



# CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

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





# City of Conway

## HISTORIC DISTRICT COMMISSION

April 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.** March 27, 2023

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

A. 812 Davis Street and 1724 Robinson Avenue - Modification to previously approved accessory structure and fence (HDR-0323-0056)

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

A. 2024 Johnston Avenue - New single-family residence (HDR-0323-0041)

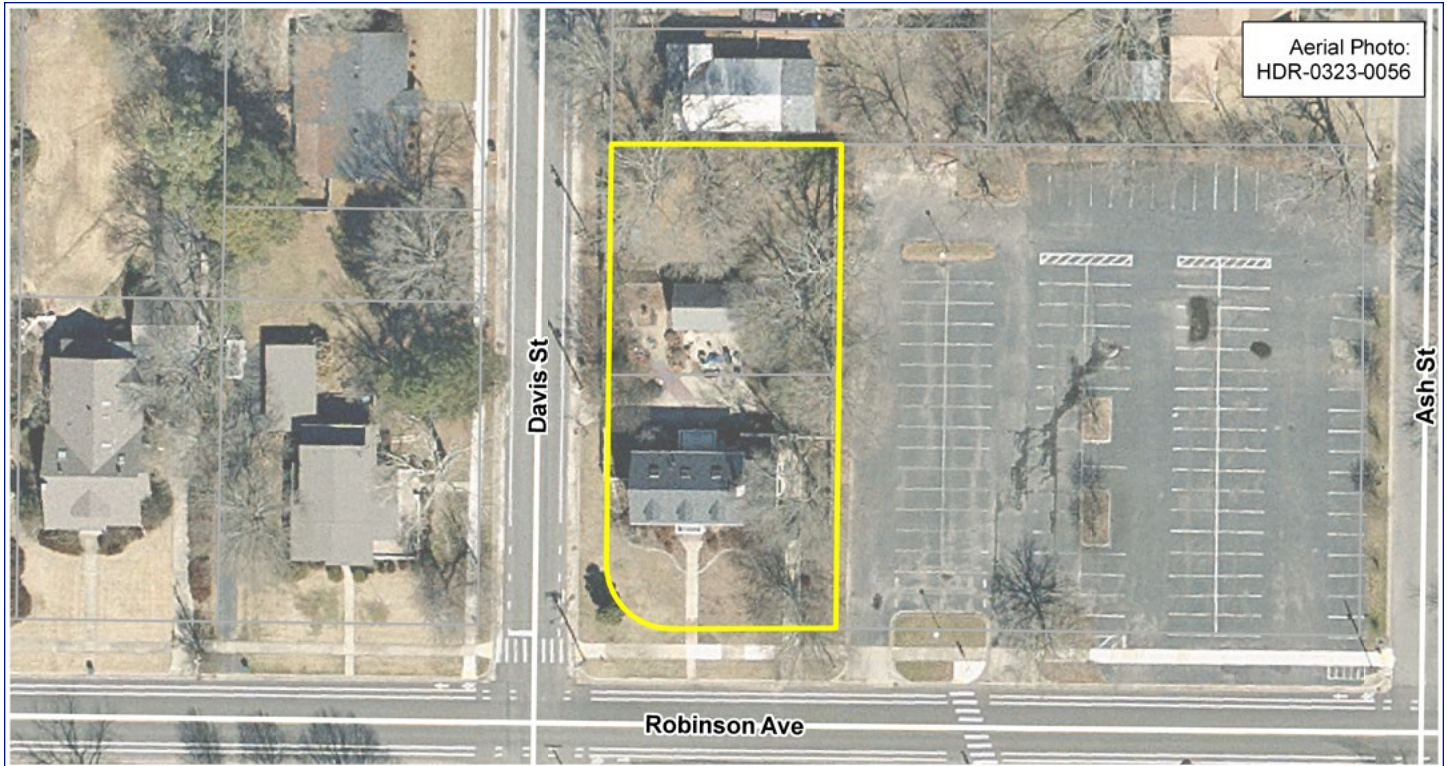
### **III. Additional Business**

A. Items as decided by the Commission

**Adjourn.**

## **APPLICANT/OWNER**

Jennie McNulty  
1724 Robinson Ave  
Conway, AR 72034



## **SITE DATA**

**Address.** 812 Davis St and 1724 Robinson Ave.

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

**Abutting Zoning.** 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 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 replace the fence surrounding the combined properties.

