



# CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

September 26, 2022 • 5:30pm • 1111 Main Street



# City of Conway

## HISTORIC DISTRICT COMMISSION

September 26, 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. August 22, 2022

### Old Business

#### I. Public Hearing Item - Robinson Historic District

A. 1516 & 1518 Caldwell Street - New windows and door (HDR-0822-0310)

### New Business

#### II. Public Hearing Items - Robinson Historic District

A. 1915 Robinson Avenue - Circular driveway (HDR-0822-0325)

B. 835 Faulkner Street - New non-residential construction (HDR-0922-0339)

#### III. Public Hearing Items - Old Conway Design Overlay District

A. 311 Ash Street - Residential addition (HDR-0822-0324)

B. 824 Front Street - New doors and windows (HDR-0922-0332)

C. 953 Watkins Street - Carport addition (HDR-0922-0333)

D. 1929 Scott Street - Garage conversion to living quarters (HDR-0922-0334)

E. 519 Second Street - Accessory structure (HDR-0922-0338)

#### IV. Additional Business

A. Items as decided by the Commission

Adjourn.

# 1516 & 1518 Caldwell Street - Exterior Modifications

Robinson Historic District

I.A

*This item was tabled at the August 22, 2022 Historic District Commission meeting*

## APPLICANT/AUTHORIZED AGENT

Linda Rogers  
3110 Stermer Rd  
Conway, AR 72034



## SITE

**Address.** 1516 & 1518 Caldwell St.

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

**Abutting Zoning.** North/West: R-2A (Two Family District), Asa P. Robinson Historic District; East: C-1 (Central Business District), Asa P. Robinson Historic District; South: O-2 (Quiet Office), Asa P. Robinson Historic District.

**Lot Area.** 0.19 acres ±.

## **Surrounding Area Structures.**

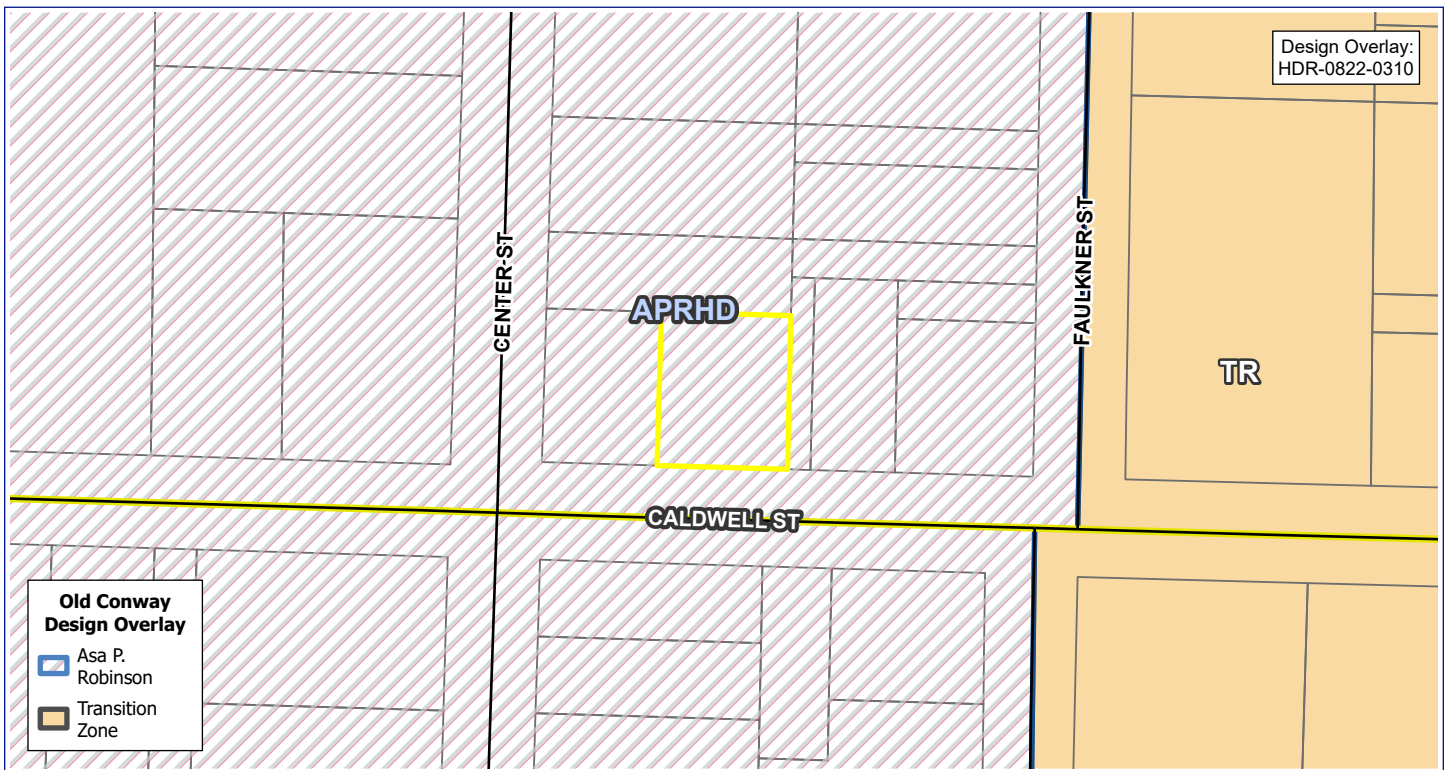
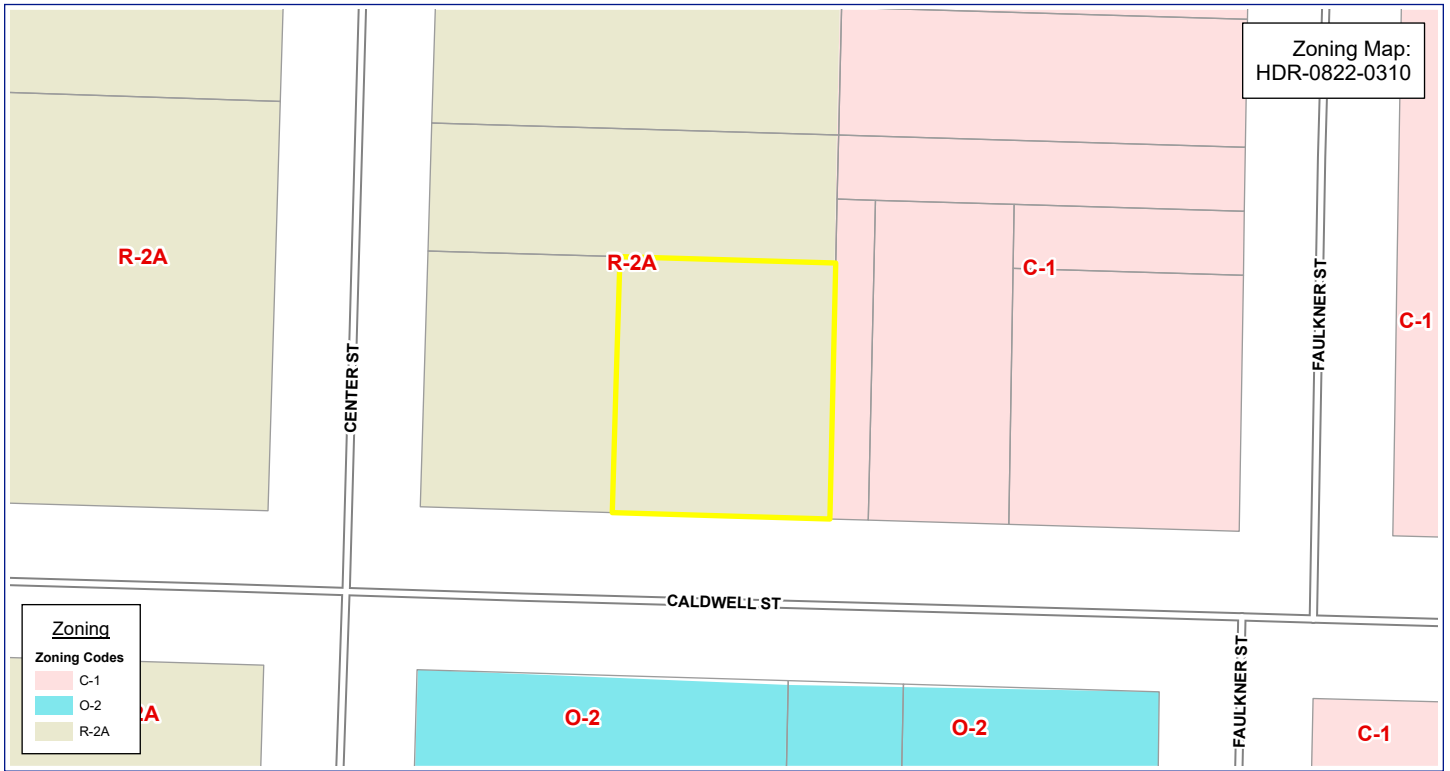
- West – 1522 Caldwell St, A.P. Dollahite House c. 1924 (Craftsman; Contributing)
- East – 1512 Caldwell St, Duplex c. 1925 (Minimal Traditional; Contributing)
- North – 912-914 Caldwell St, Duplex c. 1985 (Minimal Traditional; Non-Contributing)
- South – 1517 Caldwell St, W.B. Wilson House c. 1904 (Folk Victorian; Non-Contributing)

**General Description of Property and Proposed Development.** The residence was originally constructed circa 1927 in a Craftsman/ Minimal Traditional style. The structure is contributing to the district and appears to have its original windows intact and has unpainted brick. The existing windows are six-over-ones. The applicant is proposing to replace all the windows in the structure and both front doors.

# 1516 & 1518 Caldwell Street - Exterior Modifications

Robinson Historic District

I.A





### **WINDOWS & DOORS**

**Windows and Doors.** Windows and doors that contribute to the overall historic character of the building should be preserved, if possible. If replacement of a window or door feature or unit is necessary, it should be in kind, matching the original design and dimensions including sashing, trim, pane configuration, detailing, and materials. Compatible substitute materials may be considered only if the original materials are not technically feasible.

*The applicant intends to replace all windows on the structure and replace both front doors. The window replacements have been stated as necessary due to the existing windows being painted shut. The windows on the structure contribute heavily to the character of the structure and replacement could likely affect the structure's contributing status. It is likely the current doors are a safety concern and replacement with a new door of similar design is appropriate.*

### **RECOMMENDATION**

Staff recommends partial approval of the project with the following conditions:

1. No windows may be replaced on the front half of the structure (those windows being on the front façade or in front of the side entries).
2. The doors shall be replaced with a door of similar design.
3. The windows on the front of the structure may be rehabilitated and repaired to restore them to being operable.



Stock photo of proposed fixed frame window



Stock photo of proposed single-hung window



Stock photo of proposed craftsman-style door

# 1516 & 1518 Caldwell Street - Exterior Modifications

Robinson Historic District

I.A



View of W facade of subject property



View of subject property from Caldwell St looking NW



View of E facade of subject property



Property adjacent to the S, across Caldwell St



Property adjacent to the W



Property adjacent to the E



## APPLICANT/AUTHORIZED AGENT

Lori Quinn  
1915 Robinson Ave  
Conway, AR 72034



## SITE

**Address.** 1915 Robinson Ave.

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

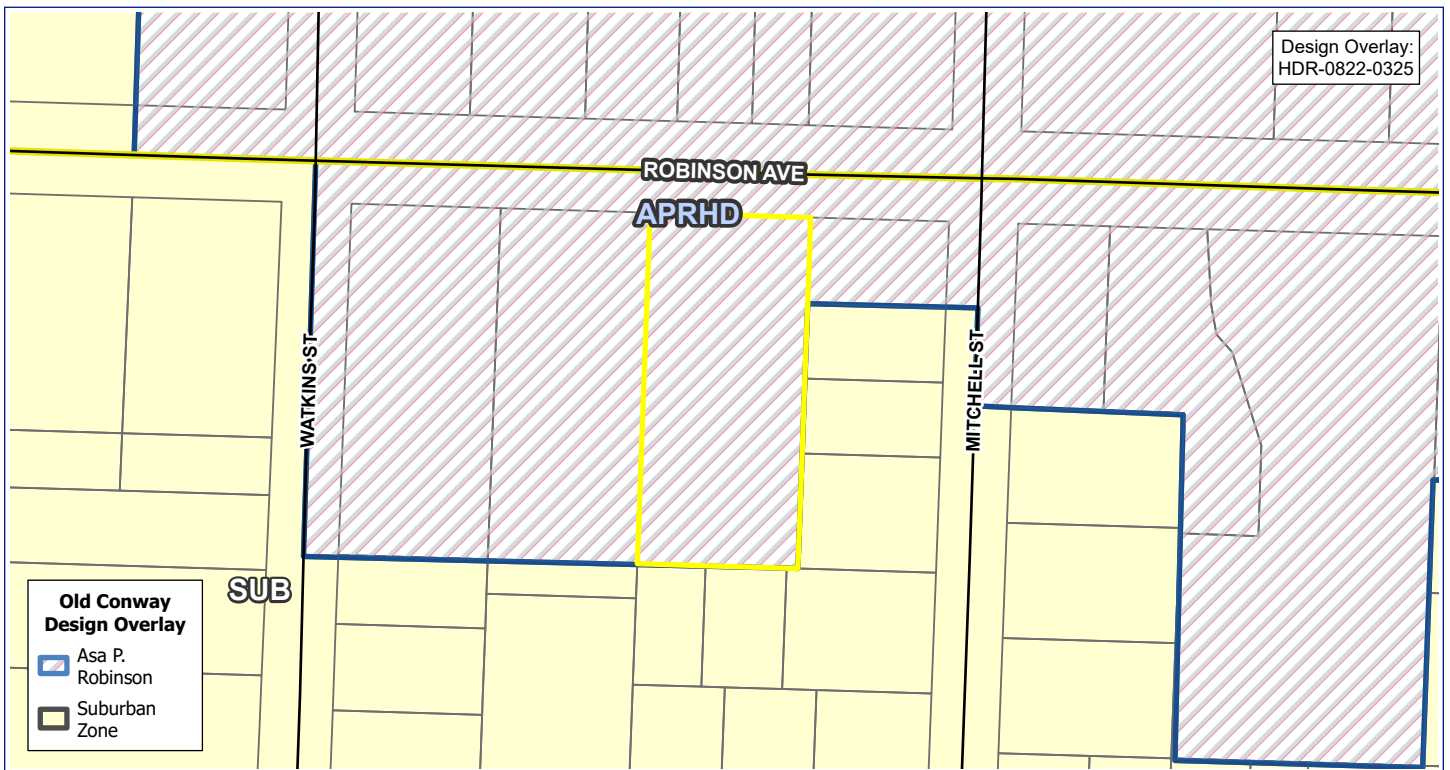
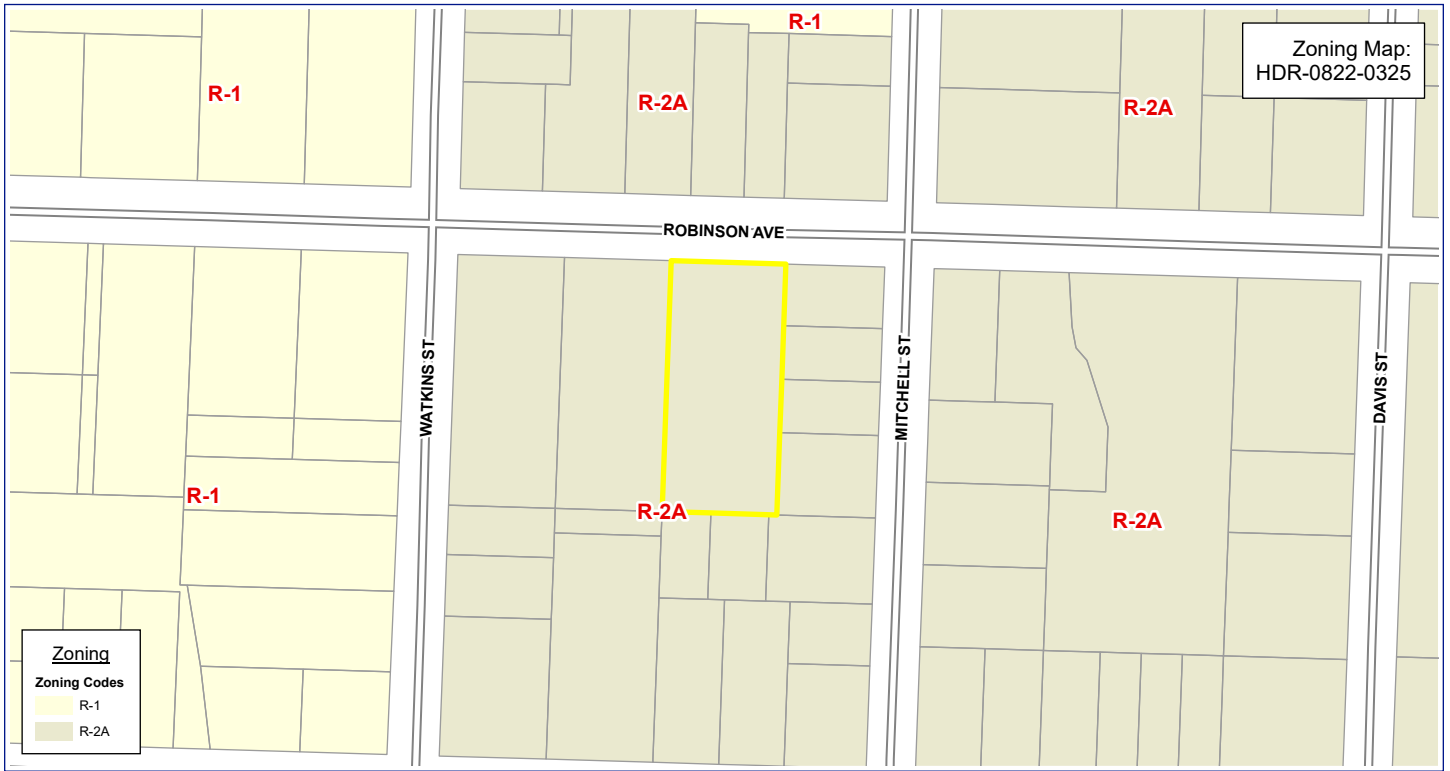
**Abutting Zoning.** North/South/East/West: R-2A (Two Family District), Asa P. Robinson Historic District.

