



CONWAY
HISTORIC DISTRICT COMMISSION
STAFF REPORT

5:30 pm • December 19, 2019 • City Hall



City of Conway

HISTORIC DISTRICT COMMISSION

Agenda • December 19, 2019

Call to Order

Approval of Minutes - November 25, 2019

I. Public Hearings - Old Business

A. 2035 Independence Avenue - New single-family residence *(item was held in committee because applicant was not present at November meeting).*

II. Public Hearings - Asa P. Robinson Historic District

A. 827 Center Street - Exterior modifications

B. 853 Mitchell Street - New single-family residence

III. Public Hearings - Old Conway Design Overlay District

A. 802 Front Street - Exterior modifications/storefront change

B. 1816 Washington Avenue - Exterior modifications

IV. Discussion

Items as decided by the Commission

Adjourn

HISTORIC DISTRICT COMMISSION MEMBERS

Steve Hurd
David Carolina
George Covington, Sr.
Shelby Fiegel
Taylor Martin
Gerald Tosh
Emily Walter

I.A 2035 INDEPENDENCE AVENUE - NEW SINGLE-FAMILY RESIDENCE

OLD CONWAY DESIGN OVERLAY DISTRICT NEW SINGLE-FAMILY RESIDENCE 2035 INDEPENDENCE AVENUE

APPLICANT/OWNER

Reed Weaver
1335 Salem Rd
Conway, AR 72034

LOCATION

Address. 2035 Independence Ave.

Lot Area. 0.14 acres ±.

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

Abutting Zoning. North, South, East, West - R-2A (Large Lot Duplex), Old Conway Design Overlay Suburban District.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the south side of Independence Avenue. Area structures consist of single-family residences in ranch and minimal traditional styles.

General Description of Property and Proposed Development. The applicant is proposing to construct a new single-family residence following a lot split that separated the lot in question from its parent parcel on the lot to the west. The proposed structure will be a modern Craftsman replica style home.

SITE

Setbacks and Spacing. Front setbacks are allowed within a range of 85% to 115% of the average front setback of the area. The average setback from the property line for the area is 27.5', based on the properties to the east and west. The included drawings indicate a setback of 26'. The other proposed setbacks conform to the zoning requirements, but the rear setback may be reduced to meet the minimum requirements of the fire code.

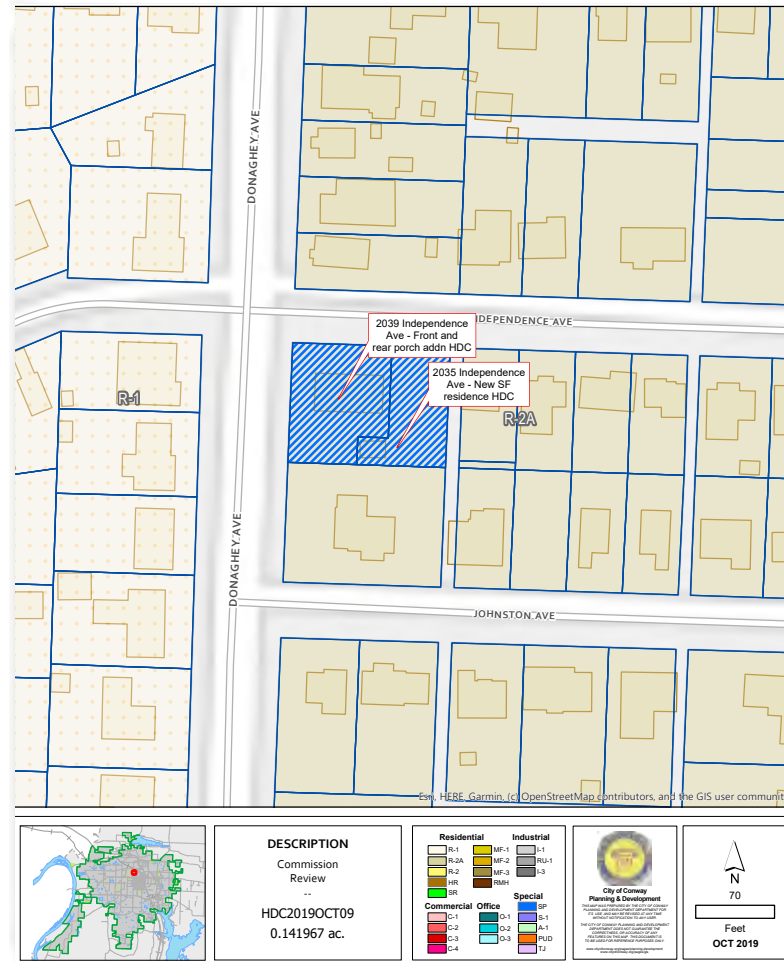
The proposed setbacks and spacing are appropriate.

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

Lot coverage for the site is approximately 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.



Alley. There is no alley access to this lot.

Driveway / Parking. Parking in the front yard is not permitted. Driveways should be concrete, pavers, or permeable paving.

The applicant is proposing parking in an attached garage that is recessed from the front of the house by 28 feet. The proposed parking is appropriate.

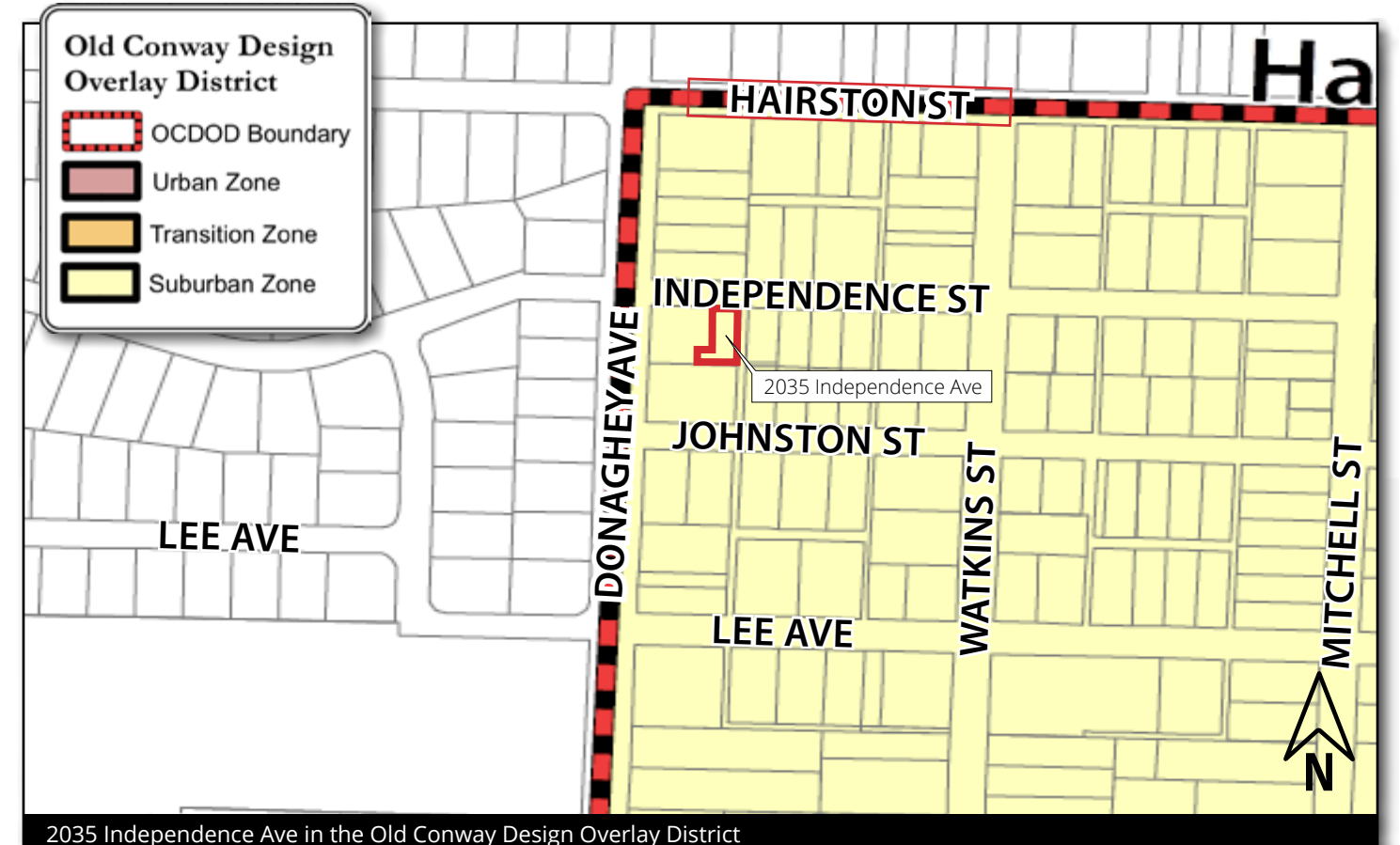
Sidewalks. There is no existing sidewalk along the property.

Sidewalk construction is required due to the scope of the proposed project.

Fences/Walls. No fencing is proposed.

Tree preservation. There are multiple mature trees on the property. An oak tree near the street and a gum tree near the western property line appear to be outside of the footprint of the proposed residence.

Both the oak tree and gum tree in the front yard shall be retained.



I.A 2035 INDEPENDENCE AVENUE - NEW SINGLE-FAMILY RESIDENCE

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 (1,860 sf) is compatible to the overall scale of structures in the surrounding area, which appear to range between approximately 1,500 sf and 2,200 sf.

Height. The structure should respect the historical norms within the neighborhood.

The structure shall be 1 story keeping with the pattern of development of surrounding buildings.

Width. The structure should respect the average width of homes within the general vicinity.

Surrounding homes appear to range in width between 30 ft and 60 feet. The home will have a width of 39'.

Directional expression. The structure should respect the directional expression of homes within the general vicinity.

The home will be consistent with the existing homes 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 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 structure will contain a level of detailing and form that is compatible with historic patterns of construction in the area.

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 proposed facades are compatible with the surrounding area. 26% of the front façade's area is devoted to windows and openings.

DESIGN ELEMENTS

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

The proposed structure will be a modern Craftsman replica style home. The structure will have a compatible appearance without conveying a false sense of historicity.

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 covered front porch with a 6' depth is proposed. Windows will require true divided lights.

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 Hardieboard/LP Smartside type siding.

Siding is proposed. Fascia and soffits should be required to be of wood 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.