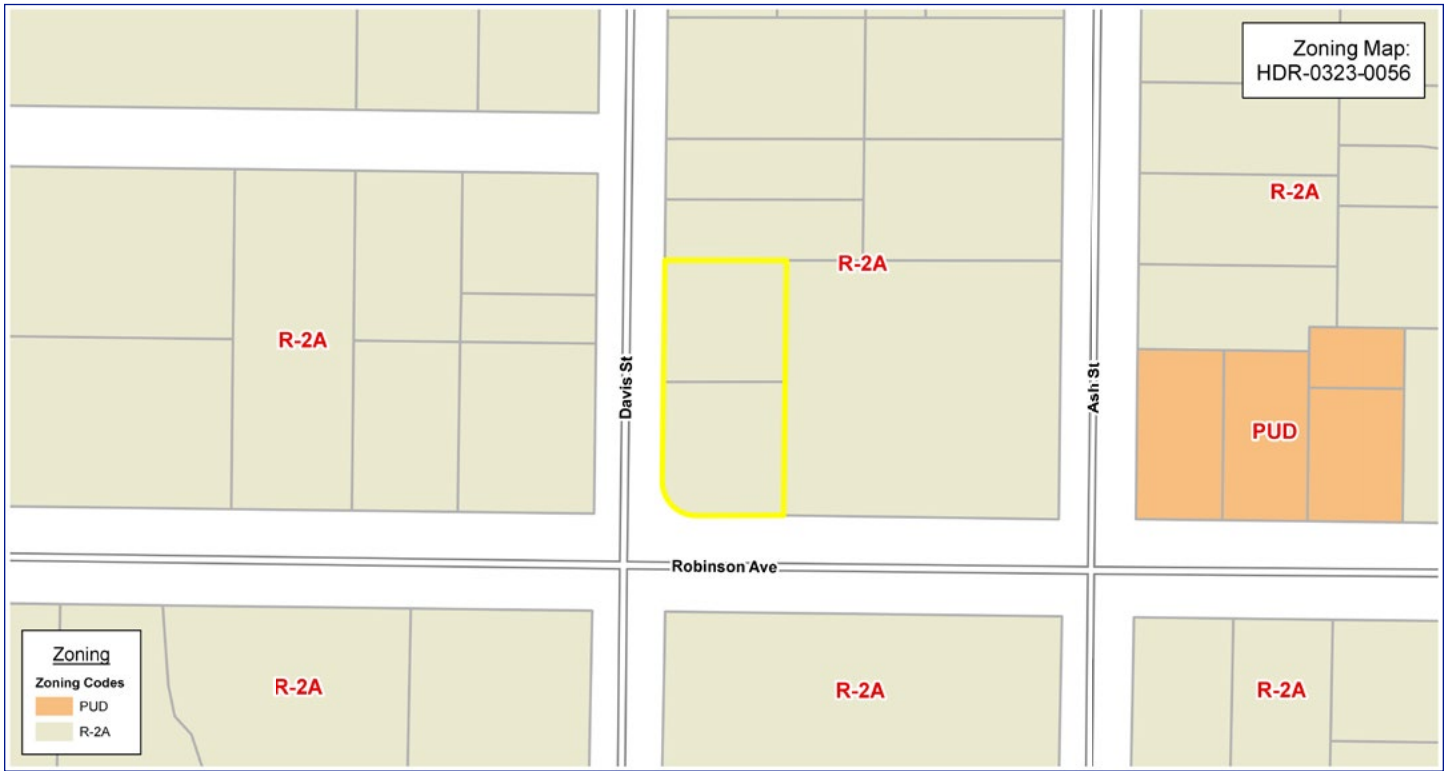
At the December 28, 2022 Historic District Commission Meeting, the applicant was granted approval for 2 projects, an accessory structure at 812 Davis St and a replacement fence for the 2 properties combined. The applicant is seeking a modification for portions of those approvals (HDR-1122-0398 and HDR-1122-0399, refer to pp 8-9).



# 812 Davis Street and 1724 Robinson Avenue - Accessory Structure and Fence Approval Modification

I.A

Robinson Historic District





## 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 following fencing was approved for the 1724 Robinson Ave:

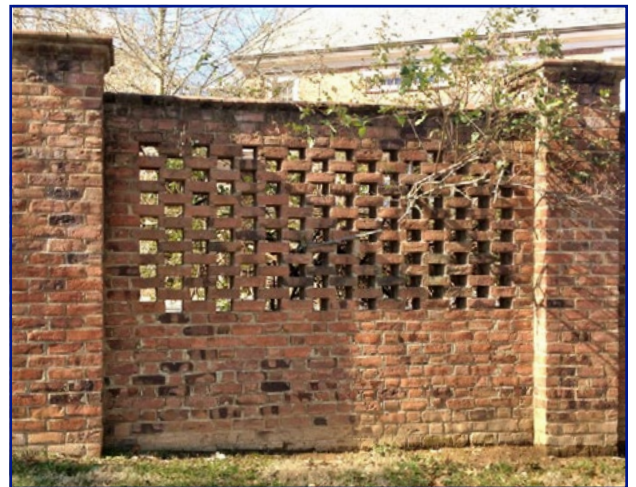
1. Allow a new fence in the rear and east side yard to be of ornamental metal, with or without brick piers, not to exceed 6' in height. Alternately, allow a solid brick wall, not to exceed 4' in height, in rear along east property line only. An additional 2' of ornamental metal with at least 50% opacity 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.



