



CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

March 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. February 22, 2021

I. Public Hearings - Robinson Historic District

A. 933 Faulkner Street (HDC2021MAR02)

II. Public Hearings - Old Conway Design Overlay District

A. 1722 Scott Street (HDC2021MAR01)

III. Discussion

A. Items as decided by the Commission

Adjourn

P.F. Cleaver House Exterior Modification

933 Faulkner Street - Asa P. Robinson Historic District

APPLICANT/OWNER

Pamela Rawlins
933 Faulkner St
Conway, AR 72034



SITE

Address: 933 Faulkner St.

Present Zoning. O-3 (Restricted Office). The property is within the Robinson Historic District.

Abutting Zoning. North/West: R-2A (Two-Family Residential) in the Robinson Historic District; South: O-3 (Restricted Office) in the Robinson Historic District; East: C-1 (Downtown District), Old Conway Design Overlay Transition District.

Lot Area. 0.15 acres ±.

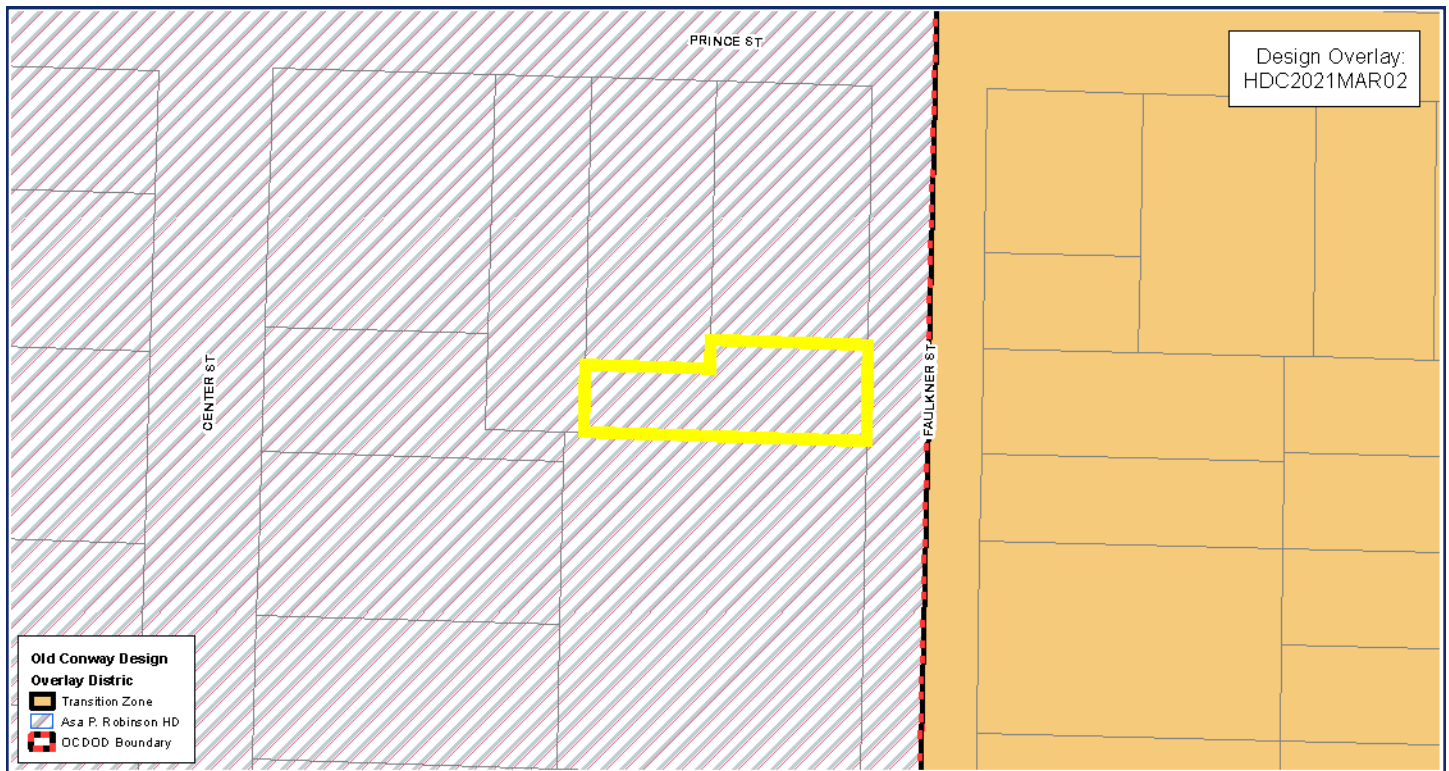
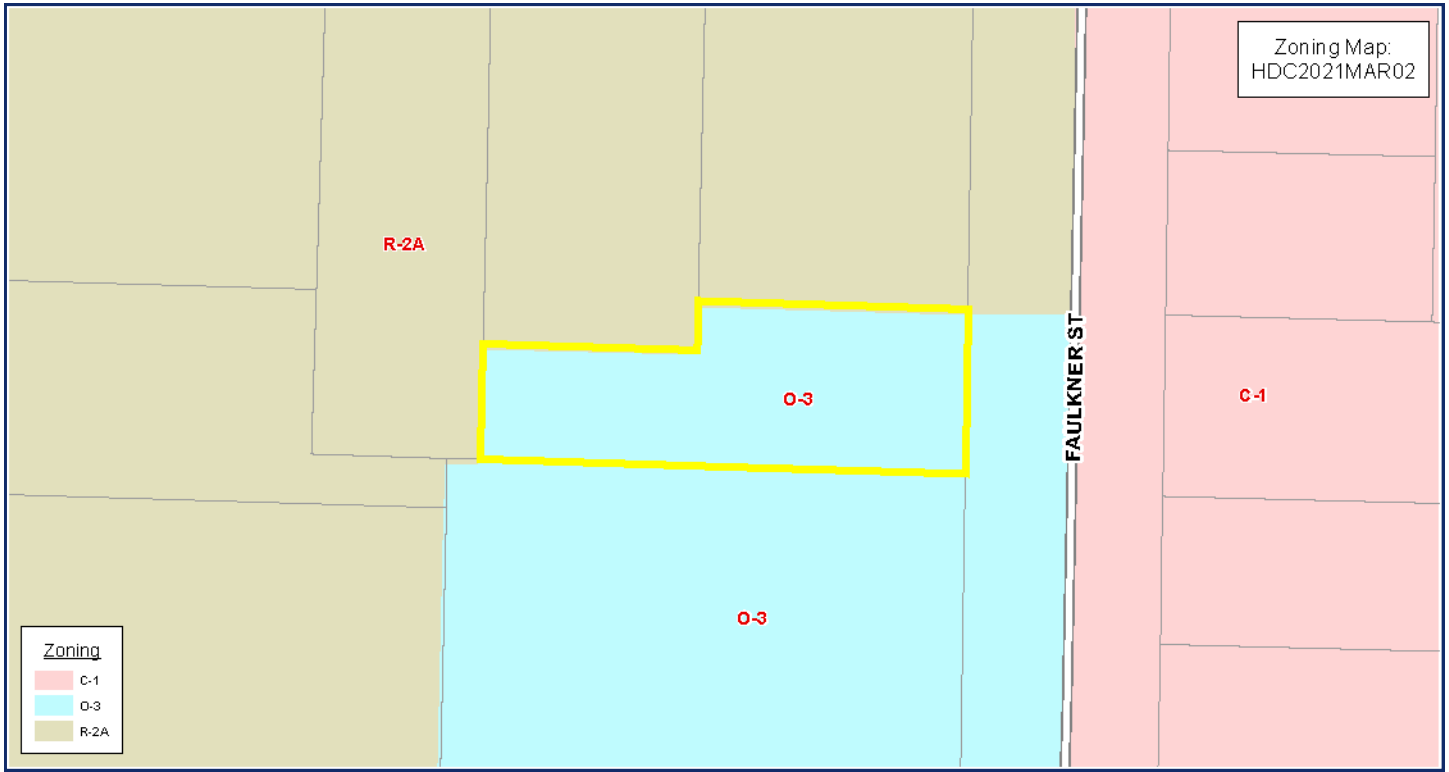
Surrounding Area Structures. The property is located in the Robinson Historic District on the west side of Faulkner St. Area structures consist of apartments and single family residences in bungalow, minimal traditional, and English revival styles.