**Lot Area.** 0.98 acres ±.

## **Surrounding Area Structures.**

- West – 1931 Robinson Ave, G.L. Bahner House c. 1927 (Craftsman; Contributing)
- East – 1905 Robinson Ave, Charles Powers House c. 1960 (Plain – Traditional/Ranch; Non-Contributing)
- North – 1918 Robinson Ave, c. 1925 (Bungalow; Contributing). 1912 Robinson Ave, Duplex c.1924 (Craftsman/Plain – Traditional; Non-Contributing)

**General Description of Property and Proposed Development.** The residence was originally constructed circa 1975 in a Contemporary style. The structure is non-contributing to the district and appears to have its original windows intact and has unpainted brick. The applicant is proposing to add a circle driveway/parking area in front of the home and remove an existing walkway.

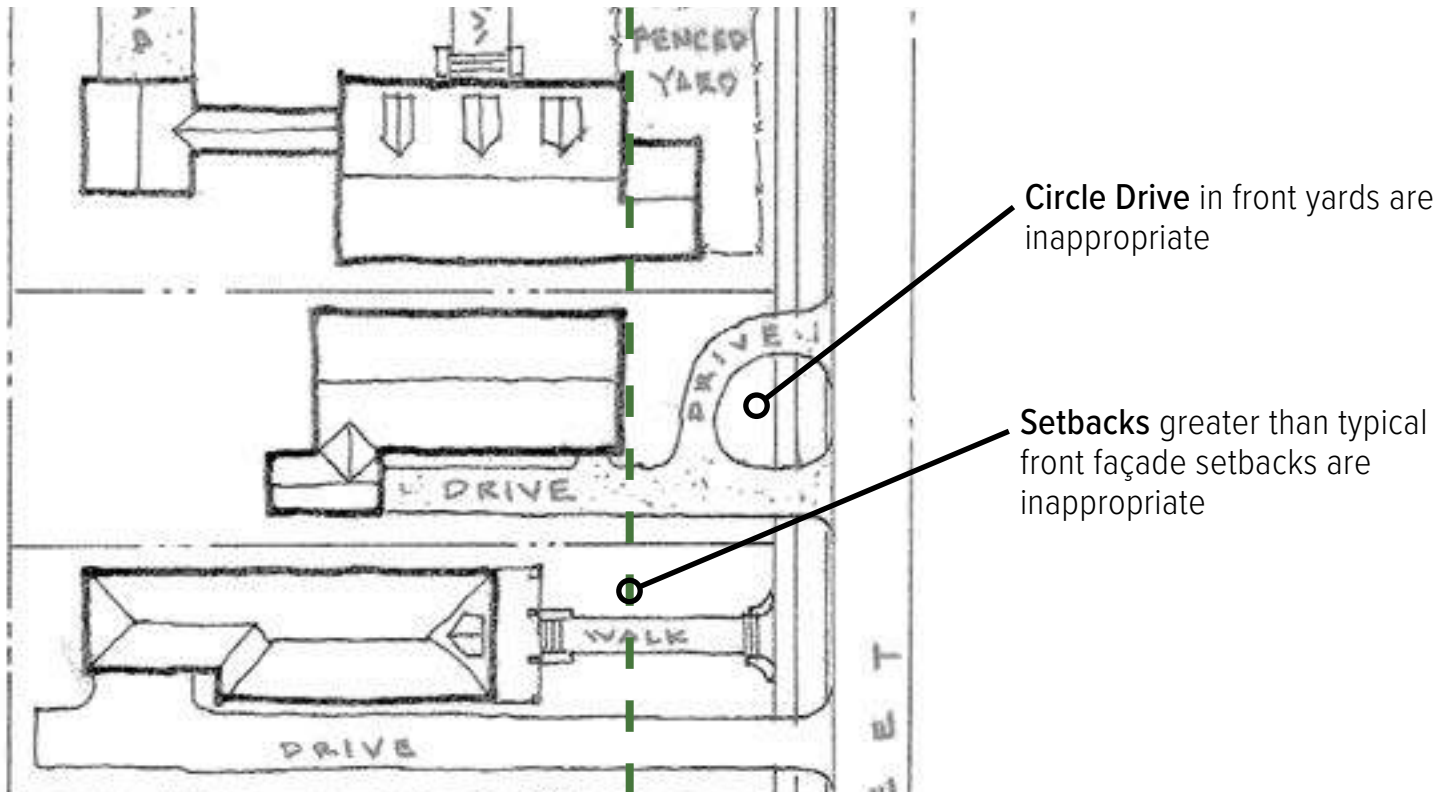


### **WALKWAYS, DRIVES, & PARKING**

**Walkways, Drives, & Parking.** Existing walkways should be protected and maintained. Parking areas should be located at the rear of the property. Locate off-street parking in a manner that preserves existing site features and trees.

*The applicant intends to place a new circle driveway in the front yard. This will likely impact existing trees in the front yard. Circle driveways are directly discouraged in the Robinson District Guidelines. While circle driveways exist outside the district in the Old Conway Design Overlay District, the only circle driveways in the Robinson District exist for institutional uses such as First Baptist Church. The proposed request does not appear consistent with the guidelines established for the Robinson District.*

Excerpt from §2.5.3 Robinson Historic District Guidelines

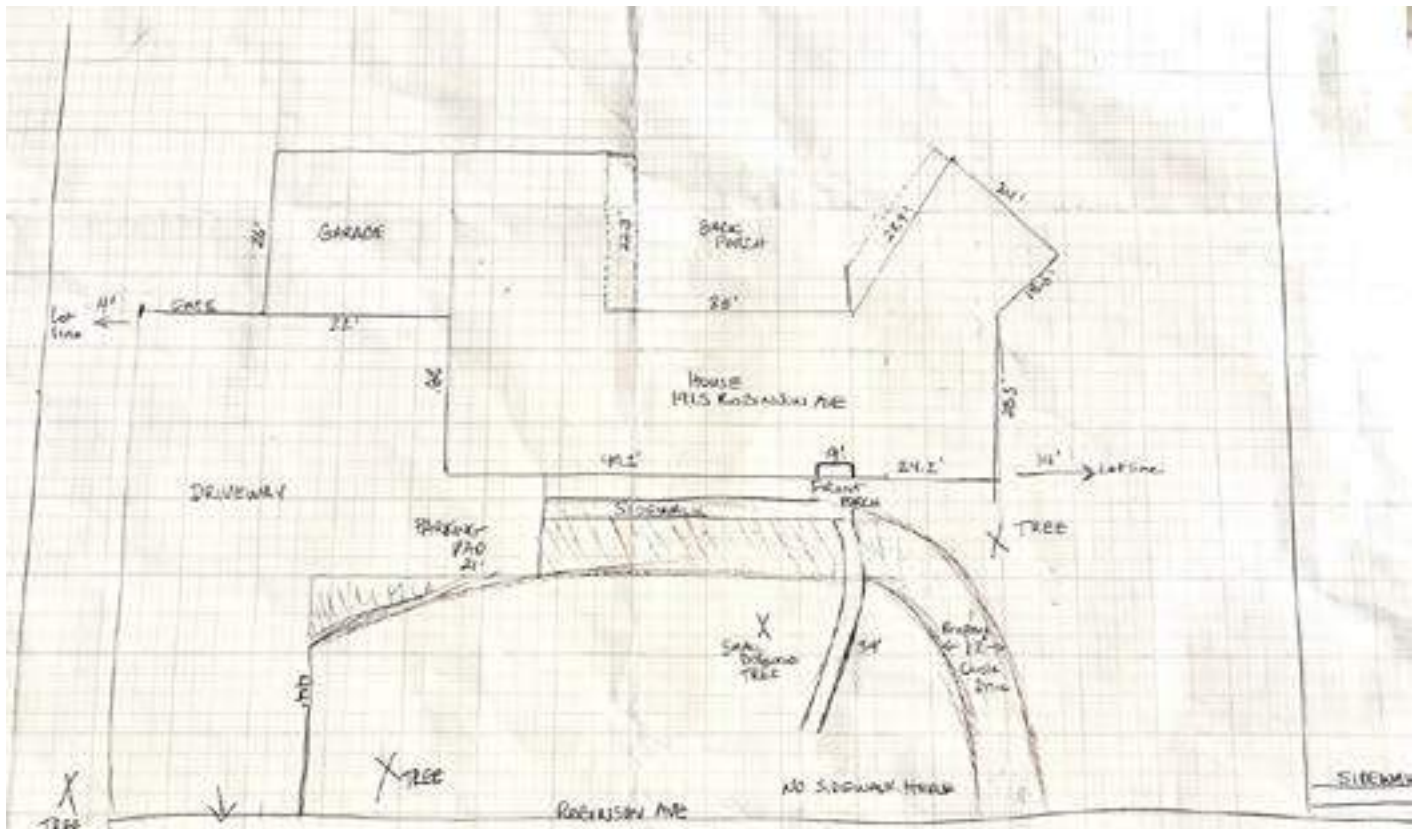
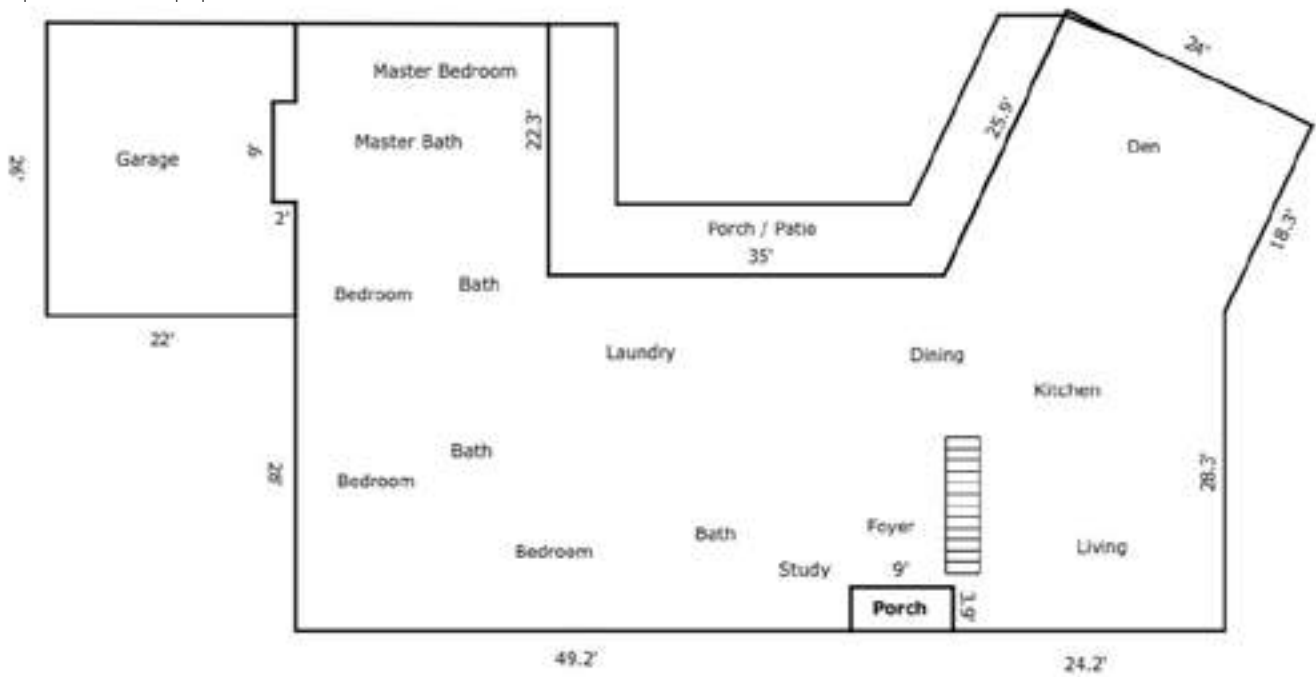


### **RECOMMENDATION**

Staff recommends denial of the project as the proposal does not appear consistent with the Robinson District Guidelines; circle driveways are directly discouraged in the guidelines and no residential circle driveways exist within the district.



Applicant provided sketch of proposal



# 1915 Robinson Avenue - New circular driveway

Robinson Historic District

II.A



View of subject property from Robinson Ave looking S



View of subject property from Robinson Ave looking SE



Property adjacent to the E



Property adjacent to the W



Properties adjacent to the N, across Robinson Ave



# 835 Faulkner Street - New non-residential construction

Robinson Historic District

**APPLICANT/OWNER**

Jeanne Smyers  
3115 Windcrest  
Conway, AR 72034

**DESIGN PROFESSIONAL**

H+N Architects  
Liz Hamilton, AIA  
1109 Main St  
Conway, AR 72032



**SITE**

**Address.** 835 Faulkner St.

**Present Zoning.** O-2 (Quiet Office District), Asa P. Robinson Historic District.

**Abutting Zoning.** North/South: O-2 (Quiet Office District), Asa P. Robinson Historic District,  
West: R-2A (Two Family District), Asa P. Robinson Historic District,  
East: C-1 (Central Business District), Old Conway Overlay Transition District.

