



CONWAY

HISTORIC DISTRICT COMMISSION  
STAFF REPORT

5:30 pm • June 24, 2019 • City Hall



June 24, 2019 • 5:30 pm • 1201 Oak Street

# AGENDA

## Call to Order

**Approval of Minutes** - May 29, 2019

## I. **Public Hearings - Asa P. Robinson Historic District**

None

## II. **Public Hearings - Old Conway Design Overlay District**

A. 1614 College Avenue - Wood Privacy Fence (HDC2019JUN01)

B. 2016 Robinson Avenue - Residential Addition (HDC2019JUN02)

C. 1933-35 College Avenue - Demolition & Residential Addition (HDC2019JUN03)

D. 141 Oliver Street - New Single-Family Residence (HDC2019JUN04) - *request will be reviewed at a later date*

## Adjourn

## HISTORIC DISTRICT COMMISSION MEMBERS

Steve Hurd

David Carolina

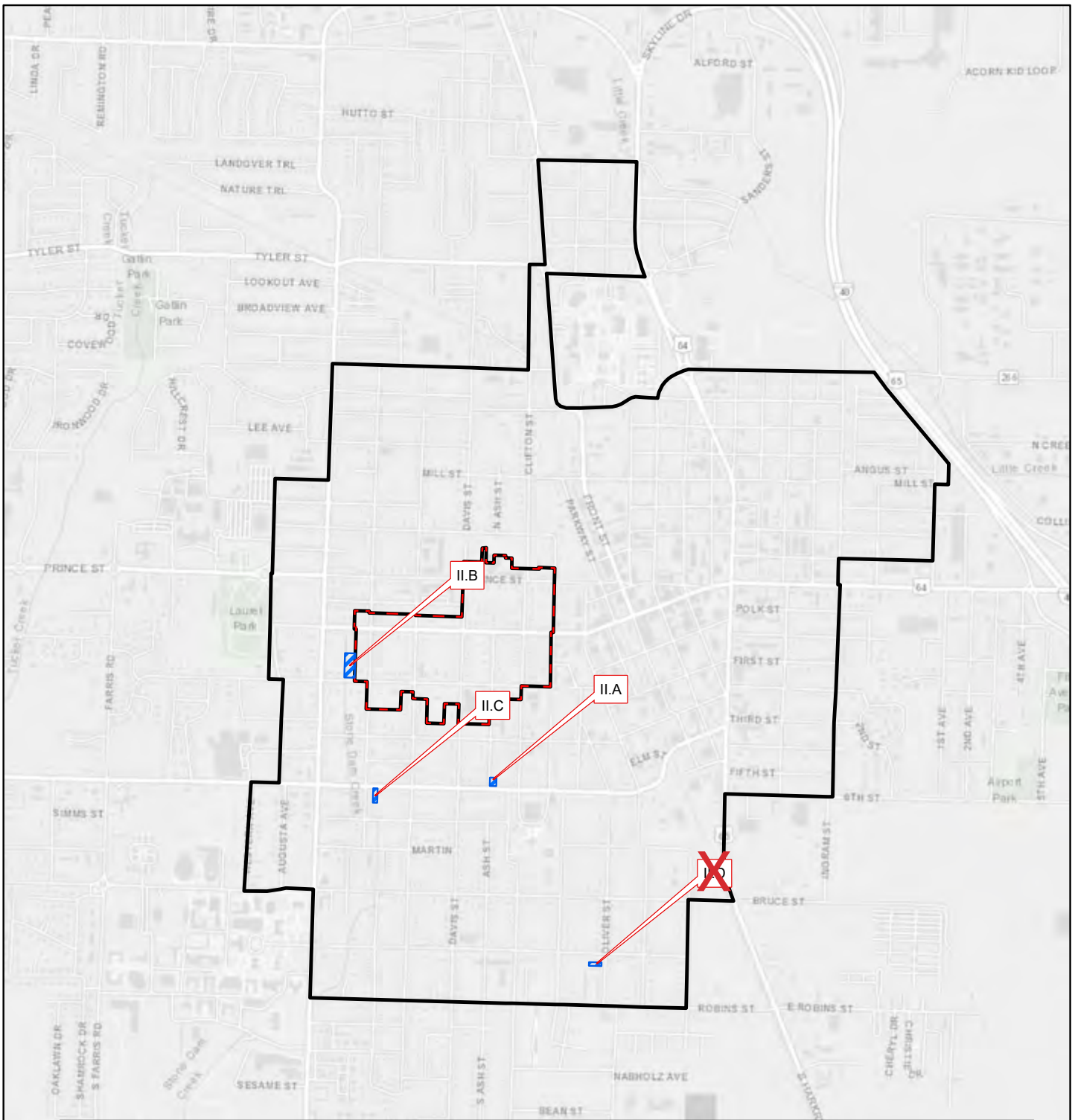
George Covington, Sr.




Shelby Fiegel

Taylor Martin

Gerald Tosh

Emily Walter



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|---|--|
| I. Public Hearings - Asa P. Robinson Historic District                      |  |
| None  |  |
| II. Public Hearings - Old Conway Design Overlay District                    |  |
| A. 1614 College Ave- Wood privacy fence (HDC2019JUN01)                      |  |
| B. 2016 Robinson Ave- addition to existing home (HDC2019JUN02)              |  |
| C. 1933-35 College Ave- demo and addition of existing duplex (HDC2019JUN03) |  |
| <del>D. 141 Oliver St- new home redesign (HDC2019JUN04)</del>               |  |
- 
- |   |  |
|---|--|
| OCDD  |  |
| Name  |  |
|  Asa P Robinson Historic District  |  |
|  Old Conway Design Review District |  |
|  City Limits                       |  |



# II.A FENCE - 1614 COLLEGE AVENUE

## OLD CONWAY DESIGN OVERLAY DISTRICT FENCE 1614 COLLEGE AVENUE

### APPLICANT

Matthew Frederick  
1614 College Avenue  
Conway, AR 72034

### CONTRACTOR

Legacy Fencing

### SITE

Address. 1614 College Avenue.

Lot Area. 0.2 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 at the northeast corner of College Avenue and Ash Street. Area structures consist of single-family residences in Minimal Traditional, Craftsman Bungalow, and American Foursquare styles.

