



CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

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



City of Conway

HISTORIC DISTRICT COMMISSION

February 28, 2022

MEMBERS

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

Call to Order and Roll Call.

Finding of a Quorum.

Approval of Minutes. January 31, 2022

I. Public Hearing Items - Old Conway Design Overlay District

- A. 1820 Duncan Street (HDR-0122-0175)
- B. 1154 Donaghey Avenue (HDR-0222-0203)

II. Additional Business

- A. Material Presentation - Everlast Advanced Composite Siding
- B. Discussion - Amendment to By Laws
- C. Additional items as decided by the Commission

Adjournment

1820 Duncan Street - Exterior Modifications

Old Conway Design Overlay District

I.A

APPLICANT/OWNER

Terrill Alston
Winsome Properties
3735 Lazy Creek Trl
Conway, AR 72032



SITE

Address. 1820 Duncan 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. 0.47 acres ±.

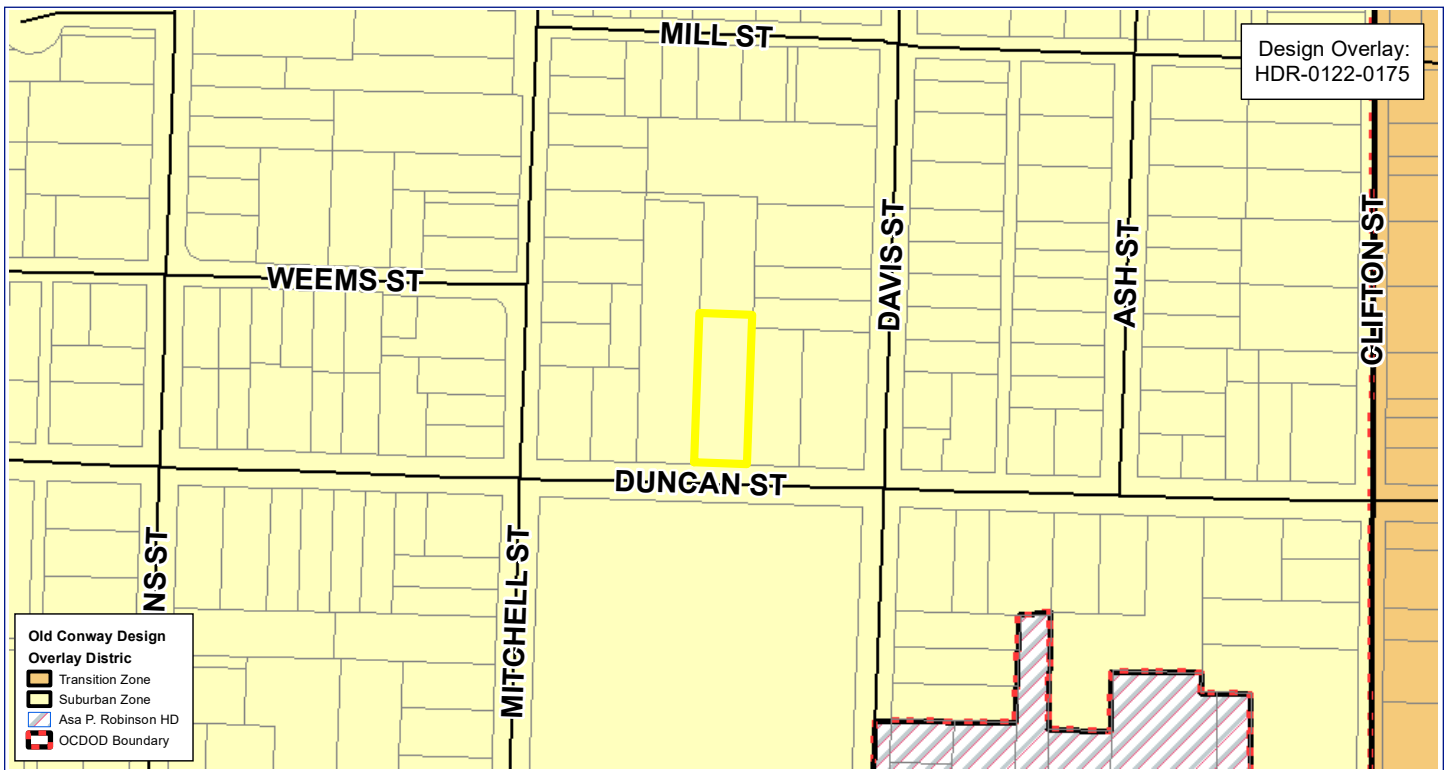
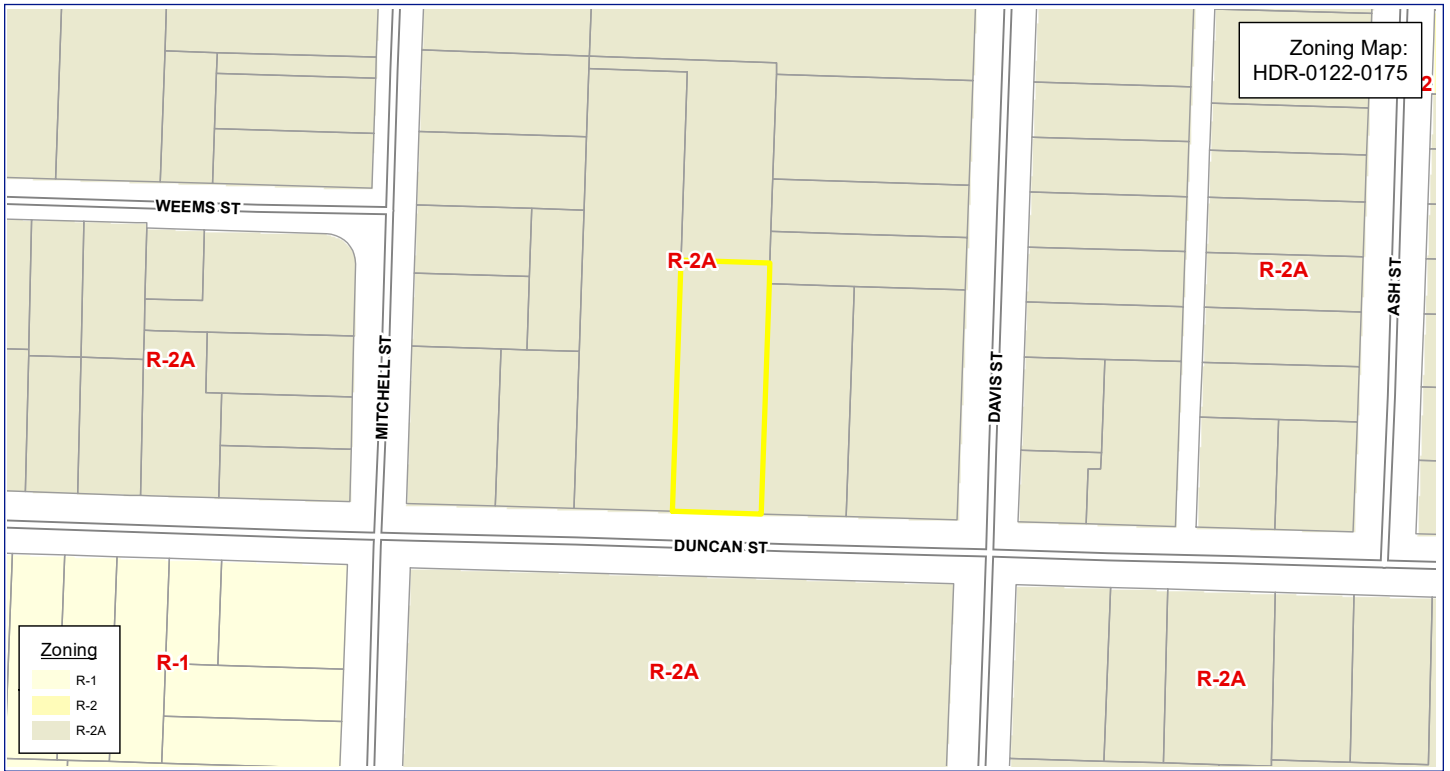
Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the north side of Duncan St. Area structures consist of a mix of campus buildings and single-family homes in ranch, Colonial Revival, American Foursquare, and minimal traditional styles.

