



CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

February 22, 2021 · 5:30pm



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Due to restrictions imposed because of the COVID-19 pandemic, the Historic District Commission meeting will be broadcast on the City of Conway [Facebook](#) and [YouTube](#) pages. Please submit questions/comments [via email to Planning Staff](#) by 3:00pm the day the meeting.

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. December 28, 2020

I. Public Hearings - Robinson Historic District

A. 931 Center Street (HDC2021FEB01)

II. Public Hearings - Old Conway Design Overlay District

A. 619 Mitchell Street (HDC2021FEB02)

B. 1606 South Boulevard (HDC2021FEB03)

C. 502 Front Street (HDC2021FEB04)

III. Discussion

A. Adoption of Historic Preservation Plan

B. Additional items as decided by the Commission

Adjourn

H.H. Bumpers House Exterior Modification

931 Center Street - Asa P. Robinson Historic District

APPLICANT/OWNER

Kurt Jones, PE
931 Center St
Conway, AR 72034



SITE

Address: 931 Center St.

Present Zoning. R-2A (Two-Family Residential). The property is within the Robinson Historic District.

Abutting Zoning. R-2A (Two-Family Residential) in the Robinson Historic District.

Lot Area. 0.35 acres ±.

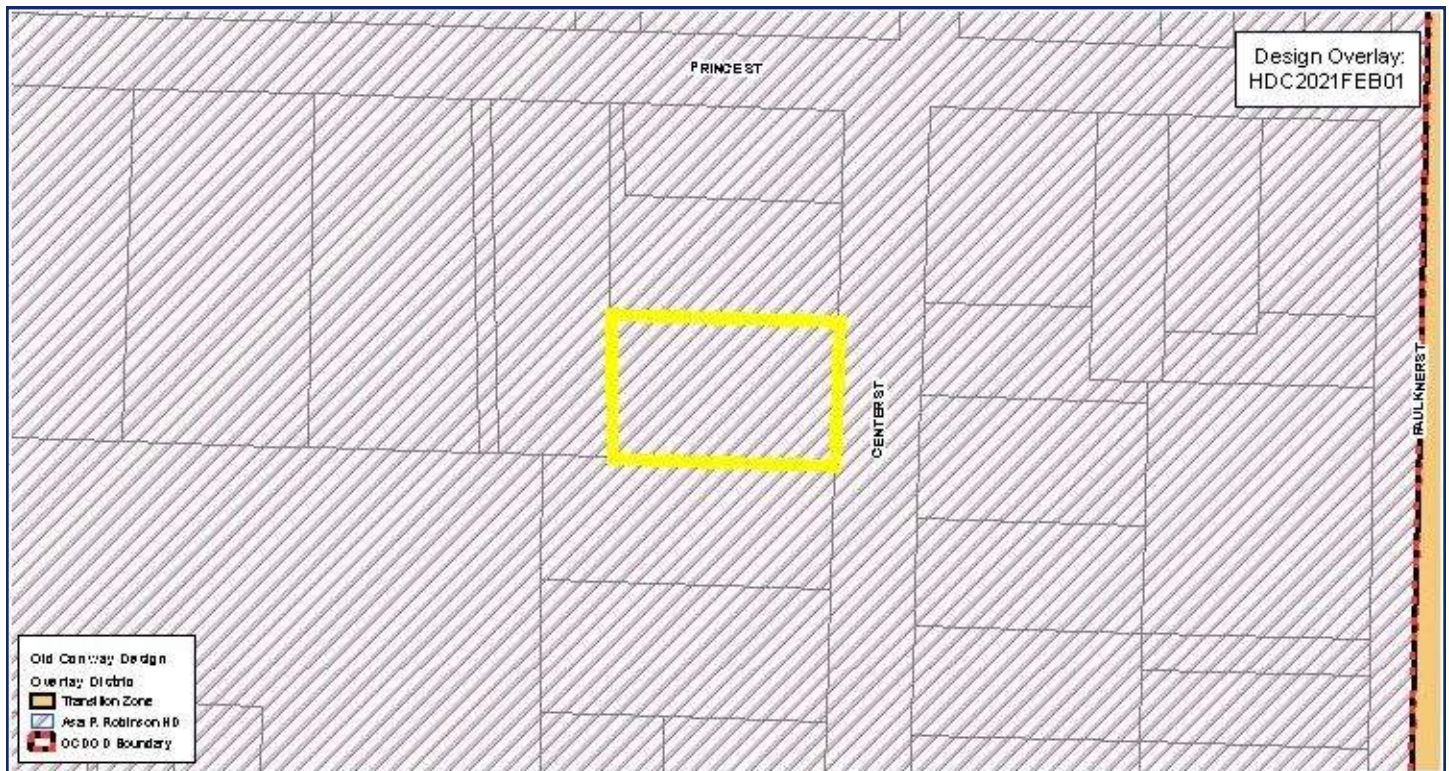
Surrounding Area Structures. The property is located in the Robinson Historic District on the west side of Center St. Area structures consist of the following:

- West – 1621 Prince Street: House 1921(Bungalow – Non-contributing)
- North – 937 Center Street: W.G. Darwin House 1939 (Modern Vernacular - Contributing)
- East – 928 Center Street: J.G. Cone House 1920 (Craftsman - Contributing)
- South – 923 Center Street: House 1927 (Traditional English Revival – Contributing)

H.H. Bumpers House Exterior Modification

931 Center Street - Asa P. Robinson Historic District

I.A



H.H. Bumpers House Exterior Modification

931 Center Street - Asa P. Robinson Historic District

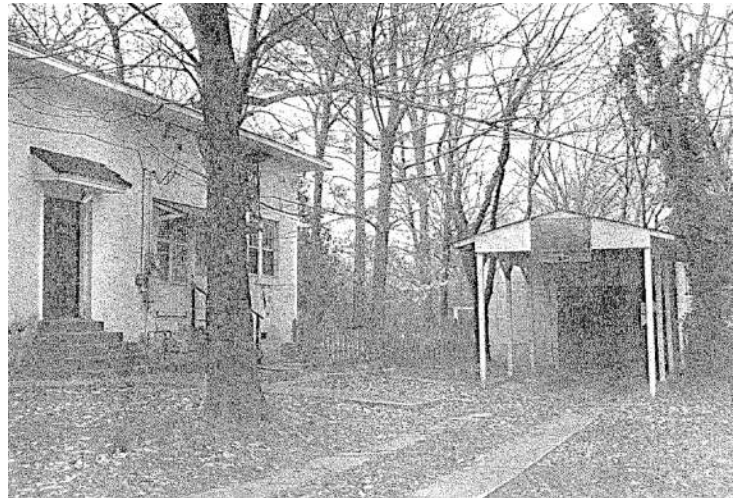
General Description of Property and Proposed Development. The applicant is proposing to install garage doors on the existing garage on site.

