




# CONWAY

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HISTORIC DISTRICT COMMISSION  
STAFF REPORT



5:30 pm • January 27, 2020 • City Hall



# City of Conway

## HISTORIC DISTRICT COMMISSION

### Agenda • January 27, 2020

#### Call to Order

Approval of Minutes - December 19, 2019

#### I. Public Hearings - Old Business

A. 2035 Independence Avenue - New single-family residence (*applicant requested to defer the review at the December meeting*).

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

A. 705 Davis Street - New accessory structure

#### III. Discussion

A. Selection of 2020 Officers

#### Adjourn

### HISTORIC DISTRICT COMMISSION MEMBERS

Steve Hurd  
David Carolina  
Shelby Fiegel  
Liz Hamilton  
Taylor Martin  
Emily Walter  
Margaret West

Historic District Commission meets at 5:30 pm in City Hall • 1201 Oak Street



# 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.

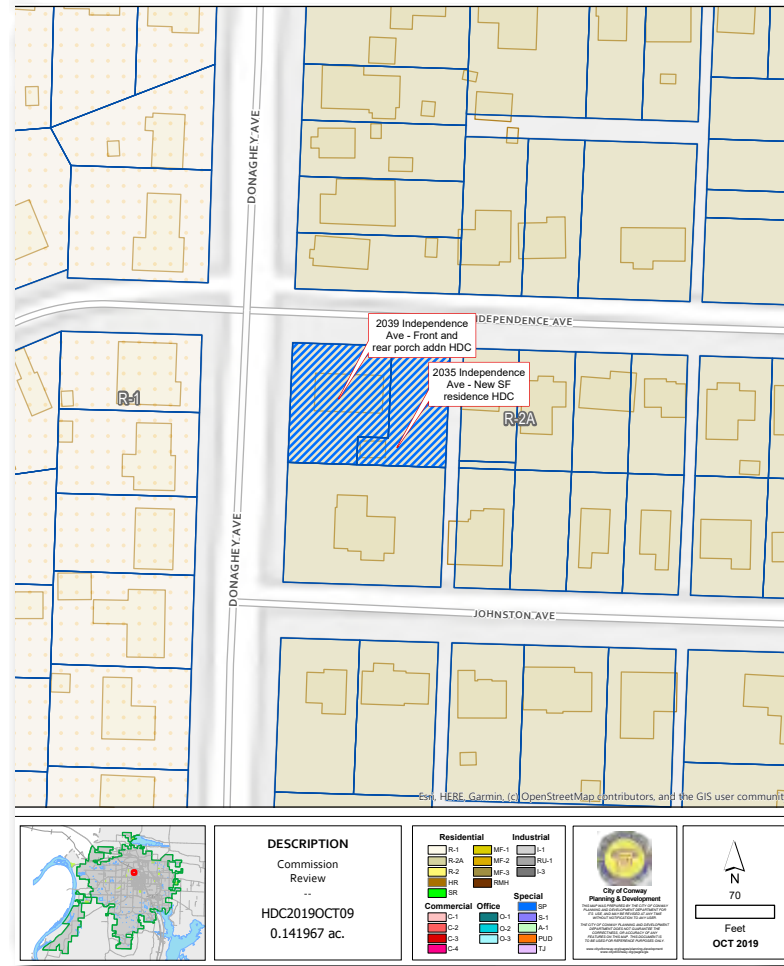
*The proposed setbacks and spacing are appropriate.*