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 included removal of all windows in the structure, alteration of window openings, closure of some windows, removal of gable brackets, etc. Including work already conducted without approval, the applicant is proposing to remove porch screening, add porch railings, replace all windows, add shutters, and replace all the existing siding.

1820 Duncan Street - Exterior Modifications

Old Conway Design Overlay District

I.A



MASSING

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

The applicant has removed existing architectural detailing such as gable brackets which were historic to the house. However, the house generally maintains a complexity of form that is complementary to surrounding 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 applicant has removed all windows from the structure and filled in numerous window openings. This will take the structure out of compliance with standards. Recommend requiring that all previous window openings be reopened 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.

The proposed porch and step railings appear to be compatible with the requirements of the code. These materials should match one another.

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 replace the existing narrow exposure (2.5"-3") wood siding with Hardie® siding or similar material. Recommend requiring the existing wood to be retained or if replaced, replaced with Hardie® siding/LP SmartSide® product with an exposure of no more than 4". Furthermore, existing gable brackets have been removed. Recommend requiring they be replaced in kind.

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.

The structure has an existing ribbed metal roof that is in a state of disrepair. This is not an approved roofing material and not compatible to the surrounding area. Recommend requiring replacement with a shingle roof. The applicant is additionally proposing shutters for the structure. This is not appropriate and recommend not allowing this addition.

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.

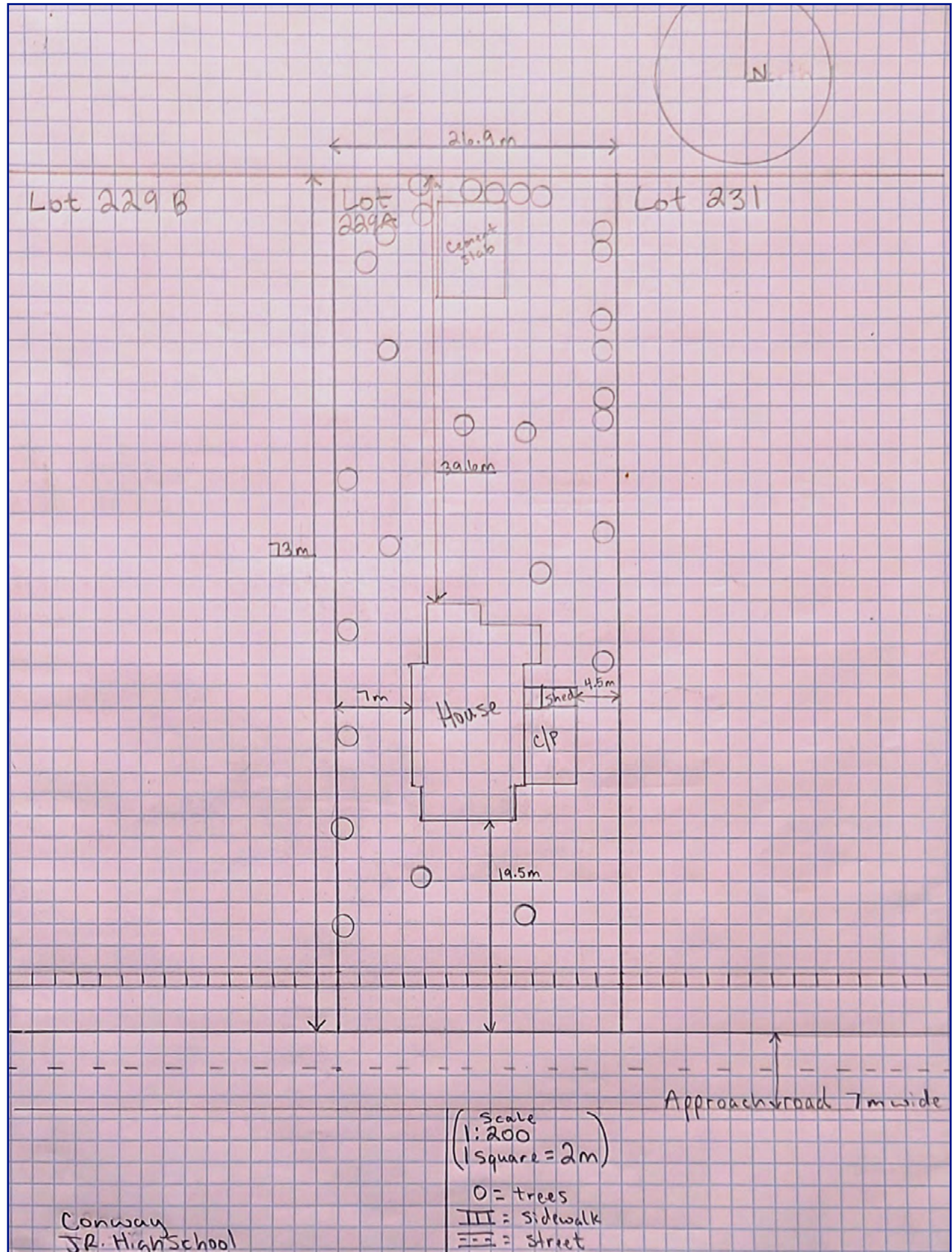
The proposed addition to the rear appears appropriate and will not detract from the structure. However, the addition will require being placed on a proper foundation.