The applicant is requesting a modification to condition #1 to allow alternating brick courses in the top 2 feet of the 6' brick wall/fence, in lieu of ornamental metal, to provide the required 50% opacity as in the example photo.

While the proposal to use brick to provide the required opacity for the top 2' of the fence does not align with the RHD guidelines, the applicant discussed this option with the Commission at the December meeting and approval was implied. Also, the fence is to be installed as separation between a residential back yard and a institutional surface parking lot so the added security provided is appropriate given the context.

Conditions of approval #2 and #3 will remain unchanged.



## GARAGES & ACCESSORY STRUCTURES

It is not appropriate to introduce an accessory building that is similar in appearance, material, and scale to historic accessory structures, but is stylistically anachronistic with the character of the primary structure on the parcel or with historic accessory structures in the historic district. These structures should be placed at the rear; where rear placement is prevented, such structures may be placed at the side of the structure.

An accessory structure and replacement fencing at 812 Davis St was approved with the following conditions:

1. Primary material for the exterior façades of the accessory building should be composed of brick or masonry that is similar in style and color to that found on the primary structure.

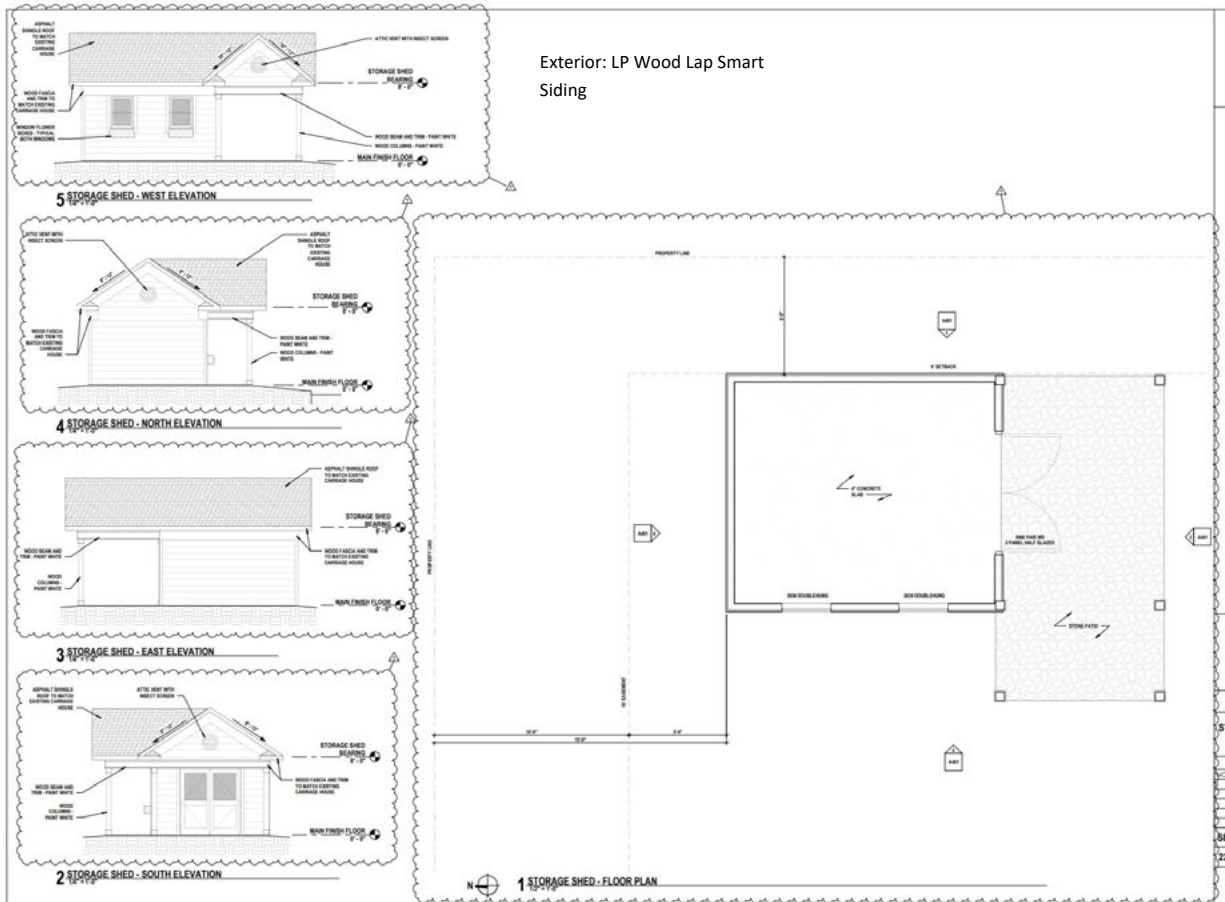
2. Wood or wood-like materials such as Hardie® siding should be used for all fascias and soffits.
3. A new fence to the side yards and rear yard of ornamental metal, with or without brick piers, not to exceed 6' in height is permissible. Alternately, a solid brick wall, not to exceed 4' in height, in 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.
9. Roof line to be changed to a single gable, no longer a hip roof. (This condition has been addressed in the revised plans below)

The applicant is requesting a modification to condition #1 to allow the material for the exterior façade to be exclusively LP® SmartSide® lap siding, instead of brick.