**Lot Area.** 0.33 acres ±.

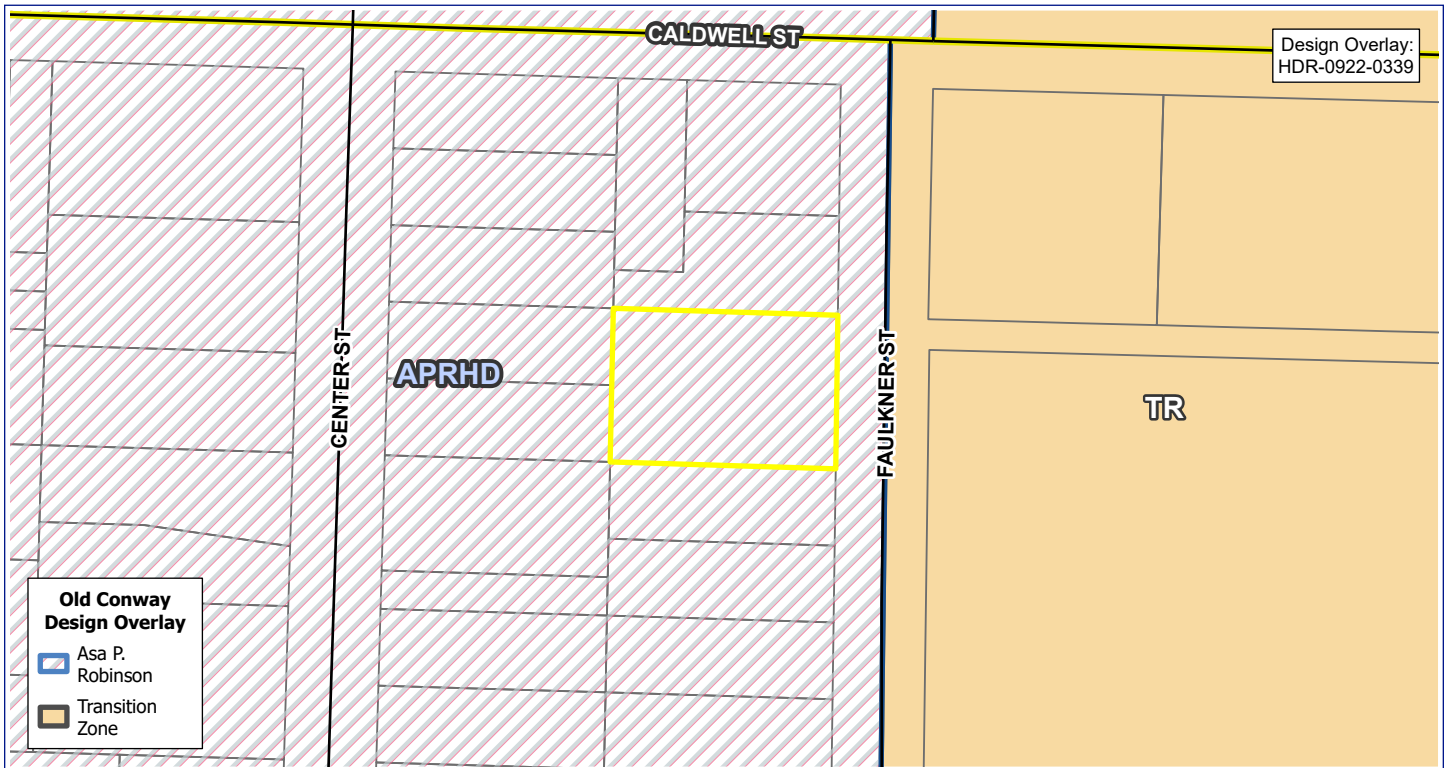
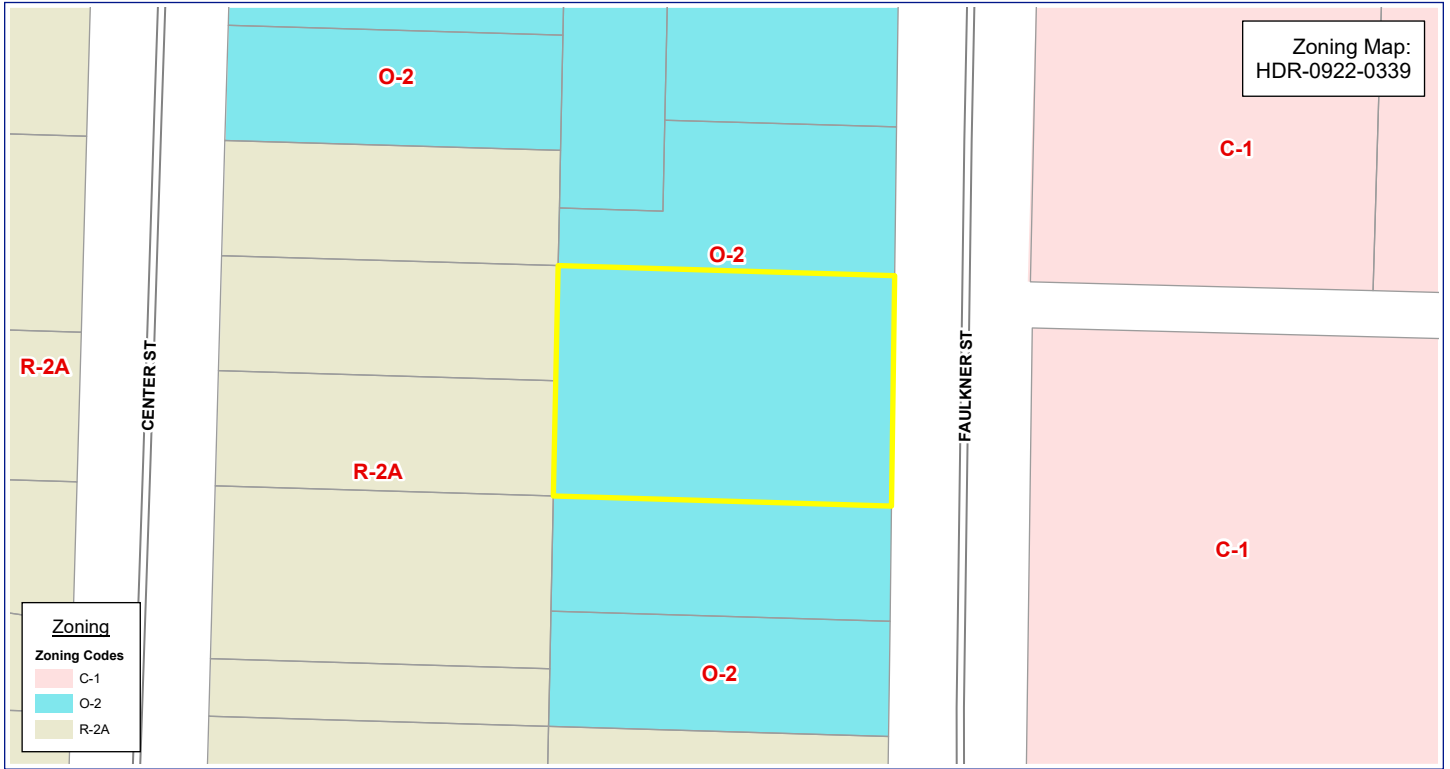
**Surrounding Area Structures.**

- South – 829-831 Faulkner St, Duplex c. 1939 (Plain – Traditional; Non-Contributing)
- North – 837-839 Faulkner St, Duplex c. 1946 (Plain - Traditional; Contributing)

The property is located in the Robinson Historic District on the west side of Faulkner St between Caldwell St and Robinson Ave. Area structures consist of a mix of duplexes in ranch and minimal traditional styles, mid-century modern and contemporary office structures, and converted single family structures.

# 835 Faulkner Street - New non-residential construction

Robinson Historic District



**General Description of Property and Proposed Development.** The applicant is proposing to construct an approximately 4,700 sf office structure on the site with a 6-space parking lot. The structure will feature a residential appearance.

The applicant previously obtained a COA in January to demolish the existing single-family home/converted office following a significant fire which caused extensive damage to the structure on the grounds of economic hardship and environmental hazards. The house at the site was the L.S. Dunaway House/Kenmar Building was constructed circa 1915 in Craftsman style. Lewis Dunaway was a newspaper agent. The structure was later converted to an office building and modified. The structure was included in the 2020 resurvey of the Robinson District and was listed as a non-contributing structure at that time.

**Fences and Walls.** New fences or walls should be constructed of traditional materials and only in locations and designs characteristic of the district.

*No fencing or walls exist or are proposed.*

**Walkway, Drives, and Parking.** Parking area should be placed at the rear of the property. Parking areas should be screened with walls, fences, hedges, and perimeter plantings to minimize view from adjacent properties and the street.

*Recommend requiring a low knee wall parallel to the front property line to screen the parking area. Additional plantings will be required with development review around the perimeter of the parking area. Recommend deferring landscaping requirement to those required with development review with no allowance for landscaping waivers. Note: at least a 6' landscape buffer is required on the south side.*

### **NEW CONSTRUCTION**

**New Construction.** New buildings should be compatible with but distinguishable from historic buildings in the district. Materials should only include those which are compatible with the district generally: wood, fiber cement board, brick, glazing.

*The site rests within an area with a high variability of style, use, and design. The design will feature a residential style with porches that complement the surrounding area. Proposed materials will be compatible. Recommend requiring windows be one-over-one wood clad vinyl/ vinyl windows or true divided light windows.*

**Setbacks and Spacing.** Front setbacks should be set at 85% to 115% of the average front setback for surrounding structures.

*The site plan does not appear to reflect the depth of the property's boundary (145' as platted. GIS data indicates 145' from the back of sidewalk to rear parcel line). As measured from aerial data, the average setback along the block face is 27.5'. Based on this the proposed setback needs to be placed between 23.5' and 32'. To meet this requirement the structure needs to be moved 16' closer to the street.*

**Lot Coverage.** Lot coverage should not exceed 60% of the site.

*Lot coverage for the site is approximately 50%.*

**Mass, Scale, and Height.** Massing, scale of the structure, and building height should not be out character with the neighboring area.

*The site rests within an area with a high variability of style, use, and design.*

**Directional Expression.** The structure should follow the same general directional expression of horizontality or verticality of surrounding properties.

*The site rests within an area with a high variability of style, use, and design.*

**Orientation.** New buildings should be oriented to the street.

*The front door will face the street similar to other structures on the street.*

**Complexity of Form.** New buildings should be compatible with but distinguishable from historic buildings in the district.

*The structure's form will complement the general area.*

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

*Reconstruction of portions of the sidewalk on the site will be necessary.*



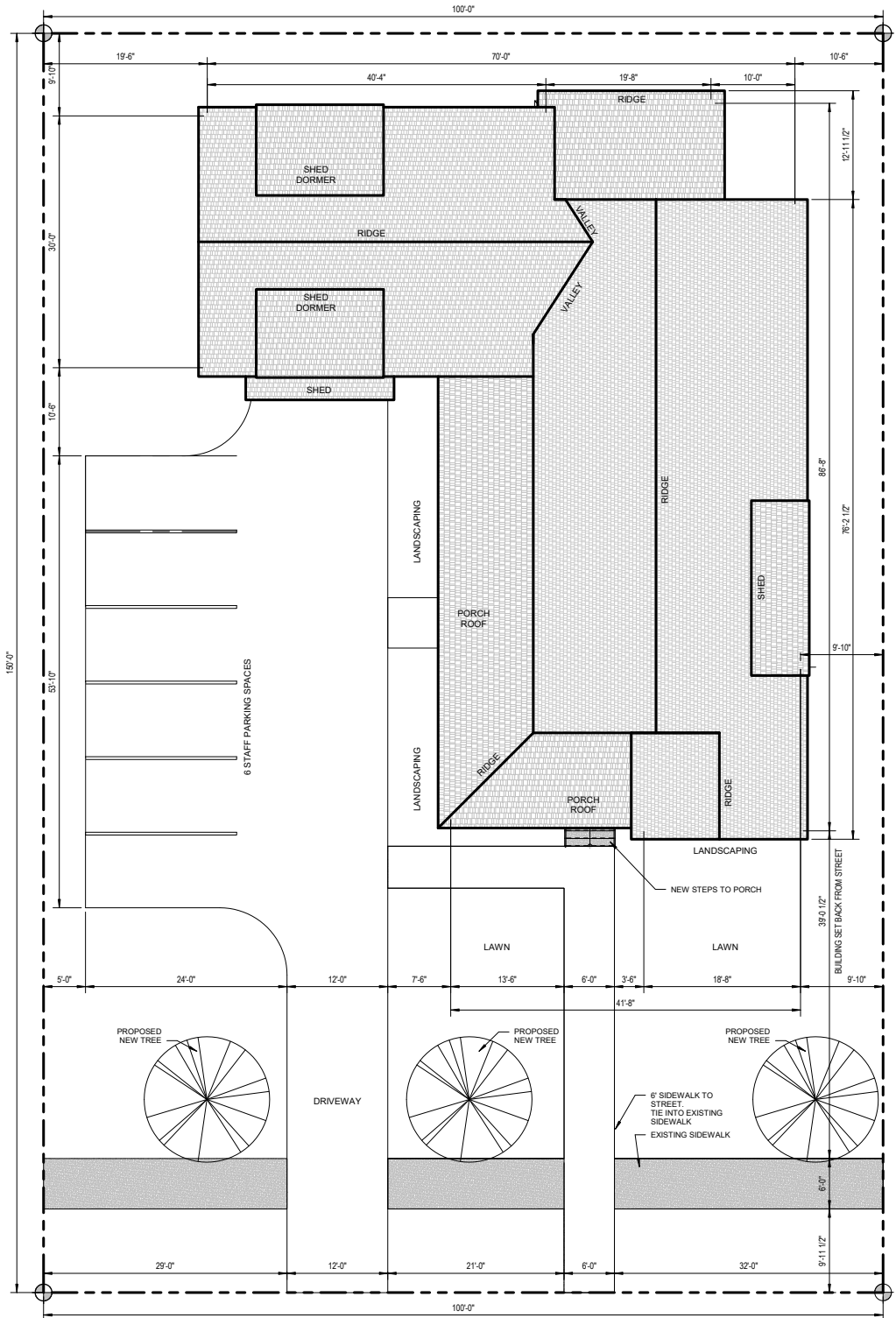
**Garages.** Garages should be detached or placed behind the midpoint of the structure.