It's unclear as to what roofing material is proposed. Architectural shingles shall be used.

RECOMMENDATIONS

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

1. The oak tree and gum tree in the front yard shall be maintained through construction. Proper tree protection shall be executed during construction.
2. Require true divided light windows if 4 over 4 windows are included as proposed. 1 over 1 windows may also be allowed.
3. Require fascia and soffits to be finished with wood construction.
4. HVAC equipment be placed in a manner to minimize its visibility from the street.
5. Architectural shingles shall be used for roofing material.
6. The applicant will provide revised and corrected plans to the Planning Director for review and approval prior to issuance of building permits.



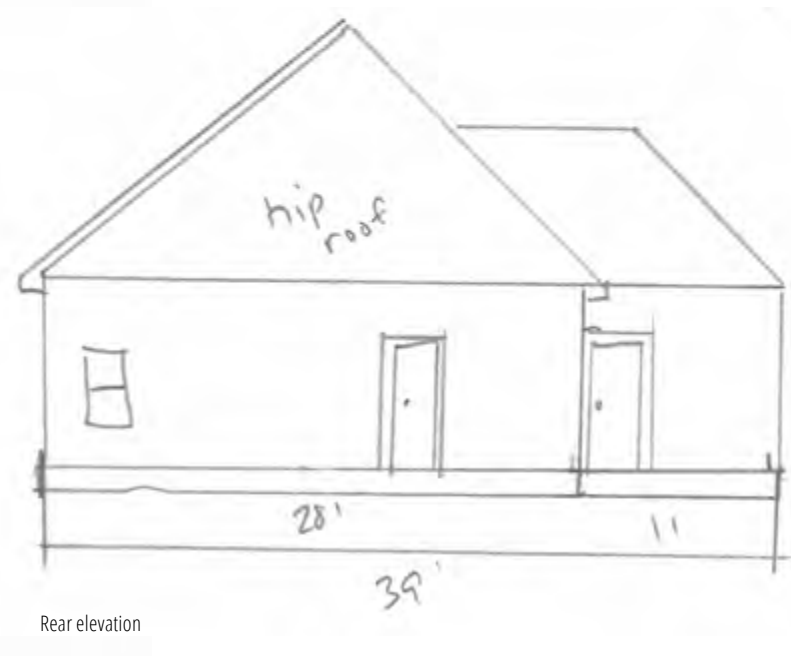
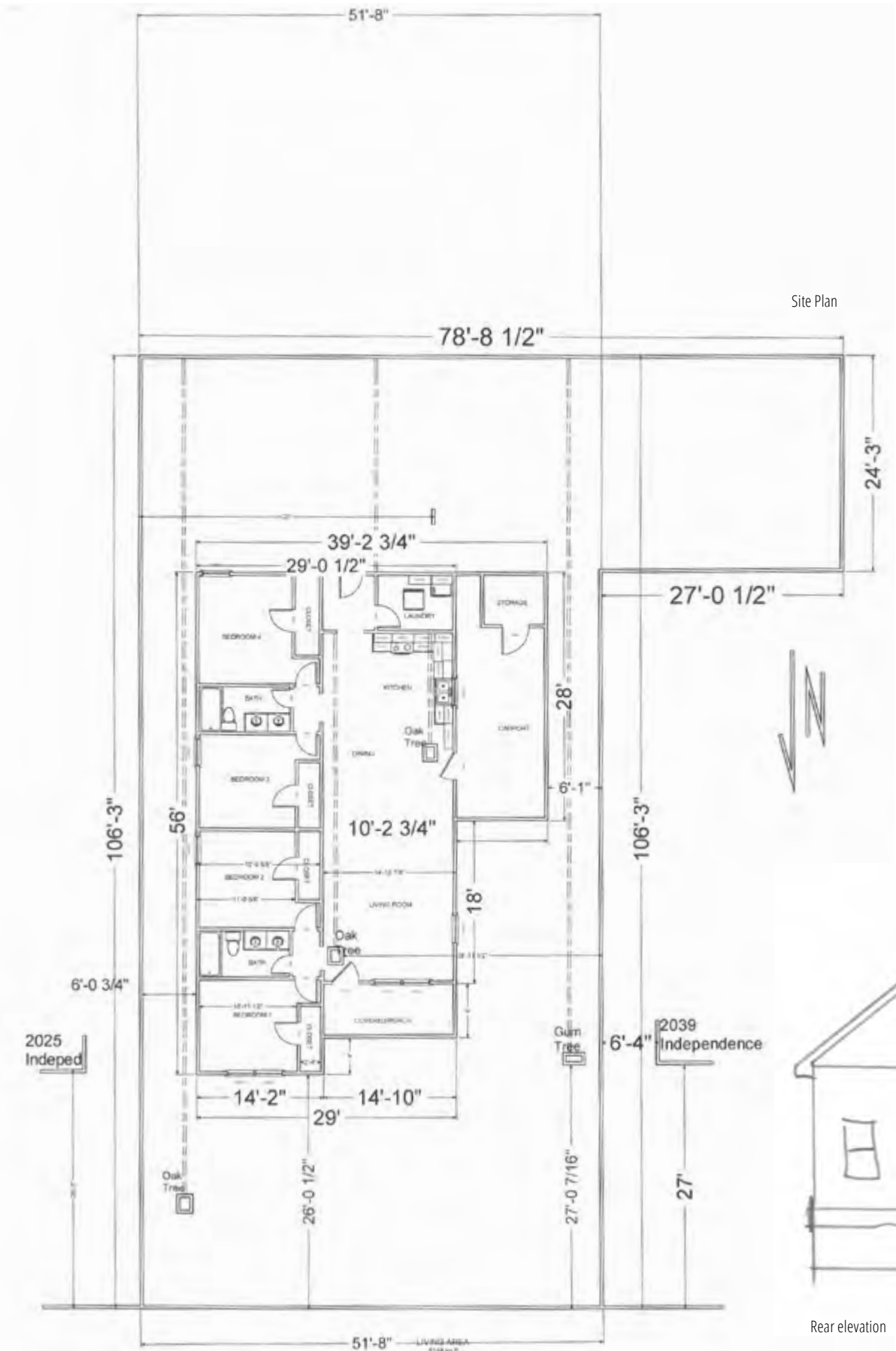
View of property from Independence Ave looking southwest



View of property from Independence Ave looking south



View of property from Independence Ave looking southeast



II.A EXTERIOR MODIFICATIONS - 827 CENTER STREET

ASA P. ROBINSON HISTORIC DISTRICT EXTERIOR MODIFICATIONS 827 CENTER STREET

APPLICANT/OWNER

Justin Stegall
4925 Ashbrook Rd
Dallas, TX 75227

LOCATION

Address. 827 Center St.

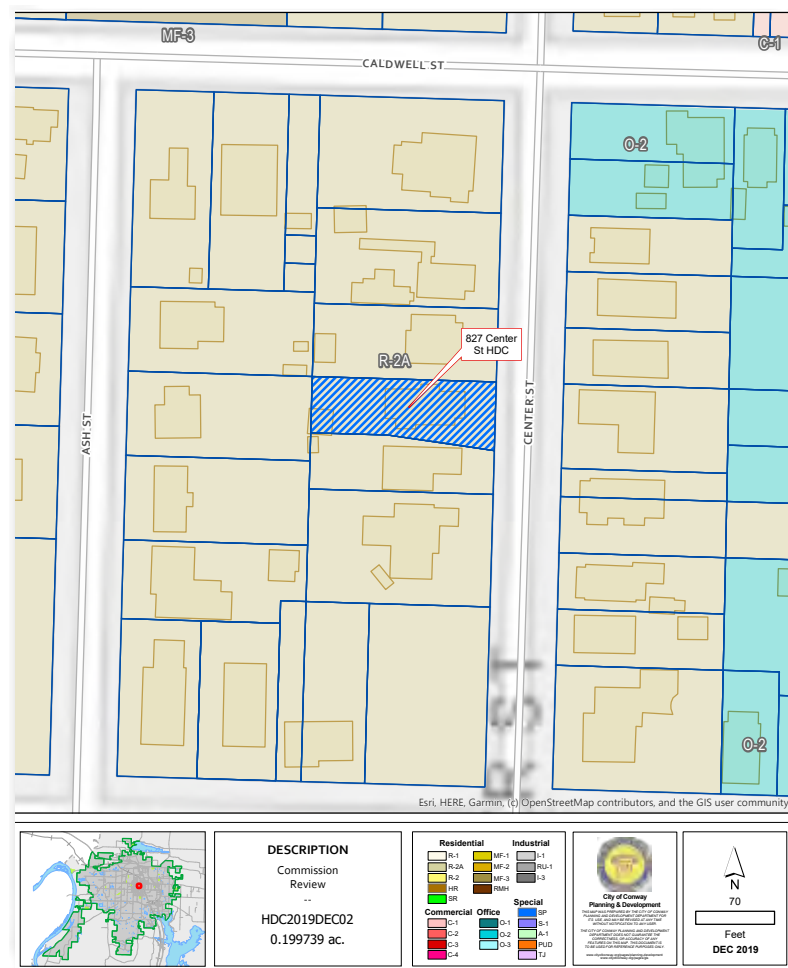
Lot Area. 0.20 acres ±.

Present Zoning. R-2A (Two-Family Residential). The property is within the Robinson Historic District.

Abutting Zoning. R-2A (Two-Family Residential) in the Robinson Historic District.

Surrounding Area Structures. The property is located in the Robinson Historic District on the west side of Center St. Area structures consist of the following:

- West – 820 Ash St: Fred McNew House 1960(Ranch – Non-contributing)
- North – 829 Center St: House 1912 (American Traditional – Non-Contributing)
- East – 820 Center St: J.T. Harter House 1928 (Craftsman - Contributing)
- South – 825 Center St: C.H. Dickerson House 1937 (American Traditional- Contributing)



General Description of Property and Proposed Development. The applicant is proposing to replace the failing concrete porch on the front of the house. The applicant is proposing to re-construct the porch using wood materials with wood lattice at the base of the porch and a wooden porch rail. Additionally, the applicant is proposing to add a third wood support column, replace the porch light fixture, and add wood trim around the windows. The applicant is additionally proposing to remove an existing accessory building.

The Eno Hilliard House was constructed in 1919 in the Bungalow Style. The structure was listed as contributing at the time the district was surveyed in early 1998.

BUILDING MODIFICATIONS

Windows and Doors. The guidelines state that windows and doors shall be retained and preserved when they contribute to the overall historic character of a building.

