



CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

May 23, 2022 • 5:30pm • 1111 Main Street



City of Conway

HISTORIC DISTRICT COMMISSION

May 23, 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. April 25, 2022

I. Public Hearing Items - Robinson Historic District

A. 1904 Robinson Avenue - Addition (HDR-0522-0250)

II. Public Hearing Items -Old Conway Design Overlay District

A. 2022 Jefferson Avenue - New Two-Family Construction (HDR-0522-0253)

B. 2022 & 2024 Weems Street - New Single-Family Construction (HDR-0522-0254)

C. 1837 Simms Street - New Residential Outbuilding (Garage) (HDR-0522-0255)

Adjourn.

1904 Robinson Avenue - Residential Rear Addition

Robinson Historic District - HT Whidon House

I.A

APPLICANT

Daniel Lary
2115 Spring Valley Dr
Conway, AR 72034

OWNER

Bill Groth
1904 Robinson Ave
Conway, AR 72034

CONTRACTOR

Jim Lary
J Lary and Sons Construction
1 Glendale Cir
Greenbrier, AR 72058



SITE

Address. 1904 Robinson Ave.

Present Zoning. R-2A (Two-Family Residential), Robinson Historic District.

Abutting Zoning. North/South/East/West: R-2A (Two-Family Residential), Robinson Historic District.

Lot Area. 0.40 acres ±.

Surrounding Area Structures. The property is located in the Robinson Historic District on the north side of Robinson Ave. Area structures consist of institutional uses and single-family residences in craftsman, colonial revival, contemporary, and ranch styles.

General Description of Property and Proposed Development. The applicant is proposing to enclose an existing second story balcony on the rear elevation of the structure. The H.T. Whidon House was constructed circa 1924 and is an example of a Craftsman style home. The structure has been modified over the years including a front garage addition which likely replaced a portico used for parking.

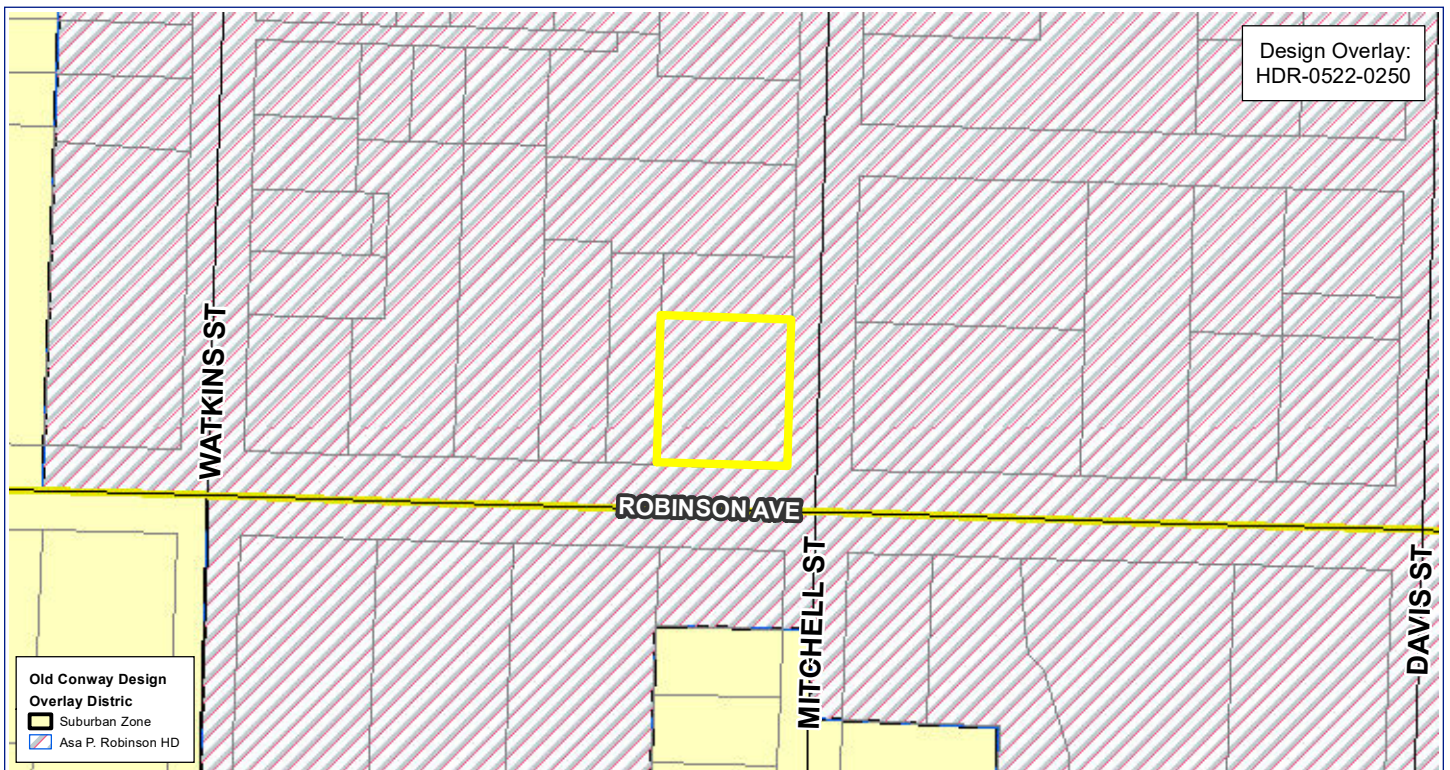
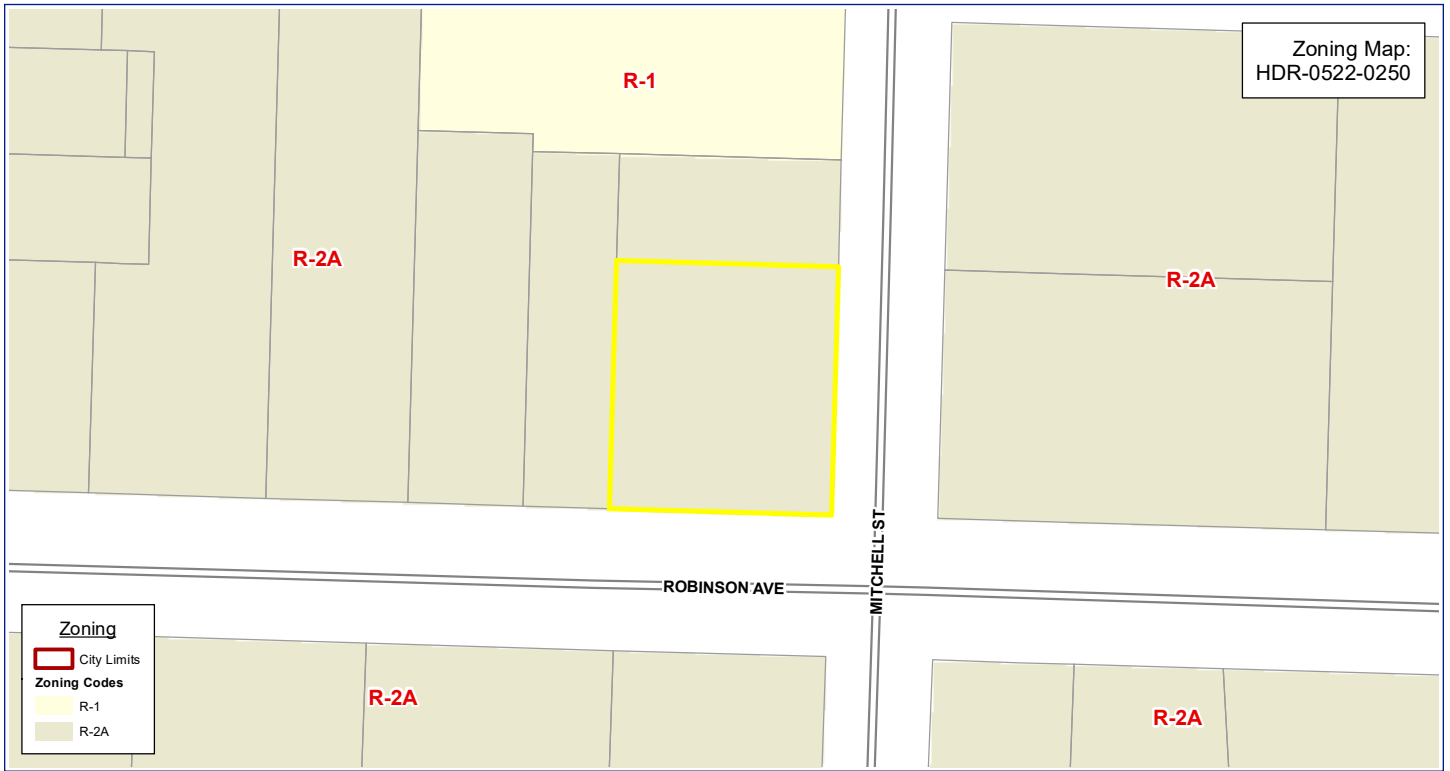
Additions. Additions should be located at the rear or side elevation in a manner that makes the addition visually secondary. The addition should be distinguished from the original structure but should maintain compatibility with original detailing, materials, and form.