**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.*

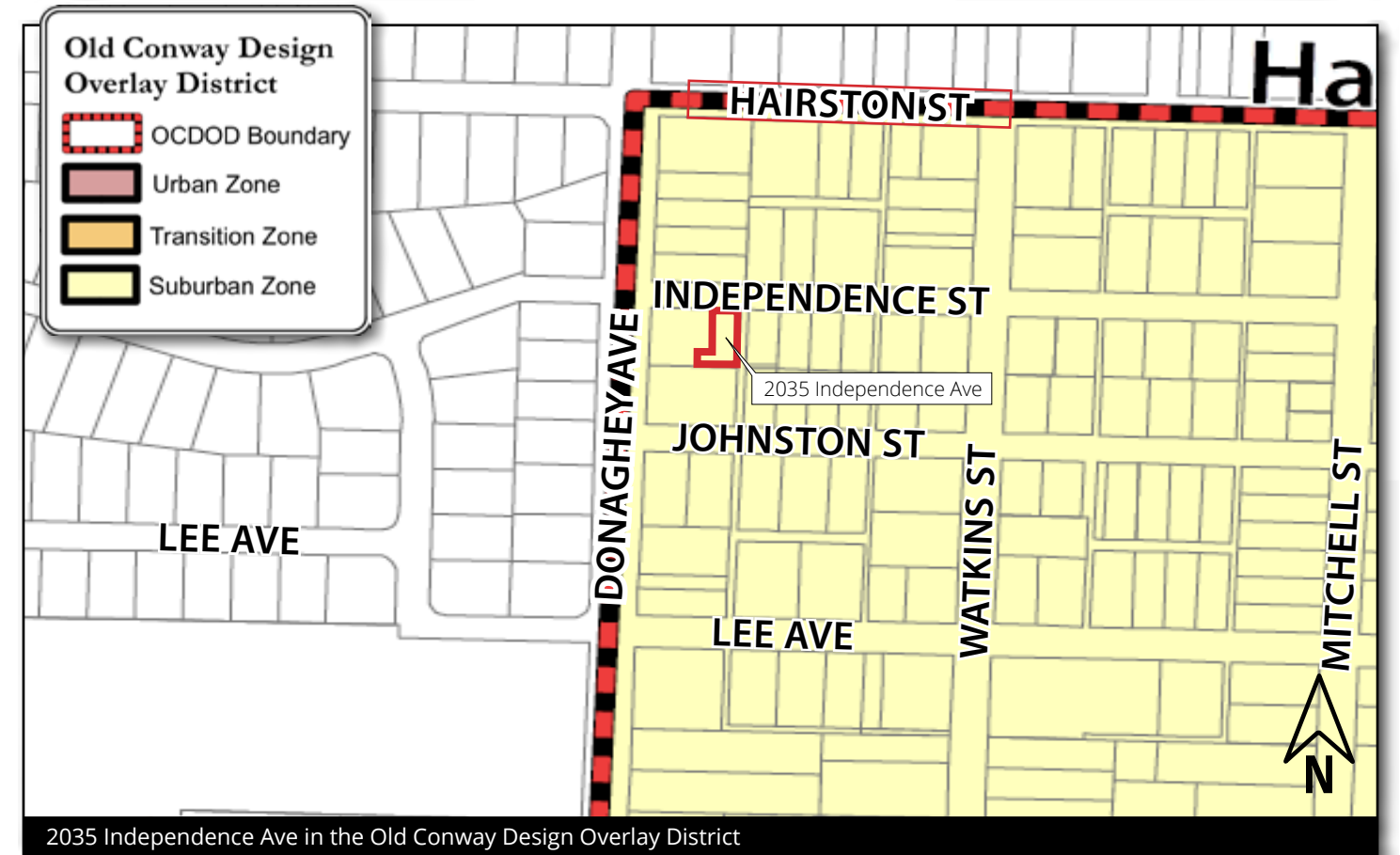
**Sidewalks.** There is no existing sidewalk along the property.

*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 Hardie board/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