The H.H. Bumpers House was constructed in 1929 in the Spanish Revival Style. The structure was listed as contributing at the time the district was surveyed in early 1998.

BUILDING MODIFICATIONS

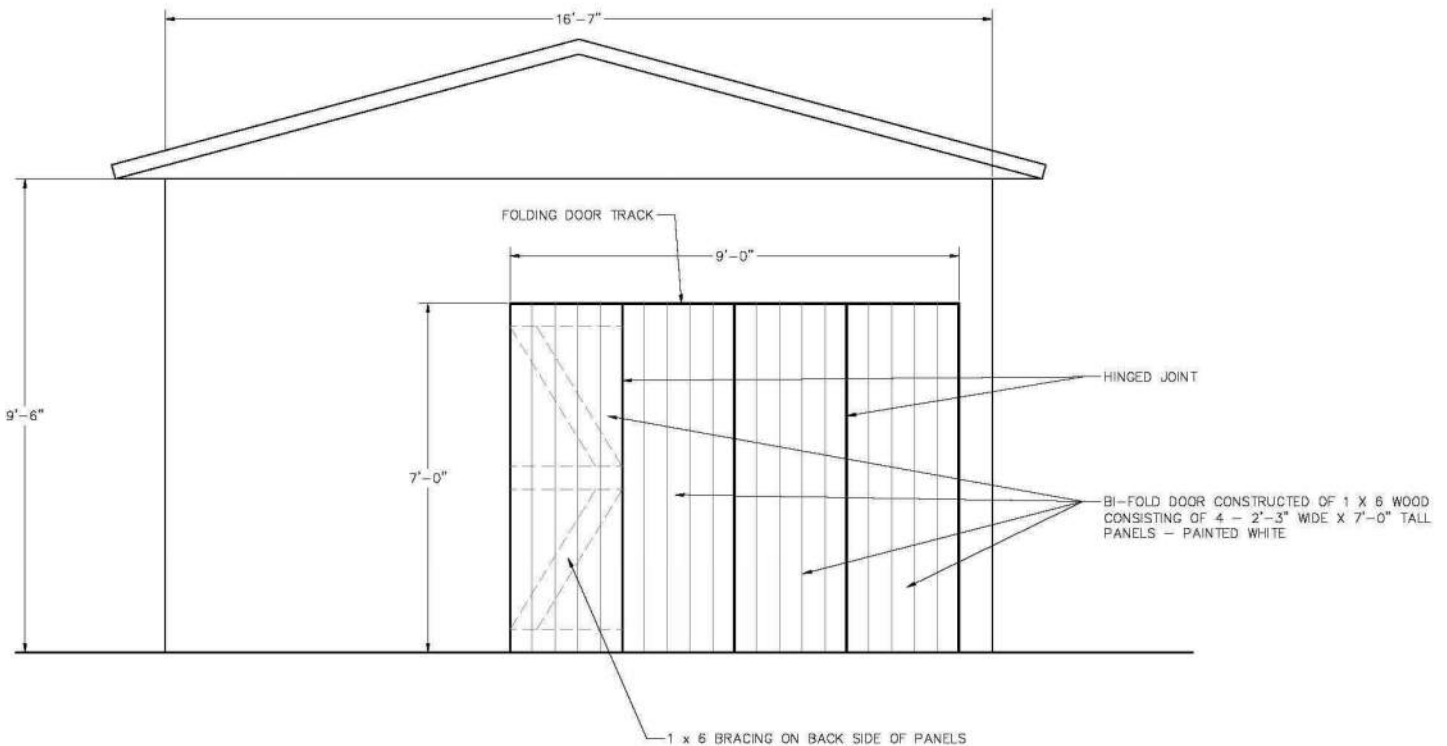
Garages. Garages should be retained and character defining materials should be preserved.

The applicant is proposing a wooden hinged bi-fold garage door to enclose the existing garage. The design is appropriate to the structure. Consider placing the bracing on the exterior of door to provide visual character (if technically feasible with the hinge mechanisms). Consider staining the door with a contrasting dark stain in lieu of painting (either option is acceptable).



RECOMMENDATIONS

Staff recommends approval of the exterior modification.



H.H. Bumpers House Exterior Modification

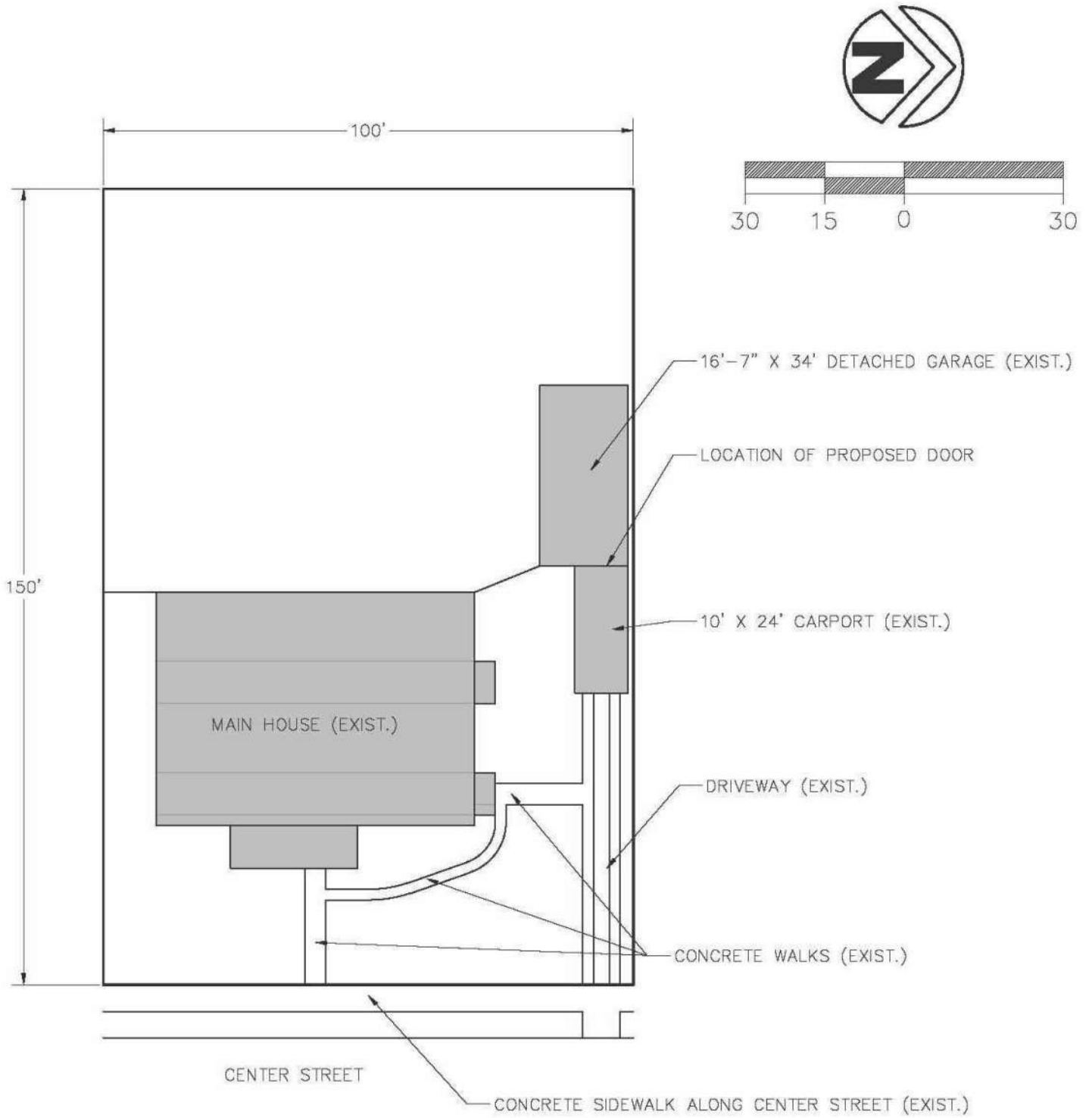
931 Center Street - Asa P. Robinson Historic District

