



CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

October 26, 2020 · 5:30pm · City Hall · 1111 Main Street



October 26, 2020 · 5:30 pm · City Hall

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. September 28, 2020

I. OLD BUSINESS - Public Hearing

Old Conway Design Overlay District

A. 517 Fifth Street - New Single-Family Residence

II. NEW BUSINESS - Public Hearings

Robinson Historic District

A. 857 Mitchell Street - Exterior Modification & Garage Addition

B. 1924-26 Robinson Avenue - Exterior Modifications

Old Conway Design Overlay District

C. 1313 Elm Street - Exterior Modifications

III. Discussion

A. Additional items as decided by the Commission

Adjourn

New Single-Family Residence

517 Fifth Street - Old Conway Design Overlay District

APPLICANT/OWNER

Brian & Holley Strandlund
3035 Crawford Loop
Conway, AR 72034



Aerial Photo

SITE

Address: 517 Fifth Street.

Lot Area. 0.22 acres ±.

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

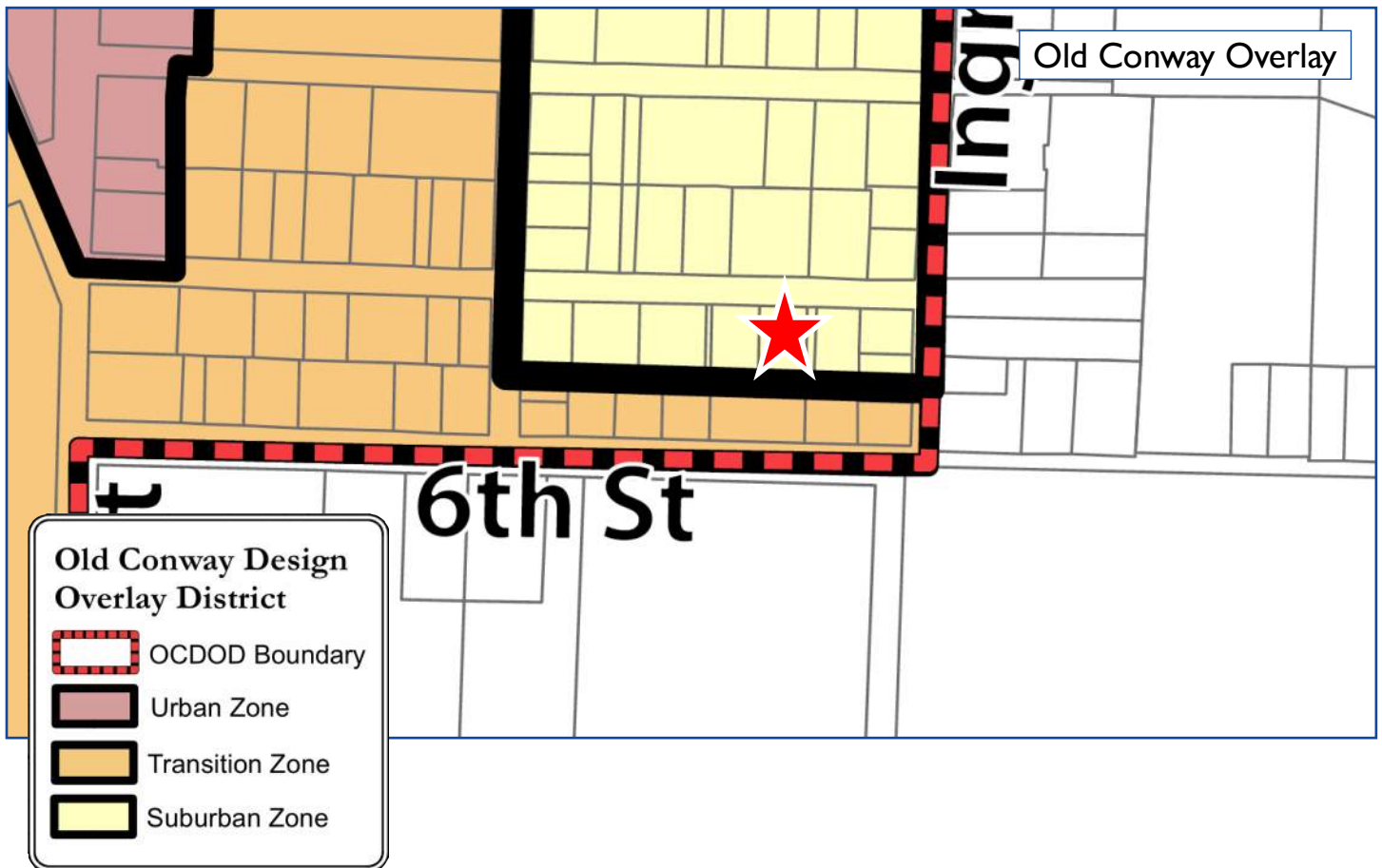
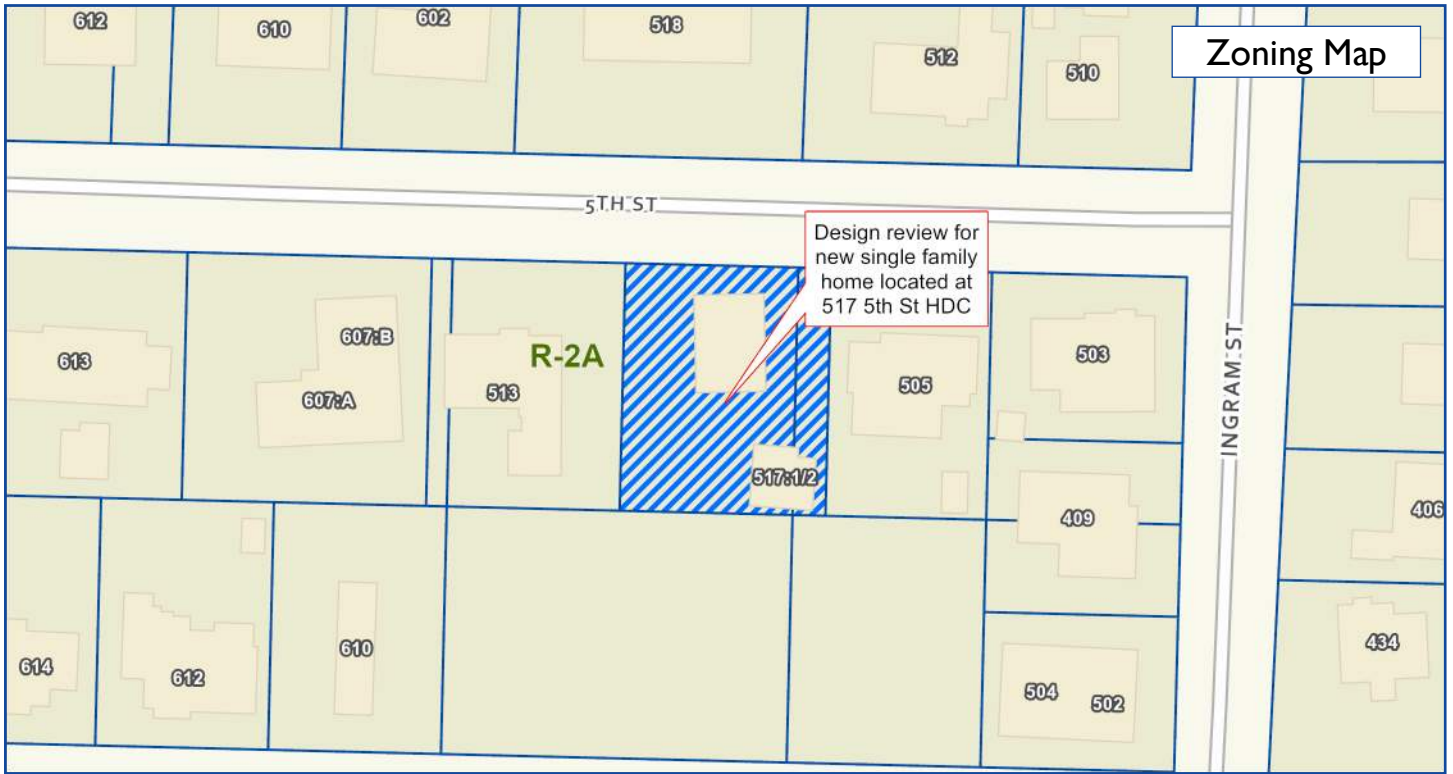
Abutting Zoning. R-2A (Two-family Residential), Old Conway Design Overlay Suburban District.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the south side of Fifth Street between Ingram and Factory Streets. 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 2,302 square foot single-family home in a traditional contemporary style.

New Single-Family Residence

517 Fifth Street - 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 area is 22', based on the four properties to the east and west. The included drawings indicate a setback of 25'. The other proposed setbacks conform to the zoning requirements.

The proposed setbacks and spacing are appropriate. Spacing of the structure appears to conform to the requirements.

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

Lot coverage for the site is approximately 31%.

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

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 proposing a 8' concrete driveway. Recommend allowing up to a 12' driveway.

Sidewalks. Sidewalks are required for new construction projects.

A 5' sidewalk placed at least 5' from the back of curb is required.

Fences/Walls. No fencing is proposed.

Tree preservation. There are no significant trees affected by the project. Canopy trees shall be required for each 30' of street frontage.

The planting of one canopy tree in the front yard is required. The existing crepe myrtle shall count toward meeting the existing requirement. If it is removed the planting of two canopy trees shall be required before release of the certificate of occupancy for the house.

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 (2,302 sf) is compatible to the overall scale of structures in the surrounding area, which appear to range between approximately 975 sf and 2,900 sf.

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 22' and the width at 50' 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 primarily 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 simple and complex structures.

