



CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

June 27, 2022 • 5:30pm • 1111 Main Street



City of Conway

HISTORIC DISTRICT COMMISSION

June 27, 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. May 23, 2022

I. Public Hearing Items - Old Conway Design Overlay District

- A. 2022 and 2024 Weems Street - 2 New Single-Family Residences (HDR-0522-0254)
Request was tabled at the May meeting
- B. 1925 Cross Street - Carport Enclosure (HDR-0622-0271)

II. Report to the Commission

- A. 1014 Front Street - U Storage Office Remodel; Administrative review and approval of Markham Street Neighborhood Specific Plan Design Review (MSP-0522-0262)

Adjourn.

2022 & 2024 Weems Street - New Single-Family Construction (2)

I.A

Old Conway Design Overlay District

Request was tabled at the May meeting to allow the applicant to make needed significant revisions to the design;
No revised plans have been received; following report content is unchanged from May.

APPLICANT/OWNER

Niki Thompson
Storybook Renovations
831 Faulkner St
Conway, AR 72034

DESIGN PROFESSIONAL

Quality Designs



SITE

Address. 2022-2024 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 ± (2022); 0.15 acres ± (2024).

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.

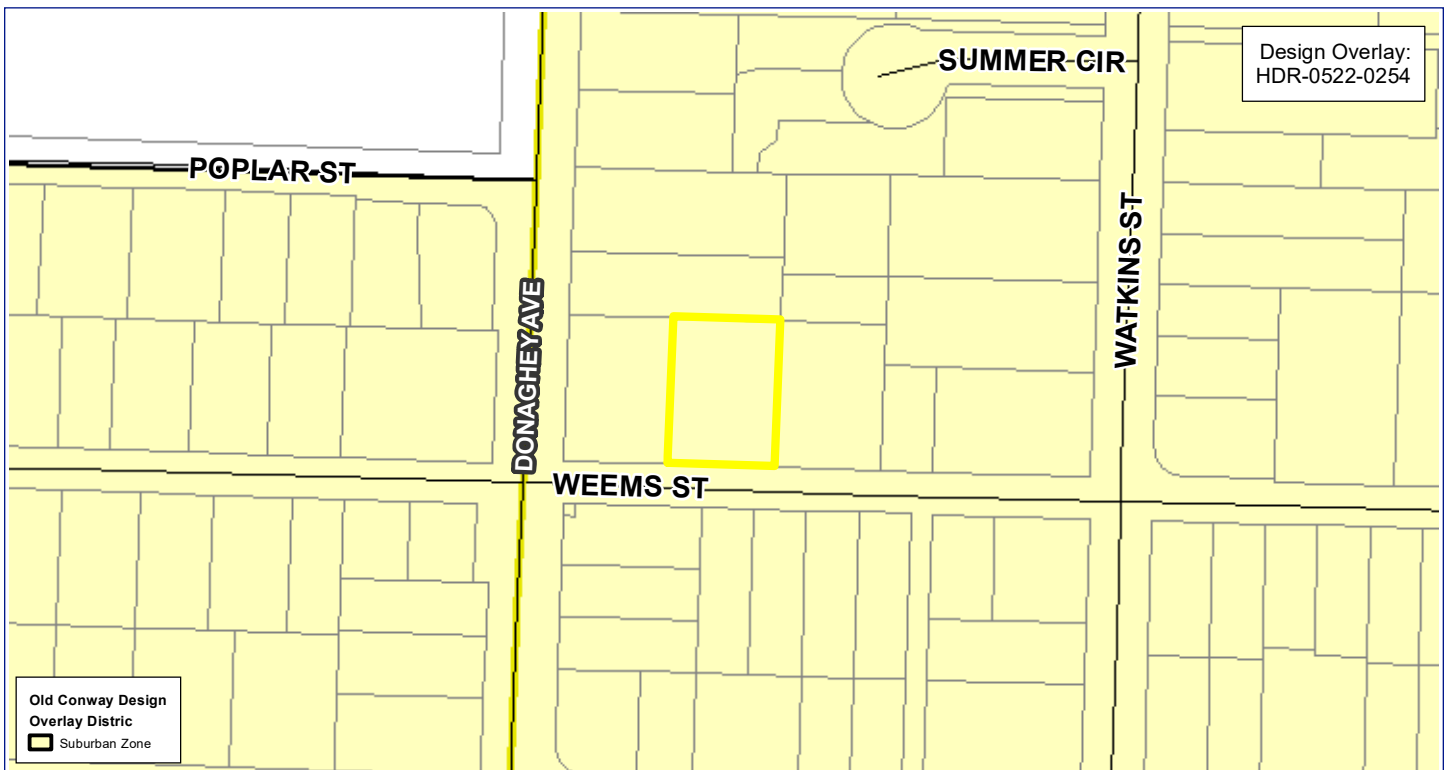
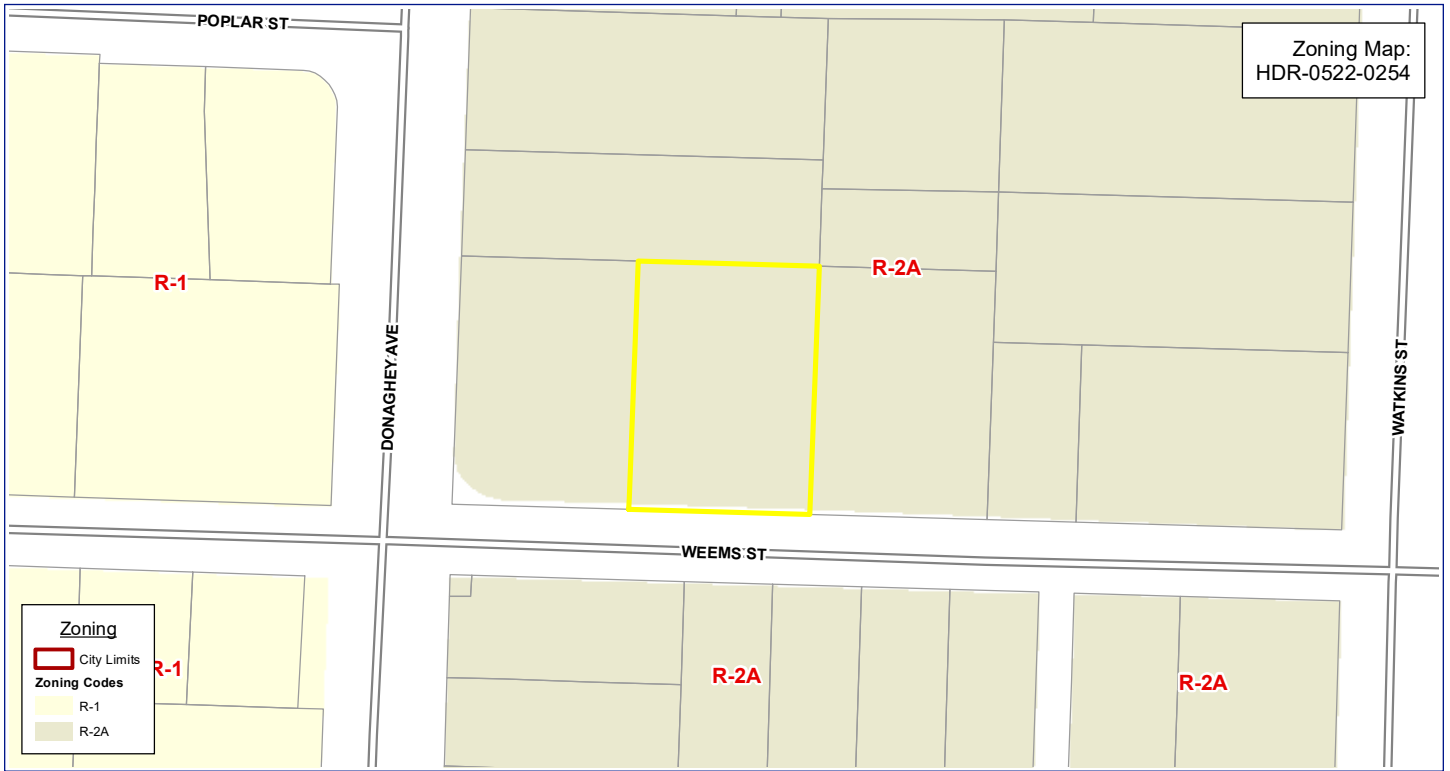
General Description of Property and Proposed Development. The applicant is proposing to construct two new single-family residences, a 1,216 sf contemporary style home and 1,695 sf contemporary style home.

