



CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

October 23, 2023 • 5:30pm • 1111 Main Street



City of Conway

HISTORIC DISTRICT COMMISSION

October 23, 2023

MEMBERS

Emily Walter, Chairman
Liz Hamilton, Vice-Chairman
Jenny Davis, Secretary
Marianne Black
Shelby Fiegel
Shane Lind

Call to Order.

Roll Call.

Approval of Minutes. August 28 & September 25, 2023

I. Public Hearing Items - Old Conway Design Overlay District

- A. 1831 Mill Street - New Single-Family Residence (HDR-0923-0142)
- B. 1406 Clifton Street - New Single-Family Residence (HDR-0923-0144)
- C. 713 1st Street - Accessory Structure (HDR-0923-0163)

II. Additional Business

- A. Items as decided by the Commission

Adjourn.

APPLICANT/OWNER

Storybook Renovations, LLC
831 Faulkner St
Conway, AR 72034



SITE DATA

Address. 1831 Mill St.

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

Abutting Zoning. North/South/East/West: R-2A (Two Family Residential District), Old Conway Design Overlay District-Suburban Zone.

Lot Area. ±0.16 acres.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay District-Suburban District south of Mill St between Mitchell St and Davis St. Area structures consist of a mix of single-family homes in Craftsman, Gable, Ranch, contemporary, and minimal traditional styles.

General Description of Property and Proposed Development. The applicant is proposing to construct a new 1,450 sf single-family residence with front and rear porches and a carport/storage unit at the rear. Also proposed is a concrete ribbon driveway and a concrete pad which abuts the carport to the rear. This is an infill development. The style of the proposed residence is reflective of a gable ell house.

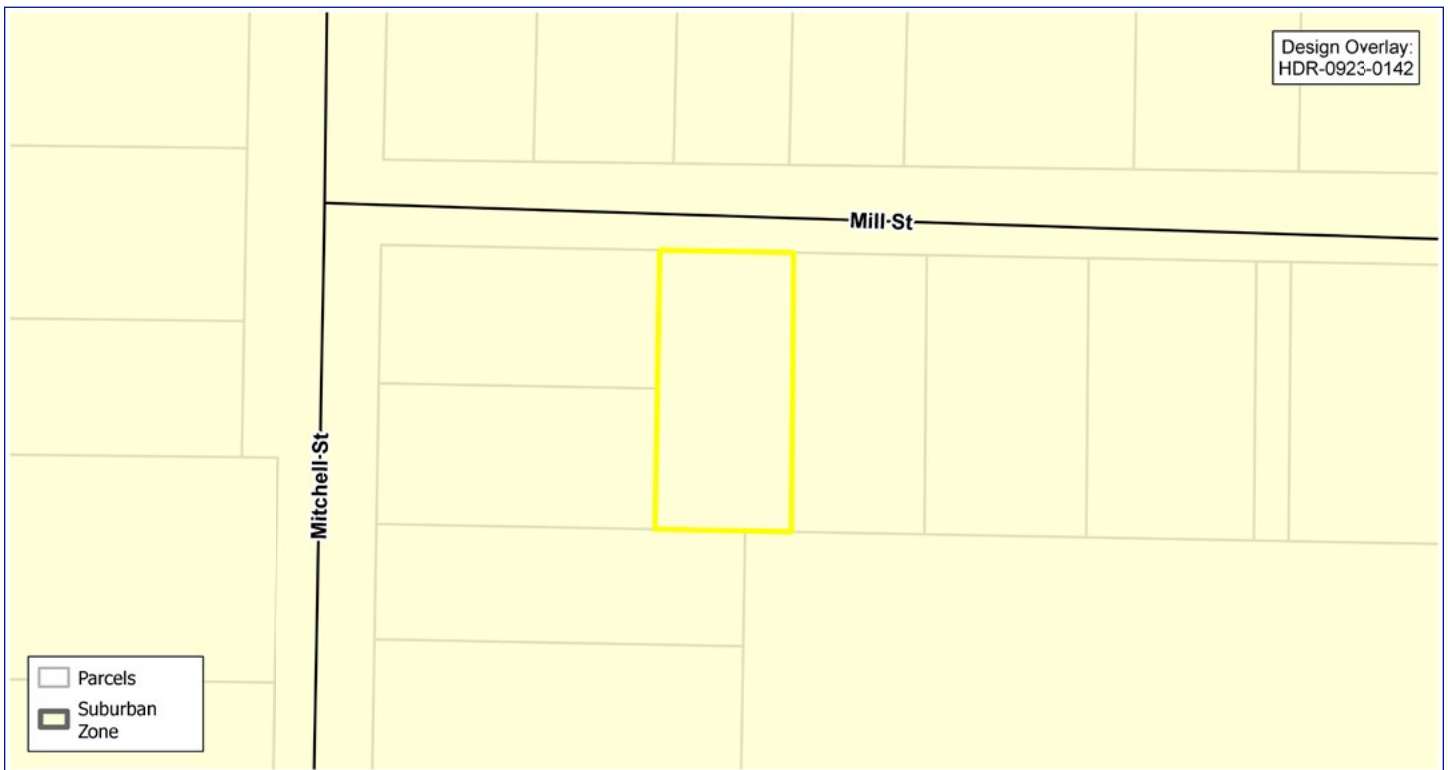
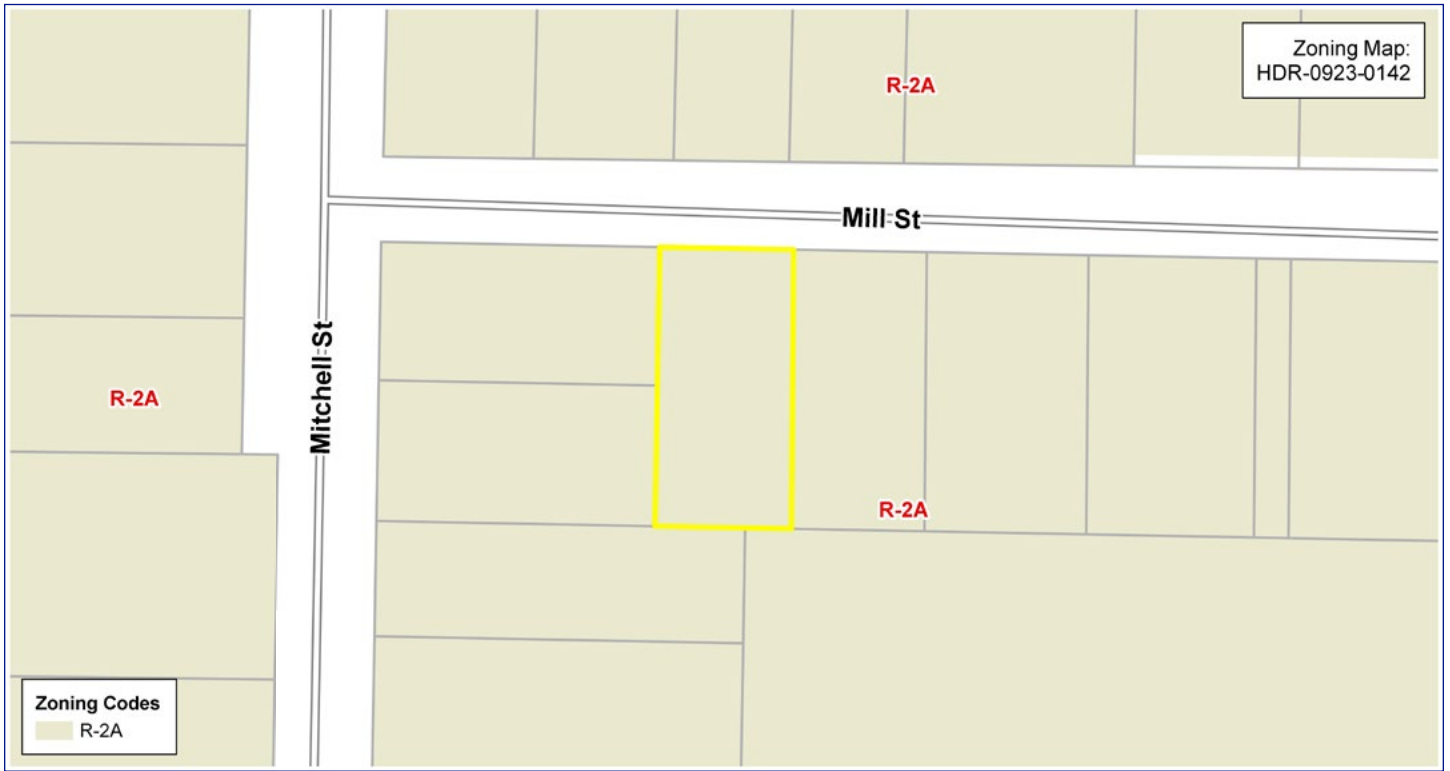
Setbacks and Spacing. Front setbacks are allowed within a range of 85% to 115% of the average front setback of the area.

