



CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

September 28, 2020 · 5:30pm · City Hall · 1111 Main Street



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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
David Carolina
Liz Hamilton
Taylor Martin
Margaret West

Call to Order.

Roll Call.

Approval of Minutes. August 24, 2020

I. OLD BUSINESS - Public Hearing

Old Conway Design Overlay District

~~A. 517 Fifth Street - New Single-Family Residence~~ *(review postponed pending additional information from applicant)*

II. NEW BUSINESS - Public Hearings

Old Conway Design Overlay District

A. 925 Mitchell Street - Walkway Addition

~~B. 2009 Prince Street - New Accessory Structure + Exterior Modifications to Primary Residence~~ *(review postponed at request of applicant)*

~~C. 516 Ash Street - New Single-Family Residence~~ *(review postponed at request of applicant)*

Historic Preservation Plan

D. Acceptance of the Conway Citywide Historic Preservation Plan
[Link to Draft Plan Presentation](#)

III. Discussion

A. Nomination of new Commissioners/term extensions for existing members

Adjourn

Walkway Addition

925 Mitchell Street - Old Conway Design Overlay District

APPLICANT

Saint Peter's Episcopal Church
925 Mitchell St
Conway, AR 72034

OWNER

Episcopal Diocese of Arkansas
PO Box 164668
Little Rock, AR 72216

ARCHITECT

Steve Hurd, AIA
Hurd Long Architects



SITE

Address: 925 Mitchell St.

Lot Area. 1.57 acres ±.

Present Zoning. R-1 (One-Family District), Old Conway Design Overlay Suburban District.