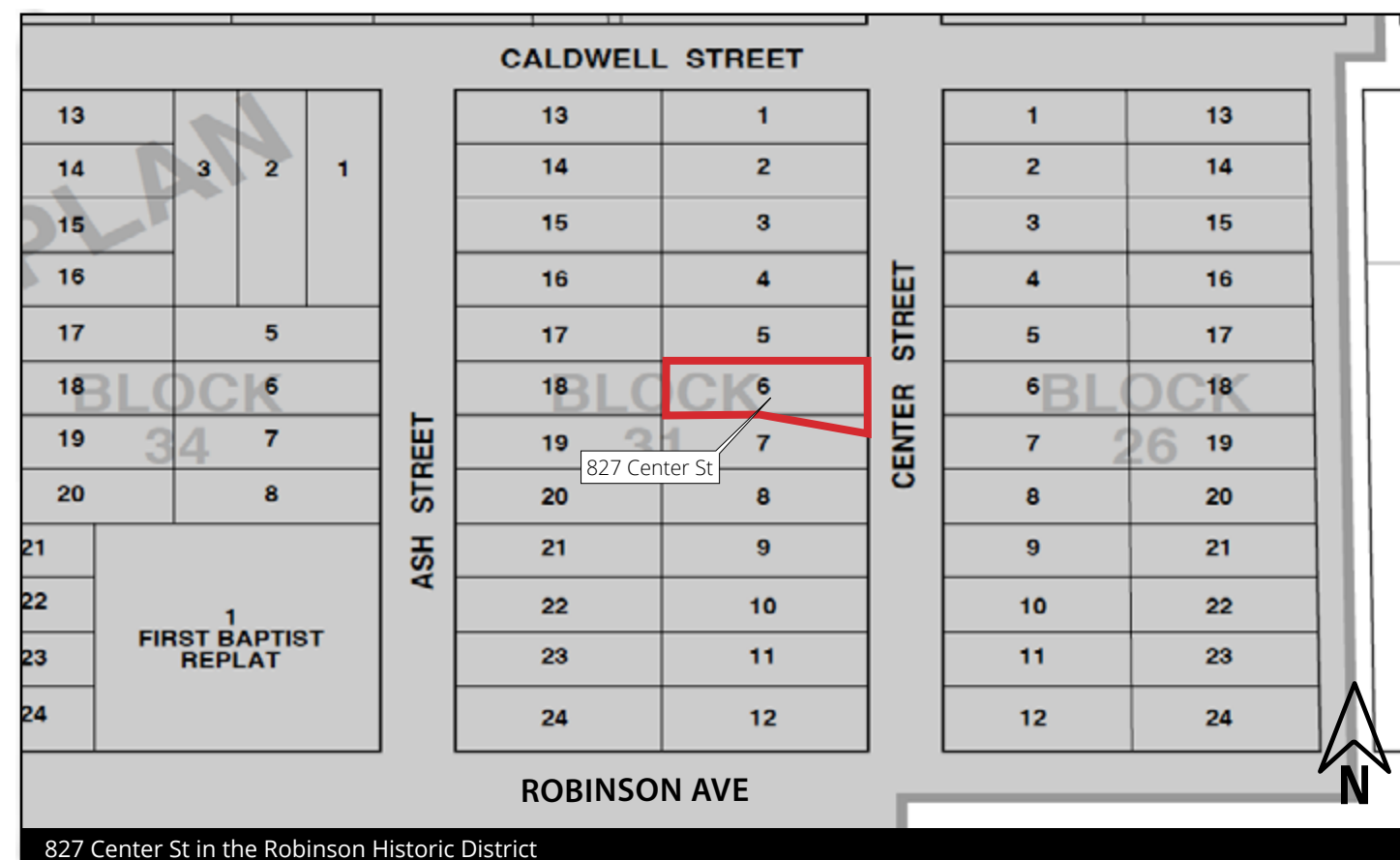
The applicant's proposed installation of window trim will not alter the existing window material or window orientation. The change will not alter the historical character of the building. This modification is appropriate.

Fences and Walls. The guidelines state that decorative rails and pickets, pillars, and posts shall be retained and preserved.

It's unclear if the original house featured a railing around the porch. The applicants proposed installation of a railing is consistent with the architectural style of the house and will not alter the historical character. This modification is appropriate.

Exterior Modifications. The guidelines encourage the retention of character defining element that would alter the home's historical character.

The applicant is proposing to replace the existing concrete porch and block base with a wooden porch and lattice base. The existing porch is in poor condition and is beyond repair. The proposed wood materials are consistent with the materials used on the existing home as well as the architectural style of the home. The change will not alter the historical character of the building. This modification is appropriate.



II.A EXTERIOR MODIFICATIONS - 827 CENTER STREET

Lighting. The guidelines state that if replacing a missing or deteriorated historic exterior lighting fixture is necessary, replace it with a fixture that is similar in appearance, material, and scale to the original.

The original light fixture is no longer present. The proposed fixture is appropriate in scale and materials. This modification is appropriate.

Garages and Accessory Structures. The guidelines state to retain and preserve garages and accessory structures that contribute to the overall character of the individual building site or the district.



Accessory structure to be removed

The existing accessory structure to the rear of the property has lost its structural integrity and cannot be repaired. The removal of this structure will not alter the historical character of the house or the district. The removal of this structure is appropriate.

PUBLIC RIGHTS OF WAY

Sidewalks. Sidewalks are recognized as an important site feature that promote walkability in the neighborhood. Sidewalks are not to be removed.

Sidewalks are existing at the site and are not proposed to change.

RECOMMENDATIONS

Staff recommends approval of the modifications with the following conditions:

1. The window trim and column shall be of a wood material.
2. No changes to or removal of the existing siding is authorized.



Proposed changes to the front of the residence



Existing porch, to be replaced



Examples of similar porch designs



II.A EXTERIOR MODIFICATIONS - 827 CENTER STREET



Existing conditions



II.B NEW SINGLE-FAMILY RESIDENCE - 853 MITCHELL STREET

ASA P. ROBINSON HISTORIC DISTRICT NEW SINGLE-FAMILY RESIDENCE 853 MITCHELL STREET

APPLICANT/OWNER

Kelley & Leslie Erstine
830 Reynolds Ave
Conway, AR 72032

DESIGNER

Mike Veltie

CONTRACTOR

Tom Watson

LOCATION

Address. 853 Mitchell St.

Lot Area. 0.55 acres ±.

Present Zoning. R-1 (One-Family District), Asa P. Robinson Historic District.

Abutting Zoning. R-1 (One-Family Residential) and R-2A (Two-Family District) in the Asa P. Robinson Historic District.

Surrounding Area Structures. The property is located in the Robinson Historic District on the west side of Mitchell St. Area structures consist of single family residences in colonial revival, "Garrison" colonial revival, craftsman, and a mid-century church facility. The property rests within an area of highly detailed, prominent homes.

General Description of Property and Proposed Development.

The applicant is proposing to construct a new 2,650 sf single-family residence and 730 sf garage. The proposed structure will be of a contemporary style.

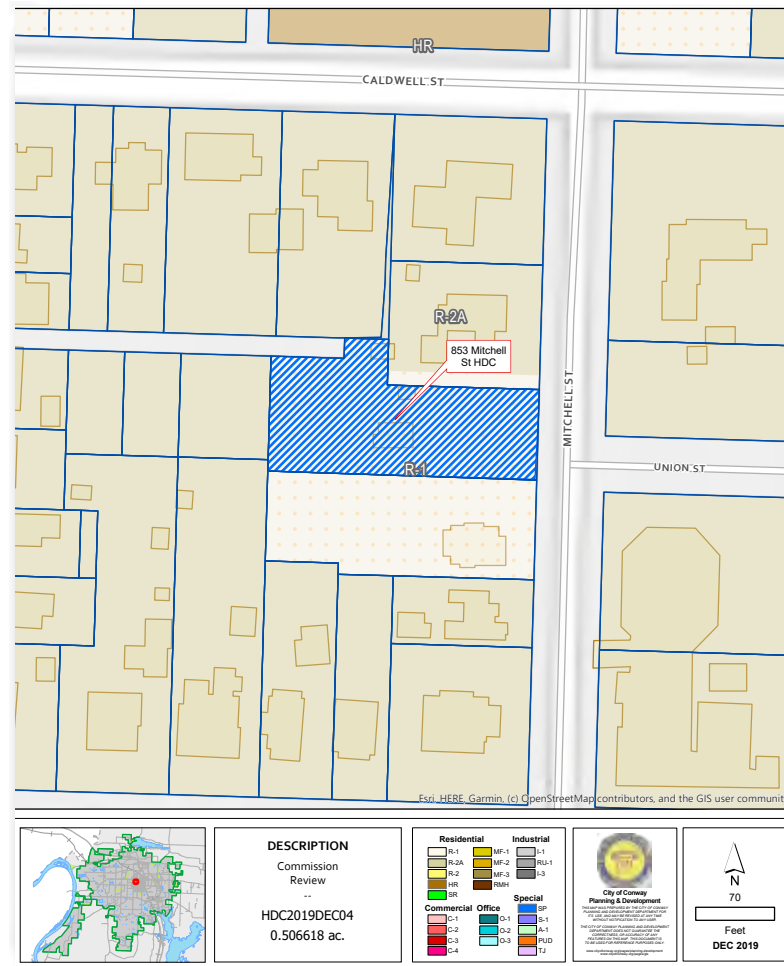
SITE

Setbacks. Front setbacks are allowed within a range of 85% to 115% of the average front setback of the area. The average setback from the property line for the area is 23-24'. The included drawings indicate a setback of 24.5'. The other proposed setbacks conform to the zoning requirements.

The proposed setbacks and spacing are appropriate.

Spacing. New construction should follow established spacing distance pattern between area structures.

Spacing is similar to other residences and fits within the neighborhood spacing pattern.



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

Lot coverage for the site is approximately 25%.

