CONWAY
HISTORIC DISTRICT COMMISSION
MEETING
MARCH 27, 2017 • 5:30PM • CITY HALL • 1201 OAK STREET

AGENDA

MINUTES
January 23, 2017

PUBLIC HEARINGS
ROBINSON HISTORIC DISTRICT
A. Replacement Two-Pole Signs at Calvary Church - 1832 Robinson Avenue

OLD CONWAY DESIGN OVERLAY DISTRICT
B. New single-family home - 1914 Simms Street
C. New single-family home - 1920 Simms Street
D. Porch and Columns addition - 1822 Simms Street
E. Porch and Columns addition - 1826 Simms Street
F. Porch and Columns addition - 1923 Simms Street
G. Porch and Columns addition - 1927 Simms Street

DISCUSSION
CAMP Training
Salter Properties Request for Rezoning
Items as decided by the Commission

Historic District Commission Members
Steve Hurd, Chairman
Marianne Welch, Vice-Chairwoman
Scott Zielstra, Secretary
George Covington, Sr.
Taylor Martin
Betty Pickett
Gerald Tosh
Historic District Commission Member Training Opportunity
Training is available for commissioners but schedules are not allowing anyone to participate in the February trainings.

Other Business
Since all Commissioners now work in Conway, Staff suggested that the HDC meeting time be moved from the current 6:00 pm start time to 5:30 pm. Commissioners discussed among themselves and agreed.

Motion made by Betty Pickett to move the time of the Historic District Meetings to 5:30. Seconded by George Covington. Motion passed unanimously.

Adjourn
Betty Pickett made the motion to adjourn. George Covington seconded. The meeting was adjourned by consensus.

Dismiss
ROBINSON HISTORIC DISTRICT
CERTIFICATE OF APPROPRIATENESS REVIEW
CALVARY CHURCH SIGNAGE
1832 ROBINSON AVENUE

APPLICANT/OWNER
Calvary Church
1832 Robinson Ave
Conway AR 72034

SITE
Address. 1832 Robinson Avenue

Present Zoning. R-2A (Large Lot Duplex) within the Robinson Historic District.

Abutting Zoning. R-2A (Large Lot Duplex) within the Robinson Historic District.

Lot Area. ± 0.71 acres

Surrounding Area Structures. The church property is located in the Robinson Historic District at the northeast corner of Mitchell and Robinson and is surrounded by single family residential structures representing various styles and construction dates. These styles include craftsman, neoclassical, Queen Anne, minimal traditional, ranch, and local vernacular.

General Description of Property and Proposed Development. The church is a one story mid century modern design. The applicant would like to replace the two small free-standing two pole [monument] style signs on Robinson and Mitchell Streets. The existing signs are coming apart and need to be replaced.

The proposed free-standing signs would be similar to the existing freestanding signs, but the Church would like for them to be slightly larger. The existing signs are 4’-7” x 3’-3” in size. The Mitchell Street sign is 4 feet tall and 4 feet wide. The proposed Robinson Street sign is 5 feet tall x 4 feet wide.

The existing freestanding signs, but the Church would like for them to be slightly larger. The existing signs are 4’-7” x 3”. 0” feet as measured from ground to top and side to side. The proposed Robinson Street sign is 5 feet tall x 4 feet wide. The Mitchell Street sign is 4 feet tall and 4 feet wide. The Church would also like to use low voltage ground mounted lights on the signs.

The following Robinson District guidelines concerning signage are applicable:

Signage
• Introduce new signage that is compatible in material, size, color, scale, and character with the building or the district. Design signage to enhance the architectural character of a building.
• Introduce new signs, including graphics for windows or awnings, that are easily read and of simple design. Keep the size of graphics on windows or awnings in scale with the feature. It is not appropriate to obscure the view through a large portion of a window with graphics. No more than 25% of any window shall be used for signage.
• Select colors for new signage in the historic district that are compatible with the related structure or streetscape.
• Construct new signs of traditional sign materials, such as wood, stone, and metal. It is not appropriate to introduce an incompatible contemporary sign material, such as plastic, in the historic districts.
• Install freestanding signs in appropriate locations on low standards or ground bases. Consider screening the base of ground signs with plantings to enhance its appearance.
• All signage is subject to approval of the HDC. Freestanding signage shall be externally lit, monument, two pole, or post and arm style and shall be no greater than 16 square feet in area per side and no more than 4 feet in height. All other signage shall be governed by current City of Conway sign regulations.

The free standing sign’s style is traditional in nature and reasonably low to the ground. Sign construction materials appear to be wood or wood like. A list of construction materials has not been submitted. The applicant can describe the materials at the time of the meeting. The proposed size, height, and lighting seems appropriate.

RECOMMENDATIONS
HDC Staff recommends approval of the basic size and design of the signs as submitted.