*The garage is appropriately placed and will not dominate the site.*

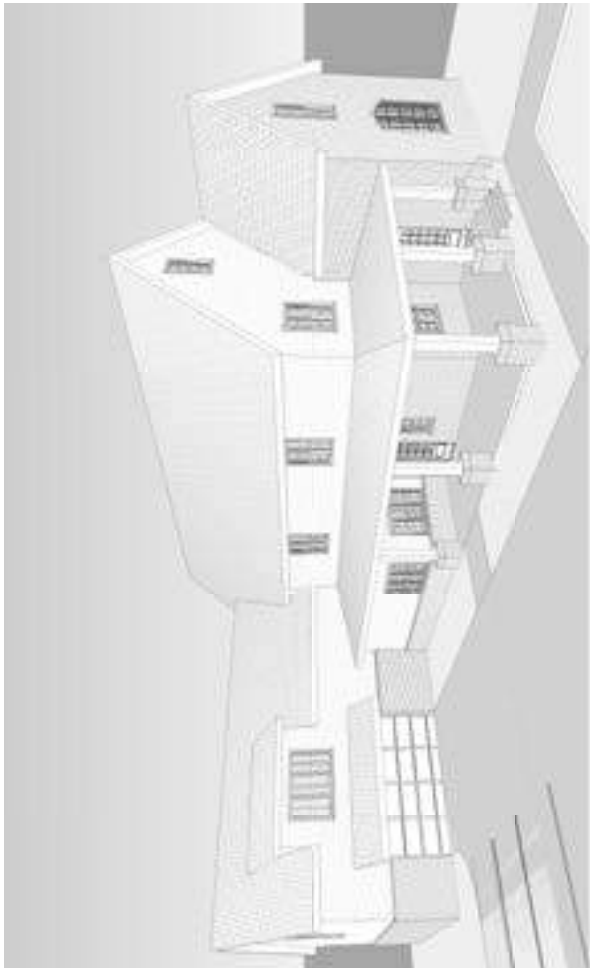
**RECOMMENDATION**

Staff recommends approval of the application with the following conditions:

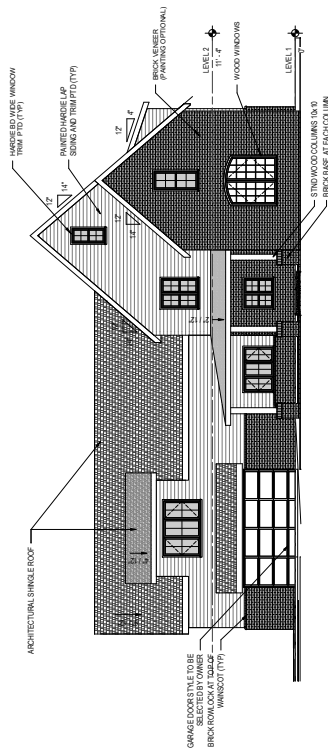
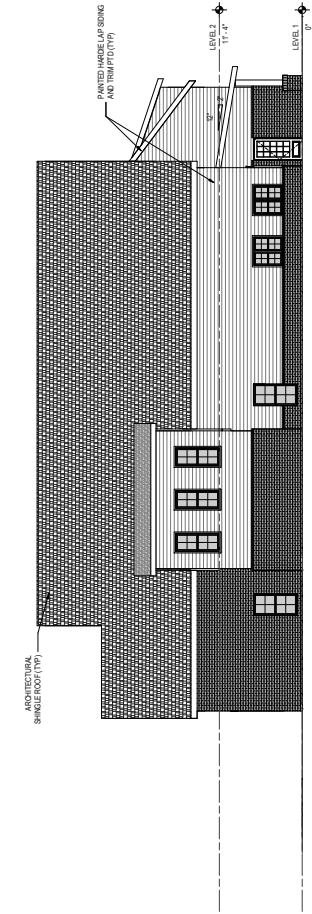
1. Require the proposed columns be at least 8" in width.
2. Require use of materials indicated in the proposed application.
3. Require fascia and soffits to be finished with wood or wood equivalent construction (Hardie® siding/LP SmartSide®).
4. Require all windows be one-over-one design and feature wide trim or be true divided light. Windows may be wood, wood clad vinyl, or vinyl.
5. All HVAC and mechanical equipment shall be screened or placed in a manner to reduce visibility from the street.
6. Require a low knee wall parallel to the front property line to screen the parking area.
7. Defer setting landscaping requirements to development review. No landscaping waivers may be approved by the Planning Director.
8. The structure shall be placed between 23.5'-32' from the front property line.
9. Any damaged sidewalks shall be repaired/replaced.
10. **Submit revised drawings to the Planning Director for approval prior to release of the COA.**



1 835 FAULKNER SITE PLAN  
SCALE: 1/8" = 1'-0"

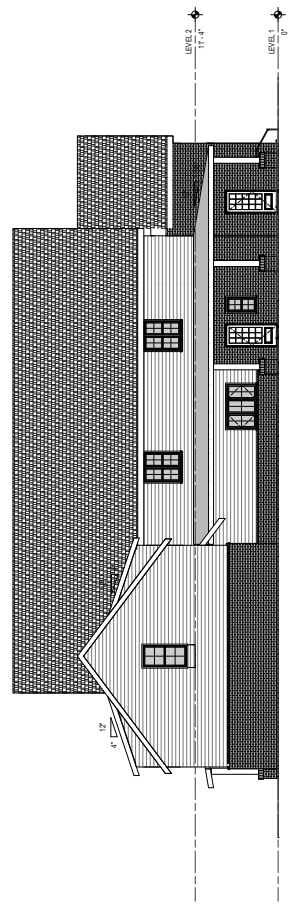


FRONT PERSPECTIVE 1

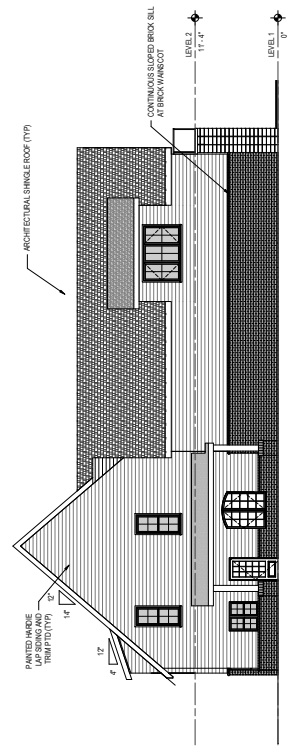


1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

3 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



# 835 Faulkner Street - New non-residential construction

Robinson Historic District

II.B



Property adjacent to the S



View of subject property from Faulkner St looking W



Property adjacent to the N



Property adjacent to the E



Property adjacent to the E

### **APPLICANT/OWNER**

Hoelzeman Remodeling  
Ed Hoelzemen  
320 Conway Blvd  
Conway, AR 72034



### **SITE**

**Address.** 311 Ash St.

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

**Abutting Zoning.** North/South/East/West: R-2A (Large Lot Duplex), Old Conway Design Overlay Suburban District.

**Lot Area.** 0.29 acres ±.

**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Suburban District at the west side of Ash St between Bruce St and Simms St. Area structures consist of single-family residences in the Bungalow and Minimal Traditional style.

**General Description of Property and Proposed Development.** The applicant is proposing to place a 196 sf addition on the rear of the structure.

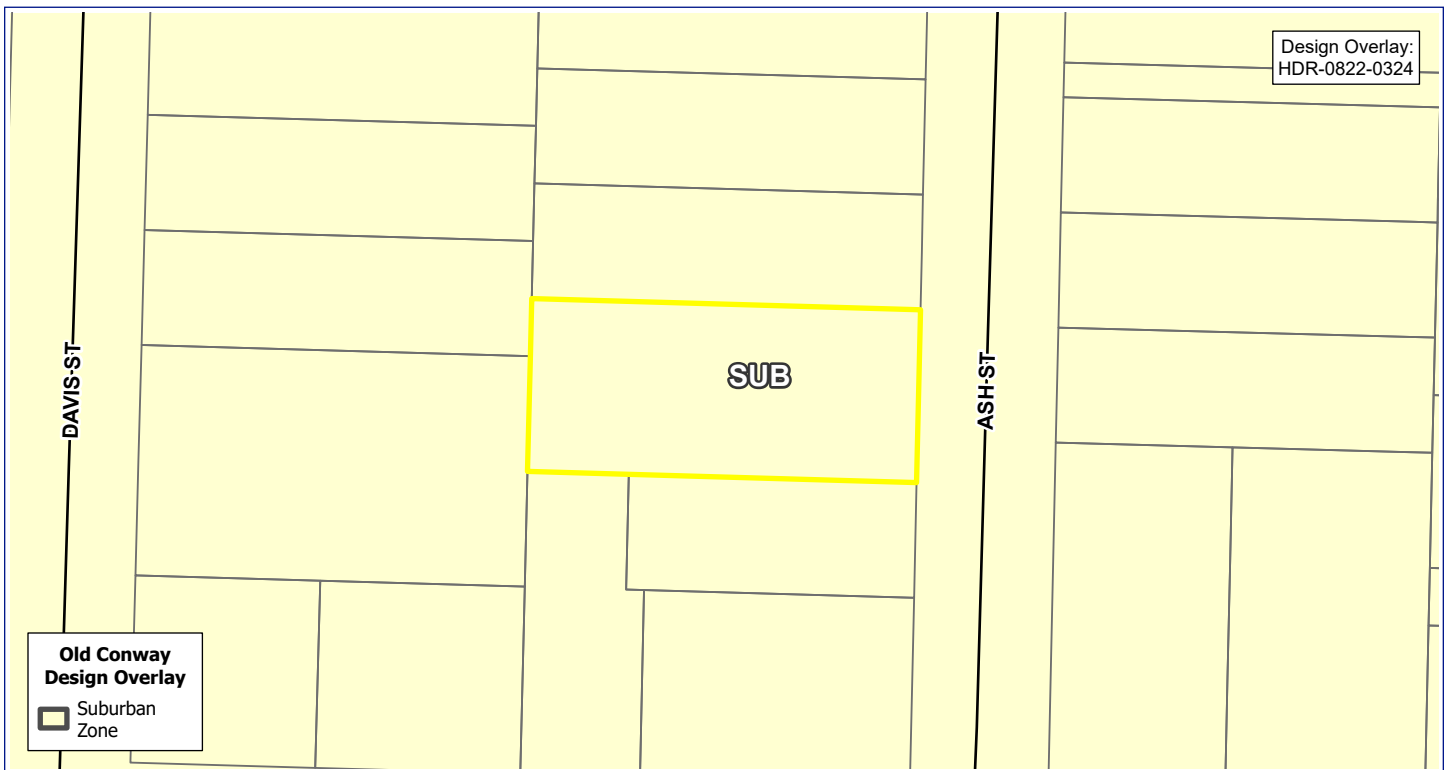
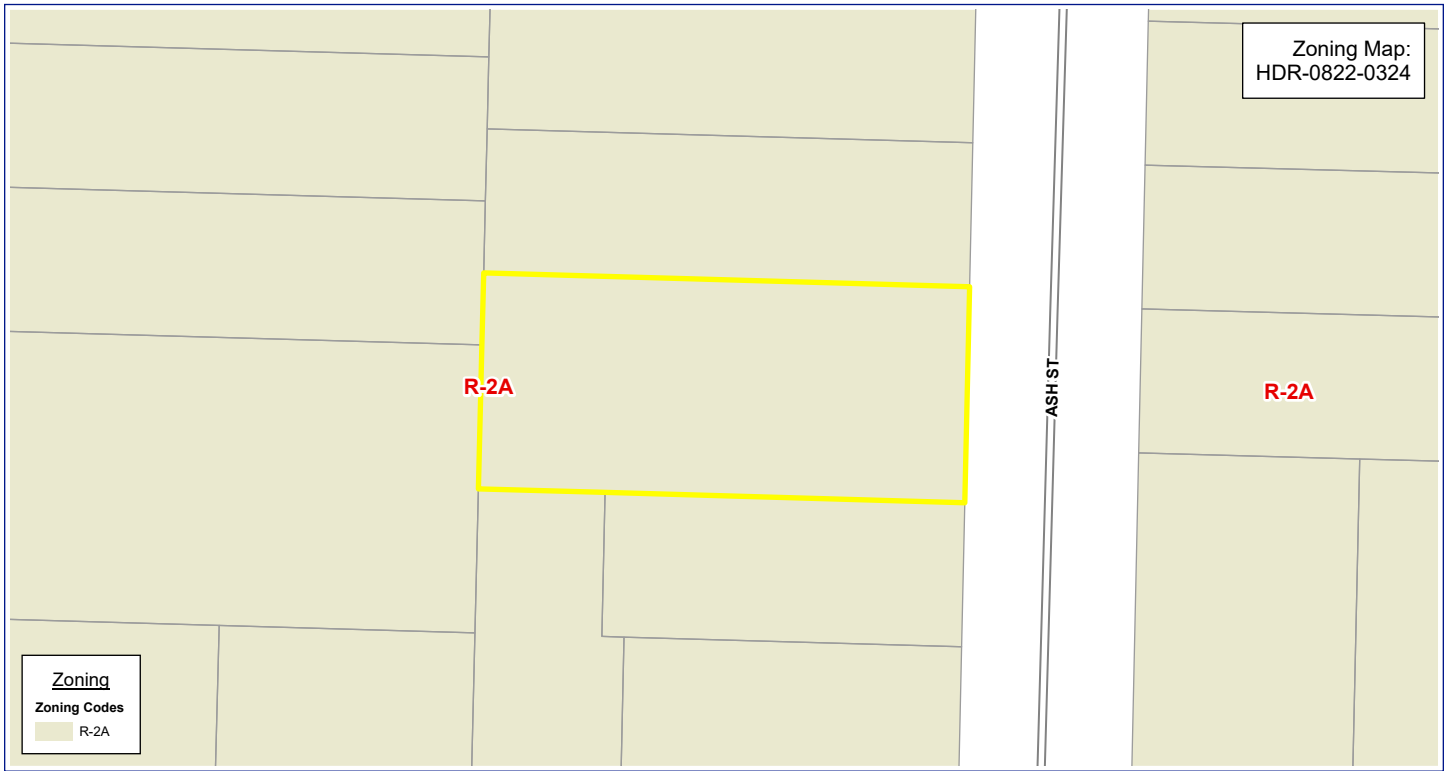
**Entries, Porches, and Porticos, Doors and windows, Awnings.** Porches are encouraged and should be at least 6' deep, when present. Entries should contain special decorative elements and ornamentation. Windows should be of divided-light construction, where divided-light windows are proposed. Fake muntins are not permitted.