The addition will be only somewhat visible, will use detailing similar to existing additions to the structure, and will not dominate the existing structure. The applicant is planning to use matching materials to those existing on the structure.

1904 Robinson Avenue - Residential Rear Addition

Robinson Historic District - HT Whidon House

I.A



RECOMMENDATION

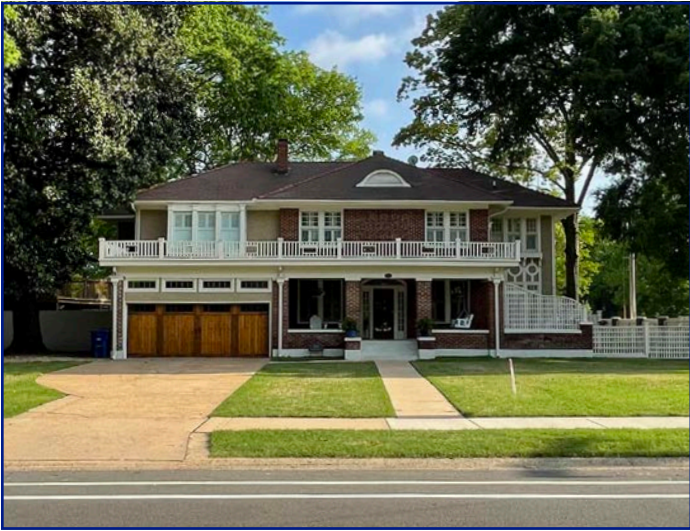
Staff recommends approval of the application with the following conditions:

1. Use materials, as indicated in the application, which match the existing materials found on the structure. Where wood is indicated Hardie® siding may be used.