The Historic District Commission should decide which style of sign and size allowances; either 4’ x 4’ at both locations or allow a 5’ x 4’ sign on Robinson and a 4’ x 4’ sign on Mitchell.
NEW SINGLE-FAMILY HOME - 1914 SIMMS STREET

OLD CONWAY DESIGN OVERLAY DISTRICT
CERTIFICATE OF APPROPRIATENESS REVIEW
WEAVER NEW RESIDENCE
1914 SIMMS STREET

APPLICANT/OWNER
Reed Weaver
1335 Salem Rd
Conway, AR 72034

SITE
• Address. 1914 Simms Street

Present Zoning. R-2A (Large Lot Duplex). The property is within the Old Conway Design Overlay Suburban District.
Abutting Zoning. R-2A (Large Lot Duplex). The property is within the Old Conway Design Overlay Suburban District.
Lot Area. ± 0.18 acres

Surrounding Area Structures. The property is located within the Old Conway Design Overlay Suburban District.

General Description of Property and Proposed Development. The applicant is proposing to construct a new 1620 square foot single family residence.

Setbacks. Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 80% to 110% of the average area front setback. The average area setback from the property line is 24 feet. The proposed front setback is 30 feet. The maximum allowed 110% front setback is 26 feet. The front setback should be adjusted to around 26 feet from the property line. The side setbacks are at least 6 feet and the rear is a generous 65+ feet. These setbacks are appropriate.

Spacing. Established spacing distance pattern between area structures. Spacing is similar to other residences and fits within the neighborhood spacing pattern.

Lot Coverage. The Old Conway District allows up to 60% impervious lot coverage. The pervious area will be well over the required 60%.

Orientation. The direction in which the front of a building faces. The new residence will face Simms Street and is appropriate.

Alley. There is a 10 foot unbuilt alley behind the rear of the lot. The alley will not be used as an access to the property.

Driveway / Parking. There is an existing gravel driveway onto the vacant property. The proposed residence will be served by a driveway on the east side of the property. The driveway width is not specified. However, the residence has a 1 car carport. The driveway should be limited to 12 feet in width.

Sidewalks. There are no sidewalks on the property. Sidewalk construction is required.

Fences. No fencing is proposed.

Tree preservation. No significant trees exist on the property.

MASSING

Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The new residence’s overall scale is compatible with other area residences.

Height. The average height of area structure’s eaves and cornices. Also, the first floor elevation / height relationship. The overall height and eave lines are appropriate. The first floor height should be minimally 8 feet floor to ceiling.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The residence’s width is appropriate.
Directional expression. Measurement of the height to width ratio of a structure’s elevation. The height/vertical expression of the residence is appropriate.

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The residence’s footprint is appropriately scaled in relation to other area structures.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The residence has appropriate detailing accomplished with wide window and door trim. The residence’s wall planes are broken by a gabled front facade and a small porch. Gables are also used on the sides. The floor plan shows a carport with rear storage areas. The perspective view does not show the carport. A staff created sketch shows the roof line and carport side elevation.

Façade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The residence has an appropriate number of windows and doors.

**DESIGN ELEMENTS**

**Style.** The style should complement the existing and area structures. The residence is a modern interpretation of a minimal traditional bungalow/cottage with craftsman detailing. Entries, Porches, and Porticos. Appropriate entry points are provided. Porches are to be a minimum of 6 feet in depth. The front porch shown is small, but 6 feet in depth. Porch column width has a solid appearance. The column width should also be used on carport columns.

Doors and windows. The doors and windows shown have muntin dividers creating two over two windows. Simple one over one windows would be more appropriate than windows with false dividers.

Awnings. When new construction uses awnings, traditional awning designs, materials, and placement should be used. No awnings are proposed.

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 the plans.

**MATERIALS & DETAILING**

Architectural Details, Siding, and Bricks. Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The residence has detailing provided through wide door and window trim and open rafter tails over the front porch. These features add traditional detailing. The applicant has not provided the type of siding material. Fiber cement siding is preferred.

Shutters. If used, shutters should be in proportion to their window opening. If they were closed, they should cover the window opening. No shutters are shown.

Roof. An asphalt roof is shown.

Decks/Plaza Space. No decks or patio space are shown.

**RECOMMENDATIONS**

Staff recommends approval of the new residence and driveway with the following conditions:

1. The residence shall be constructed as shown in submitted plans.
2. Driveway shall be concrete maximum of 12 feet in width.
3. The residence’s front setback shall be approximately 26 feet from the property line.
4. Porch columns including carport columns shall be a trimmed out to approximately 8 inches by 8 inches.
5. Floor to ceiling height shall be 9 foot minimum.
6. Siding material?
7. Wide trim around windows and doors, open rather tails, and mixture of siding shall be used as shown.
8. One over one windows may be used in line of false window dividers.
9. HVAC and utility equipment shall be appropriately located at the rear or side of the structure and/or appropriately screened.
10. A 4 foot sidewalk shall be constructed along Simms Street.