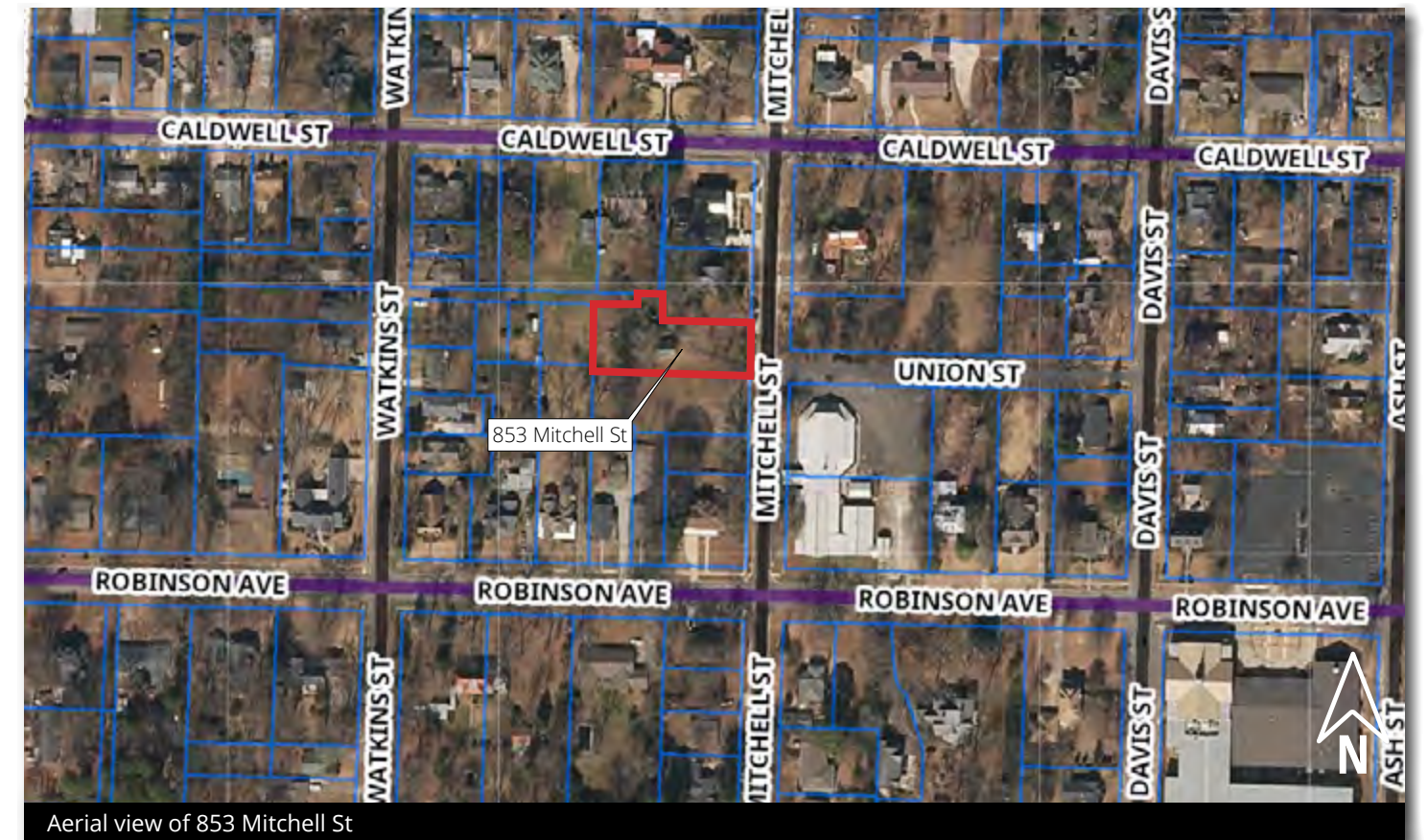
Orientation. The front door of the structure should follow the orientation of entries along the street.

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

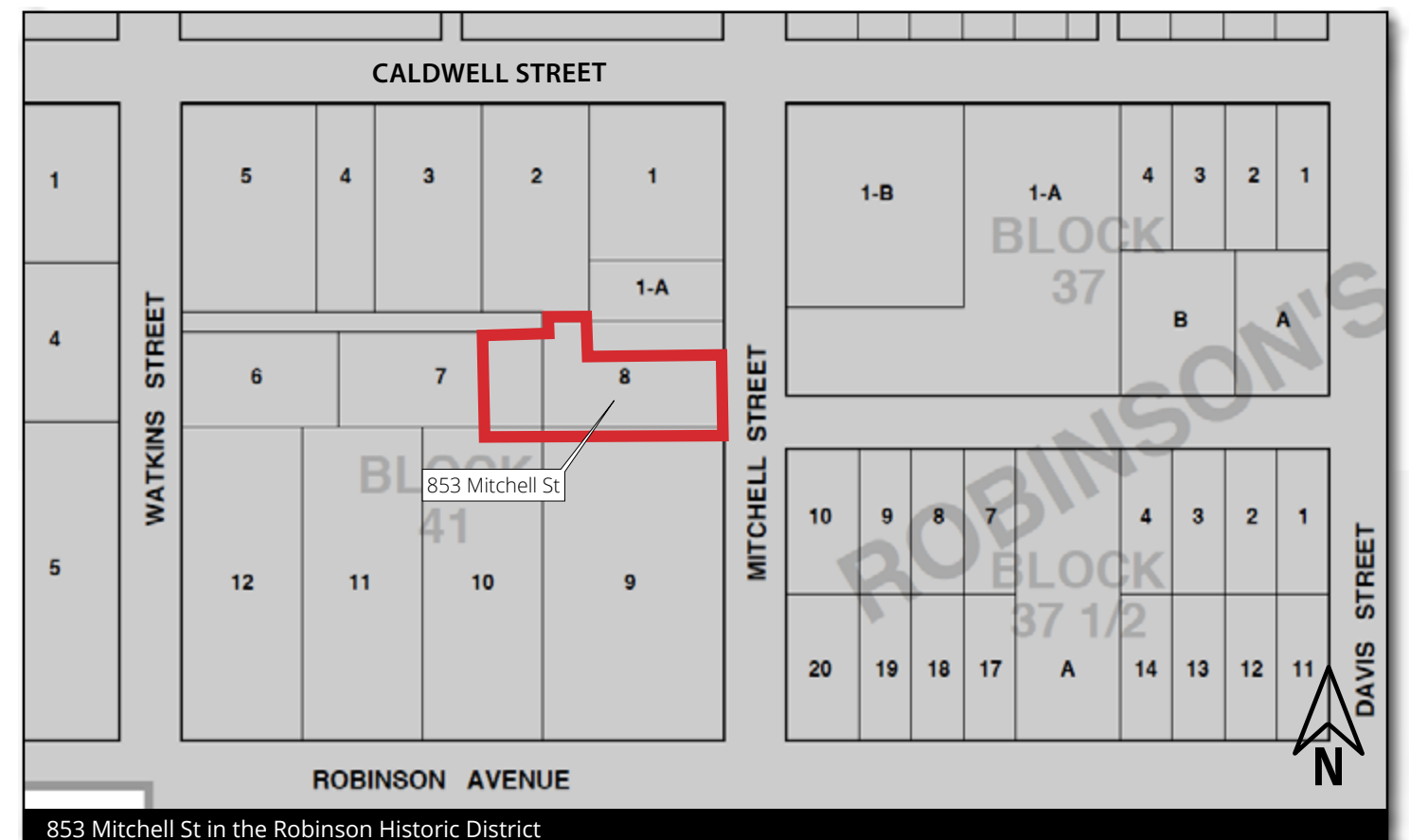
Alley. There is no alley access to this lot.

Driveway/Parking/Garage. Parking in the front yard is not appropriate. Driveways should be concrete, pavers, or permeable paving. Garages should be clearly secondary to the primary structure and complement the primary structure.

The applicant is proposing an 11' driveway along the south side of the property. The driveway size and location are appropriate. The garage location, size, and materials are additionally appropriate.



Aerial view of 853 Mitchell St



853 Mitchell St in the Robinson Historic District

II.B NEW SINGLE-FAMILY RESIDENCE - 853 MITCHELL STREET

Sidewalks. There is an existing sidewalk along the property. Sidewalk construction is not required.

Fences/Walls. No fencing is proposed, except that the application indicates that black metal fencing is proposed in the rear yard.

Additional information is needed.

Tree preservation. There appear to be several significant trees which might be affected by this project. Understory trees shall be required for each 30' of street frontage.

Additional information is needed on which trees are proposed for removal and which are intended to be retained. One tree for each thirty feet of street frontage is required.

SCALE

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 (2,650 sf) is compatible to the overall scale of structures in the surrounding area, which appear to range between approximately 2,650 sf and 5,363 sf.

Height. The structure should respect the historical norms within the neighborhood.

The structure shall be 1 story. Most structures within the area are two stories. The addition of dormers to the roof could give the structure the appearance of two story structure.

Width. The structure should respect the average width of homes within the general vicinity.

Surrounding homes appear similarly wide with structures exceeding 60' in width and some at little as 45'. The home will have a width of 56'.

Directional expression. The structure should respect the directional expression of homes within the general vicinity.

Many of the homes in the immediate vicinity are strongly horizontally prominent similar to the proposed structure.

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

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

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

The structure will contain a pattern of wall breaks that lend itself to a greater proportion of the mass of the structure being further recessed on the lot than surrounding structures. This gives the structure a character that feels less compatible to structures in the immediate area.

Façade, wall area, rhythm. New façades shall be compatible with those of the surrounding area. Front façades should contain a similar ratio of windows and openings to that of area structures. Window and door openings should relate to the size and proportions contained in the surrounding area.

The proposed structure will contain far fewer windows openings compared to surrounding structures. Window openings are highly prominent for all surrounding structures. Given the tiered nature of the front façade, the blank façades of the home's sides will be more visible to the street. Additionally, the towering nature of the roof line contributes to the feeling of a lack of windows on the structure.

The tiered nature of the front façade also makes the structure appear much less significant than surrounding structures and contributes to a roof line which is more compatible with contemporary homes than the surrounding structures.

Recommend requiring at least 30% of the front and side façades be composed of window openings. Recommend requiring a more substantial (wider) front façade at the very front of the structure to reduce the complexity of the roof form.

DESIGN ELEMENTS

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

The style of the home will be a contemporary French Revival replica. The structure will have a compatible appearance without conveying a false sense of historicity.

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.

The front entry appears appropriately substantial for the area. The front entry is recessed approximately 6.5'. This is not in character with entries for traditional homes. Recommend requiring a more shallow recess for the front entry. Windows will require true divided lights.

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.