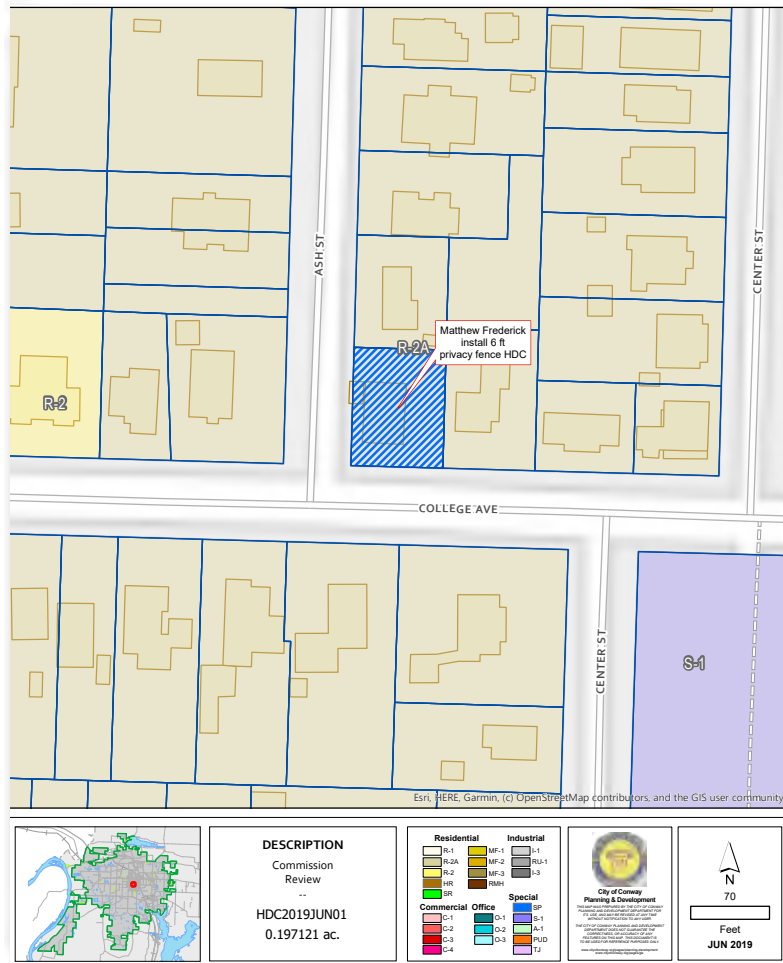
### General Description of Property and Proposed Development.

The applicant is proposing to construct a wooden privacy fence where no fencing currently exists. The applicant proposes a 6' solid wooden fence in the rear and side yards. The site is a single-family home. The purpose of the fencing is to provide privacy to the occupants of the house.

### FENCE

Fences serve to define public versus private and provide privacy in rear yard. Fences should not exceed 6' tall with the top 2' feet being 50% opaque such as lattices.

*There do not appear to be conditions on this property that do not apply throughout the neighborhood. The overlay district guidelines do not provide concrete standards for when applying the fencing standards is appropriate and when it is not.*



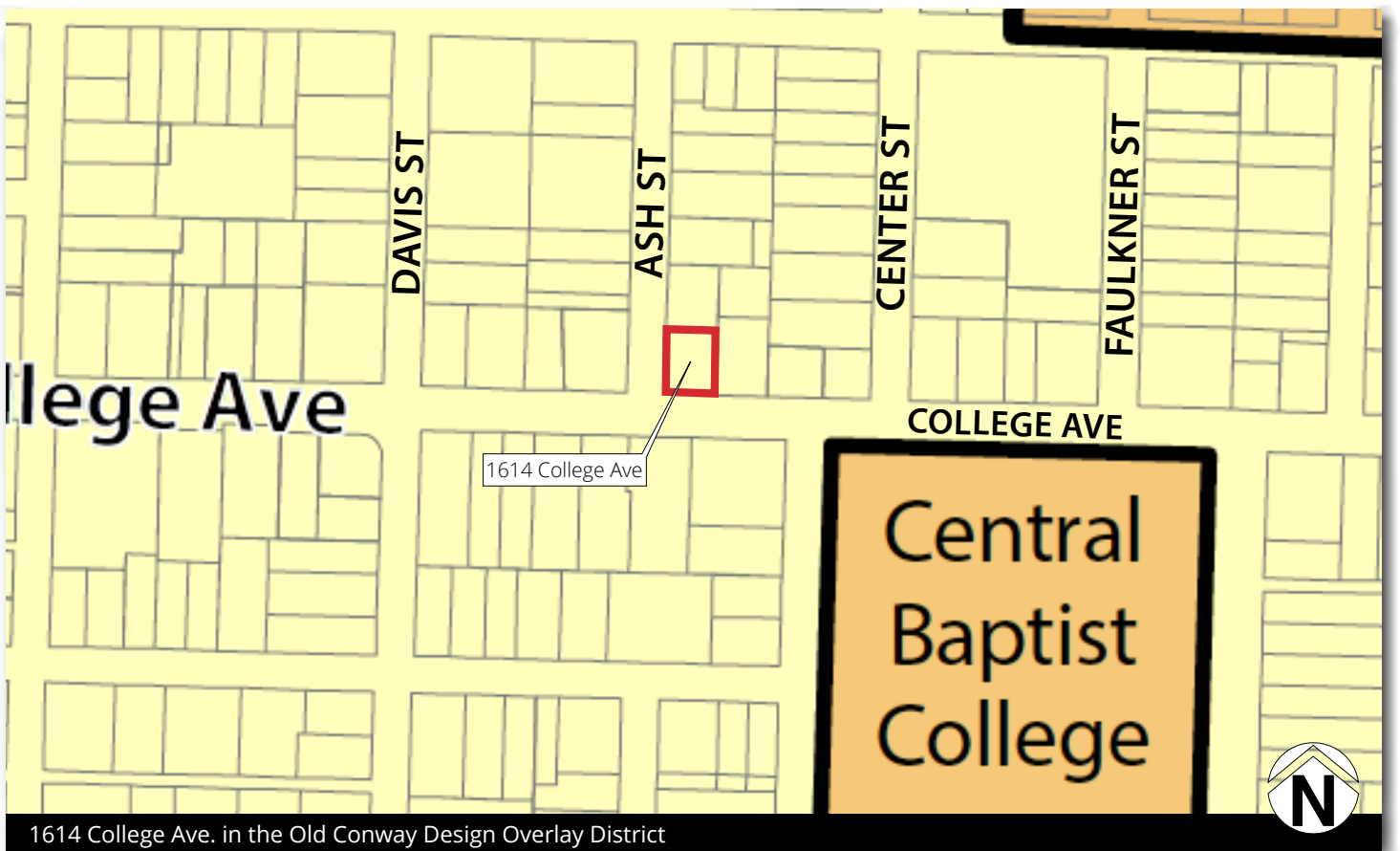
### RECOMMENDATIONS

Staff provides no recommendation on the fence request:

1. There do not appear to be conditions on this site that do not apply throughout the remainder of the overlay district. However, it is unclear from the overlay district guidelines when it is appropriate to vary from the requirements.
2. It should be noted there are numerous examples throughout the overlay district, many in close proximity to this residence, of 6' solid wooden fences which were placed prior to the overlay district standards or without HDC permission.