**Skylights.** None are shown.

**Mechanical Screening.** HVAC units should be visually located away from streets or screened by landscaping. Exterior HVAC ductwork should not be visible from the street.
NEW SINGLE-FAMILY HOME - 1920 SIMMS STREET

OLD CONWAY DESIGN OVERLAY DISTRICT
CERTIFICATE OF APPROPRIATENESS REVIEW
WEAVER NEW RESIDENCE
1920 SIMMS STREET

APPLICANT/OWNER
Reed Weaver
1335 Salem Rd
Conway, AR 72034

SITE
• Address. 1920 Simms Street

Present Zoning. R-2A (Large Lot Duplex). The property is within the Old Conway Design Overlay Suburban District.

Abutting Zoning. R-2A (Large Lot Duplex). The property is within the 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 Simms Street. Area structures consist of single family residences in craftsman cottage, ranch, minimal traditional, Queen Anne, vernacular cottage, and newer minimal cottage structures.

General Description of Property and Proposed Development. The applicant is proposing to construct a new 1620 square foot single family residence.

Setbacks. Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 80% to 110% of the average area front setback. The average area setback from the property line is 24 feet. The proposed front setback is 30 feet. The maximum allowed 110% front setback is 26 feet. The front setback should be adjusted to around 26 feet from the property line. The side setbacks are at least 6 feet and the rear is a generous 65+ feet. These setbacks are appropriate.

Spacing. Established spacing distance pattern between area structures. Spacing is similar to other residences and fits within the neighborhood spacing pattern.

Lot Coverage. The Old Conway District allows up to 60% impervious lot coverage. The pervious area will be well over the required 60%.

Orientation. The direction in which the front of a building faces. The new residence will face Simms Street and is appropriate.

Alley. There is a 10 foot unbuilt alley behind the rear of the lot. The alley will not be used as an access to the property.

Driveway / Parking. There is an existing gravel driveway onto the vacant property. The proposed residence will be served by a driveway on the east side of the property. The driveway width is not specified. However, the residence has a 1 car carport. The driveway should be limited to 12 feet in width.

Sidewalks. There are no sidewalks on the property. Sidewalk construction is required.

Fences. No fencing is proposed.

Tree preservation. No significant trees exist on the property.

MASSING
Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The new residence’s overall scale is compatible with other area residences.

Height. The average height of area structure’s eaves and cornices. Also, the first floor elevation / height relationship. The overall height and eave lines are appropriate. The first floor height should be minimally 8 feet floor to ceiling.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The residence’s width is appropriate.
Directional expression. Measurement of the height to width ratio of a structure’s elevation. The height/vertical expression of the residence is appropriate.

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The residence’s footprint is appropriately scaled in relation to other area structures.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The residence has appropriate detailing accomplished with wide window and door trim. The residence’s wall planes are broken by a gabled front facade and a small porch. Gables are also used on the sides. The floor plan shows a carport with rear storage areas. The perspective view does not show the carport. A staff created sketch shows the roof line and carport side elevation.

Façade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The residence has an appropriate number of windows and doors.

**DESIGN ELEMENTS**

**Style.** The style should complement the existing and area structures. The residence is a modern interpretation of a minimal traditional bungalow/cottage with craftsman detailing. Entries, Porches, and Porticos. Appropriate entry points are provided. Porches are to be a minimum of 6 feet in depth. The front porch shown is small, but 6 feet in depth. Porch column width has a solid appearance. The column width should also be used on carport columns.

Doors and windows. The doors and windows shown have muntin dividers creating two over two windows. Simple one over one windows would be more appropriate than windows with false dividers.

Awnings. When new construction uses awnings, traditional awning designs, materials, and placement should be used. No awnings are proposed.

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 the plans.

**MATERIALS & DETAILING**

Architectural Details, Siding, and Bricks. Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The residence has detailing provided through wide door and window trim and open rafter tails over the front porch. These features add traditional detailing. The applicant has not provided the type of siding material. Fiber cement siding is preferred.

Shutters. If used, shutters should be in proportion to their window opening. If they were closed, they should cover the window opening. No shutters are shown.

Roof. An asphalt roof is shown.

Decks/Plaza Space. No decks or patio space are shown.

**Skylights.** None are shown.

**Mechanical Screening.** HVAC units should be visually located away from streets or screened by landscaping. Exterior HVAC ductwork should not be visible from the street.