RECOMMENDATION

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

1. All previous window openings be reopened and filled with windows to match the existing size of openings.
2. All windows will be required to be one-over-one.
3. The porch and step railings shall match in materials, and match the paint of the existing wood column tops.
4. If siding for the structure is replaced, it must be replaced with wood or similar material such as Hardie® siding/LP SmartSide®. The siding must have a maximum of a 4" exposure to more closely match the existing narrow exposure.
5. All fascia and soffits shall be repaired with wood or a wood-like material such as Hardie® siding/LP SmartSide®.
6. Roofing shall be composed of shingles.
7. No shutters shall be allowed.
8. HVAC equipment be placed in manner to prevent view from the street or screened by landscaping/fencing.
9. The rear addition shall be placed on a foundation that meets building code requirements.

Site Plan provided by Applicant

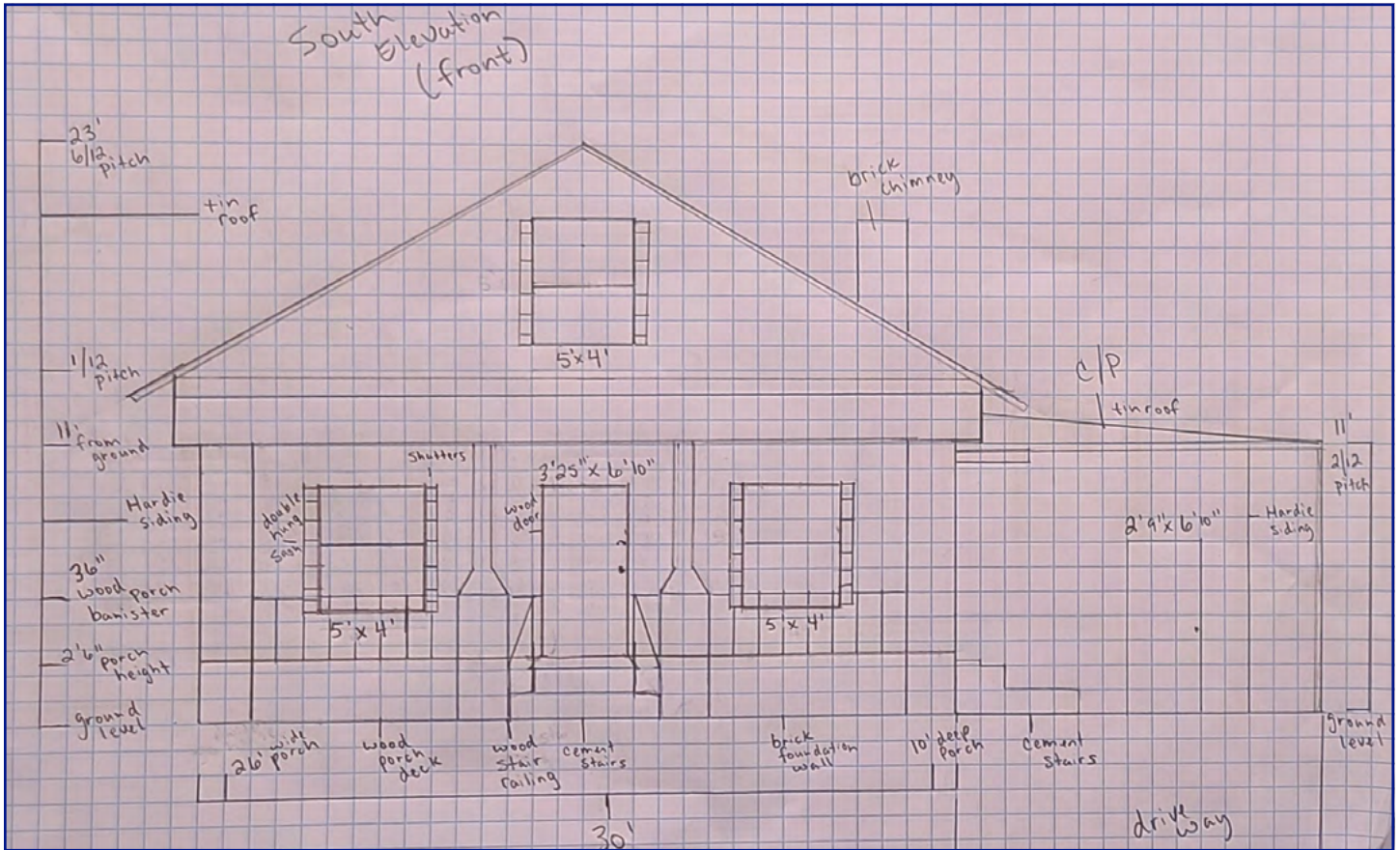


1820 Duncan Street - Exterior Modifications

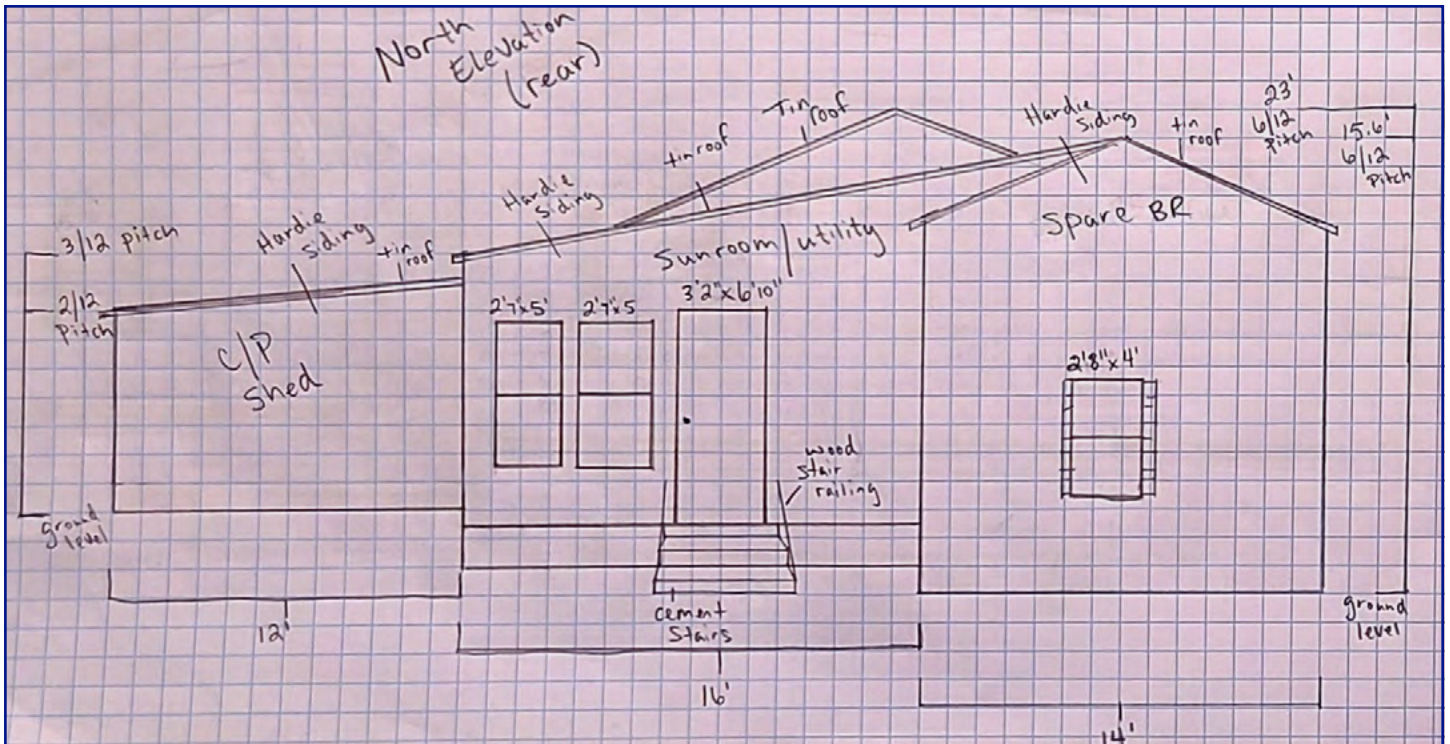
Old Conway Design Overlay District

I.A

South Elevation provided by Applicant



North Elevation provided by Applicant

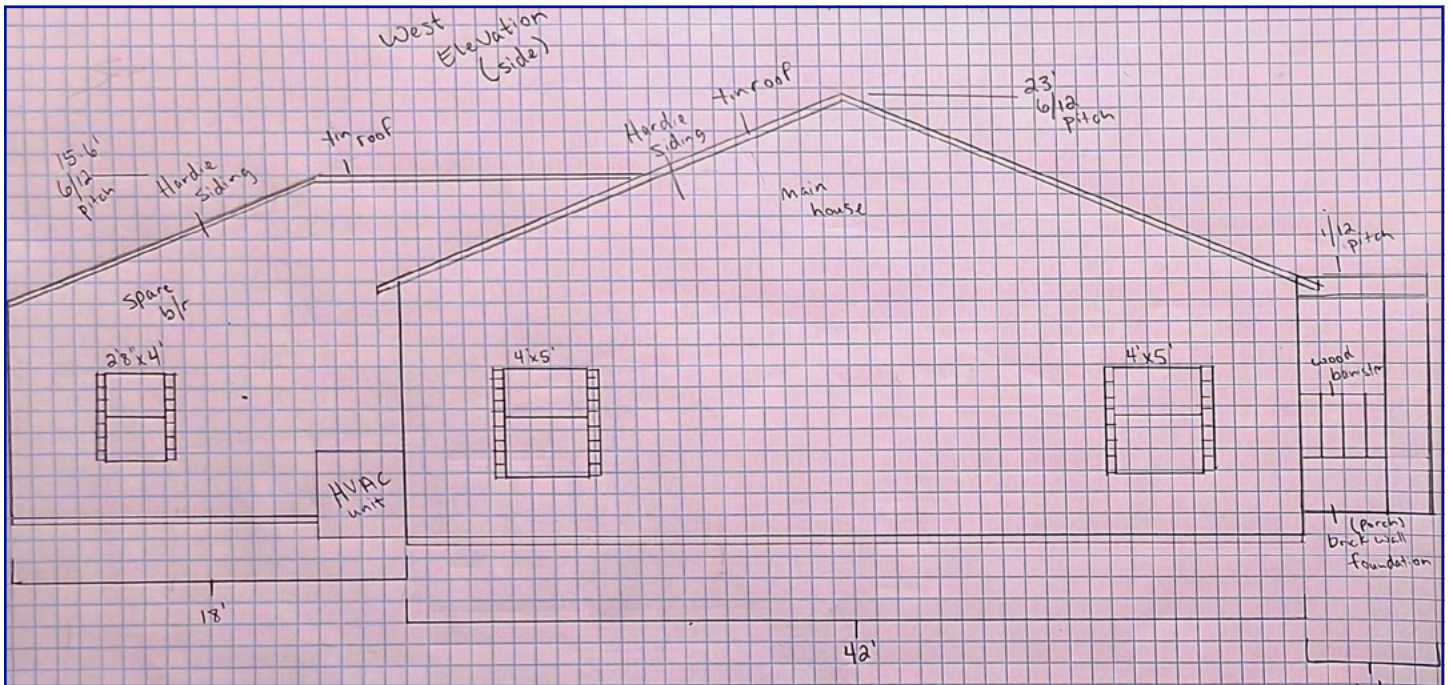


1820 Duncan Street - Exterior Modifications

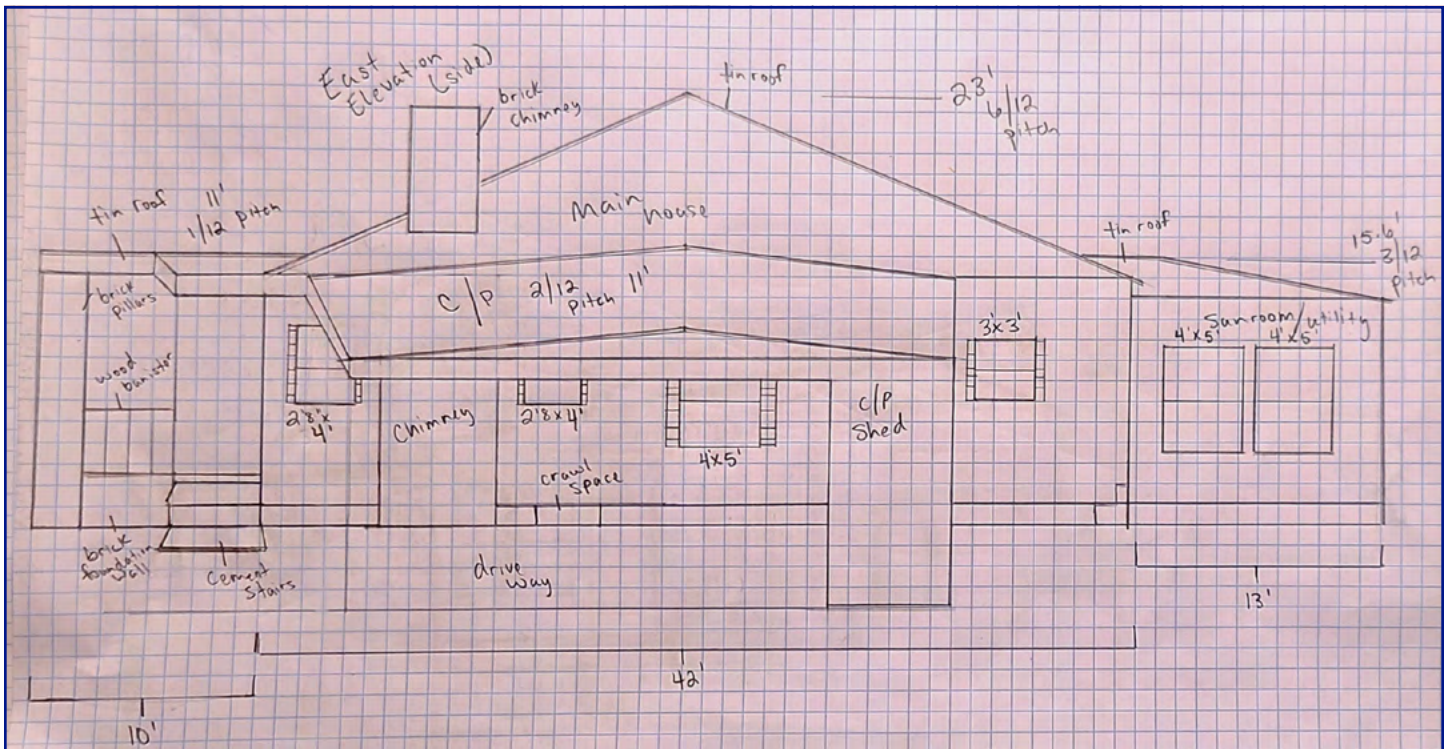
Old Conway Design Overlay District

I.A

West Elevation provided by Applicant



East Elevation provided by Applicant



1820 Duncan Street - Exterior Modifications

Old Conway Design Overlay District

I.A



View of subject property from Duncan St looking N (photo taken after work commenced)



View of subject property from Duncan St looking NE (photo taken after work commenced)



View of addition to east side of structure



View of addition/work to east side of structure



View of addition to east side of structure

1820 Duncan Street - Exterior Modifications

Old Conway Design Overlay District

I.A



Property adjacent to the W



Properties adjacent to the E



Property adjacent to the S, across Duncan St

1154 Donaghey Avenue - Exterior Modifications

Old Conway Design Overlay District

I.B

APPLICANT/OWNER

Niki Thompson
Storybook Renovations
831 Faulkner St
Conway, AR 72034



SITE

Address. 1154 Donaghey Ave.

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

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

Lot Area. 0.31 acres ±.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the east side of Donaghey Ave. Area structures consist of a mix of single-family homes in minimal traditional and mixed masonry styles.