*The applicant is indicating the addition of a fiberglass single-light rear door. The applicant is proposing to add a rear window to the proposed bathroom that is one-over-one. Recommend requiring wide trim to match the remaining window trim on the house.*

# 311 Ash Street - Residential addition

Old Conway Design Overlay District

III.A





**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 indicated proposed materials as wood siding which is appropriate.*

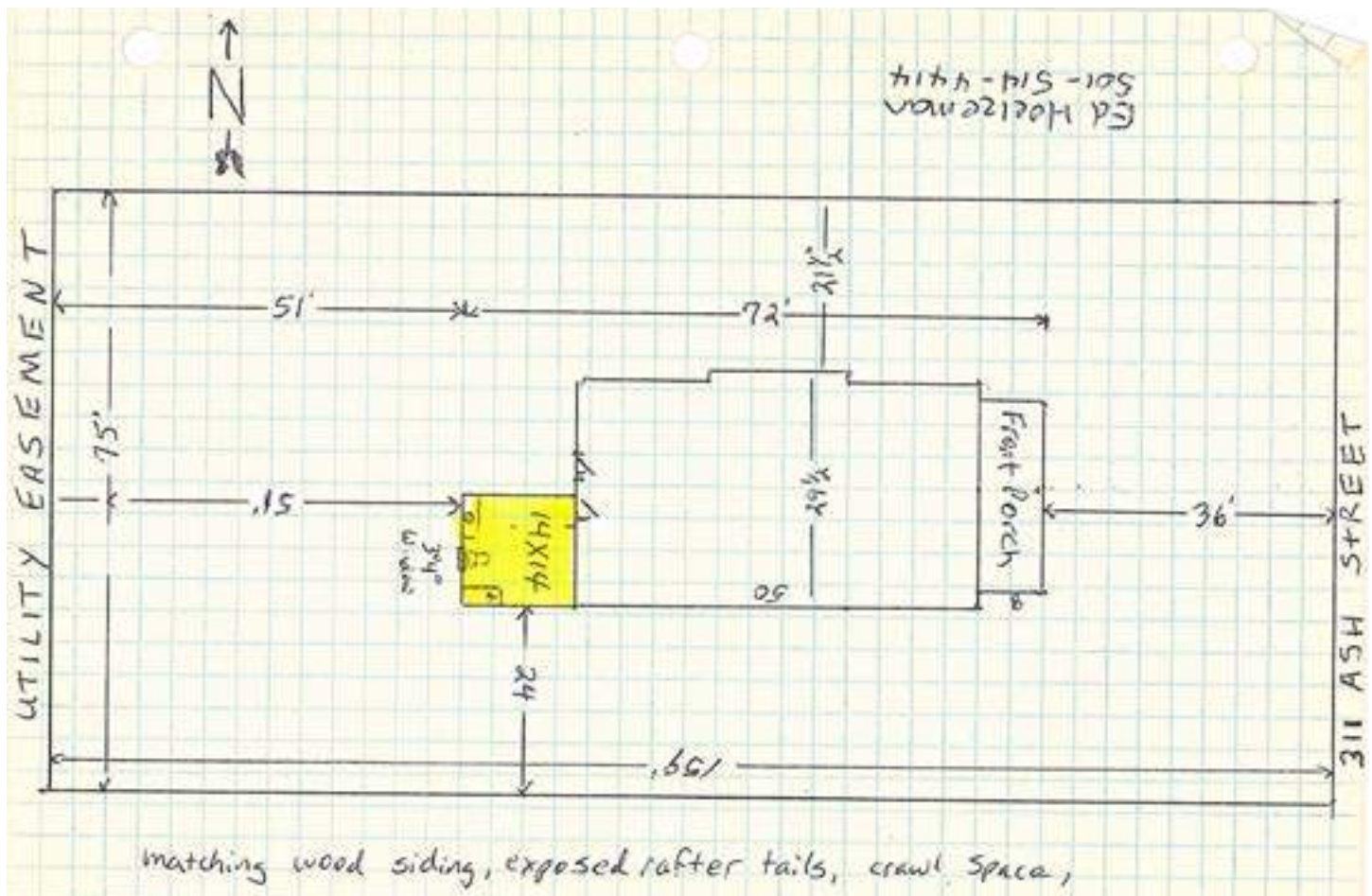
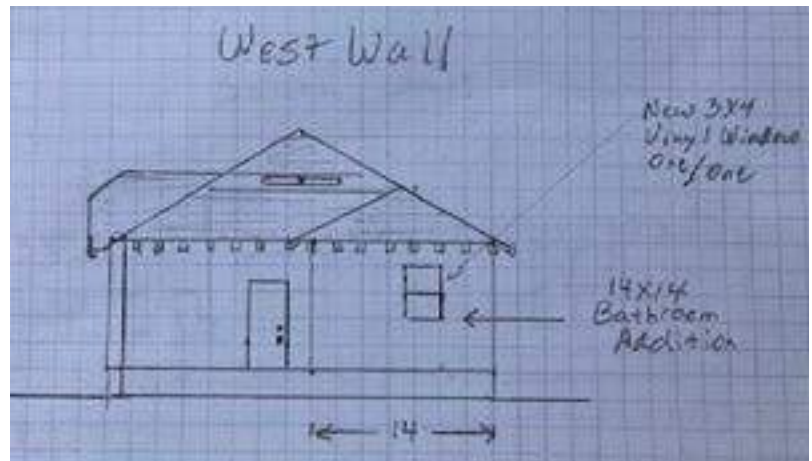
**Additions.** Additions should follow regulations for new construction on highly visible elevations. They shouldn't destroy materials that characterize a property and should protect the historic integrity of the property. Materials should be compatible with the home.

*The rear addition will be smaller and lower in height than the majority of the house and is proposed in a compatible manner.*

**RECOMMENDATION**

Staff recommends approval of the application with the following conditions:

1. Require fascia and soffits to be finished with wood or wood equivalent construction (Hardie® siding/LP SmartSide®).
2. HVAC equipment be placed in a manner to minimize its visibility from the street.
3. Require all windows be one-over-one design or single pane in design with wide trim.
4. Require wood, Hardie® siding, or LP SmartSide® lap siding to be used on the structure.





# 311 Ash Street - Residential addition

Old Conway Design Overlay District

III.A



View of subject property from Ash St looking NW



View of subject property from Ash St looking SW



Property adjacent to the S



Property adjacent to the N



Property adjacent to the SE



Property adjacent to the E



# 824 Front Street - New doors and windows

Old Conway Design Overlay District

**APPLICANT/OWNER**

Strange Family Commercial Properties  
Rachel Kennedy  
824 Front St  
Conway, AR 72032

**CONTRACTOR**

Moix Construction  
Patrick Moix



**SITE**

**Address.** 824 Front 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.** 0.32 acres ±.

**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Urban District at the east side of Front St between Main St and Oaks St. Area structures consist of commercial building in the 19th and 20th Century Vernacular style.

**General Description of Property and Proposed Development.** The applicant is proposing to add an aluminum storefront and windows to a rear alley facing portion of the existing structure

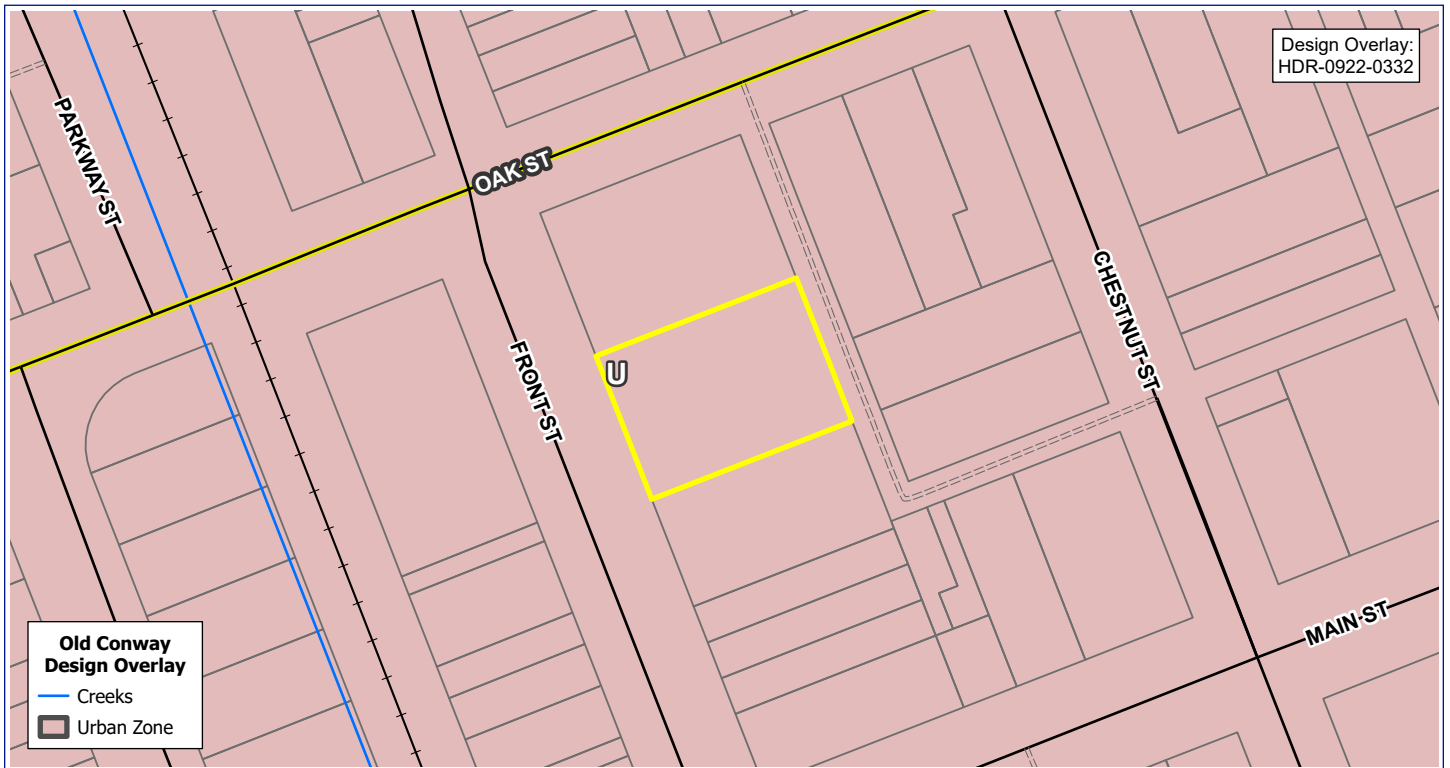
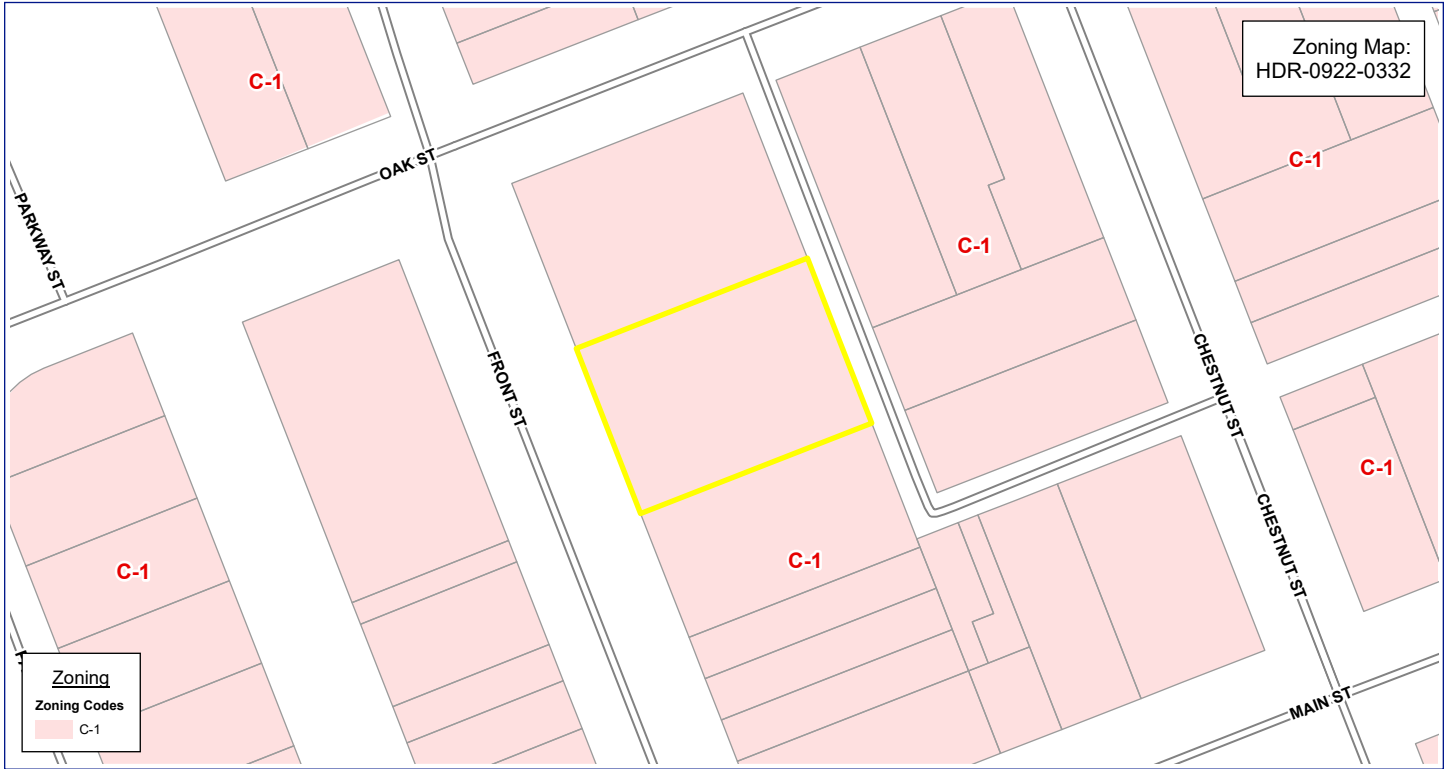
**Ground-level Façade Detail.** A minimum of 2/3 of a first story façade shall be windows and shall be a maximum of 3 feet above the ground.

*These windows will increase the window percentage on this façade. It is important to note these windows face an alley and not a street frontage.*

# 824 Front Street - New doors and windows

Old Conway Design Overlay District

III.B



**Building Materials.** Glazing should be 85% transparent. Tinted glass is discouraged at ground level. Building materials should include brick, stone, concrete, architectural metals, stucco/plaster, and wood trim.

*No details have been provided on the window tinting for the structure. Recommend requiring limited tinting and brick sill to match existing window sills on the building.*

**Building Entries.** Main pedestrian entries shall be located on the street. Building entries should be emphasized with architectural details, different massing, or changes in the façade plane.

*The entry will be a metal storefront off an existing entry. The proposed metal storefront is appropriate.*

### **RECOMMENDATION**

Staff recommends approval of the application with the following condition:

1. Require the windows feature minimal tinting and feature brick sill to match existing sills on the building.



# 824 Front Street - New doors and windows

Old Conway Design Overlay District

III.B



View of subject property from Front St looking E



View of subject property from Front St looking SE



Property adjacent to the W



Property adjacent to the W

# 953 Watkins Street - Carport addition

Old Conway Design Overlay District

III.C

## APPLICANT/OWNER

John Hollis  
394 South St  
Wrentham, MA 02063

## DESIGN PROFESSIONAL

Steve Hurd  
Hurd-Long Architects

## CONTRACTOR

Scott Lucas  
Lucas Construction



## SITE

**Address.** 953 Watkins 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.** 0.24 acres ±.

**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Suburban District at the west side of Watkins St between Cross St and Prince St. Area structures consist of single family residences in the simplified Queen Anne, Mixed-Masonry, and Plain-Traditional styles.

**General Description of Property and Proposed Development.** The applicant is proposing to construct a 506 sf attached carport on the rear of the house that will be connected with a breezeway.