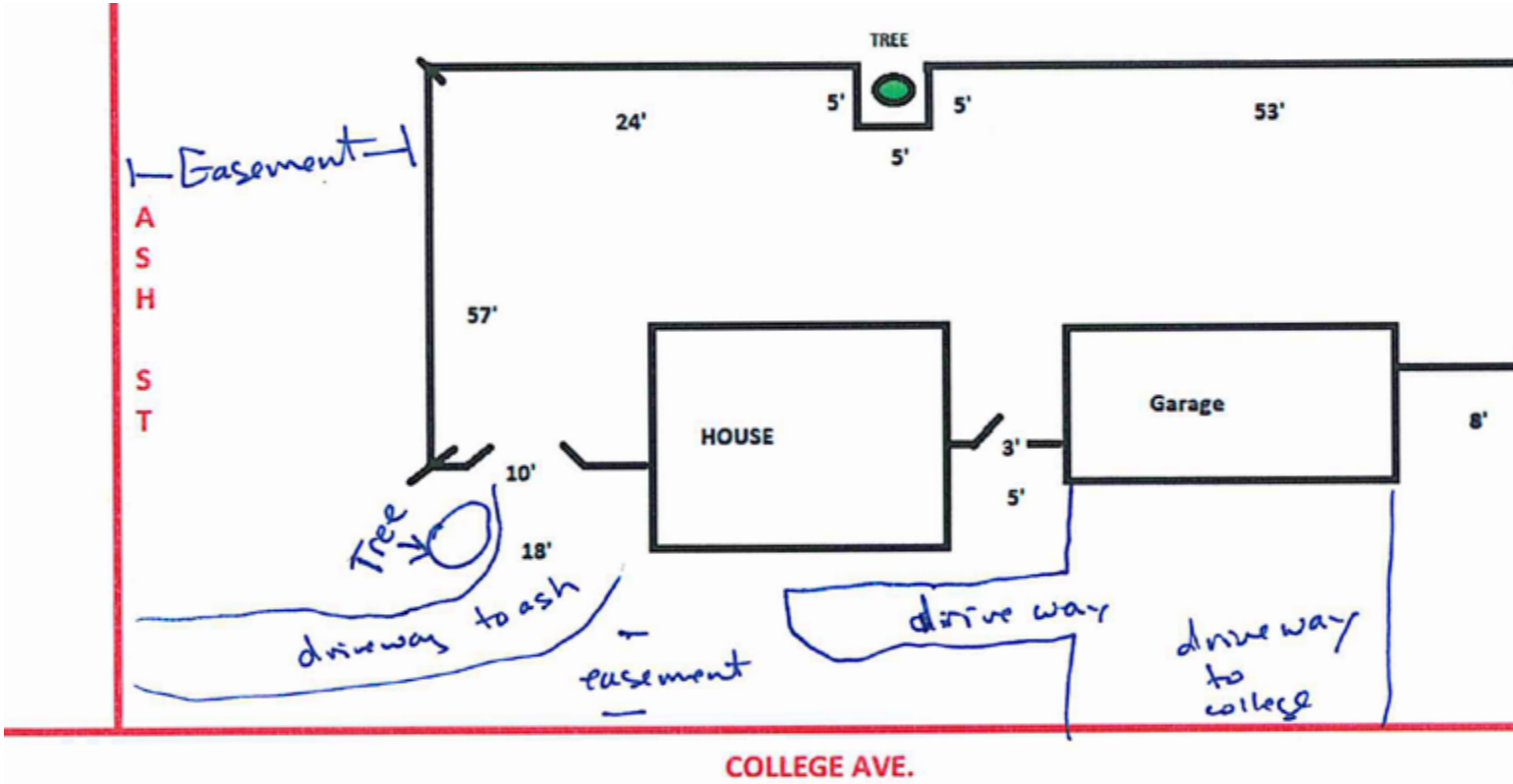
Aerial view of 1614 College Ave.



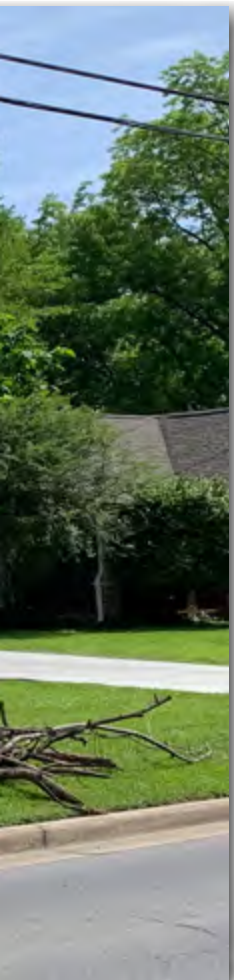
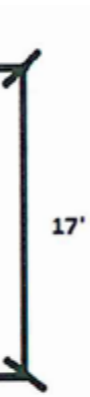
1614 College Ave. in the Old Conway Design Overlay District



**II.A FENCE - 1614 COLLEGE AVENUE**









## II.B REAR/GARAGE ADDITION - 2016 ROBINSON AVENUE

### OLD CONWAY DESIGN OVERLAY DISTRICT REAR/GARAGE ADDITION 2016 ROBINSON AVENUE

#### APPLICANT/OWNER

Aubin Siria  
2016 Robinson Avenue  
Conway, AR 72034

#### SITE

Address. 2016 Robinson Avenue.

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

**Abutting Zoning.** R-1 (One-Family Residential District), Old Conway Design Overlay Suburban District (West, North, South), Robinson Avenue Historic District (East).

**Lot Area.** 0.91 acres ±.

**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Suburban District on the north side of Robinson Avenue directly west of the Robinson Historic District. Adjacent structures consist of single-family residences in Ranch and modern Traditional styles.

#### General Description of Property and Proposed

**Development.** The existing structure is a 3,548 sf ranch style home, originally constructed in 1971. The applicant is proposing to construct a 1,224 sf addition to the single-family residence to serve as storage and a new garage.

**Setbacks and Spacing.** The structure will maintain the same side setbacks with 8.5 feet to the east and 34 feet to the west. The rear setback will be reduced to 130 feet.

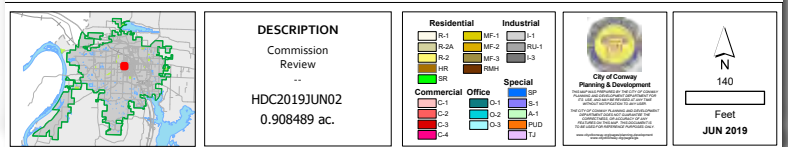
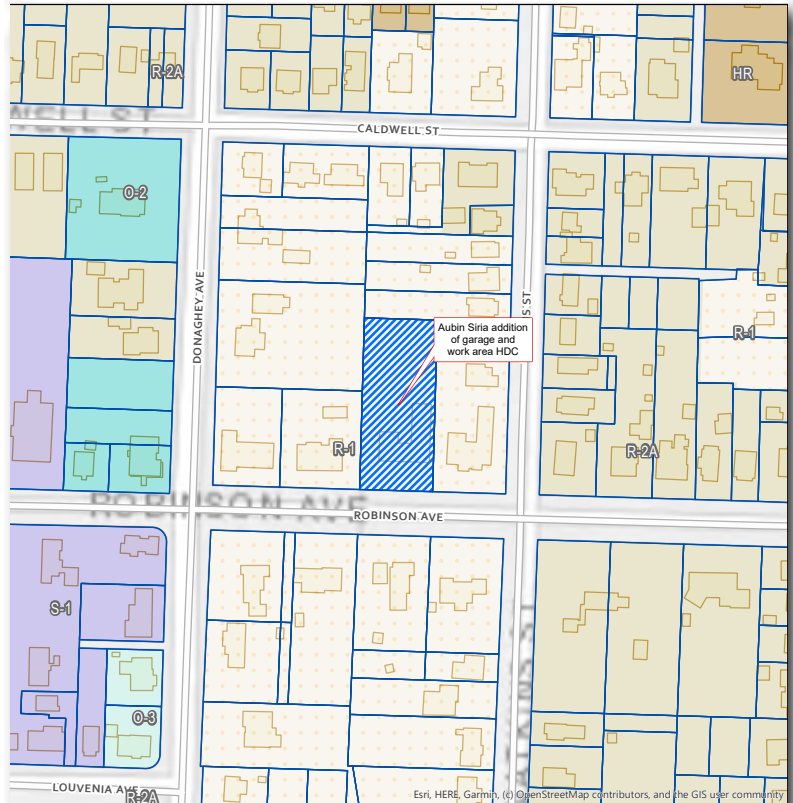
*The proposed setbacks are appropriate. The structure's spacing relationship to the homes on its east and west sides will not be altered.*

**Lot Coverage.** Lot coverage conforms to the 60% impervious maximum.

**Orientation.** The front door of the home faces the street in an appropriate manner.

**Garages/Ancillary Structures.** The proposed construction involves a new attached garage, considered part of the home and not an accessory or ancillary structure.