The average front setback for the area is 25 feet, based on nine homes on the same block. The applicant is proposing a front setback of 25 feet. The proposed setback meets the requirement.

1831 Mill Street - New Single-Family Construction

Old Conway Design Overlay District

I.A



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

The carport is attached to the rear of the primary residence and conforms to setback standards.

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

The proposal conforms.

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

Lot coverage for this site is approximately 55%. The proposal conforms.

Orientation. The front door of the structure should follow the orientation of entries along the street.

The front door for this structure 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 applicant is proposing a carport at the rear of the lot.

Alley. There is no alley access to these lots.

Driveway/Parking. Parking in the front yard is not permitted. Parking is to be placed at the rear or side. Driveways should be concrete, pavers, or permeable paving and sharing of driveways is encouraged.

The applicant has indicated a driveway off Mill St near the western property line. Concrete driveway strips are proposed. It appears to be 10 feet wide and terminates at a concrete pad located next to the carport.

Sidewalks. Sidewalks are required for new construction projects.

A 5-foot sidewalk with a 6-½ foot green space is proposed in conformance with the regulations.

Fences/Walls. Fences shall be no more than 3-½ feet tall in front yards with pickets no more than 4 inches wide and 3 inches apart. Privacy fences shall be no more than 6 feet tall and are only allowed in rear yards or side yards as deemed appropriate. Fences may be constructed of wood, iron (or aluminum mimicking iron), brick, or stone. The upper two feet of privacy fencing should have 50% opacity, provided by a lattice or grid pattern of wood or iron.

A 6-foot wood fence with curved swoop at street end along the western property line is proposed. No other fencing is indicated on the site plan. The fence will need to be 3-½ feet tall where it extends past the front façade of the residence.

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

It does not appear that any significant trees will be impacted by construction. One new tree will need to be planted.

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 is compatible to the overall scale of structures in the surrounding area.

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

The proposal is for a single-story structure which is similar to most residences in the neighborhood. The width at approximately 30 feet will not be out of scale of the pattern of the neighborhood as the other structures are between approximately 30 feet and 50 feet wide. The proposed design respects the orientation and type of homes found in the area.

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

The building footprint will cover around 45%-50% of the site which is similar to other structures on similarly sized lots in the area.

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

The structures will contain a level of detailing and form that is compatible with the patterns of the area as it is designed according to a gabled ell house with eaves, porches, and materials which complement this design type. The eastern elevation containing the attached carport could benefit from wall or roof breaks. This could be in the form in a change in roof peak and/or windows. However, it appears that this portion of the residence will be minimally visible from the street.

Façade, wall area, rhythm. New façades 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.

All elevations contain windows including several on the front façade. The west elevation would benefit from an additional 1-2 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, modern, and contemporary elements. The design of the proposed residence seems to reflect a gabled ell which blends in with houses of a similar design in the neighborhood.

Entries, Porches, and Porticos, Doors and Windows, Awnings. Porches are encouraged and should be at least 6 feet 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 muntin bars are not permitted.

A front porch with an 8-foot depth is proposed and meets the requirements. The proposed windows should feature wide trim and one-over-one design is encouraged. If muntin bars are proposed, they must be true divided lights. Fake muntin bars are prohibited.

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

Lighting is proposed on porches and the front elevation.

MATERIALS AND DETAILING

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

The applicant is proposing fiber cement board & batten siding with brick accents as the materials for construction.

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.

No shutters are being proposed which is desirable. The applicant is proposing a gable roof with asphalt shingles. This is compatible with surrounding homes. The applicant proposes a metal roof on the rear porch. Metal roofing is generally prohibited. The metal roof will not be visible from the street and is limited to the porch.

Mechanical system screening. HVAC units should be located where they are not readily visible from the street. If visible, they should be screened with shrubbery or fencing.

No HVAC equipment is shown on the site plan.

RECOMMENDATION

Staff recommends approval of the request with the following conditions:

1. Applicant must obtain all applicable building permits* if/when a Certificate of Appropriateness is granted. **Applicant shall provide proof of appropriate licensure of professionals performing work to the Building Permits Department.*
2. Additional windows on Side Elevation 1 are encouraged.
3. Additional architectural detailing is encouraged on Side Elevation 2 in the form of windows or changes in the roofline.
4. Prior to issuance of a building permit, the lot will need to be replatted.
5. Fencing to the north of the front façade of the residence will need to swoop down to 3-½ feet. The upper 2 feet of the privacy fence shall have 50% opacity. Fencing material shall be wood or wood like composite material.
6. One tree shall be planted. If beneath the power line it shall be an understory tree and if away from the power line it shall be a canopy tree.
7. Windows shall be at least one-over-one (not fixed windows). If muntin bars are used, they must be true divided lights.
8. Driveway shall be concrete, pavers, or permeable paving.
9. Prior to final building inspection, a 5-foot sidewalk with 6-½ foot green space is required.
10. Lighting shall be downward and inward toward the property.
11. HVAC equipment shall be screened from public view.
12. Revised plans shall be submitted for review and approval by Planning Staff prior to issuance of COA.