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 front façade will be composed 32% windows and openings, which based on the design appears to be appropriate. The side facades are largely bereft of any windows, which is not compatible with the intent of the regulations. Consider requiring additional side windows.

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 7'-9' depth is proposed. No details on the style of windows is provided. It is anticipated vinyl are proposed, which would be required to 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 to use vinyl siding for the home. This is not compatible with the regulations. Recommend requiring Hardieboard or similar wood equivalent product.

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 10:12 roof pitching, which is appropriate.

RECOMMENDATIONS

Staff recommends approval of the application with the following conditions:

1. Permit up to a 12' concrete driveway.
2. Require the planting of one canopy tree in the front yard (two if the existing crepe myrtle is removed).
3. Require windows to be true divided lights or 1 over 1 if not true divided light.
4. Require cladding in Hardieboard or similar wood equivalent product.
5. Require front walkway to connect to the street.
6. Require 5' sidewalk with a 5' setback from the back of curb.
7. Require fascia and soffits to be finished with wood construction.
8. HVAC equipment be placed in a manner to minimize its visibility from the street.

Additional items for consideration:

1. Consider requiring additional windows along the side facades.

New Single-Family Residence

517 Fifth Street - Old Conway Design Overlay District

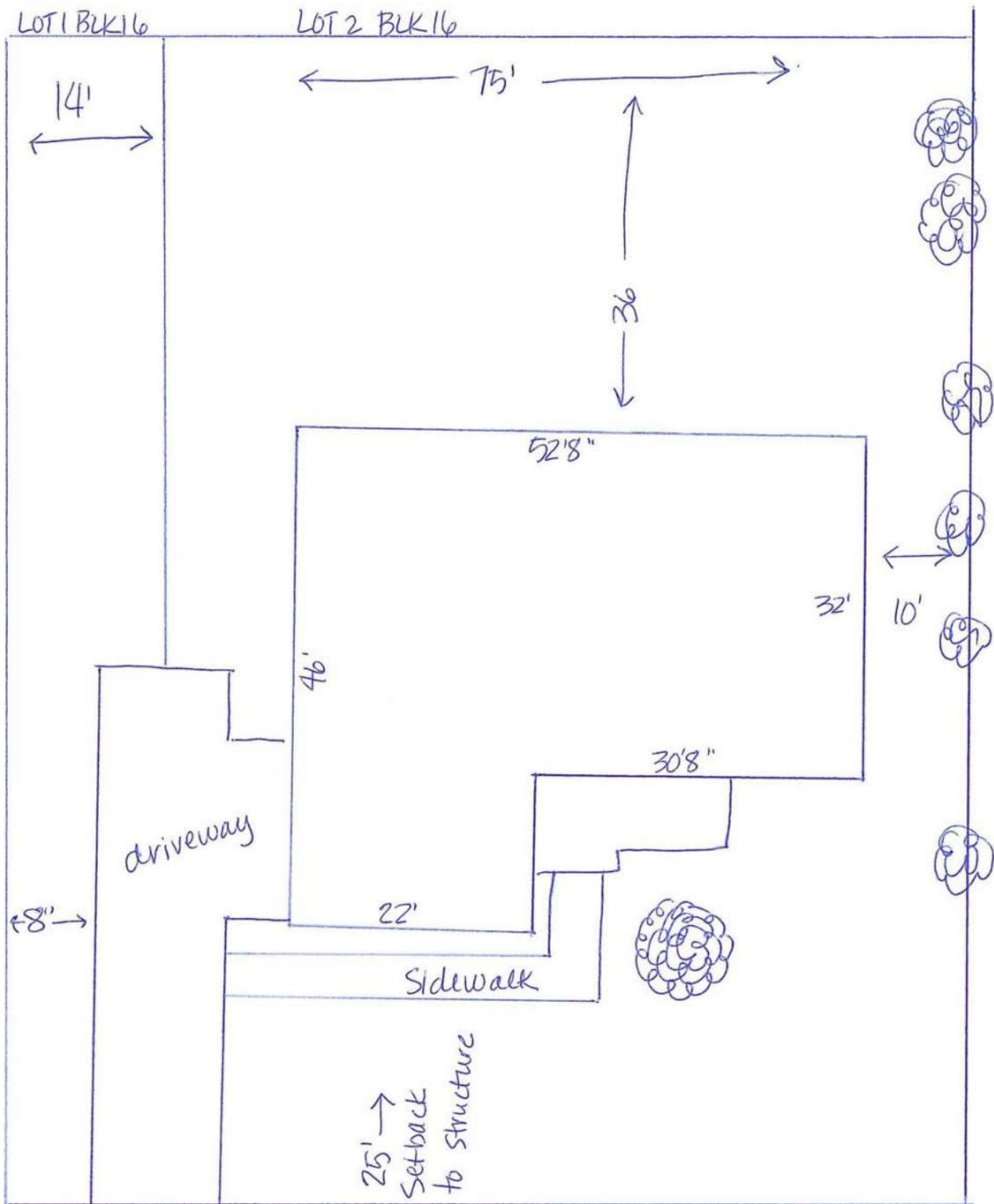
I.A



New Single-Family Residence

I.A

517 Fifth Street - Old Conway Design Overlay District




New Single-Family Residence

517 Fifth Street - Old Conway Design Overlay District

NOTES

1. ACTUAL NOTE AND/OR CONDITIONS TO BE DETERMINED ON THE FIELD TO CONSTRUCTION.
2. CHECK ALL DIMENSIONS FOR ACCURACY PRIOR TO CONSTRUCTION.
3. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH APPLICABLE LOCAL CODES AND ORDINANCES.

DRAFTING & DESIGN



DESIGNER SERVICES

CUSTOM HOME PLANS

CERTIFICATION

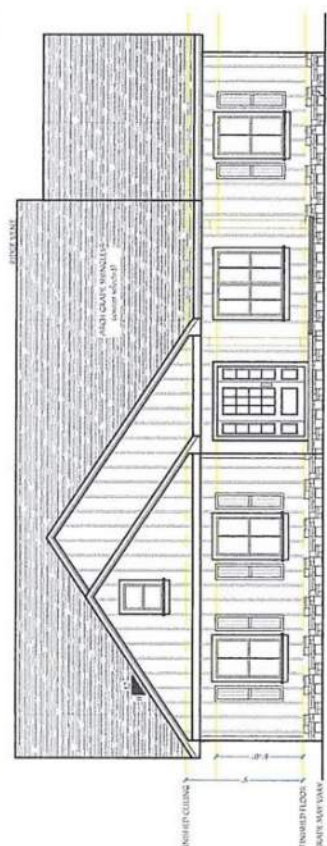
PROJECT NAME

TITLE

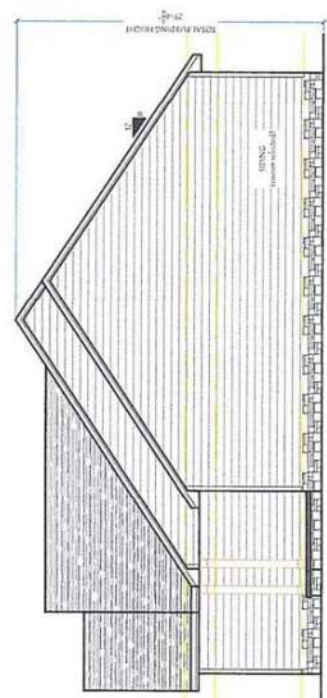
ELEVATIONS

DATE: 11-11-2021

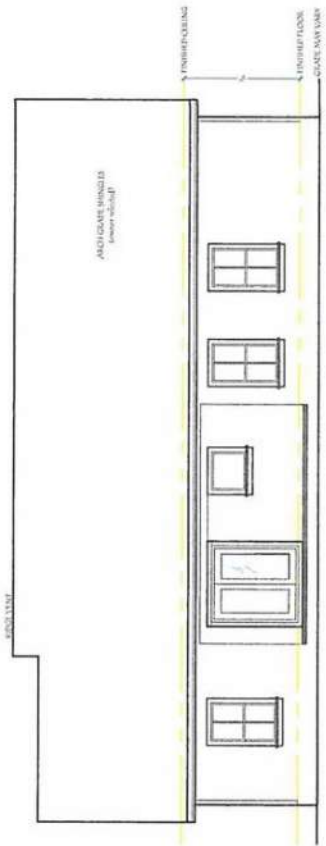
PG-1



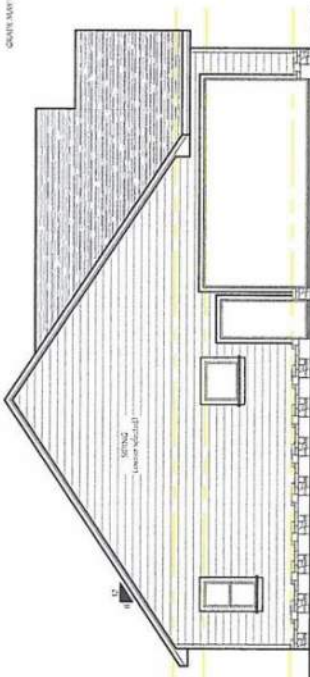
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