General Description of Property and Proposed Development. The applicant is proposing to add step and porch railings to the existing porch. The P.F. Cleaver House was constructed in approximately 1920 and is an example of side-gable Craftsman style home. There does not appear to be any historic evidence of any railings. However, the applicant is requesting them for safety reasons.

P.F. Cleaver House Exterior Modification

933 Faulkner Street - Asa P. Robinson Historic District

I.A



P.F. Cleaver House Exterior Modification

I.A

933 Faulkner Street - Asa P. Robinson Historic District

DESIGN ELEMENTS

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 that is historically supported or appropriate to the style. Windows should be of divided-light construction, where divided-light windows are proposed. Fake muntins are not permitted.

The proposed railings are compatible with the design, but do not represent an exact match of what would have been historically placed on the structure. This approach is appropriate to the structure such that it helps denote the railings are not a historic element on the home.

RECOMMENDATIONS

Staff recommends approval of porch and step railings.

P.F. Cleaver House Exterior Modification

933 Faulkner Street - Asa P. Robinson Historic District

I.A



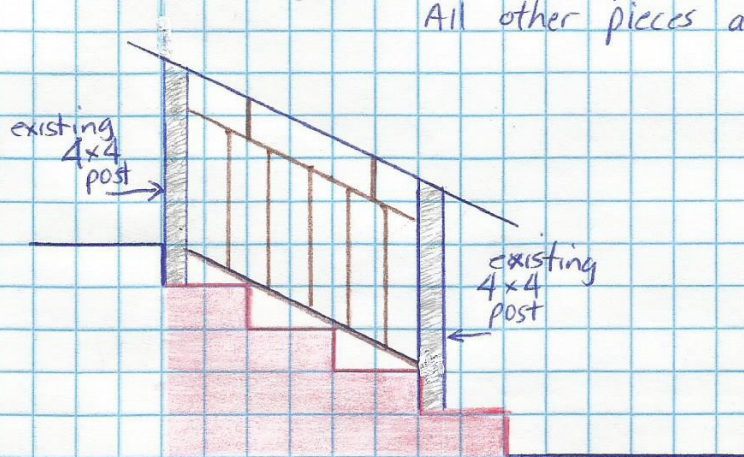
P.F. Cleaver House Exterior Modification