**RECOMMENDATIONS**

Staff recommends approval of the new residence and driveway with the following conditions:
1. The residence shall be constructed as shown in submitted plans.
2. Driveway shall be concrete maximum of 12 feet in width.
3. The residence’s front setback shall be approximately 26 feet from the property line.
4. Porch columns including carport columns shall be a trimmed out to approximately 8 inches by 8 inches.
5. Floor to ceiling height shall be 9 foot minimum.
6. Siding material?
7. Wide trim around windows and doors, open rather tails, and mixture of siding shall be used as shown.
8. One over one windows may be used in line of false window dividers.
9. HVAC and utility equipment shall be appropriately located at the rear or side of the structure and/or appropriately screened.
10. A 4 foot sidewalk shall be constructed along Simms Street.
OLD CONWAY DESIGN OVERLAY DISTRICT CERTIFICATE OF APPROPRIATENESS REVIEW
WEAVER RESIDENCE PORCH ADDITION
1822 SIMMS STREET

APPLICANT/OWNER
Reed Weaver
1335 Salem Rd
Conway AR 72034

SITE
Address. 1822 Simms Street

Present Zoning. R-2A (Large Lot Duplex). The property is within the Old Conway Design Overlay Suburban District.

Abutting Zoning. R-2A (Large Lot Duplex) in the Old Conway Design Overlay Suburban District.

Lot Area. ± 0.16 acres

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the north side of Simms Street. Area structures consist of single family residences in ranch, minimal traditional, vernacular cottage, and newer minimal cottage structures.

General Description of Property and Proposed Development. The applicant is proposing to construct a new porch addition to the south facade of the single family residence.

Setbacks. Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 80% to 110% of the average area front setback. The side and rear setbacks will not be affected. The average area setback from the property line is 24.8 feet. The minimum allowed 80% front setback is 19.8 feet. The new front porch setback is proposed to be approximately 21 feet.

Spacing. Established spacing distance pattern between area structures. Spacing is similar to other residences and fits within the neighborhood spacing pattern.

Lot Coverage. The Old Conway District allows up to 60% impervious lot coverage. The porch addition will not substantially decrease the pervious area which is well over 60%.

Orientation. The direction in which the front of a building faces. The porch addition will be appropriately on the front of the residence.

Alley. There are no alleyways in this block.

Driveway / Parking. There is an existing concrete driveway on the west side of the residence. The porch addition will not affect this driveway.

Sidewalks. There are no sidewalks on the property. The porch addition is less than 30% of the home’s total square footage. The construction of a sidewalk is not required. However, it is encouraged.

Fences. No fencing is proposed.

Tree preservation. No trees will be removed.

MASSING

Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The porch addition will not greatly affect the overall scale of the structure. The porch will enhance the entry and create a more human scaled entrance.

Height. The average height of area structure’s eaves and cornices. Also, the first floor elevation / height relationship. The porch addition will follow the existing roof’s eave line and project the existing gable outwards towards the street. The porch will enhance the residence’s front facade.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The residence’s width will not increase. The overall width is appropriate with area structures.
**Porch and Columns Addition - 1826 Simms Street**

**Directional expression.** Measurement of the height to width ratio of a structure’s elevation. The height/vertical expression of the residence will remain largely unchanged.

**Footprint.** The area of land covered by a structure should be in relation to the majority of neighboring structures. The residence’s footprint will slightly increase but it will not be substantial. The footprint area is appropriate.

**Complexity of form.** The level of detailing and breaks in wall planes of a structure. The new porch addition adds a new level of complexity adding contrasting form and new shadow area. Façade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The new porch addition is in proportion to the existing residence and other area structures.

**Design Elements.**

**Style.** The style should compliment area structures. The overall style of the existing residence is a modern minimal cottage. The porch addition will help enhance the entry to the structure.

**Entries, Porches, and Porticos.** Existing entry doors will remain unchanged. The porch will add a new more “human” scaled entry point and provide shelter form the elements. The proposed porch is only 4 feet wide across the majority of its length. The allowed front setback limits the width of the porch. With the minimum allowed front setback of 19.8 feet, the porch could be widened to a 5 foot minimum depth.

**Doors and windows.** The rhythm, patterns, and ratio of voids to solids of new buildings should relate to and be compatible with adjacent facades; typically a higher proportion of voids to wall area. The new porch addition does not affect the existing amount of solid to void ratio of the existing residence.

**Awnings.** When new construction uses awnings, traditional awning designs, materials, and placement should be used. No awnings are proposed.

**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 the plans.

**Materials & Detailing.**

**Architectural Details, Siding, and Bricks.** Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The materials selected for a new dwelling should be compatible with and complement the surrounding structures in the Suburban Zone. Brick, stone, and wood are the most common and most appropriate materials for cladding and are strongly encouraged.

Synthetic materials such as vinyl, aluminum, and synthetic stucco (EIFS products) are not historic cladding materials and should not be used. The existing residence is clad in vinyl siding. It is assumed that the new gable and trim will be clad with vinyl as well. The applicant can provide more details about siding materials at the meeting.