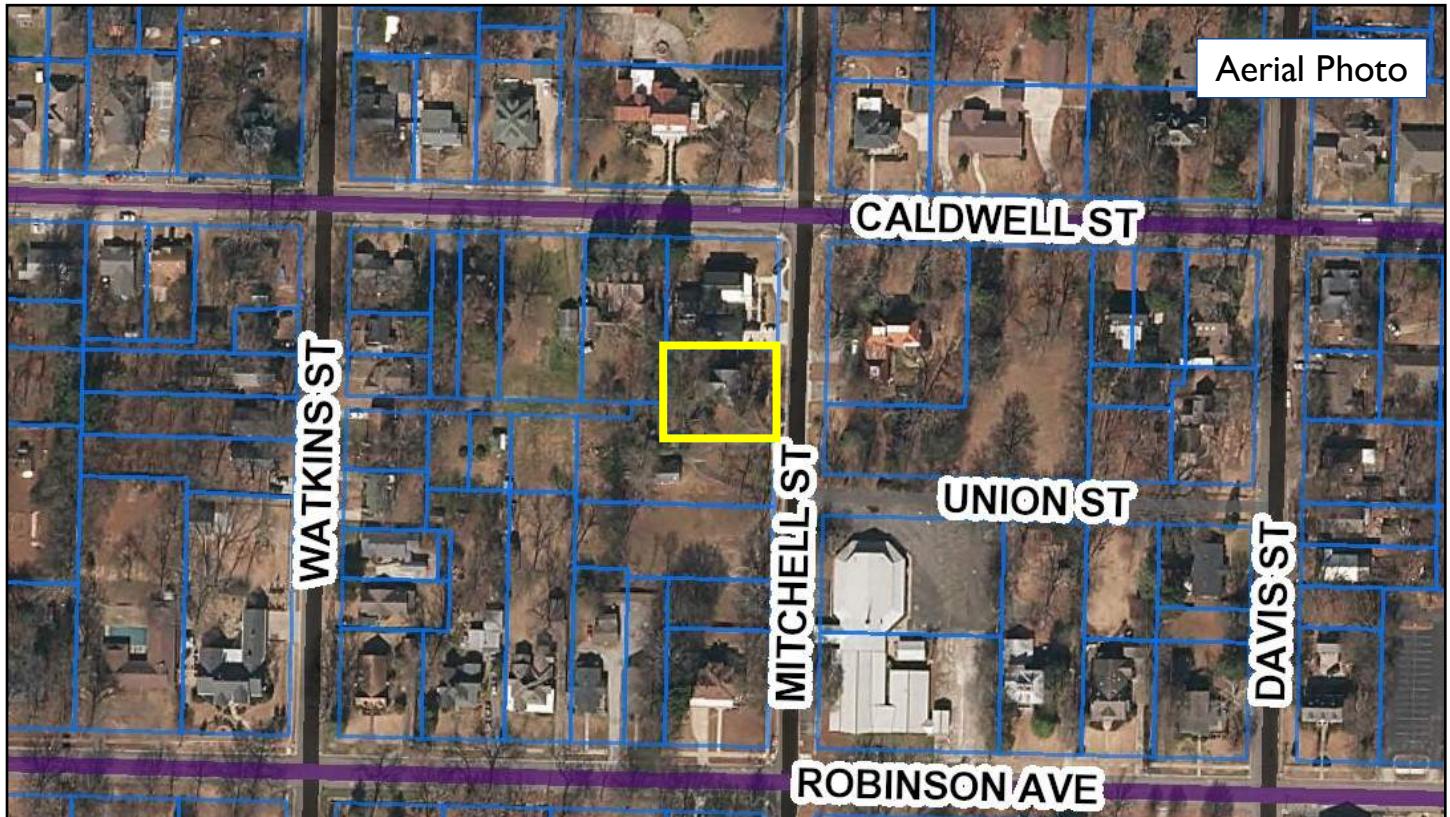
Howard Johnston House - New Garage & Exterior Modifications

II.A

857 Mitchell Street - Asa P. Robinson Historic District

APPLICANT/OWNER/CONTRACTOR

Pinkston Custom Homes, LLC
Greg Pinkston
118 Sunshine Farms Road
Bigelow, AR 72016



SITE

Address. 857 Mitchell Street.

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

Abutting Zoning. North/West/East: R-2A (Two-family Residential) Robinson Historic District.; South: R-1 (Single-Family Residential) Robinson Historic District

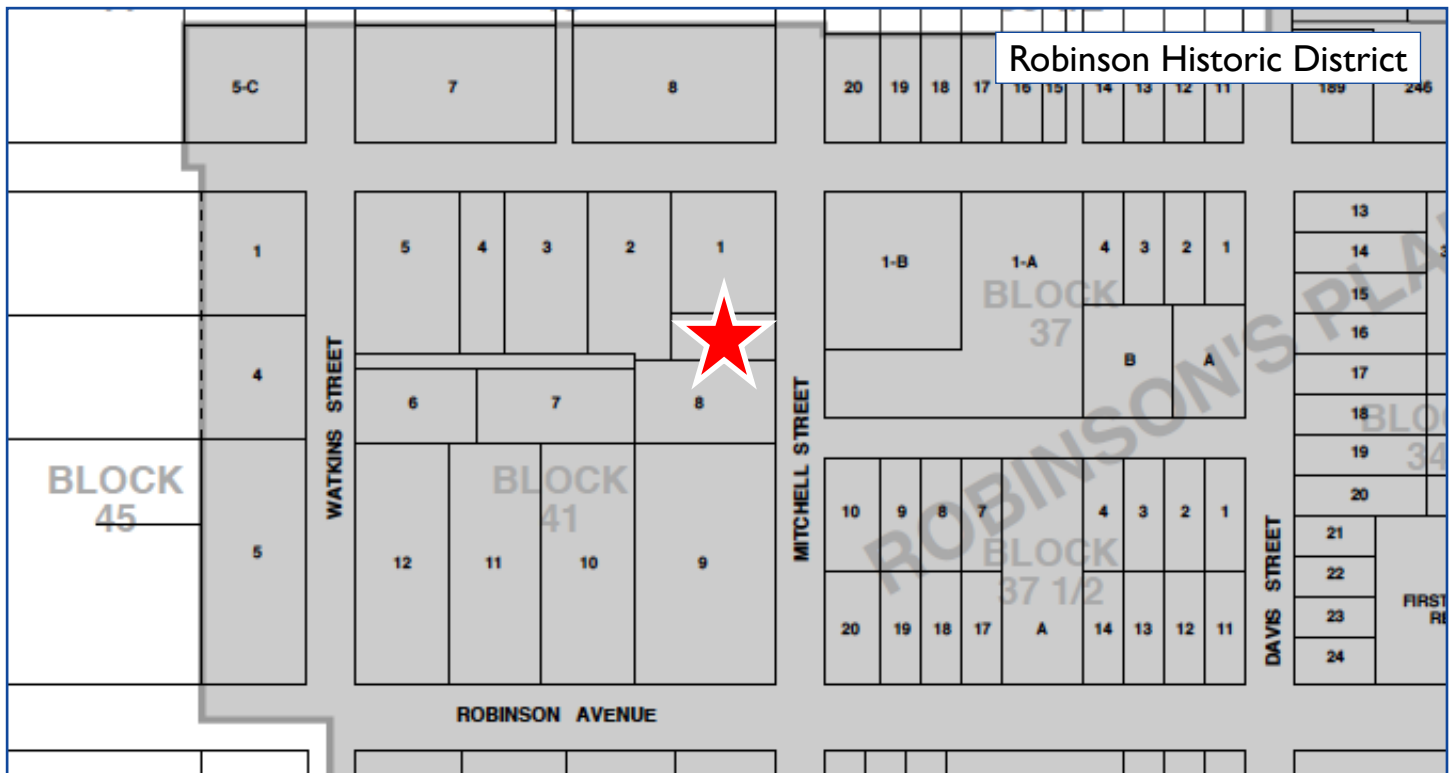
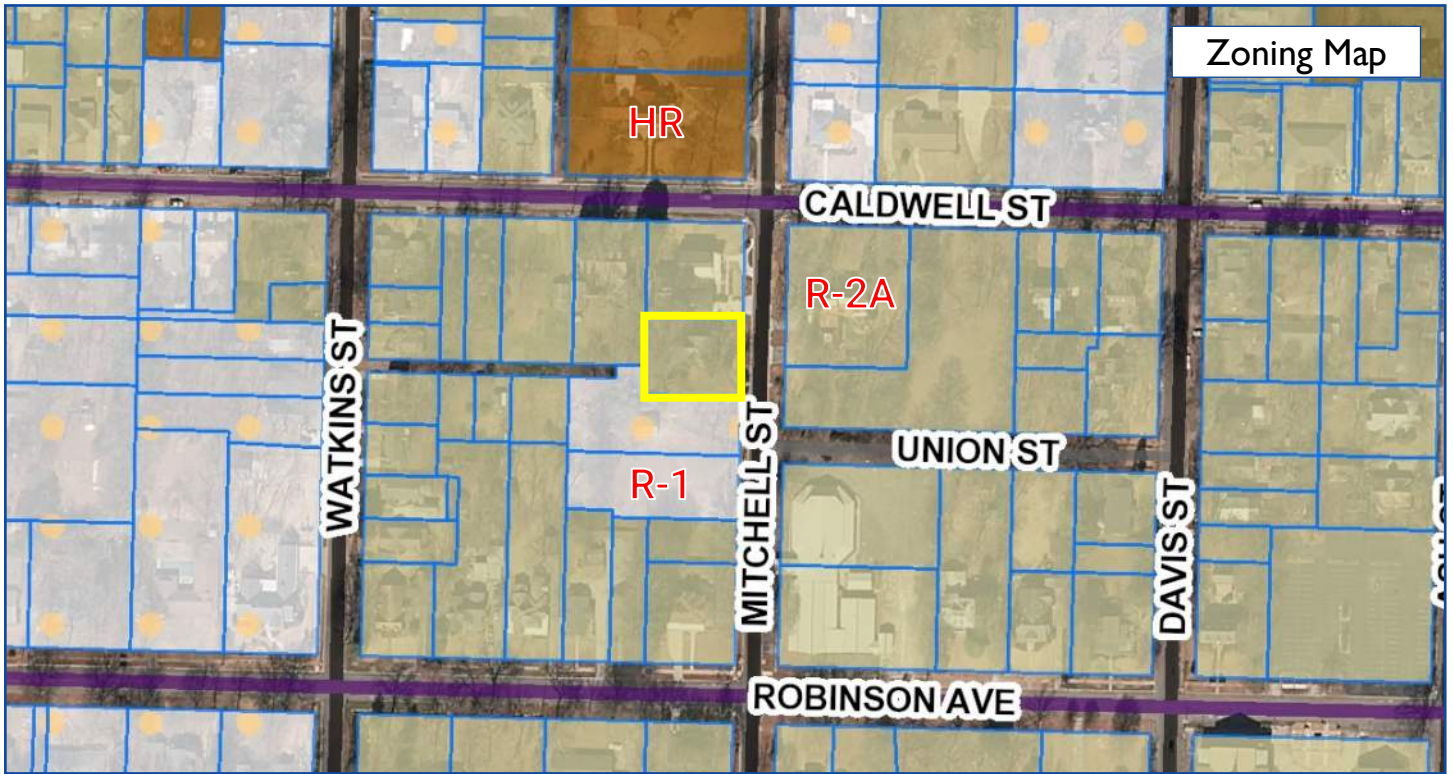
Lot Area. 0.34 acre ±.