I.A



H.H. Bumpers House Exterior Modification

931 Center Street - Asa P. Robinson Historic District



SITE PLAN

Exterior Modifications

619 Mitchell Street - Old Conway Design Overlay District

APPLICANT/OWNER

Dan Williams
619 Mitchell St
Conway, AR 72034

CONTRACTOR

Jim Lary
12 Snowden Circle
Greenbrier, AR 72058



SITE & DENSITY

Address. 619 Mitchell 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.

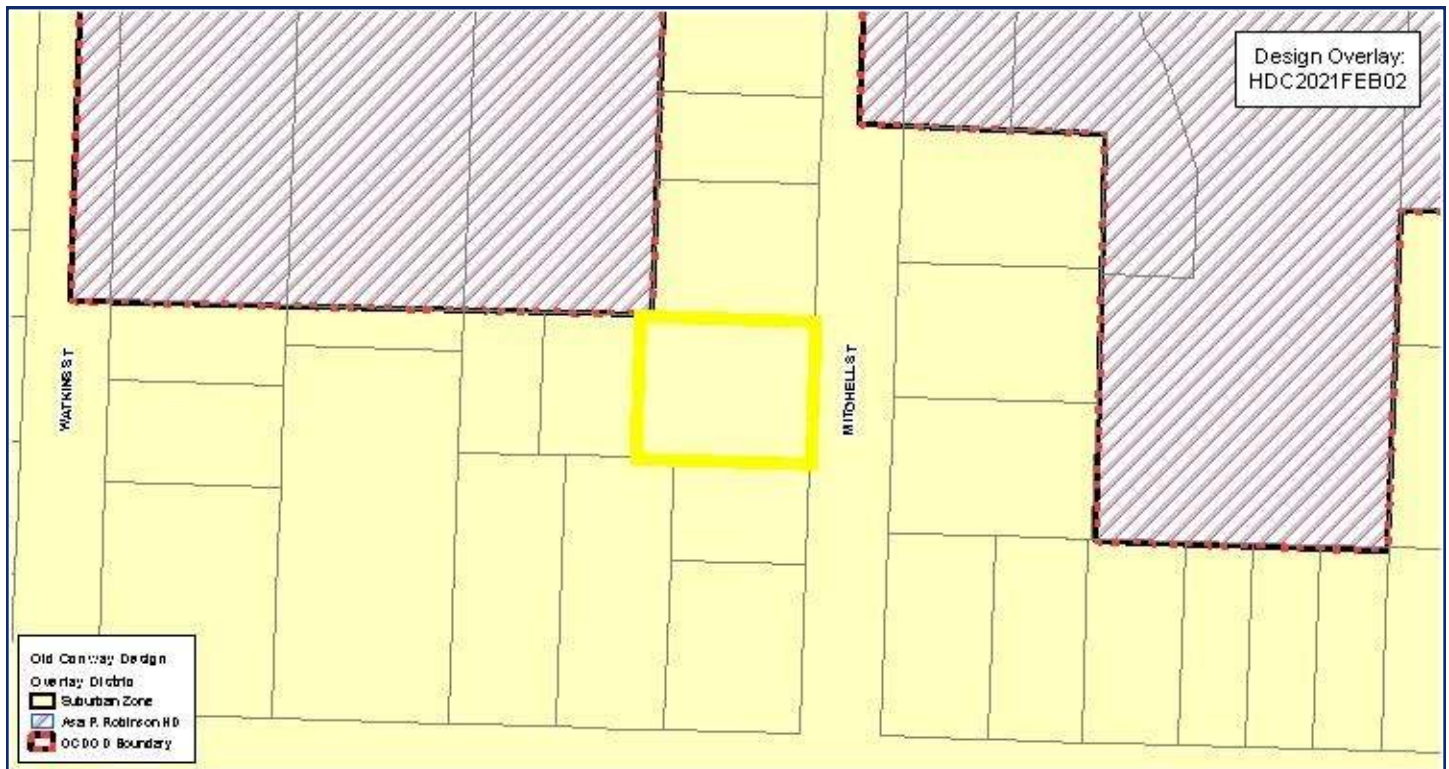
Lot Area. 0.47 acres ±.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the west side of Mitchell St between Robinson Ave and Scott St. Area structures consist of single-family residences in simplified Folk Victorian/Queen Anne, simplified Craftsman, Contemporary, and Minimal Traditional Styles.

General Description of Property and Proposed Development. The applicant is proposing to remove three windows along a side façade to replace them with a French door walk-up entry. The applicant is proposing to use a fabricated fiberglass door with external grids on the doors' windows. The surround for the door will be filled with custom fabricated glass.

Exterior Modifications

619 Mitchell Street - Old Conway Design Overlay District



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 proposed modifications will not reduce the percentage of voids along the side façade and will maintain the existing rhythm of openings along the façade.

DESIGN ELEMENTS

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

The alteration will be a conjectural element added on to the house, but there is precedent for similar patio entries. To maintain consistency in design, wide trim matching existing style of window trim on the opening should be used to surround the overall opening for the new entry.

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 landing for the entry will use, in part, brick salvaged from repair of the chimney and brick to match. Recommend considering the addition of an arbor to overhand the entry with a tie in to columns matching the front porch.

MATERIALS & DETAILING

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.

Railings for the entry should match the railings for the front porch.

RECOMMENDATIONS

Staff recommends approval of the application with the following conditions:

1. Require wide trim matching the existing style of window trim on the opening for the overall entry.
2. Railings for the entry should match the front porch in style and construction.