1904 Robinson Avenue - Residential Rear Addition

Robinson Historic District - HT Whidon House

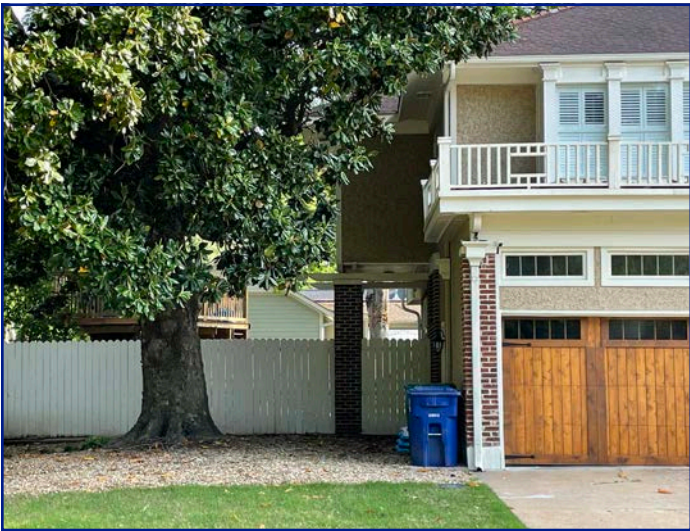
I.A



View of subject property from Robinson Ave looking N



View of rear of subject property from Mitchell St looking SW



