hamilton St and Factory St. Area structures consist of a mix single-family homes and institutional uses of various styles.

General Description of Property and Proposed Development. The applicant is proposing to construct a new 2,878 sf church facility. The proposed structure features a traditional design. It will feature a sanctuary and space for ministry activities/office use.

MONUMENTAL CHARACTER

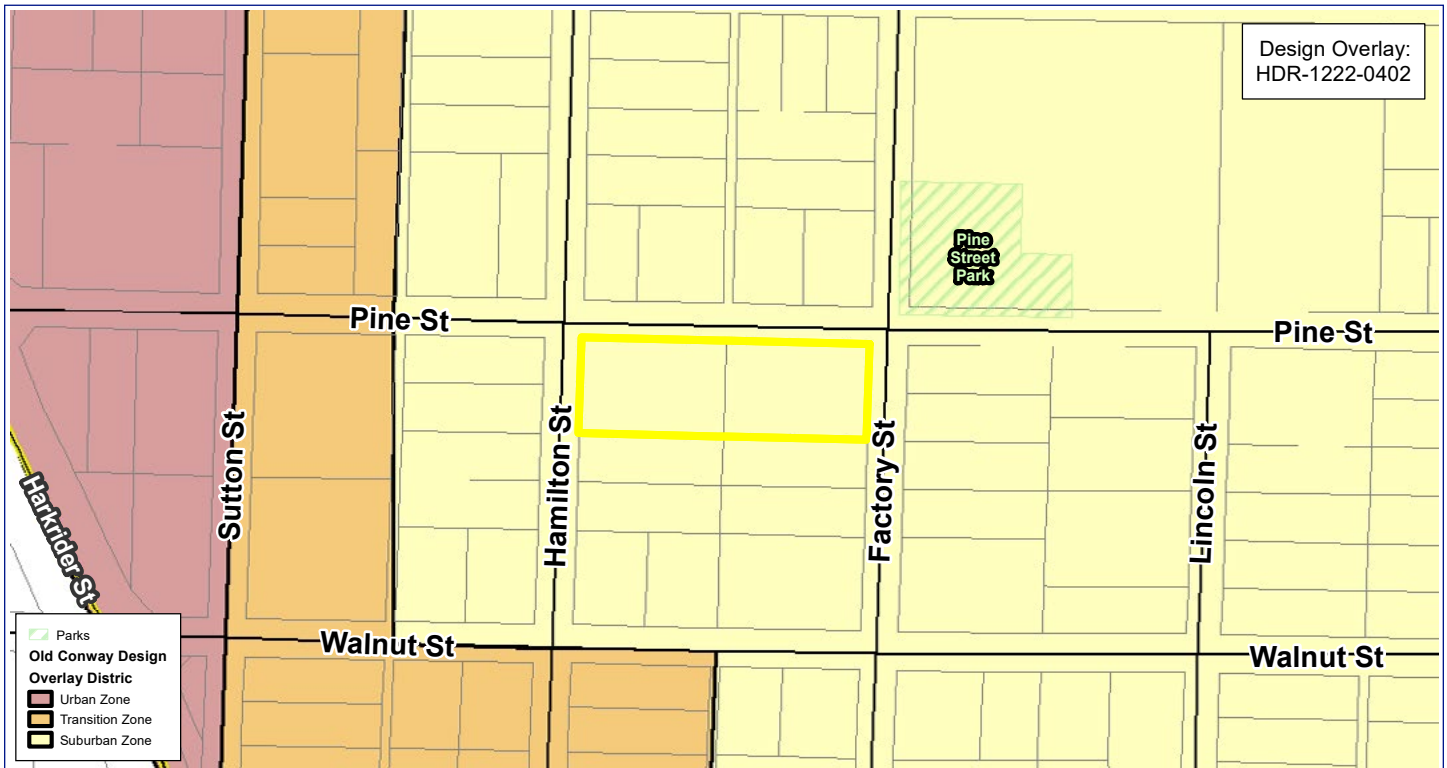
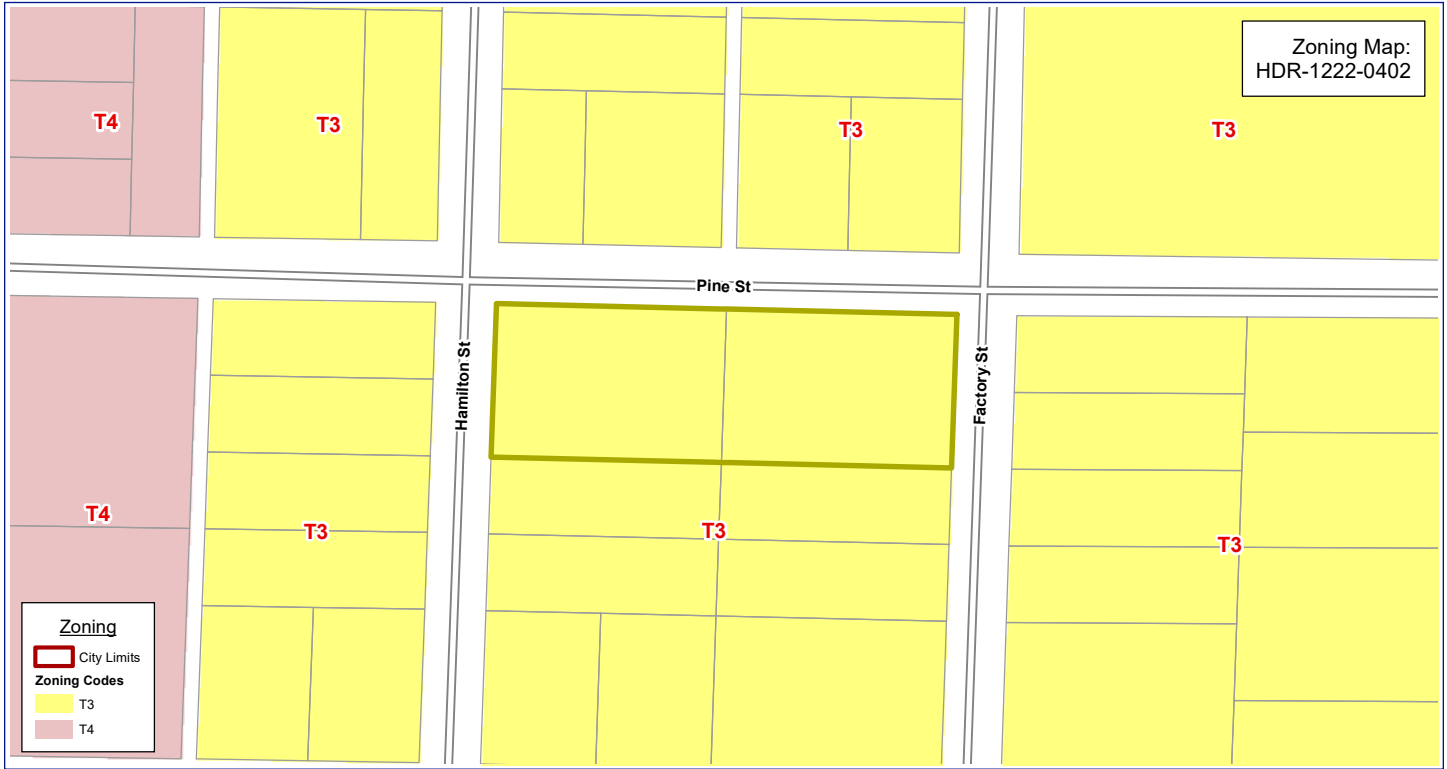
Site Planning. Structures should either have deep campus-like setbacks or directly address the street. Public entries should be clearly defined, face the street, and be architecturally distinguished.