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

- North – 1905 Caldwell: Frank Jones House 1910 (Garrison Colonial Revival – Contributing)
- East – 1837 Caldwell: SG Smith House 1924 (Colonial Revival – Contributing, NR Listed)
- South – 853 Mitchell : Erstine House 2020 (Contemporary – Non-Contributing)
- West – Backyard to 1917 Caldwell

Howard Johnston House - New Garage & Exterior Modifications

857 Mitchell Street - Asa P. Robinson Historic District



Howard Johnston House - New Garage & Exterior Modifications

857 Mitchell Street - Asa P. Robinson Historic District

General Description of Property and Proposed Development. The applicant is proposing to “fix-up” the outside as well as add a garage and pergola at the rear of the structure.

The Howard Johnston House was constructed in 1924 in the Colonial Revival Style. The structure was listed as contributing at the time the district was surveyed in late 1997. However, modifications to the structure since that time have likely made it non-contributing. These modifications indicated the conjectural porch addition on the front of the structure, which has significantly changed the styling of the structure.



BUILDING MODIFICATIONS

Masonry. The guidelines recognize original masonry and brick as integral to the historic character of the structure. Original brick work should be maintained and repaired rather than replaced. Unpainted brick should not be painted.

The existing brick is painted. It appears the existing brick exterior will need repair and repointing. Care should be taken to ensure the appearance of any replacement brick and repointing matches the style and detailing of the existing materials.

Wood. The guidelines recognize original wood as integral to the historic character of the structure. Original wood should be maintained and repaired rather than replaced.

Portions of the structure's original wood surface is covered by vinyl siding. If the existing siding is repaired or removed, original wood materials should be kept and repaired. Soffits and fascia, if repaired, should be repaired with wood materials matching original detailing for the structure. If the original materials are too deteriorated, Hardieboard may be used. No new vinyl siding may be permitted.

Windows. The guidelines recognize original windows and window forms as integral to the historic character of the structure. Original windows should be maintained and repaired rather than replaced.

It appears most windows on the structure are original. No changes to the windows on-site are proposed. Existing windows shall not be replaced without prior approval by the Planning Director.

Roof. The guidelines recognize original roof forms as integral to the historic character of the structure.

No changes to the original roof form are proposed. Replacement of the roofing with 3-tab or architectural shingles is appropriate.

Porch. *The existing front porch is a later addition to the house that significantly modifies its appearance and style. It may be removed.*

GARAGES & ACCESSORY STRUCTURES

Garages and Driveway. Garages should be smaller than the primary structure, located at the rear of the structure, and incorporate similar detailing.

The garage is proposed at the immediate rear of the structure with a hipped roof form, connected by a walkway/balcony. Placement further back on the lot is recommended. Historically, the site had a side loading garage with a gable roof form that matched the primary structure. While sidelading of the garage is not advantageous on this site, a gable roof form is recommended. The applicant is proposing a new 10' driveway. This width is appropriate.

RECOMMENDATIONS

Staff recommends approval of the garage and exterior modifications with the following conditions:

1. Care should be taken to ensure the appearance of any replacement brick and repointing matches the style and detailing of the existing materials.
2. If the existing siding is repaired or removed, original wood materials should be kept and repaired. Soffits and fascia, if repaired, should be repaired with wood materials matching original detailing for the structure. If the original materials are too deteriorated, Hardieboard may be used.
3. No new vinyl siding may be permitted.
4. Existing windows shall not be replaced without prior approval by the Planning Director.
5. The existing front porch roof may be removed.
6. The garage shall be placed further back on the lot, clad with wood or Hardieboard matching the original wood siding on the house, and changed to a gable roof form to match the house.
7. The driveway shall be restricted to 10' in width and allowed to taper to 21' in width behind the mid point of the house.
8. One additional canopy tree shall be required in the front yard.
9. HVAC and utility equipment shall be appropriately located at the rear or side of the structure and/or appropriately screened.
10. The applicant shall provide updated plans reflecting these conditions prior to issuance of the COA.

Howard Johnston House - New Garage & Exterior Modifications

857 Mitchell Street - Asa P. Robinson Historic District



Howard Johnston House - New Garage & Exterior Modifications

857 Mitchell Street - Asa P. Robinson Historic District

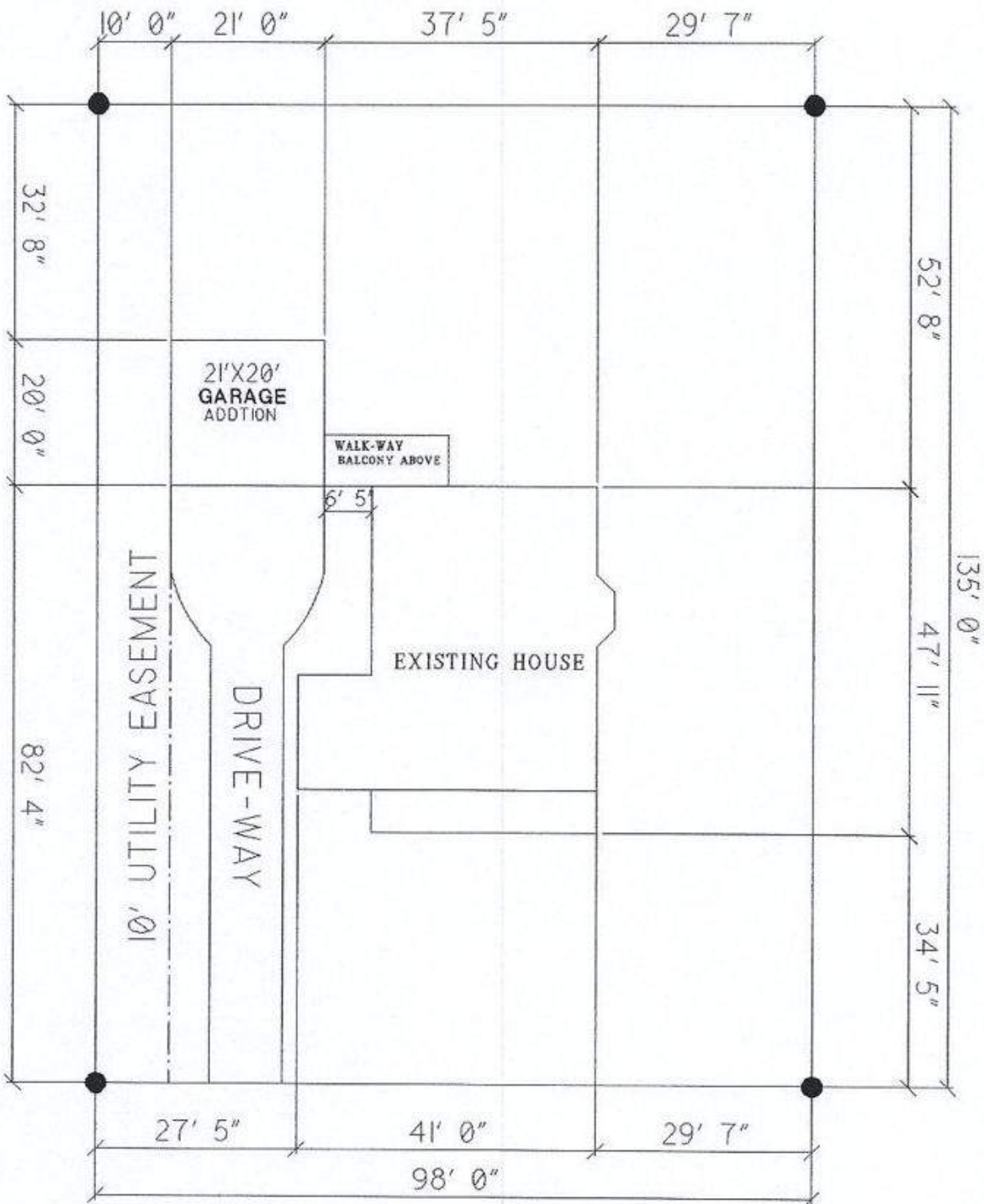
II.A



Howard Johnston House - New Garage & Exterior Modifications

II.A

857 Mitchell Street - Asa P. Robinson Historic District



Lot 1

857 MITCHELL

Scale: 1"=30'-0"