View of side of subject property from Robinson Ave looking N



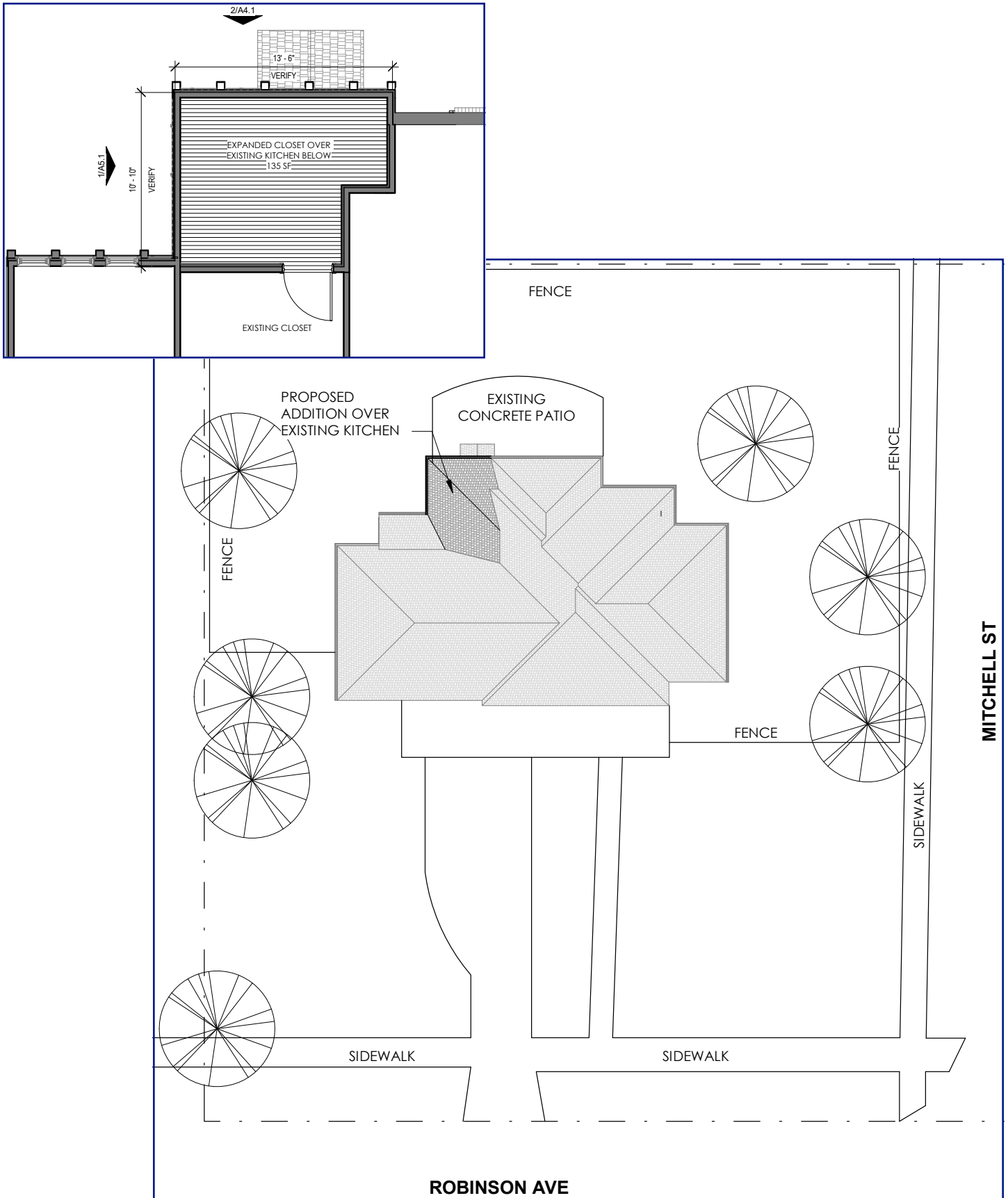
Property adjacent to the E

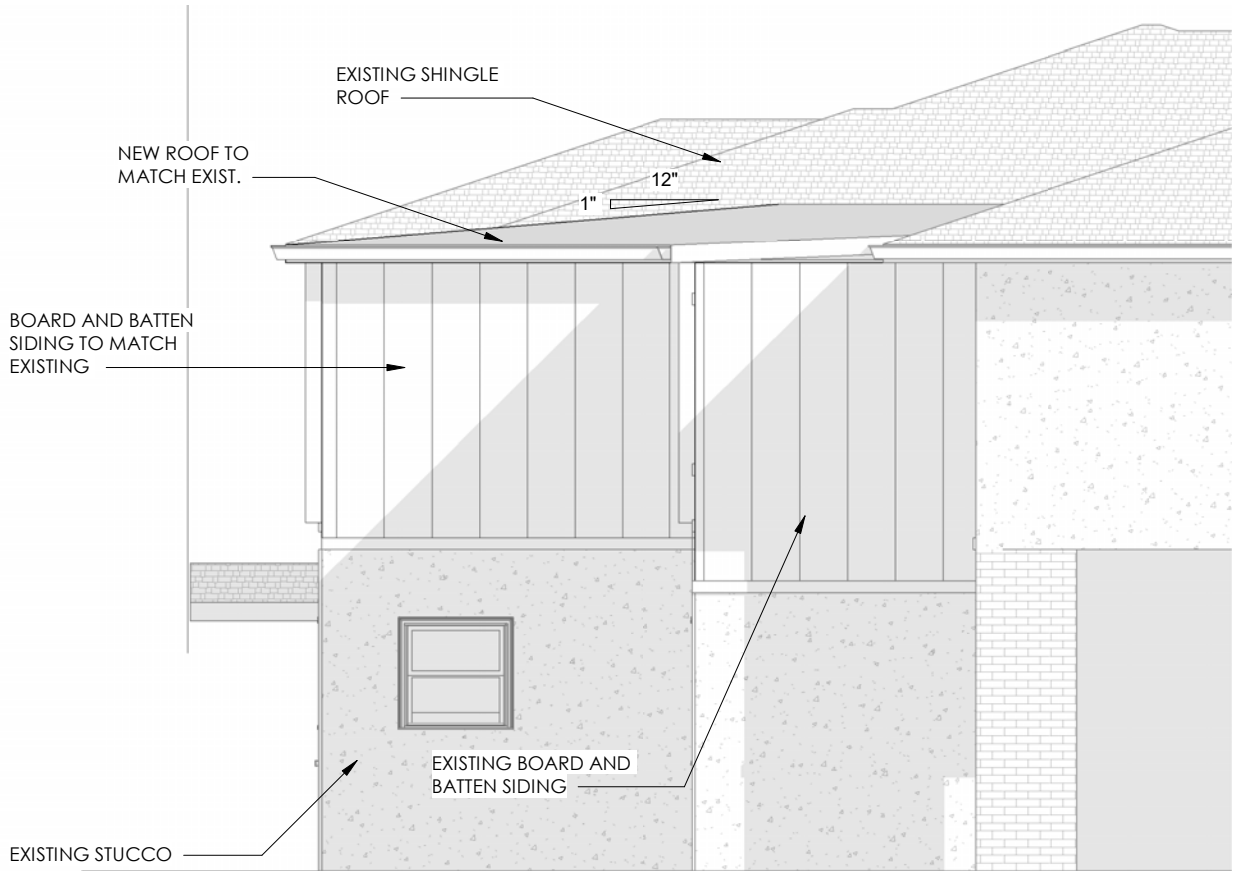
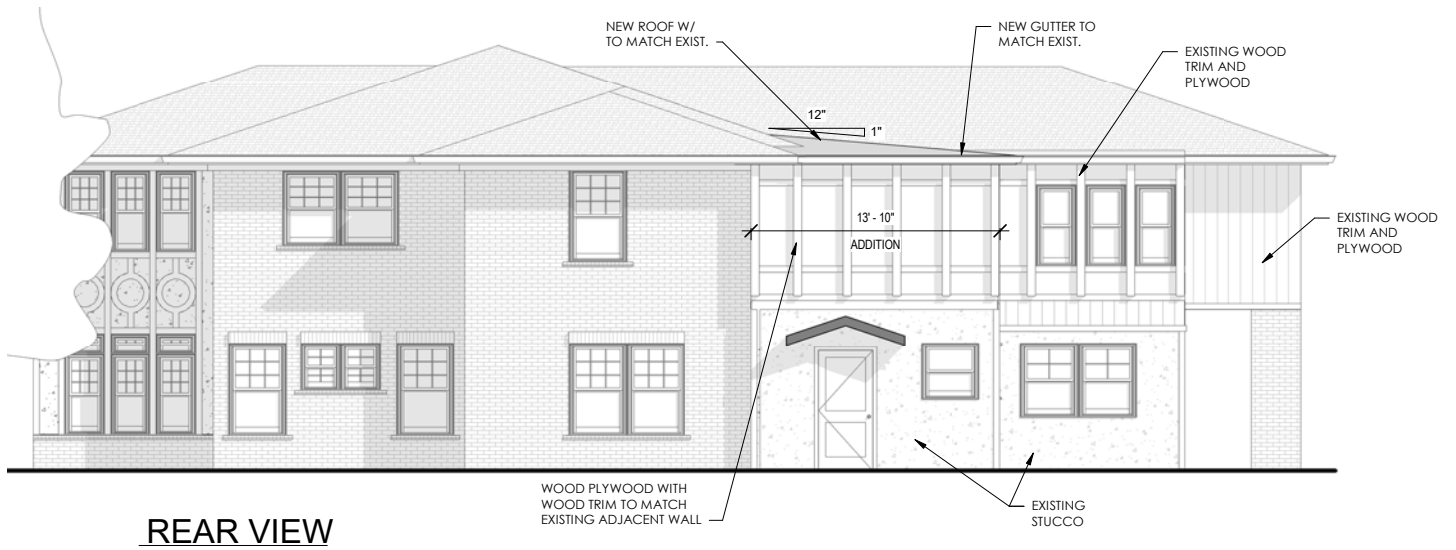