Both brick and wood or wood-like materials such as LP® SmartSide® or Hardie® siding are appropriate materials. No other previously approved design element (orientation, roof form, etc) is proposed to change.

Additionally, the portion of condition #3 pertaining to the rear yard fencing [only] is requested to be modified to align with that of 1724 Robinson Ave, if granted.

Conditions of approval #2 and #4 through #8 will remain unchanged.



## RECOMMENDATION

Staff recommends approval of the requested modifications with conditions of approval as noted below. Modifications to previously approved conditions are denoted by ~~strikethrough~~ and *italicized text*.

### For 812 Davis St approval (HDR-1122-0398):

1. Primary material for the exterior façades of the accessory building should be composed of *either brick or wood or wood-like material such as LP® SmartSide® lap siding* ~~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 *or alternating brick courses*, with at least 50% opacity may be added to the top for a total height not to exceed 6'.
4. 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 48" in height is permissible.
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.
9. Roof line to be changed to a single gable roof, no longer a hip roof.

### For 1724 Robinson Ave (HDR-1122-0399):

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 *or alternating brick courses*, 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 48". 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 48" in height. Landscaping to be used to provide additional screening if desired.



# 812 Davis Street and 1724 Robinson Avenue - Accessory Structure and Fence Approval Modification

I.A

Robinson Historic District



View of 1724 Robinson Ave looking N



View of east property line of both subject properties looking NW



View of 812 Davis St looking E



Property adjacent to the W



Property adjacent to the S



Property adjacent to the N



**Date of Historic District Commission Meeting:** December 28, 2022

**HDR-1122-0398**

**Owner:**

Jennie McNulty  
1724 Robinson Ave  
Conway, AR 72034

**Property Address / Location / Description:** 812 Davis St

**Zoning:** R-2A

**Approved Project(s):** Adding a custom storage building in the backyard, driveway in front, and fencing.

**Conditions of Approval:**

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. 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 48" in height is permissible.
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.
9. Roof line to be changed to a single gable roof, no longer a hip roof.

**Termination Date:** December 27, 2024

(If Building Permit is not issued by this date, Certificate is null and void)

Signed:   
Planning and Development

Attachments: Site Plan, Elevations & Fence Designs





**Date of Historic District Commission Meeting:** December 28, 2022

**HDR-1122-0399**

**Owner:**

Jennie McNulty  
1724 Robinson Ave  
Conway, AR 72034

**Property Address / Location / Description:** 1724 Robinson Ave

**Zoning:** R-2A

**Approved Project(s):** Tear down old privacy fencing and replace with metal and brick combination fencing.

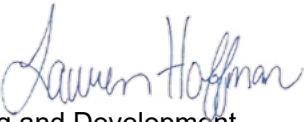
**Conditions of Approval:**

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 48". 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 48" in height. Landscaping to be used to provide additional screening if desired.

**Termination Date:** December 27, 2024

(If Building Permit is not issued by this date, Certificate is null and void)

Signed:

  
Planning and Development

Attachments: Site Plan & Fencing Designs

### **APPLICANT/OWNER**

Jermaine Orr  
365 Sturgis Rd  
Conway, AR 72034



### **SITE DATA**

**Address.** 2024 Johnston Ave.

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

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

**Lot Area.** 0.12 acres ±.

**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay District- Suburban Zone north of Johnston Ave between Donaghey Ave and Mitchell St. Area structures consist of a mix of single-family homes in Craftsman, Colonial Revival, Ranch, contemporary, and minimal traditional styles.

**General Description of Property and Proposed Development.** The applicant is proposing to construct a new 1,525 sf contemporary style single-family residence. The estimated period of construction is 6 months.

