



CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

November 28, 2022 • 5:30pm • 1111 Main Street



City of Conway

HISTORIC DISTRICT COMMISSION

November 28, 2022

MEMBERS

Steve Hurd, Chairman
Emily Walter, Vice-Chairman
Shelby Fiegel, Secretary
Marie Cason
Liz Hamilton
Shane Lind
Margaret West

Call to Order.

Roll Call.

Approval of Minutes. October 24, 2022

I. Public Hearing Items - Old Conway Design Overlay District

- A. 2024 Weems Street - New single-family residence (HDR-1022-0358)
- B. 2022 Weems Street - New single-family residence (HDR-1122-0380)
- C. 1922 Weems Street - Remodel of existing single-family residence (HDR-1122-0379)
- D. 1919 South Boulevard - Roof material change (HDR-1122-0381)

II. Additional Business

- A. Adoption of 2023 Calendar
- B. Election of 2023 Officers

Adjourn.

2024 Weems Street - New Single-Family Residence

Old Conway Design Overlay District

I.A

APPLICANT/AUTHORIZED AGENT/DESIGN PROFESSIONAL

Cody Ferris
Sowell Architects
1315 West St, Ste 100
Conway, AR 72034

OWNER

Niki Thompson
Storybook Renovations
831 Faulkner St
Conway, AR 72034



SITE DATA

Address. 2024 Weems St.

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

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

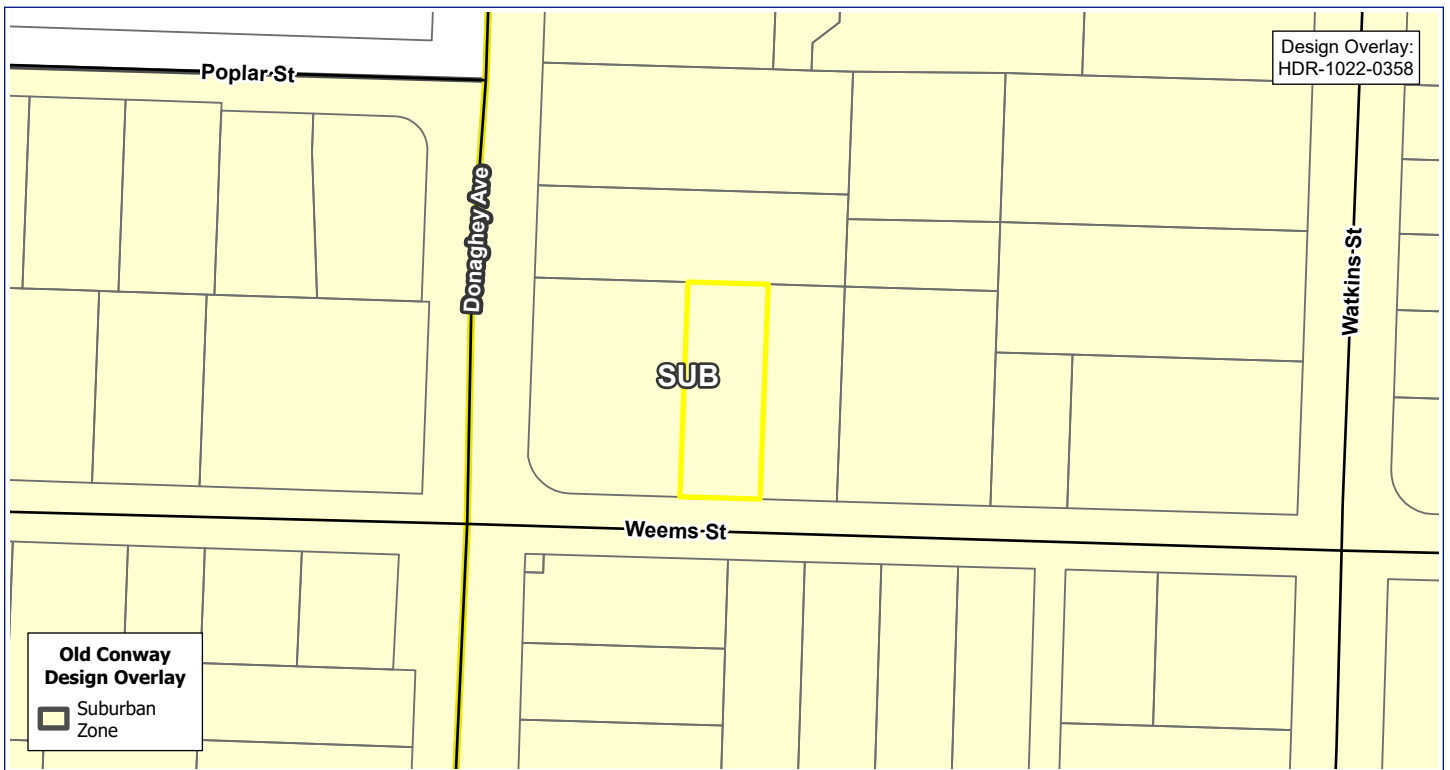
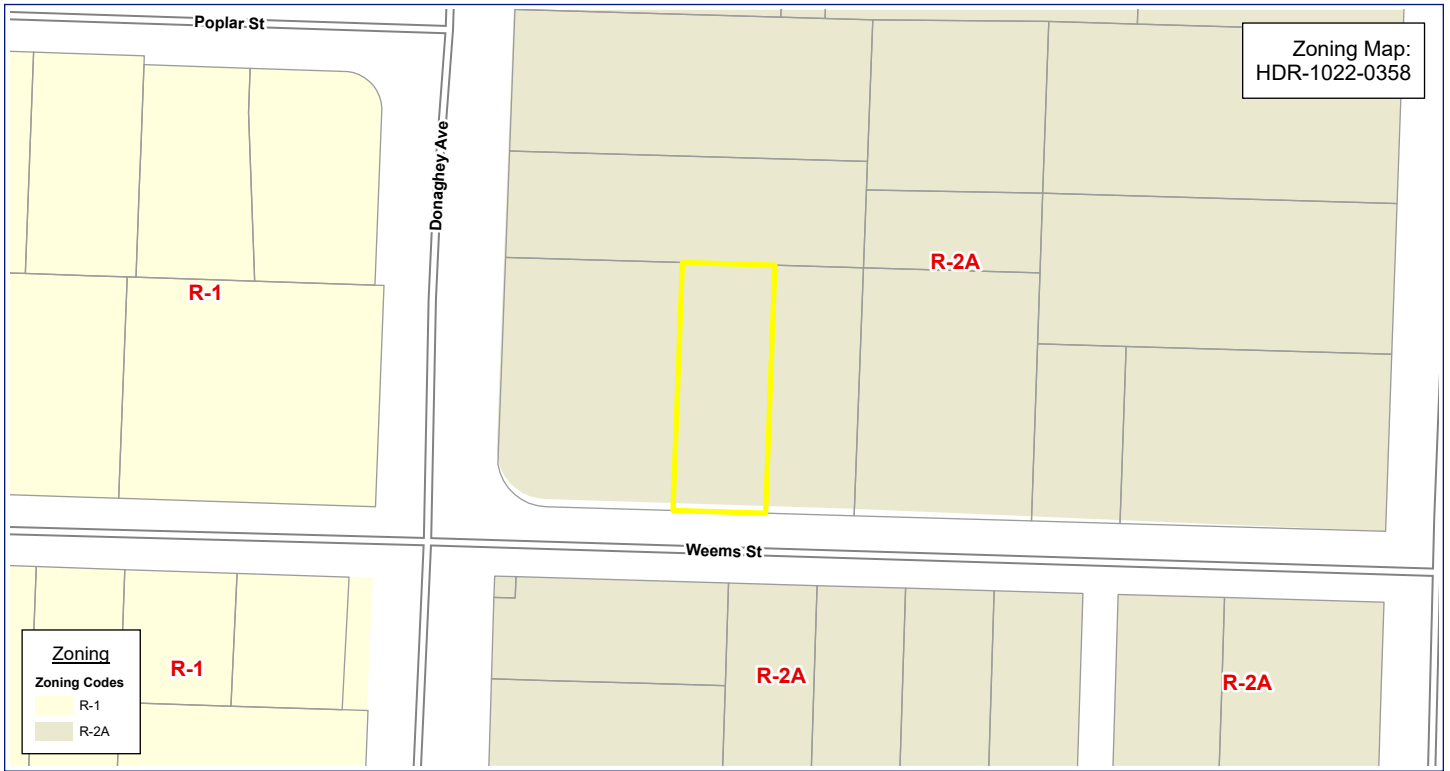
Lot Area. 0.15 acres ±.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District at the north side of Weems St between Donaghey Ave and Watkins St. Area structures consist of single family residences in mixed-masonry, ranch, contemporary, and minimal traditional styles.

General Description of Property and Proposed Development. The applicant is proposing to construct two new homes on separate applications; a 1216 sf modern style home and 1695 sf modern style home.