Property adjacent to the W



Property adjacent to the N





APPLICANT/OWNER

Scott Lucas
Scott Lucas Construction
51 Alfred Cv
Conway, AR 72034

DESIGN PROFESSIONAL

Quality Designs



SITE

Address. 2022 Jefferson Ave.

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

Abutting Zoning. North: C-3 (Highway Commercial District); South/East/West: R-2A (Two-Family Residential), Old Conway Design Overlay Suburban District.

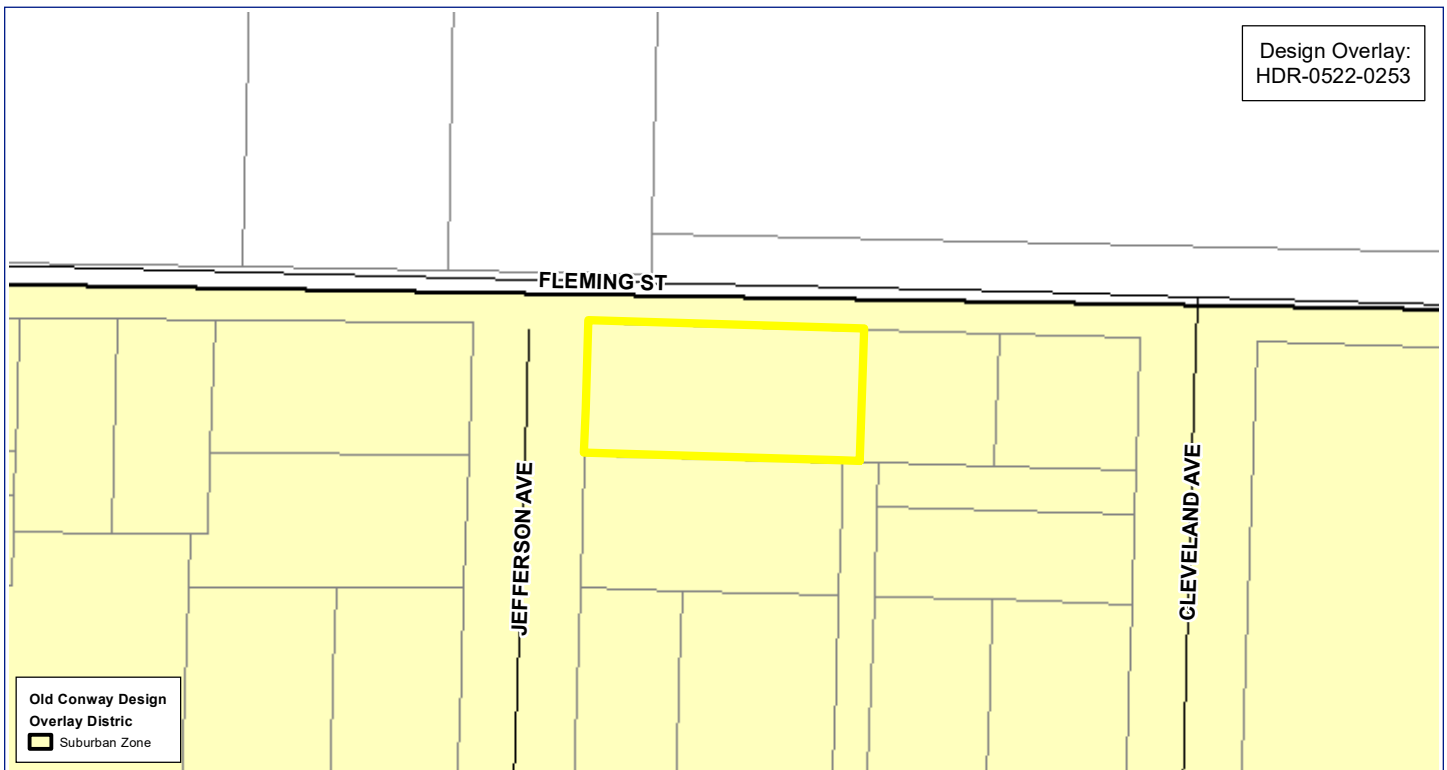
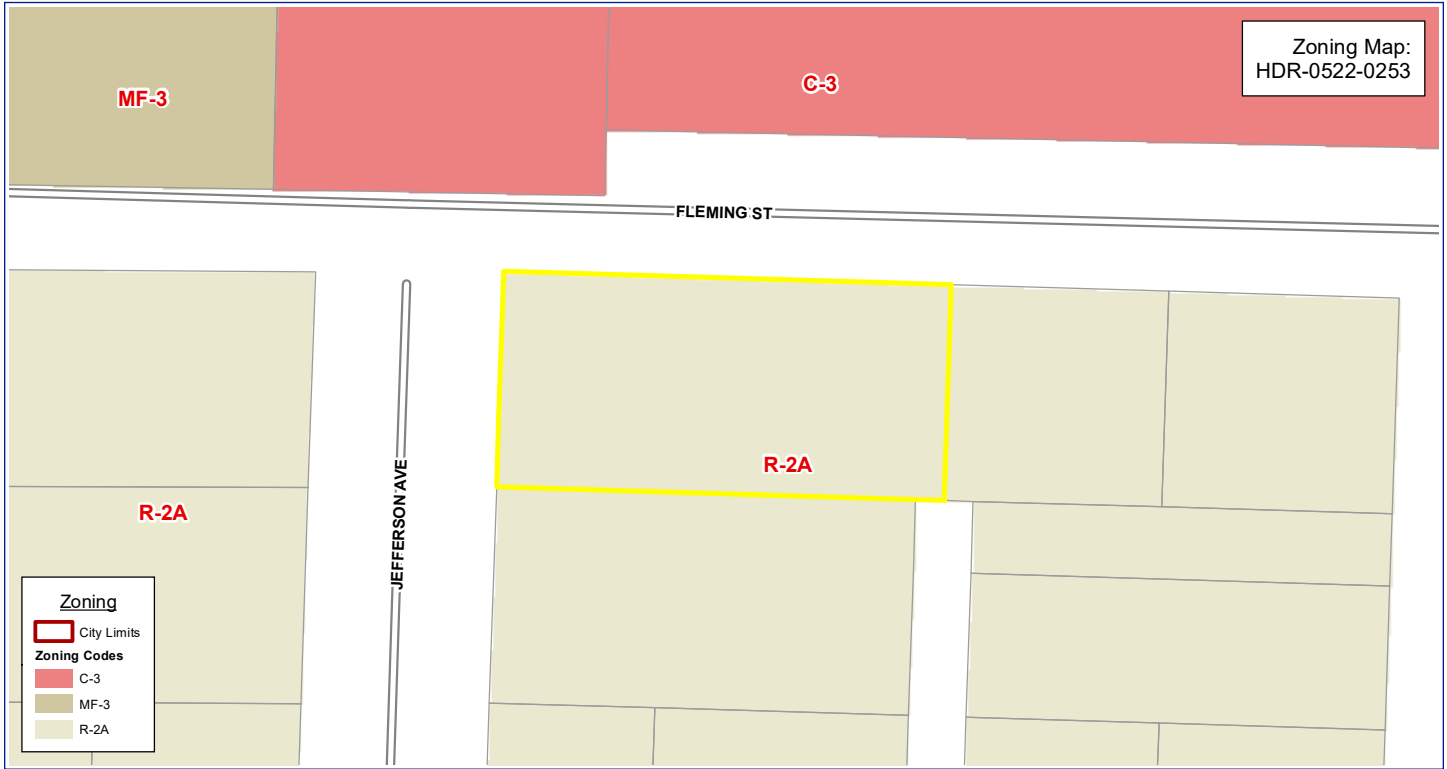
Lot Area. 0.27 acres ±.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District at the southeast corner of the intersection of Jefferson Ave and Fleming St. Area structures consist of commercial structures, apartments, and single family residences in ranch and minimal traditional styles.

General Description of Property and Proposed Development. The applicant is proposing to construct a new 2,053 sf duplex residence in a contemporary style.

Setbacks and Spacing. Front setbacks are allowed within a range of 85% to 115% of the average front setback of the area. The average front setback for the area is 25', based on four properties to the east and west. The applicant is proposing a front setback of 29'. Other setbacks for the site comply with all regulations.

The proposed setbacks and spacing are appropriate to the site and surrounding area.



Old Conway Design Overlay District

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

Lot coverage for the site is approximately 37%.

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

The front door for each unit 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. Driveways should be concrete, pavers, or permeable paving.

The applicant has proposed a 40' driveway with four parking spaces located at the side of the structure. This driveway width is larger than seen throughout much of the district and is not compatible with the area. The proposed location of the parking places is at the side of the structure. Jefferson Ave is a dead end street and should not be considered a traditional front yard. It is recommended that two separate driveways be required with one 12' driveway off Jefferson Ave and one off Fleming St.

Sidewalks. Sidewalks are required for new construction projects.

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

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 one significant tree will be impacted, and removal cannot be prevented. The planting of one canopy tree in each front yard shall be required. Five additional canopy trees shall be required.

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 (2,053 sf) 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 structures at 17' and the width at 58' 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 horizontally oriented 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 29% windows and openings, which appears appropriate.

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 the house will blend well with the surrounding structures.*

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 4' depth is proposed. Regulations require at least a 6' depth porch. The proposed vinyl windows are appropriate, but should feature wide trim and be placed further below the eave.

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.*

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. Recommend limiting the used of board and batten to the upper gables given its limited use in the immediate area.

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 roof with a 5/12 pitch. This roof form gives a more contemporary suburban appearance consistent with the immediate area. Recommend requiring an additional front facing gable with a rectangular or circular attic vent for each unit.