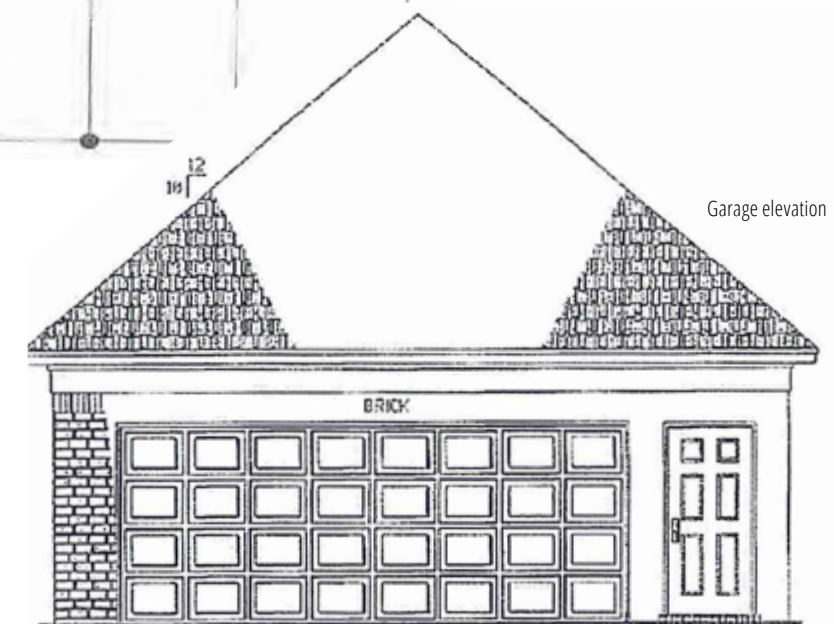
Site Plan

Mitchell St



Church to the southeast of the subject property

Surrounding area structures



Garage elevation

II.B NEW SINGLE-FAMILY RESIDENCE - 853 MITCHELL STREET

MATERIALS & DETAILING

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

Siding is proposed as brick with wood detailing. Fascias and soffits should be required to be of wood construction.

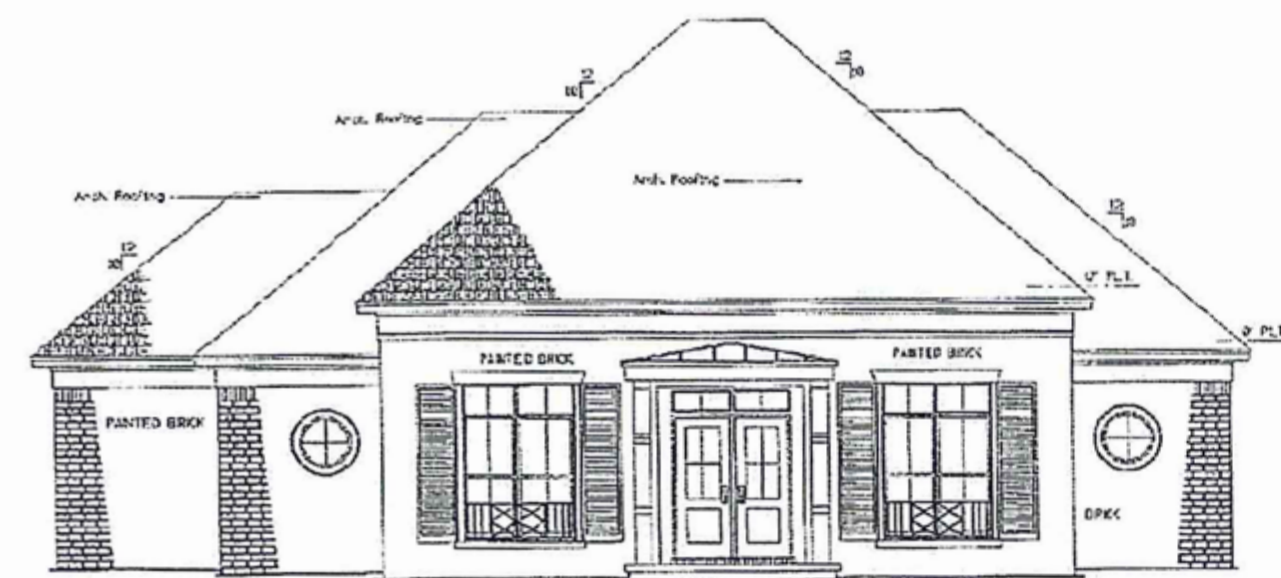
Shutters, Roof, Decks/Plaza Space, Skylights, Mechanical Screening. Roofing should respect the character of the surrounding area with respect to materials, pitch, and form. Metal roofing is prohibited unless historically used on the structure.

The roof form is more highly complicated than typically seen within the surrounding area or for the style. The width of the structure to the roof pitch gives the roof a towering feel. A wider front façade at the very front of the structure as well as dormers above the two front windows could reduce this towering character. The applicant is proposing architectural shingles which should be required. Recommend requiring an altered roof form that reduces its towering nature with architectural shingles required.

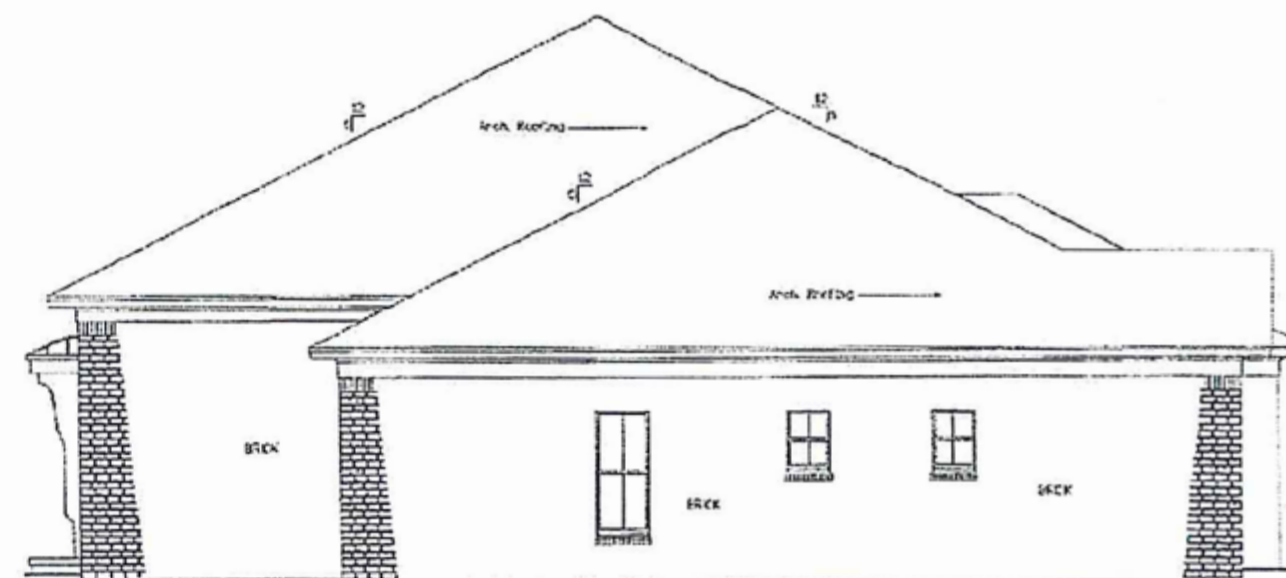
RECOMMENDATIONS

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

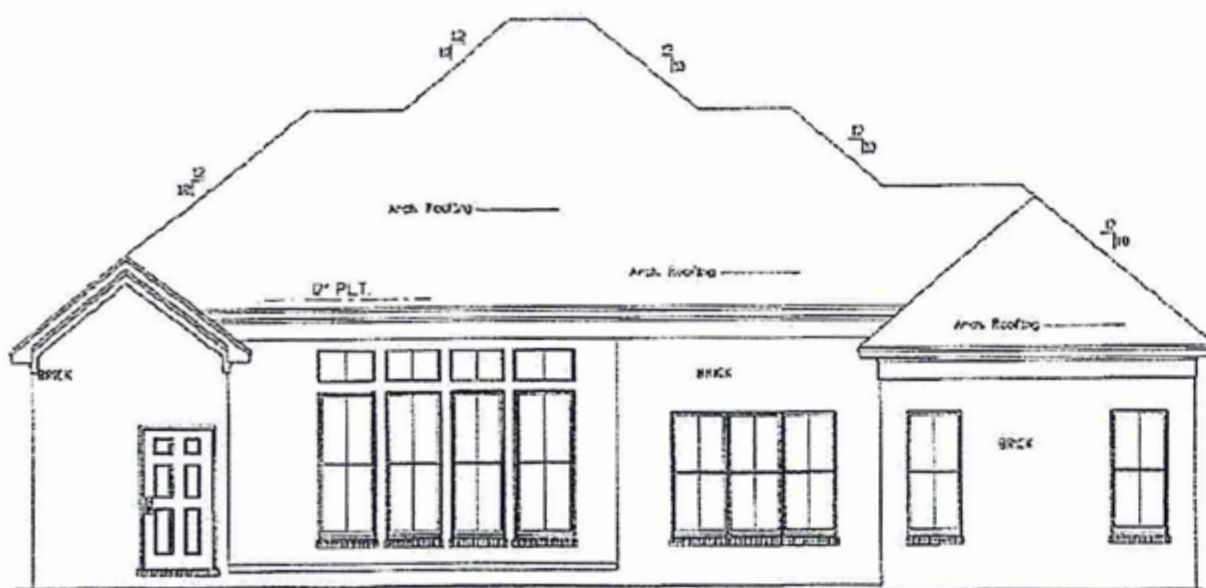
1. Provide additional details on the existing trees and proposed tree plantings. If any significant trees are removed, the Planning Director may require replanting of new trees. At a minimum, one tree per thirty feet of street frontage shall be required.
2. Require at least 30% of the front and side facades be composed of window openings.
3. Require a more substantial (wider) front façade at the very front of the structure to reduce the complexity of the roof form.
4. Require a more shallow recess for the front entry.
5. Require true divided light wooden windows.
6. Require fascia and soffits to be finished with wood construction.
7. Require an altered roof form that reduces the roof's towering nature with architectural shingles required.
8. HVAC equipment be placed in a manner to minimize its visibility from the street.
9. The applicant will provide revised plans to the Planning Director for review and approval prior to issuance of building permits.