*Though the garage is attached and not considered an accessory/ ancillary structure, it will be appropriately located in the rear portion of the structure and will not be visible from the street.*



**Alley.** There is no alley access to this lot.

**Driveway/Parking.** The applicant will not be altering the existing driveway or parking area.

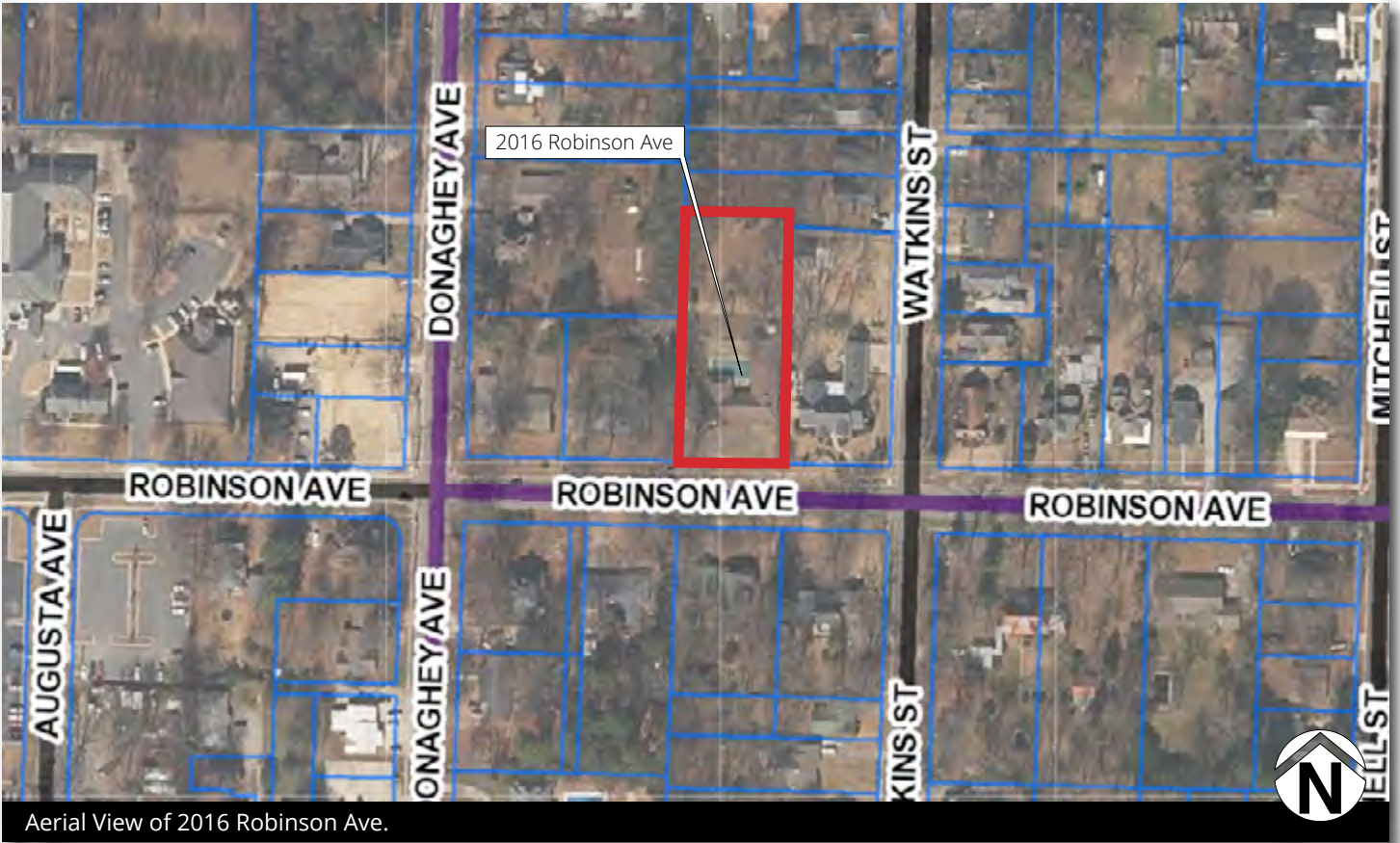
**Sidewalks.** There is currently a sidewalk in good condition along the property.

**Fences/Walls.** There is a privacy fence running along the south side of the property. No additional fencing is proposed.

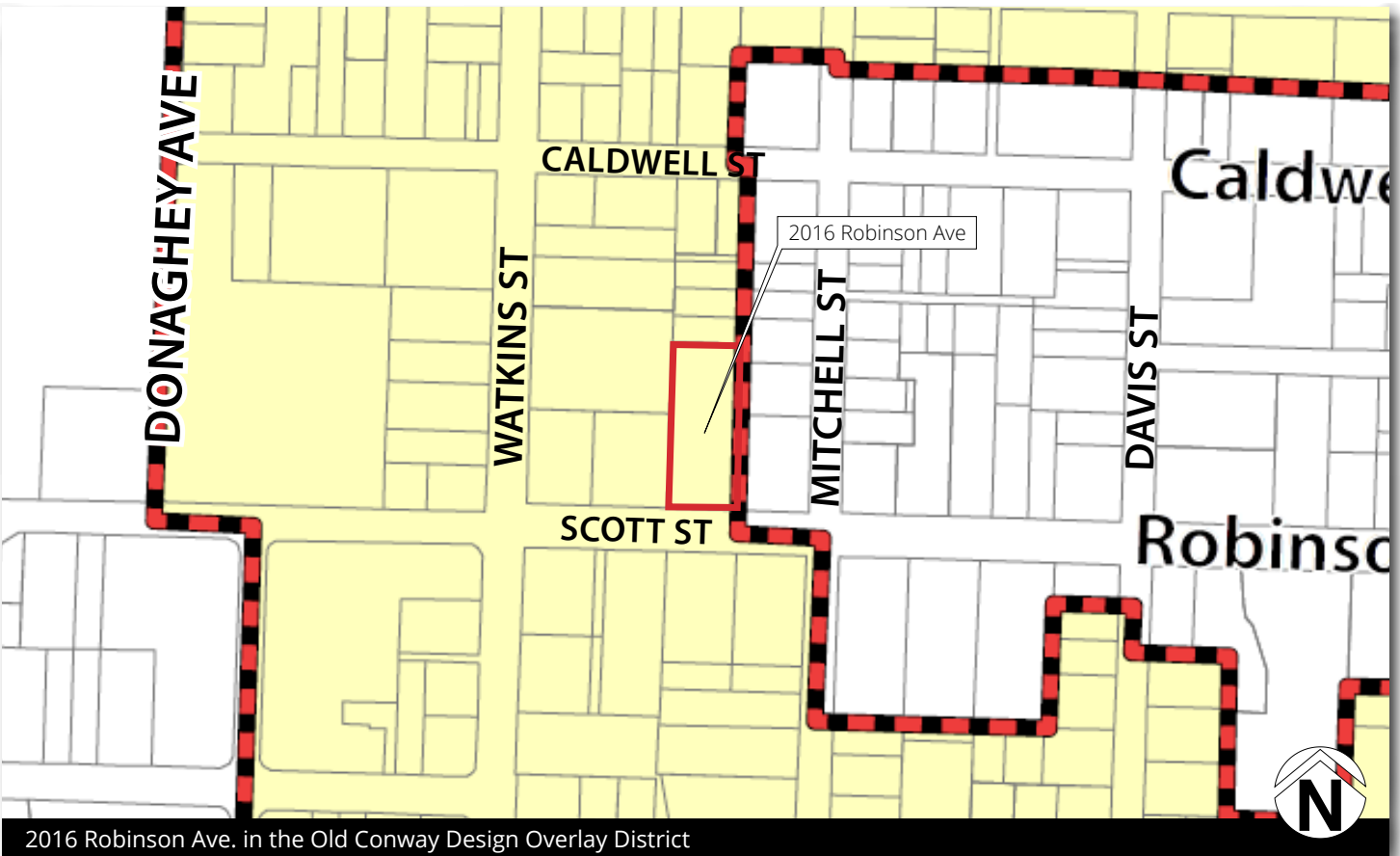
**Tree preservation.** There are numerous significant trees on-site. One tree shall be removed to accommodate construction.