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 three homes on the north side of the block. The applicant is proposing a front setbacks of 26'. Other setbacks for the site comply with all regulations.

The proposed setbacks do not meet requirements. The houses are required to have a setback of between 13' and 17'.

2022 & 2024 Weems Street - New Single-Family Construction (2)

Old Conway Design Overlay District



Old Conway Design Overlay District

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 each 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.

The applicant has not indicated driveways on the plans. The applicant has indicated 15' wide parking pads for both lots. 2024 Weems (west) features a parking pad placed directly on the property line. 2022 Weems (east) features a partially covered parking pad under a wooden pergola. The plans cannot be adequately evaluated due to a lack of information on the plans for driveways.

Sidewalks. Sidewalks are required for new construction projects.

There are no existing sidewalks on the site. The applicant is not proposing sidewalks. A 5' sidewalk with a 6.5' greenspace setback is required along each frontage. No walkways are indicated on the plans.

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 numerous significant trees will be impacted by the construction. One new canopy tree is required for each house. Plans should indicate the planting of canopy trees.

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 structures are 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 structures at 20' each and the widths at 37' (west) and 32' (east) will not be out of scale of the pattern of the neighborhood.

The structures 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 footprints 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 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 façades will be composed of 27% 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 of 2024 Weems (west) appears to be generally compatible in design with the surrounding area using traditional forms and patterns. The design of 2022 Weems (east) does not appear compatible with the surrounding area with a design that appears generally more modern (non-traditional porch form) and roof form mimicking suburban form houses.

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 6' depth is proposed for 2024 Weems (west) with 5' for 2022 Weems (east). Regulations require at least a 6' depth porch. The use of a pergola for a porch on 2024 Weems (west) is not compatible with the general area, given the use of a recessed entry.

Applicant is recommended to consider using an English Revival style "swoop" transition between the main gable and porch. The porch form for 2022 Weems (east) is not compatible with the general area.

The proposed vinyl windows are appropriate, but should feature wide trim and 1-over-1.

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.

RECOMMENDATION

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 for both structures. Recommend limiting the use of board and batten to one structure and require lap siding for one of the structures.

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 variety of roof forms for the houses. This roof forms for 2024 Weems (west) appear compatible. The hip roof form for 2022 Weems (east) gives the structure a more suburban appearance that is not compatible to the district.

RECOMMENDATION

Staff recommends tabling the application to allow the applicant to submit additional information on driveways, sidewalks, and walkways as well as correct architectural elevations to provide designs compatible with the regulations and general area.



Property adjacent to the W



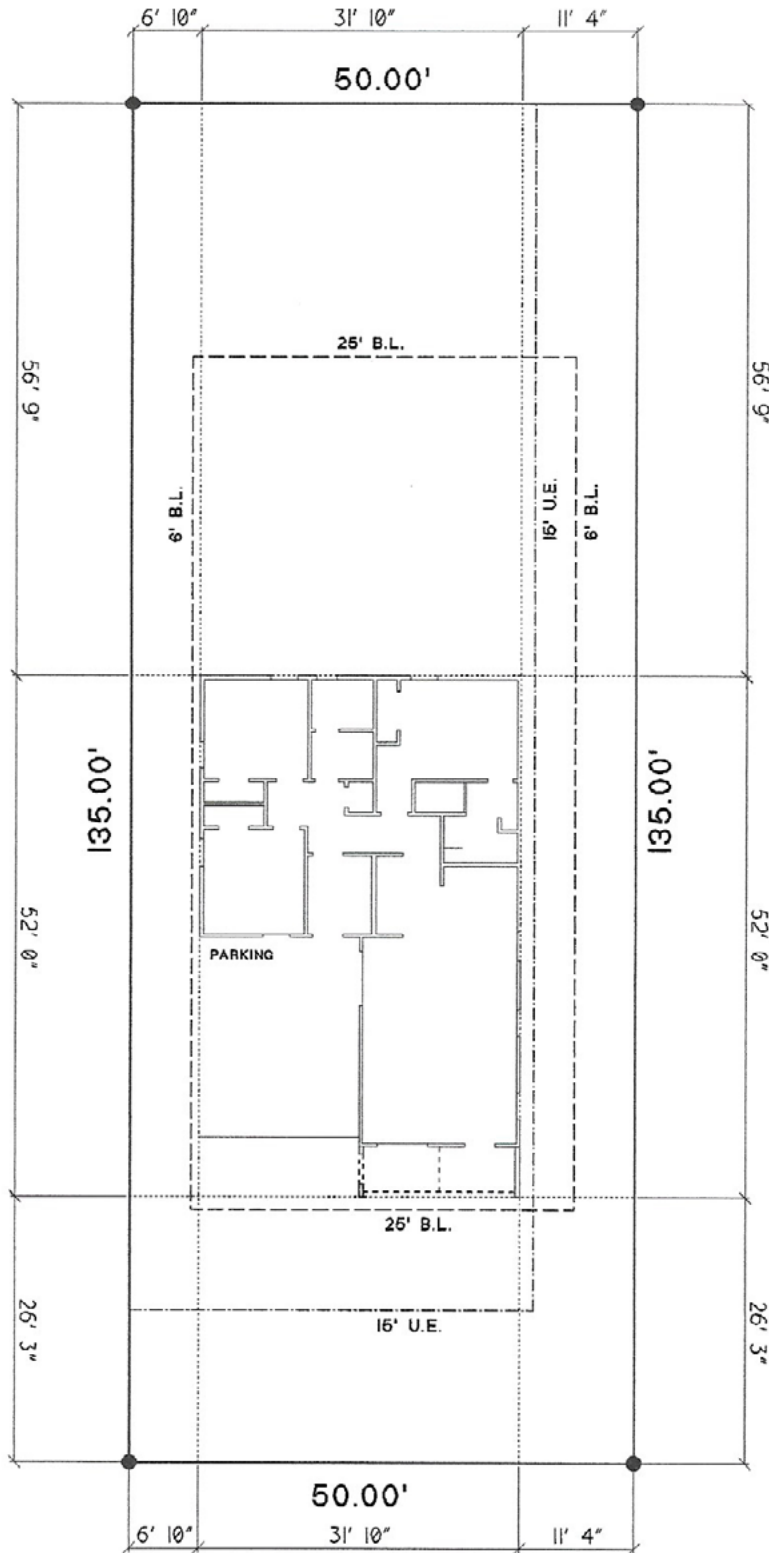
View of subject property from Weems St looking NW