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 15', based on 3 homes on the north side of the block. The applicant is proposing a front setback of 15'. Other setbacks for the site comply with all regulations.

The proposed setbacks are appropriate. The houses are required to have a setback of between 13' and 17'



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

Lot coverage for each site is less than 30%.

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

The front door for the 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 not proposing garages.

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.

While shared driveways are encouraged, the driveway sharing is meant to reduce the overall width of the driveway. As proposed, two 12' driveways are to be constructed in parallel. A single smaller driveway would likely not function well due to the short length of the driveway. As such, a separated 12' driveway is recommended for this property with 2' green buffers on the west and east sides of the driveway. The on-street space in front of the house may count as the second required parking space.

Sidewalks. Sidewalks are required for new construction projects.

There are no existing sidewalks on the site. A 5' sidewalk with a 6.5' greenspace setback is required along each frontage. The applicant is proposing a walkway from the front door to the sidewalk.

Fences/Walls. No fencing is proposed.

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

It appears two significant trees will be impacted by the construction. One canopy tree is required for the front yard. Plans should indicate the planting of canopy trees.

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 height of the structure at 21' and width at 37' will not be out of scale of the pattern of the neighborhood. The structure will be one story.

There are predominantly one-story structures in the immediate vicinity. The area features primarily narrow structures.

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

The building footprint will cover less than 30% of the site, similar to other structures in the area.

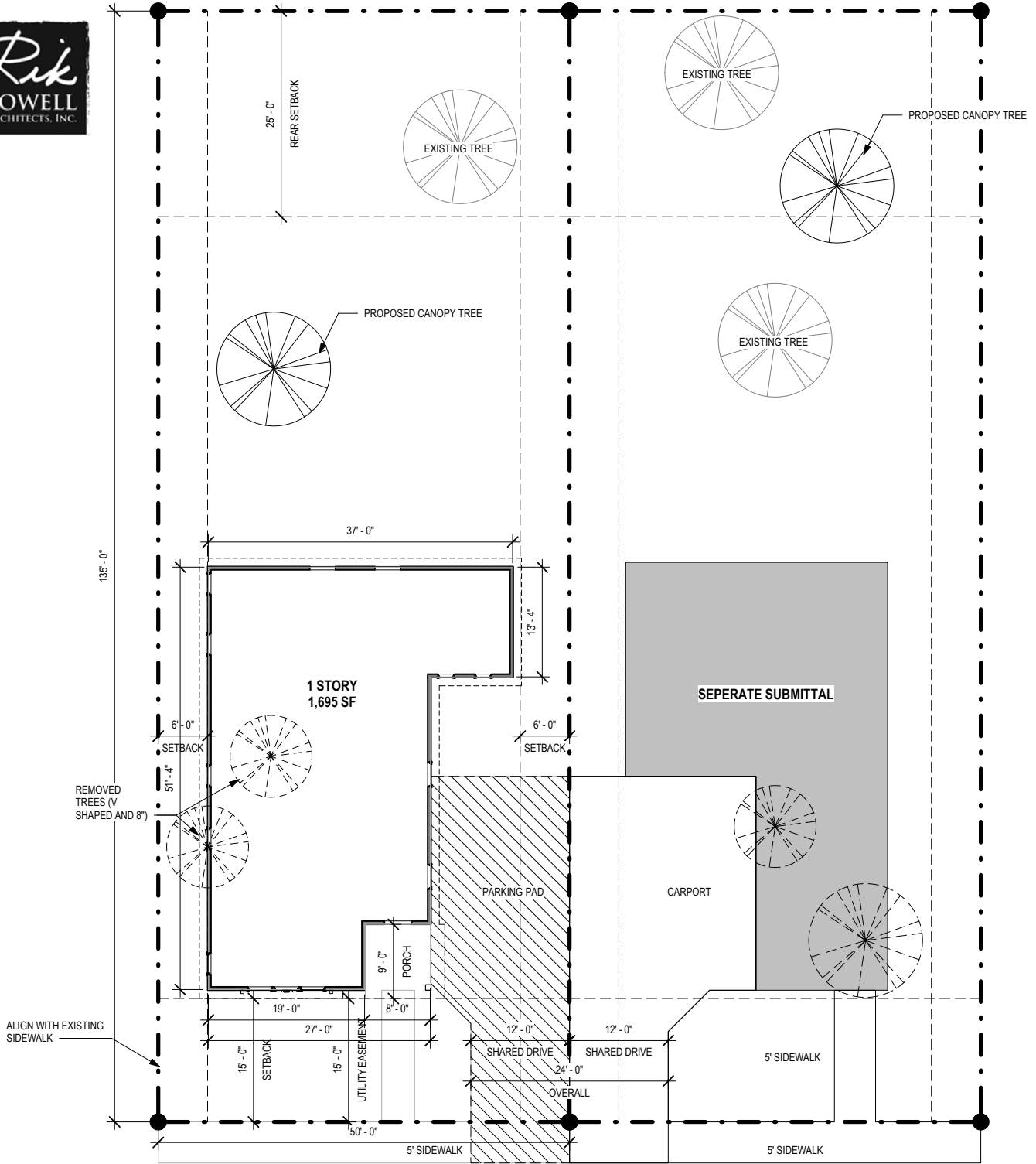
Complexity of Form. The detailing and wall breaks should relate well to structures in the area.

The structures will contain a level of detailing and form that is compatible with the patterns of the area as there is a mix of complex and simple structures.

2024 Weems Street - New Single-Family Residence

Old Conway Design Overlay District

I.A



**PROPOSED
2024 WEEMS**

**FUTURE BUILD
2022 WEEMS**

WEEMS STREET



SEPERATE SUBMITTAL
SHOWN FOR CLARITY

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

Façade, wall area, rhythm. New facades shall be compatible with those of the surrounding area. 25-40% of front façades should contain windows. Window and door openings should relate to the size and proportions contained in the surrounding area.

The front façade will be composed of 21% windows and openings, which appears appropriate.

DESIGN ELEMENTS

Style. New design should respect the context of the area while expressing the contemporary nature of the structure.

The surrounding area does not have a cohesive theme of styles, mixing traditional, historic vernacular, and contemporary elements. The design appears to be generally compatible in design with the surrounding area using traditional forms and patterns. The style appears more modern that mimics minimal traditional forms.

Entries, Porches, and Porticos, Doors and windows, Awnings. Porches are encouraged and should be at least 6' deep, when present. Entries should contain special decorative elements and ornamentation. Windows should be of divided-light construction, where divided-light windows are proposed. Fake muntins are not permitted.

An open front porch with a 9' depth is proposed. The proposed vinyl windows are appropriate and feature wide trim and are one-over-one.

The regulations call for traditional awnings when used. The proposed awning is more a commercial style awning. The commission should consider this issue when reviewing the application.

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

No lighting is shown on submitted plans.

MATERIALS & DETAILING

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

The applicant is proposing board and batten siding. The slab construction of the foundation does not appear to have a compatible appearance. Recommend requiring a crawlspace or a taller slab to have a more compatible appearance.