Additional items for consideration:

1. Consider adding an arbor to overhand the landing for the entry with columns to match the front porch.

Exterior Modifications

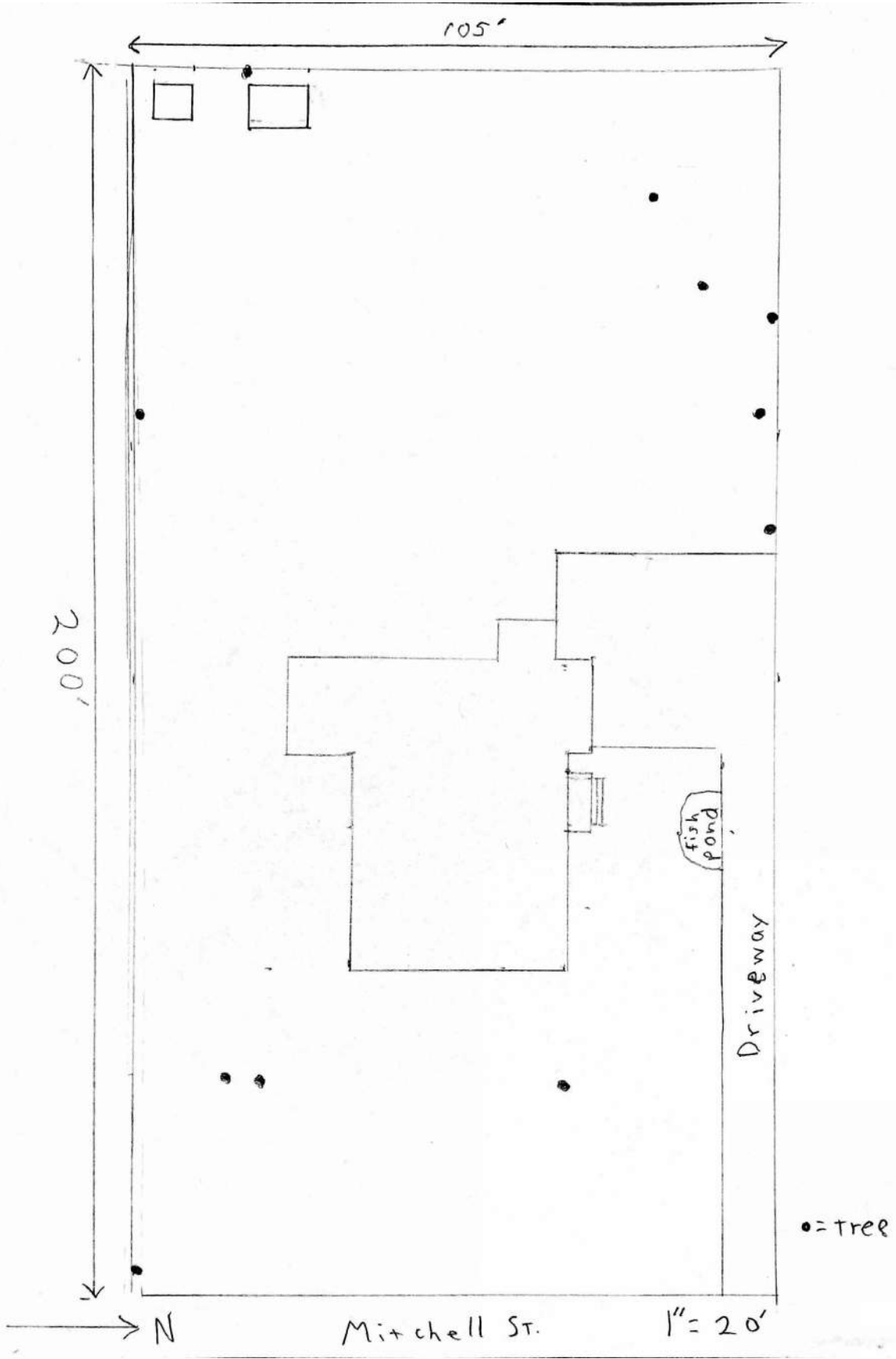
619 Michell Street - Old Conway Design Overlay District



Exterior Modifications

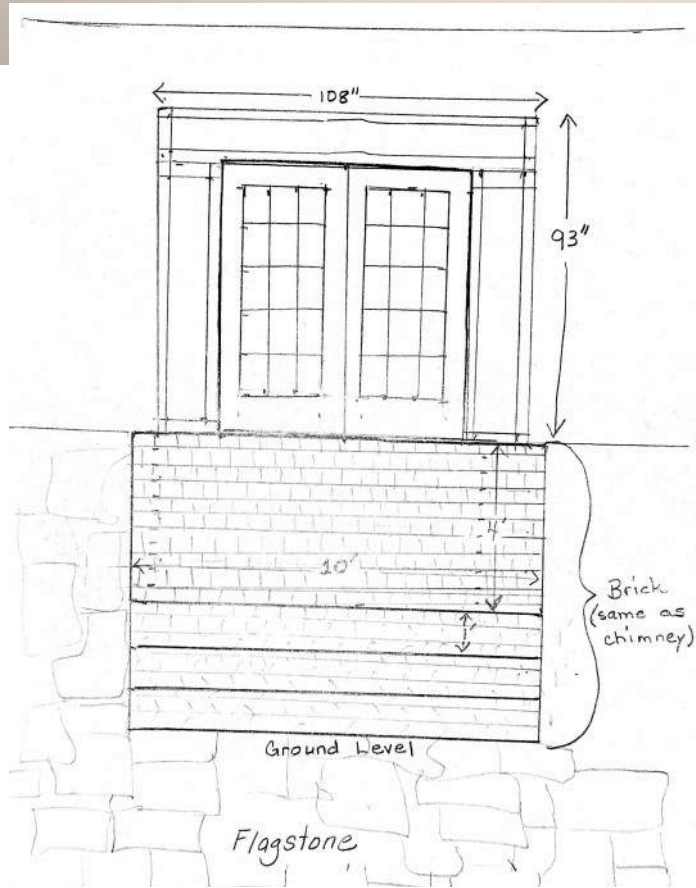
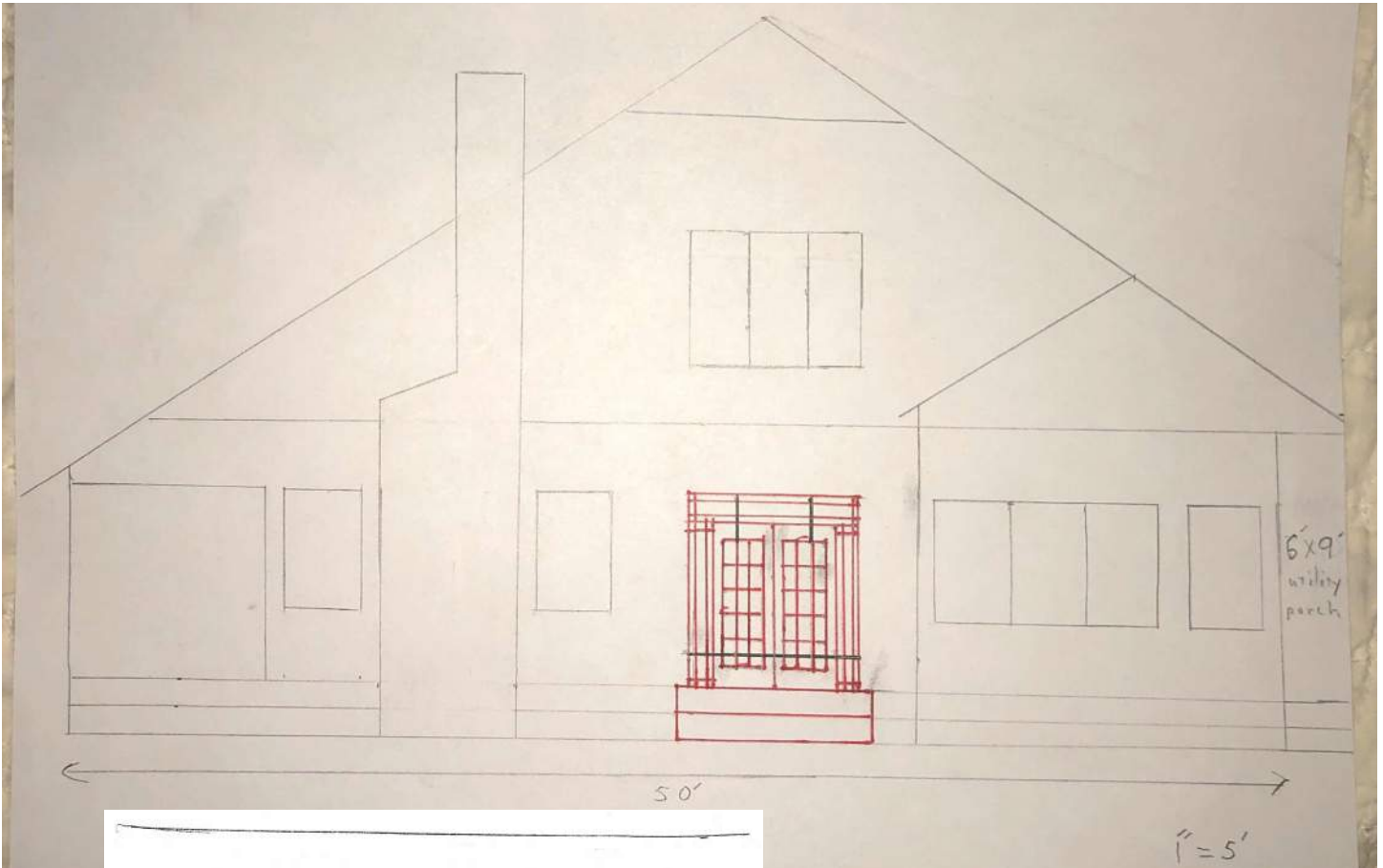
II.A