Properties adjacent to the S

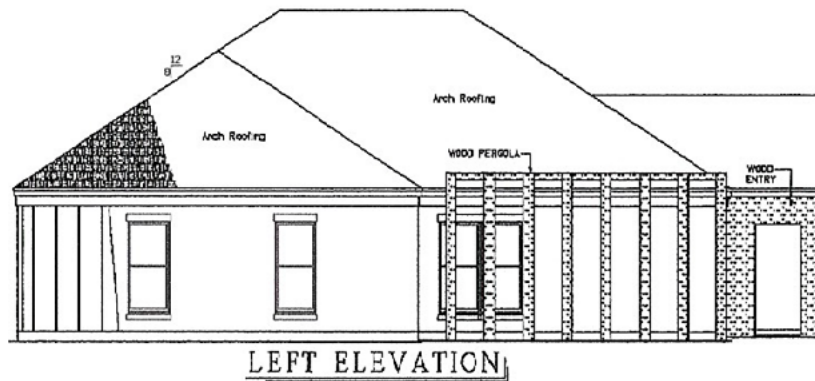
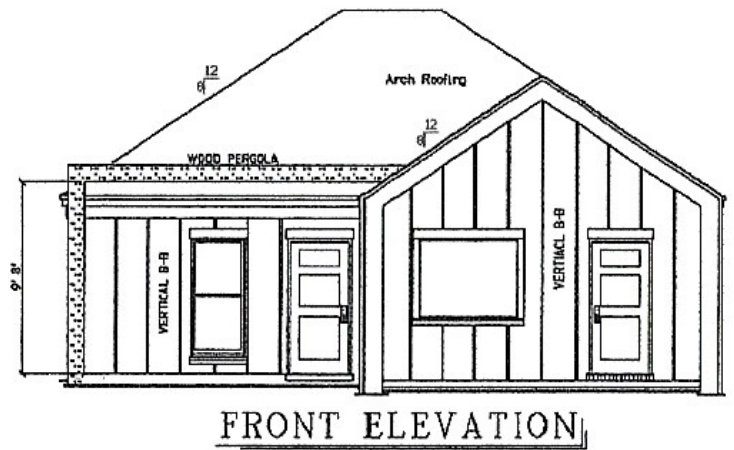
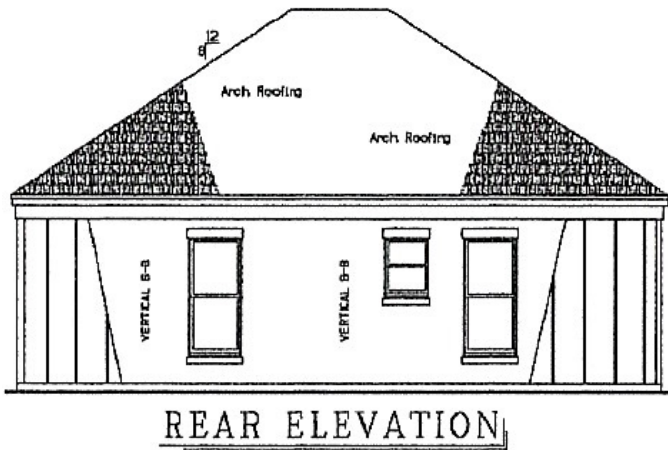
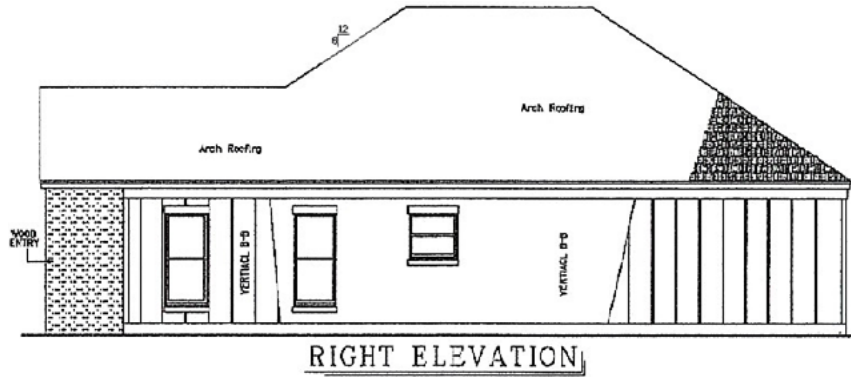