The structure meets required setbacks for the zone in which it is located and addresses the street. However, no entries face Pine or Factory Streets, as required by the design guidelines. Recommend requiring additional architectural detailing with an additional entry facing Pine St or Factory St.

709 Pine Street - New Church Facility

Old Conway Design Overlay District

II.B



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® type siding.

The applicant is proposing use of brick and Hardie® siding across the structure. Detailing is appropriate to the structure if an additional public entry is added.

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 AND 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 Hamilton St, Pine St, and Factory St.

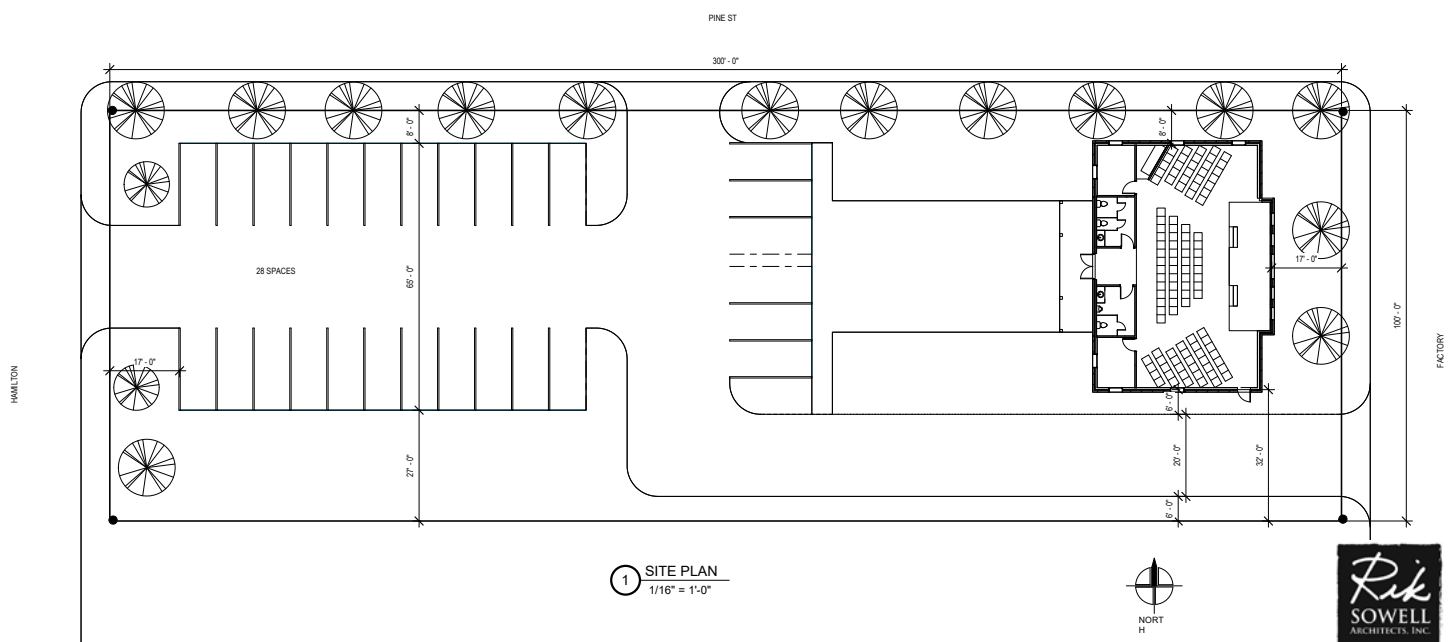
Parking. Parking that abuts public sidewalks must be buffered by fencing, walls, and/or landscaping. Parking should be placed interior to the lot.