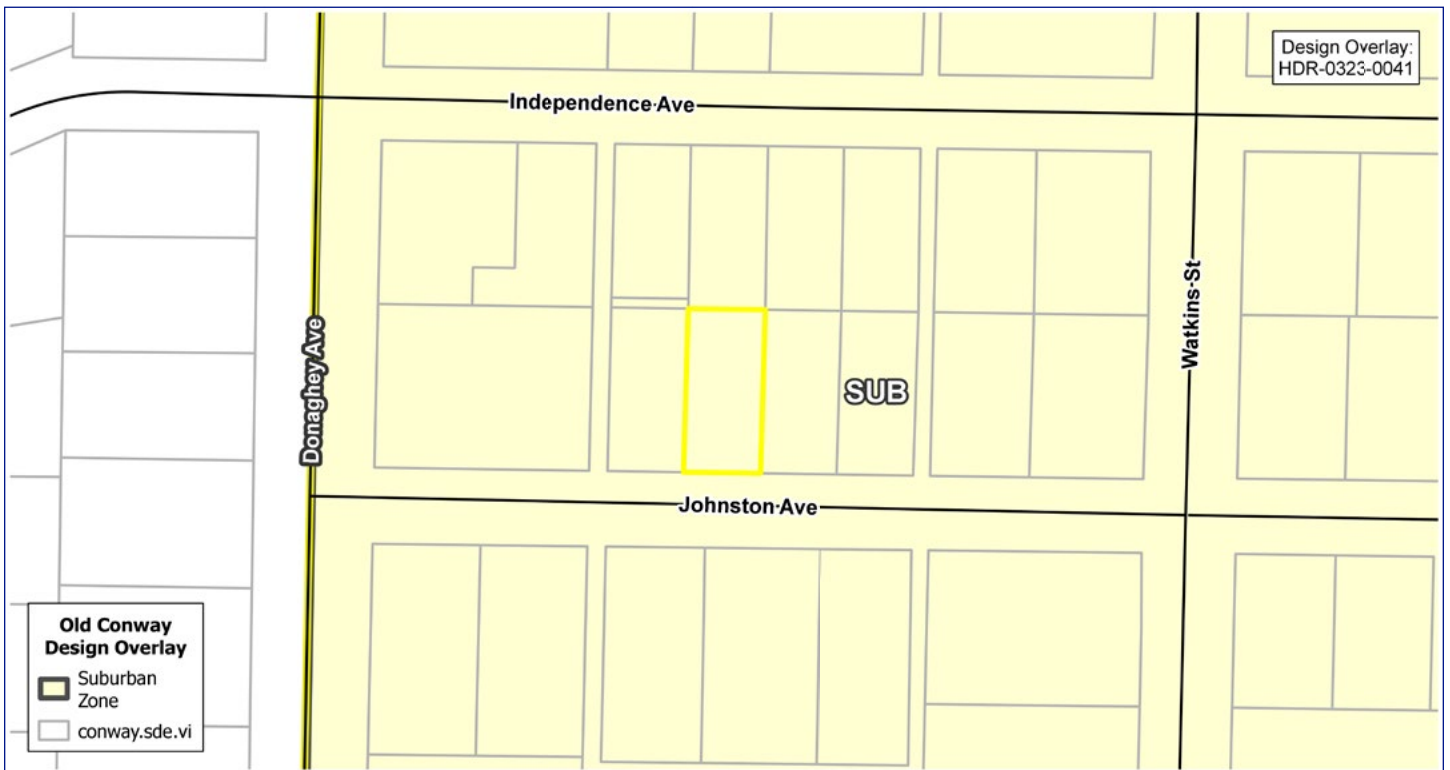
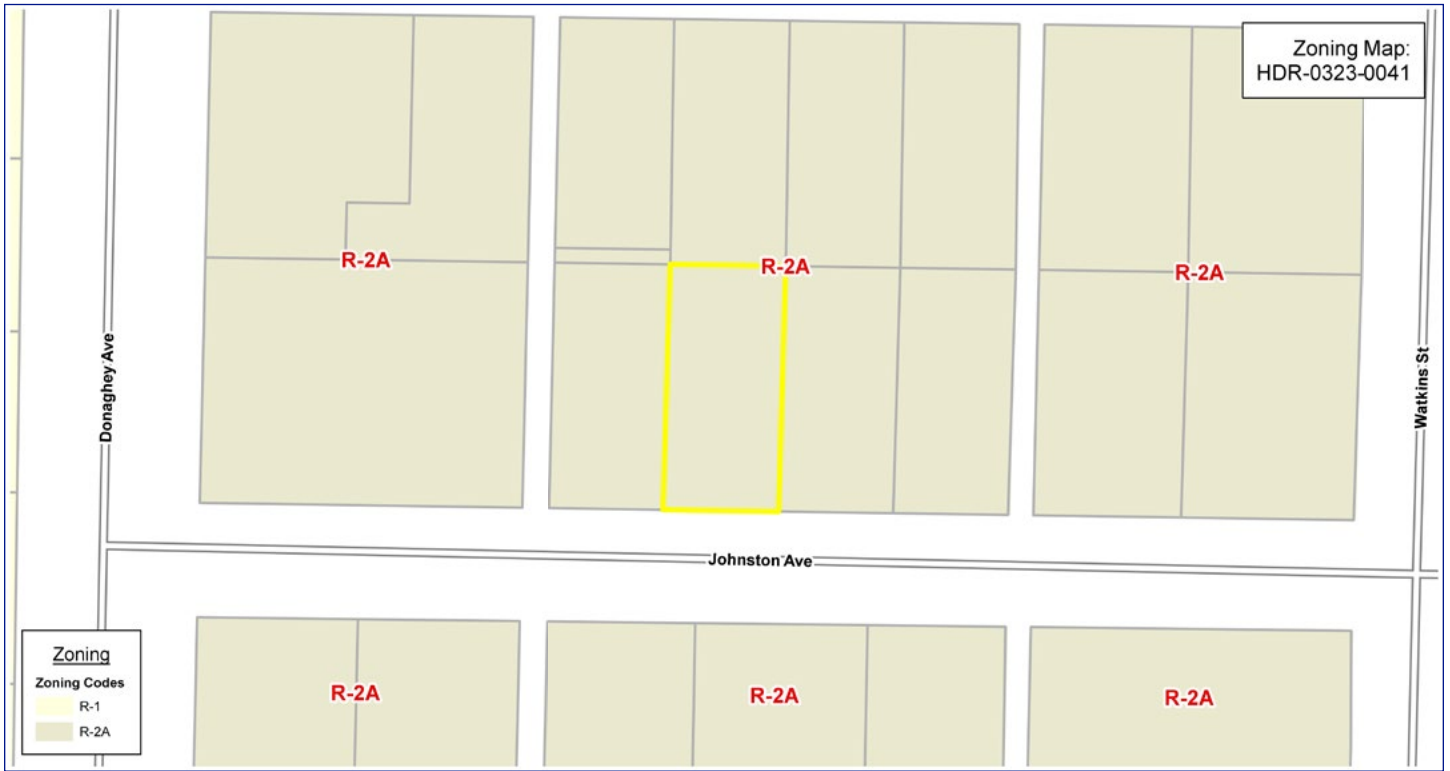
**Setbacks and Spacing.** Front setbacks are allowed within a range of 85% to 115% of the average front setback of the area. The average front setback for the area is 24', based on two homes to east of the property and two homes west of the property. The applicant is proposing a front setback of 25'. Other setbacks for the site comply with all regulations.