**Shutters.** If used, shutters should be in proportion to their window opening. If they were closed, they should cover the window opening. No shutters are shown.

**Roof.** It is assumed that the new porch addition will have an asphalt shingle roof.

**Decks/Plaza Space.** No decks or patio space are shown.

**Skylights.** None are shown.

**Mechanical Screening.** HVAC units should be visibly located away from streets or screened by landscaping. Exterior HVAC ductwork should not be visible from the street. Existing HVAC equipment should not be affected by the porch addition.

**Recommendations.** Staff recommends approval of the porch addition with the following conditions:

1. The porch addition shall be constructed as shown in submitted plans.
2. The addition may be clad with vinyl siding to match existing siding.
3. Roof shall be asphalt composition roof.
4. Porch depth shall be a minimum of 5 feet.

**Old Conway Design Overlay District Certificate of Appropriateness Review Weaver Residence Porch Addition 1826 Simms Street**

**Applicant/Owner:** Reed Weaver

1335 Salem Rd
Conway AR 72034

**Site:**

Address: 1826 Simms Street

Present Zoning, R-2A (Large Lot Duplex). The property is within the Old Conway Design Overlay Suburban District.

**Abutting Zoning:** R-2A (Large Lot Duplex) in the Old Conway Design Overlay Suburban District.

**Lot Area:** ± 0.16 acres

**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Suburban District on the north side of Simms Street. Area structures consist of single family residences in ranch, minimal traditional, vernacular cottage, and newer minimal cottage structures.

**General Description of Property and Proposed Development.** The applicant is proposing to construct a new porch addition to the south facade of the single family residence.

**Setbacks.** Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 80% to 110% of the average area front setback. The side and rear setbacks will not be affected. The average area setback from the property line is 24.8 feet. The existing front setback is 25 feet. The minimum allowed 80% front setback is 19.8 feet. The new front porch setback is proposed to be approximately 21 feet.

**Spacing.** Established spacing distance pattern between area structures. Spacing is similar to other residences and fits within the neighborhood spacing pattern.

**Lot Coverage.** The Old Conway District allows up to 60% impervious lot coverage. The porch addition will not substantially decrease the pervious area which is well over 60%.

**Orientation.** The direction in which the front of a building faces. The porch addition will be appropriately on the front of the residence.

**Alley.** There are no alleyways in this block.

**Driveway / Parking.** There is an existing concrete driveway on the west side of the residence. The porch addition will not affect this driveway.

Sidewalks. There are no sidewalks on the property. The porch addition is less than 30% of the home’s total square footage. The construction of a sidewalk is not required. However, it is encouraged.

**Fences.** No fencing is proposed.

**Tree preservation.** No trees will be removed.

**Massing.** Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The porch addition will not greatly affect the overall scale of the structure. The porch will enhance the entry and create a more human scaled entrance.

**Height.** The average height of area structure’s eaves and cornices. Also, the first floor elevation / height relationship. The porch addition will follow the existing roof’s eave line and project the existing gable outwards towards the street. The porch will enhance the residence’s front facade.

**Width.** New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The residence’s width will not increase. The overall width is appropriate with area structures.
Aerial View of 1826 Simms St

1826 Simms St

Simms St

Davis St

Mitchell St

Martin St

Watkins St

Applicant provided perspective

PORCH AND COLUMNS ADDITION - 1826 SIMMS STREET

Section view

1826 Simms St

College Ave

1826 Simms St in the OCDD

Directional expression. Measurement of the height to width ratio of a structure’s elevation. The height/vertical expression of the residence will remain largely unchanged.

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The residence’s footprint will slightly increase but it will not be substantial. The footprint area is appropriate.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The new porch addition adds a new level of complexity adding contrasting form and new shadow area.

Facade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The new porch addition is in proportion to the existing residence and other area structures.

DESIGN ELEMENTS

Style. The style should compliment area structures. The overall style of the existing residence is a modern minimal cottage. The porch addition will help enhance the entry to the structure.

Entries, Porches, and Porticos. Existing entry doors will remain unchanged. The porch will add a new more “human” scaled entry point and provide shelter form the elements. Guidelines state that a porch must be at least 6 feet in depth. The proposed porch is only 4 feet wide across the majority of its length. The allowed front setback limits the width of the porch. With the minimum allowed front setback of 19.8 feet, the porch could be widened to a 5 foot minimum depth.

Doors and windows. The rhythm, patterns, and ratio of voids to solids of new buildings should relate to and be compatible with adjacent facades; typically a higher proportion of voids to wall area. The new porch addition does not affect the existing amount of solid to void ratio of the existing residence.

Awnings. When new construction uses awnings, traditional awning designs, materials, and placement should be used. No awnings are proposed.

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 the plans.