619 Mitchell Street - Old Conway Design Overlay District



Exterior Modifications

619 Michell Street - Old Conway Design Overlay District



New Single-Family Residence

II.B

1606 South Boulevard - Old Conway Design Overlay District

APPLICANT/OWNER

Julie & Loren Kaylor
5 Degray Cv
Maumelle, AR 72113

DESIGN PROFESSIONAL/CONTRACTOR

Jamie Moon
Two Moon Design & Craft



SITE & DENSITY

Address: 1606 South Blvd.

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

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

Lot Area. 0.18 acres ±.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the north side of South Blvd between Ash St and Center St. Area structures consist of single-family residences in ranch and minimal traditional styles.

General Description of Property and Proposed Development. The applicant is proposing to construct a new, 1,529 square foot single-family home in a simplified English Revival style.

New Single-Family Residence

1606 South Boulevard - Old Conway Design Overlay District



Setbacks and Spacing. Front setbacks are allowed within a range of 85% to 115% of the average front setback of the area. The average setback from the property line for the South Blvd frontage is 15.5'. The average setback from the property line for the Center St frontage is 20.' The included drawings indicate a setback of 25' for both frontages. The other proposed setbacks conform to the zoning requirements.

The proposed setbacks and spacing will need to be altered to meet requirements. The South Blvd frontage setback should be between 13'-18'. The Center St frontage should be between 17'-23'.

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

Lot coverage for the site is approximately 35%.

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

The front door faces the street in a similar fashion to other structures on the street.

Garages/Outbuildings. 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 a garage.

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 has proposed two parking alternatives. One with parking at the rear of the structure and one with parking at the front of the structure. Front yard parking cannot be approved per the requirements of the overlay district. The rear parking area is proposed with a 13' driveway and multiple parking pads. Recommend requiring the driveway be limited to 12' with a smaller redesigned parking pad.

Sidewalks. Sidewalks are required for new construction projects.

There are no existing sidewalks on the site. The applicant is proposing 4' sidewalks. A 5' sidewalk with a 6.5' greenspace setback is required along each frontage. The proposed walk should connect to both entries to the porch.

Fences/Walls. No fencing is proposed.

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

The existing driveway proposal would imperil two large existing oak trees. The parking area and house should be moved to avoid encroaching on the drip line of these trees to the greatest extent possible. The planting of one canopy trees in the front yard is required. The planting of three canopy trees along the Center St frontage is required. The existing large oak along Center Street should be preserved.

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 (1,529 sf) 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.

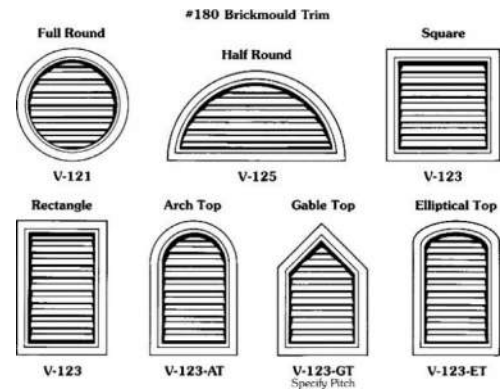
The height of the structure at 17' and the width at 26' will not be out of scale of the pattern of the neighborhood. The structure will be one story. There are predominantly one-story structures in the immediate vicinity. The area features a mix of narrow houses and horizontally oriented structures.

Footprint. The structure should respect the ratio 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 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 front façade will be composed of 37% windows and openings which, based on the design, appears to be appropriate. The Center St façade will be composed of 23%, which rests just under the required 25%. Recommend requiring a small attic vent along this façade. See examples to the right. Additionally, recommend requiring at least one additional window on the west side façade within the living room (near front of house) as well as an attic vent.



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, and contemporary elements. The design of the house will blend well with the surrounding structures.

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.

An open front porch with a 6'-10' depth is proposed. The proposed vinyl windows are appropriate but should be of 1 over 1 design.

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.

MATERIALS & DETAILING

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 is proposing brick siding for the home, which is appropriate.