1831 Mill Street - New Single-Family Construction

Old Conway Design Overlay District

I.A



Property adjacent to the N, across Mill St



View of subject property from Mill St looking S



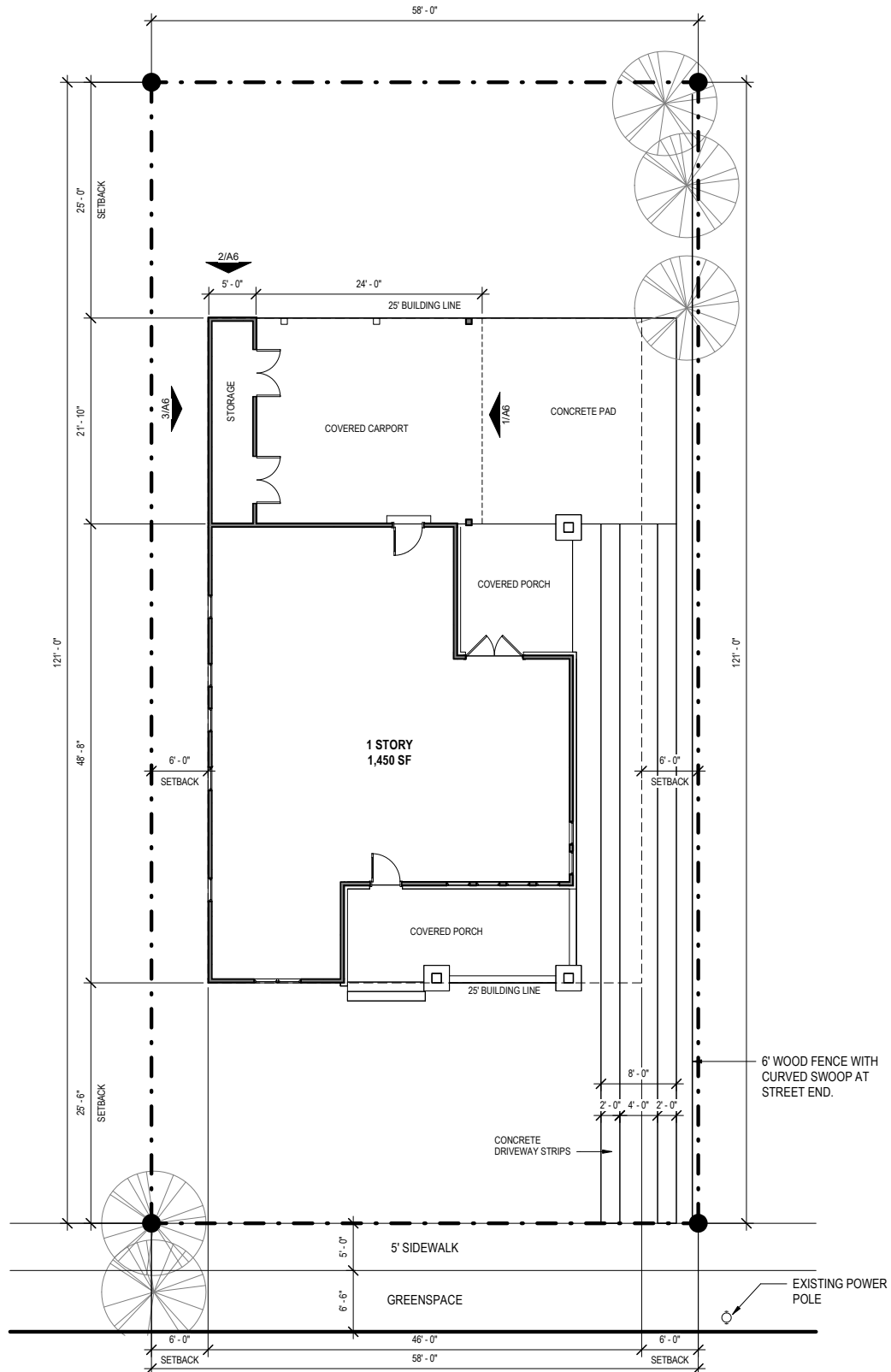
Property adjacent to the E



Property adjacent to the W



Property adjacent to the NW, across Mill St



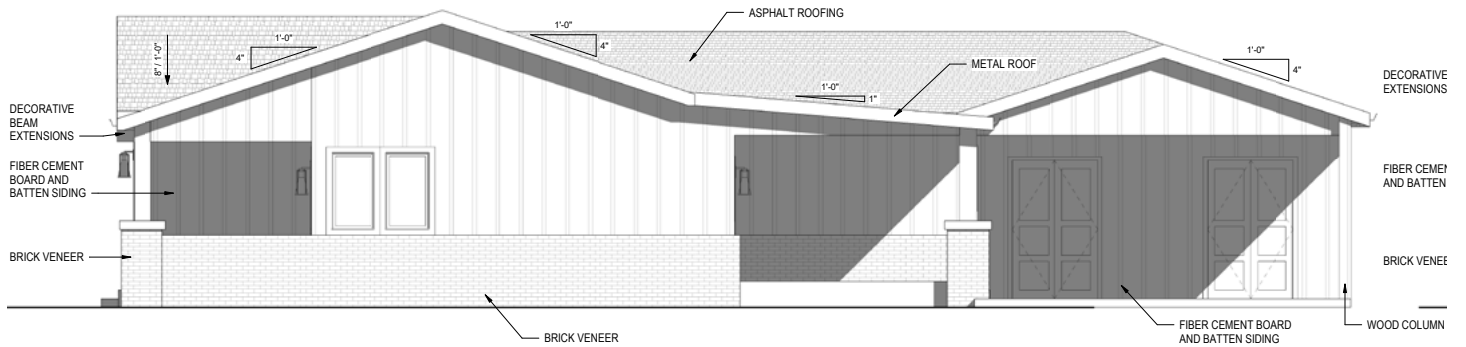
MILL STREET (50' R.O.W.)

1 PROPOSED SITE PLAN
1/8" = 1'-0"

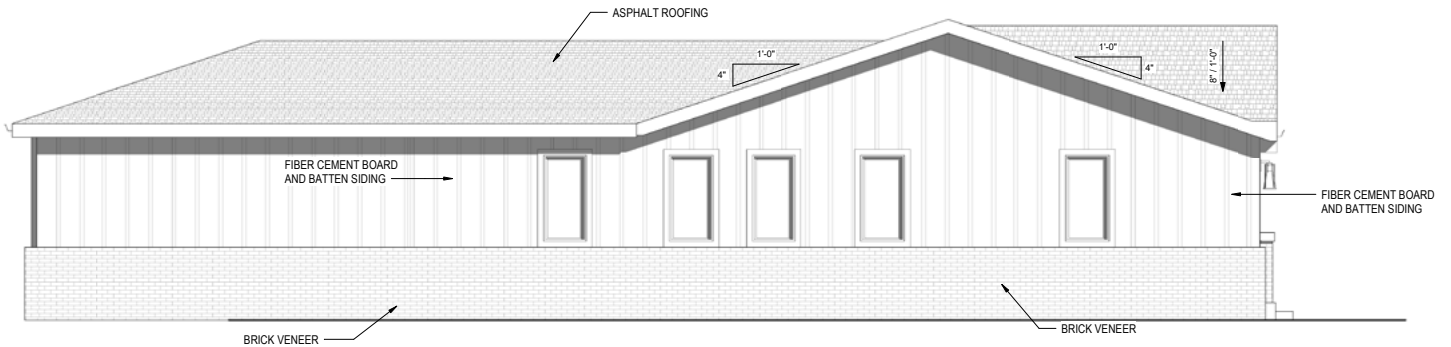




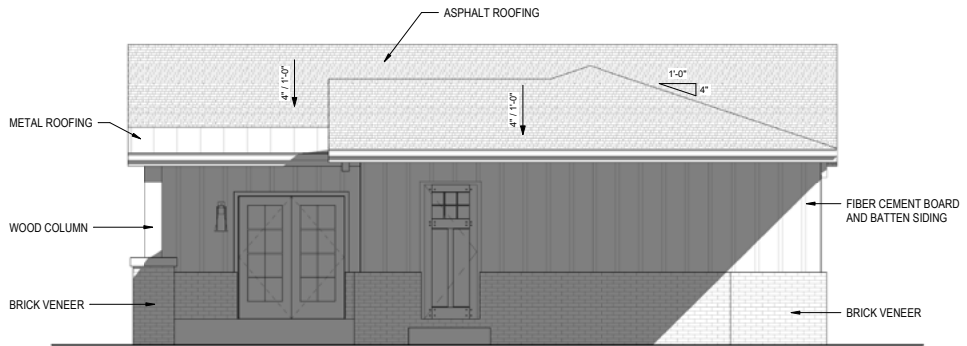
1 FRONT ELEVATION
1/4" = 1'-0"



2 SIDE ELEVATION 1
1/4" = 1'-0"



3 SIDE ELEVATION 2
1/4" = 1'-0"



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



1406 Clifton Street - New Single-Family Construction

Old Conway Design Overlay District

APPLICANT/AUTHORIZED AGENT

Storybook Renovations, LLC
831 Faulkner St
Conway, AR 72034

OWNER

RT Real Estate, LLC
1014 Front St
Conway, AR 72032



SITE DATA

Address. 1406 Clifton St.

Present Zoning. MF-3 (High Density Multi-Family District), Old Conway Design Overlay District-Transition Zone.

Abutting Zoning. North/South/East/: MF-3 (High Density Multi-Family District), Old Conway Design Overlay District-Transition Zone;
West: MF-3, Old Conway Design Overlay District-Suburban Zone.

Lot Area. ±0.25 acres.

Surrounding Area Structures. The property is located in the Transition Zone of the Old Conway Design Overlay District, east of Clifton St between Hairston St and Independence St. Area structures consist of a mix of single-family homes in minimal traditional styles, contemporary duplexes, and multi-family apartment complexes.