Aerial View of 2016 Robinson Ave.



2016 Robinson Ave. in the Old Conway Design Overlay District

## II.B REAR/GARAGE ADDITION - 2016 ROBINSON AVENUE

### MASSING

**Scale.** The size of the structure should not dominate adjacent structures.

*The size of the structure is compatible to the overall scale of structures in the surrounding area.*

**Height.** The structure should respect and be consistent with the height of structures in the surrounding area.

*The structure's height will not be increased.*

**Directional expression.** The structure should respect the directional expression of the homes in the vicinity.

*This proposed addition will be relatively consistent with the surrounding homes. Most importantly, it will not alter the appearance of the home from the street.*

**Footprint.** The footprint of the structure should be consistent with homes in the vicinity.

*The footprint of the structure will be generally consistent with the surrounding homes, though it will likely be larger. The structure will not appear significantly larger from the street, and will not visually dominate the area.*

**Complexity of form.** The detailing and articulation of the structure should respect the forms of the vicinity.

*The addition will be not be visible from the street, but will maintain consistency with the existing form of the structure.*

**Façade, wall area, rhythm.** The façades should be consistent with the surrounding vicinity.

*The proposed public facing façade will be consistent with surrounding homes and will not be altered.*

### DESIGN ELEMENTS

**Style.** The structure's style should respect the context of the surrounding buildings.

*The style of the structure shall remain consistent with the area and maintain its ranch style.*

**Entries, Porches, and Porticos, Doors and Windows, Awnings.** Three one over one windows will be added to the rear of the structure, and will not be visible to any right-of-way or neighbor.

**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.



View of property from Robinson Ave. looking N

### MATERIALS & DETAILING

**Architectural Details, Siding, and Bricks.** Detailing, materials, and siding should be consistent with and complement the existing structure.

*Detailing and materials are uncertain from the application. The applicant included a detail of T1-11 plywood to be used to match the existing siding on the house where the addition is to be completed. Staff recommends minimum requirements be imposed as a condition of approval. This would include requirements for the use of wood or Hardie board.*

**Additions.** Additions should remain consistent and compatible with the materials, form, size, and scale of the existing structure.

*The addition will remain consistent with the existing structure and shall not alter its appearance in a manner that is inconsistent with its semi-historic form, materials, etc. The addition will not be visible from the street.*

### RECOMMENDATIONS

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

1. The addition shall be constructed with wood or Hardie board, as appropriate.
2. HVAC equipment be placed in a manner to minimize its visibility from the street.