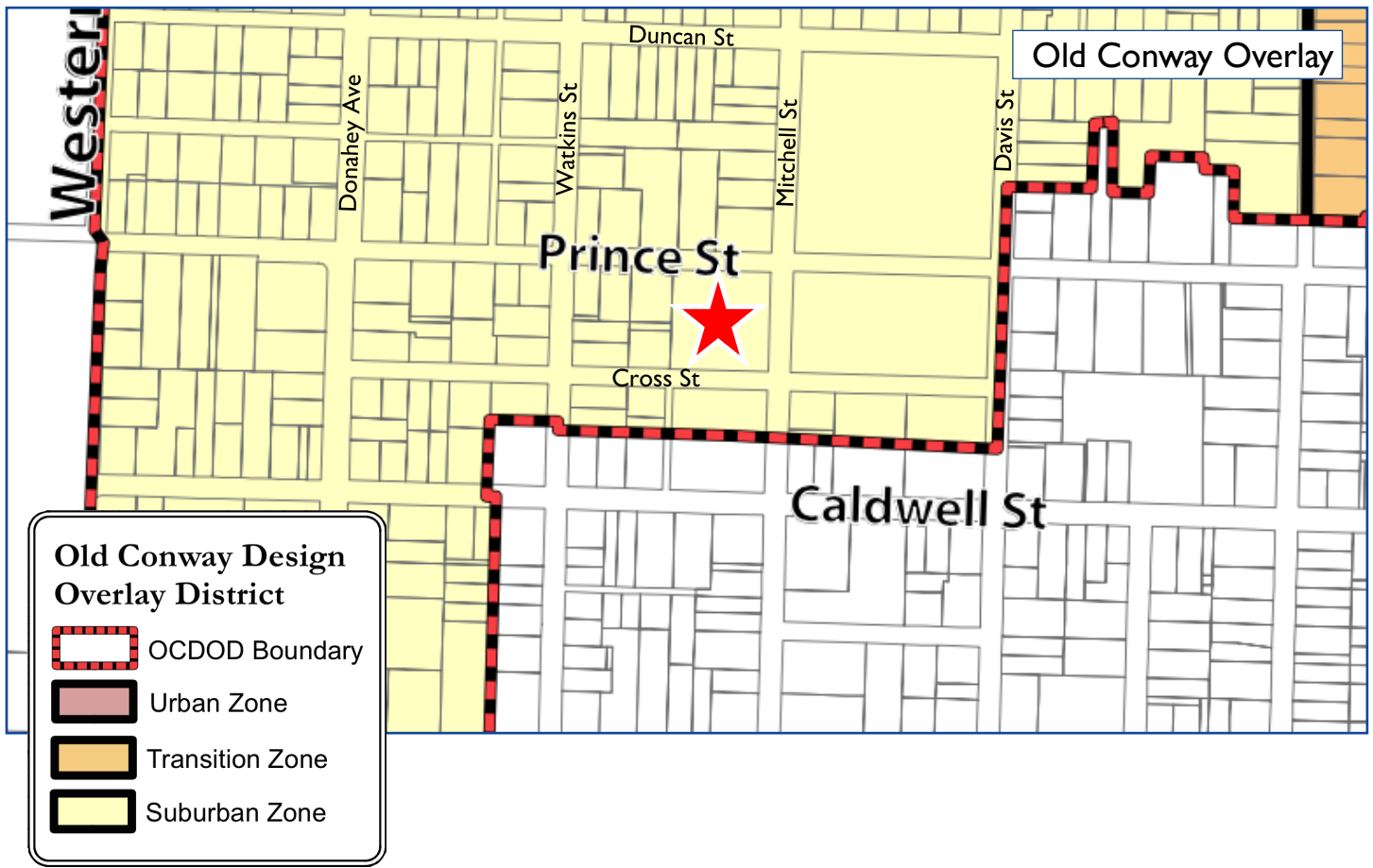
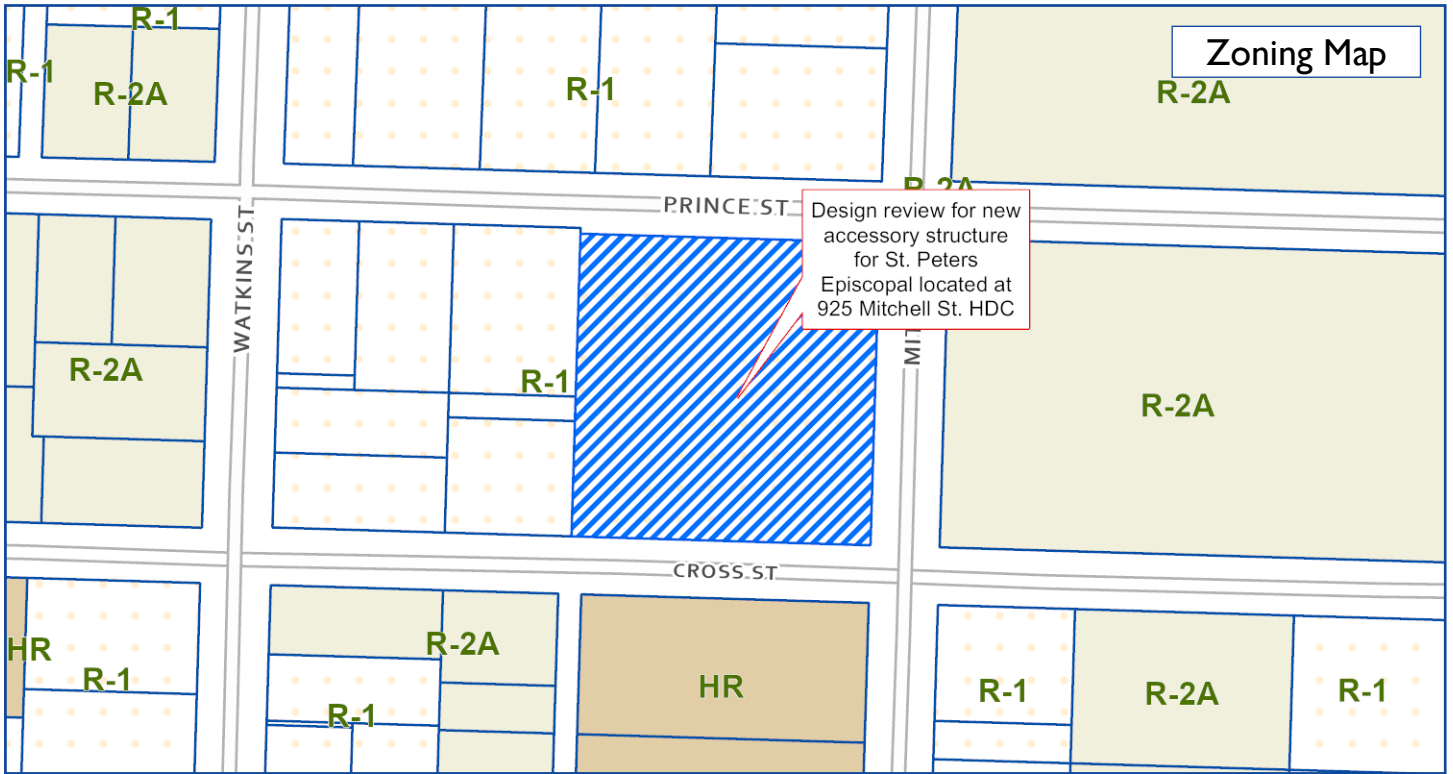
Abutting Zoning. South: HR (Historic Residential District), Old Conway Design Overlay Suburban District; East: R-2A (Two-Family District), Old Conway Design Overlay Suburban District; North/West: R-1 (One-Family District), Old Conway Design Overlay Suburban District.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District near Conway Junior High School at the southwest corner of Prince and Mitchell Streets. Area structures consist of a mix single-family homes of various styles (Tudor Revival, English Revival, Modified Victorian, Ranch) and school related buildings.