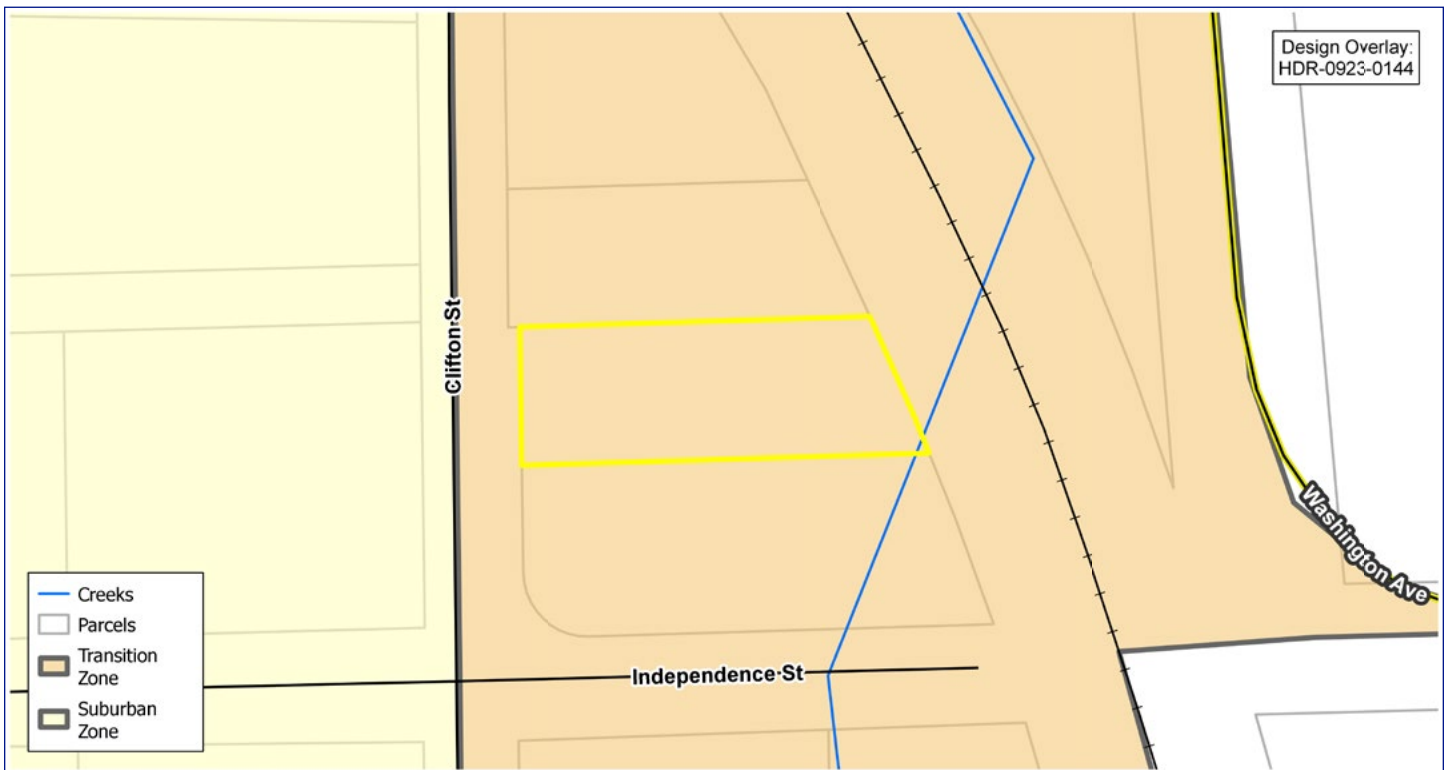
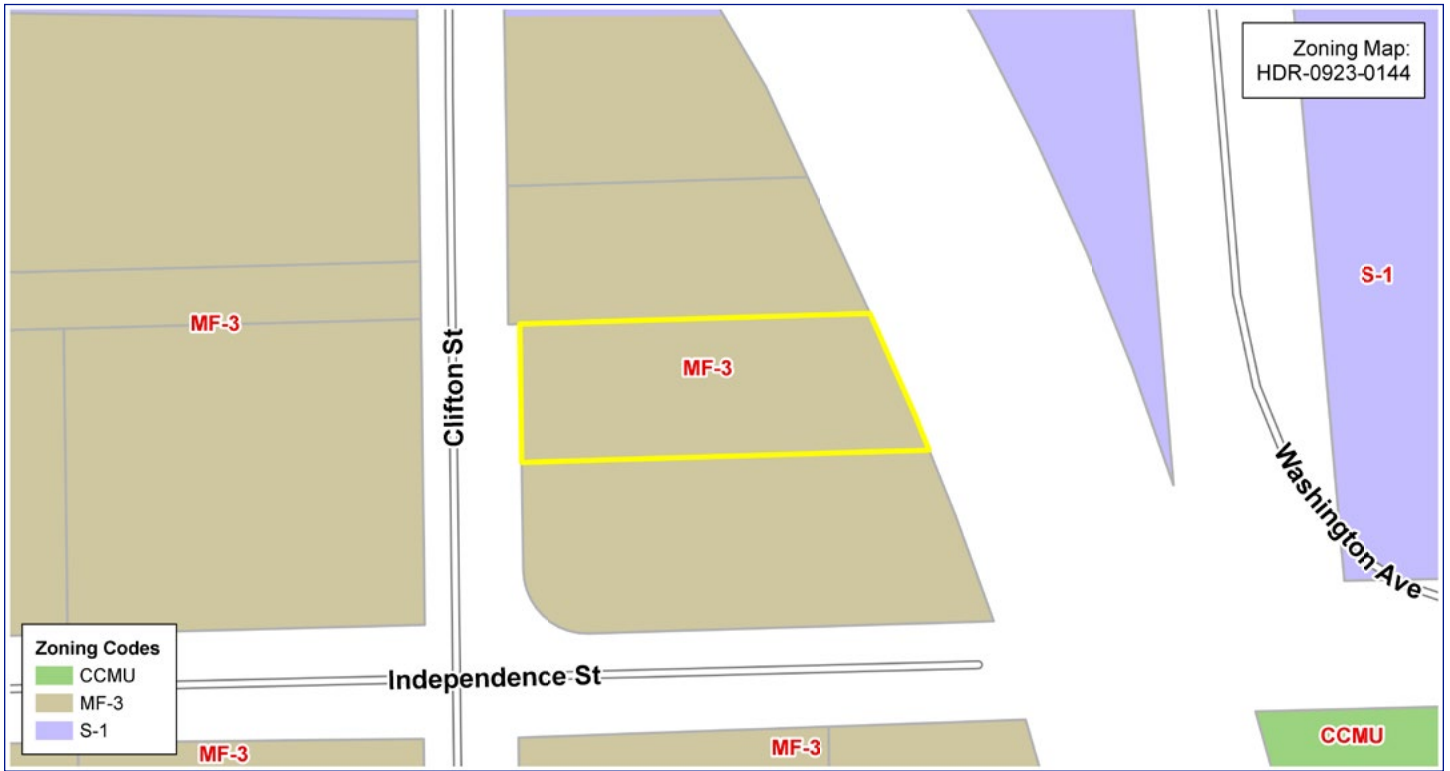
General Description of Property and Proposed Development. The applicant is proposing to demolish a garage and construct a new 1,410 sf minimal contemporary style home.

Transition Zone Standards. It is the charge of the Conway Historic District Commission to determine where and how criteria from the Urban and/or Suburban zones shall apply within the Urban Transition Zone, basing their determination upon individual project dynamics, location, and desired neighborhood character. As the proposal is in a predominately residential section of the Transition Zone, staff has incorporated some Suburban design review elements into the report.

1406 Clifton Street - New Single-Family Construction

Old Conway Design Overlay District

I.B



Setbacks and Spacing. Front setbacks in the Urban Transition Zone are defined as those which have street frontage. As measured from the right-of-way line, front setbacks shall be no greater than 18 feet and no less than 6. There is no requirement for side setbacks in the Urban Transition Zone, however all fire code requirements must be met. Rear setbacks shall be no less than 5 feet from the rear property line.

Proposed structure is 6 feet and 12 feet from side yards. The proposed front yard setback is 25 feet from the property line and 15 feet from a utility easement. Staff recommends that the structure be located 18 feet from the property line which is 8 feet from the utility easement. This would also place the residence more aligned with the other residences on the block.