General Description of Property and Proposed Development. The applicant is proposing to rehabilitate the existing structure by removing the existing rear closed in porch, replacement of damaged and missing windows, removal of the carport, alterations to the porch, etc. Based on the fact the structure was surveyed by AHPP in 2003, it is strongly suspected the home was constructed by Silas M. Owens in his signature mixed-masonry method.

MASSING

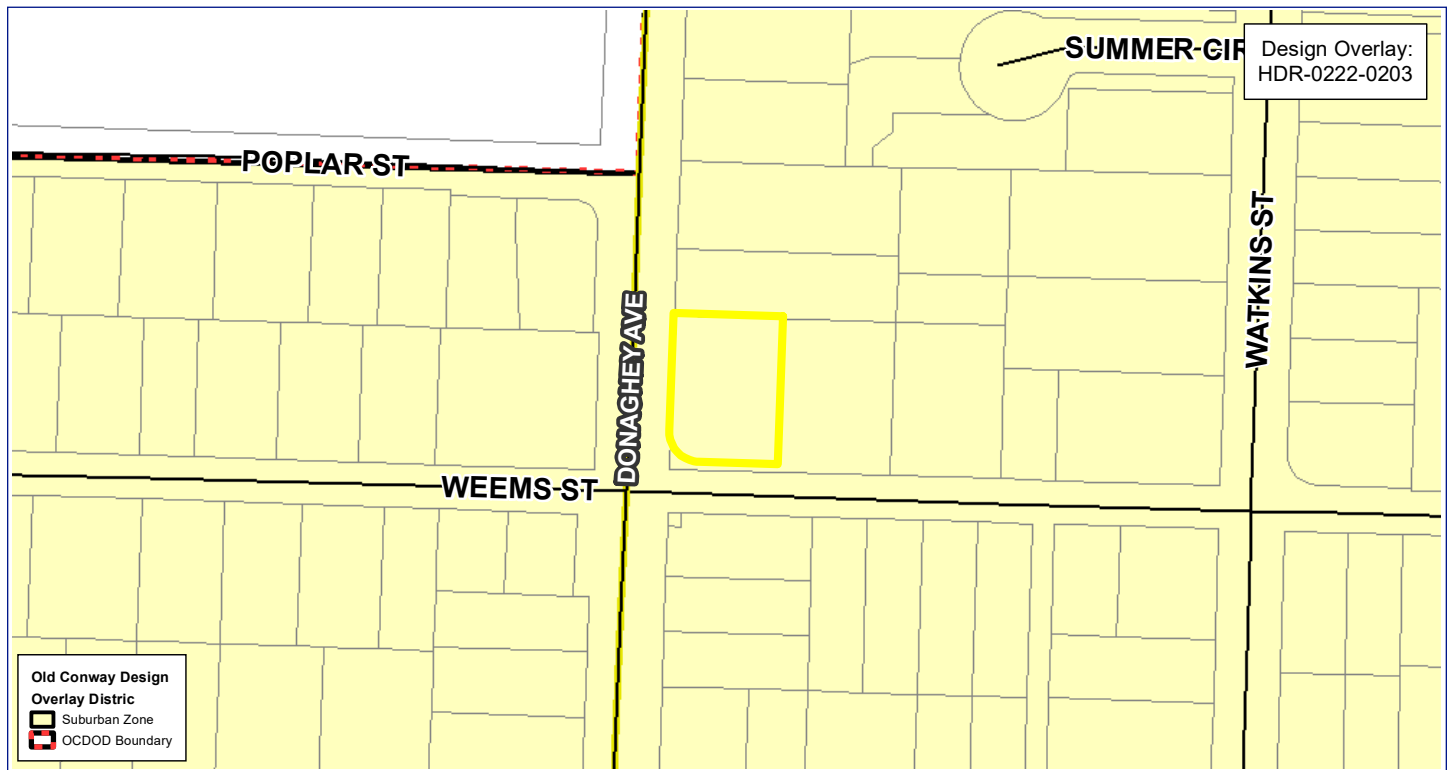
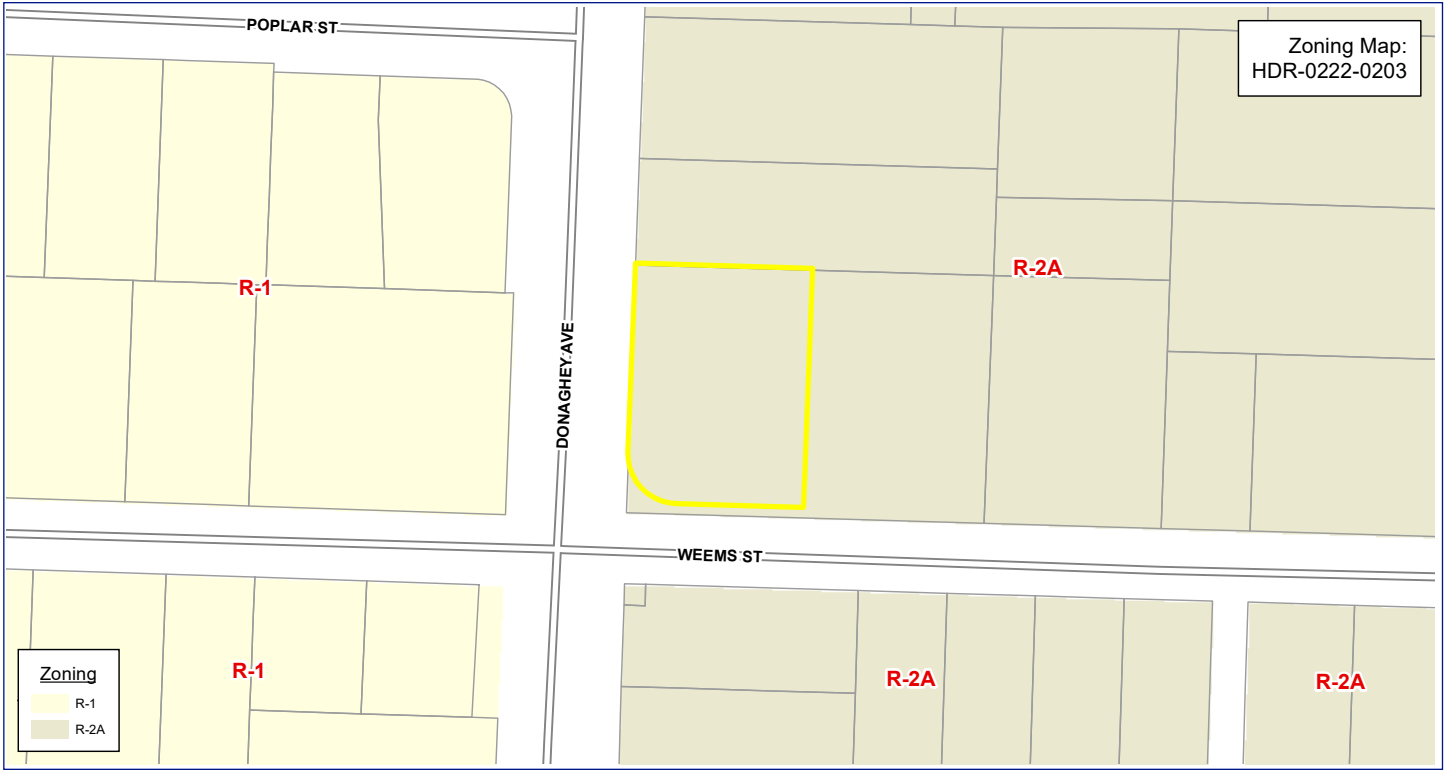
Complexity of form. The detailing and articulation of the structure should respect the forms of the vicinity.

