



**CONWAY**  
HISTORIC DISTRICT COMMISSION  
JUNE

6:00pm • June 27, 2016 • City Hall

# Robinson Historic District & Old Conway Design Overlay District

## **CONWAY HISTORIC DISTRICT COMMISSION MEETING**

JUNE 27, 2016 • 6:00PM • CITY HALL • 1201 OAK STREET

### **AGENDA**

#### **Minutes**

May 23, 2016

#### **Public Hearings**

ROBINSON HISTORIC DISTRICT

None

OLD CONWAY DESIGN OVERLAY DISTRICT

A. Connell Residence Remodel - 2136 Weems Street

#### **Discussion**

Amended Henderson Residence Certificate of Appropriateness - 318 Davis Street

Other 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

Aaron Nicholson

Betty Pickett

# MEETING MINUTES - MAY 23, 2016

## **Conway Historic District Commission March 23, 2016**

### **Meeting Minutes**

City Hall - Downstairs Conference Room, 6:00 p.m.

### **Roll Call**

Steve Hurd, Chairman - present  
Scott Zielstra, Secretary - present  
George Covington, Sr. - absent  
Marianne Welch - present  
Betty Pickett - present  
Aaron Nicholson - absent  
Taylor Martin - present  
HDC City Staff, Bryan Patrick - present

### **Finding of a Quorum**

5 Commission members - Quorum present.

Also in attendance:

Ralph Wilcox and Travis Ratermann from the Arkansas  
Historic Preservation Program

### **Meeting Minutes**

March 28, 2016 minutes. Taylor Martin motioned for approval, seconded by Marianne Welch. Minutes approved unanimously.

### **PUBLIC HEARINGS - CERTIFICATE OF APPROPRIATENESS**

None

### **Creation of New Historic Districts**

Presentation: Members from the Arkansas Historic Preservation Program were in attendance for the meeting to discuss the recent expansion survey and their findings. The survey was completed in October 2014. Recent emails, meetings, and walkthroughs have resulted in a more defined architecturally significant area. Because of the cohesiveness of the area in terms of contributing versus non-contributing, much of the surveyed area would not be eligible for nomination into the existing historic district. AHPP toured the survey area and concluded that a portion along College Avenue was the most appropriate for National Register nomination. The houses on College Avenue have a high level of architectural integrity and host a variety of architectural styles from the 1920's. Along Conway Boulevard, there are 2 houses that could be a 2 residence historic district as they are made from hand formed concrete block and are also from the 1920's. This is very distinct type of house that is not found built en masse. This masonry technique came from the 1904 World's Fair. The houses in both possible districts are in relatively good condition. Based off of the feedback from AHPP, they felt the small area in the Mitchell-Davis block best represented a cohesive group of architectural significance that could ultimately be approved by the National Park Service and listed on the National Register of Historic Places.

Commission Discussion: The Commission felt that the district is becoming more piecemeal under the current plan by not

following the original survey. The HDC can see using College Avenue south as a potential new district. After further discussions between AHPP Staff and the HDC, it was determined we will nominate 3 different historic districts for the City of Conway. They would be for as follows:

1. Expansion of Asa P Robinson district down Ash Street to College Avenue.
2. A two home district to encompass 432 and 428 Conway Boulevard.
3. A district to encompass the Boulevard addition from Watkins Street to Center Street along the south side of College Avenue and from Mitchell Street to Davis Street on the north side of College Ave.

The original plan to only bring in the 2 additional districts brought concerns to the committee because the additional districts will not do anything to alleviate the percentage of contributing structures in the existing Robinson Historic District. Adding more contributing homes to the Robinson District was a primary reason for the survey. As listed above, the Commission is in favor of requesting the nomination of 3 separate districts; 2 for the creation of new districts, and 1 for an addition to the existing Asa P Robinson district.

AHPP Staff said they would write the nomination for the 2 homes on Conway Boulevard. Additional grant money can be sought in 2017 for additional surveys and nomination of a College Avenue district.

### **NAPC Forum in Mobile**

Money has been allocated for Commission members to attend the Forum in Mobile. A portion of the available funds has been set aside for commissioners whom have not attended a past Forum.