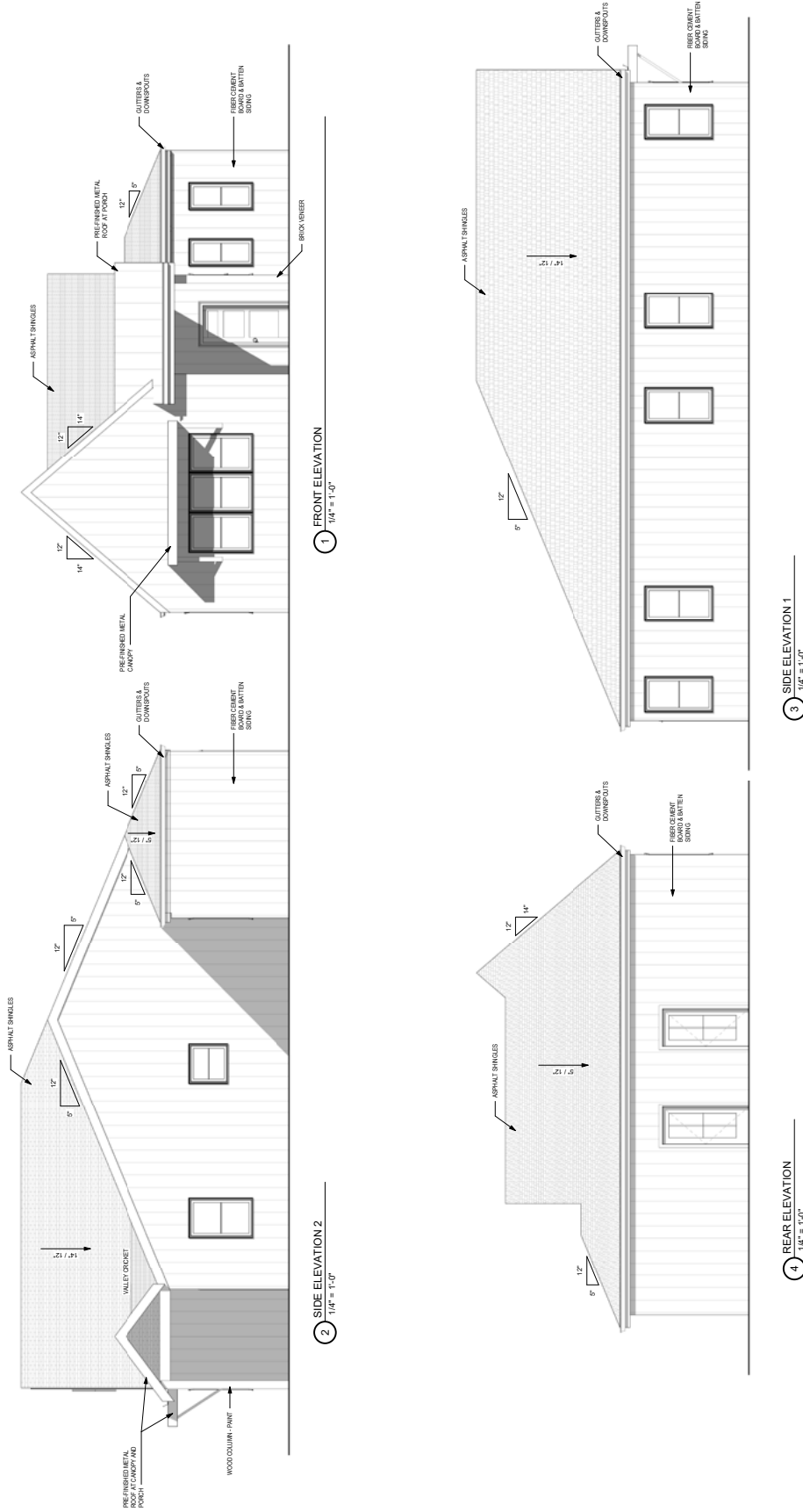
Shutters, Roof, Decks/Plaza Space, Skylights, Mechanical Screening. Roofing should respect the character of the surrounding area with respect to materials, pitch, and form. Metal roofing is prohibited unless historically used on the structure.

The applicant is proposing a compatible roof form.

RECOMMENDATION

Staff recommends approval of the application with the following conditions:

1. Planting of 1 canopy tree in the front yard is required.
2. Require all windows be one-over-one design and feature wide trim.
3. Require fascia and soffits to be finished with wood or wood equivalent construction (Hardie® siding).
4. HVAC equipment be placed in a manner to minimize its visibility from the street.
5. Driveway shall not exceed 12' width and shall feature 2' green buffers on either side.
6. Provide a crawlspace, taller slab, other mechanism to provide the slab an "elevated" appearance that is more compatible to the area.
7. Submit revised drawings to the Planning Director for approval prior to release of the COA.



STORYBOOK RESIDENCE - 2024 WEEMS ST.
EXTERIOR ELEVATIONS

2024 Weems Street - New Single-Family Residence

Old Conway Design Overlay District

I.A



Applicant provided rendered perspective



View of subject property from Weems St looking N



Property adjacent to the S, across Weems St



Property adjacent to the W



Property adjacent to the E

2022 Weems Street - New Single-Family Residence

Old Conway Design Overlay District

I.B

APPLICANT/AUTHORIZED AGENT/DESIGN PROFESSIONAL

Cody Ferris

Sowell Architects
1315 North St, Ste 100
Conway, AR 72034

OWNER

Niki Thompson
Storybook Renovations
831 Faulkner St
Conway, AR 72034



SITE DATA

Address. 2022 Weems St.

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

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

Lot Area. 0.15 acres ±.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District at the north side of Weems St between Donaghey Ave and Watkins St. Area structures consist of single family residences in mixed-masonry, ranch, contemporary, and minimal traditional styles.

General Description of Property and Proposed Development. The applicant is proposing to construct two new homes: a 1216 sf contemporary style home and 1695 sf contemporary style home.

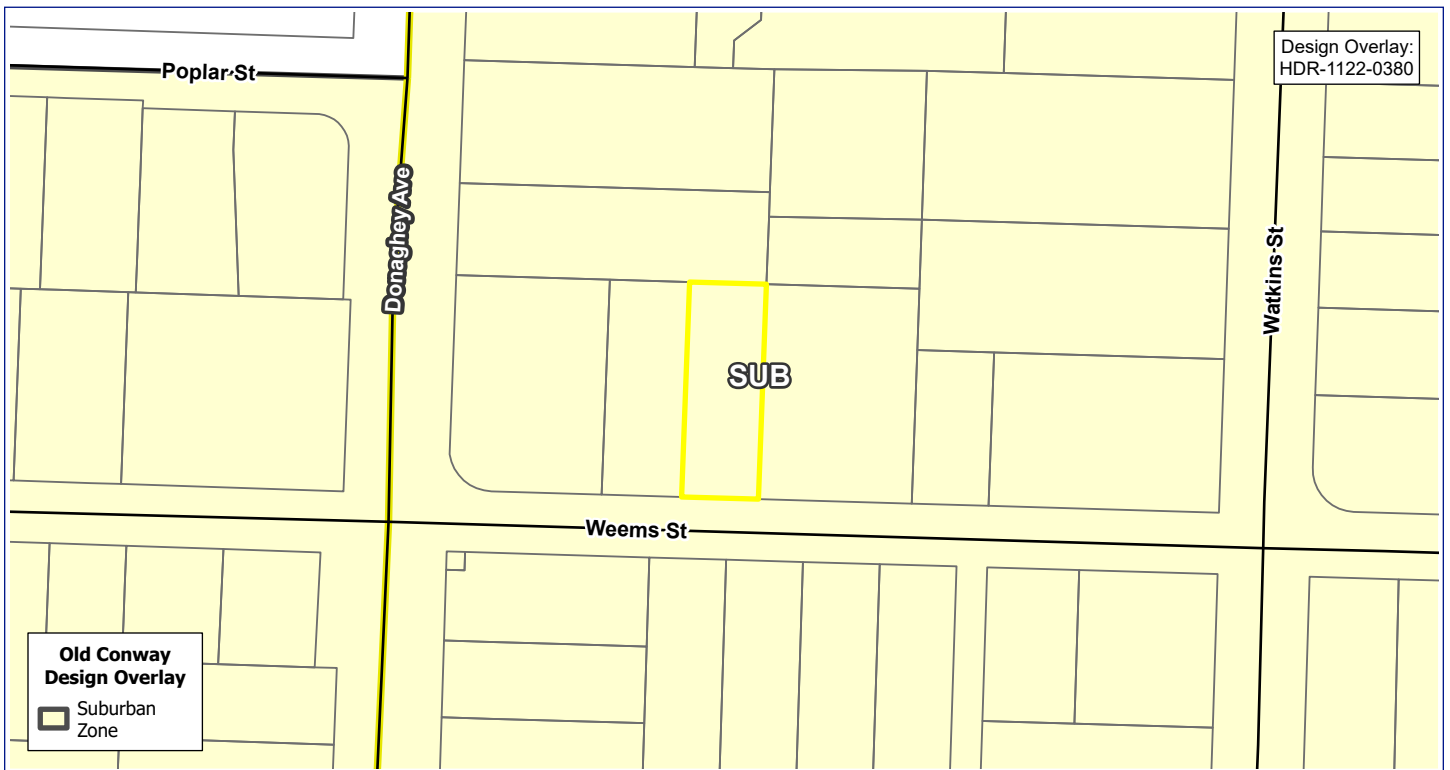
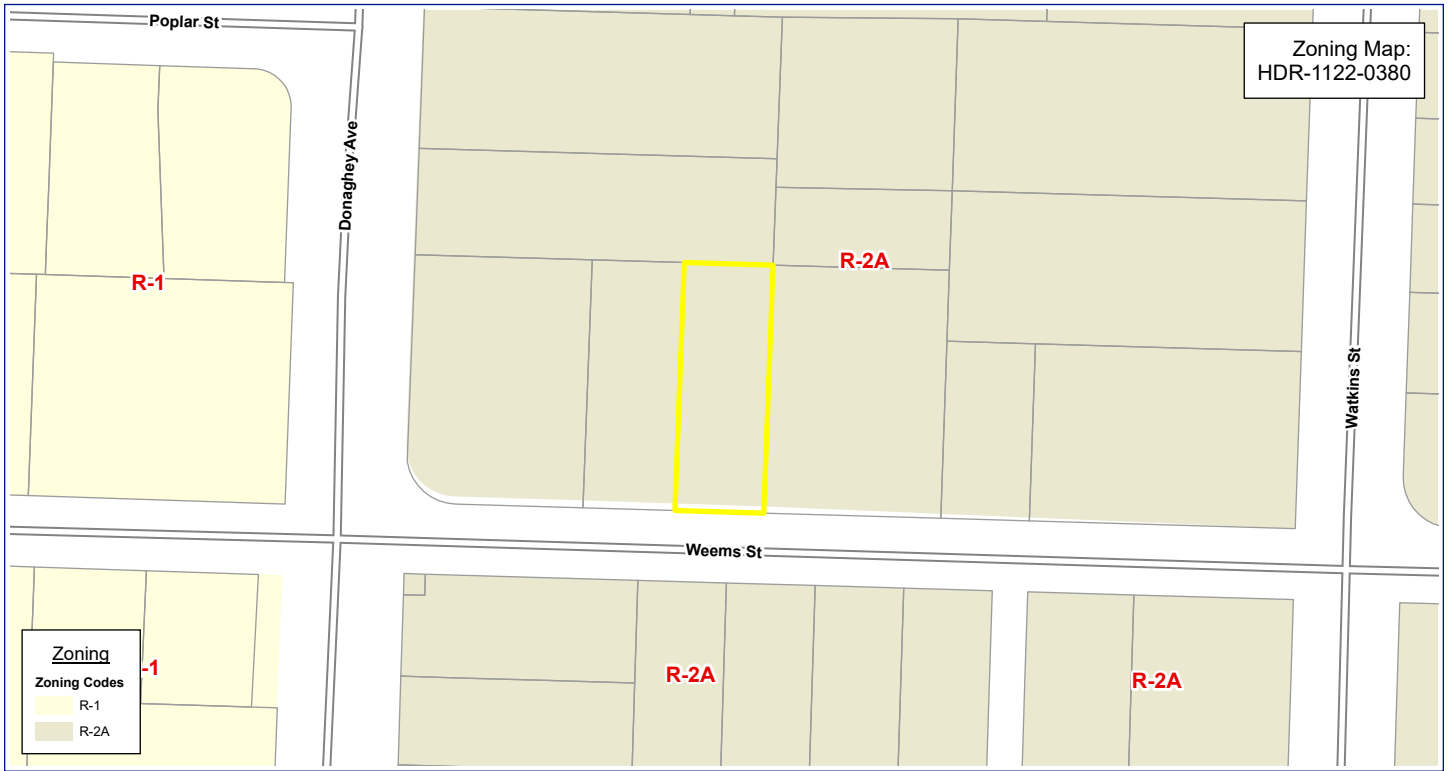
Setbacks and Spacing. Front setbacks are allowed within a range of 85% to 115% of the average front setback of the area. The average front setback for the area is 15', based on 3 homes on the north side of the block. The applicant is proposing a front setbacks of 15'. Other setbacks for the site comply with all regulations.