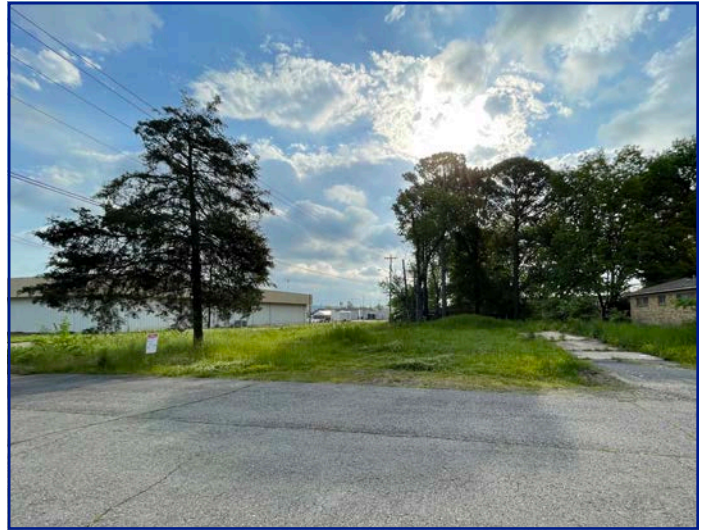
RECOMMENDATION

Staff recommends approval of the application with the following conditions:

1. Sidewalks are required along all street frontages (5' sidewalk at least 6.5' from the back of curb).
2. Proposed walkways should connect to the required sidewalk.
3. Planting of 5 additional canopy trees is required. If the cedar tree is removed it shall be replaced with a new canopy tree.
4. Require all windows be 1-over-1 design, feature wide trim, be placed approximately a foot below the eave line.
5. Require wood, Hardie® siding/LP SmartSide® to be used on the structure with board and batten limited to the gables.
6. Require crawlspace construction or taller slab to mimic the appearance of a crawlspace as found throughout the district.
7. Require an additional front facing gable with a rectangular or circle attic vent for each unit.
8. Require fascia and soffits to be finished with wood or wood equivalent construction (Hardie® siding).
9. HVAC equipment be placed in a manner to minimize its visibility from the street.
10. The property shall be replatted prior to obtaining a certificate of occupancy.
11. Submit revised drawings to the Planning Director for approval prior to release of the COA.