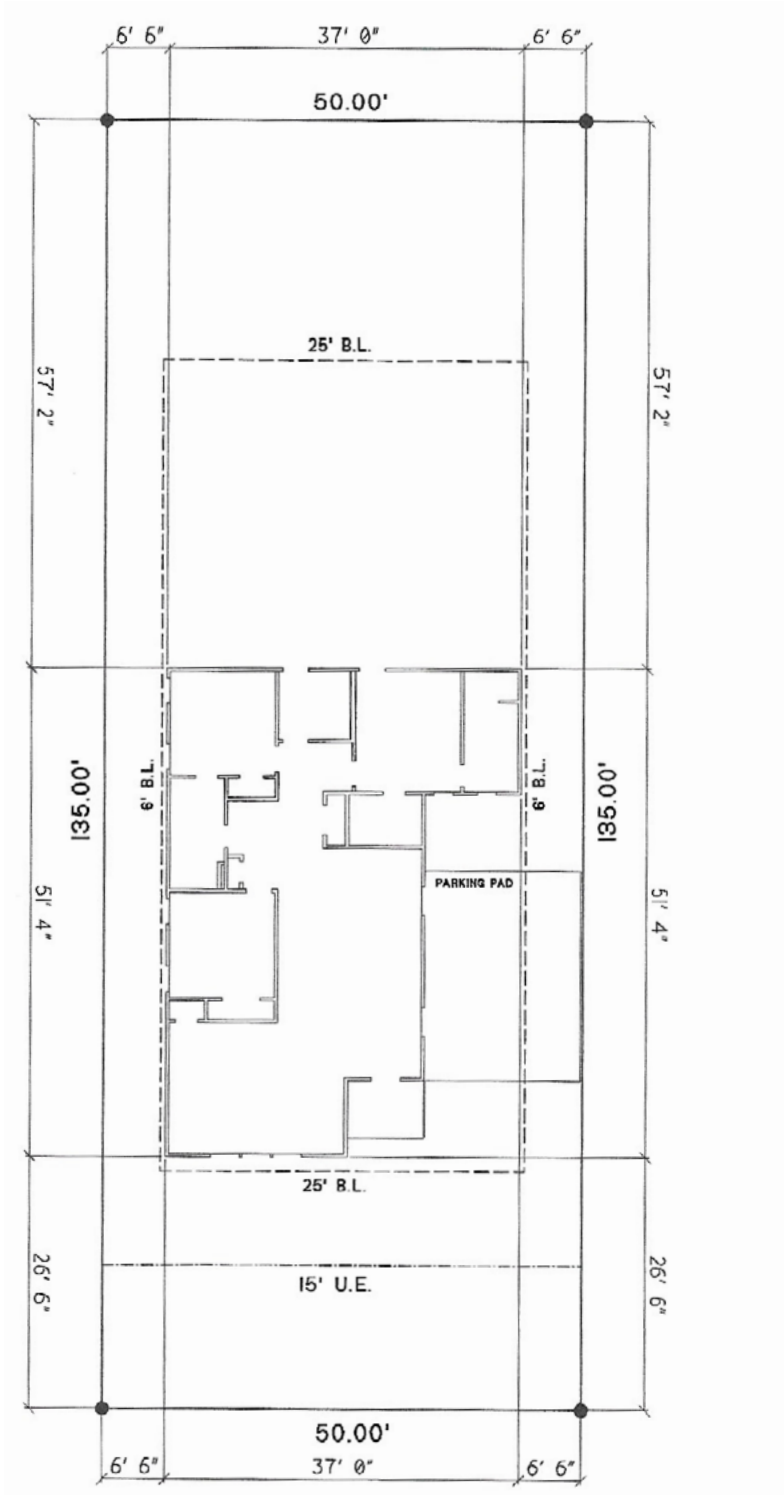
Property adjacent to the E



Lot-269C Replat
#2022 WEEMS STREET



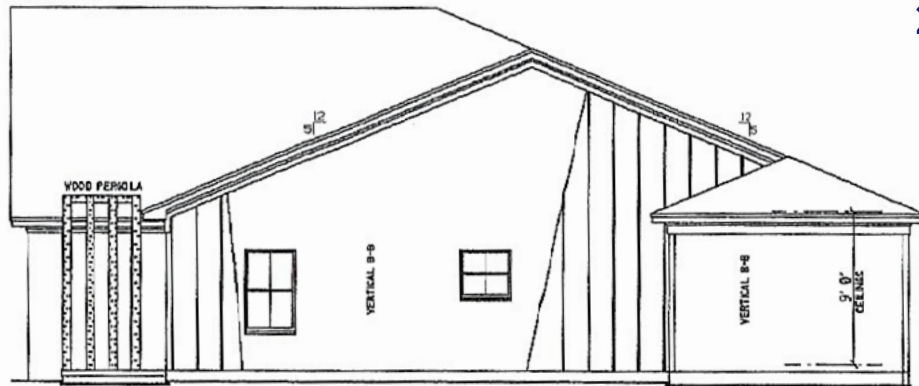




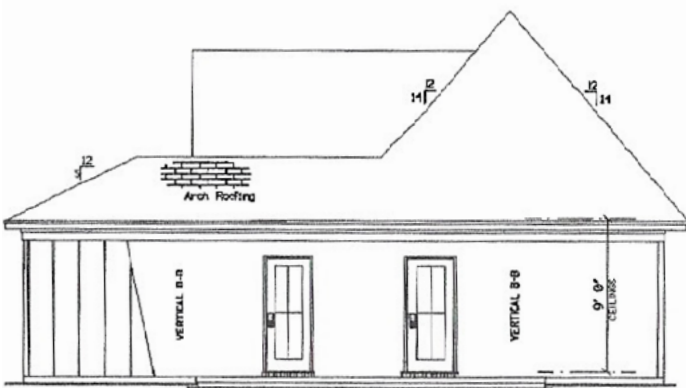
Lot-269C Replat
#2024 WEEMS STREET



2024 Weems Street



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

1925 Cross Street - Carport Enclosure

Old Conway Design Overlay District

APPLICANT/OWNER

Sehr Pemberton
1925 Cross St
Conway, AR 72034

DESIGN PROFESSIONAL

Bo Story



SITE

Address. 1925 Cross St.

Present Zoning. R-2A (Large Lot Duplex), Old Conway Design Overlay Suburban District.

Abutting Zoning.

- North: R-1 (Single-Family Residential), Old Conway Design Overlay Suburban District
- South/West: R-2A (Large Lot Duplex), Old Conway Design Overlay Suburban District
- East: HR (Historical Residential), Old Conway Design Overlay Suburban District

Lot Area. 0.18 acres±.