The proposed setbacks are appropriate. The houses are required to have a setback of between 13' and 17'.

2022 Weems Street - New Single-Family Residence

Old Conway Design Overlay District

I.B



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

Lot coverage for the site is less than 30%.

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

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

Garages/Outbuildings. Garages should be placed at the rear of the lot. When lot depth prevents a rear placement, the garage may be placed at the side of the structure along the back half of the structure. Two and three car garages should be placed at the rear of the lot in a detached structure.

The applicant is not proposing a garage.

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.

While shared driveways are encouraged, the driveway sharing is meant to reduce the overall width of the driveway. As proposed, two 12' driveways are to be constructed in parallel. A single smaller driveway would likely not function well due to the short length of the driveway. As such, a separated 12' driveway is recommended for this property with removal of 6' paved area west of the covered carport.

Sidewalks. Sidewalks are required for new construction projects.

There are no existing sidewalks on the site. A 5' sidewalk with a 6.5' greenspace setback is required along each frontage. The applicant is proposing a walkway from the front door to the sidewalk.

Fences/Walls. No fencing is proposed.

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

It appears two significant trees will be impacted by the construction. One canopy tree is required for the front yard. Plans should indicate the planting of canopy trees.

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 height of the structure at 16' and width at 32' will not be out of scale of the pattern of the neighborhood. The structure will be one story. There are predominantly one-story structures in the immediate vicinity. The area features primarily narrow structures.

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

The building footprint will cover less than 30% of the site, similar to other structures in the area.

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

The structures will contain a level of detailing and form that is compatible with the patterns of the area, as there is a mix of complex and simple structures.

Façade, wall area, rhythm. New facades shall be compatible with those of the surrounding area. 25-40% of front façades should contain windows. Window and door openings should relate to the size and proportions contained in the surrounding area.

The front façade will be composed of 24% windows and openings, which appears appropriate.

DESIGN ELEMENTS

Style. New design should respect the context of the area while expressing the contemporary nature of the structure.

The surrounding area does not have a cohesive theme of styles, mixing traditional, historic vernacular, and contemporary elements. The design appears to be generally compatible in design with the surrounding area using traditional forms and patterns. The style appears more modern that mimics minimal traditional forms. The structure includes an "arbor" style carport and canopy wall that vary a great deal from any styling or forms found in the overlay district. The HDC should consider if these forms are compatible architecturally.

Entries, Porches, and Porticos, Doors and windows, Awnings. Porches are encouraged and should be at least 6' deep, when present. Entries should contain special decorative elements and ornamentation. Windows should be of divided-light construction, where divided-light windows are proposed. Fake muntins are not permitted.

A partially covered front porch with a 6' depth is proposed. The proposed vinyl windows are appropriate, but should feature wide trim. The regulations call for traditional awnings when used. The proposed canopy wall is non-traditional. If allowed, the wall should feature some level of transparency on the vertical wall to breakup its starkness

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

No lighting is shown on submitted plans.

MATERIALS & DETAILING

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

The applicant is proposing brick siding. The slab construction of the foundation does not appear to have a compatible appearance. Recommend requiring a crawlspace or a taller slab to have a more compatible appearance.

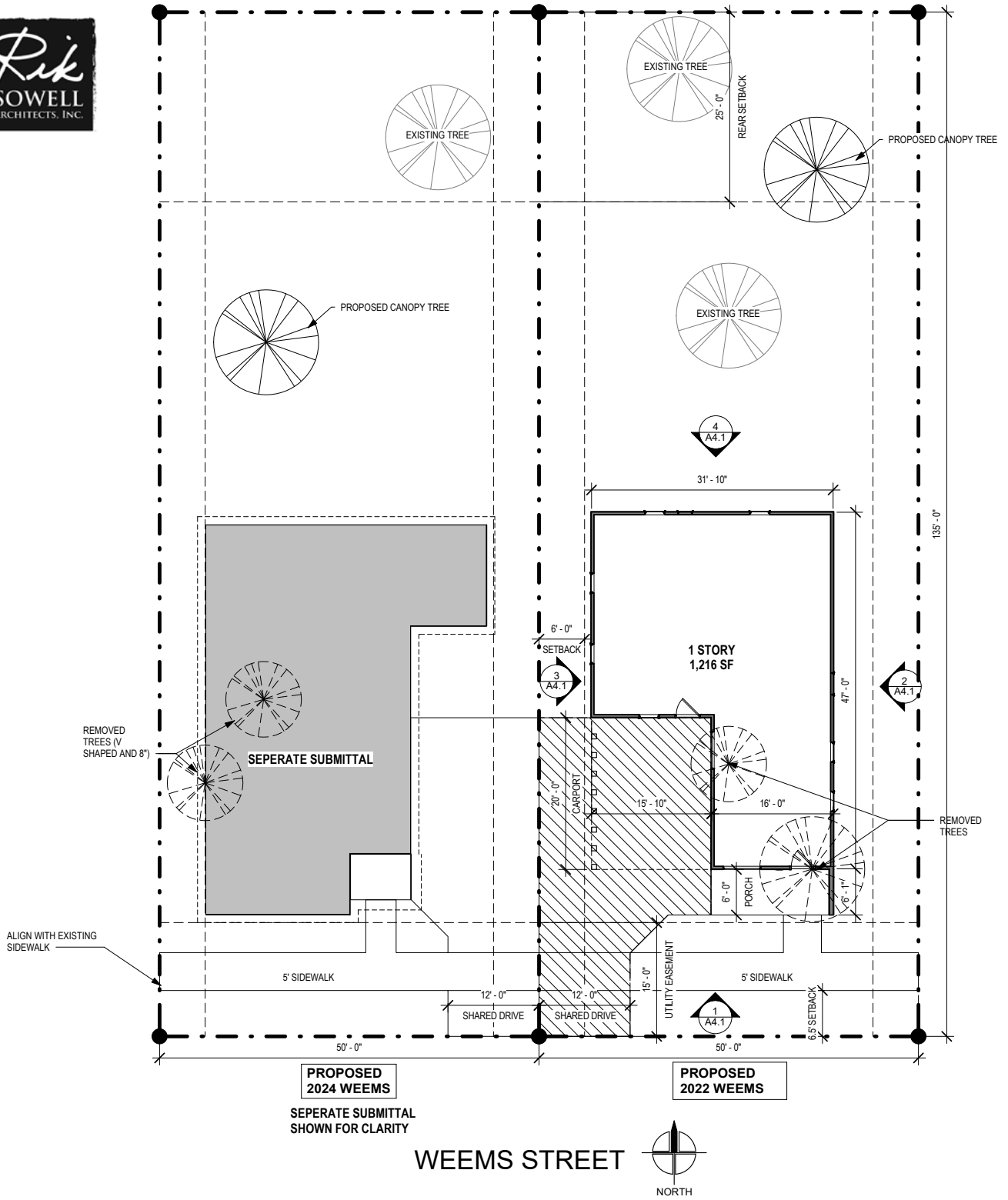
Shutters, Roof, Decks/Plaza Space, Skylights, Mechanical Screening. Roofing should respect the character of the surrounding area with respect to materials, pitch, and form. Metal roofing is prohibited unless historically used on the structure.