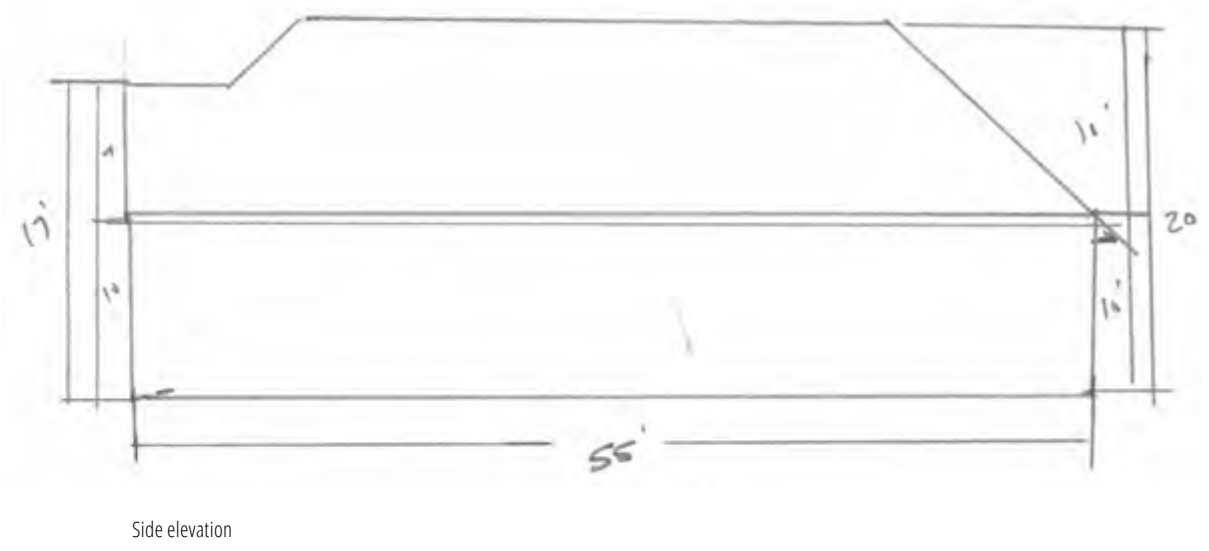
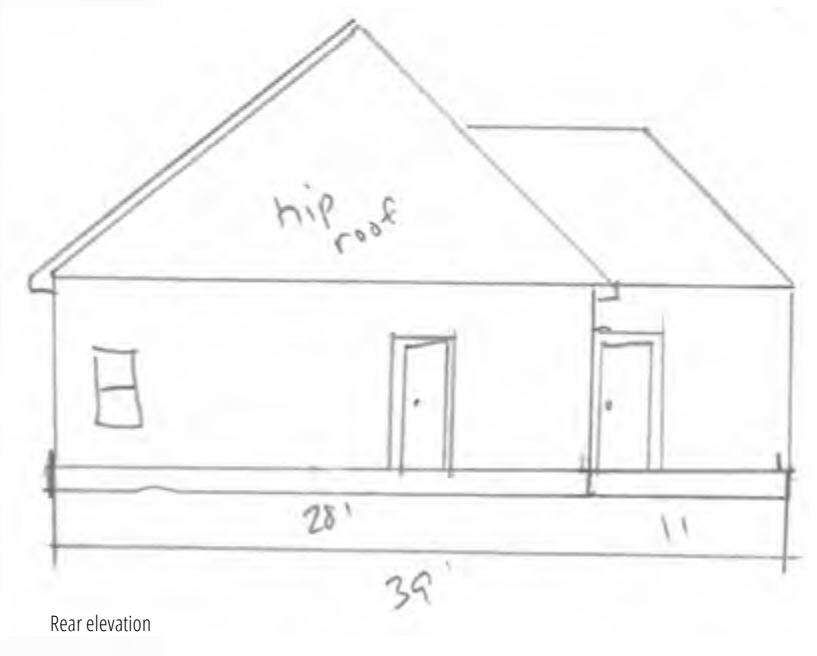