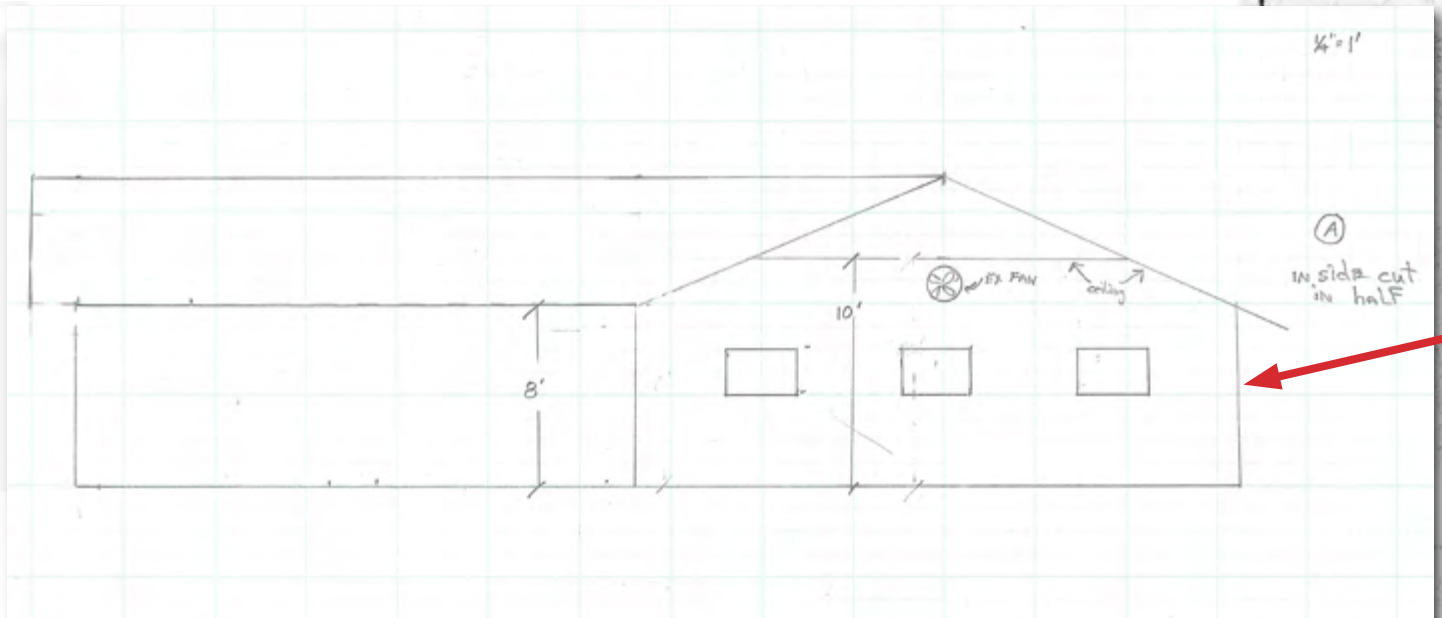


View of property from Robinson Ave looking NE



II.B

REAR/GARAGE ADDITION - 2016 ROBINSON AVENUE



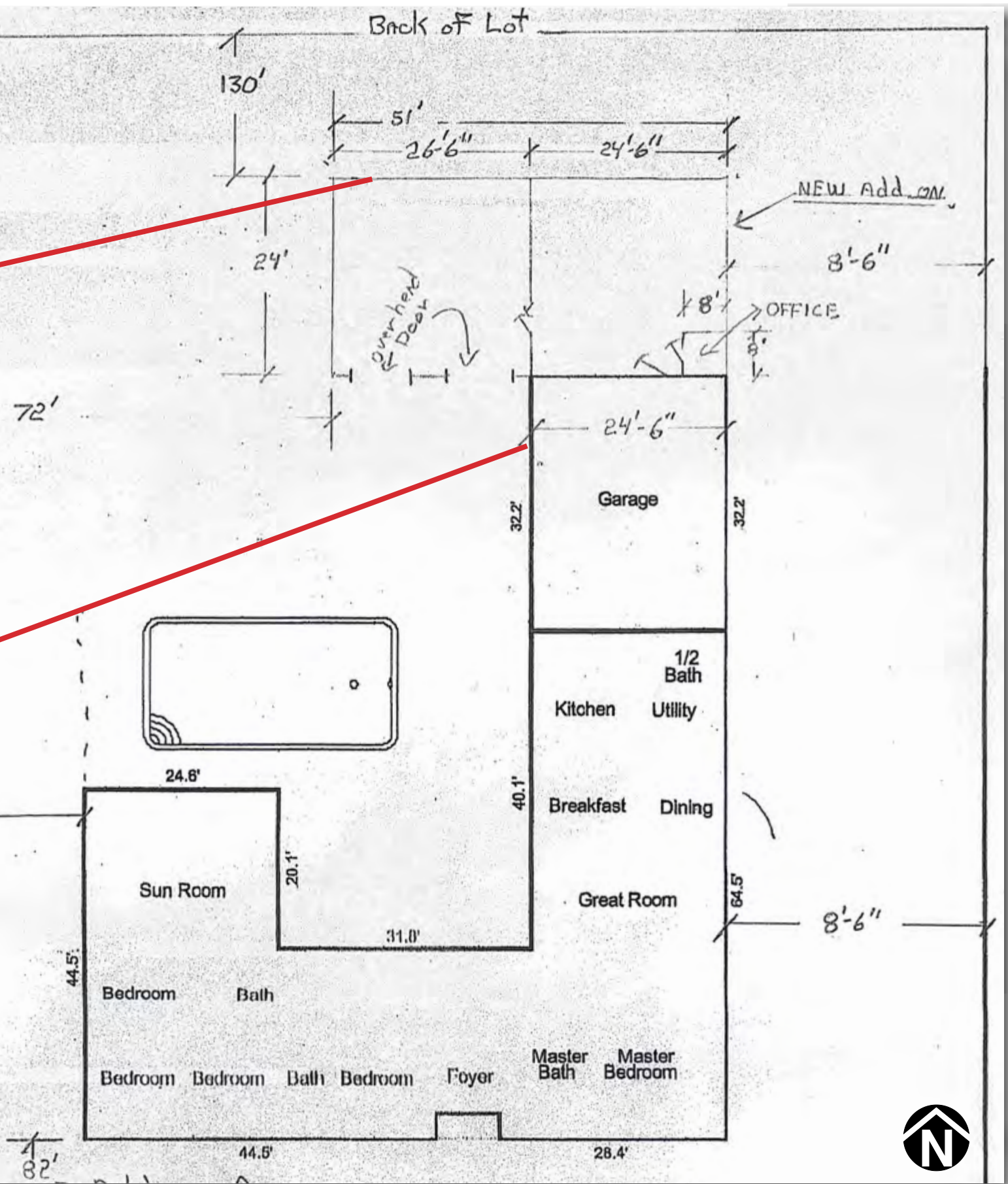
Applicant provided north elevation



Applicant provided photo showing site of proposed addition







## II.C RESIDENTIAL ADDITION - 1933-35 COLLEGE AVENUE

### OLD CONWAY DESIGN OVERLAY DISTRICT REAR ADDITION 1933-35 COLLEGE AVENUE

#### APPLICANT/CONTRACTOR

Robert Bennett  
Bennett and Bennett Management Company

#### OWNER

Jeremy & Beth Miller  
8A Dickens Street  
Greenbrier, AR 72058

#### SITE

Address. 1933-35 College Avenue.

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

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

**Lot Area.** 0.23 acres ±.

**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Suburban District on the south side of College Avenue one property east of Watkins Street. Adjacent structures consist of single-family residences in Minimal Traditional, American Foursquare, Ranch, and Craftsman styles.

#### General Description of Property and Proposed

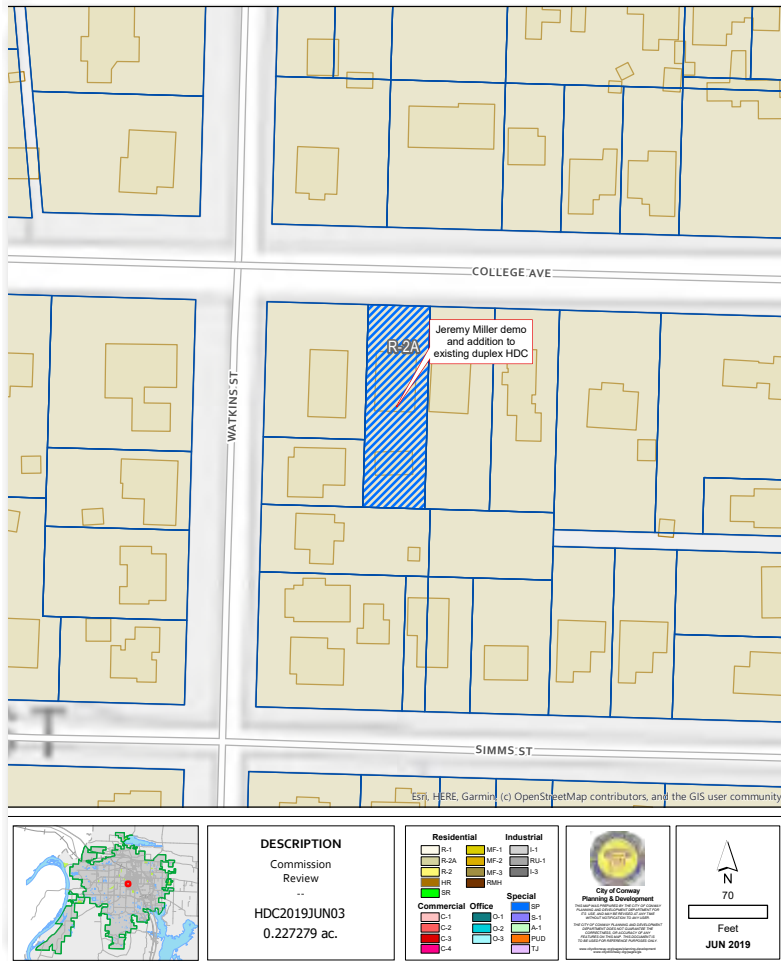
**Development.** The existing structure is a 1,280 sf minimal traditional duplex, originally constructed in 1942, with a later addition. The structure has original windows and small lean-to accessory structure at the rear of the property. The applicant is proposing to remove the existing 12' x 35' addition and the existing lean-to accessory building to construct a 20' x 35' (700 sf) addition to the rear of the structure to allow the duplex to be converted to two 2-bedroom units.

**Setbacks and Spacing.** The structure will main the same side setbacks with 9.5' to the east and 12' feet to the west. The rear setback will be reduced to 79' from 87' feet.

*The proposed setbacks are appropriate. The structure's spacing relationship to the homes on its east and west sides will not be altered.*

**Lot Coverage.** Lot coverage conforms to the 60% impervious maximum.

**Orientation.** The front doors of the duplex faces the street in an appropriate manner.



**Garages/Ancillary Structures.** The proposed construction involves removal of an existing lean-to accessory structure.

**Alley.** There is no alley access to this lot.

**Driveway/Parking.** The applicant will not be altering the existing driveway or parking area.

**Sidewalks.** There is currently a sidewalk in good condition along the property.

**Fences/Walls.** There is a privacy fence running along the south side of the property. No additional fencing is proposed.