Building Height. Primary structures within the Urban Transition Zone shall be no greater than 3-½ stories in height.

The proposed structure is one story.

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

The proposal conforms.

Orientation. The front door of the structure should follow the orientation of entries along the street.

The front door for this structure faces the street in a similar fashion to other structures on the street.

Driveway/Parking. Driveways should be concrete, pavers, or permeable paving and sharing of driveways is encouraged.

There is an existing concrete driveway which may potentially be shared with the adjacent property owner in the future.

Sidewalks. Sidewalks shall be constructed and/or repaired for all street frontages and shall be a minimum of 5 feet wide, unless the width differs historically.

Applicant proposes a 5 foot sidewalk with 6-½ feet of green space.

Trees. Canopy trees shall be planted within the public street frontage at ratio of one tree per thirty feet. This tree planting will typically occur in the green strip lying between the sidewalk and curb line of the street.

One understory tree will need to be planted in the green space between the sidewalk and the curb line of Clifton St.

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 is compatible to the overall scale of structures in the surrounding area.

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

This property is located in an MF-3 zoning district and the Transition Zone of the Old Conway Overlay. As a result, there is a mix of residence types, many of which are apartment buildings. The proposed structure is similar in size and orientation to the other single-family residences in the neighborhood.

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.

Façade, wall area, rhythm. New façades 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.

All elevations contain windows including several on the front façade which approximates about 25% of the front elevation.

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, modern, and contemporary elements, many of which are multi-family. The design appears to be generally compatible in design with the surrounding area.

Entries, Porches, and Porticos, Doors and windows, Awnings. Porches are encouraged and should be at least 6 feet 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 muntin bars are not permitted.

A covered front porch with a 10-foot depth is proposed and meets the requirements. The type of window is unclear. The final product will need to be true divided light.

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

One front porch light is shown on the submitted plans.

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

The applicant is proposing brick siding with wood columns. This is appropriate.

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.

Applicant proposes metal for the roof of the rear porch. Metal is not an appropriate material in the Suburban Zone, but is allowed in the Urban Zone. Considering the project is in the Transition Zone and this is the rear porch, staff can support the use of this material. Asphalt is proposed for the rest of the roof which is appropriate. No shutters are proposed. The pitch of the roof matches the residence to the north.

RECOMMENDATION

Staff recommends approval of the request with the following conditions:

1. Applicant must obtain all applicable building permits* if/when a Certificate of Appropriateness is granted.
**Applicant shall provide proof of appropriate licensure of professionals performing work to the Building Permits Department.*
2. Windows shall be true divided light; Fake muntin bars are prohibited. All windows shall be operable; fixed windows are not permitted.
3. An understory tree shall be planted in the green space between the sidewalk and the curb line on Clifton St.
4. Prior to issuance of a Certificate of Appropriateness, the applicant shall provide Planning Staff with an updated site plan showing the structure to be a minimum of 6 feet and a maximum of 18 feet from the dedicated right of way.
5. Prior to final building inspection, a sidewalk shall be constructed as shown on the site plan.
6. Lighting shall be inward, downward, and shrouded so as to stay within the bounds of the property.
7. HVAC equipment shall be screened from public view.

1406 Clifton Street - New Single-Family Construction

Old Conway Design Overlay District

I.B



Property adjacent to the N



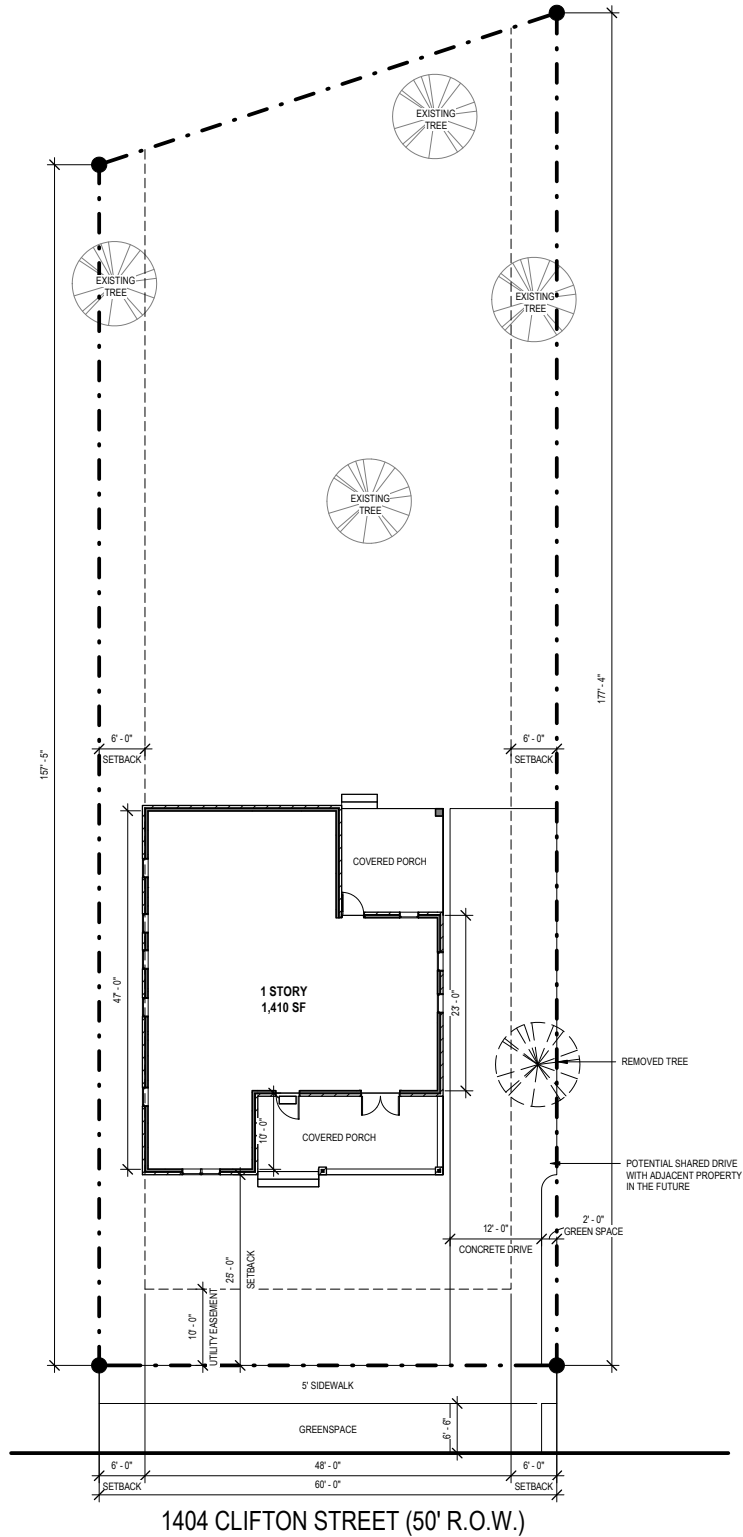
View of subject property from Clifton St looking E