MATERIALS & DETAILING

Architectural Details, Siding, and Bricks. Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The materials selected for a new dwelling should be compatible with and complement the surrounding structures in the Suburban Zone. Brick, stone, and wood are the most common and most appropriate materials for cladding and are strongly encouraged.

Synthetic materials such as vinyl, aluminum, and synthetic stucco (EIFS products) are not historic cladding materials and should not be used. The existing residence is clad in vinyl siding. It is assumed that the new gable and trim will be clad with vinyl as well. The applicant can provide more details about siding materials at the meeting.

Shutters. If used, shutters should be in proportion to their window opening. If they were closed, they should cover the window opening. No shutters are shown.

Roof. It is assumed that the new porch addition will have an asphalt shingle roof.

Decks/Plaza Space. No decks or patio space are shown.

Skylights. None are shown.

Mechanical Screening. HVAC units should be visually located away from streets or screened by landscaping. Exterior HVAC ductwork should not be visible from the street. Existing HVAC equipment should not be affected by the porch addition.

RECOMMENDATIONS

Staff recommends approval of the porch addition with the following conditions:
1. The porch addition shall be constructed as shown in submitted plans.
2. The addition may be clad with vinyl siding to match existing siding.
3. Roof shall be asphalt composition roof.
4. Porch depth shall be a minimum of 5 feet.
PORCH AND COLUMNS ADDITION - 1923 SIMMS STREET

OLD CONWAY DESIGN OVERLAY DISTRICT
CERTIFICATE OF APPROPRIATENESS REVIEW
WEAVER RESIDENCE PORCH ADDITION
1923 SIMMS STREET

APPELLANT/OWNER
Reed Weaver
1335 Salem Rd
Conway AR 72034

SITE
Address. 1923 Simms Street.

Present Zoning. R-2A (Large Lot Duplex). The property is
within the Old Conway Design Overlay Suburban District.

Abutting Zoning. R-2A (Large Lot Duplex) in the Old Conway
Design Overlay Suburban District.

Lot Area. 0.16 acre ±

Surrounding Area Structures. The property is located in the
Old Conway Design Overlay Suburban District on the
north side of Simms Street. Area structures consist of single
family residences in ranch, minimal traditional, vernacular
cottage, and newer minimal cottage structures.

General Description of Property and Proposed Development. The applicant is proposing to construct a new porch
addition to the south facade of the single family residence.

Setbacks. Proposed setbacks should respect the predom-
inant setbacks of area structures, especially the front
setback. Front setbacks are allowed within a range of 80%
to 110% of the average area front setback. The side and
rear setbacks will not be affected. The average area setback
from the property line is 24.8 feet. The existing front set-
back is 25 feet. The minimum allowed 80% front setback
is 19.8 feet. The new foot porch setback is proposed to be
approximately 21 feet.

Spacing. Established spacing distance pattern between area
structures. Spacing is similar to other residences and fits
within the neighborhood spacing pattern.

Lot Coverage. The Old Conway District allows up to 60% im-
perious lot coverage. The porch addition will not substan-
tially decrease the pervious area which is well over 60%.

Orientation. The direction in which the front of a building
faces. The porch addition will be appropriately on the front
of the residence. Alley. There are no alleys in this block.

Driveway / Parking. There is an existing concrete driveway
on the west side of the residence. The porch addition will
not affect this driveway.

Sidewalks. There are no sidewalks on the property. The porch addi-
tion is less than 30% of the home’s total square footage. The con-
struction of a sidewalk is not required. However, it is encouraged.

Fences. No fencing is proposed.

Tree preservation. No trees will be removed.

MASSING
Scale. The size of new construction in relation to neighboring struc-
tures and the proportion of structures to the human scale. The porch
addition will not greatly affect the overall scale of the structure.
The porch will enhance the entry and create a more human scaled
entrance.

Height. The average height of area structure’s eaves and cornices.
Also, the first floor elevation / height relationship. The porch addition
will follow the existing roof’s eave line and project the existing gable
outwards towards the street. The porch will enhance the residence’s
front facade.

Width. New construction proportions shall respect the average
widths of the majority of neighboring buildings in the area. The resi-
dence’s width will not increase. The overall width is appropriate with
area structures.

1920:

WATKINS ST

1923 Simms St

1924

1925

1926

1927

1928

1929

1930

1931:1

1931:2

1931:3

1932

1933

1934

1935

1936

1937

1938

1939

1940

MITCHELL ST

1923 Simms St in the OCDOD

1923 Simms St in the OCDOD

1923 Simms St

1923 Simms St

Simms St

College Ave

Martin St

Watkins St

Davis St

Mitchel St

Watkins St

1923 Simms St

1923 Simms St

1923 Simms St in the OCDOD

www.cityofconway.org/pages/gis

www.cityofconway.org/pages/planning-development

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**PORCH AND COLUMNS ADDITION - 1923 SIMMS STREET**

**Directional expression.** Measurement of the height to width ratio of a structure’s elevation. The height/vertical expression of the residence will remain largely unchanged.