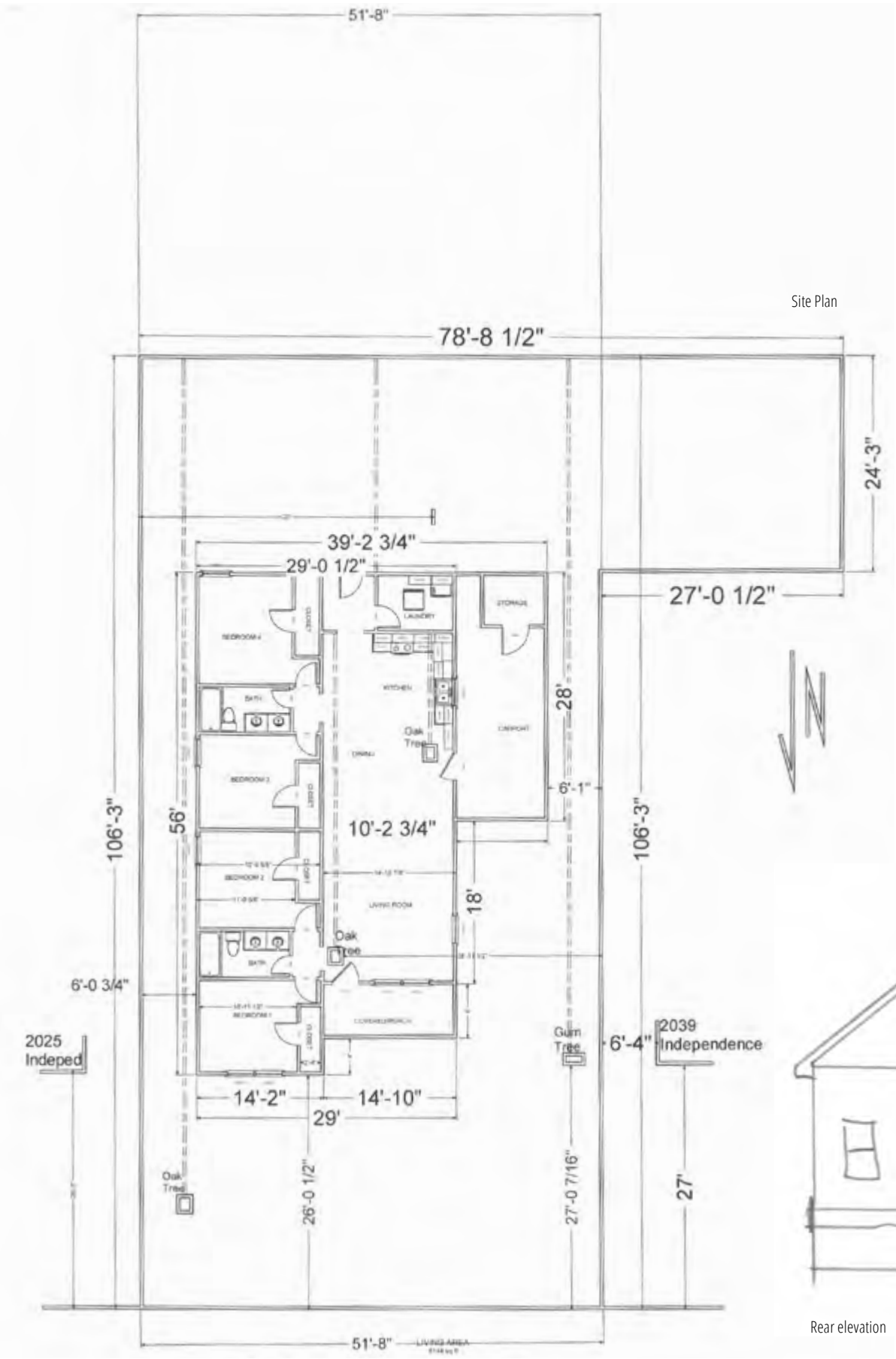