Property adjacent to the W, across Clifton St

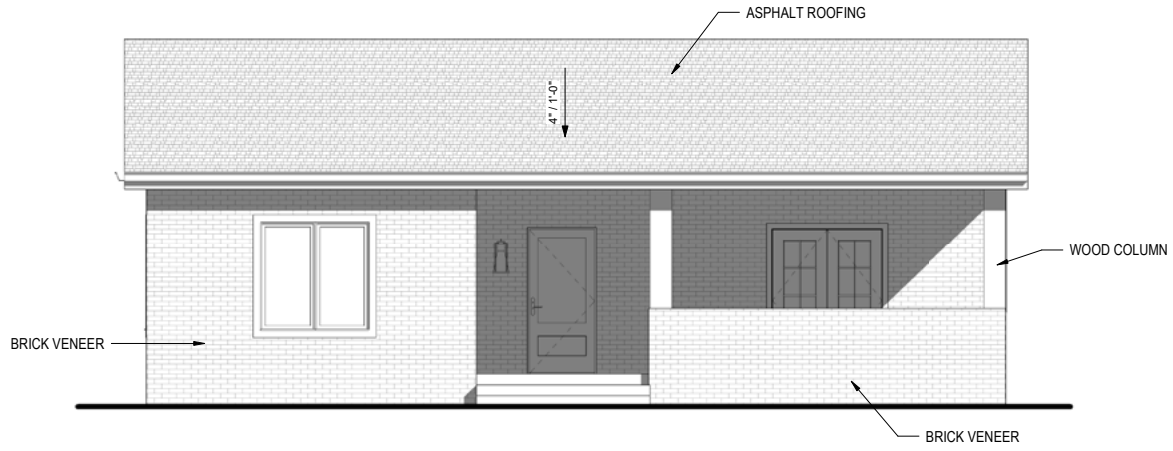


Property adjacent to the S

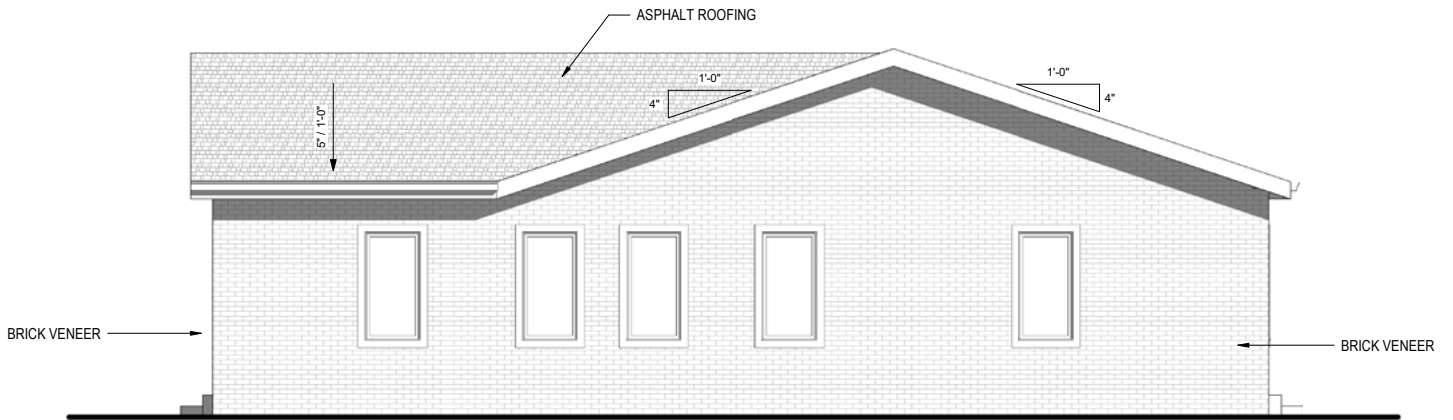


1 PROPOSED SITE PLAN
1" = 10'-0"

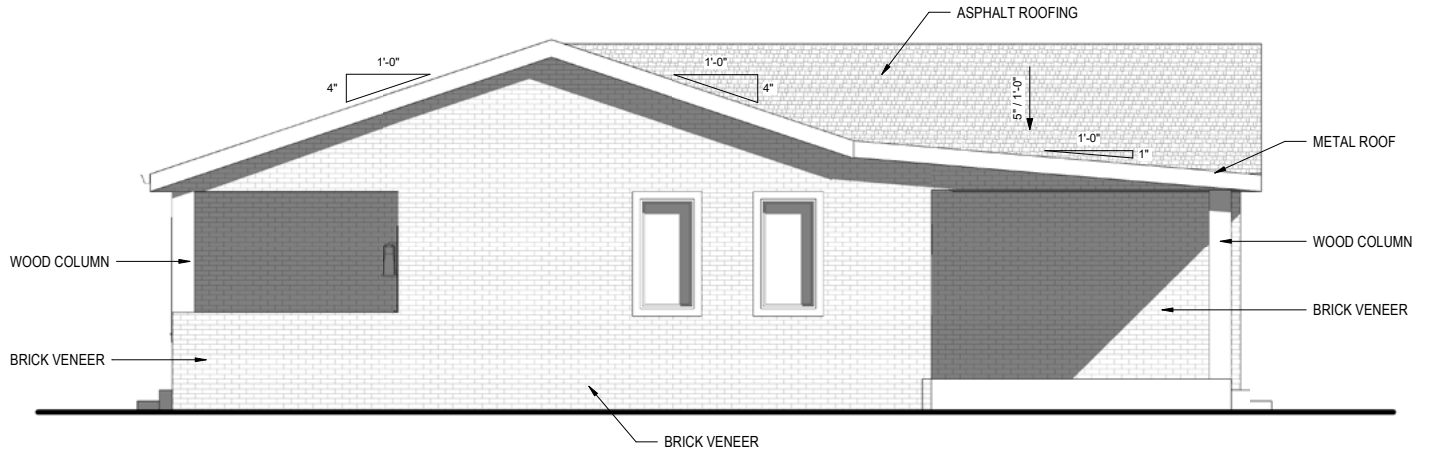
1404 CLIFTON STREET ARCHITECTURAL SITE PLAN



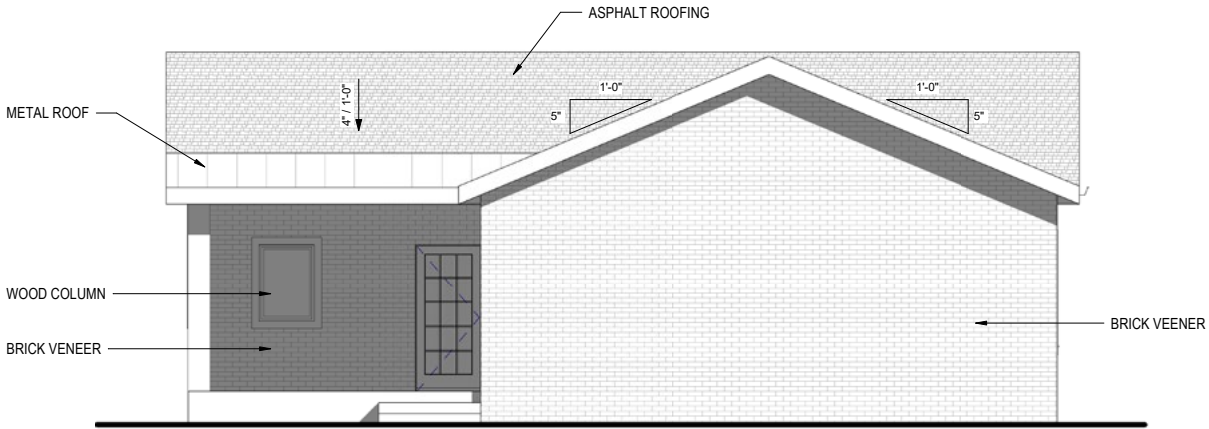
1 FRONT ELEVATION
1/4" = 1'-0"



3 SIDE ELEVATION 2
1/4" = 1'-0"



2 SIDE ELEVATION 1
1/4" = 1'-0"



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

713 1st Street - Accessory Structure

Old Conway Design Overlay District

I.C

APPLICANT/AUTHORIZED AGENT

JVG Heating, Cooling, & Refrigeration, LLC
1410 Champions Dr
Conway, AR 72034

OWNER

Optimal Real Estate, LLC
713 1st St
Conway, AR 72032



SITE DATA

Address. 713 1st St.

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

Abutting Zoning. North/South/West: C-3 (Highway Service & Open Display), Old Conway Design Overlay District-Transition Zone; East: R-2A (Two-Family Residential), Old Conway Design Overlay District-Transition Zone.

Lot Area. ±0.30 acres (13,068sf).

Surrounding Area Structures. The property is located in the Old Conway Design Overlay District-Transition Zone south of 1st St between Harkrider St and Factory St. Area structures consist of a mix of single-family homes in minimal traditional styles, and large commercial structures.