NOTE



Howard Johnston House - New Garage & Exterior Modifications

857 Mitchell Street - Asa P. Robinson Historic District

II.A



C.V. Douglas House - Exterior Modifications

II.B

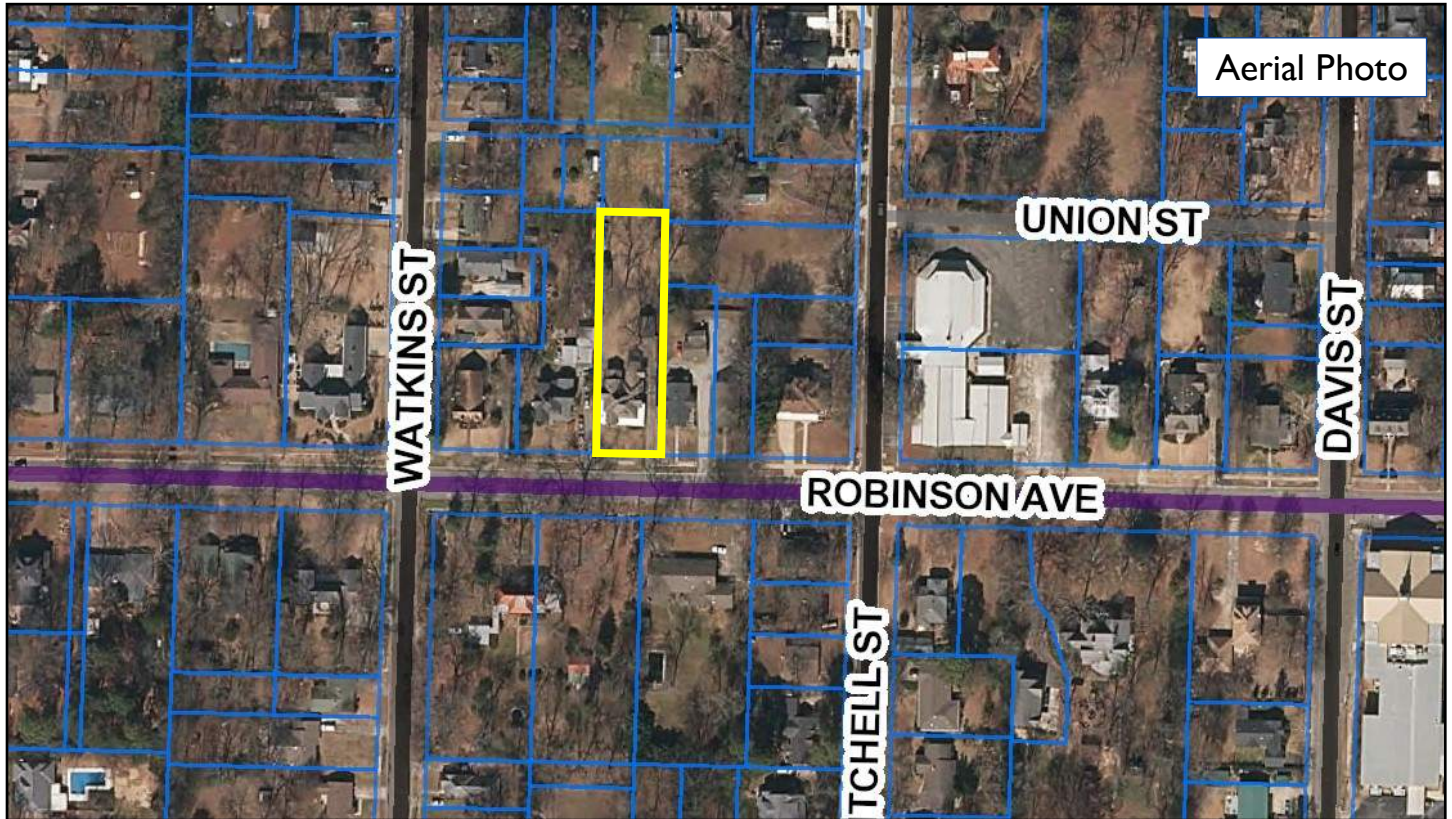
1924-26 Robinson Avenue - Asa P. Robinson Historic District

APPLICANT/OWNER

Olive Jane Baldrige and Walter Joly
1924 Robinson Avenue
Conway, AR 72034

CONTRACTOR

American Structure
Jerry Guzman



SITE

Address. 1924-1926 Robinson Avenue.

Present Zoning. R-2A (Two-family Residential) Robinson Historic District.

Abutting Zoning. R-2A (Two-family Residential) Robinson Historic District.

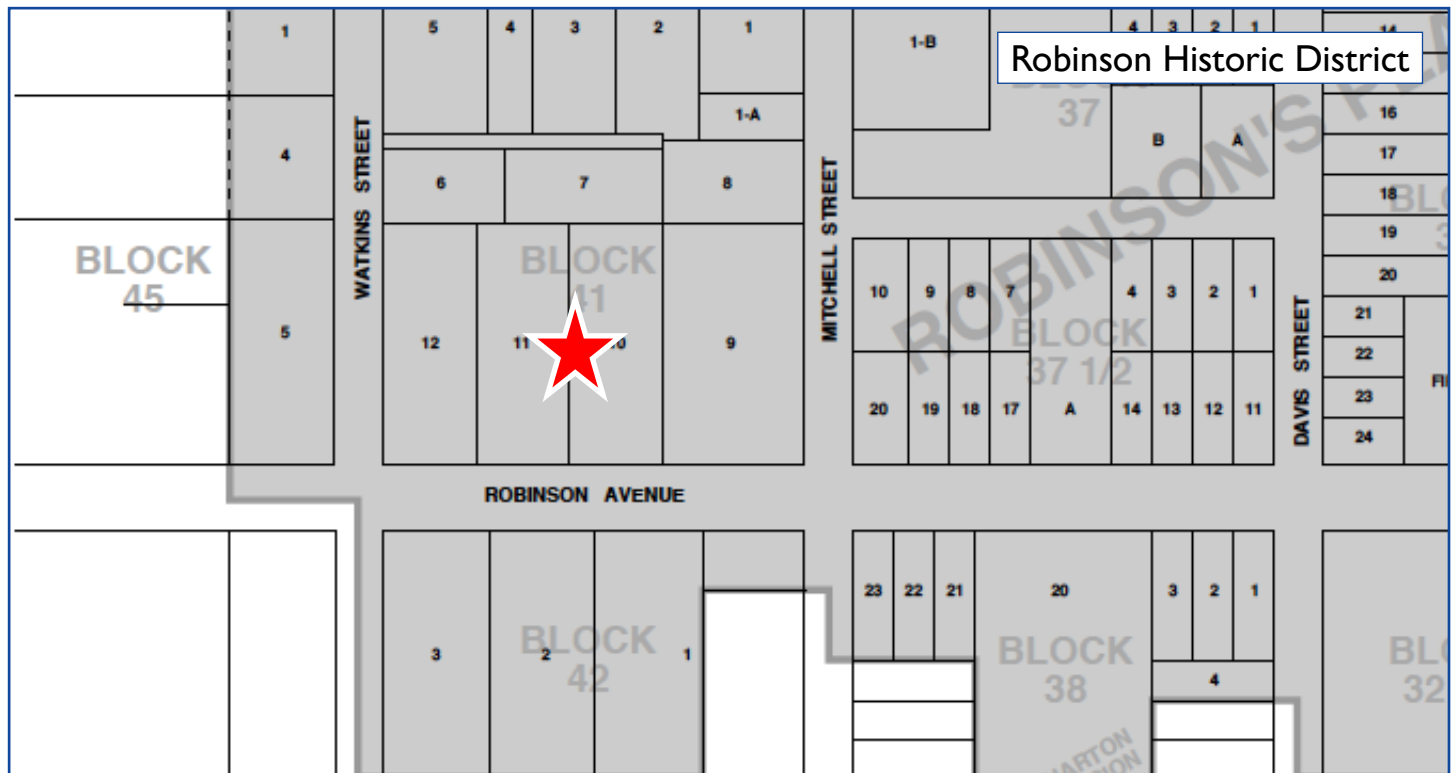
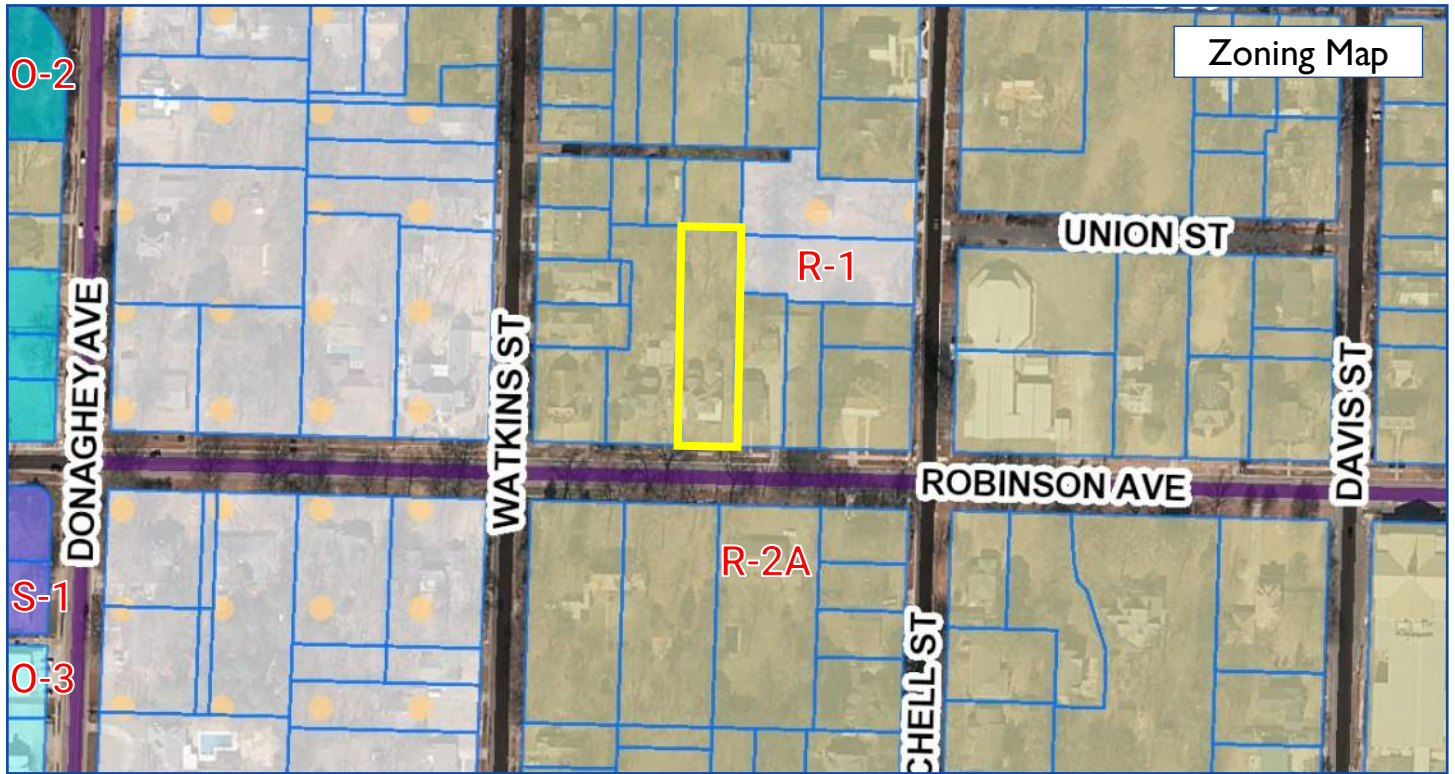
Lot Area. 0.72 acre ±.