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. The applicant is proposing varying roof pitching, all which are appropriate. Recommend considering use of rafter tail style construction as this would add considerable character to the design.

RECOMMENDATIONS

Staff recommends approval of the application with the following conditions:

1. Permit up to a 12' concrete driveway with a smaller redesigned parking pad.
2. Setback for the South Blvd frontage shall be between 13'-18'.
3. Setback for the Center St frontage shall be between 17'-23'.
4. Sidewalks are required along both frontages (5' sidewalk at least 6.5' from the back of curb).
5. The proposed walkway should connect to porch entries on both street frontages.
6. Planting of 1 canopy trees along the South Blvd frontage is required.
7. Planting of 3 canopy trees along the Center St frontage is required (reflects tree credit for the existing tree, which must be preserved).
8. Require a small attic vent on the east and west facades.
9. Require at least 1 additional window along the west façade in the living room.
10. Require windows to be true divided lights or 1 over 1 if not true divided light.
11. Require fascia and soffits to be finished with wood or wood equivalent construction (Hardieboard).
12. HVAC equipment be placed in a manner to minimize its visibility from the street.
13. Submit revised drawings to the Planning Director for approval prior to release of the COA.

Additional items for consideration:

1. Consider requiring use of exposed rafter tail style construction.

New Single-Family Residence

1606 South Boulevard - Old Conway Design Overlay District

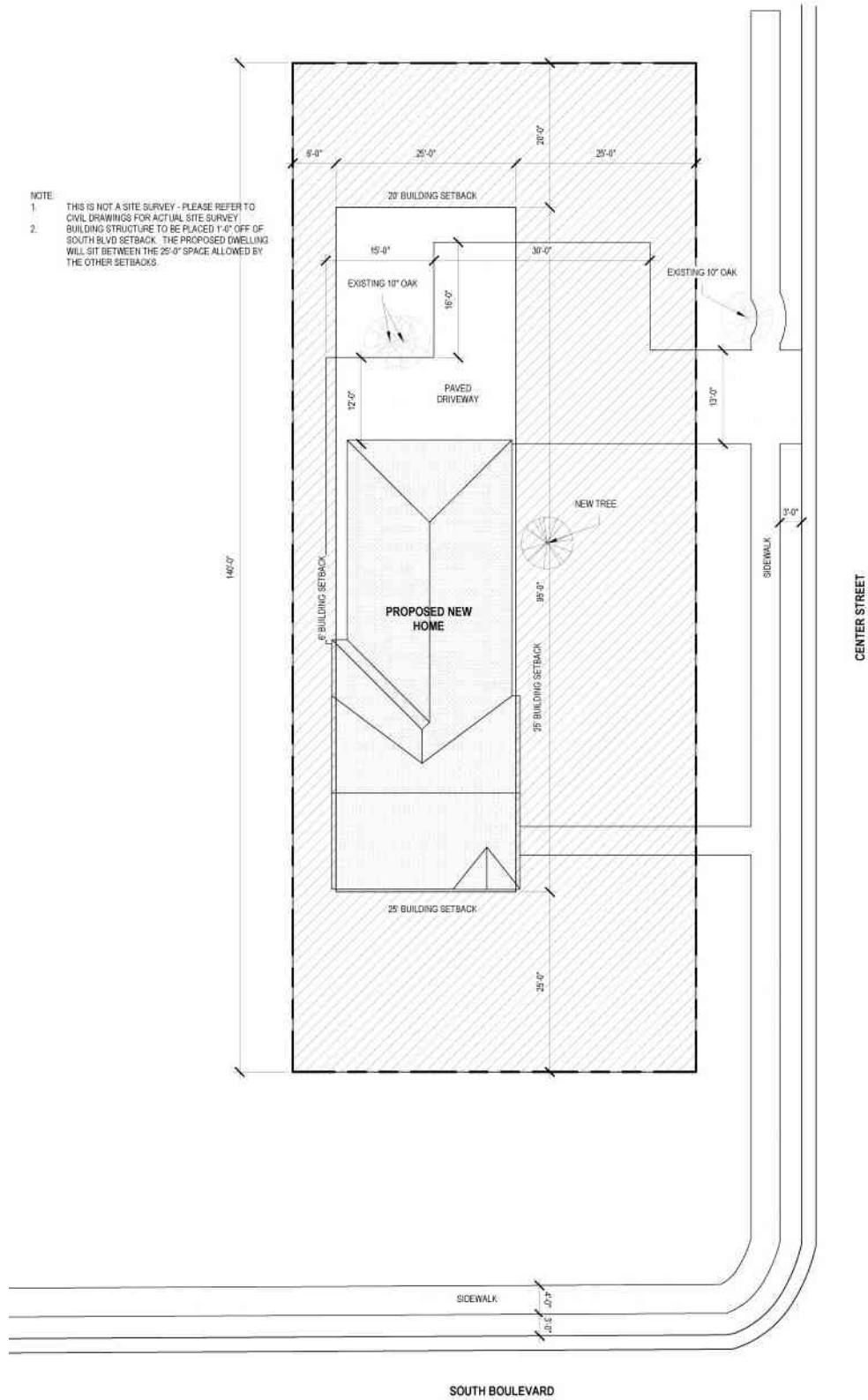
II.B



New Single-Family Residence

1606 South Boulevard - Old Conway Design Overlay District

II.B



1 SITE PLAN
1" = 10'-0"



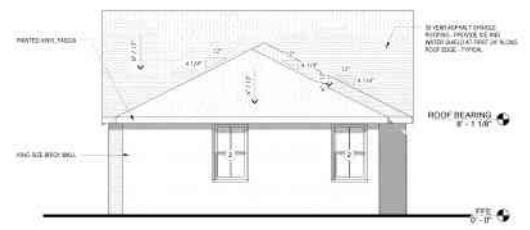
New Single-Family Residence

1606 South Boulevard - Old Conway Design Overlay District

II.B



6 EAST ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"



2 Perspective View - Back



1 Perspective View - Front

New High School Building

502 Front Street - Old Conway Design Overlay District

APPLICANT/DESIGN PROFESSIONAL

Joanna Nabholz
H+N Architects, PLLC
1109 Main St
Conway, AR 72032

OWNER

St. Joseph Catholic Church
1115 College Ave
Conway, AR 72032



SITE & DENSITY

Address: 502 Front St.

Present Zoning. C-1 (Downtown), Old Conway Design Overlay Transitional District.

Abutting Zoning. C-1 (Downtown), Old Conway Design Overlay Transitional District.

Lot Area. 1.5 acres ±.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Transitional District on the south side of College Ave between Chestnut St and Front St. Area structures consist of a mix of commercial and institutional structures of varying styles and time periods.

General Description of Property and Proposed Development. The applicant is proposing to construct a new, 39,000 square foot, two-story high school building to replace the existing high school building. The applicant has long term plans to additionally locate a elementary school building south of the proposed structure in a similar style.