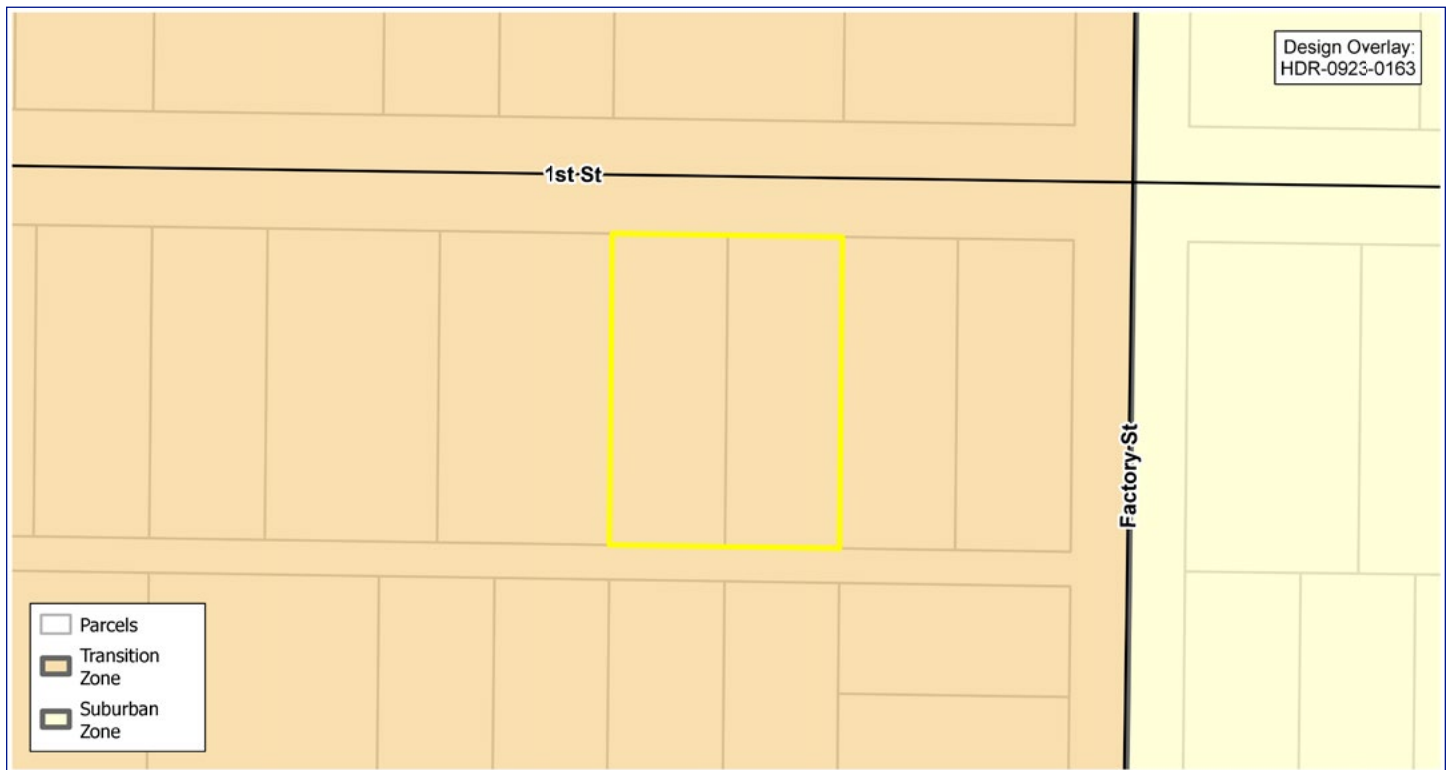
General Description of Property and Proposed Development. The application is to rebuild a non-residential outbuilding to its original dimensions. The original outbuilding was recently demolished due to disrepair. (The OCDOD ordinance does not regulate demolition of structures.)

Transition Zone Standards. It is the charge of the Conway Historic District Commission to determine where and how criteria from the Urban and/or Suburban zones shall apply within the Urban Transition Zone, basing their determination upon individual project dynamics, location, and desired neighborhood character. The proposal is centered in the Transition Zone, is surrounded on three sides by commercial zoning, and is at the edge of a residential neighborhood.

713 1st Street - Accessory Structure

Old Conway Design Overlay District

I.C



Setbacks and Spacing. As measured from the right-of-way line, front setbacks shall be no greater than 18 feet and no less than 6. There is no requirement for side setbacks in the Urban Transition Zone, however all fire code requirements must be met. Rear setbacks shall be no less than 5 feet from the rear property line. In cases where alleys are present, rear setbacks must remain a minimum of 15 feet from the centerline of the alley.

Proposal is for an outbuilding to the rear of the principal structure. The site plan indicates that the outbuilding is 10 feet from the rear property line and 17 feet from the western side yard. Note: The site plan shows an easement. According to the plat, there is no easement, but there is an alley. The alley is not being utilized, but it has never been formally abandoned. The outbuilding will need to be 15 feet from the centerline of this alley.

Building Height. Primary structures within the Urban Transition Zone shall be no greater than 3-½ stories in height. Outbuildings shall be no greater than 2 stories in height.

The proposed structure is 1 story with an elevation of 12 feet. The existing single-family residence is approximately 16 feet tall. The outbuilding height will not exceed that of the single-family residence.

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

The proposal conforms at 17%. If the driveway is extended along the western side of the property staff estimates that the lot coverage will be approximately 35%. Should the applicant wish to reconfigure the driveway along the eastern side of the property, staff estimates the lot coverage will be 40%.

Orientation. Orientation refers to the direction in which the front of a building faces. New construction shall orient its façade in the same direction as adjacent historic buildings.

It is unclear what direction the façades face based upon the submitted perspectives. The applicant has informed staff that the double garage door façade will face 1st St. It may be beneficial for the applicant to reorient the double doors to face east or to construct a privacy fence.

Driveway/Parking. Driveways should be concrete, pavers, or permeable paving and sharing of driveways is encouraged. Parking is not permitted in the front yard of houses. Parking is allowed in driveways.

There is an existing gravel driveway. It appears that to utilize the outbuilding as a garage, the driveway will need to be extended. An extension/reconfiguration of the driveway triggers the need for it to be brought up to current standards which is concrete, concrete ribbon, or permeable pavers.

If the applicant would like to abandon the existing driveway and utilize the eastern portion of the property for a driveway, staff may be able to support this, pending approval of an updated site plan.

Sidewalks. A sidewalk shall be constructed or repaired as part of new construction on all street frontages.

Applicant will need to construct a 5-foot wide sidewalk along 1st Street.

Trees. Canopy trees shall be planted within the public street frontage at ratio of 1 tree per 30 feet.

Two canopy trees will need to be planted.

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 is compatible to the overall scale of structures in the surrounding area, including outbuildings on lots used for residential purposes.

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 minimal traditional, modern, and contemporary elements, many of which are large commercial structures. The design appears to be generally compatible with the surrounding area. Although not particularly historical in design, the materials will not include metal, which differs from many of the predominant commercial structures within view of the project area. Like the original building that this structure is replacing, the outbuilding will be partially visible from the street.

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 elevations.

MATERIALS AND DETAILING

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

The applicant is proposing fiber cement siding and a shingled roof.