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

- West – 1930 Robinson: CE Douglas House 1895 (Colonial Revival – Non-Contributing)
- North – N/A
- East – 1918 Robinson: 1925 (Craftsman Bungalow – Contributing)
- South – 1931 Robinson: GL Bahner House 1927 (English Revival – Contributing)

C.V. Douglas House - Exterior Modifications

1924-26 Robinson Avenue - Asa P. Robinson Historic District



C.V. Douglas House - Exterior Modifications

1924-26 Robinson Avenue - Asa P. Robinson Historic District

General Description of Property and Proposed Development. The applicant is proposing exterior modifications to this unique duplex house. These changes include 1 window on the rear elevation (non-reviewable), all windows on the west elevation, 1 window on the front elevation. The applicant is also proposing to remove the existing vinyl siding on the west portion of the duplex house to be replaced with Hardieboard siding, where necessary. The applicant has already been conducting limited regular maintenance work to address a bat infestation.

The C.V. Douglas House was constructed in 1890 as a Queen Anne Style in a transitional period to English Revival style. The structure was listed as Contributing at the time the district was surveyed in late 1997 and likely remains contributing today



BUILDING MATERIALS

Wood. The guidelines recognize original wood as integral to the historic character of the structure. Original wood should be maintained and repaired rather than replaced.

The applicant is proposing to remove the existing vinyl siding on the west side of the structure. The applicant is proposing to replace the existing wood siding with Hardieboard siding to match the original form of the wood siding. The guidelines discourage wholesale removal of original wood materials. Consider requiring that Hardieboard replacement only be used in areas where the existing wood siding is too damaged or rotten to be repaired.

Windows. The guidelines recognize original windows and window forms as integral to the historic character of the structure. Original windows should be maintained and repaired rather than replaced.

Windows on the east side of the duplex have been replaced resulting in a non-uniform appearance on the structure. The proposed window replacements will maintain the original dimensions of the existing windows including styles and will be wooden. Given these conditions, replacement is appropriate.

RECOMMENDATIONS

Staff recommends approval of the exterior modifications with the following conditions:

1. One additional canopy tree shall be required to be planted in the front yard between the street and sidewalk.
2. HVAC and utility equipment shall be appropriately located at the rear or side of the structure and/or appropriately screened.

Consider the following condition:

3. Replacement of the wood siding beneath the existing be limited to only those portions which are too damaged or rotten to be retained.

C.V. Douglas House - Exterior Modifications

1924-26 Robinson Avenue - Asa P. Robinson Historic District

II.B



Site Photos



Adjacent Properties



C.V. Douglas House - Exterior Modifications

II.B

1924-26 Robinson Avenue - Asa P. Robinson Historic District

WEST ELEVATION



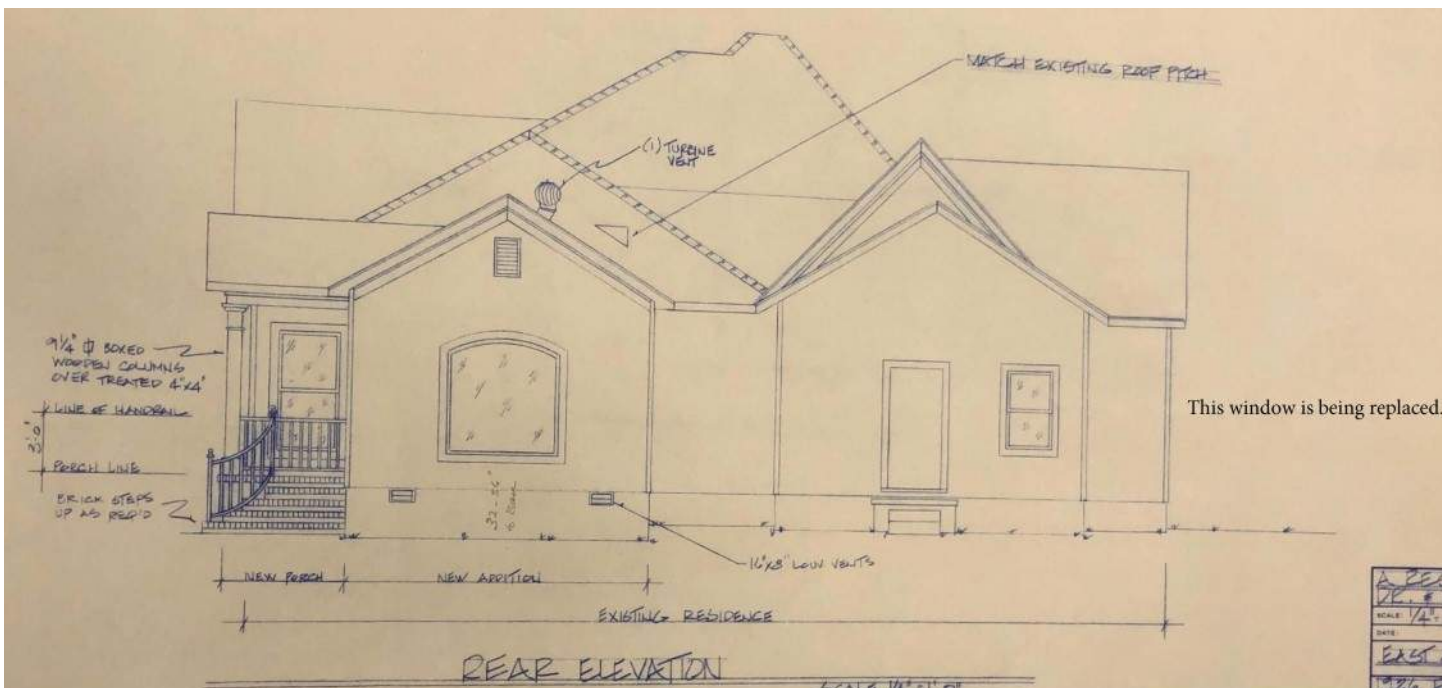
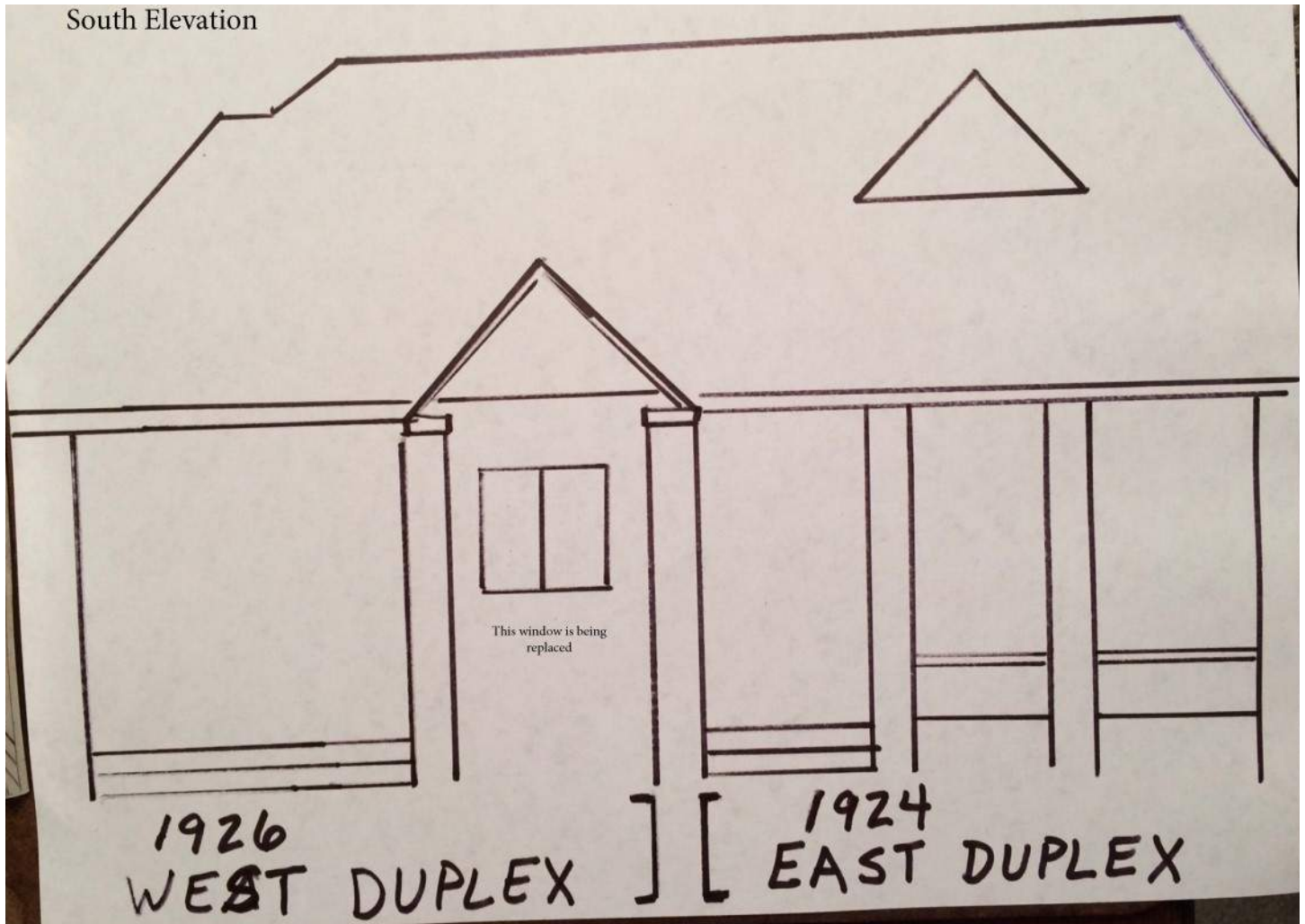
all windows being replaced