*The proposed setback meets the requirement.*



# 2024 Johnston Avenue - New Single-Family Residence

Old Conway Design Overlay District



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

*Lot coverage for this site is less than 30% (28.7%).*

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

*The front door for this structure faces the street in a similar fashion to other structures on the street.*

**Garages/Outbuildings.** Detached 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 any detached garages.*

**Alley.** There is no alley access to this lot.

**Driveway/Parking.** Parking in the front yard is not permitted. Parking is to be placed at the rear or side. Driveways should be concrete, pavers, or permeable paving and sharing of driveways is encouraged.

*The applicant has indicated a driveway off of Johnston Ave near the east property line. The width and length of the parking area has not been provided, nor has the material used for the parking surface. The plans cannot be adequately evaluated due to a lack of information on the plans for driveways.*

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

*There are no existing sidewalks on the site. However, the applicant does show a sidewalk to be placed along Johnston Ave. This sidewalk shall link to the existing sidewalk to the east. A 5' sidewalk with a 6.5' greenspace setback is required along the frontage.*

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

**Tree preservation.** Any trees over 8" in diameter or greater must be protected and preserved. Canopy trees shall be required for each 30' of street frontage.

*It appears numerous significant trees will be impacted by the construction. The site plan indicates two significant trees will be removed from the front yard of the proposed dwelling. There is a significant tree in the rear, but this is not addressed on the site plan. Each canopy tree removed is required to be replaced by a canopy tree from the approved tree list. Plans should indicate all trees to be removed and preserved and the planting of any new canopy trees.*

### **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 structure 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 structure was not provided. The width at 31' will not be out of scale of the pattern of the neighborhood. The structure will be one story. There are predominantly one-story structures in the immediate vicinity. The area features a mix of building widths, with similarly narrow structures adjacent to the proposed site.*

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

*The building footprint 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 structure 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 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.

*All elevations contain windows including several on the front façade. A calculation of the front elevation will be required to ensure 25-40% of this façade contains 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, modern, and contemporary elements. The design appears to be generally compatible in design with the surrounding area using traditional forms and patterns.*

**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 muntin bars are not permitted.

*An open front porch with an 8' depth is proposed and meets the requirements. The proposed windows should feature wide trim and one-over-one design. If muntin bars are proposed, they must be true divided lights. Fake muntin bars are prohibited.*

**Lighting.** Any new lighting should be inward, downward, and shrouded so as to stay within the bounds of the property.

*No lighting 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 brick and Hardie® siding as the materials for construction.*

