



# CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

March 25, 2024 • 5:30pm • 1111 Main Street





# City of Conway

## HISTORIC DISTRICT COMMISSION

March 25, 2024

### MEMBERS

Emily Walter, Chairman  
Liz Hamilton, Vice-Chairman  
Jenny Davis, Secretary  
Marianne Black  
Josh Hamilton  
Nathaniel Johnson Jr.  
Corey Parks

**Call to Order.**

**Roll Call.**

**Approval of Minutes.** February 26, 2024

**I. Public Hearing Items - Old Conway Design Overlay District**

A. 1124 N Ash St (HDR-0324-0036)

B. 504 Monroe St (HDR-0324-0038)-CONTINUED TO APRIL

**II. Additional Business**

A. Adoption of Article II Bylaws

B. Items as decided by the Commission

**Adjourn.**

# 1124 N Ash - Addition

Old Conway Design Overlay District

I.A

**APPLICANT/AUTHORIZED AGENT**

Spencer Clawson & Marilyn Boswell  
1124 N Ash St  
Conway, AR 72034

**OWNER**

Same



**SITE DATA**

**Address.** 1124 N Ash St.

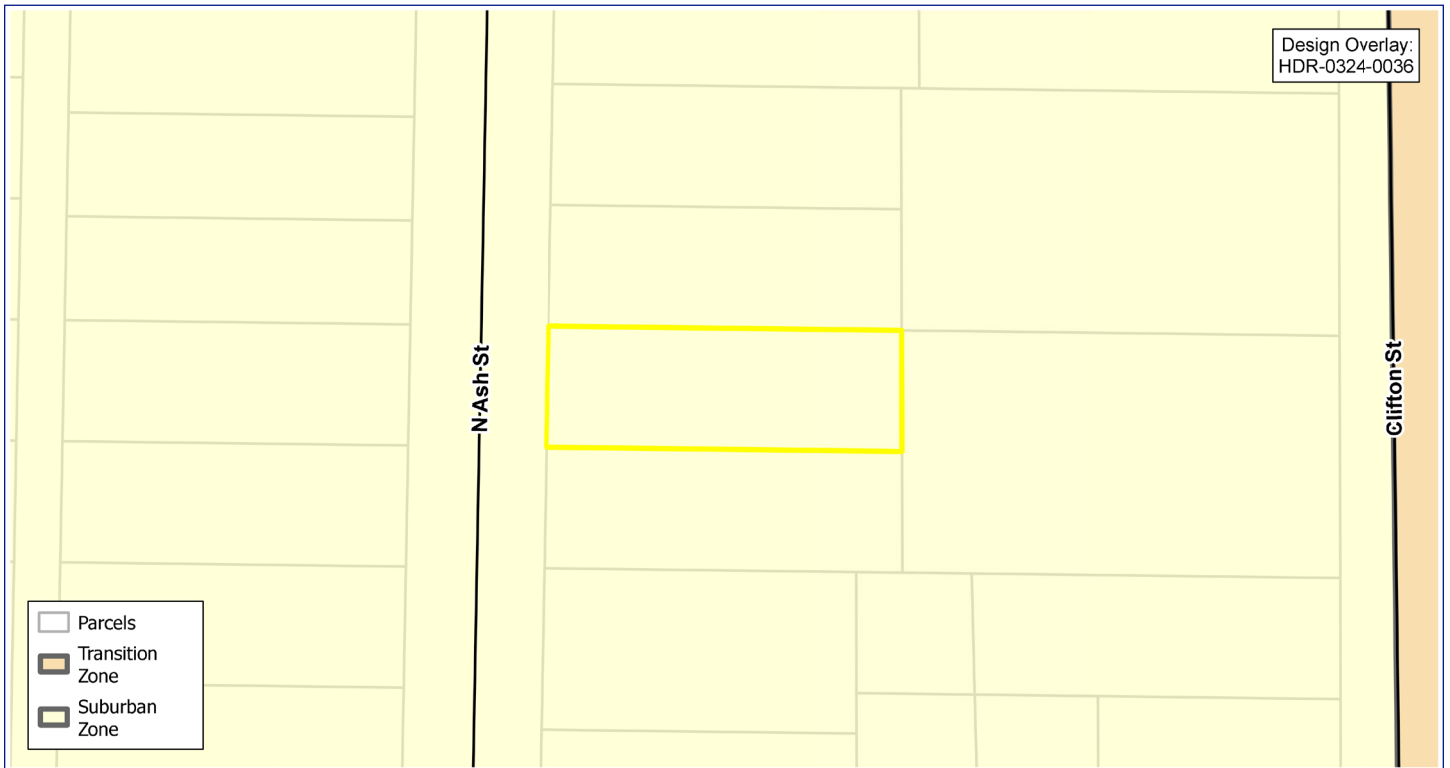
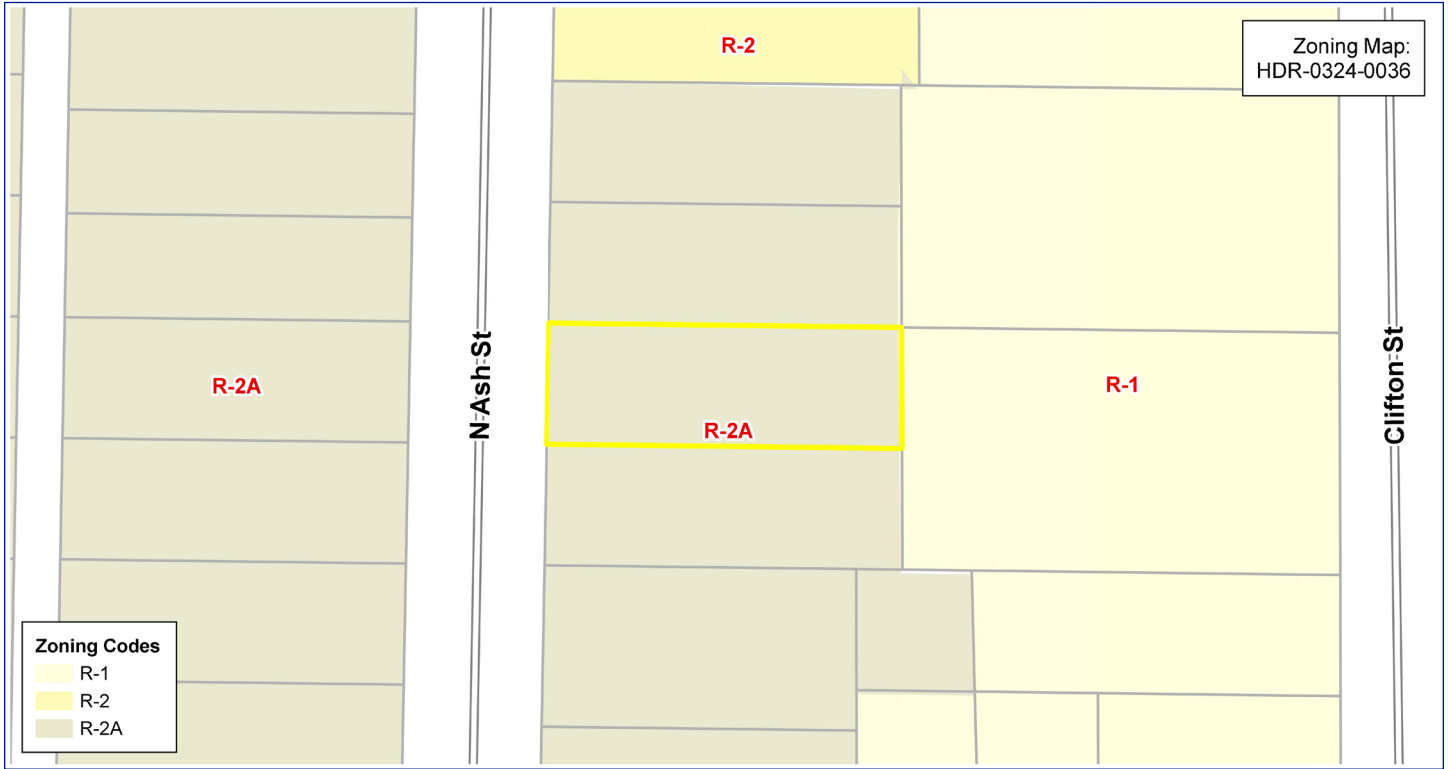
**Present Zoning.** R-2A (Two-Family Residential District), Old Conway Design Overlay Suburban District.

**Abutting Zoning.** North/South/West: R-2A (Two-Family Residential District); East: R-1 (One-Family Residential District), 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 east of N Ash St between Mill St and Duncan St. Area structures consist of a mix of single-family homes in Craftsman and minimal traditional styles.