MONUMENTAL CHARACTER

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

The structure will be close to the street along the Chestnut St and College Ave frontages in an appropriate manner, with significant public entries that address each frontage. The structure additionally has a large significant entry along a closed portion of Front St within the Church's parking lot. These designs give the structure a remarkable monumental character that will make it a significant downtown and community asset.

MATERIALS & DETAILING

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 has proposed to clad the building in brick with entries using pre-cast concrete/stone as well as pre-cast concrete accents. The applicant is proposing use of stucco within the public entries along College Ave and Chestnut St. Additionally, the structure will have an appropriate human scale with facades that attract visual interest and convey a character appropriate to the use and pertaining to the applicant (ex. windows have cross that subtly convey the building is a parochial school).

There are areas of the structure that are proposed to be clad in metal or have the use of metal screening. Based on the site's master plan these areas will be removed from public view with the future elementary school addition to the proposed structure.

Recommend requiring:

- *Replacement of the stucco within all public entries with brick.*
- *Recommend requiring additional plantings to help screen any public view of areas that will be clad in metal prior to construction of the elementary addition.*

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. Recommend requiring screening of the rooftop equipment with an appropriate material to be determined during the development review process.

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 College Ave façade will be composed of 28% windows and openings which, based on the design, appears to be appropriate. The Chestnut St façade will be composed of 31%, which is appropriate. The former Front St frontage will be composed of 39%, which is appropriate.

LANDSCAPING & LIGHTING

Landscaping/Sidewalks/Sidewalk Furniture. Sidewalks must be provided with all projects. Institutional structures with minimal setbacks shall require appropriate urban landscaping.

The proposed landscaping/streetscape appears appropriate. Specific design elements may require small changes to conform to the downtown streetscape standards. This shall be reviewed through the development review process.

Lighting. Lighting should be appropriate to the use and be used to enhance and highlight the architectural character of the structure.

Consider including additional exterior up-lights to highlight the building.

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

No additional parking is proposed.

RECOMMENDATIONS

Staff recommends approval of the application with the following conditions:

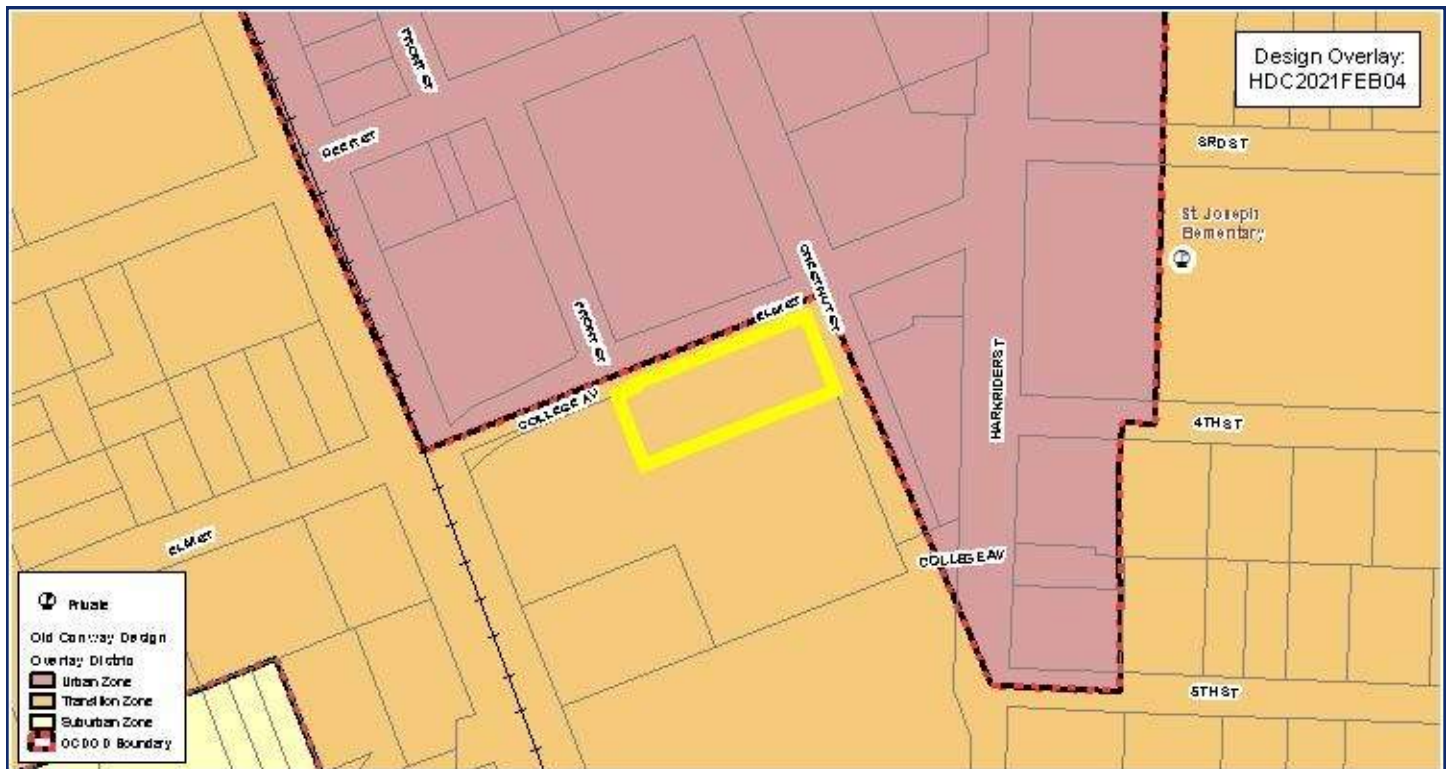
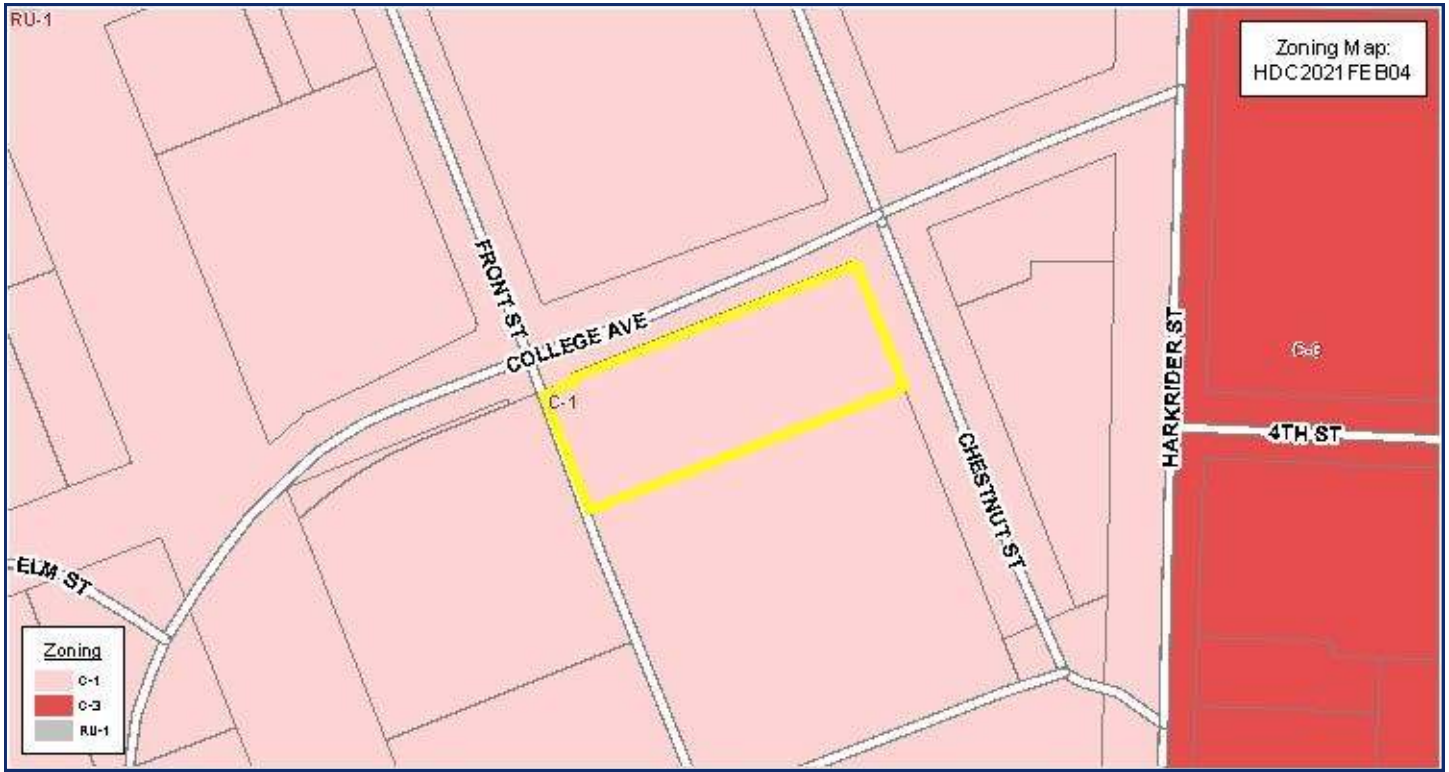
1. Require brick instead of stucco within all public entries.
2. Recommend requiring additional plantings to help screen any public view of areas that will be clad in metal prior to construction of the elementary addition.
3. Screen all rooftop equipment.
4. Coordinate any necessary changes to the streetscape to match city standards for downtown with Conway Corporation and Conway Transportation.
5. Correction of the above conditions to be handled at the time of Development Review. The COA will be issued following Development Review Approval.