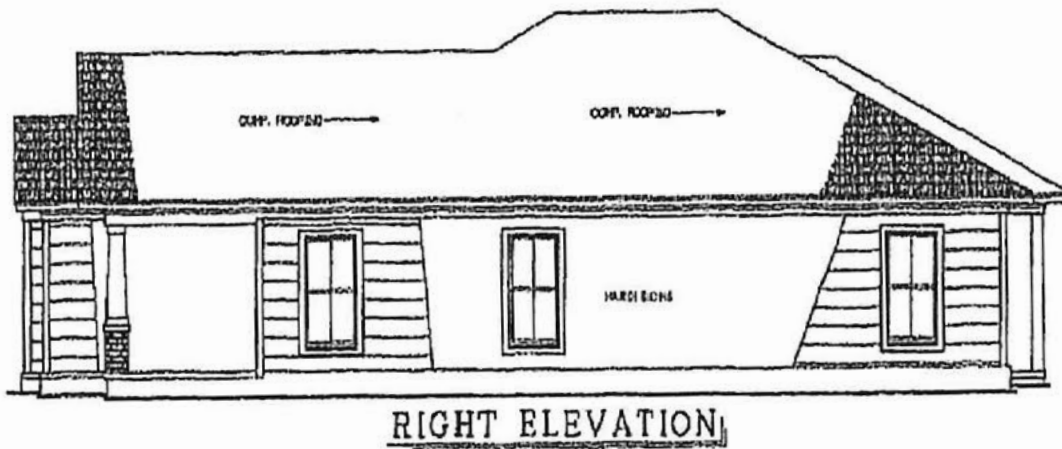
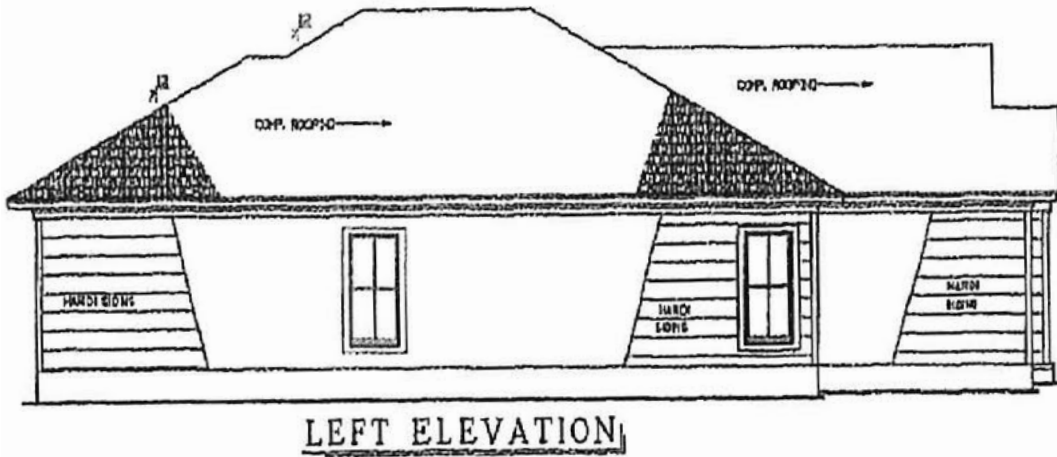
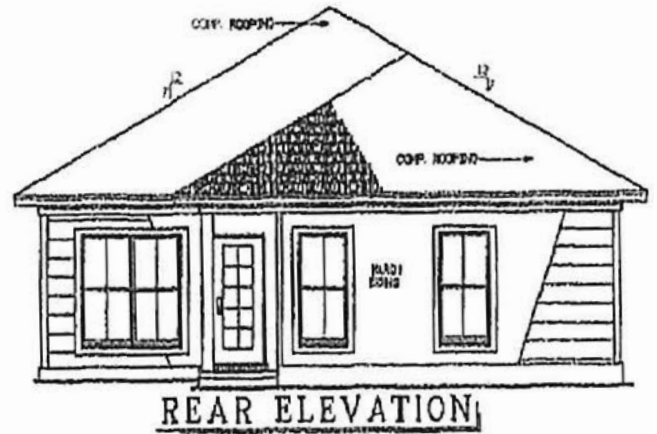
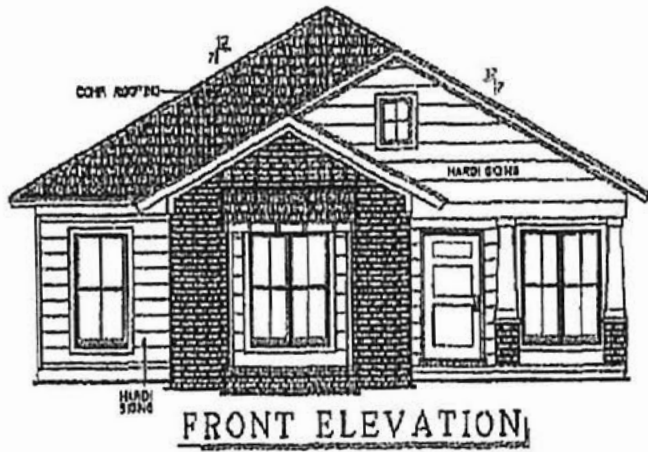
**Shutters, Roof, Decks/Plaza Space, Skylights, Mechanical Screening.** Roofing should respect the character of the surrounding area with respect to materials, pitch, and form. Metal roofing is prohibited unless historically used on the structure.