General Description of Property and Proposed Development. The applicant is proposing to replace existing classroom space, bridging the church's old (Parish Hall) and new sanctuaries, with a new ~1,450 sf open air walkway/pavilion common to ecclesial architecture of traditional mainline Protestant churches.

Walkway Addition

925 Mitchell Street - Old Conway Design Overlay District



MONUMENTAL CHARACTER

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

The setback of the addition creates a courtyard with an ecclesial campus character that helps lend to the site's monumental character. The site is appropriately scaled to blend naturally into the environs of the surrounding single-family neighborhood, giving it a sense that the structure naturally belongs at the site.

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 use of brick to match the existing red brick structures on the site on the public facing portion of the construction. Additionally, the applicant is proposing painted metal downspouts emblazoned with religious iconography. The western façade will feature wooden timbers that mimic architectural cues from other parts of the campus.

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. The roof will feature shingles to match. The addition will appropriately bridge the old and new portions of the church.

RECOMMENDATIONS

Staff recommends approval of the project.

Walkway Addition

925 Mitchell Street - Old Conway Design Overlay District

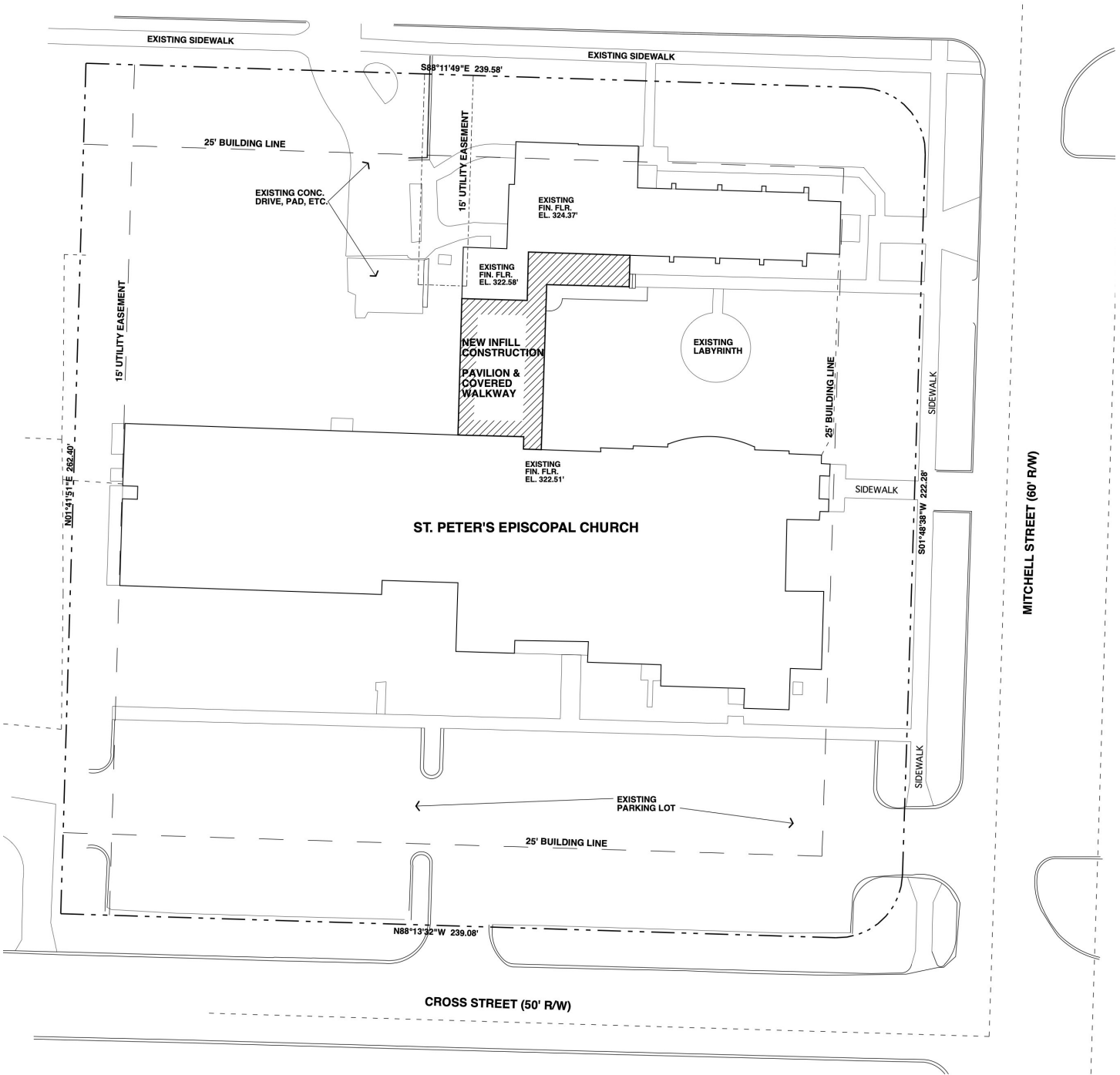
II.A



Walkway Addition

925 Mitchell Street - Old Conway Design Overlay District

II.A



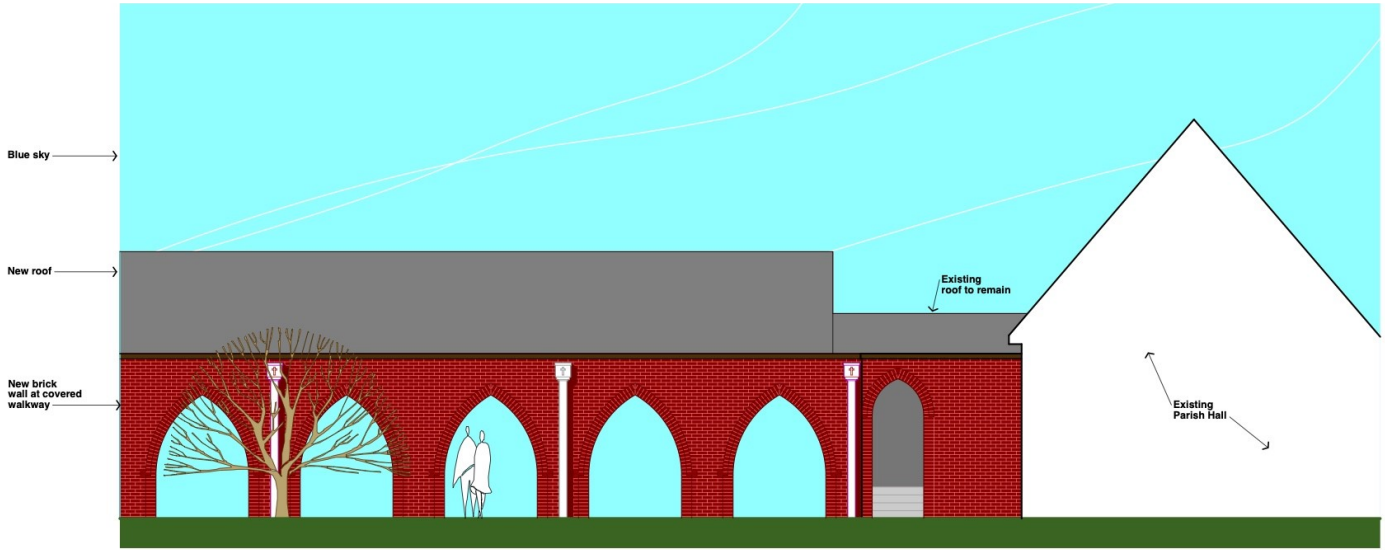
1 Site Plan

1"=20'-0"