**Footprint.** The area of land covered by a structure should be in relation to the majority of neighboring structures. The residence’s footprint will slightly increase but will not be substantial. The footprint area is appropriate.

**Complexity of form.** The level of detailing and breaks in wall planes of a structure. The new porch addition adds a new level of complexity adding contrasting form and new shadow area. No light wells are proposed.

**Façade, wall area, rhythm.** Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The new porch addition is in proportion to the existing residence and other area structures.

**DESIGN ELEMENTS**

**Style.** The style should complement area structures. The overall style of the existing residence is a modern minimal cottage. The porch addition will help enhance the entry to the structure.

**Entries, Porches, and Porticos.** Existing entry doors will remain unchanged. The porch will add a new more “human” scaled entry point and provide shelter from the elements.

**Doors and windows.** The rhythm, patterns, and ratio of voids to solids of new buildings should relate to and be compatible with adjacent facades; typically a higher proportion of voids to wall area. The new porch addition does not affect the existing amount of solid to void ratio of the existing residence.

**Awning.** When new construction uses awnings, traditional awning designs, materials, and placement should be used. No awnings are proposed.

**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 the plans.

**MATERIALS & DETAILING**

**Architectural Details, Siding, and Bricks.** Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The materials selected for a new dwelling should be compatible with and complement the surrounding structures in the Suburban Zone. Brick, stone, and wood are the most common and most appropriate materials for cladding and are strongly encouraged.

Synthetic materials such as vinyl, aluminum, and synthetic stucco ( EIFS products) are not historic cladding materials and should not be used. The existing residence is clad in vinyl siding. It is assumed that the new gable and trim will be clad with vinyl as well. The applicant can provide more details about siding materials at the meeting.

**Shutters.** If used, shutters should be in proportion to their window opening. If they were closed, they should cover the window opening. No shutters are shown.

**Roof.** It is assumed that the new porch addition will have an asphalt shingle roof.

**Decks/Plaza Space.** No decks or patio space are shown.

**Skylights.** None are shown.

**Mechanical Screening.** HVAC units should be visibly located away from streets or screened by landscaping. Exterior HVAC equipment should not be affected by the porch addition.

**RECOMMENDATIONS**

Staff recommends approval of the porch addition with the following conditions:

1. The addition shall be constructed as shown in submitted plans.
2. The addition may be clad with vinyl siding to match existing siding.
3. Roof shall be asphalt composition roof.
4. Porch depth shall be a minimum of 5 feet.

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**OLD CONWAY DESIGN OVERLAY DISTRICT CERTIFICATE OF APPROPRIATENESS REVIEW WEAVER RESIDENCE PORCH ADDITION 1927 SIMMS STREET**

**APPLICANT/OWNER**

Reed Weaver
1335 Salem Rd
Conway AR 72034

**SITE**

Address. 1927 Simms Street.

Present Zoning. R-2A (Large Lot Duplex). The property is within the Old Conway Design Overlay Suburban District.

**ABUTTING ZONING.** R-2A (Large Lot Duplex) in the Old Conway Design Overlay Suburban District.

**Lot Area.** 0.16 acre ±

**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Suburban District on the north side of Simms Street. Area structures consist of single family residences in ranch, minimal traditional, vernacular cottage, and newer minimal cottage structures.

**General Description of Property and Proposed Development.** The applicant is proposing to construct a new porch addition to the south facade of the single family residence.

**Setbacks.** Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 80% to 110% of the average area front setback. The side and rear setbacks will not be affected. The average area setback from the property line is 24.8 feet. The existing front setback is 25 feet. The minimum allowed setback is 19.8 feet. The new foot porch setback is proposed to be approximately 21 feet.

**Spacing.** Established spacing distance pattern between area structures. Spacing is similar to other residences and fits within the neighborhood spacing pattern.

**Lot Coverage.** The Old Conway District allows up to 60% impervious lot coverage. The porch addition will not substantially decrease the pervious area which is well over 60%.

**Orienteation.** The direction in which the front of a building faces. The porch addition will be appropriately on the front of the residence.

**Alley.** There are no alleysways in this block.

**Driveway / Parking.** There is an existing concrete driveway on the west side of the residence. The porch addition will not affect this driveway.

**Sidewalks.** There are no sidewalks on the property. The porch addition is less than 30% of the home’s total square footage. The construction of a sidewalk is not required. However, it is encouraged.

**Fences.** No fencing is proposed.

**Tree preservation.** No trees will be removed.

**MAPPING**

**Scale.** The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The porch addition will not greatly affect the overall scale of the structure. The porch will enhance the entry and create a more human scaled entrance.