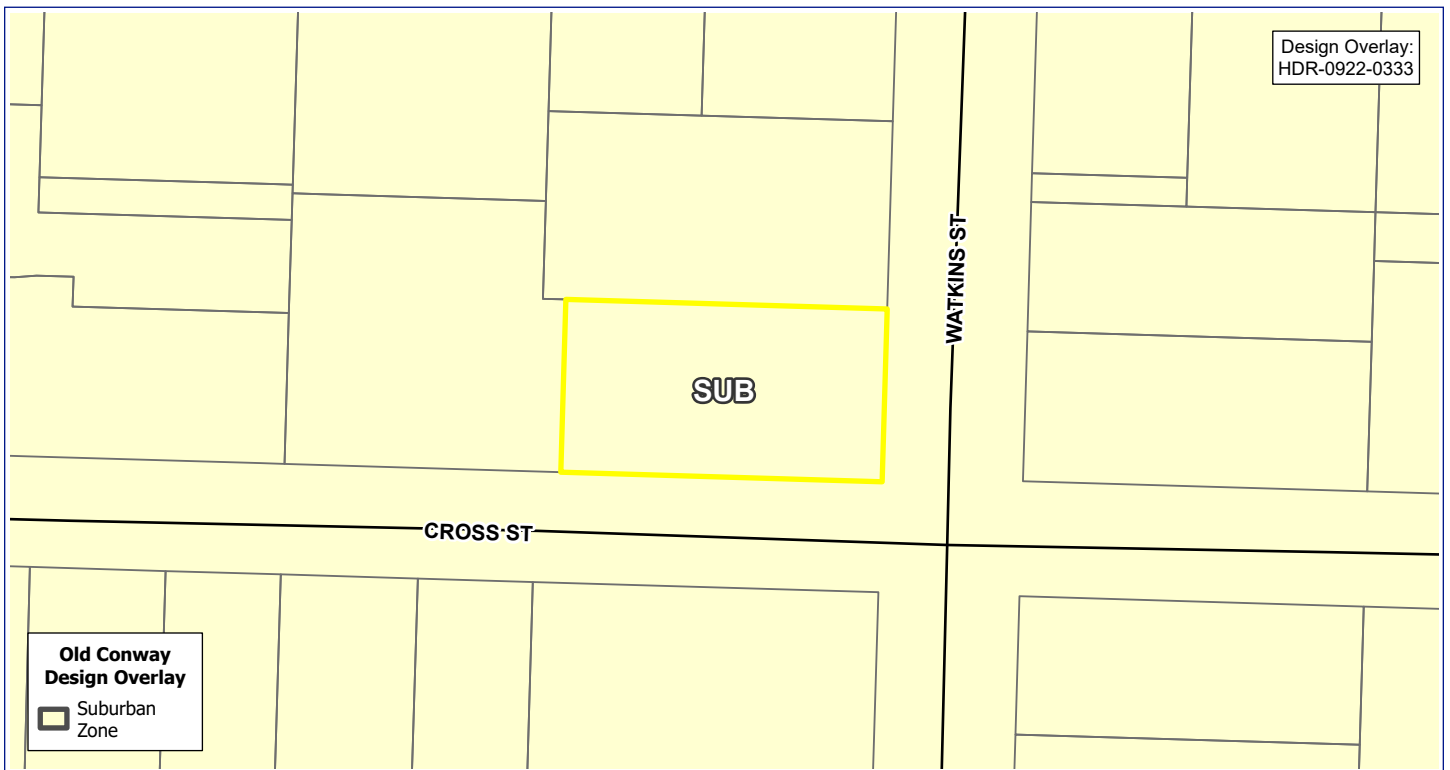
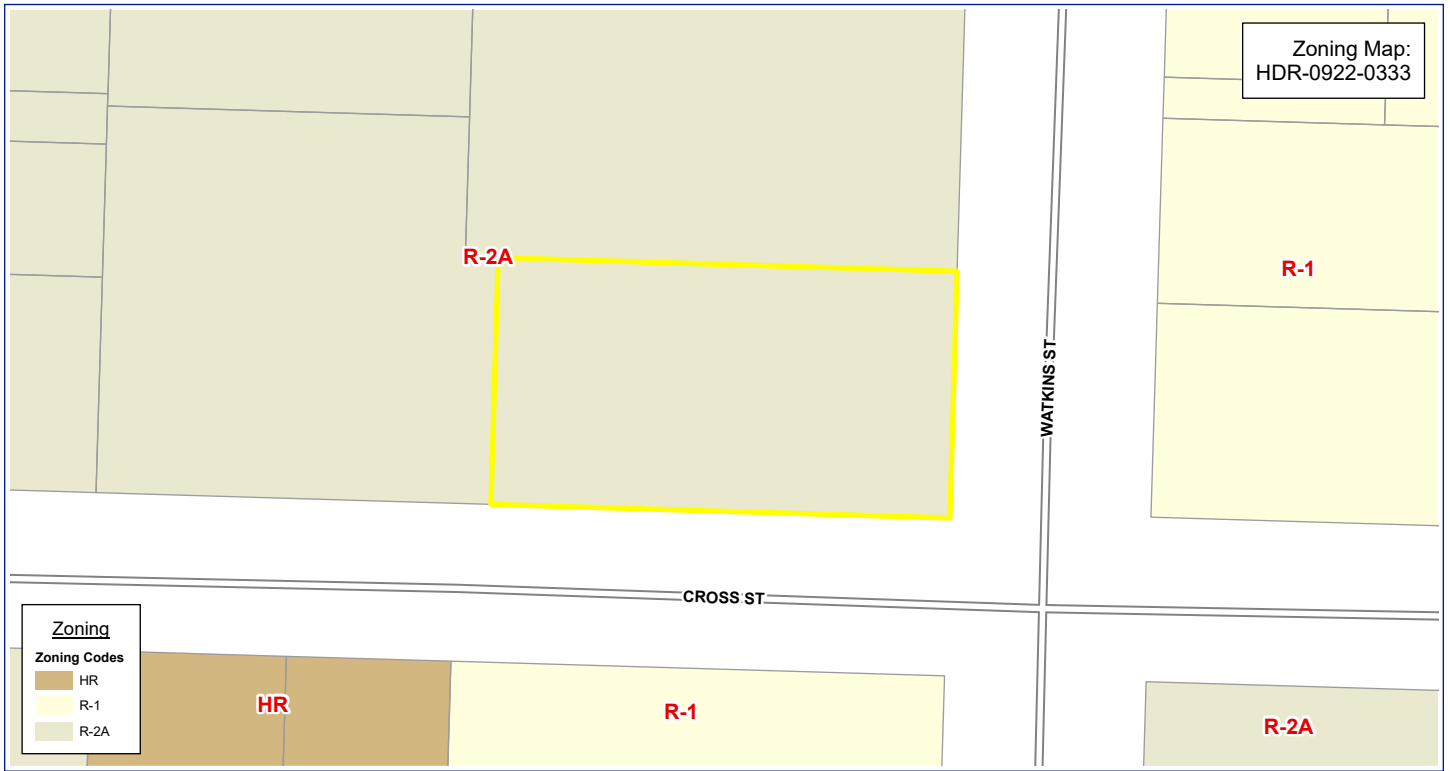
**Entries, Porches, and Porticos, Doors and windows, Awnings.** Porches are encouraged and should be at least 6' deep, when present. Entries should contain special decorative elements and ornamentation. Windows should be of divided-light construction, where divided-light windows are proposed. Fake muntins are not permitted.

*New windows will be added on the north elevation and west elevations. Proposed windows are indicated as one-over-one with wide trim. Proposed windows appear appropriate to the structure.*

# 953 Watkins Street - Carport addition

Old Conway Design Overlay District

III.C



**Garages/Outbuildings.** Garages should be placed at the rear of the lot. On corner lots, the garage should face the side street. 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 proposed carport is placed in a manner consistent with the requirements of the ordinance at the rear of the structure*

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

*Lot coverage for the site will be less than 30%.*

**DESIGN ELEMENTS**

**Parking Areas.** Parking is not permitted in the front yard of residential properties. Parking is allowed only along street and alley frontage, and in rear yards, driveways, carports and garages. No more than fifty percent (50%) of the front yard may be paved.

*Based on the recommended reorientation of the garage, parking will be located in an appropriate place.*

**Tree preservation.** At least one tree will be impacted by the construction, need further information from the applicant.

*Recommend requiring the planting of one tree to replace the tree being removed.*

**MATERIALS AND DETAILING**

**Roofs.** Roofing should respect the character of the surrounding area with respect to materials, pitch, form.

*The proposed roofing materials and slopes for the garage are appropriate.*

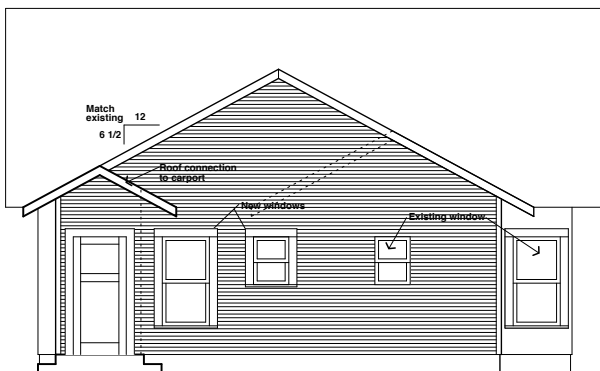
**Architectural Details, Siding, and Bricks.** Detailing and siding should complement the surrounding area. Siding should include brick, stone, wood, or Hardieboard/LP Smartside type siding.

*The applicant hasn't indicated materials for construction. Recommend requiring use of wood or wood-equivalent materials like Hardie® siding/ LP SmartSide® for the project. Exposure of siding should match the existing siding for the structure.*

**RECOMMENDATION**

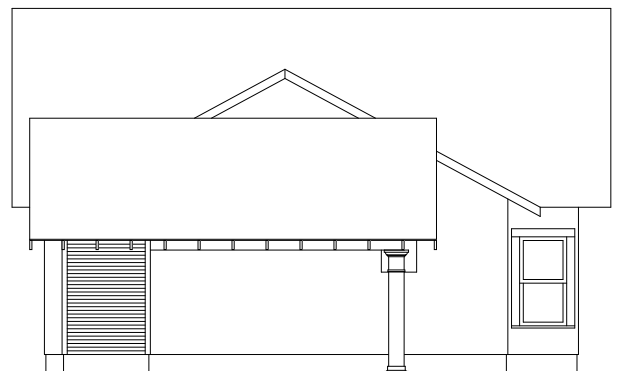
Staff recommends approval of the application with the following conditions:

1. Require fascia and soffits to be finished with wood or wood equivalent construction (Hardie® siding/LP SmartSide®).
2. Require the exposure of new siding to match the existing siding of the structure.
3. HVAC equipment be placed in a manner to minimize its visibility from the street.
4. Require all windows be one-over-one design or single pane in design with wide trim.
5. Require wood, Hardie® siding, or LP SmartSide® lap siding to be used on the structure.
6. Require the planting of one tree to replace the tree to be removed.



**West Elevation/Section**

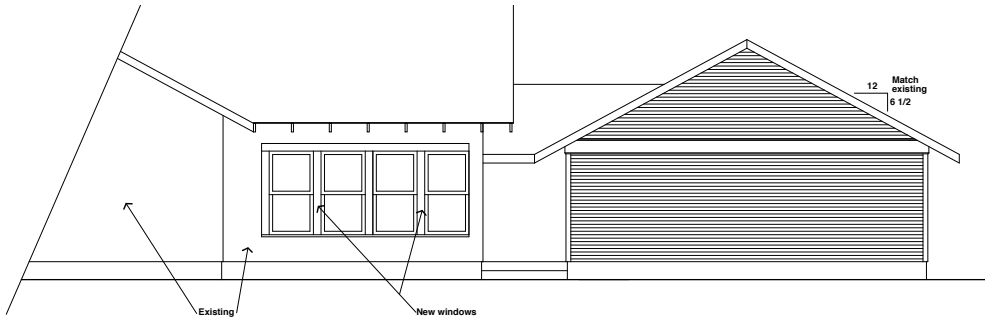
1/4"=1'-0"



**West Elevation**

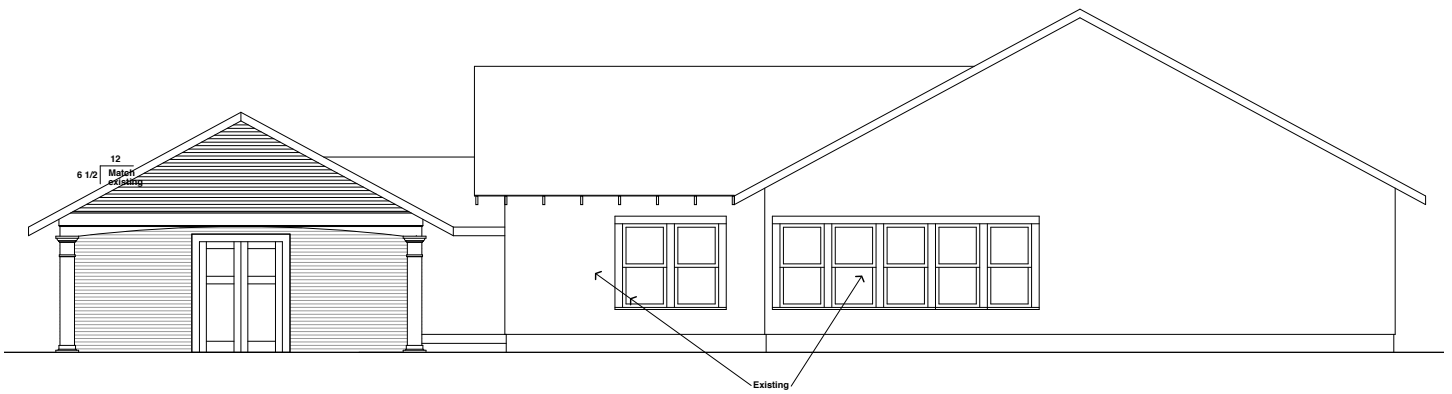
1/4"=1'-0"





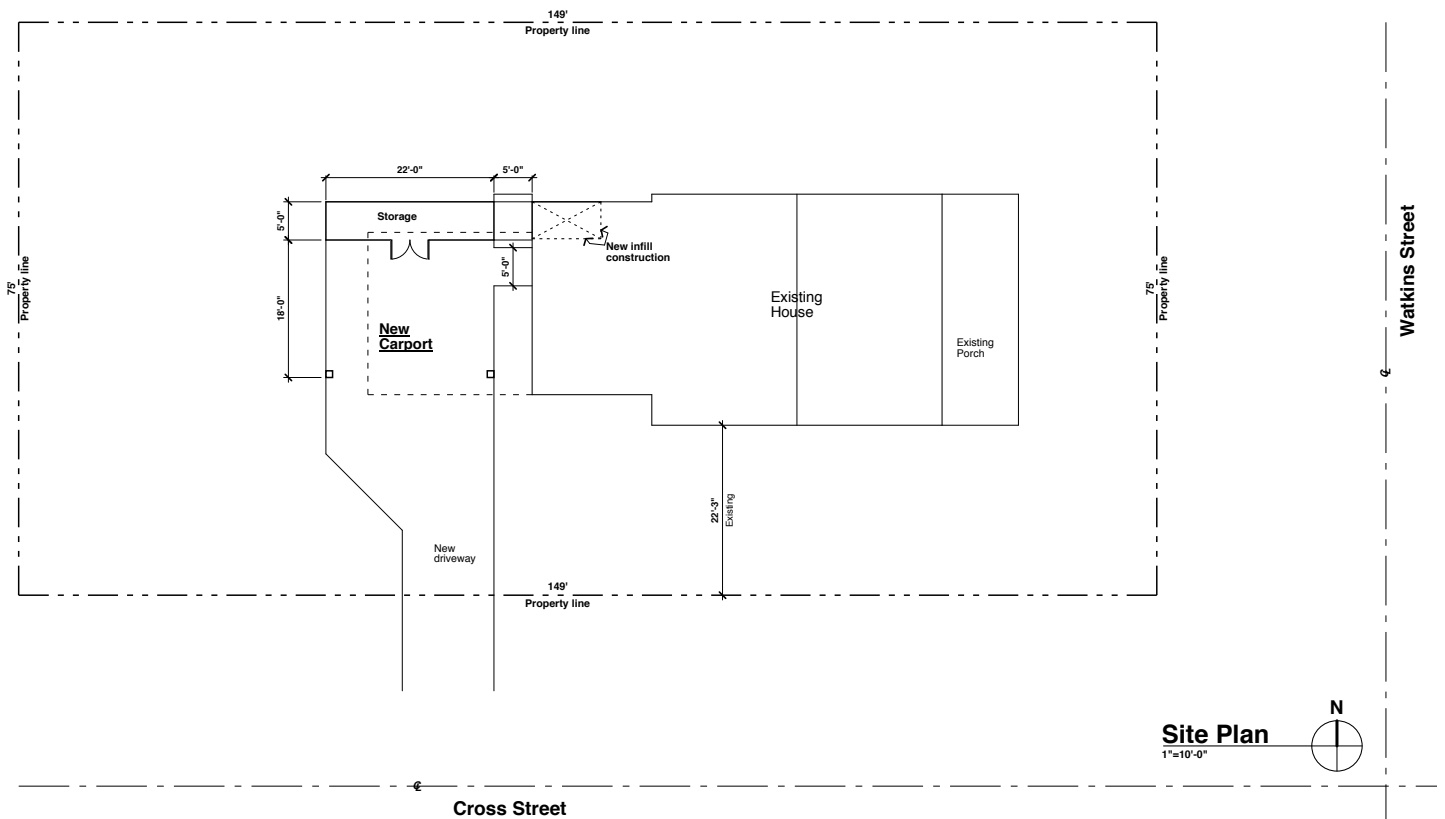
**North Elevation**

1/4"=1'-0"



**South Elevation**

1/4"=1'-0"



# 953 Watkins Street - Carport addition

Old Conway Design Overlay District

III.C



View of subject property from Cross St looking NW



View of subject property from Watkins St looking W



Property adjacent to the S, across Cross St



Property adjacent to the N



Property adjacent to the E, across Watkins St



Property adjacent to the E, across Watkins St



# 1929 Scott Street - Garage conversion to living quarters

Old Conway Design Overlay District

**APPLICANT/AUTHORIZED AGENT**

Miah Millan Interiors, LLC  
26 Timberlane Trl  
Conway, AR 72034

**OWNER**

Eduard Millan Morales  
1929 Scott St  
Conway, AR 72034



**SITE**

**Address.** 1929 Scott St.

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

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

**Lot Area.** 0.37 acres ±.

**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Suburban District on the south side of Scott Street. Area structures consist of single-family residences in gable and minimal traditional styles.