View of property from Independence Ave looking south



View of property from Independence Ave looking southeast





## II.A NEW ACCESSORY STRUCTURE - 705 DAVIS STREET

### OLD CONWAY DESIGN OVERLAY DISTRICT NEW ACCESSORY STRUCTURE 705 DAVIS STREET

#### APPLICANT

Storybook Renovations  
831 Faulkner St  
Conway, AR 72034

#### OWNER

William Freeman  
705 Davis St  
Conway, AR 72034

#### LOCATION

Address. 705 Davis St.

Lot Area. 0.34 acres ±.

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

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

**Surrounding Area Structures.** Outbuildings should be at the rear of the principal building with a 3' minimum side setback, 2' minimum rear setback, and an 8' minimum secondary frontage setback. The Zoning Code requires a minimum setback of 5 feet from all property lines in the R-2A zoning district.

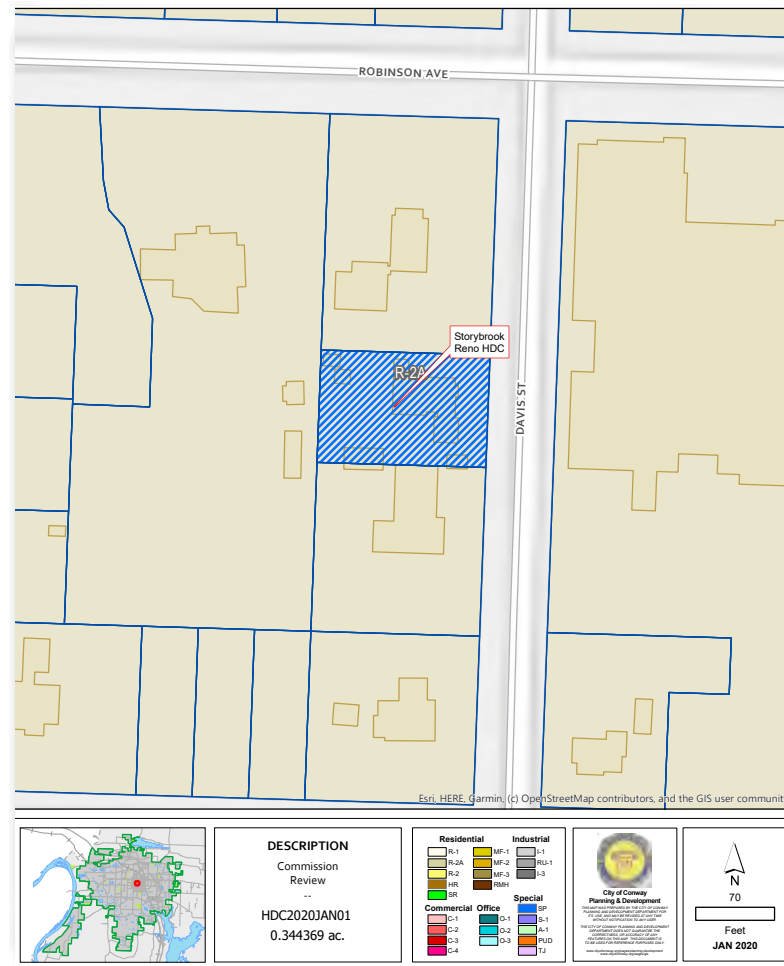
**General Description of Property and Proposed Development.** The site is occupied by a single-family home in an American traditional style. The house has a footprint of 2,700 sf. The applicant is proposing to construct a 216 sf covered pergola/cabana.