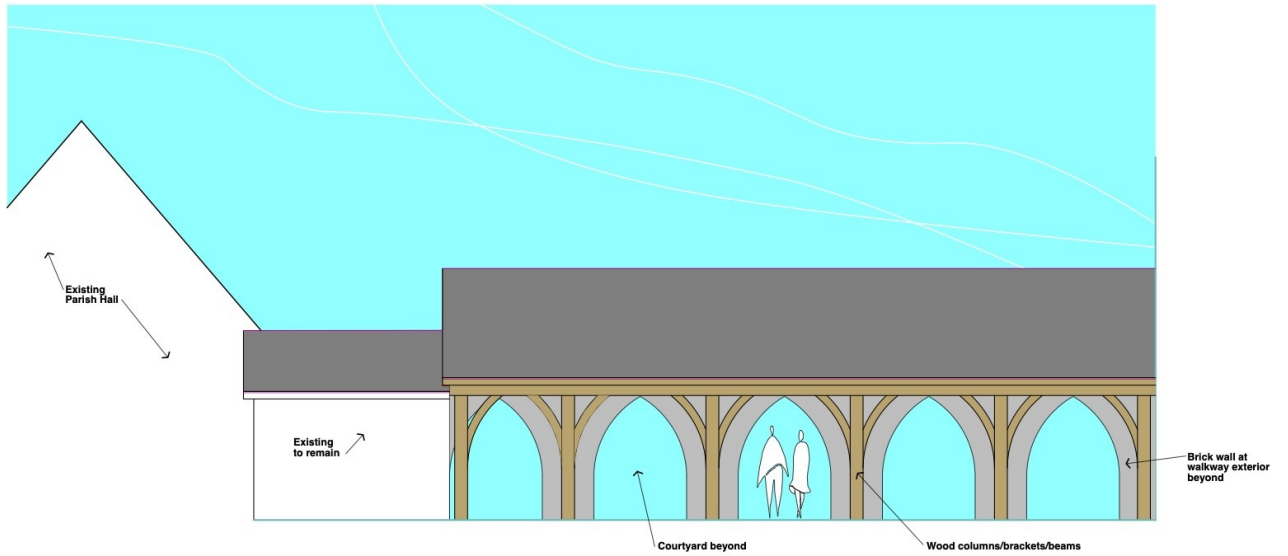
Walkway Addition

925 Mitchell Street - Old Conway Design Overlay District



Elevation at courtyard looking west

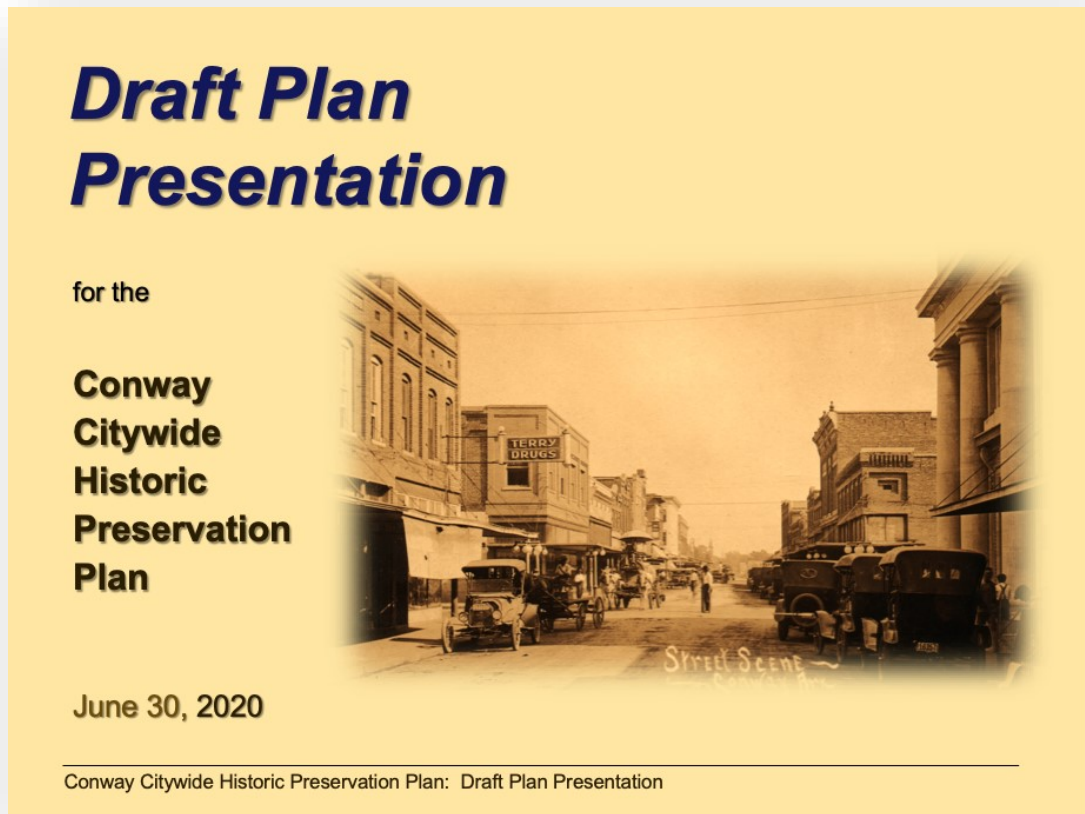
1/4"=1'-0"



West elevation Courtyard beyond

1/4"=1'-0"

Review and acceptance of Conway Citywide Historic Preservation Plan. The Plan, funded by a grant through the Arkansas Historic Preservation Program, was prepared by The Walker Collaborative with Thomason & Associates Preservation Planners.



New Commissioner Nomination/Term Extensions

2021-2023 Term

As of December 31, 2020, the Conway Historic District Commission will have 3 vacancies as the terms of Taylor Martin, David Carolina, and Shelby Fiegel will expire. Taylor Martin has served 2 consecutive terms and is not eligible to continue on the Commission at this time. David Carolina and Shelby Fiegel may request to serve a second, three-year term if they desire.

The City of Conway will advertise for nominations during the open nomination period for all City Boards and Commissions, October 1 -31, 2020. At the end of this time, all eligible nomination forms will be submitted to the HDC and Planning Staff for consideration.