The proposed rear porch and front porch modifications will relate compatibly with the structure and surrounding structures.

1154 Donaghey Avenue - Exterior Modifications

Old Conway Design Overlay District

I.B



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 modifications on the rear will expose the original mixed-masonry façade wall in a compatible manner.

DESIGN ELEMENTS

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

The style and character of the structure will not be substantially altered with exception of the front porch.

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.

Based on the existing condition of the structure replacement of the windows is warranted. Applicant has proposed compatible one-over-one windows. The original large front window was a divided light window similar to the six-over-six windows throughout the home.



The proposed use of a metal roof on the porch with wood fascia to mimic the arched form common to mixed masonry homes is not compatible. Recommend requiring the porch roofing match the home with wood porch columns at least 8" in diameter and allow arched supports similar to the image. Applicant initially proposed a covered porch addition at the rear, but due to setback requirements has removed this from the scope of work. If applicant wishes to add the porch in the future additional Staff and/or HDC review will be required. The change accounts for discrepancies in the site plan and elevations.

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.

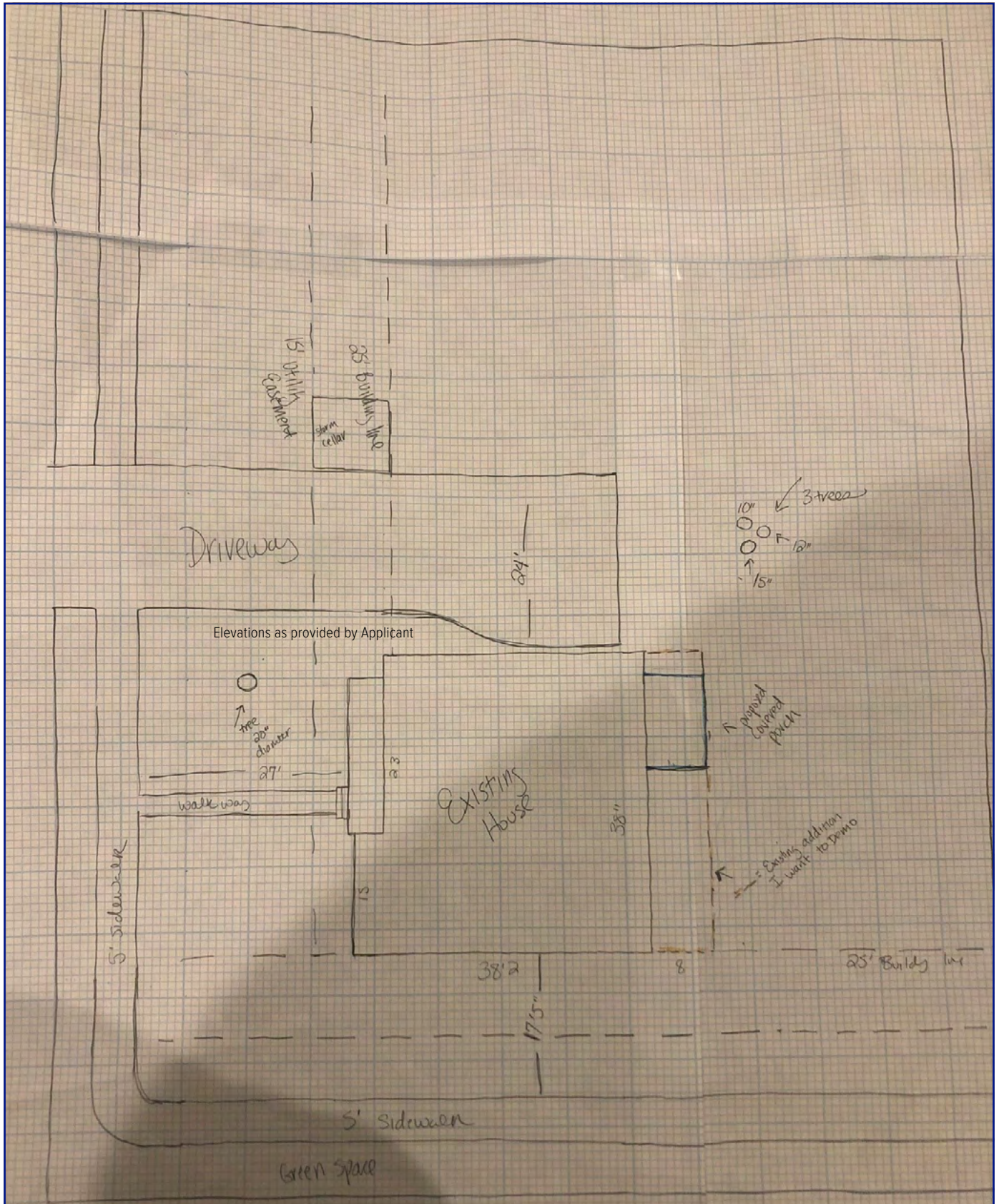
The applicant is not proposing to alter the exterior cladding. Recommend requiring a condition to prevent painting of the home given the structure is likely a Silas Owens mixed masonry structure.