#### 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.

*As proposed, the setbacks will be 0' to the rear property line and 0' to the southern interior property line. The cabana is located to the rear of the principal structure when viewed from the primary frontage.*

*As proposed, the accessory structure does not meet the minimum setback requirements of the zoning code. A zoning variance would be required to allow any reduction of the required setback.*



**Fences/Walls.** No fencing is proposed.

**Landscaping and tree preservation.** There is no landscaping proposed with the project. There are no significant trees that will be affected by the project.

#### SCALE

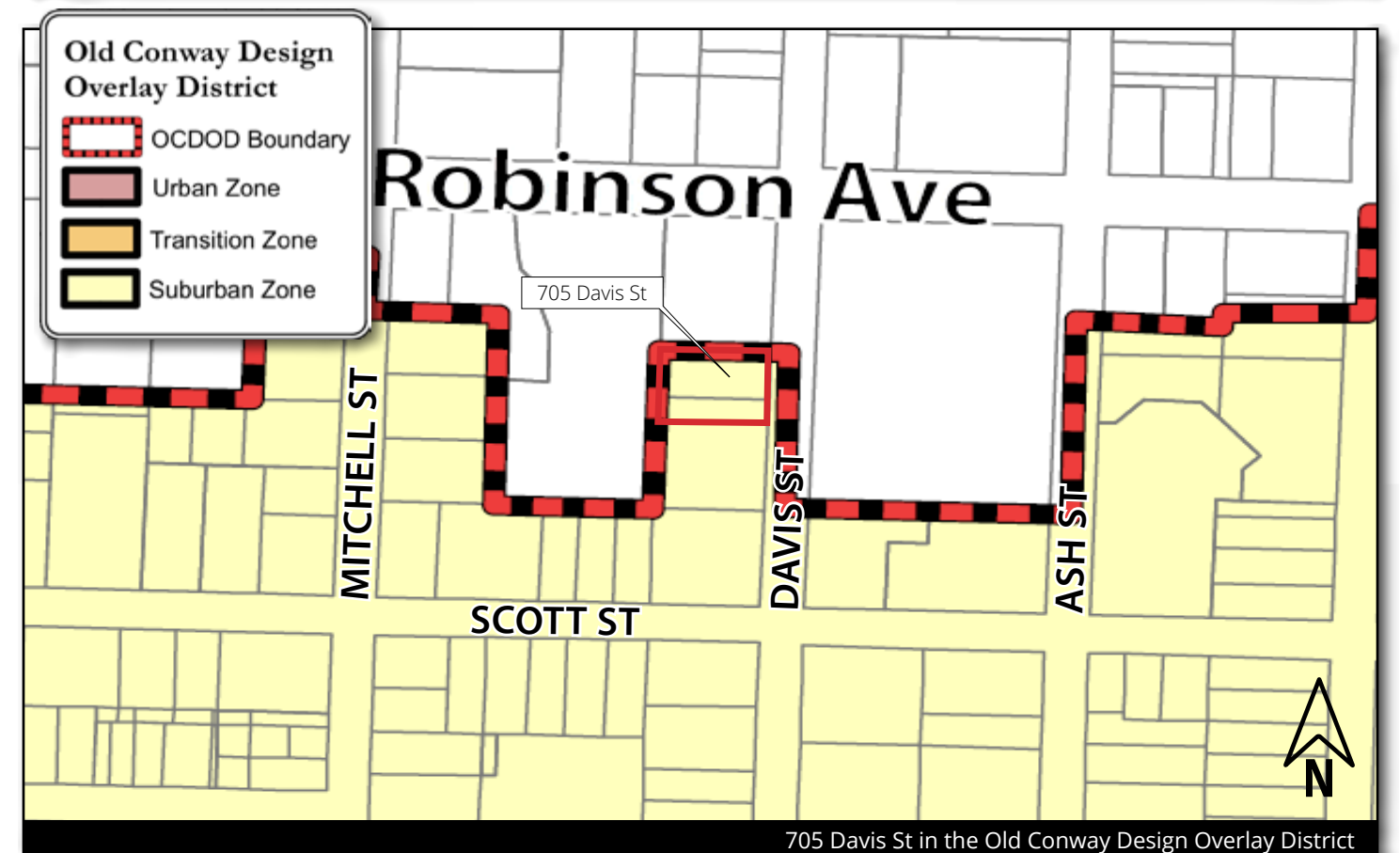
**Height.** New structures should respect the pattern of existing structures in the surrounding area.