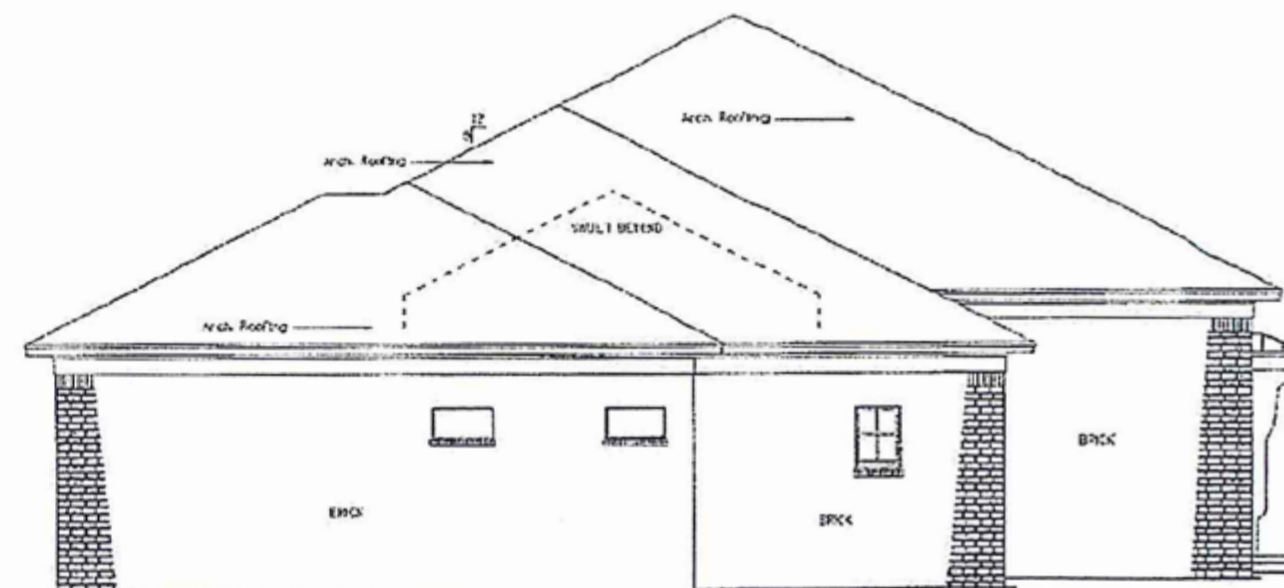
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

III.A EXTERIOR MODIFICATIONS - 802 FRONT STREET

OLD CONWAY DESIGN OVERLAY DISTRICT EXTERIOR MODIFICATION/ STOREFRONT CHANGE 802 FRONT STREET

APPLICANT/OWNER
Spatz Properties, LLC
615 Davis St
Conway, AR 72034

CONTRACTOR
Jim Lary/Jim Lary Construction

LOCATION

Address. 802 Front St.

Present Zoning. C-1 (Central Business District) Old Conway Design Overlay Urban District.

Abutting Zoning. C-1 (Central Business District) Old Conway Design Overlay Urban District.

Lot Area. 0.16 acres ±.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Urban District at the northeast corner of Front St and Main St. Adjacent structures consist of commercial buildings of 20th and 19th century vernacular design in a downtown setting.

General Description of Property and Proposed Development. The applicant is proposing to enclose the existing canopy space at the front of the building with glass storefront and a glass overhead door.

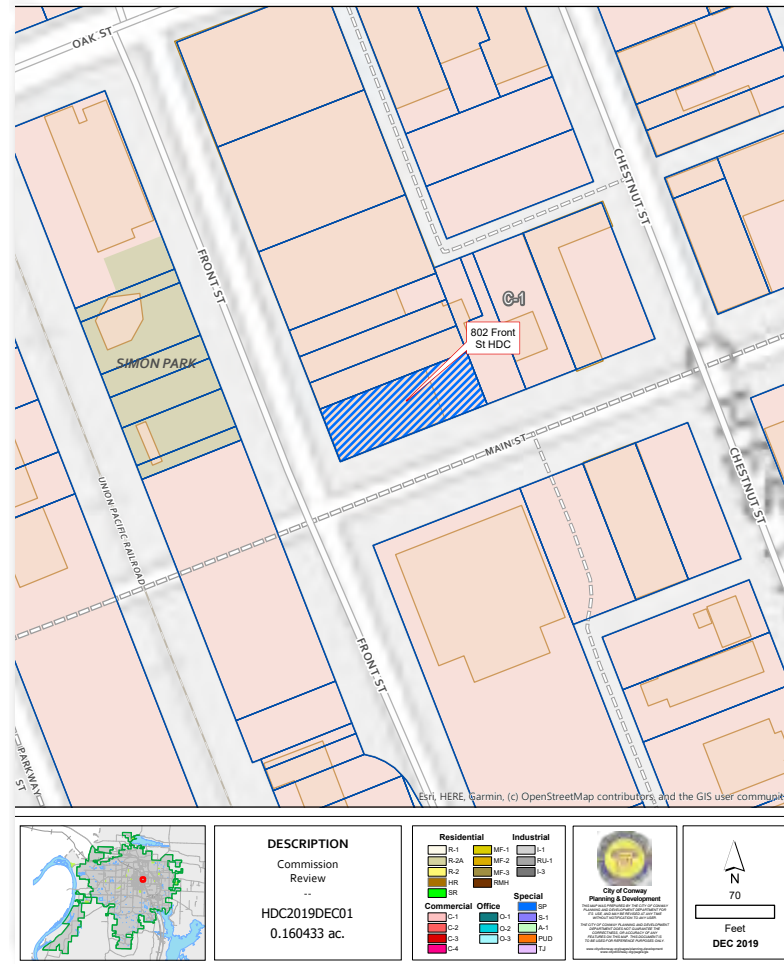
ARCHITECTURE

Ground-Level Façade Detail. A minimum of 2/3 of the first floor façade should be windows.

The application meets this requirement. The entire area proposed to be enclosed will be replaced by windows and entries.

Building Materials. A minimum of 85% of first floor glass should be transparent and not frosted or tinted. All glass is encouraged to be transparent.

The applicant is not proposing frosted or tinted glass on any windows. As proposed the applicant will use dark bronze storefront framing and clear glass.



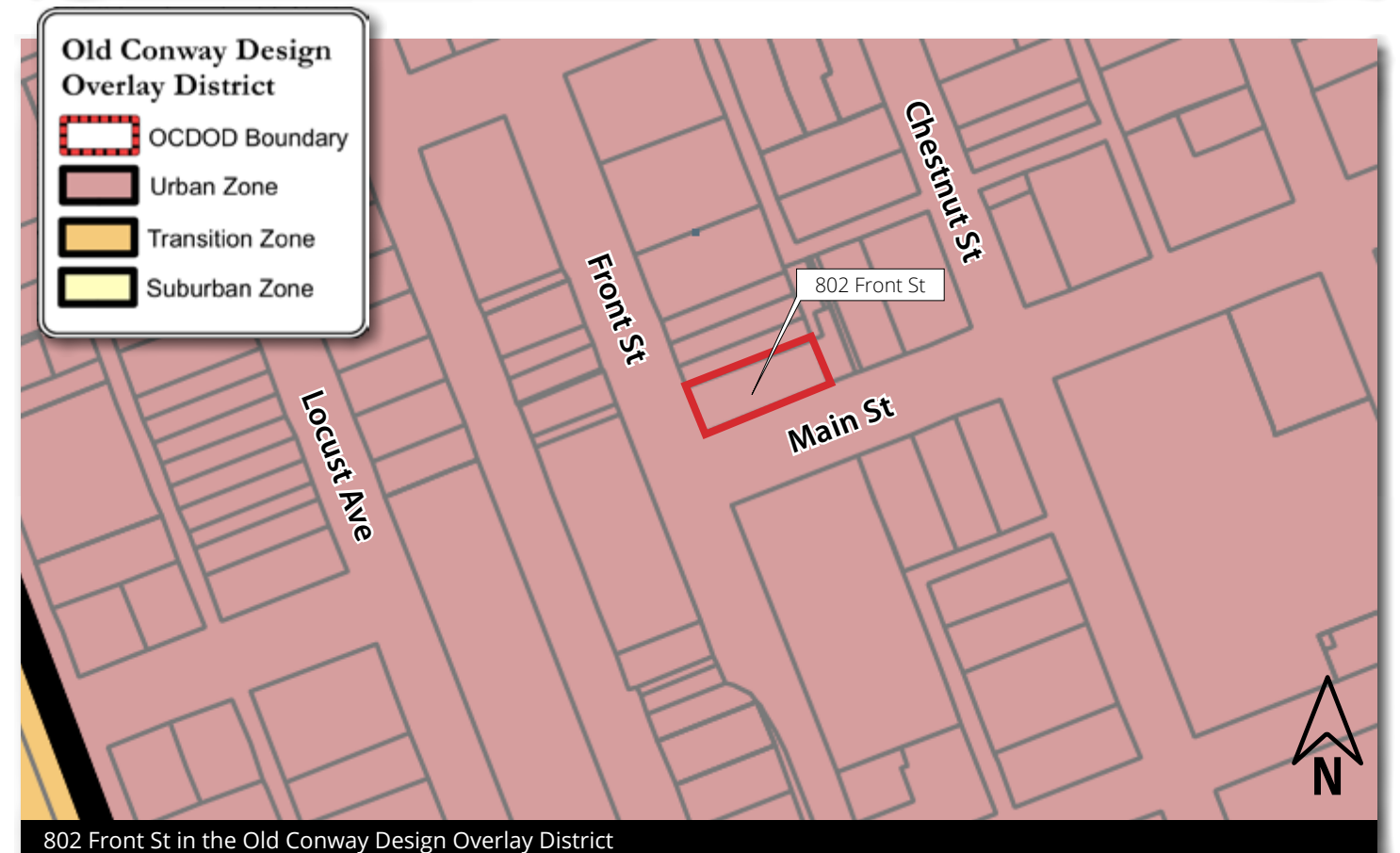
RECOMMENDATIONS

Staff recommends approval of the modification with the following conditions:

1. The work shall be completed in conformance with the submitted plans including all glass storefront and entryways.
2. All glass shall be transparent.
3. A brick "low wall" shall be provided at the rear parking area along the Main St frontage for screening purposes.
4. Tinted glass is prohibited.
5. No signage is approved as part of this request.