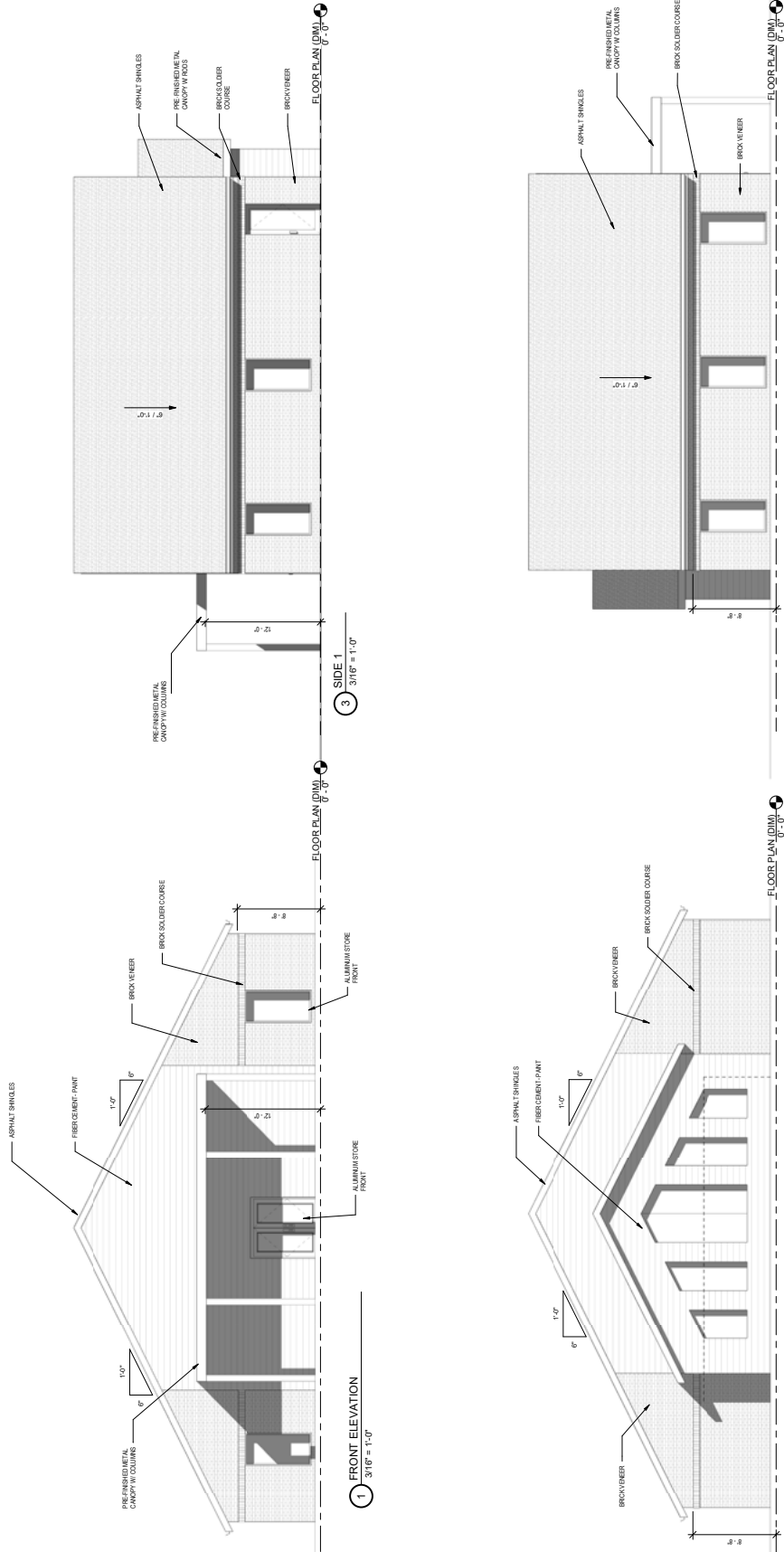
Proposed parking is appropriately located. Development review will require the placement of plantings to screen the parking lot from all frontages.

RECOMMENDATION

Staff recommends approval of the project with the following conditions:

1. Require additional architectural detailing and a public entry along the Factory St or Pine St façade to signify the importance of the structure’s relationship to the street.
2. Defer review of landscaping requirements to the development review phase and require 1.25X normal landscaping requirements. A solid row of shrubs or low wall shall be required to screen the parking lot along all frontages.
3. HVAC/mechanical equipment be placed in a manner to minimize its visibility from the street.
4. Provide revised plans to the Planning Director for approval prior to issuance of the Certificate of Appropriateness.





709 Pine Street - New Church Facility

Old Conway Design Overlay District

II.B



View of subject property from Pine St & Factor St looking SW



View of subject property from Hamilton St & Pine St looking SE



Property adjacent to the E



Properties adjacent to the S



Properties adjacent to the N



Properties adjacent to the S

In accordance with Historic District Commission By-Laws, Article II, Section B, *“The Commission shall elect, each November, from its membership a Chair, a Vice-Chair, and a Secretary for terms of one (1) calendar year each. Officer terms shall run from January to December.”*

Chair: Steve Hurd

The Chair shall preside at all meetings and hearings of the Commission, shall sign all approved minutes and other appropriate documents on behalf of the Commission, and, in coordination with Planning staff, be responsible for the orientation and training of new members.

Vice-Chair: Emily Walter

The Vice-Chair assumes all duties of the Chair in the Chair's absence.

Secretary: _____

The Secretary, in coordination with staff, is responsible for monitoring the minutes of each meeting, maintaining a copy of the by-laws for the Commission, maintaining a record of the current membership including terms of office, maintaining a record of the organization of the Commission, and the distribution of conflict of interest forms at the appropriate time.