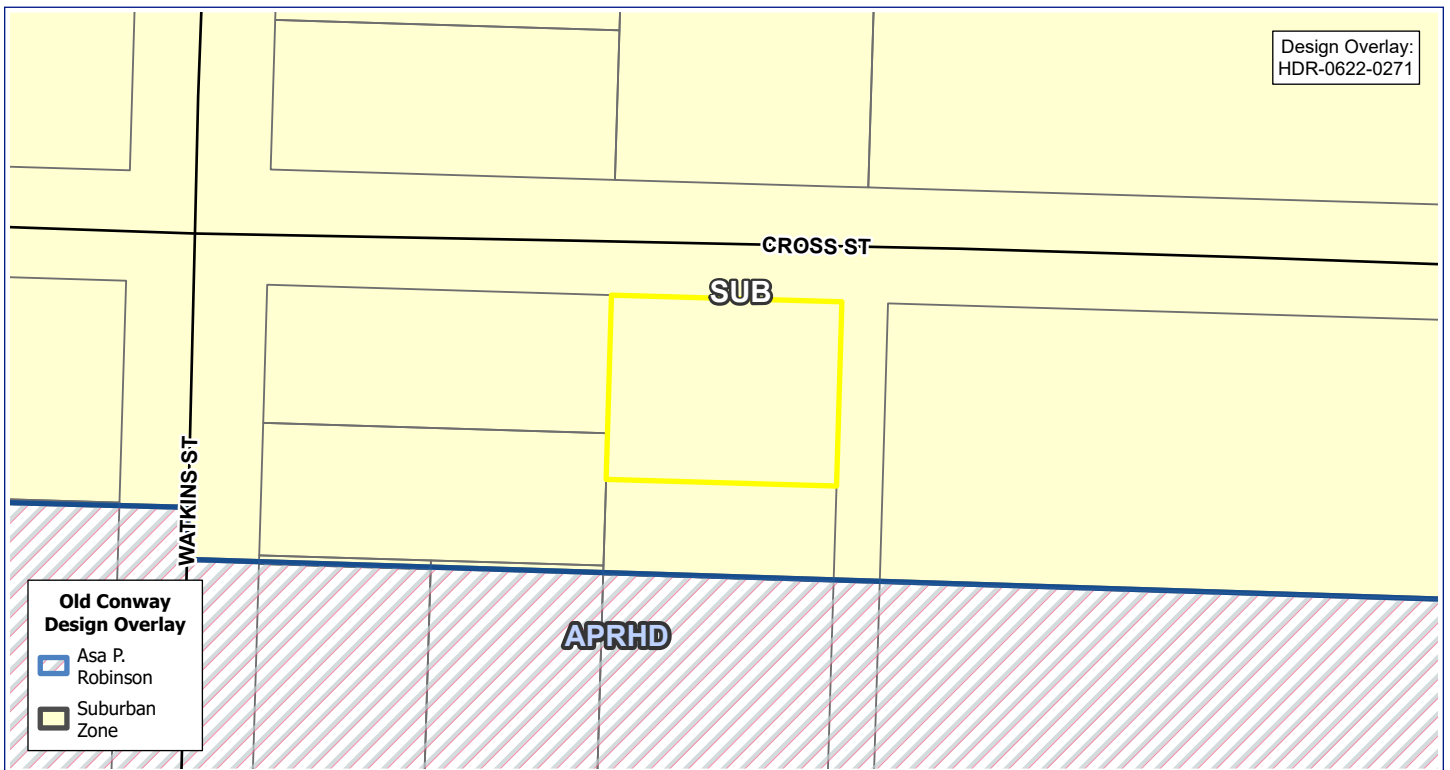
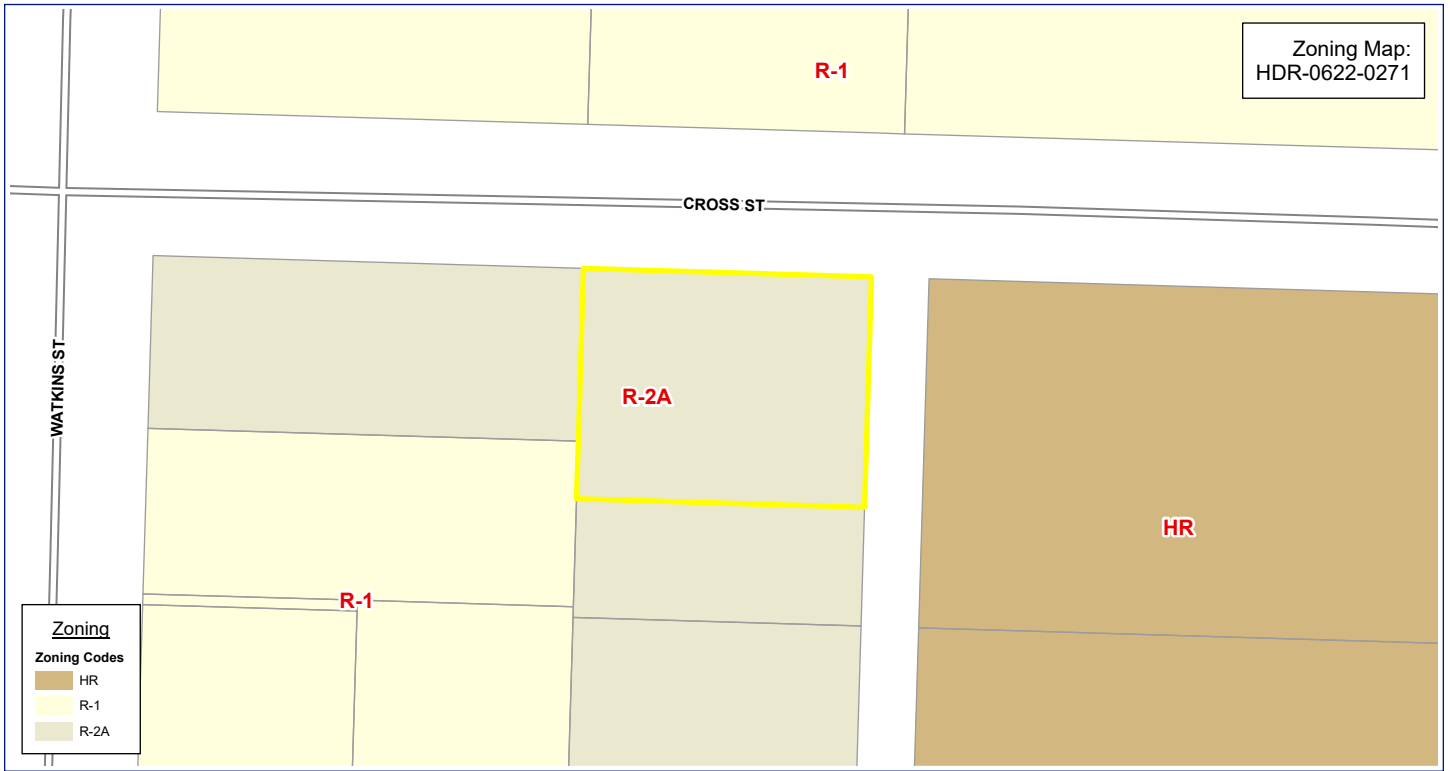
Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District at the south side of Cross St between Mitchell St and Watkins St. Area structures consist of single family residences in the ranch style.

General Description of Property and Proposed Development. The applicant is proposing to enclose an existing carport for a sunroom and add a back porch to the structure.

1925 Cross Street - Carport Enclosure

Old Conway Design Overlay District

I.B



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.

No details are indicated. Proposed windows appear to be one-over-one and likely non-operable. Such windows would be appropriate to the structure.

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 hasn't indicated materials. Recommend requiring use of Hardie® siding or wood for the project.

Additions. Additions should follow regulations for new construction on highly visible elevations. They should not destroy materials that characterize a property and should protect the historic integrity of the property. Materials should be compatible with the home.

The rear porch will not be visible and will have minimal impact on the home. The sunroom will mimic the appearance of the ranch style home which is a sister to this structure across the street. The addition will be of a compatible appearance and common to many houses of this style.

RECOMMENDATION

Staff recommends approval of the application with the following conditions:

1. Require fascia and soffits to be finished with wood or wood equivalent construction (Hardie® siding).
2. HVAC equipment be placed in a manner to minimize its visibility from the street.
3. Require all windows be 1-over-1 design or single pane in design.
4. Require wood, Hardie® siding, or LP SmartSide® lap siding to be used on the structure.