C.V. Douglas House - Exterior Modifications

II.B

1924-26 Robinson Avenue - Asa P. Robinson Historic District



Exterior Modifications

1313 Elm Street - Old Conway Design Overlay District

APPLICANT

Zachary Saxion
2450 N Donaghey Ave
Conway, AR 72032

OWNER

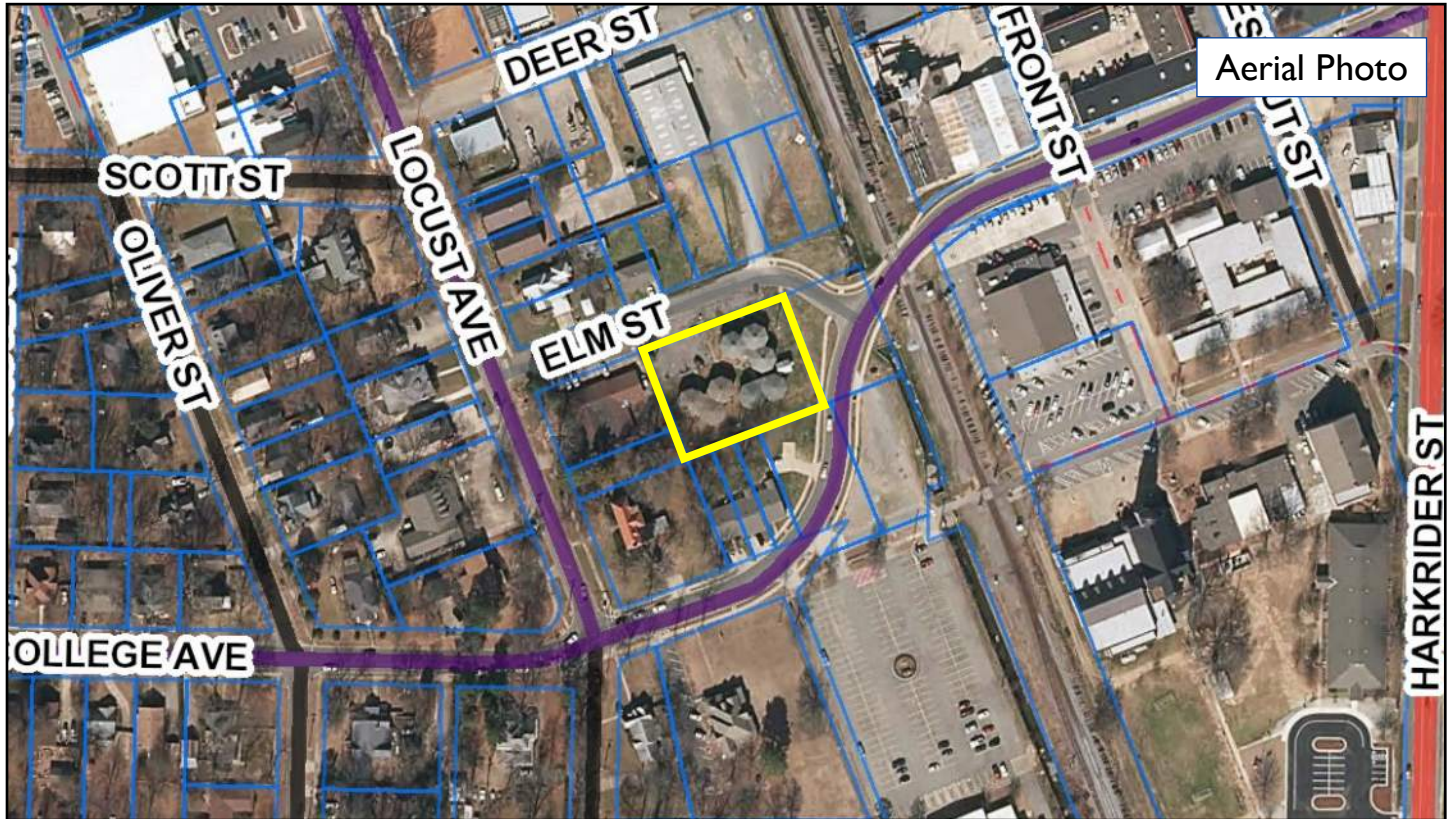
Sunbelt Investments Five
823 North Street
Little Rock, AR 72201

ARCHITECT

Brandon Ruhl, AIA
Ruhl Design Build, PLLC

CONTRACTOR

Greg Hiegel
Hiegel Building Solutions



SITE & DENSITY

Address. 1313 Elm Street.

Present Zoning. C-1 (Downtown), Old Conway Urban Transition Zone.

Abutting Zoning. C-1 (Downtown), Old Conway Urban Transition Zone.