*No shutters are being proposed which is desirable. The applicant is proposing a gable roof in the front with a hip roof on the sides and rear. This is compatible with surrounding homes.*

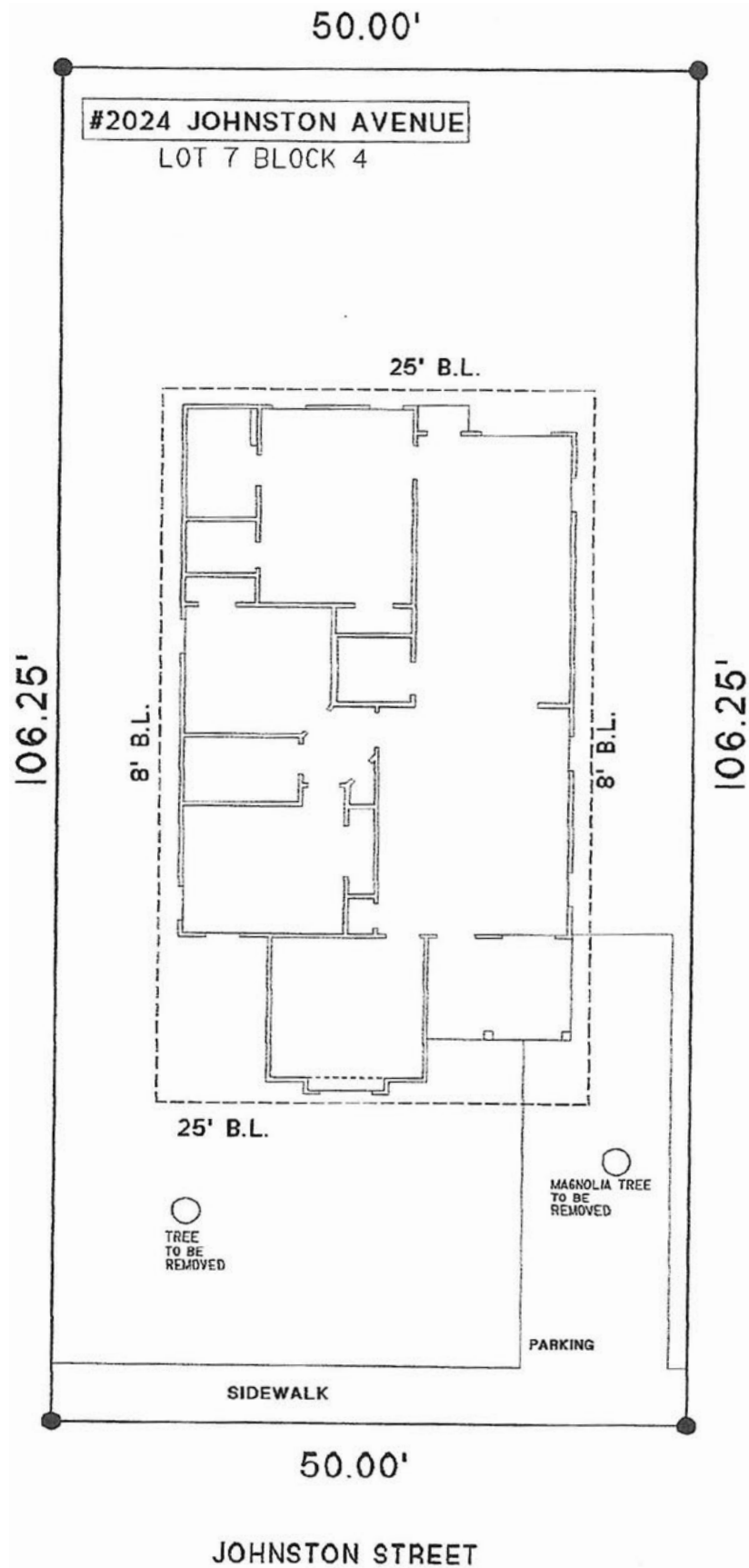
### **RECOMMENDATION**

Staff recommends approval of the request with the following conditions:

1. Windows shall be one-over-one. If muntin bars are used, they must be true divided lights.
2. Overall height of the structure must be compatible to those found in the area; provide proposed height to staff.
3. 25-40% of front elevation must contain windows.
4. Driveway length, width, and material must be provided prior to issuance of a certificate of appropriateness. Driveway shall be concrete, pavers, or permeable paving.
5. A 5' sidewalk with 6.5' greenspace is required. Sidewalk must link to any existing sidewalk.
6. Care should be taken to preserve all significant trees on the property. Any canopy tree removed must be replaced by a canopy tree from the approved tree list.









View of subject property from Johnston Ave looking N



Property adjacent to the W



Property adjacent to the E



Property adjacent to the S