933 Faulkner Street - Asa P. Robinson Historic District

Pamela Rawlins
933 Faulkner Street

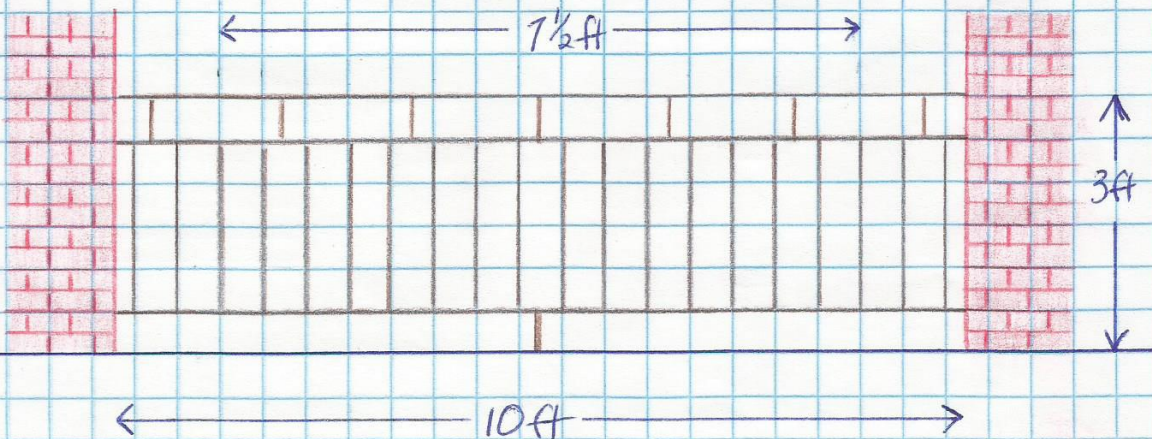
$$1 \text{ sq} = 6 \text{ in}$$

5 vertical pieces are 2x2.
All other pieces are 2x4.



Railing on East side is 10ft.
Railings on North and South sides are 7½ft.

The 2ft vertical pieces are 2x2.
All other pieces are 2x4.



P.F. Cleaver House Exterior Modification

933 Faulkner Street - Asa P. Robinson Historic District

I.A



New Accessory Structure

1722 Scott Street - Old Conway Design Overlay District

APPLICANT/OWNER

Conway's First Baptist Church
Kyle Cochran
1719 Robinson Ave
Conway, AR 72034

DESIGN PROFESSIONAL

Sowell Architects
Rik Sowell
1315 North St, Ste 100
Conway, Ar 72034



SITE & DENSITY

Address. 1722 Scott St.