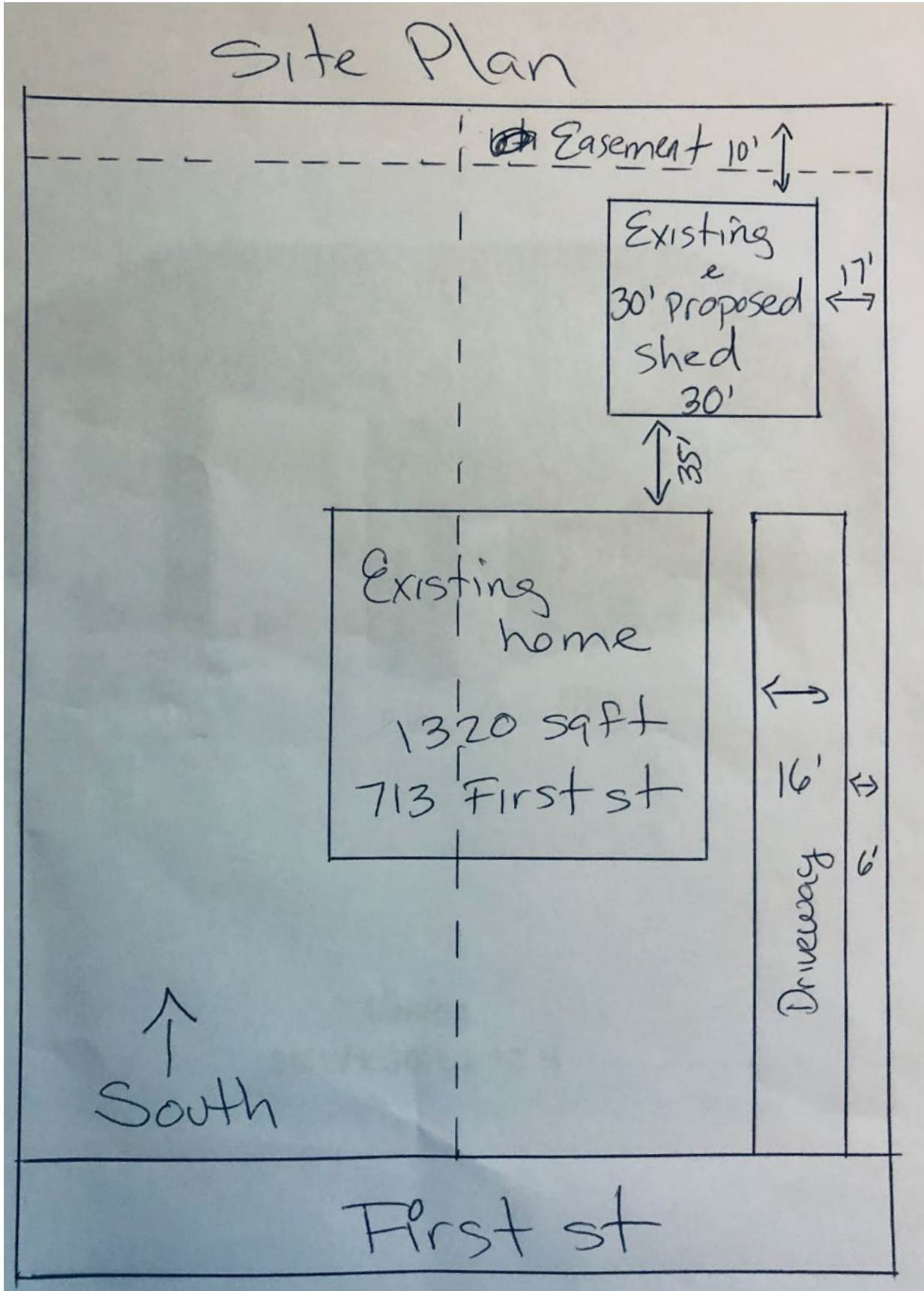
RECOMMENDATION

Staff recommends approval of the request with the following conditions:

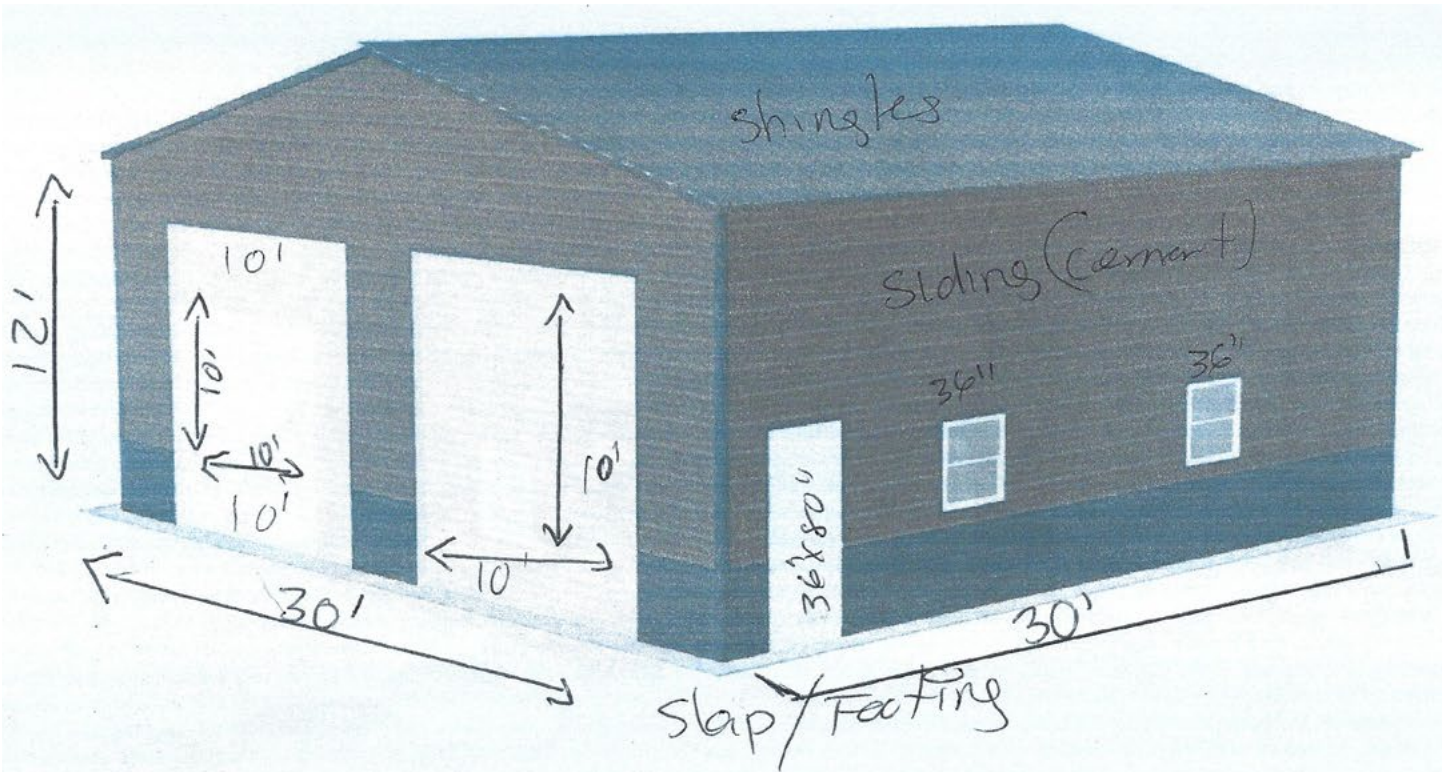
1. Applicant must obtain all applicable building permits* if/when a Certificate of Appropriateness is granted.
**Applicant shall provide proof of appropriate licensure of professionals performing work to the Building Permits Department.*
2. Windows shall be one-over-one. Fake muntin bars are prohibited.
3. Two canopy trees shall be planted along 1st Street.
4. Prior to issuance of a Certificate of Appropriateness, the applicant shall provide Planning Staff with an updated site plan showing the proposed driveway configuration with materials noted. The site plan shall show the parcel boundary dimensions as well as the platted alley to the south to ensure that the outbuilding is constructed 15 feet from the centerline of the alley.
5. Prior to building permit final, a 5-foot wide sidewalk shall be constructed along 1st St.
6. Lighting shall be inward, downward, and shrouded so as to stay within the bounds of the property.

Conceptual image provided by applicant





Perspectives provided by applicant



Garage

30' W x 30' L x 12' H

713 1st Street - Accessory Structure

Old Conway Design Overlay District

I.C



View of subject property from 1st St looking S



View along west side of subject property from 1st St looking S



Property adjacent to the E



Property adjacent to the W



Property to the NW on the north side of 1st St



Property adjacent to the N

The following items, which do not require public hearings or Historic District Commission action, have been reviewed and approved by the Director of Planning & Development and are being reported to the Historic District Commission as required.

- 521 3rd Street - Approval of an outbuilding less than 160 sf (HDR-0923-0161)
- 1510 Mill Street - Approval of work on less than 160 sf of an existing outbuilding (HDR-1023-0171)