Additional items for consideration:

1. Consider additional up-lights to highlight the buildings architecture.

New High School Building

502 Front Street - Old Conway Design Overlay District



New High School Building

502 Front Street - Old Conway Design Overlay District

II.C



New High School Building

502 Front Street - Old Conway Design Overlay District

II.C



HIGH SCHOOL
NORTHEAST CORNER



HIGH SCHOOL
NORTHWEST CORNER



HIGH SCHOOL
SOUTHWEST CORNER

New High School Building

502 Front Street - Old Conway Design Overlay District



New High School Building

502 Front Street - Old Conway Design Overlay District

II.C



HIGH SCHOOL FACILITY



HIGH SCHOOL FACILITY

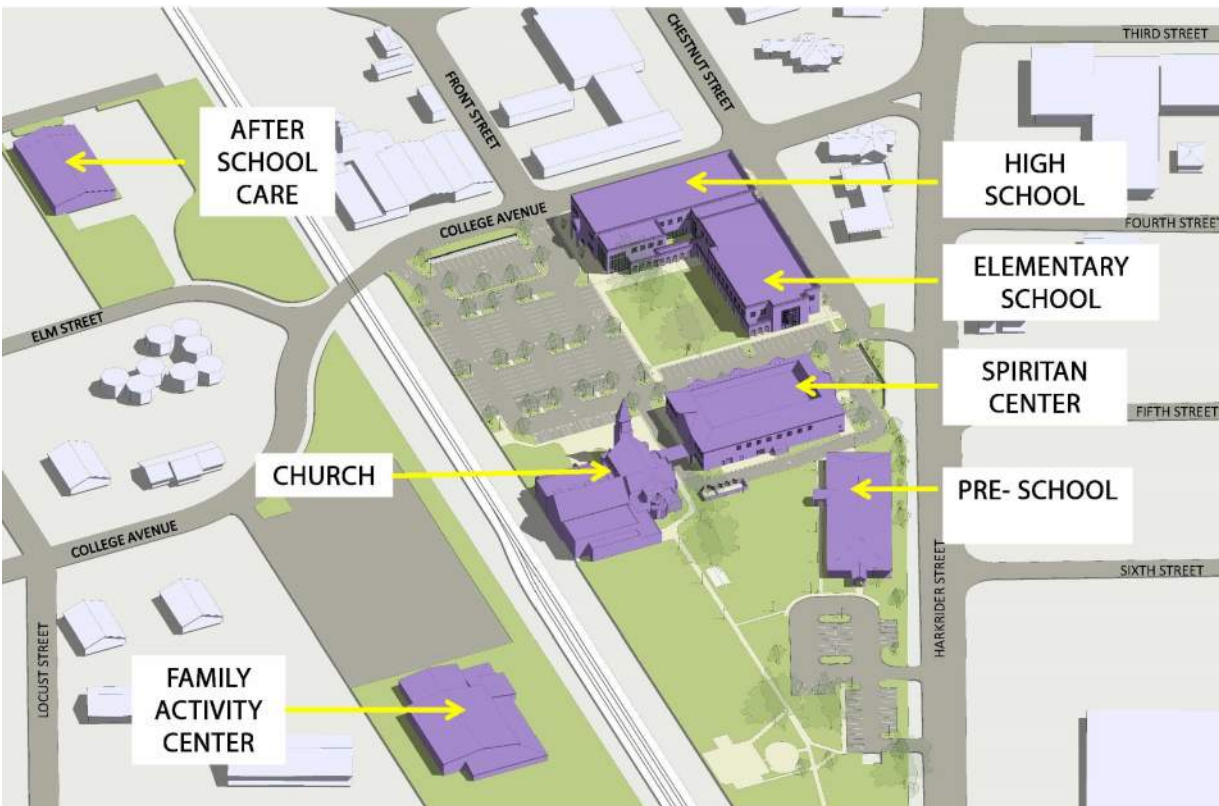
New High School Building

502 Front Street - Old Conway Design Overlay District

II.C



FUTURE ELEMENTARY



MASTER PLAN COMPLETE