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

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

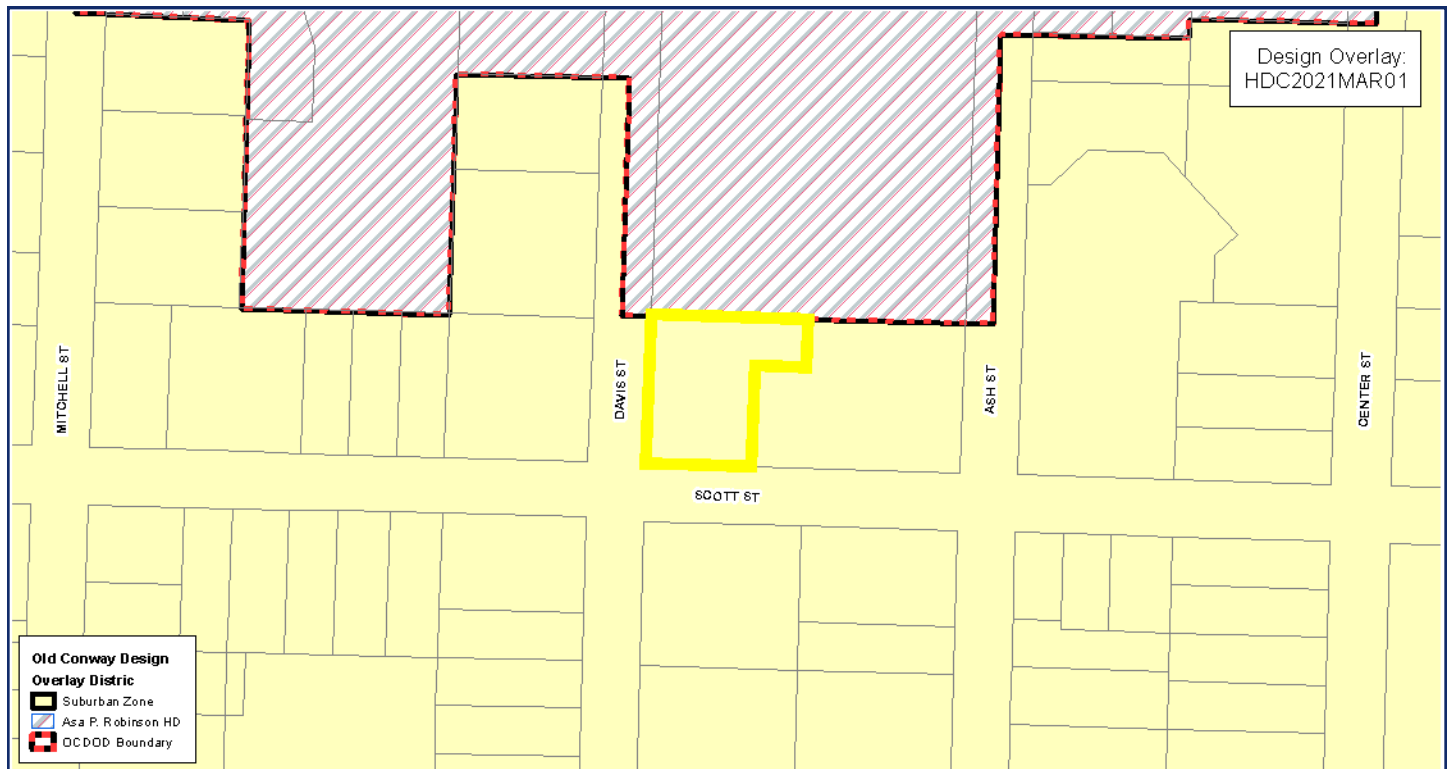
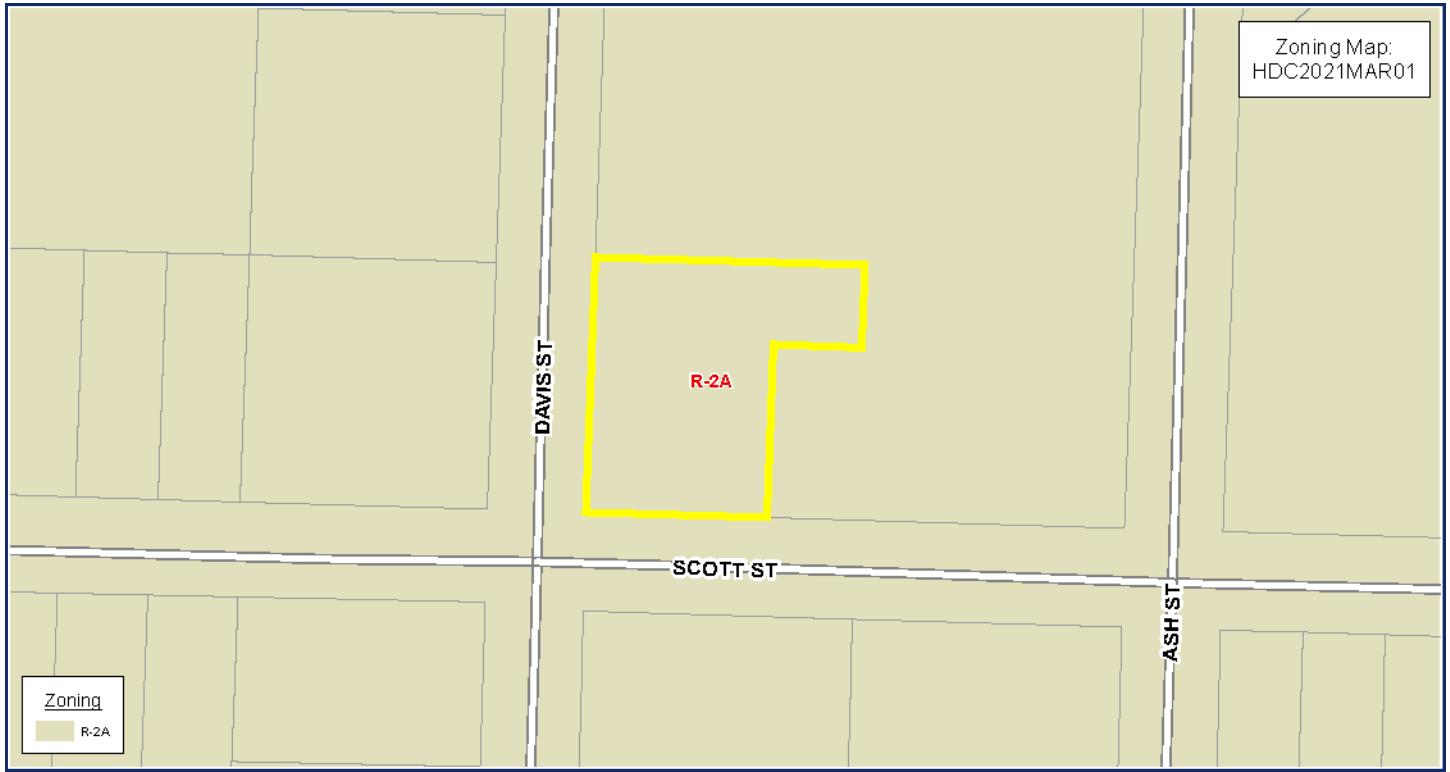
Lot Area. 0.46 acres ±.