The applicant is proposing a compatible roof form.

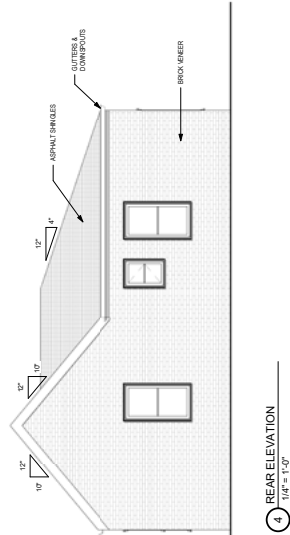
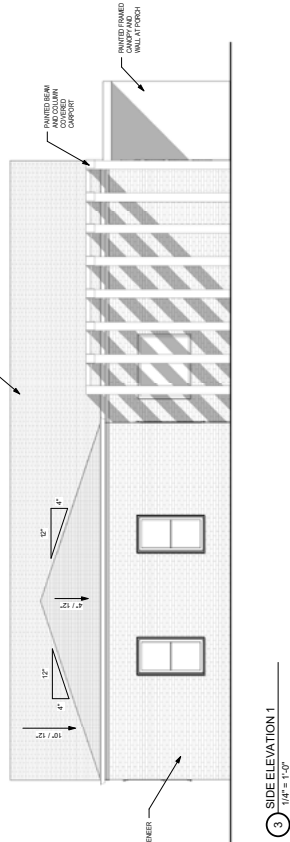
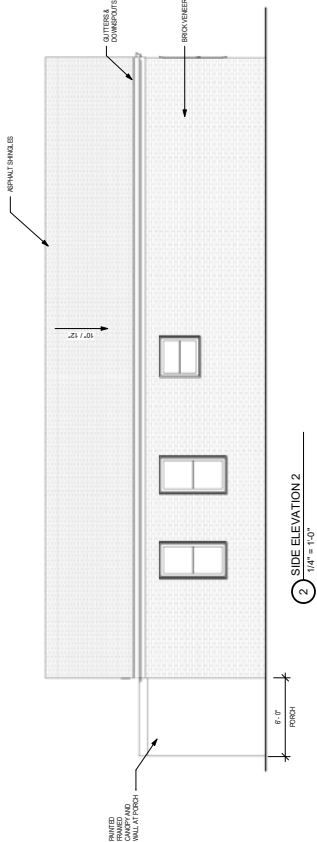
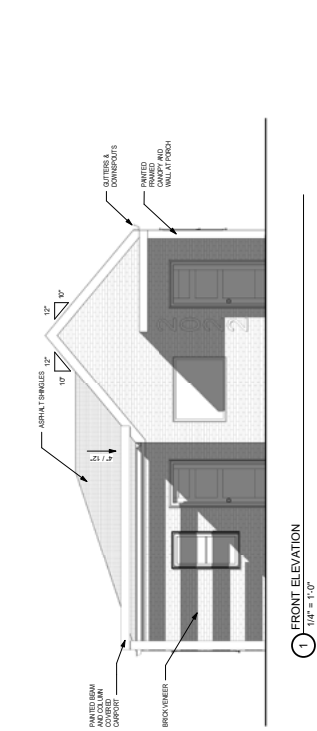
RECOMMENDATION

Staff declines to provide a recommendation for the application. If approved, the following recommendations are provided for consideration.

1. Planting of 1 canopy tree in the front yard is required.
2. Require all windows be one-over-one design and feature wide trim.
3. Require fascia and soffits to be finished with wood or wood equivalent construction (Hardie® siding).
4. HVAC equipment be placed in a manner to minimize its visibility from the street.
5. Driveway shall not exceed 12' width with paving allowed west of the covered carport.
6. Correct sidewalk location on plans.
7. Provide a crawlspace, taller slab, other mechanism to provide the slab an "elevated" appearance that is more compatible to the area.
8. Modify the solid canopy wall to provide more transparency with slats or other elements.
9. Submit revised drawings to the Planning Director for approval prior to release of the COA.



1 FIRST FLOOR PLAN
1" = 10'-0"



STORYBOOK RESIDENCE - 2022 WEEMS ST.
EXTERIOR ELEVATIONS

2022 Weems Street - New Single-Family Residence

Old Conway Design Overlay District

I.B



Applicant provided rendered perspective



View of subject property from Weems St looking N



Property adjacent to the S, across Weems St



Property adjacent to the W



Property adjacent to the E

1922 Weems Street - Exterior Modifications

Old Conway Design Overlay District

I.C

APPLICANT/AUTHORIZED AGENT/DESIGN PROFESSIONAL

Cody Ferris
Sowell Architects
1315 North St, Ste100
Conway, AR 72034

OWNER

Niki Thompson
Storybook Renovations
831 Faulkner St
Conway, AR 72034



SITE DATA

Address. 1922 Weems St.

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

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

Lot Area. 0.49 acres ±.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District at the north side of Weems St between Mitchell St and Watkins St. Area structures consist of single family residences in craftsman, ranch, contemporary, and minimal traditional styles. The block appears to have a fairly distinct developed traditional character.

General Description of Property and Proposed Development. The applicant is proposing to modify an existing 2,404 sf single family home with driveway removal, new walks, partially new siding, and various new windows.

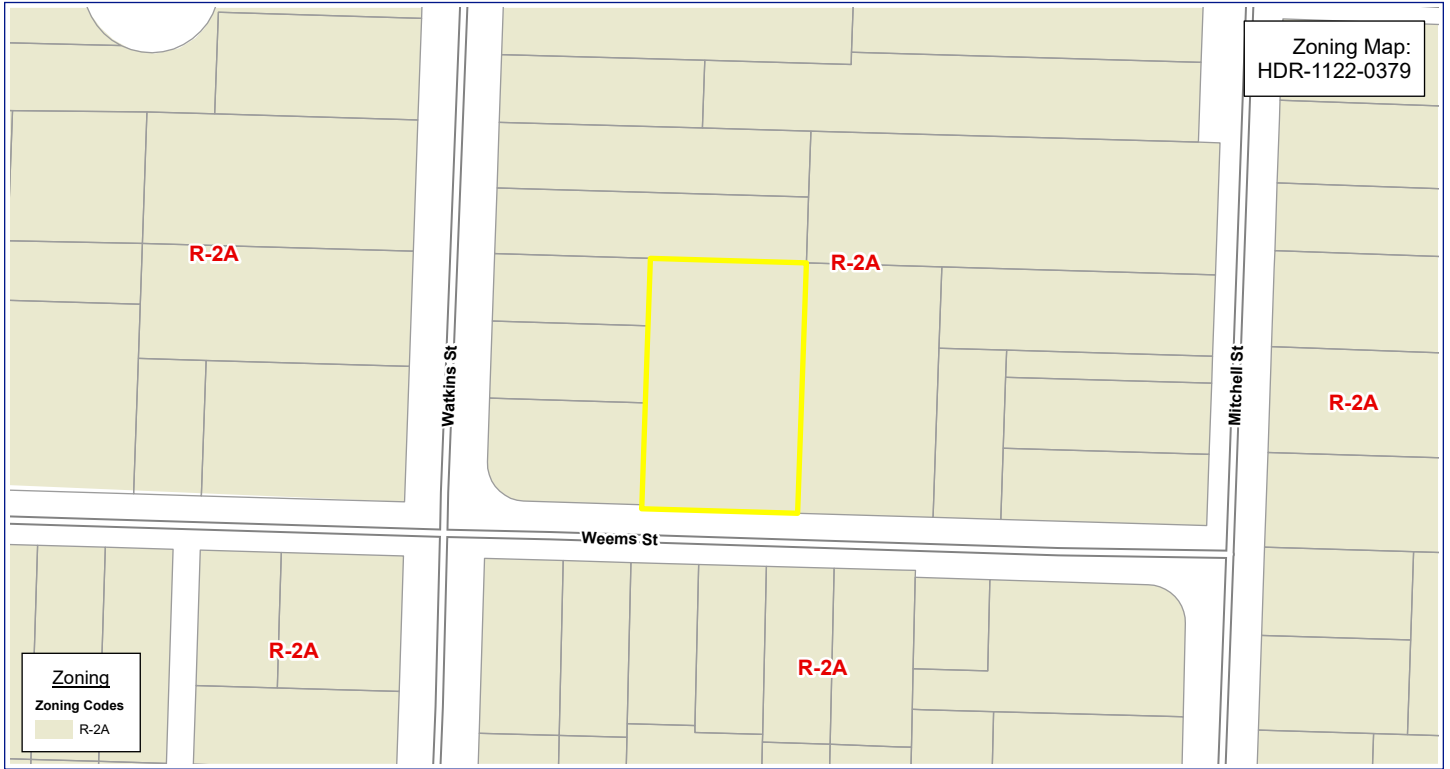
Orientation. The front door of the structure should follow the orientation of entries along the street.
The front door for the structure faces the street in a similar fashion to other structures on the street.