Aerial view of 802 Front St



802 Front St in the Old Conway Design Overlay District

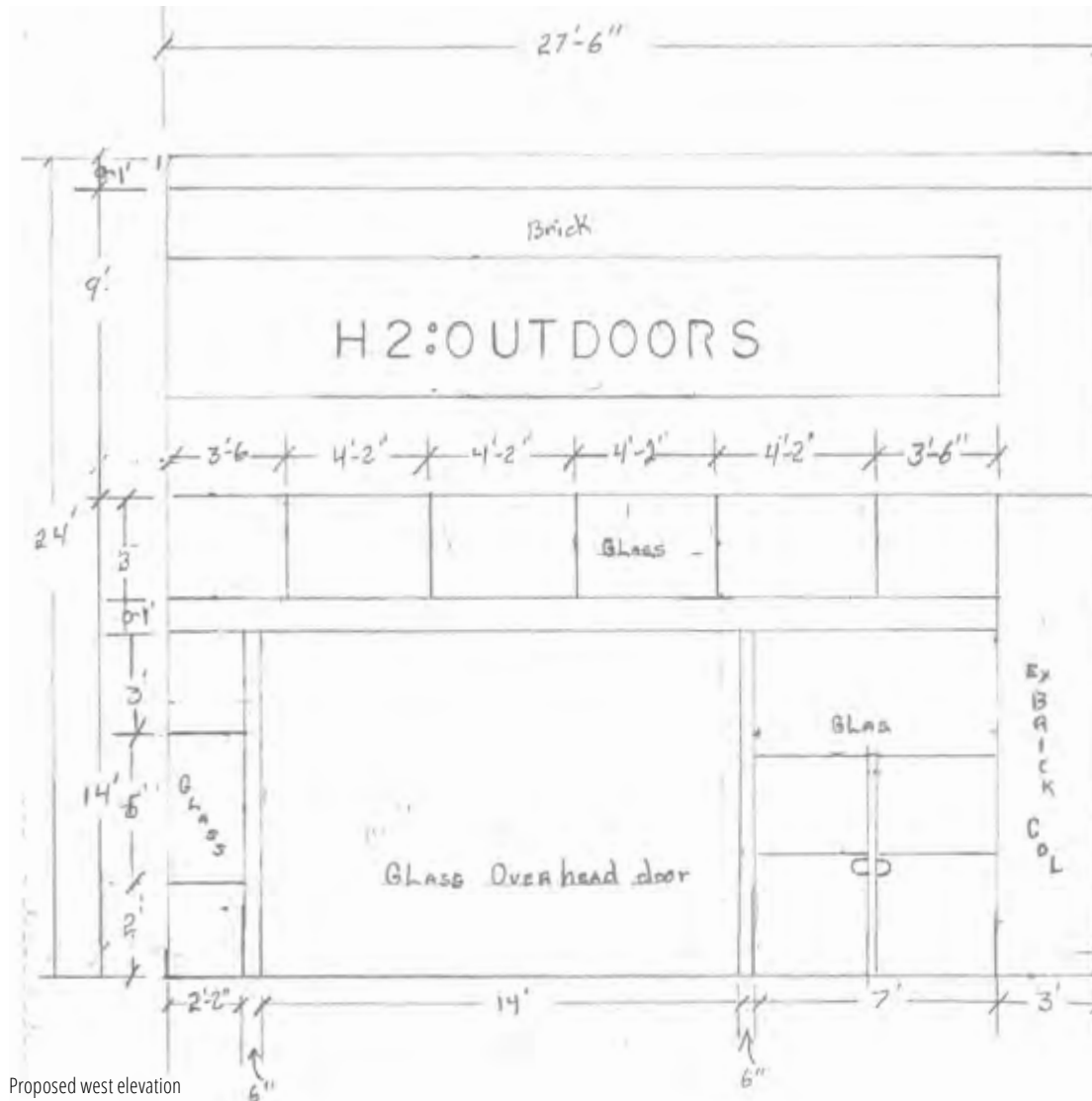
III.A EXTERIOR MODIFICATIONS - 802 FRONT STREET



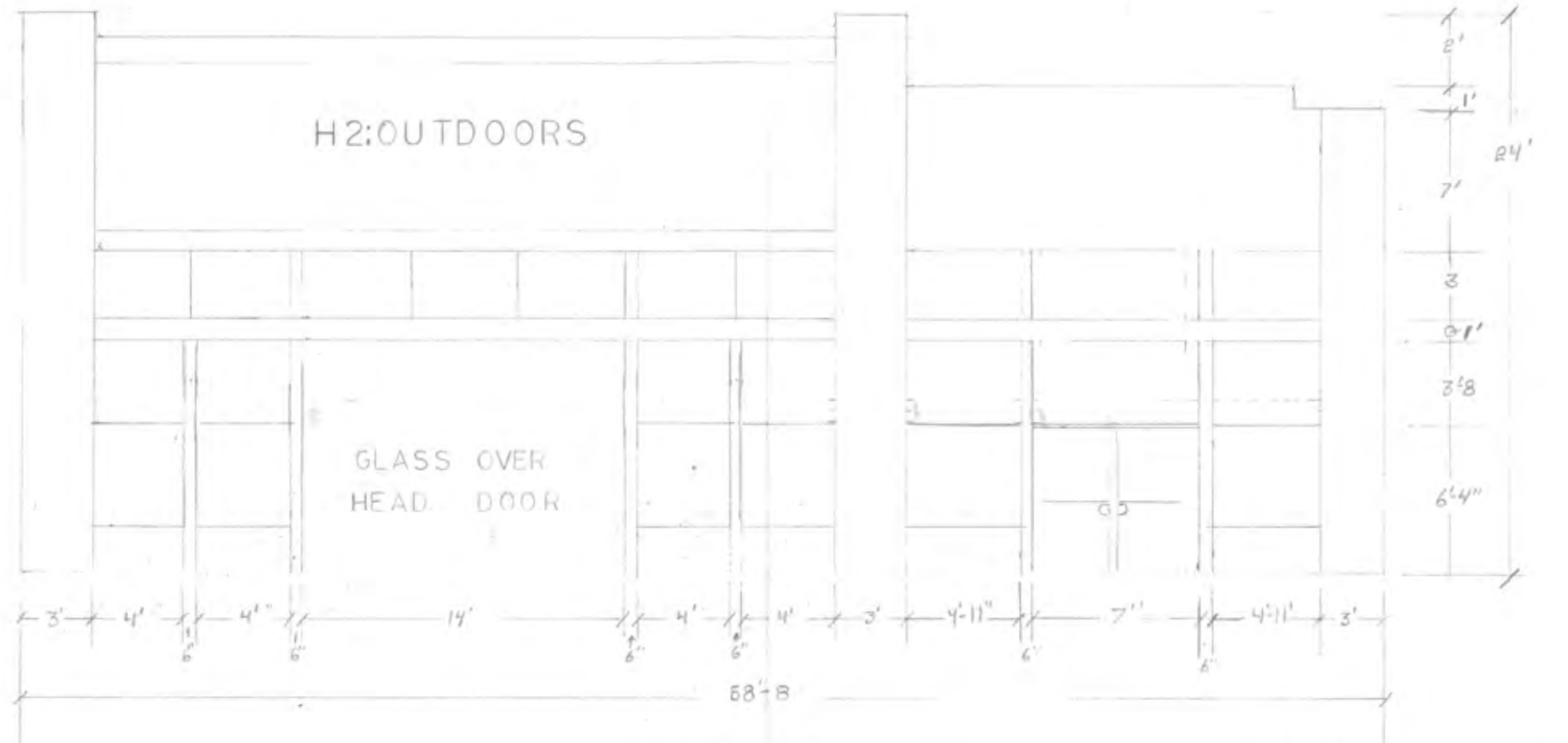
Existing west façade



Existing south façade



Proposed west elevation



Proposed south elevation

III.A EXTERIOR MODIFICATIONS - 802 FRONT STREET



Existing conditions at the rear/
east of the property



Property adjacent to the south, across Main St

Properties adjacent to the north, along Front St



III.B EXTERIOR MODIFICATIONS - 1816 WASHINGTON AVENUE

OLD CONWAY DESIGN OVERLAY DISTRICT EXTERIOR MODIFICATIONS 1816 WASHINGTON AVENUE

APPLICANT/OWNER

Mathew Duffy
1307 Sunset Dr
Conway, AR 72034

LOCATION

Address. 1816 Washington Ave.

Lot Area. 0.41 acre±.

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 on the east side of Washington Ave. Area structures consist of single-family residences and duplexes in craftsman and minimal traditional styles.

General Description of Property and Proposed Development. The applicant is proposing to modify the roof line of the gable to the existing house and extend the right side dormer to create a more symmetrical front façade. Additionally, the applicant is proposing to replace the existing iron columns with period correct wooden columns.