**Height.** The average height of area structure’s eaves and cornices. Also, the first floor elevation / height relationship. The porch addition will follow the existing roof’s eave line and project the existing gable outwards towards the street. The porch will enhance the residence’s front facade.

**Width.** New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The residence’s width will not increase. The overall width is appropriate with area structures.
Directional expression. Measurement of the height to width ratio of a structure’s elevation. The height/vertical expression of the residence will remain largely unchanged.

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The residence’s footprint will slightly increase but it will not be substantial. The footprint area is appropriate.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The new porch addition adds a new level of complexity adding contrasting form and new shadow area.

Façade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The new porch addition is in proportion to the existing residence and other area structures.

### DESIGN ELEMENTS

- **Style.** The style should compliment area structures. The overall style of the existing residence is a modern minimal cottage. The porch addition will help enhance the entry to the structure.

- **Entries, Porches, and Porticos.** Existing entry doors will remain unchanged. The porch will add a new more “human” scaled entry point and provide shelter form the elements. Guidelines state that a porch must be at least 6 feet in depth. The proposed porch is only 4 feet wide across the majority of its length. The allowed front setback limits the width of the porch. With the minimum allowed front setback of 19.8 feet, the porch could be widened to a 5 foot minimum depth.

- **Doors and windows.** The rhythm, patterns, and ratio of voids to solids of new buildings should relate to and be compatible with adjacent facades; typically a higher proportion of voids to wall area. The new porch addition does not affect the existing amount of solid to void ratio of the existing residence.

- **Awnings.** When new construction uses awnings, traditional awning designs, materials, and placement should be used. No awnings are proposed.

- **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 the plans.

### MATERIALS & DETAILING

- **Architectural Details, Siding, and Bricks.** Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The materials selected for a new dwelling should be compatible with and complement the surrounding structures in the Suburban Zone. Brick, stone, and wood are the most common and most appropriate materials for cladding and are strongly encouraged.

Synthetic materials such as vinyl, aluminum, and synthetic stucco (EPS products) are not historic cladding materials and should not be used. The existing residence is clad in vinyl siding. It is assumed that the new gable and trim will be clad with vinyl as well. The applicant can provide more details about siding materials at the meeting.

- **Shutters.** If used, shutters should be in proportion to their window opening. If they were closed, they should cover the window opening. No shutters are shown.

- **Roof.** It is assumed that the new porch addition will have an asphalt shingle roof.

- **Mechanical Screening.** HVAC units should be visually located away from streets or screened by landscaping. Exterior HVAC ductwork should not be visible from the street. Existing HVAC equipment should not be affected by the porch addition.

### RECOMMENDATIONS

Staff recommends approval of the porch addition with the following conditions:

1. The porch addition shall be constructed as shown in submitted plans.
2. The addition may be clad with vinyl siding to match existing siding.
3. Roof shall be asphalt composition roof.
4. Porch depth shall be a minimum of 5 feet.
DISCUSSION

CAMP • May 8 Hendrix • College

The City of Conway will be hosting a full day CAMP training on May 8th. The training will be held in the Campbell Dining Room in the Student Life Center at Hendrix College. We anticipate that the training will run from 9:00 am to 4:30 pm, with coffee from 8:00-9:00 am. Lunch will be provided.

To register, visit https://goo.gl/forms/qg2NqL8zBDQKWUMx2

CAMP is the Commission Assistance and Mentoring Program training conducted by the National Association of Preservation Commissions (NAPC). CAMP is a wonderful opportunity to build or refresh your skills. This spring, we will have trainers from around the United States and will include sessions on preservation planning and building public support. There will also be an enhanced element in our legal and meeting basics sessions on the concerns of historic district commissions without full-time or trained preservation staff. We’re looking forward to a productive and informative session.

Directions to Hendrix College and a campus map are available at https://www.hendrix.edu/visit/. The Campbell Dining Hall is through the double doors to your right at the top of the Southwest stairs in the Student Life Center. If you enter through the South entrance, turn left at the information desk, you will make a right as you follow the hall around, the SW stairs will be at your left.

Salter Properties • Robinson Court PUD Rezoning Request

The Planning Commission denied the modified PUD rezoning request for the Robinson Historic District property at 1912 and 1918 Robinson Avenue at their recent meeting on March 13, 2017. The Salters have until April 12, 2017 to notify the Planning & Development Department of their intent to appeal the decision to the City Council. If appealed, the item could possibly be placed on the March 28, April 11, or April 25 Council agendas.

At the time of this writing, no appeal has been received. If appealed, a green public notice sign will be posted on the property and a public notice will be placed on the City website: www.cityofconway.org.

The Planning Commission Staff report can be found here if you need additional information: http://cityofconway.org/media/government/boards-commissions/planning-commission/17_Mar_Rpt_web.pdf.