Alley. There is no alley access to this lot.

1922 Weems Street - Exterior Modifications

Old Conway Design Overlay District

I.C



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 is proposing to reduce the existing 24' driveway down to 12' wide. The driveway appears appropriate.

Sidewalks. Sidewalks are required for new construction projects.

No sidewalks are required for this project.

Fences/Walls. Fencing should not exceed 4' in height in the front and 6' in the rear yard with the upper 2' with some transparency. Walls should be limited to 12"-18" height.

The applicant is proposing a 30" tall brick wall to place the address numbers. The regulations only allow walls up to 18" tall.

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

It appears one significant tree will be impacted by the construction.

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 there is a mix of complex and simple structures.

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.

The front façade will be composed 14% windows and openings. At least one door opening is being removed as part of the work. Two small horizontal windows are being used in place of existing small windows. Almost all proposed windows are single-pane windows. The proposed window plan is not compatible with the structure's design, or the general pattern of development seen on the block. Recommend requiring that the same window proportion percentage be maintained on the structure, no boxed windows be allowed, and any window replacements follow a pattern of one-over-one vertical oriented windows consistent with the existing window on the eastern end of the structure.

DESIGN ELEMENTS

Style. New design should respect the context of the area while expressing the contemporary nature of the structure.

The surrounding area has a somewhat cohesive theme of styles which are primarily traditional in nature. The proposed modifications don't appear consistent with the surrounding area's traditional forms and patterns.

MATERIALS & DETAILING

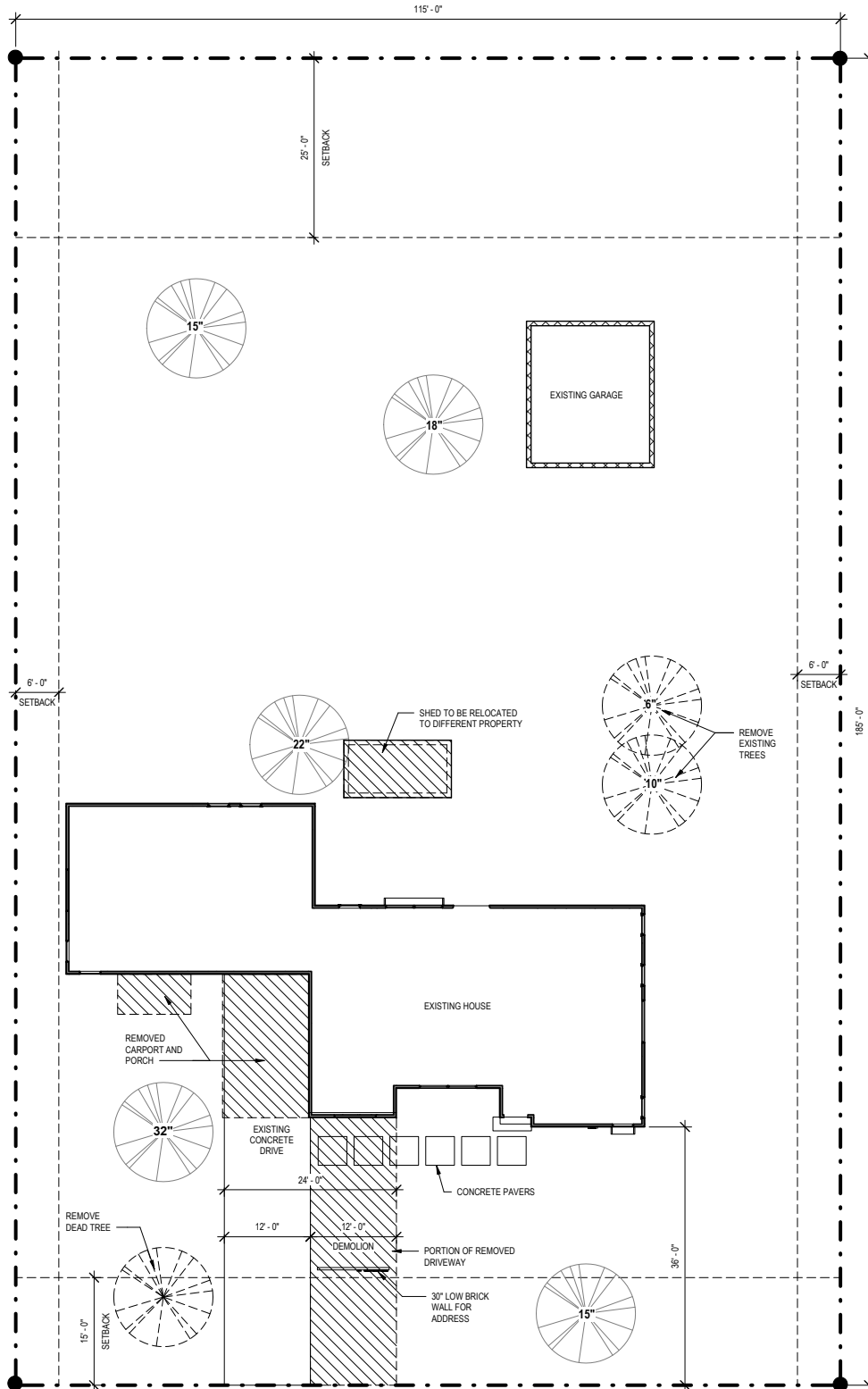
Architectural Details, Siding, and Bricks. Detailing and siding should complement the surrounding area. Siding should include brick, stone, wood, or Hardie® siding/LP SmartSide® type siding.

The applicant is proposing select replacement of the existing metal siding with vertical board and batten fiber cement panel. This material usage is appropriate.

RECOMMENDATION

Staff recommends approval of the application with the following conditions:

1. The front address wall be limited to 18" height.
2. Require that the same window proportion percentage be maintained on the structure, no boxed windows be allowed, and any window replacements follow a pattern of one-over-one vertical oriented windows consistent with the existing window on the eastern end of the structure.
3. Require fascia and soffits to be finished with wood or wood equivalent construction (Hardie® siding).
4. HVAC equipment be placed in a manner to minimize its visibility from the street.
5. Submit revised drawings to the Planning Director for approval prior to release of the COA.



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

WEEMS STREET



STORYBOOK RESIDENCE - 1922 WEEMS ST.

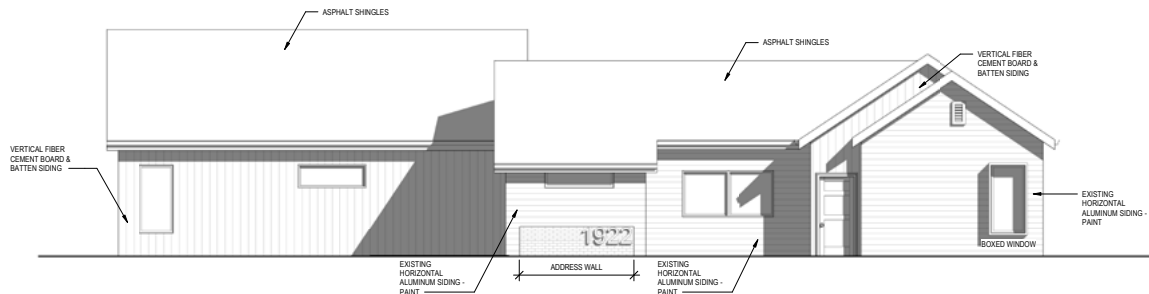
1922 Weems Street - Exterior Modifications