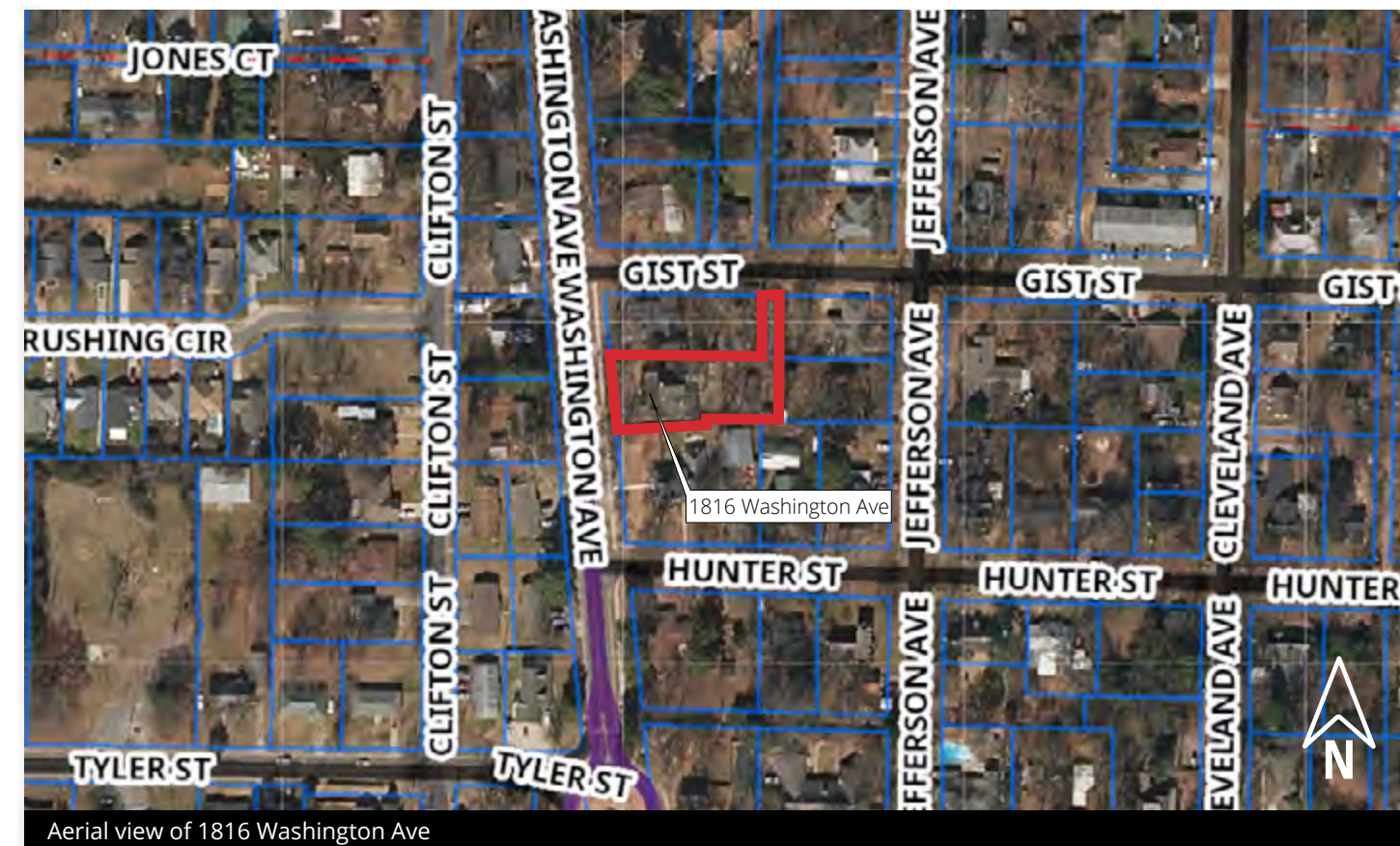
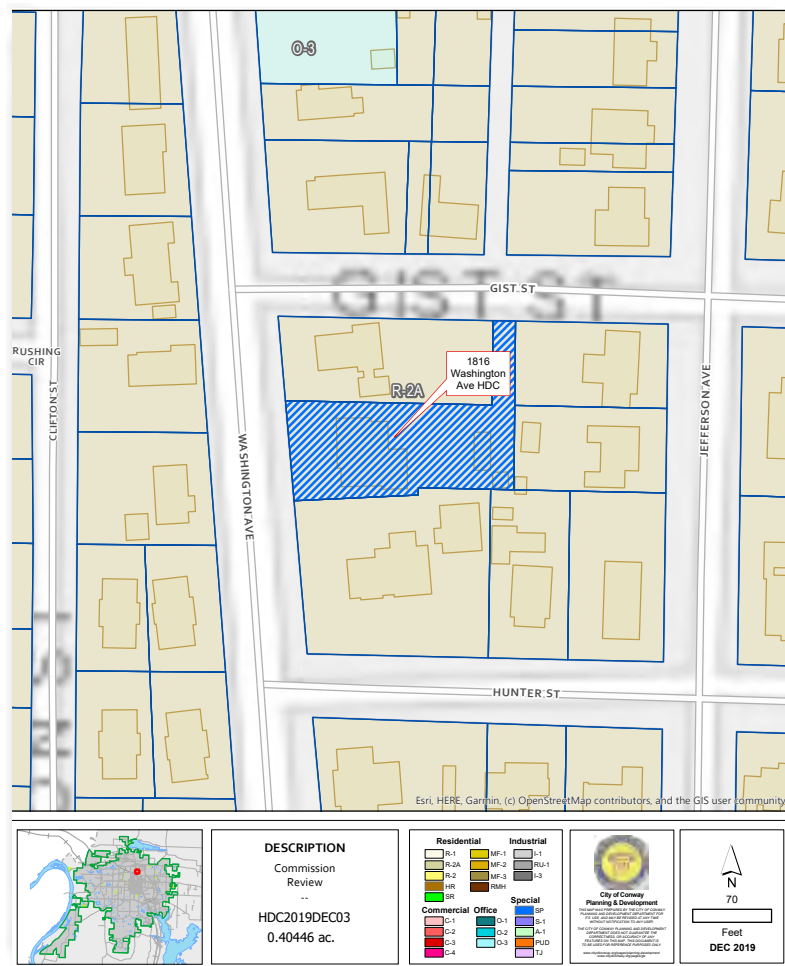
DESIGN ELEMENTS

Complexity of Form. The level of complexity usually relates directly to the style or type of building. In general, use forms that relate to the majority of surrounding structures.

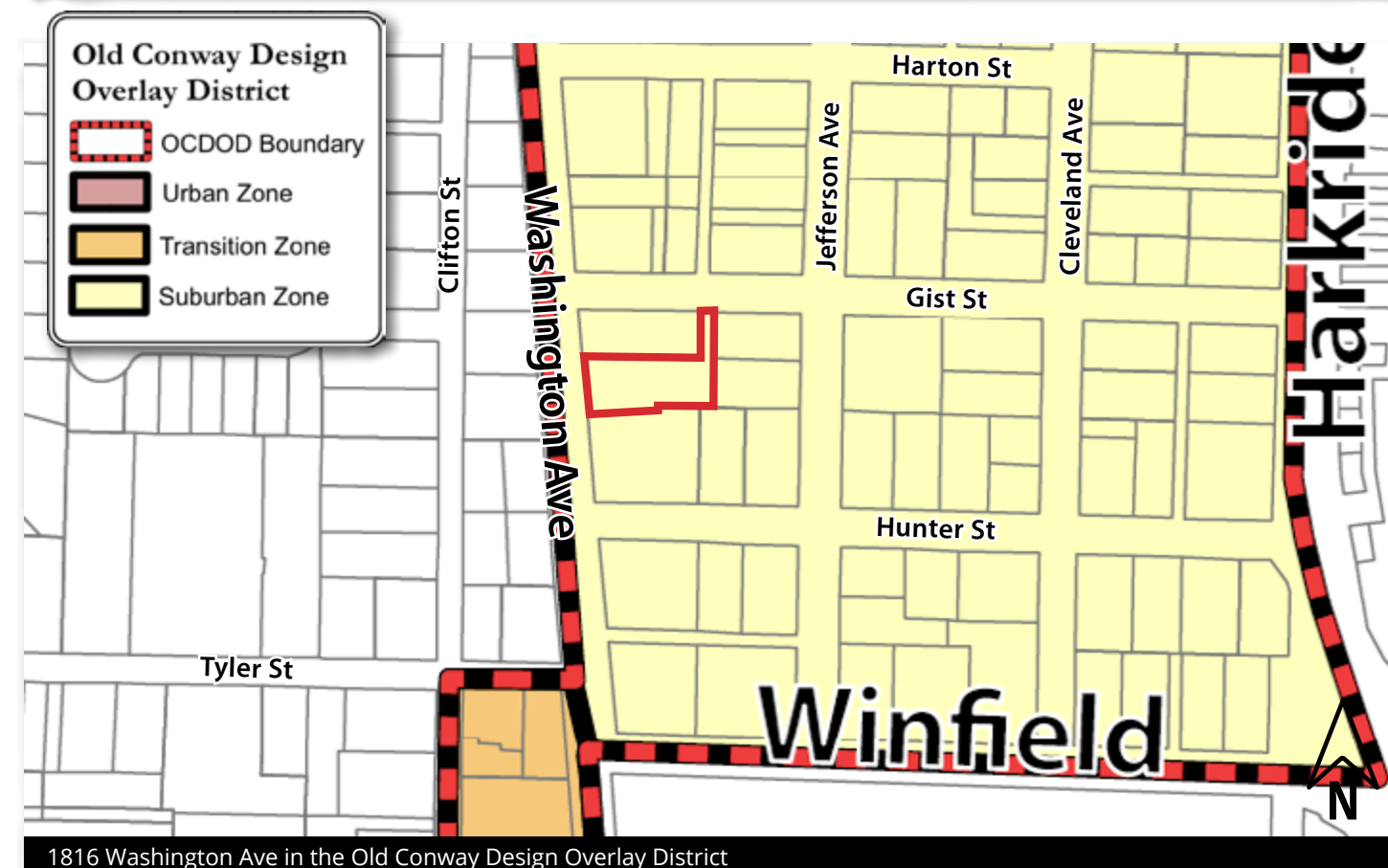
The majority of the existing structures in the area have simple forms as it pertains to massing. The existing roofline of the house is somewhat asymmetrical. The proposed modification to the gable would make the structure more consistent with the other homes in the area.

Directional Expression. In the Suburban Zone, the older structures are mostly oriented horizontally or have a square shape, such as the typical Craftsman bungalow. New construction should respect the directional expression (or overall relationship of height to width) of surrounding traditional structures.

The existing house and the adjacent homes appear to have a more horizontal or square directional expression. The proposed changes to the roofline would not have an effect on the expression of the structure.



Aerial view of 1816 Washington Ave



1816 Washington Ave in the Old Conway Design Overlay District

PUBLIC RIGHT OF WAYS

Sidewalks. Sidewalks are recognized as an important site feature that promote walkability in the neighborhood. Sidewalks are not to be removed.

Sidewalks are existing at the site and are not proposed to change.

MATERIALS & DETAILING

Architectural Details. Architectural detail work should complement the existing structure and remain compatible with the existing style, materials, and shape.

The proposed replacement of the columns will remain compatible with the existing house. The applicant is proposing wood columns as a replacement material. Much of the existing house is clad with wood siding.

III.B EXTERIOR MODIFICATIONS - 1816 WASHINGTON AVENUE



View of roof of subject property



Properties across Washington Ave to the southwest



Property across Washington Ave to the west



Properties across Washington Ave to the northwest



Front elevation showing proposed changes

View of subject property from Washington Ave looking east

Roofs. Roofs on new construction in the Suburban Zone should respect the character of roof types and pitches in the immediate area.

Both homes to the north and south have very symmetrical front façades. The proposed modification to the existing roofline will likely make the structure more consistent with the rooflines of the surrounding structures.



Adjacent property to the north

RECOMMENDATION

Staff recommends approval of the changes with the following conditions:

1. Materials shall be used that are consistent with the materials of the existing structure. Wood siding shall be used on the gable.
2. The columns shall be of a wood material and a minimum of 8"x8".