Applicant provided elevation sketch

1925 Cross Street - Carport Enclosure

Old Conway Design Overlay District

I.B



View of subject property from Cross St looking SW



View of subject property from Cross St looking SE



Property adjacent to the E

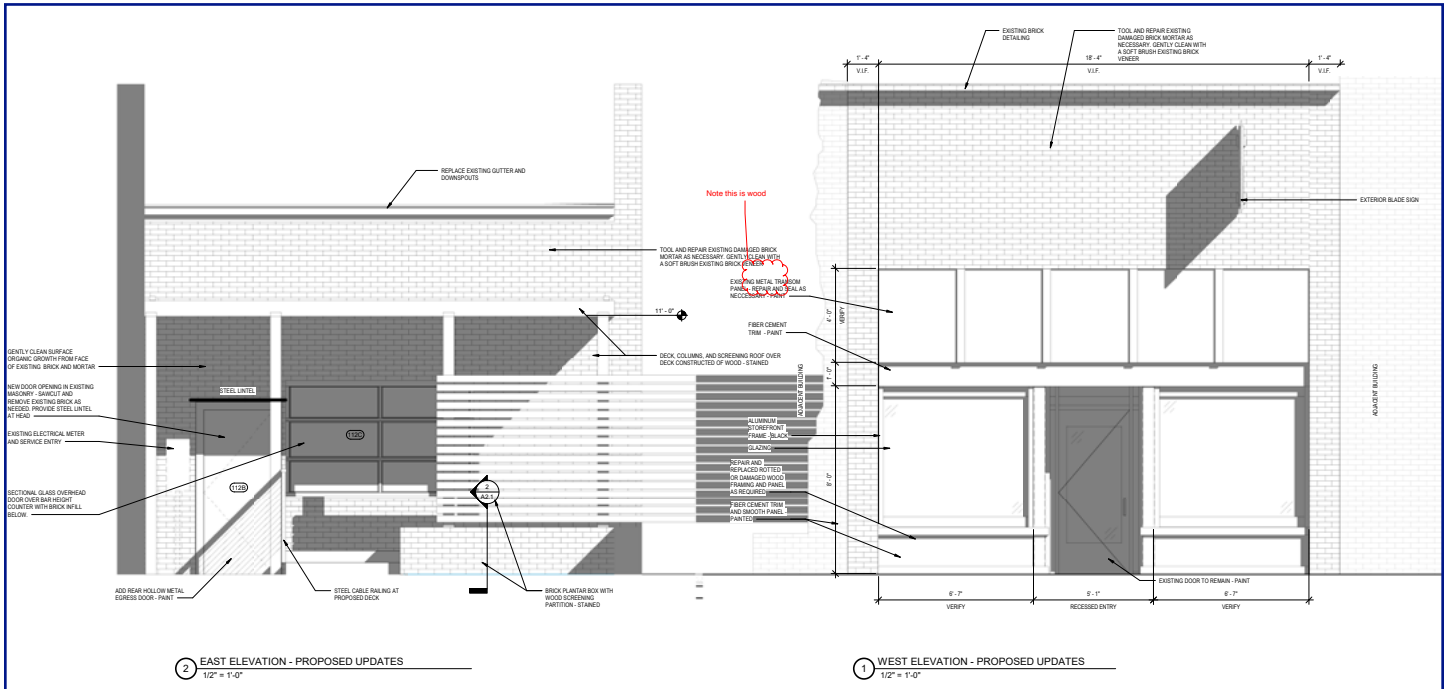


Property adjacent to the W

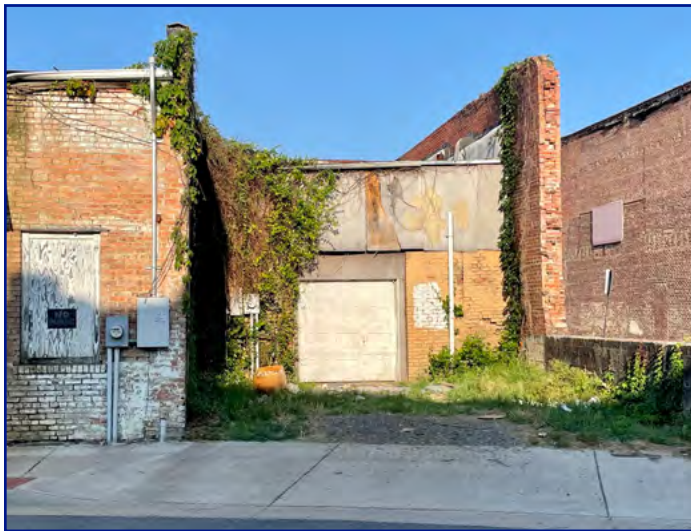


Property adjacent to the N, across Cross St

Planning Staff reviewed and administratively approved the proposed remodel of 1014 Front St for U Storage on 6/16/22.



Approved proposed modifications



Rear existing



Front existing