RECOMMENDATION

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

1. Windows be replaced with one-over-one style windows. The large front window may have a single pane window.
2. Require 8" wood columns for the front porch with an allowance for arched wooden supports.
3. Require roofing material for the front porch match that of the structure as architectural shingles.
4. HVAC equipment be placed in manner to prevent view from the street or screened by landscaping/fencing.
5. The damaged tree by the front porch may be removed with a canopy tree planted to replace it.
6. The masonry components of the structure may not be painted.
7. All fascia and soffits shall be repaired with wood or a wood-like material such as Hardie® siding/LP SmartSide®

Site Plan provided by Applicant

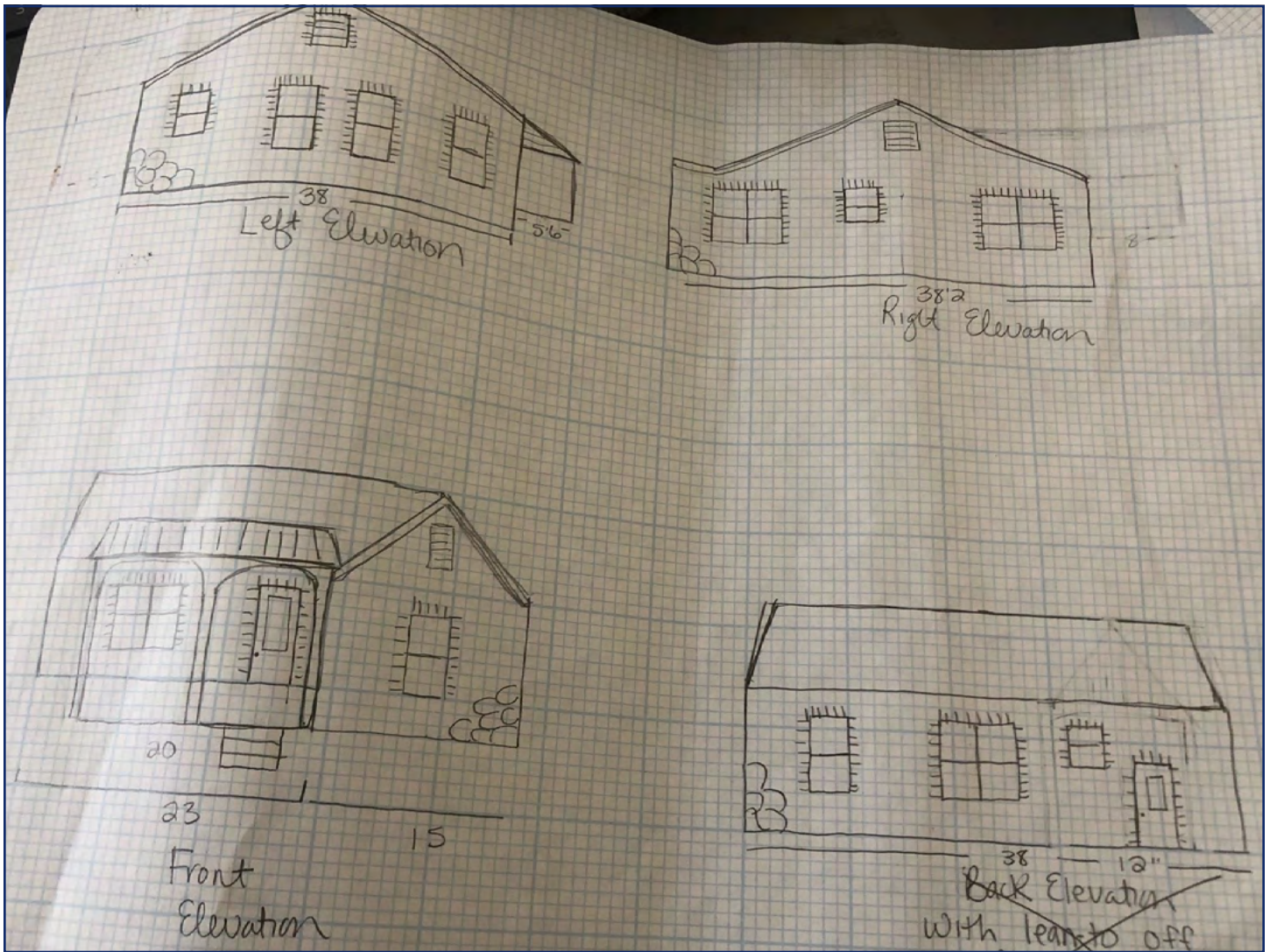


1154 Donaghey Avenue - Exterior Modifications

Old Conway Design Overlay District

I.B

Elevation sketches provided by Applicant



Property adjacent to the SW, across Donaghey Ave



Property adjacent to the W, across Donaghey Ave

1154 Donaghey Avenue - Exterior Modifications

Old Conway Design Overlay District

I.B



View of subject property from Donaghey Ave looking E



View of subject property from N property boundary looking S



View of property from Donaghey Ave looking E



View of subject property from Donaghey Ave looking SE



Property adjacent to the S, across Weems St

Material Presentation

II.A

Everlast Advanced Composite Siding

Product presentation of the Everlast Advanced Composite Siding



By Laws

II.B

Amendment Discussion

Discussion of proposed amendments to the Historic District Commission By Laws.