Meeting adjourned

# A CONNELL RESIDENCE REMODEL - 2136 WEEMS STREET

## OLD CONWAY DESIGN OVERLY DISTRICT CERTIFICATE OF APPROPRIATENESS CONNELL RESIDENCE REMODEL 2136 WEEMS STREET

### APPLICANT

Steven Dresser  
1602 Jones Drive  
Conway AR 72032

### OWNER

Shaun Connell  
2136 Weems Street  
Conway, AR 72034

### STAFF REVIEW BY

Bryan Patrick, Director of Planning & Development  
1201 Oak Street  
Conway, AR 72032

### SITE

**Location.** 2136 Weems Street

**Site Area.** 0.22 acres +/-

**Current Zoning.** R-1 (Single Family Residential). The property is within the Old Conway Design Overlay Suburban District

**Abutting Zoning.** R-1 (Single Family Residential) in the Old Conway Design Overlay Suburban District

**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Suburban District on the north side of Weems Street 3 lots east of Western Ave. It is surrounded by single family residential structures in minimal traditional and ranch style.

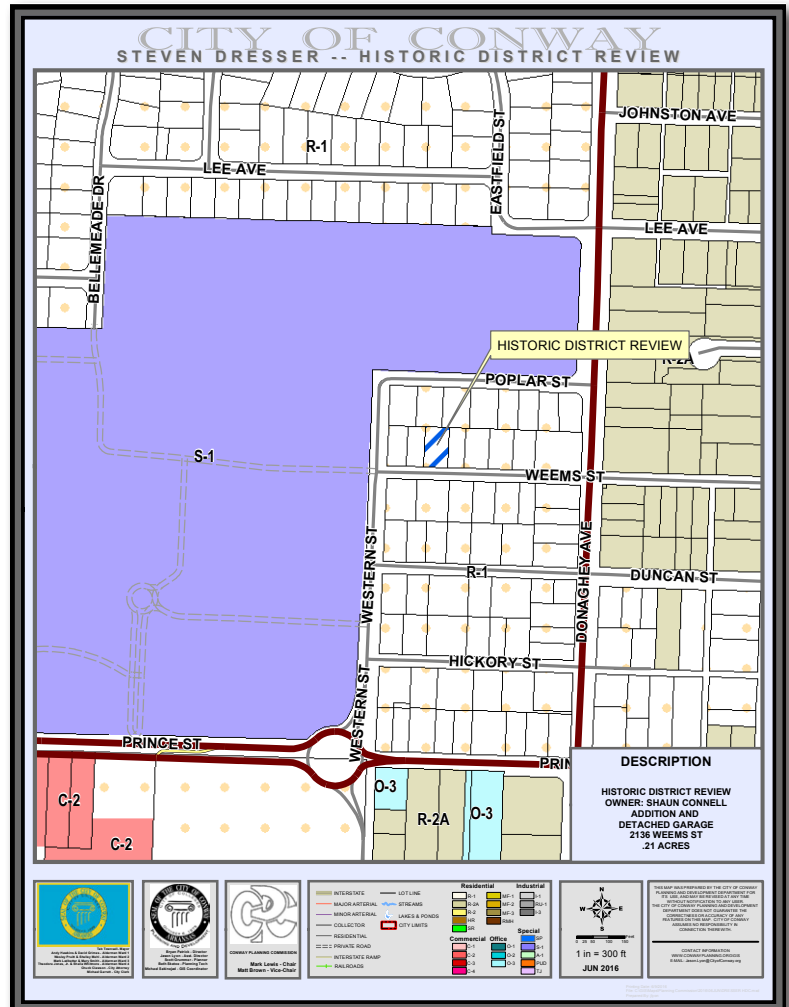
### General Description of Property and Proposed

**Development.** The applicant is proposing to enclose part of the existing carport, add on a 192 s.f. screen porch, and construct an approximately 576 s.f. two car garage. The screen porch and garage will be at the rear of the house out of the public view.

**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 front setback will not change. The rear setback is a generous 40'+ from the side of the new screen porch. The garage will be located at least 5 feet from the lot lines and 10 feet from the residence meeting current setback regulations.

**Spacing.** Established spacing distance pattern between area structures. Spacing is not affected.

**Lot Coverage.** The Old Conway District allows up to 60% impermeable lot coverage. The proposed impervious area is well over this percentage and is appropriate.



**Orientation.** The direction in which the front of a building faces. The residence's Weems Street orientation will not be affected.