Old Conway Design Overlay District

I.C

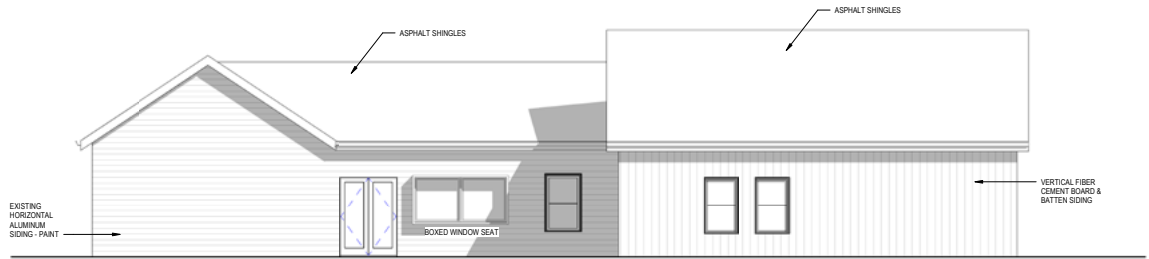


1 FRONT PERSPECTIVE



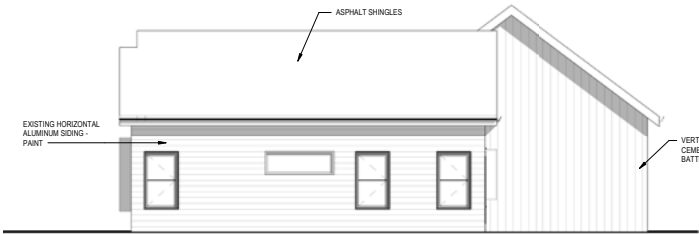
1 FRONT ELEVATION

3/16" = 1'-0"



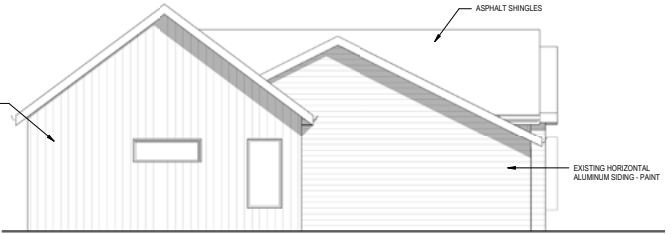
2 REAR ELEVATION

3/16" = 1'-0"



4 SIDE ELEVATION 2

3/16" = 1'-0"



3 SIDE ELEVATION 1

3/16" = 1'-0"

1922 Weems Street - Exterior Modifications

Old Conway Design Overlay District

I.C



View of subject property from Weems St looking NE



View of subject property from Weems St looking N



Property adjacent to the W



Property adjacent to the E



Property adjacent to the S, across Weems St



Property adjacent to the S, across Weems St

1919 South Boulevard - Roof Modifications

Old Conway Design Overlay District



APPLICANT/AUTHORIZED AGENT/DESIGN PROFESSIONAL

Joanna Nabholz
H+N Architects
1109 Main St
Conway, AR 72032

OWNER

Catholic Diocese of Little Rock



SITE DATA

Address. 1919 South Blvd.

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

Abutting Zoning. North: S-1 (Institutional District), Old Conway Design Overlay Suburban District; South/East/West: R-2A (Two Family District), Old Conway Design Overlay Suburban District.

Lot Area. 0.57 acres ±.

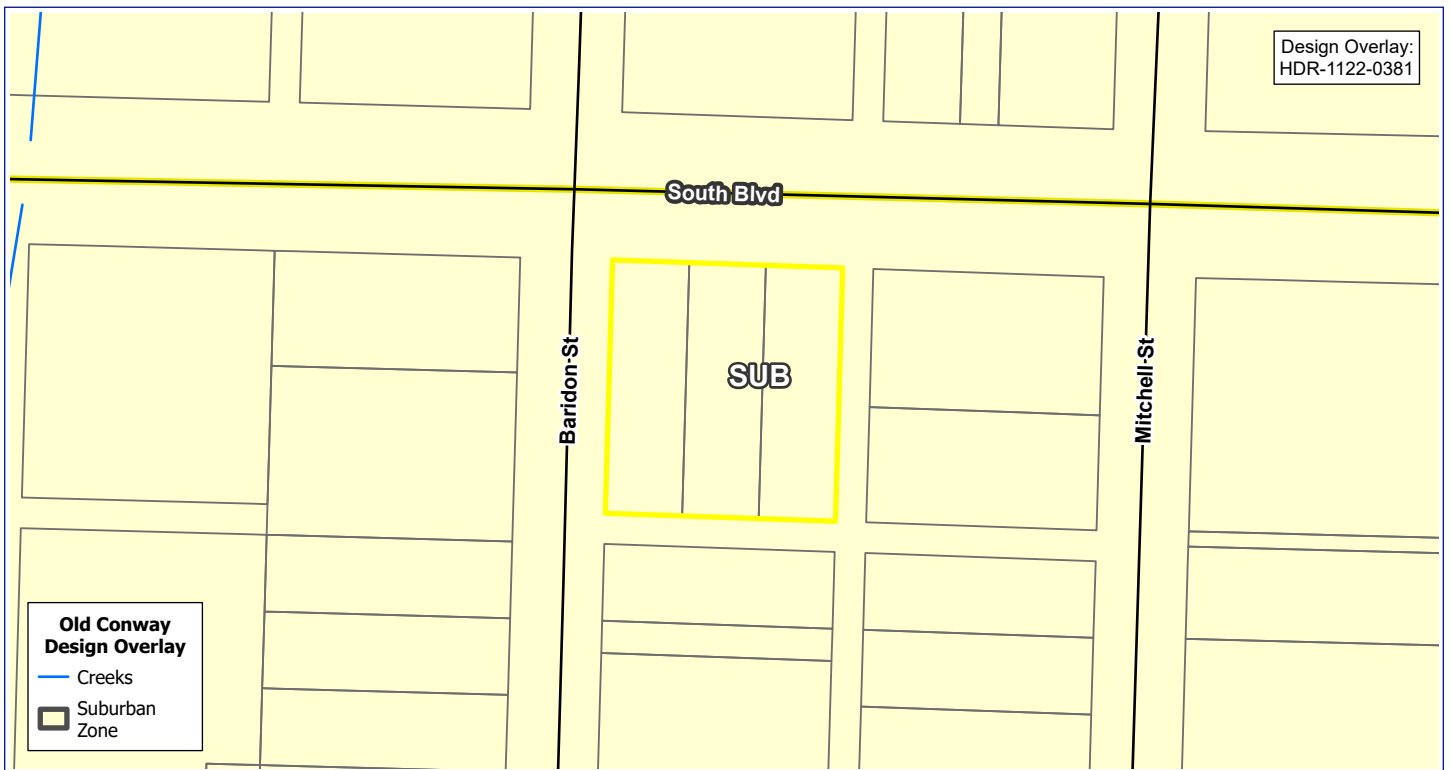
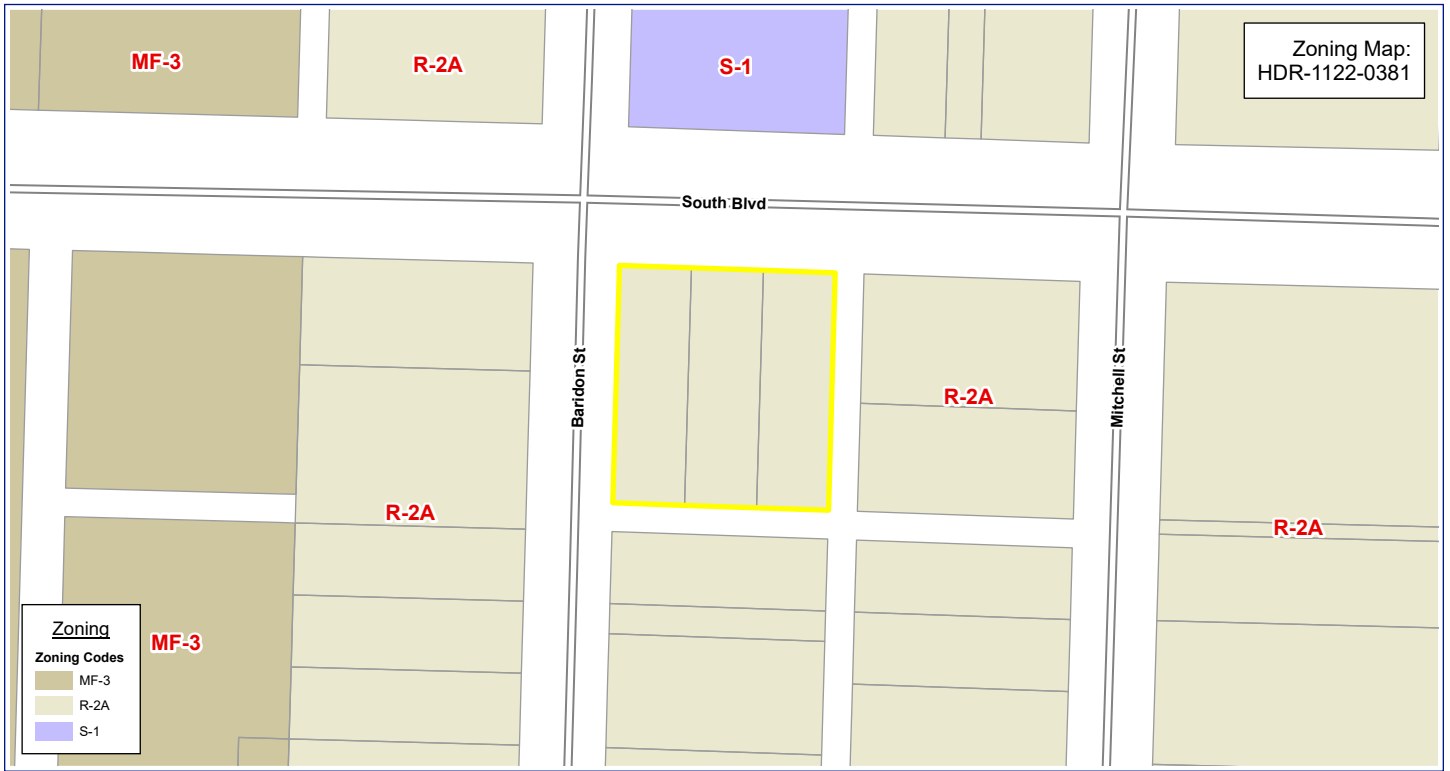
Surrounding Area Structures. The property is located in the Old Conway Design Overlay suburban District near the UCA campus on the south side of South Blvd. Area structures consist of a mix of multi-family, single-family homes, and UCA related uses of various styles.