**Tree preservation.** There do not appear to be any significant trees on-site. No trees are proposed for removal.

#### MASSING

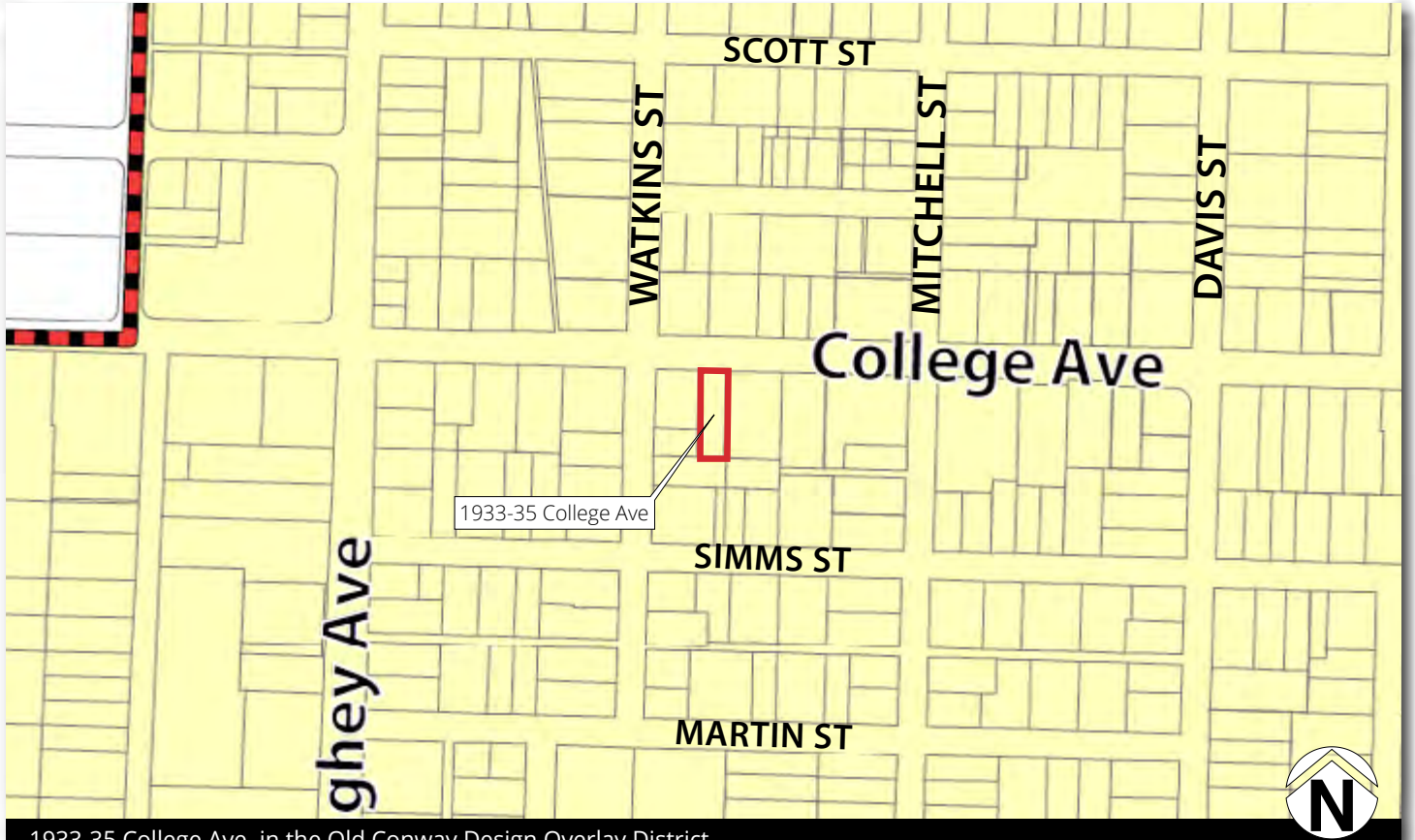
**Scale.** The size of the structure should not dominate adjacent structures and should maintain a human scale.

*The size of the structure is compatible to the overall scale of structures in the surrounding area.*





Aerial view of 1933-35 College Ave.



1933-35 College Ave. in the Old Conway Design Overlay District

## II.C DEMOLITION & RESIDENTIAL ADDITION - 1933-35 COLLEGE AVENUE

**Height.** The structure should respect and be consistent with the height of structures in the surrounding area.

*The structure's height will not be increased.*

**Directional expression.** The structure should respect the directional expression of the homes in the vicinity.

*This proposed addition will be consistent with the surrounding homes. Most importantly, it will not alter the appearance of the duplex from the street or its existing directional expression.*

**Footprint.** The footprint of the structure should be consistent with homes in the vicinity.

*The footprint of the structure will be consistent with the surrounding homes with a total square footage of 1830 sf.*

**Complexity of form.** The detailing and articulation of the structure should respect the forms of the vicinity.

*The addition will be not be visible from the street, but will maintain consistency with the existing form of the structure.*

**Façade, wall area, rhythm.** The façades should be consistent with the surrounding vicinity.

*The proposed public facing façade will be consistent with surrounding homes and will not be altered. The rear addition will be brick and will maintain window openings consistent with the original structure.*

### DESIGN ELEMENTS

**Style.** The structure's style should respect the context of the surrounding buildings.

*The style of the structure shall remain consistent with the area and maintain its minimal traditional style.*

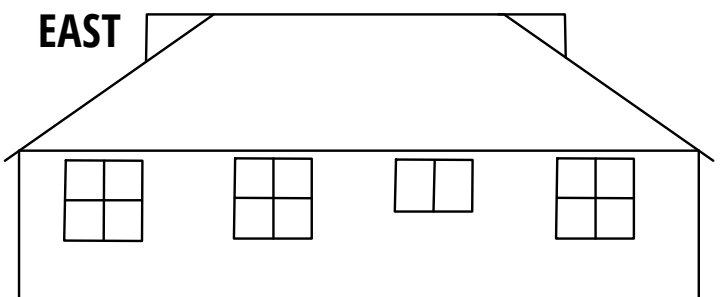
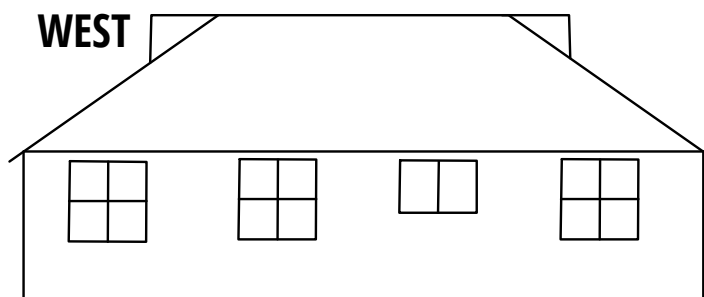
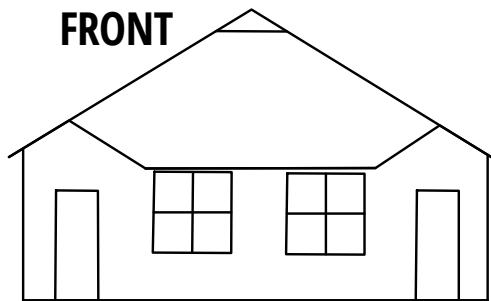
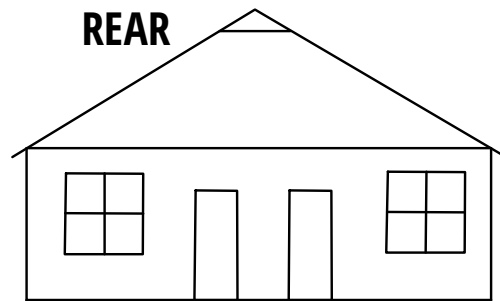
**Entries, Porches, and Porticos, Doors and Windows, Awnings.** Entries, porches, porticos, doors, windows, and awnings should respect the character and design of the structure.