Surrounding Area Structures. The property is located in the Old Conway Suburban Zone on the north side of Scott Street between Ash Street and Davis Street. Area structures consist of primarily single-family structures in American Foursquare, Colonial Revival, Ranch, and Minimal Traditional styles.

General Description of Property and Proposed Development. The applicant is proposing to demolish an existing detached garage and construct a new detached garage with additional storage space.

New Accessory Structure

1722 Scott Street - Old Conway Design Overlay District



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

The structure is proposed to be placed behind the primary structure with a proposed side setback of 6 feet.

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 proposed carport is placed at the rear of the structure in an appropriate manner.

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

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

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.

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.

The driveway appears to have been paved without approval. However, the width appears appropriate.

MATERIALS & 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 is proposing Hardieboard siding for the garage. This material is appropriate. A wood equivalent product such as LP Smartside is also appropriate.

RECOMMENDATIONS

Staff recommends approval of the application.

New Accessory Structure

1722 Scott Street - Old Conway Design Overlay District

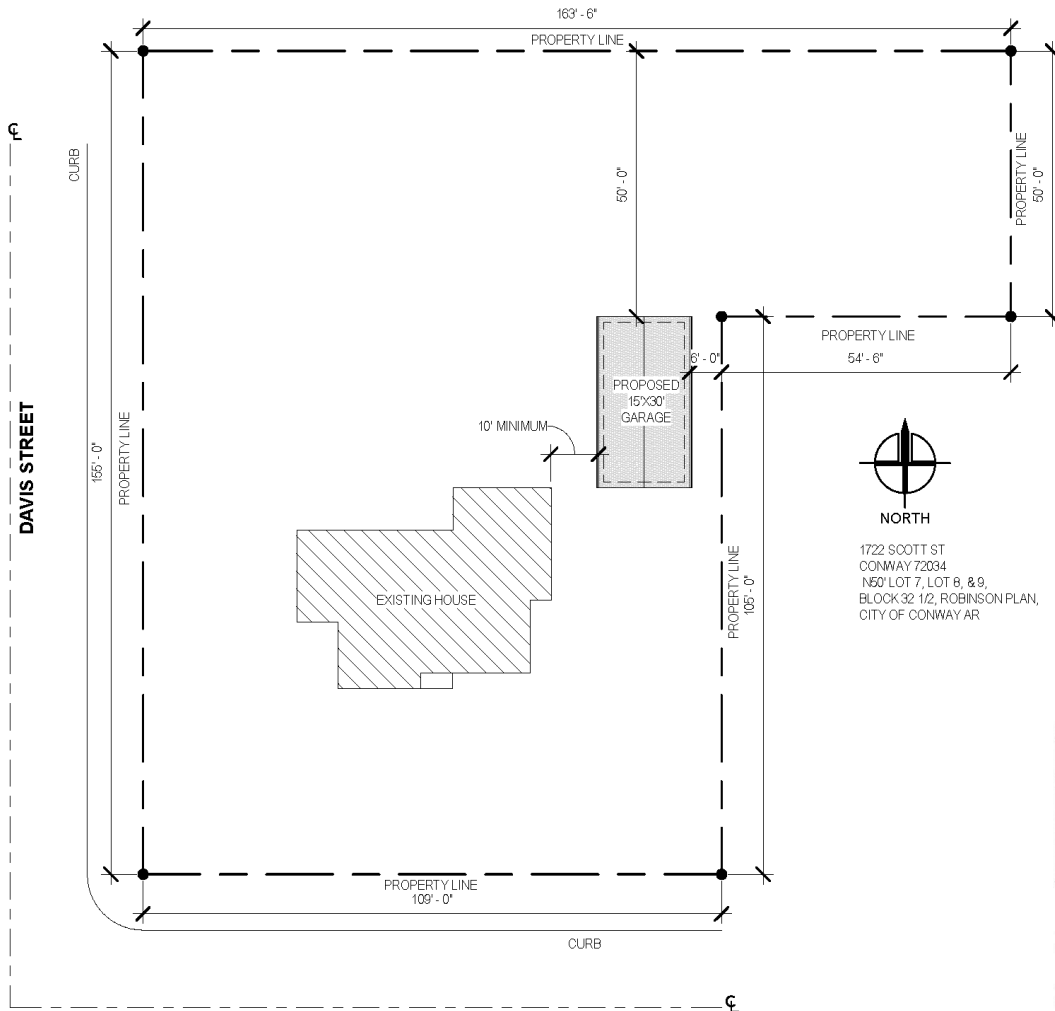
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New Accessory Structure