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

**Driveway/Parking.** A gravel driveway is proposed on the east side of the residence leading to the new garage, between the residence and the concrete drainage ditch. Old Conway regulations discourage gravel, however there are at least two other gravel drives in the immediate area. Two alternatives for consideration; a concrete drive from Weems to the front facade with gravel beyond, or a ribbon drive from Weems to the front facade with gravel beyond.





**Sidewalks.** There is no existing sidewalk along the Weems Street frontage. However, sidewalk construction will not be required due to the square footage of the additions and garage.

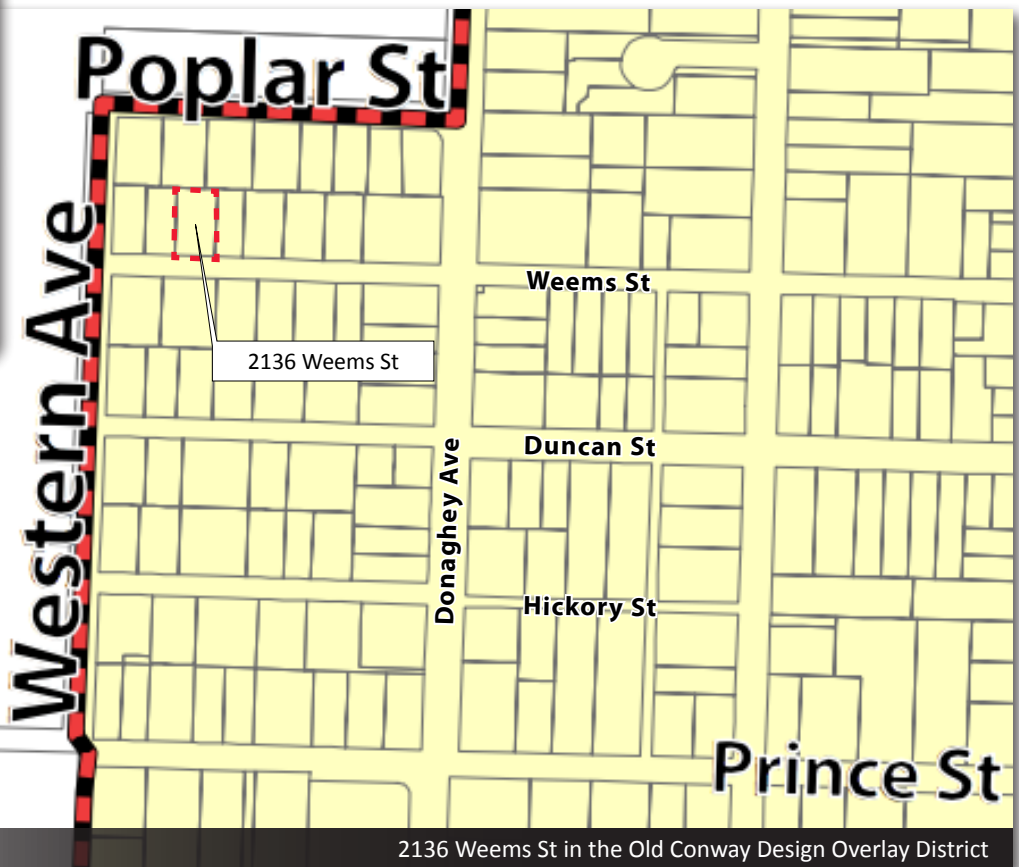
**Fences.** No fencing is shown in the supplied drawings.

**Tree preservation.** There are no significant trees that will be affected by the remodel/garage.



**Old Conway Design Overlay District**

-  OCDOD Boundary
-  Urban Zone
-  Transition Zone
-  Suburban Zone



## MASSING

**Scale.** The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The overall size of the new residence will not change.

**Height.** The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. The overall height and eave lines will not change.

**Width.** New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The residence's under roof width will not change.

**Directional expression.** Measurement of the height to width ratio of a structure's elevation. The height/vertical expression of the residence will not change.

**Footprint.** The area of land covered by a structure should be in relation to the majority of neighboring structures. The residence's under roof footprint will not change.

**Complexity of form.** The level of detailing and breaks in wall planes of a structure. The carport enclosure will be set back approximately 9 feet from the front facade of the house. This will create a more recessed appearance to the enclosure. This recess should retain some of the original carport appearance to the residence.

**Facade, wall area, rhythm.** Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The residence has a typical number of windows and doors for a ranch style house.