*Four windows will be added. While elevations have been provided, no specific detailing on the windows to be used or the size of the windows openings have been provided except that the windows shall be one over one panes. Recommend requiring wood windows of a size to match the existing openings. The existing windows are highly distinctive and should not be replaced.*

**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.



View property from College Ave. looking S





## **MATERIALS & DETAILING**

**Architectural Details, Siding, and Bricks.** Detailing, materials, and siding should be consistent with and complement the existing structure.

*The applicant will use matching brick on the addition. Recommend alternatively allowing wood or Hardie Board to allow distinction between the addition and the original structure. Recommend requiring open eave construction to remain consistent with the remainder of the home.*

**Additions.** Additions should remain consistent and compatible with the materials, form, size, and scale of the existing structure.

*The addition will remain consistent with the existing structure and shall not alter its appearance in a manner that is inconsistent with its historic form, materials, etc. The addition will not be visible from the street.*

## **RECOMMENDATIONS**

Staff recommends approval of the removal of existing site elements and the new addition with the following conditions:

1. The addition may be constructed with brick, wood or Hardie board, as appropriate.
2. HVAC equipment be placed in a manner to minimize its visibility from the street.
3. The new windows shall match the existing window openings on the structure and be wood windows.
4. The roof addition will use open eave construction.
5. The applicant will provide revised plans for the windows and proposed materials to the Planning Director for review and approval prior to issuance of building permits.



View of property from College Ave. looking S





View of existing addition to be removed

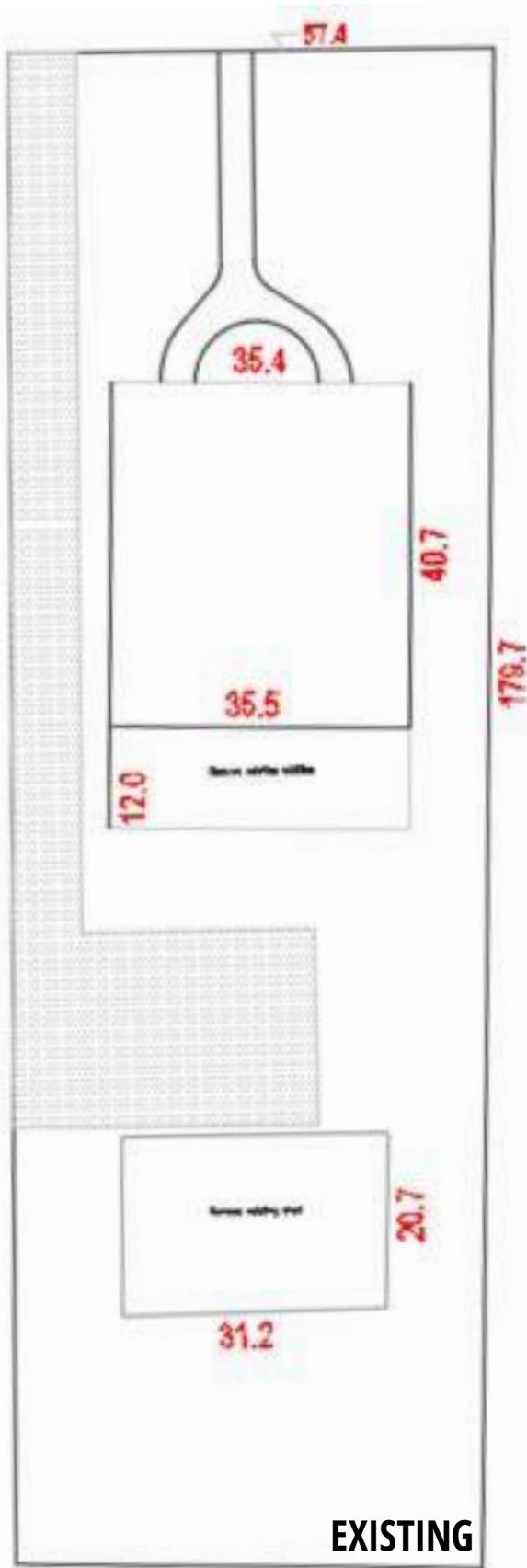


View of accessory structure to be removed

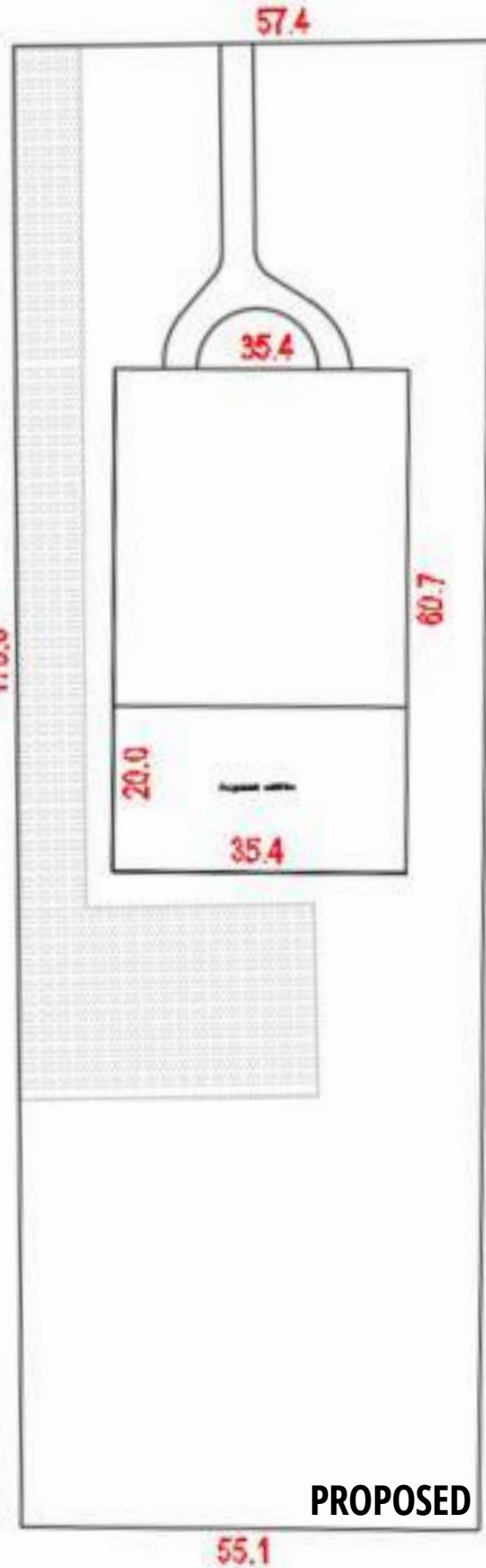


# COLLEGE AVE

# COLLEGE AVE



**EXISTING**



**PROPOSED**