*The structure appears to respect the historical norms within the area. The structure will not exceed the height of the adjacent principal building.*

#### MATERIALS & DETAILING

**Roof.** The roof should respect the roof lines and pitches of roofs in the general vicinity.

*The plans propose a hip roof that is not compatible in design and pitch to the roof of the primary structure. A gabled roof form would be more appropriate.*





## II.A NEW ACCESSORY STRUCTURE - 705 DAVIS STREET

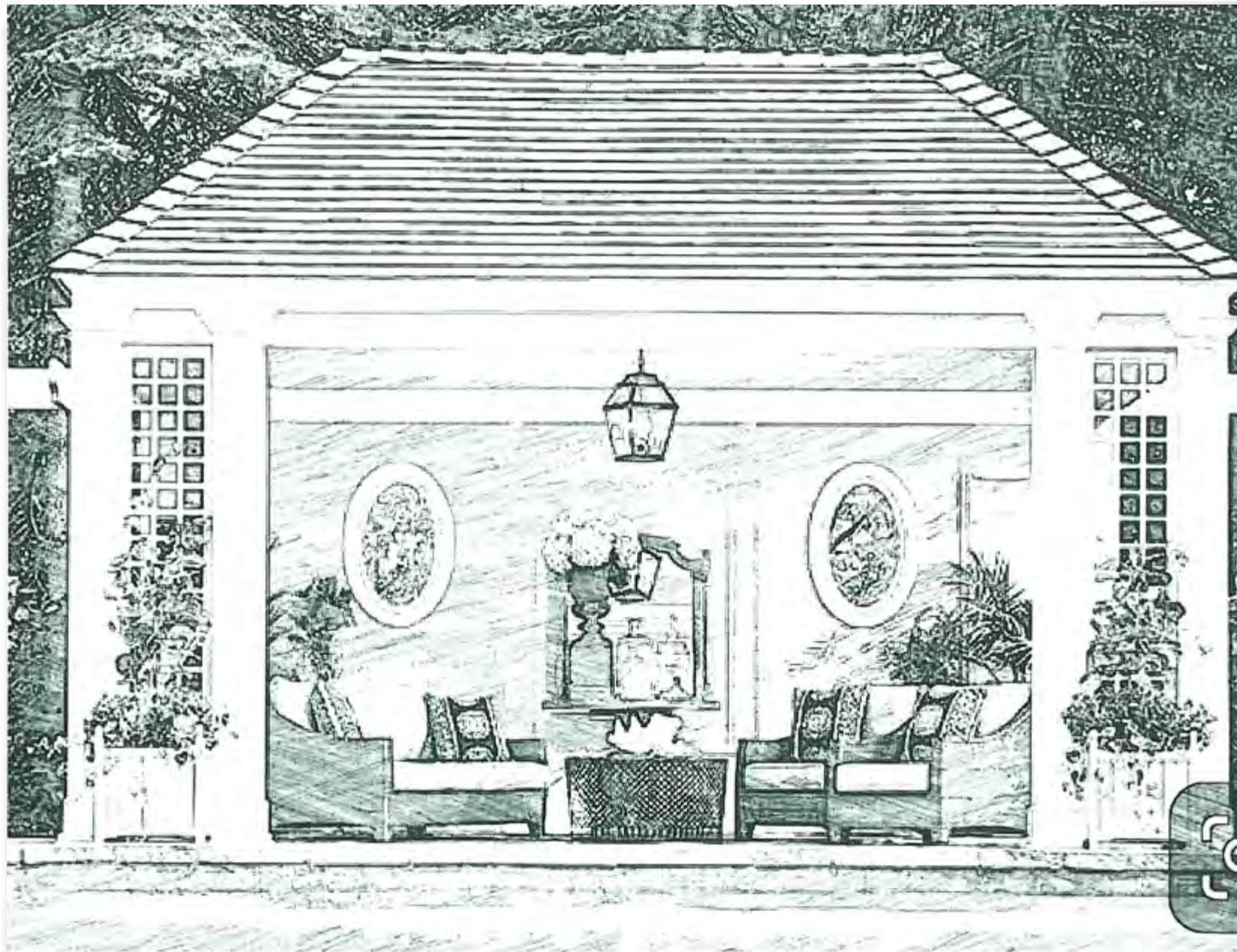
**Outbuildings.** The structure should use materials consistent with the principal structure. Accessory structures should not exceed 30% the size of the footprint of the primary structure.