## DESIGN ELEMENTS

**Style.** The style should compliment area structures. The overall ranch style will not change with the proposed enclosure.

**Entries, Porches, and Porticos.** The front facade entry area will not change. A screen porch will be added to the rear but will be out of the public view.

**Doors and windows.** A side door is proposed on the west side of the carport enclosure. The front stoop area will not be affected. The screened porch on the rear of the residence will be accessed from the house from an exterior door and a side yard entry door. The garage will likely have a two car garage door and a side entry door. The garage will also be hidden from the public view.

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

**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's siding has been replaced with hardie-board. The carport enclosure and garage will also be clad with hardie-board. As a ranch style house there is little detailing. The enclosure, screen porch, and garage will also have minimal detailing and will blend with the residence.

**Shutters.** The Google street view shows modern shutters around two of the front facade windows. The submitted photos show the shutters removed.

**Roof.** There is an existing asphalt composition roof. The screen porch and garage roofs should also be asphalt composition to match.

**Decks/Plaza Space.** A 12' x 16' screen porch is proposed. This would be a typical porch roof with wooden post and screening set on a concrete slab.

**Skylights.** None are shown

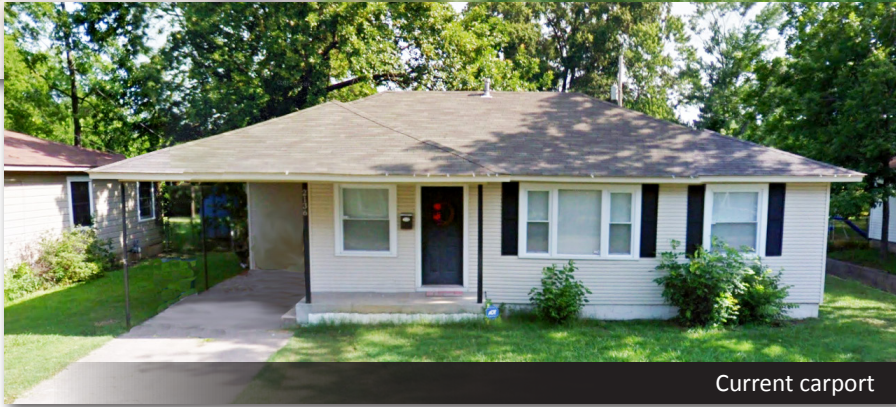
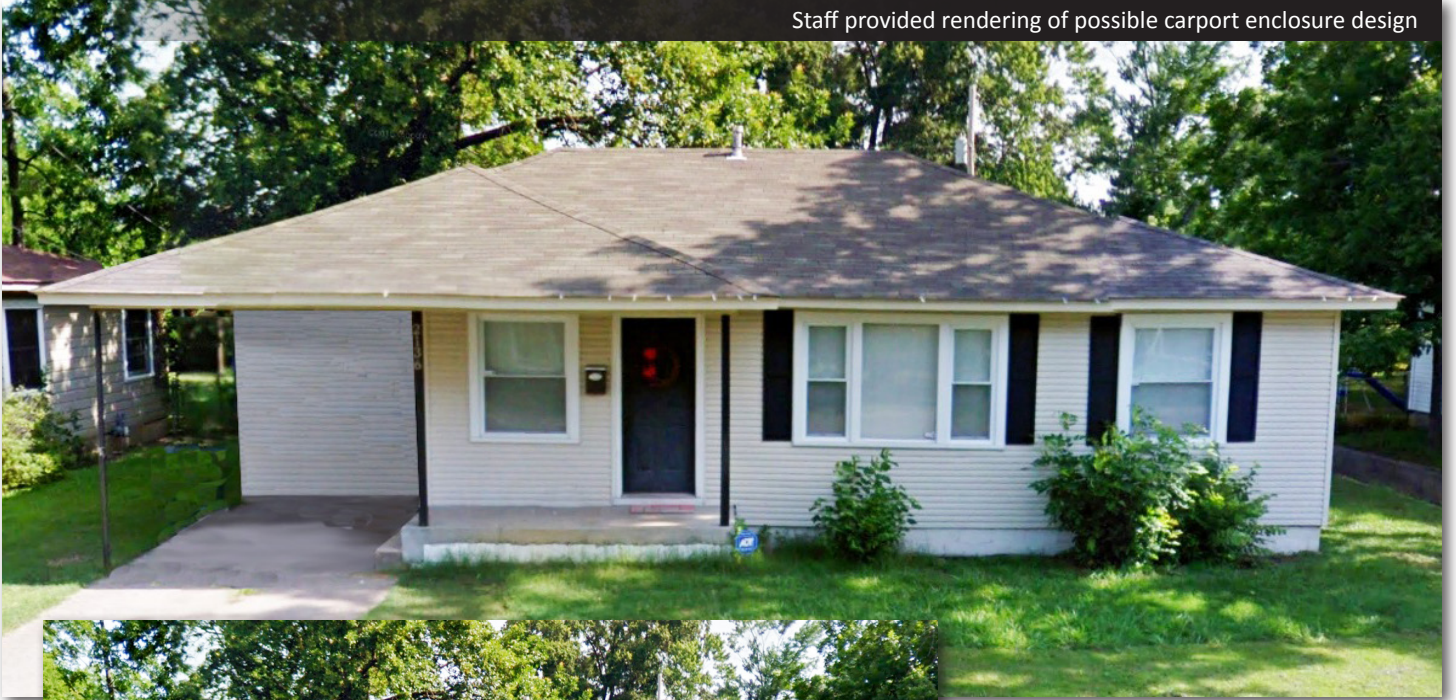
**Mechanical Screening.** HVAC units should be visually located away from streets or screened by landscaping. Exterior HVAC ductwork should not be visible from the street. No new HVAC equipment is proposed.