View of subject property from Fleming St looking S



View of subject property from Jefferson Ave looking E



Property adjacent to the E



Property adjacent to the S



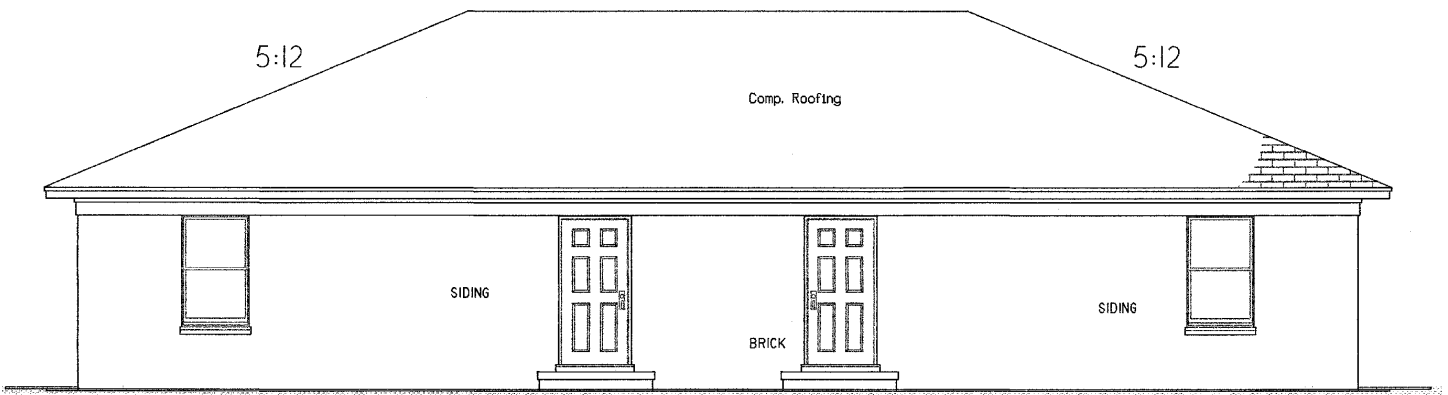
Property adjacent to the N



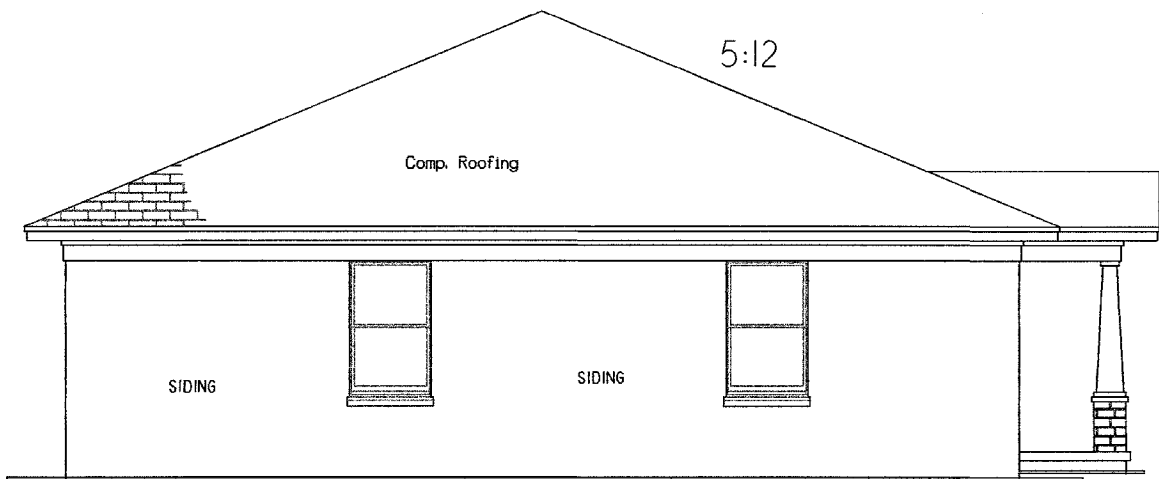
Property adjacent to the W



FRONT ELEVATION



REAR ELEVATION



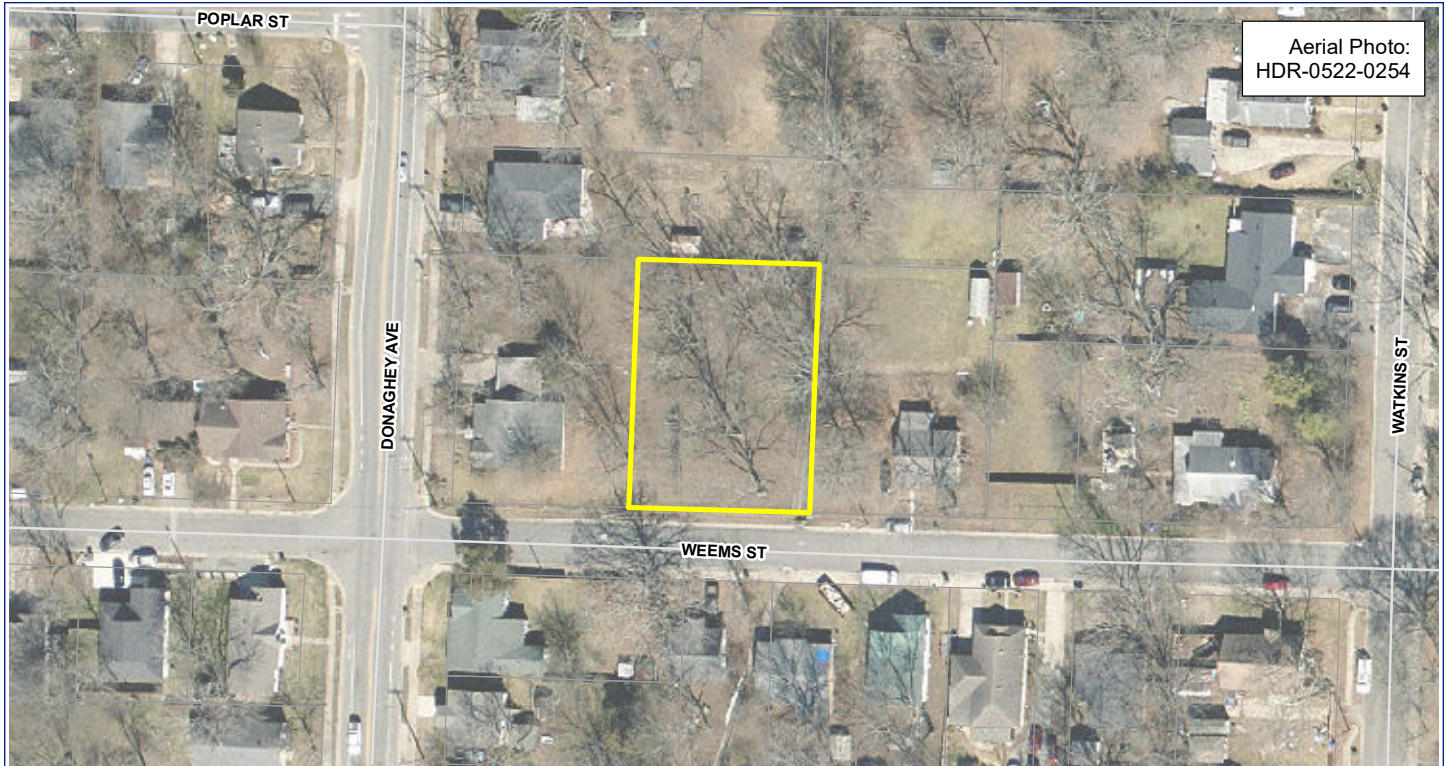
LEFT ELEVATION

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.