*The plans submitted for review do not indicate a proposed material. It appears the existing house is clad in wood siding. The applicant shall clad the proposed structure in an appropriate material including wood siding or cement fiber siding (Hardie board).*

### RECOMMENDATIONS

Staff recommends approval of the application with the following conditions:

1. The proposed accessory structure shall be clad in either wood siding or cement fiber siding (Hardie Board).
2. Revised plans shall be submitted to the Planning Director correcting the roof form of the structure to allow for a compatible design.
3. The applicant shall obtain a zoning variance for a setback reduction prior to the issuance of building permits.



Elevation

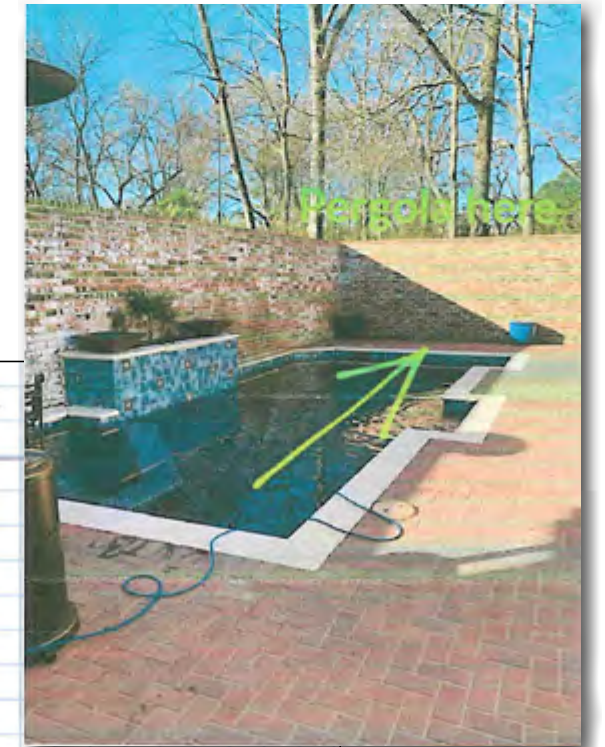
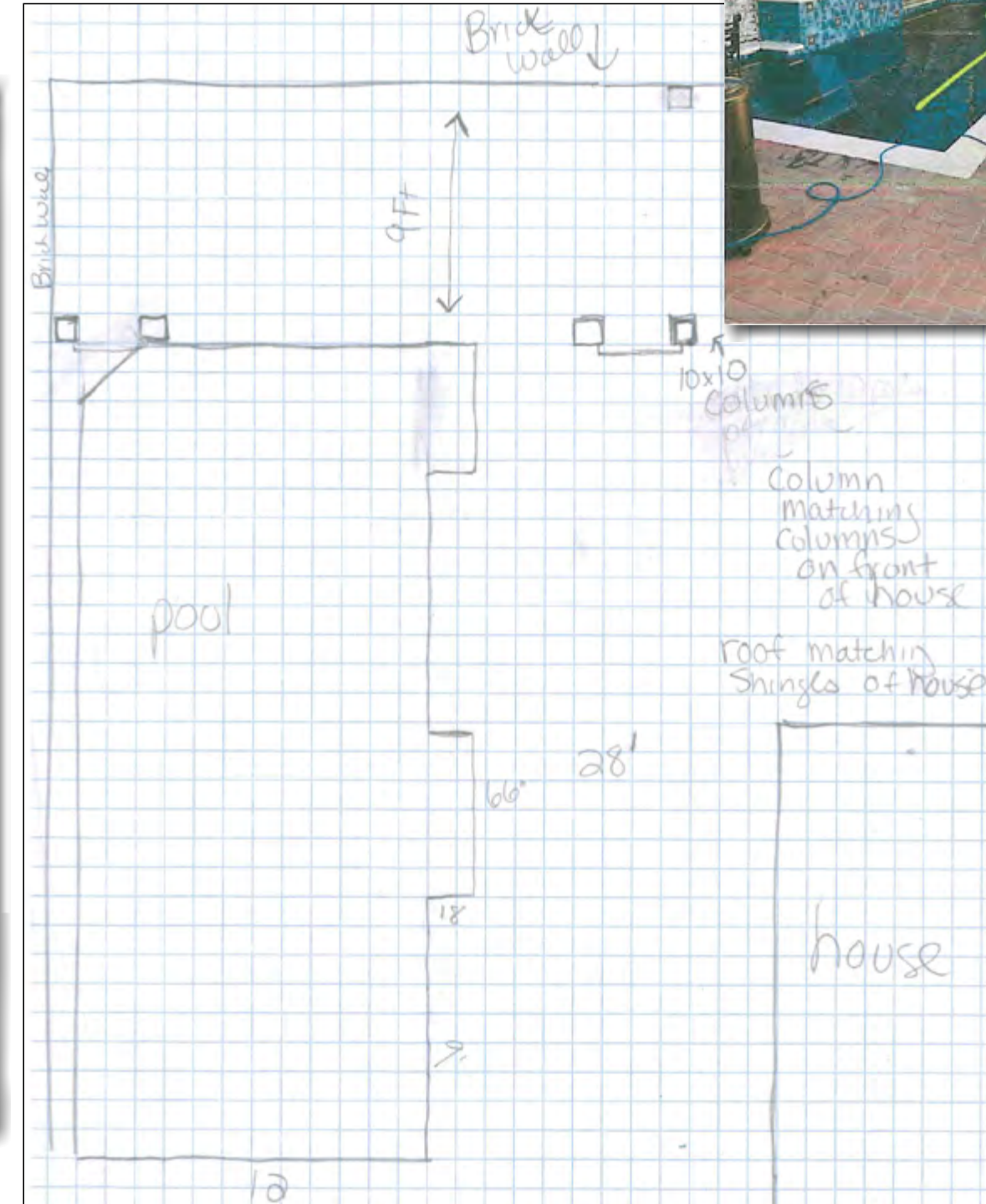


Photo of proposed location of accessory building

Site plan





**II.A** NEW ACCESSORY STRUCTURE - 705 DAVIS STREET



View of wall along south property boundary



View of property from Scott St, looking west



Property adjacent to the south



View of wall along south property boundary



## III.A 2020 OFFICER ELECTIONS

The Commission should select, for the 2020 term, a chairman, vice-chairman, and secretary. According to the Historic District Commission By-Laws, Article II, Section B, Officers:

### The Chair, Vice-Chair and Secretary

1. The Commission shall elect from its membership a Chair, a Vice-Chair, and a Secretary for terms of one (1) calendar year each.
2. The Chair shall preside at all meetings and hearings of the Commission. The Vice-Chair shall preside in the Chair's absence. In the event of the absence or inability of the Chair and Vice-Chair to perform their duties at any meeting, the other members shall elect a member to serve as the temporary Chair. The Vice-Chair shall assume all duties of the Chair in the Chair's absence.
3. The Chair shall present to the Commission for its approval the names of all persons appointed to committees established by the Commission. The Chair shall designate one (1) member of each Committee to serve as the Committee Chair.
4. The Chair shall sign all approved minutes, and other appropriate documents on behalf of the Commission.
5. The Chair shall be responsible for the orientation and training of new members.
6. The Secretary shall be responsible for:
  - a. Monitoring the minutes of each meeting.
  - b. Maintaining a record of the By-Laws of the Commission.
  - c. Maintaining a record of current membership of the Commission with their terms of office.
  - d. Maintaining a record of the organization of the Commission.
  - e. Distribution of conflict of interest forms at the appropriate time.