## RECOMMENDATIONS

The proposed carport enclosure should blend appropriately with the existing residence. The entire house's siding was recently upgraded with hardie-board. The carport enclosure and garage will also be clad with hardie-board. The enclosure will be recessed from the front facade lessening it's visual impact. The screen porch and garage will be typical construction and largely hidden from public view. Porch railing is also proposed.

1. The carport enclosure, screen porch, and garage shall be constructed as shown in submitted plans.
2. Hardie-board or similar cement siding shall be used to match existing siding.
3. Decorative porch railing may be added.
4. A gravel driveway shall be allowed?

Staff provided rendering of possible carport enclosure design



Current carport



Applicant provided rendering of similar detached garage design

Old Conway Design Overlay District  
HISTORIC DISTRICT COMMISSION  
CERTIFICATE OF APPROPRIATENESS

Date of Historic District Commission Meeting: March 28, 2016.

This Certificate of Appropriateness was amended on June 16, 2016 to reflect new owner and minor change to rear parking area of the approved plan.

**Applicant/Owner:**

Mike Wallace  
Mallard Contractors  
Po Box 520  
Vilonia AR 72173

**This C of A was originally issued to :**

Sherlyn and David Henderson  
315 Hannah Drive  
Conway AR 72034

**HENDERSON/MALLARD NEW RESIDENCE  
CERTIFICATE OF APPROPRIATENESS AMENDMENT REPORT**

A residence at 318 Davis Street was proposed by Sherlyn and David Henderson at the March 2016 HDC meeting. The new residence was approved and a Certificate of Appropriateness, with approved conditions, was issued. Since that time, the Hendersons have changed plans and sold the property to Mike Wallace of Mallard Construction. Mr. Wallace wants to build the approved residence, minus the rear carport area. HDC Staff approved this change and amended the Certificate of Appropriateness.

**Property Address / Location / Description:** 318 Davis Street

**Zoning:** R-2A (Large Lot Duplex) Old Conway Design Overlay Suburban Zone.

**Approved Project(s):** New residence

**Conditions Attached to Certificate of Appropriateness:**

1. The residence shall be constructed as shown in submitted plans.
2. The residences front setback shall be approximately 30 feet from the property line.
3. Front porch columns shall be trimmed out to approximately 8 inches by 8 inches minimum.
4. Floor to ceiling height shall be 9 foot minimum.
5. Vinyl siding shall be allowed
6. An 8 to 10 foot concrete driveway shall be constructed as shown. A "ribbon" drive may also be used.
7. HVAC and utility equipment shall be appropriately located at the rear or side of the structure and/or appropriately screened.
8. A 4 foot sidewalk shall be constructed along Davis Street or an in-lieu fee of \$480 shall be paid into the sidewalk fund.

**Termination Date:** March 28, 2018

(If Building Permit is not issued by this date, Certificate is null and void)

Signed:



Director of Planning and Development

Attached: Site Plan, and Elevations