**General Description of Property and Proposed Development.** The applicant proposes two additions. One addition is 68sf and proposed on the right (southern) side of the residence. It will be visible from Ash St. The second addition is 168sf and is proposed at the back of the residence and will not be visible from the street. Both additions will have siding to match the residence.



**Setbacks and Spacing.** Front setbacks are allowed within a range of 85% to 115% of the average front setback of the area. Side: 6 feet minimum in all residential zones. Rear: 3 feet or 15 feet from centerline of alleyway in residential zones.

*The front addition is 6ft from the side yard and in alignment with the front facade. The rear addition is ~6.6ft from the side yard and over 50' from the rear yard line. Both additions meet setback requirements.*

**Outbuilding Setbacks.** Front: Rear of Principal Building; Side: 3 feet minimum; Rear: 2ft minimum; (Fire Code requires a minimum 5ft from property line and 10ft from each other).

*No outbuildings are proposed.*

**Spacing.** Spatial relationships among existing buildings on a block and neighborhood suggest an appropriate width and spacing for new construction in the area.

*The proposal conforms.*

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

*The proposal conforms as the total lot coverage including driveway, patio, existing structure and development equals approximately 35%.*

**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 driveway is existing.*

**Sidewalks.** A sidewalk shall be constructed or repaired as part of new construction in the OCDOD. Sidewalk Exception: Sidewalks are not required with the construction of an addition or outbuilding with a footprint area less than 30% of the primary structure's footprint.

*According to the assessor's data, the existing single-family residence is 996sf. The total square footage of the additions is 236sf. 30 percent of 996sf is 298sf. The total square footage of the addition is less than 30% of the primary structure's footprint and the sidewalk exception applies.*

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

*It does not appear that any significant trees will be impacted by construction.*

## **MASSING**

**Scale.** The scale of the building should maintain the relationship of the structure's scale to the lot size of surrounding buildings.

*The addition of 236sf to the existing residence will not impact scale of the building.*

**Height/Width/Directional Expression.** The height/width and directional expression of the structure should relate to historic patterns in the neighborhood.

*The proposed front addition has a height of ~14ft. It will be in alignment with the existing roofline. The proposed back addition has a height of 16'. It will not exceed the roofline of the existing structure.*

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

*The building footprints will cover around 15% of the site which is similar to other structures on similarly sized lots in the area.*

**Complexity of form.** The detailing and wall breaks should relate well to structures in the area.

*The additions will respect eaves and wall breaks, maintaining a complexity of form.*

**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 has indicated that there will be one window on the front addition and one window on the rear addition. The window on the front addition will face the street and will increase the number of windows on the front façade but reduce the number of windows on the southern facade. The back addition will have one window facing east.*

### **DESIGN ELEMENTS**

**Entries, Porches, and Porticos, Doors and windows, Awnings.** Windows should be of divided-light construction, where divided-light windows are proposed. Fake muntin bars are not permitted.

*The proposed windows will match existing, which are one-over-one.*

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

*No new lighting is indicated.*

### **MATERIALS AND 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®

*Siding on the additions will match the existing brick.*

**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.

*The additions' roof pitch will match existing, as will the roofing material.*

**Addition.** The design of a new addition shall follow the regulations for new construction for all elevations that are prominently visible. New additions should not destroy the material that characterize the property. New work should be compatible in massing, size, scale, and architectural features to protect the historic integrity of the property. Use materials windows, doors, and architectural detailing that are compatible with the existing home.

The addition should be sized so that it does not visually overpower the existing building. The addition should be located at the rear or side elevation in a manner that the addition is visually secondary to the primary elevation of the historic structure.

*The proposal conforms as the additions are to the rear and side and will be composed of materials to match existing. The additions will be visually secondary due to their limited square footage and height.*

### **RECOMMENDATIONS**

Staff recommends approval of the request with the following conditions:

1.Applicant must obtain all applicable building permits\* if/when a Certificate of Appropriateness is granted.

*\*Applicant shall provide proof of appropriate licensure of professionals performing work to the Building Permits Department.*

2.Siding material shall include brick, stone, wood, or Hardie® siding/LP® SmartSide®

3.Windows shall be at least one-over-one (not fixed windows). If muntin bars are used, they must be true divided lights.

4.Lighting shall be downward and inward toward the property.

# 1124 N Ash - Addition

Old Conway Design Overlay District

I.A



View of subject property from N Ash St facing E



Property adjacent to the W across N Ash St



Property adjacent to the N



Property adjacent to the S