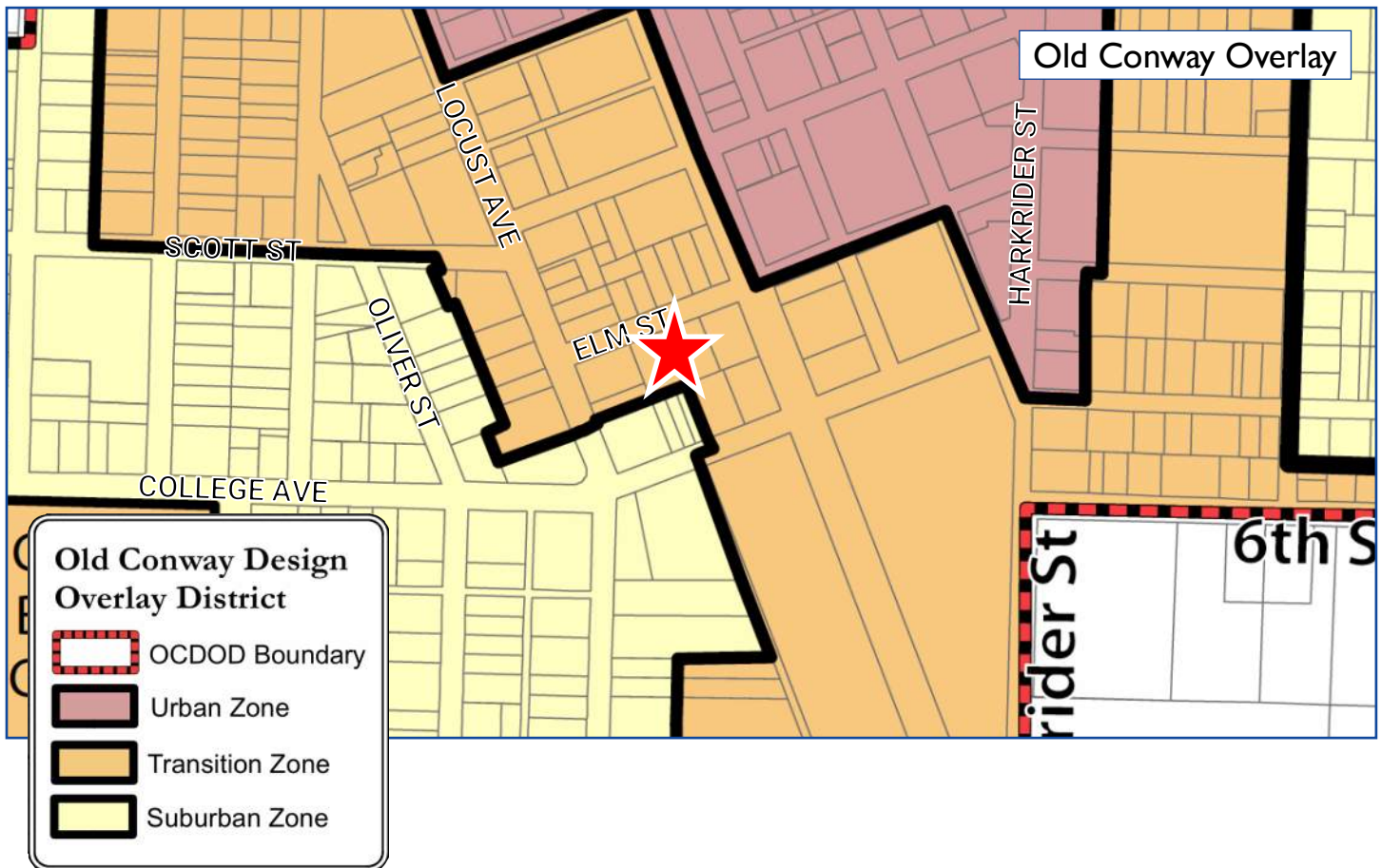
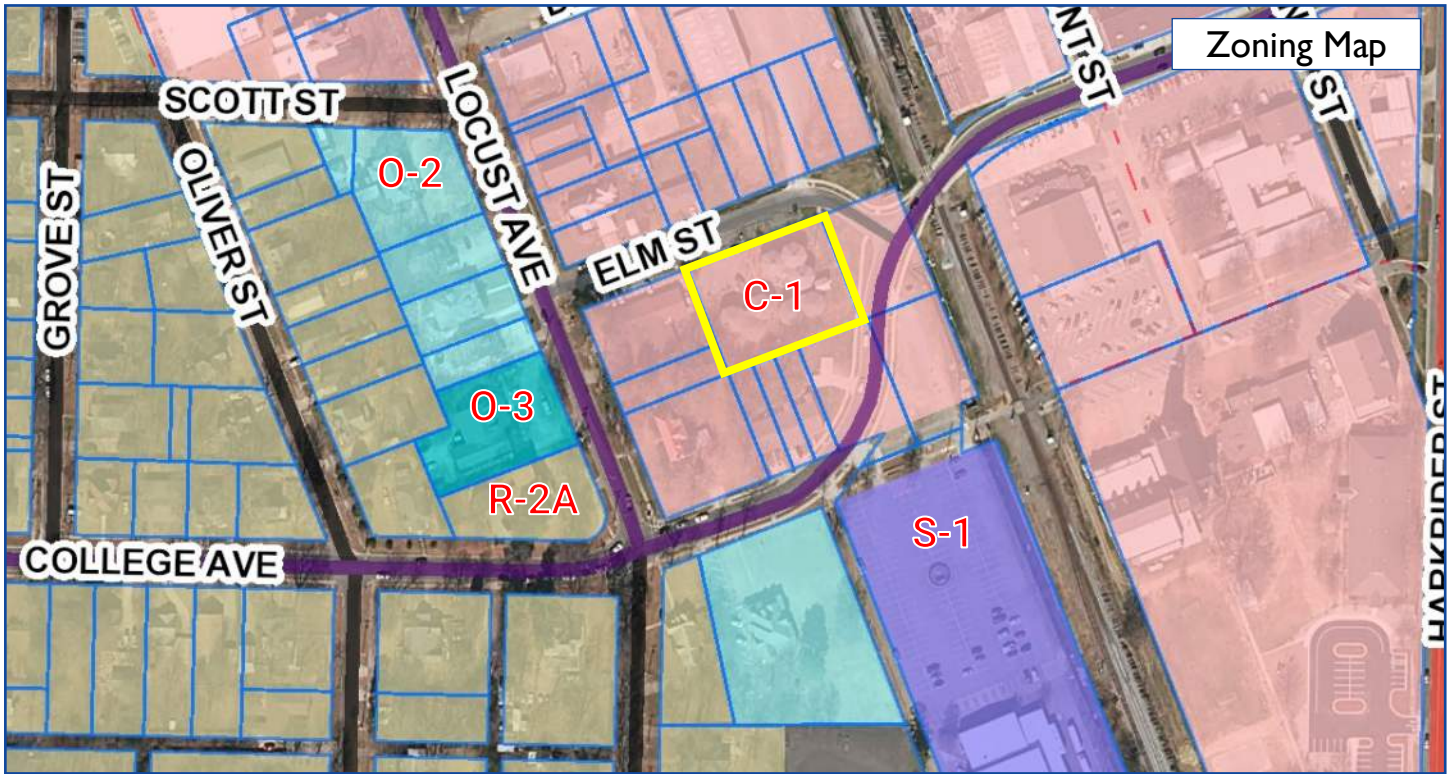
Lot Area. 0.66 acres ±.

Surrounding Area Structures. The property is located in the Old Conway Urban Transition Zone on the south side of Elm Street between College and Locust Avenues. Area structures consist of an eclectic mix of residential, industrial, institutional, and commercial structures of various styles.

General Description of Property and Proposed Development. The applicant is proposing to rehabilitate the existing OctoPark Apartments. Modifications will include interior renovations, new covered decks/patios, landscaping updates, relocation of a storage shed, new community areas, new dumpster enclosure, as well as parking and sidewalk updates.

Exterior Modifications

1313 Elm Street - Old Conway Design Overlay District



Lot Coverage. Lot coverage for all impervious surfaces shall be less than 80%.

Lot coverage for the site is approximately 44%.

Parking Areas. Parking areas should be effectively screened, and on-street parking utilized where possible.

Recommend requiring a specific landscaping plan to indicate plantings to screen the parking areas from view of the right-of-way and adjacent properties. (Indicated by black clouds) Recommend requiring removal of asphalt and planting put in place of paving. (Indicated by blue clouds).



Curb Cuts and Drive-Throughs. Curb cuts should be minimized.

The applicant is proposing to better define the curb cut on-site and reduce its width.

FRONTAGE

Sidewalks. The applicant is proposing sidewalks adjacent to the existing on-street parking.

The city shall assume responsibility for improvement of the off-street parking area with rehabilitation of Elm Street in a future project. Recommend the applicant pay a fee-in-lieu for 136' of proposed sidewalk improvements to be made at the time of the city's improvement of Elm Street.

Landscaping. Canopy trees are required at a ration of a one per 30 feet of street frontage. Internal landscaping should complement the buildings.

Recommend requiring a specific landscape plan to indicate plantings to conform to these requirements.

Fences/Walls. No fencing is proposed. Some of the existing fencing is proposed to be removed.

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.

MASSING

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.

All patios and decks shall have a 6' depth and vinyl one over one windows are proposed. Both elements are appropriate.

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. Recommend requiring a lighting plan.

MATERIALS & DETAILING

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

The applicant is proposing to replace the existing cladding with Hardie board siding.

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 materials will be architectural shingles and are appropriate.

RECOMMENDATIONS

Staff recommends approval of the application with the following conditions:

1. Require a specific landscaping plan, providing plantings to screen the parking areas from view of the right-of-way and adjacent properties, to remove portions of the existing asphalt parking that will not be necessary with the new striping plan, and to provide for interior and frontage plantings in conformance with these regulations.
2. Require a lighting plan.
3. HVAC equipment be placed in a manner to minimize its visibility from the street.
4. Plans shall be resubmitted to the Planning Director for approval prior to issuance of the COA.



Exterior Modifications

1313 Elm Street - Old Conway Design Overlay District



Exterior Modifications

1313 Elm Street - Old Conway Design Overlay District



Exterior Modifications

1313 Elm Street - Old Conway Design Overlay District



BRANDON RUHL
ARCHITECT



- KEYED IMPROVEMENTS**
- 1. RELOCATE EXISTING COMPLEX STORAGE & LANDSCAPE
 - 2. RESURFACE & RECONFIGURE EXISTING STREET SIDE PARKING SPACES TO DIAGONAL (16 TOTAL)
 - 3. RESURFACE & RESTRIPE EXISTING PARKING LOT
 - 4. ADD NEW SIDEWALK EXTENSION
 - 5. ADD NEW DUMPSTER ENCLOSURE
 - 6. UPDATE EXISTING LANDSCAPE WITH NEW PLANTING
 - 7. ADD NEW COMMUNITY OUTDOOR BBQ GRILLING AREA
 - 8. RENOVATE ALL EXISTING BUILDINGS WITH NEW PRIVATE BRINKLE ROOFS, SERRA, WINDOWS, & ADD COVERED OUTDOOR DECK & PATIO SPACE TO EACH UNIT
 - 9. RELOCATE EXISTING STORAGE BLDG TO SOUTH CORNER OF PROPERTY.

Exterior Modifications

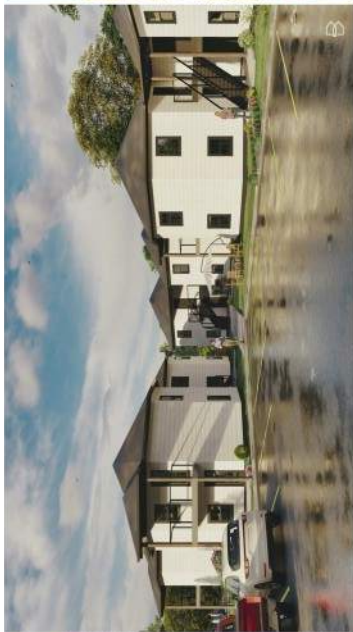
1313 Elm Street - Old Conway Design Overlay District



BRANDON RUHL
ARCHITECT



PROPOSED VIEW FROM COLLEGE APPROACH



PROPOSED PEDESTRIAN VIEW OF ENTRY



PROPOSED BIRD'S EYE VIEW FROM NORTHWEST



2. PROPOSED ELEVATION FROM COLLEGE AVENUE
3/16" = 1'-0"