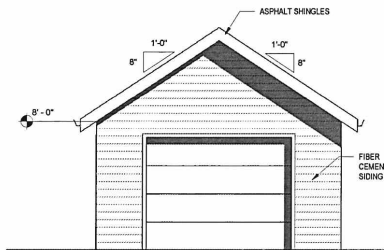
1722 Scott Street - Old Conway Design Overlay District

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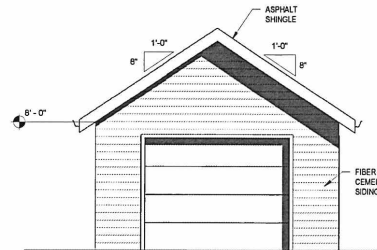


1315 North Street
Suite 100
Conway, AR 72034

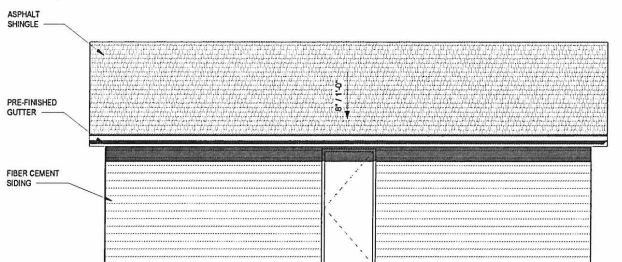
501.450.9633
info@sowellarchitects.com



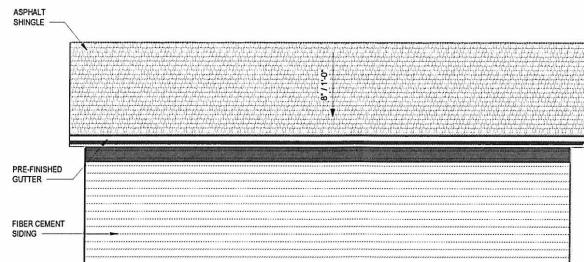
3 FRONT ELEVATION
1/4" = 1'-0"



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



4 SIDE ELEVATION - A
1/4" = 1'-0"



5 SIDE ELEVATION - B
1/4" = 1'-0"