**General Description of Property and Proposed Development.** The applicant is proposing to convert an existing detached garage into an accessory dwelling unit.

**Setbacks and Spacing.** Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 85% to 115% of the average area front setback.

*The proposed setbacks and spacing are appropriate. Spacing of the structure appears to conform to the requirements and the addition will not significantly alter the appearance of the neighborhood. No change in footprint is proposed.*

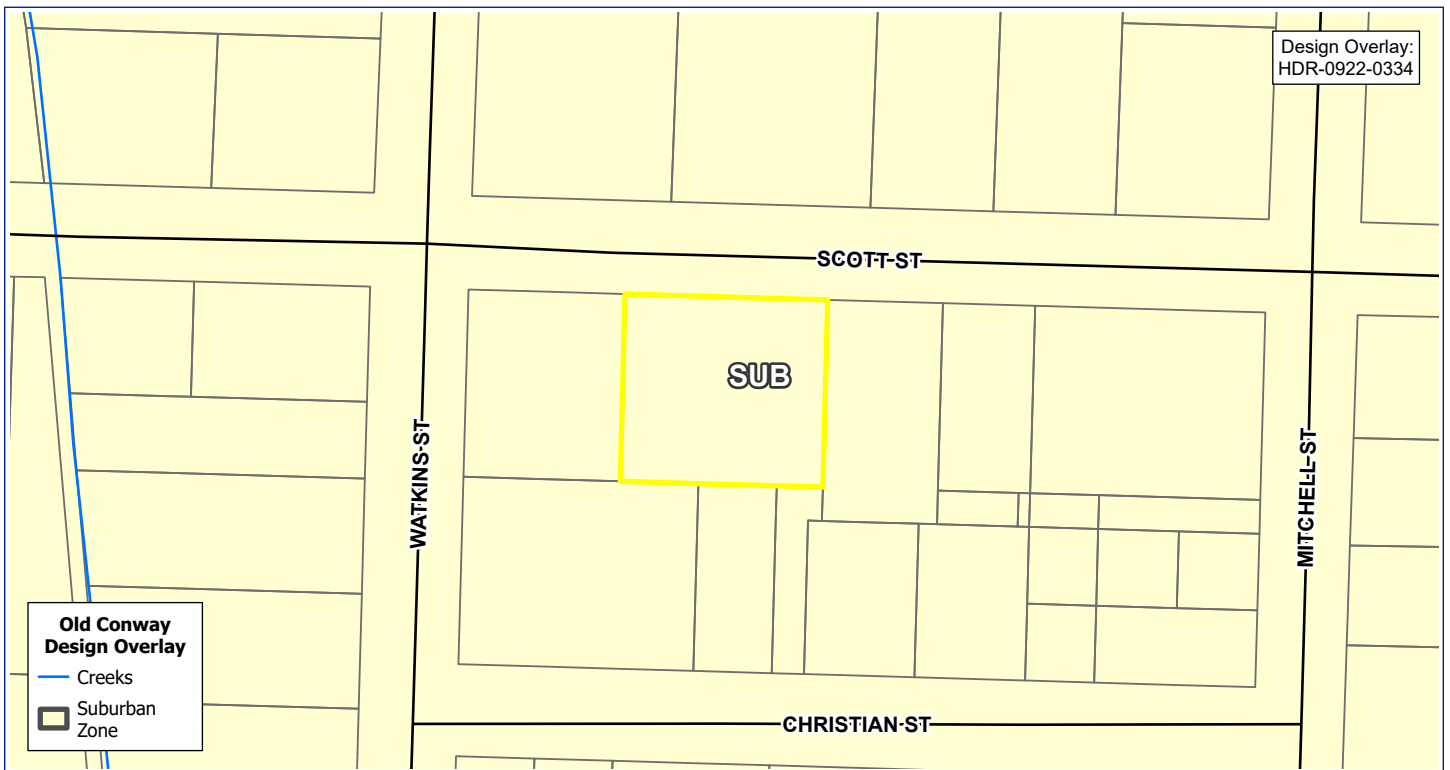
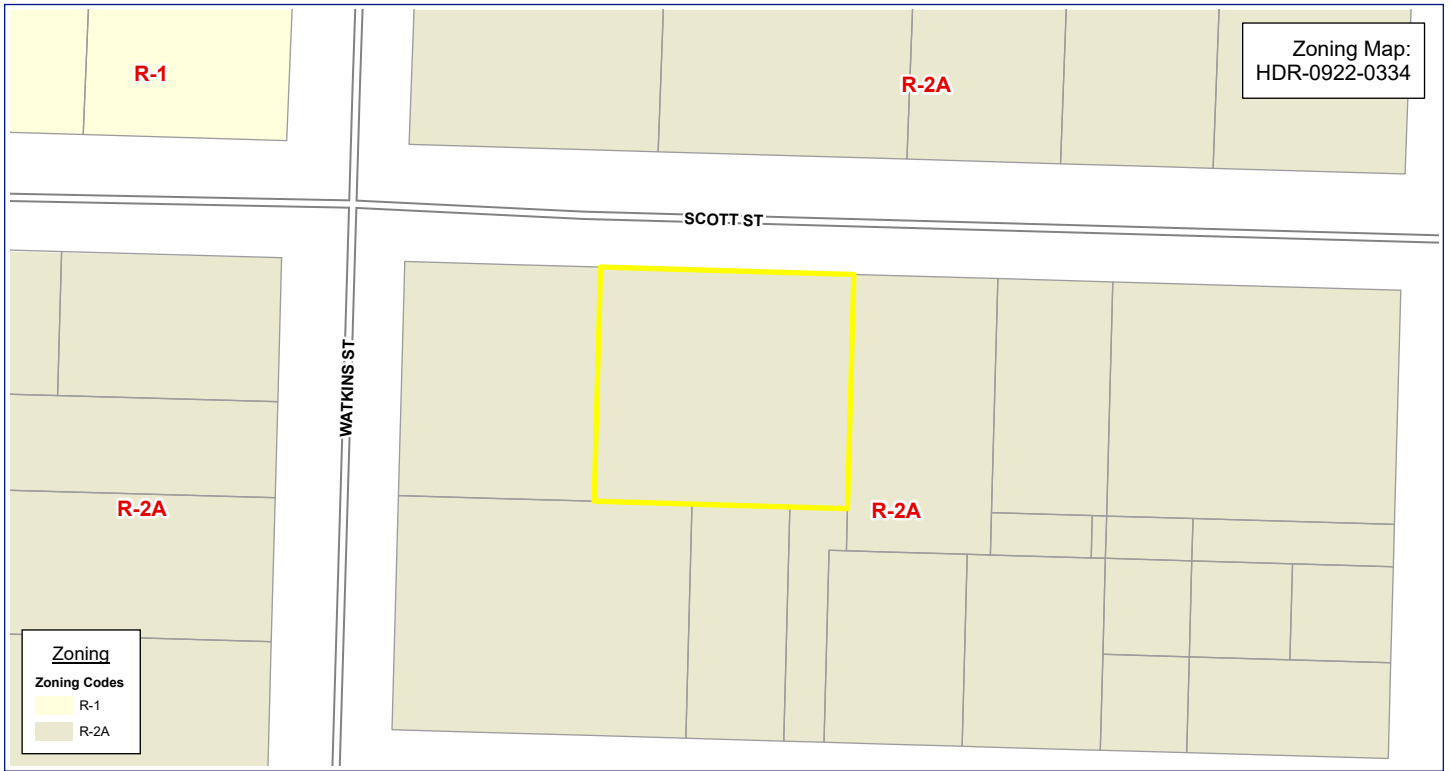
**Lot Coverage.** Lot coverage for all impervious surfaces shall be less than 60%.

*Lot coverage for the site is approximately 23%. There is to be no expansion to lot coverage of impervious surfaces.*



# 1929 Scott Street - Garage conversion to living quarters

Old Conway Design Overlay District



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

*The front door of the accessory structure faces the street in a similar fashion to other structures on the street. There will be no change in the location of the door.*

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

**Driveway / Parking.** Parking in the front yard is not permitted. Driveways should be concrete, pavers, or permeable paving.

*The applicant is not proposing to alter the existing parking area.*

**Sidewalks.** Sidewalks currently exist along Scott St and are in satisfactory condition.

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

**Tree preservation.** There are no significant trees affected by the project. Tree coverage is adequate for this site.

### **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 accessory living quarters will remain unchanged. There will be no change to the size or height of the structure which is consistent with the district.*

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

*The accessory building footprint will not change.*

**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 historic patterns of construction in the area.*

**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.

*The applicant is proposing several openings to the front, rear, and left elevations. These include several windows, most which are existing, and a door facing the street. The addition of two windows to the right elevation is recommended to meet the design aesthetic of the district.*

### **DESIGN ELEMENTS**

**Style.** New design should respect the context of the area while expressing the contemporary nature of the structure.

*The proposed design would not significantly alter the site's existing character. The surrounding area does not have a cohesive theme of styles, mixing traditional, historic vernacular, and contemporary elements. As such, the proposed addition could be considered compatible.*

**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 muntins are not permitted.

*Most windows shown on the elevation plans are existing. Any new proposed windows will need to be one-over-one. Details for both windows and door will need to be provided prior to approval.*

**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 submitted plans.*

**Architectural Details, Siding, and Bricks.** Detailing and siding should complement the surrounding area.

*The applicant is proposing to fully brick each side of the accessory dwelling. The brick should be of high quality and match the brick found on the home. Any damaged, cracked, or missing bricks shall be repaired.*

**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.

*Roof forms and materials are appropriate. Current architectural shingles match existing shingles on primary residence. Fascia and soffit to be constructed out of wood and painted if damaged.*

### RECOMMENDATION

Staff recommends approval of the remodel and driveway with the following conditions:

1. Require fascia and soffits to be finished with wood construction or wood substitute such as Hardie® siding/LP SmartSide® and painted/repaired.
2. Two windows are required on the right elevation.
3. Specifications for new windows and door will need to be provided. one-over-one windows required.
4. Any new HVAC equipment must be placed in a manner to minimize its visibility from the street and screened by landscaping.
5. ***The applicant shall provide revised plans to the Planning Director for review and approval prior to issuance of a Certificate of Appropriateness and building permits.***

## MOTHER-IN-LAW SUITE

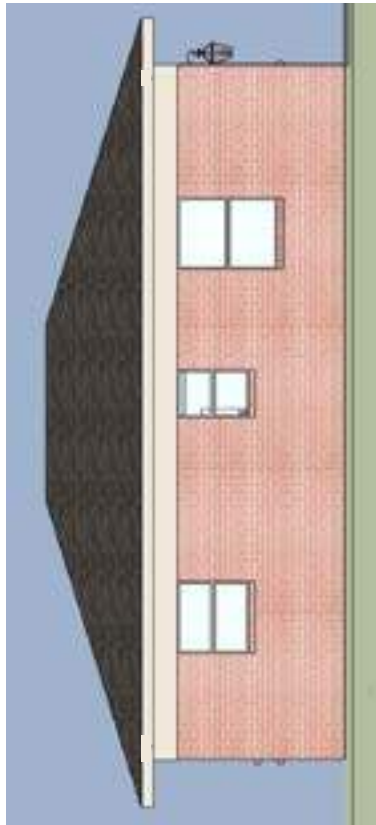
EXTERIOR RENDERING

1929 SCOTT ST, CONWAY, AR 72034





LEFT ELEVATION VIEW  
1929 SCOTT ST. CONWAY, AR 72034  
MIAH MILLAN



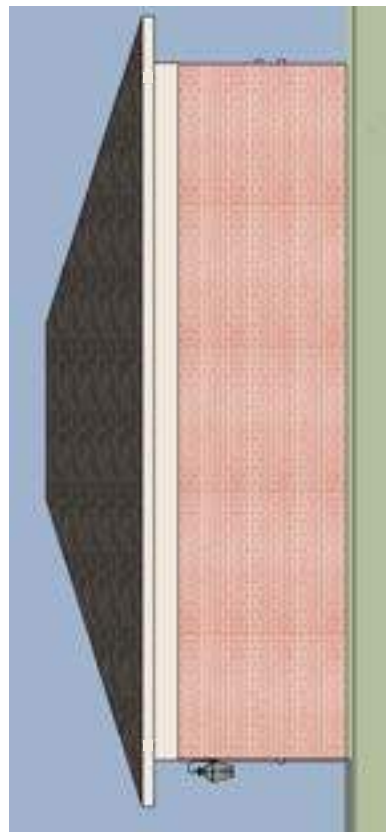
BACK ELEVATION VIEW  
1929 SCOTT ST. CONWAY, AR 72034  
MIAH MILLAN



FRONT ELEVATION  
1929 SCOTT ST. CONWAY, AR 72034  
MIAH MILLAN



RIGHT ELEVATION VIEW  
1929 SCOTT ST. CONWAY, AR 72034  
MIAH MILLAN



# 1929 Scott Street - Garage conversion to living quarters

Old Conway Design Overlay District

III.D



View of subject property from Scott St looking S



View of subject property from Scott St looking SE



Property adjacent to the E



Property adjacent to the W



Property adjacent to the N, across Scott St



# 519 Second Street - New accessory structure

Old Conway Design Overlay District

III.E

## APPLICANT/OWNER

Sawyer James  
519 Second St  
Conway, AR 72032



## SITE

**Address.** 519 Second St.

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

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

**Lot Area.** 0.30 acres ±.

**Surrounding Area Structures.** The property is located in the Old Conway Suburban Zone on the south side of Second St between Factory St and Ingram St. Area structures consist primarily single-family and two-family structures in the Minimal Traditional style.

**General Description of Property and Proposed Development.** The applicant is proposing to construct a new 252 sf accessory building.

**Setbacks and Spacing.** Side setbacks for accessory structures are allowed up to the minimum allowed by the Arkansas Fire Prevention Code, which is 5'.