General Description of Property and Proposed Development. The applicant is proposing to make modifications to the previously approved plans to construct a new 7,761 sf student religious facility for the Catholic Campus Ministry. The existing approval provides allowance for a shingle roof. The applicant would like to switch the roof materials to a metal standing seam roof.

1919 South Boulevard - Roof Modifications

Old Conway Design Overlay District

I.D



MATERIALS & DETAILING

Shutters, Roof, Decks/Plaza Space, Skylights, Mechanical Screening. Roofing should respect the character of the surrounding area with respect to materials, pitch, and form.

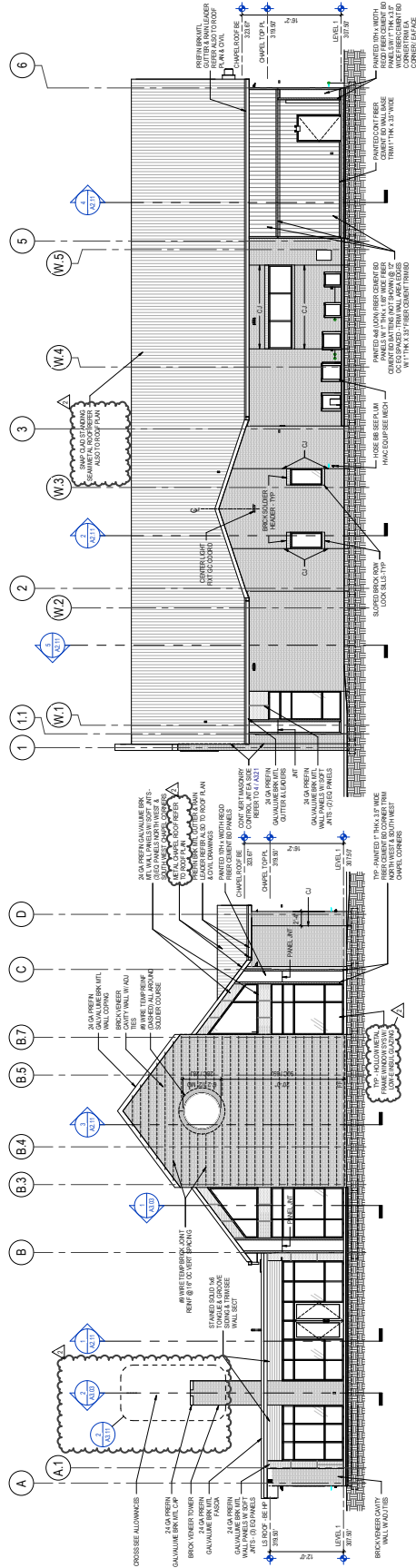
Existing structures in the immediate vicinity feature shingle roofs. However, various religious uses in Old Conway feature standing seam metal roofs.

RECOMMENDATION

Staff recommends approval of the project.

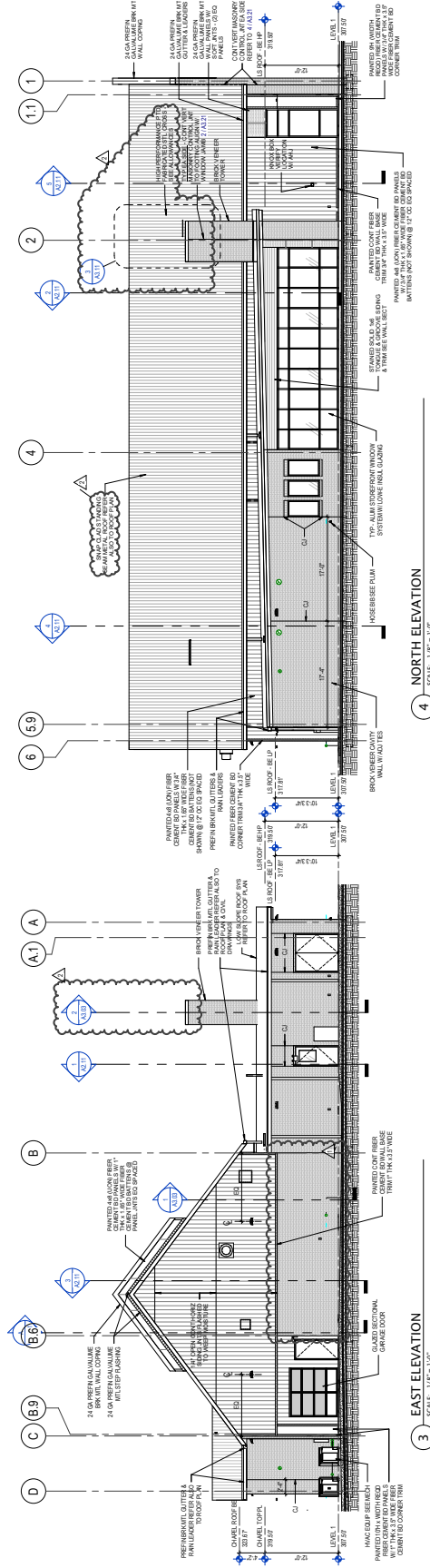


H+N ARCHITECTS



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

1919 South Boulevard - Roof Modifications

Old Conway Design Overlay District

I.D



View of subject property from South Blvd looking S



Property adjacent to the E



Property adjacent to the W



Property adjacent to the S



Property adjacent to the NW



Property adjacent to the N



2023
SCHEDULED MEETING DATES

Application Deadline	Historic District Commission Meeting
January 6, 2023	January 23, 2023
February 10, 2023	February 27, 2023
March 10, 2023	March 27, 2023
April 6, 2023 ¹	April 24, 2023
May 4, 2023 ²	May 22, 2023
June 9, 2023	June 26, 2023
July 7, 2023	July 24, 2023
August 11, 2023	August 28, 2023
September 8, 2023	September 25, 2023
October 6, 2023	October 23, 2023
November 9, 2023 ³	November 27, 2023
December 8, 2023	December 27, 2023 ⁴

- Historic District Commission meetings are held the 4th Monday of each month at 5:30pm.
- All meetings are held in City Hall at 1111 Main Street.
- All applications/submissions are due by 3:00pm on the submission deadline date. The Planning & Development Department receives submissions for historic district review via the Citizens Self-Service Portal at the following link. [APPLY ONLINE](#)
- Incomplete applications will be deferred to another month's agenda. (*refer to applications checklists*)
- The Historic Commission Meeting date associated with the Application Deadline is the earliest an item can be heard by the Commission if Staff determines that all comments have been addressed.

¹ Deadline moved due to Good Friday observance

² Deadline moved due to Toad Suck Daze early closure

³ Deadline moved due to Veteran's Day observance

⁴ Meeting moved due to Christmas Day observance & December 26th City Council agenda

In accordance with Historic District Commission By-Laws, Article II, Section B, *“The Commission shall elect, each November, from its membership a Chair, a Vice-Chair, and a Secretary for terms of one (1) calendar year each. Officer terms shall run from January to December.”*

Chair: _____

The Chair shall preside at all meetings and hearings of the Commission, shall sign all approved minutes and other appropriate documents on behalf of the Commission, and, in coordination with Planning staff, be responsible for the orientation and training of new members.

Vice-Chair: _____

The Vice-Chair assumes all duties of the Chair in the Chair's absence.

Secretary: _____

The Secretary, in coordination with staff, is responsible for monitoring the minutes of each meeting, maintaining a copy of the by-laws for the Commission, maintaining a record of the current membership including terms of office, maintaining a record of the organization of the Commission, and the distribution of conflict of interest forms at the appropriate time.