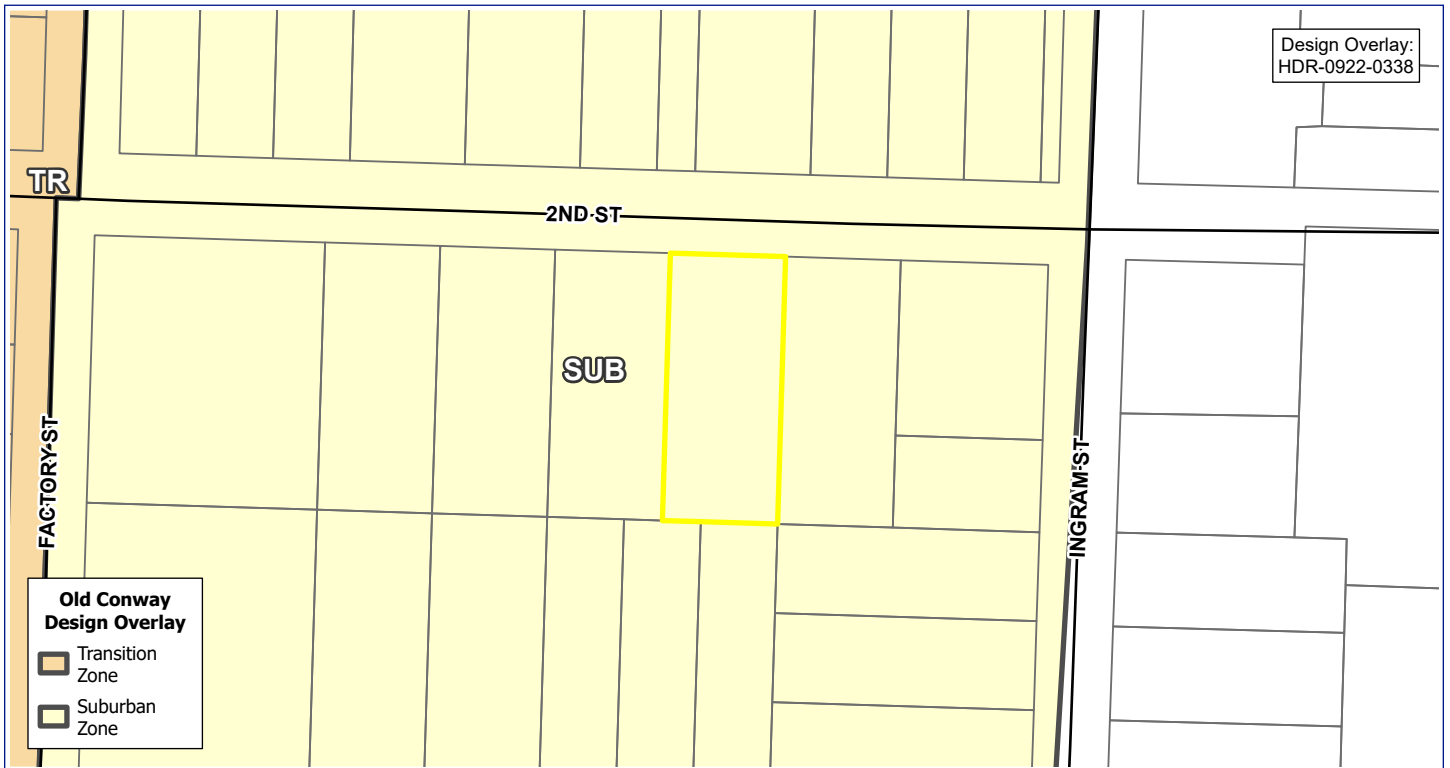
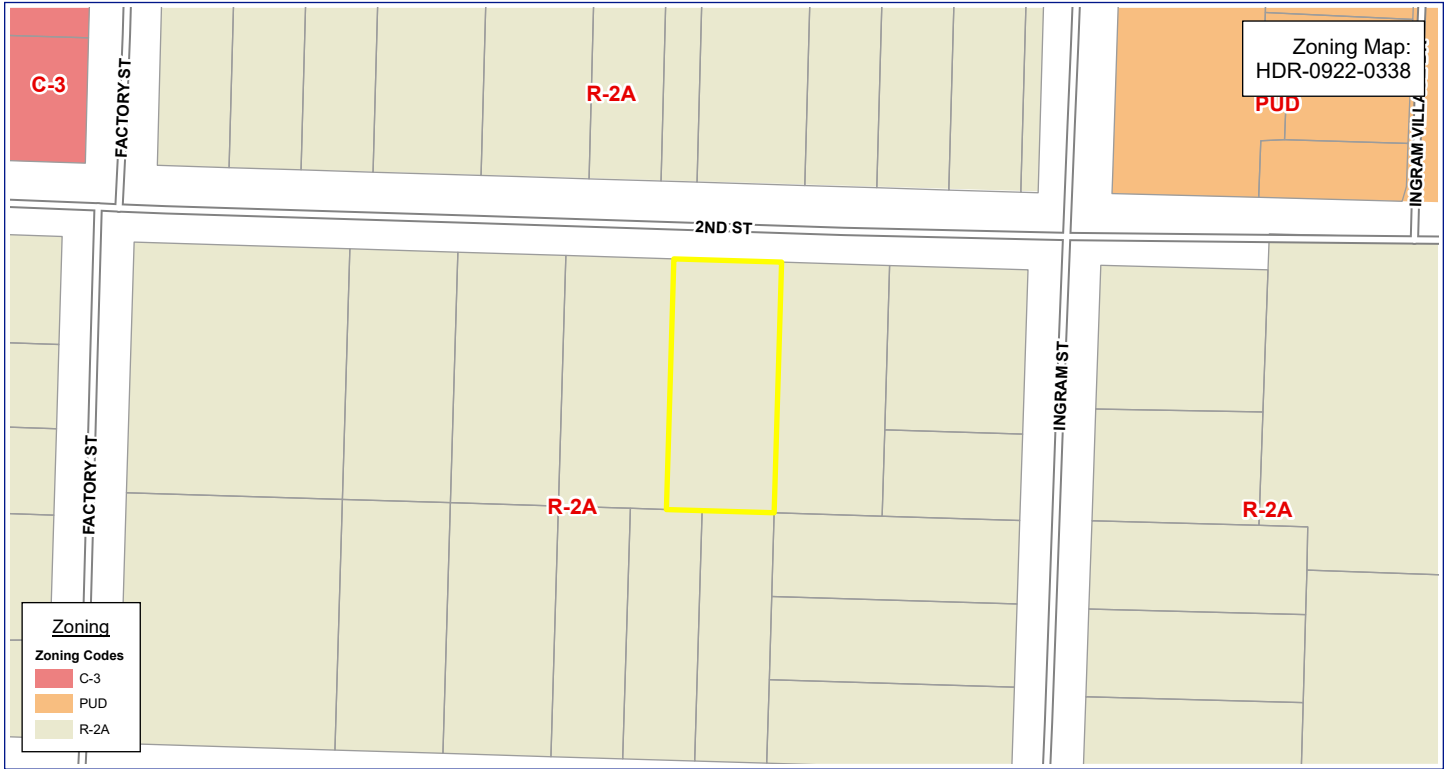
*The structure is proposed to be in the rear yard 22' from the southern property line and 18' from the west property line. The location is appropriate.*



# 519 Second Street - New accessory structure

Old Conway Design Overlay District

III.E



**Garages/Outbuildings.** Garages/outbuildings should be placed at the rear of the lot. When lot depth prevents a rear placement, the garage/outbuilding may be placed at the side of the structure along the back half of the structure.

*Placement in the rear yard is appropriate.*

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

*Lot coverage for the site will be less than 20%.*

### **DESIGN ELEMENTS**

**Tree preservation.** It is unclear if any trees will be impacted by the construction, need further information from the applicant.

*Recommend requiring a tree planting if any trees over 8" in diameter are removed.*

### **MATERIALS AND DETAILING**

**Roofs.** Roofing should respect the character of the surrounding area with respect to materials, pitch, form.

*The proposed roofing slopes for the garage is 4/12 and will not match the house. However, the structure is small. Recommend requiring an asphalt shingle roof to match the house.*

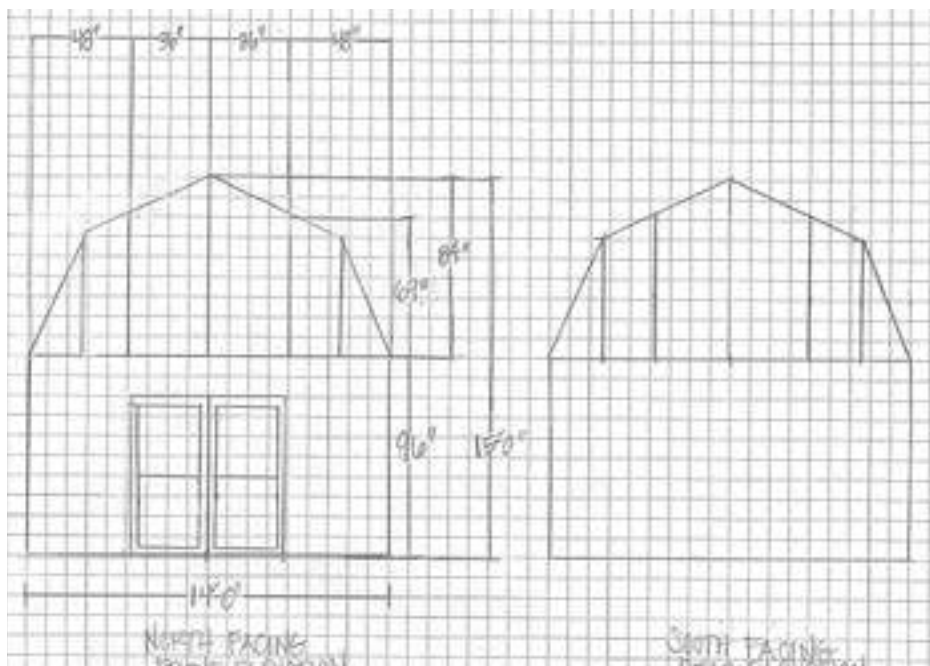
**Architectural Details, Siding, and Bricks.** Detailing and siding should complement the surrounding area. Siding should include brick, stone, wood, or Hardie® siding/LP SmartSide® type siding.

*The applicant has not indicated proposed materials for the project. Wood or a wood equivalent product such as Hardie® siding/LP SmartSide® is appropriate.*

### **RECOMMENDATIONS**

Staff recommends the application with the following conditions:

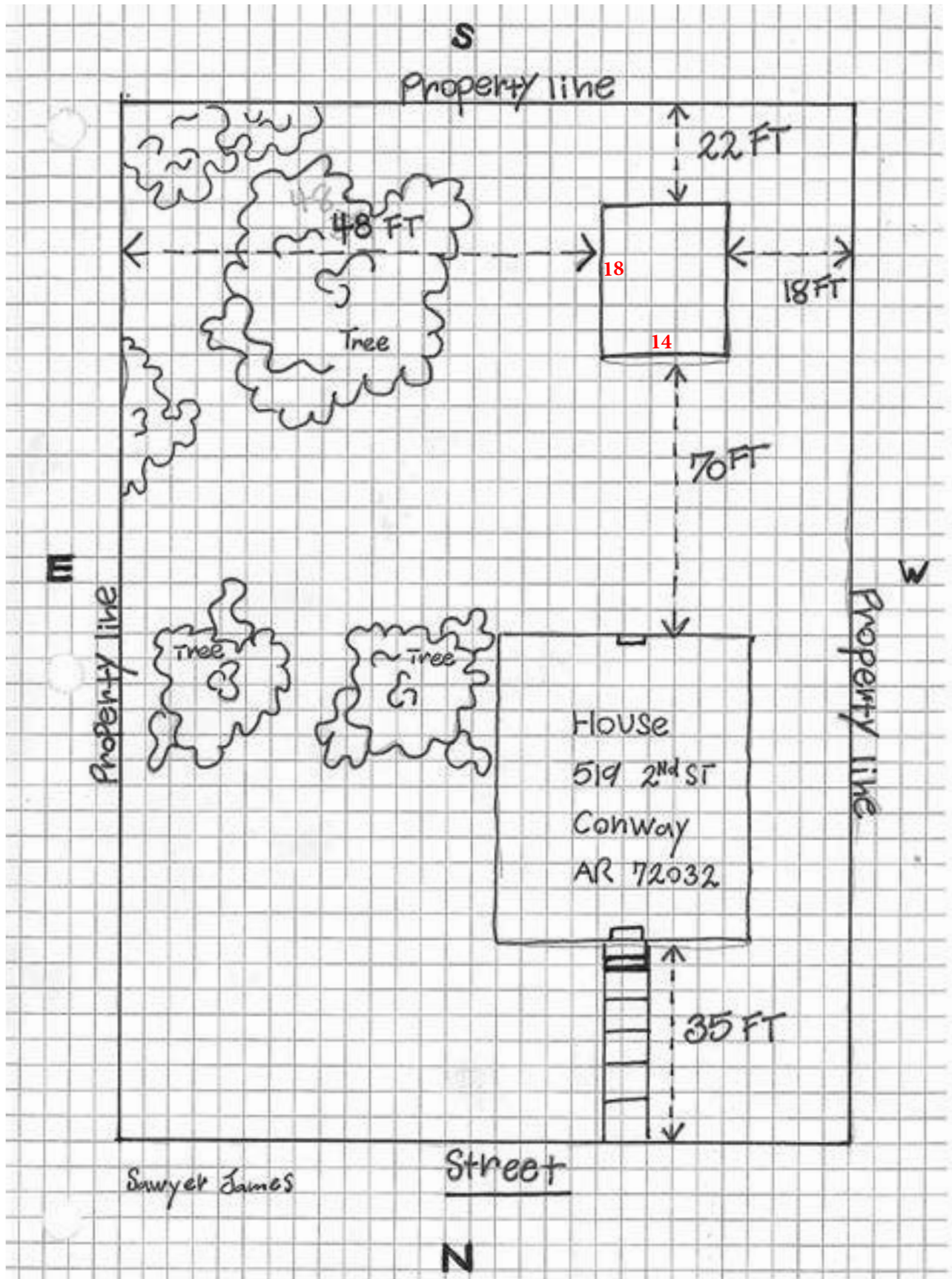
1. The roofing materials for the structure shall consist of asphalt shingles.
2. The structure and all fascias and soffits shall be constructed with wood or a wood-like material such as Hardie® siding/LP SmartSide®.
3. HVAC equipment be placed in manner to prevent view from the street or screened by landscaping/fencing.
4. **Existing accessory structure on site, not reflected on site plan, shall be removed prior to issuance of a Certificate of Appropriateness. If structure is to remain a revised site plan, including size of existing structure, shall be submitted to the Planning Director prior to issuance of a Certificate of Appropriateness.**



# 519 Second Street - New accessory structure

Old Conway Design Overlay District

III.E





# 519 Second Street - New accessory structure

Old Conway Design Overlay District

III.E



View of subject property from Second St looking SW



View of subject property from Second St looking SE



Property adjacent to the E



Property adjacent to the W



Property adjacent to the N, across Second St



Property adjacent to the N, across Second St

## APPENDIX

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*The following items, which do not require public hearings or Historic District Commission action, have been reviewed and approved by the Director of Planning & Development and are being reported to the Historic District Commission as required by the Markham Street Neighborhood Specific Plan*

### **Markham Street Plan Review Approvals**

- 1120 Harrison Street - New accessory structure (MSP-0822-0309)