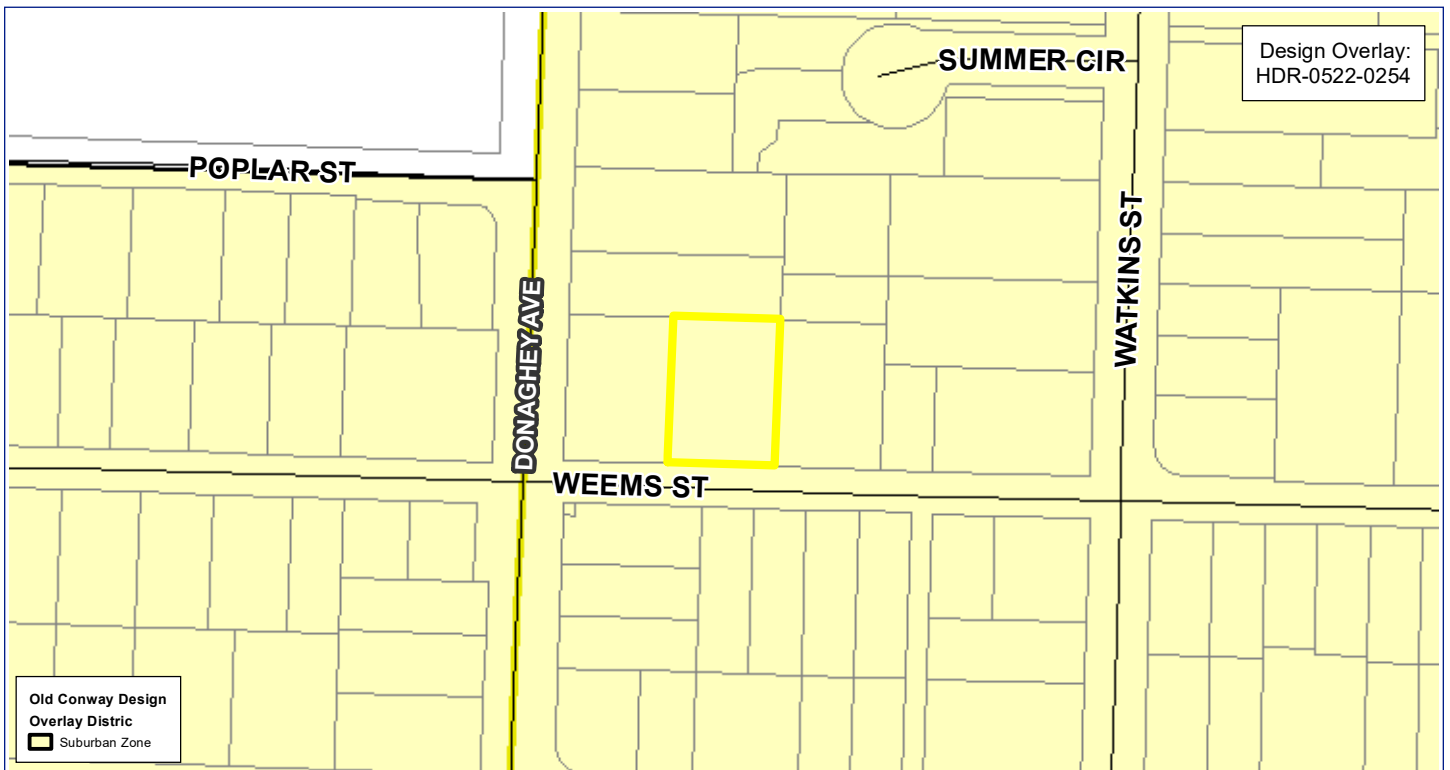
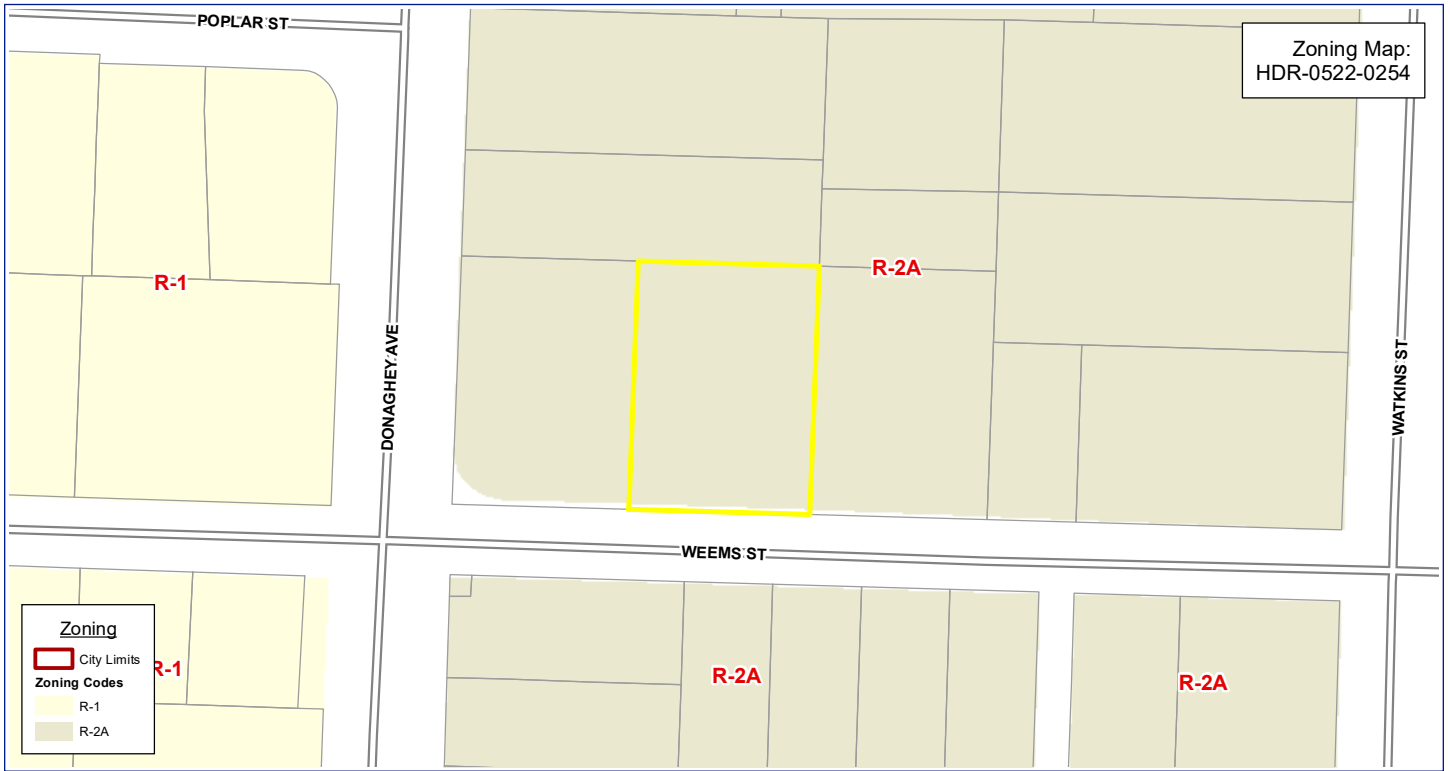
General Description of Property and Proposed Development. The applicant is proposing to construct two new single-family residences, a 1,216 sf contemporary style home and 1,695 sf contemporary style home.

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 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 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.*

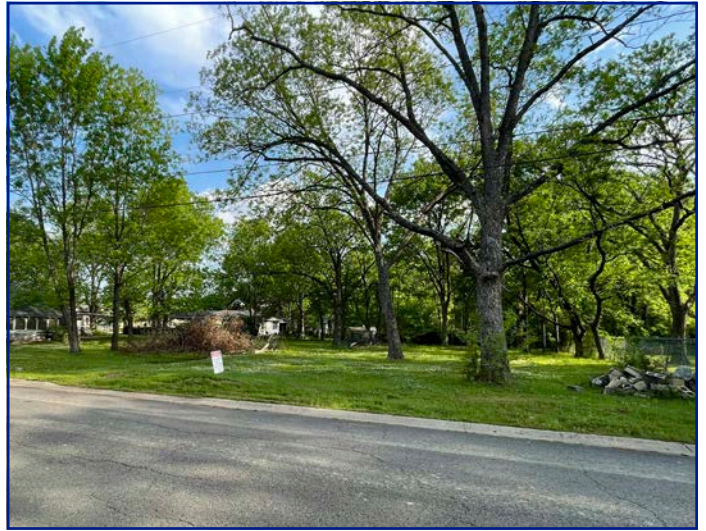
Shutters, Roof, Decks/Plaza Space, Skylights, Mechanical Screening. Roofing should respect the character of the surrounding area with respect to materials, pitch, and form. Metal roofing is prohibited unless historically used on the structure. *The applicant is proposing a variety of roof forms for the 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.



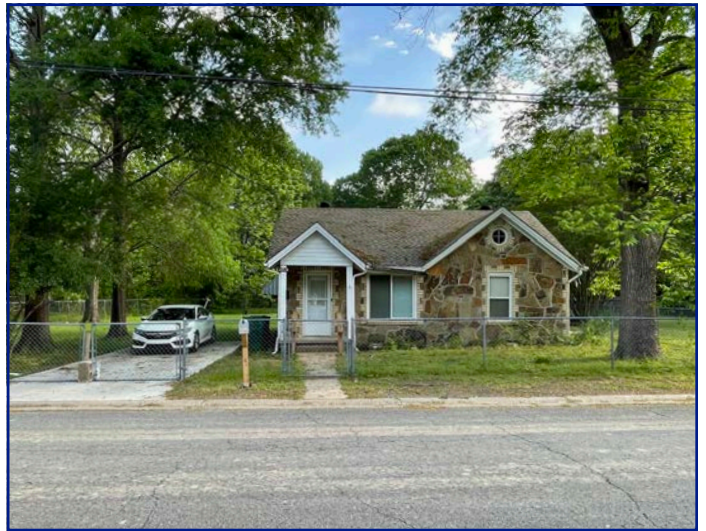
Property adjacent to the W



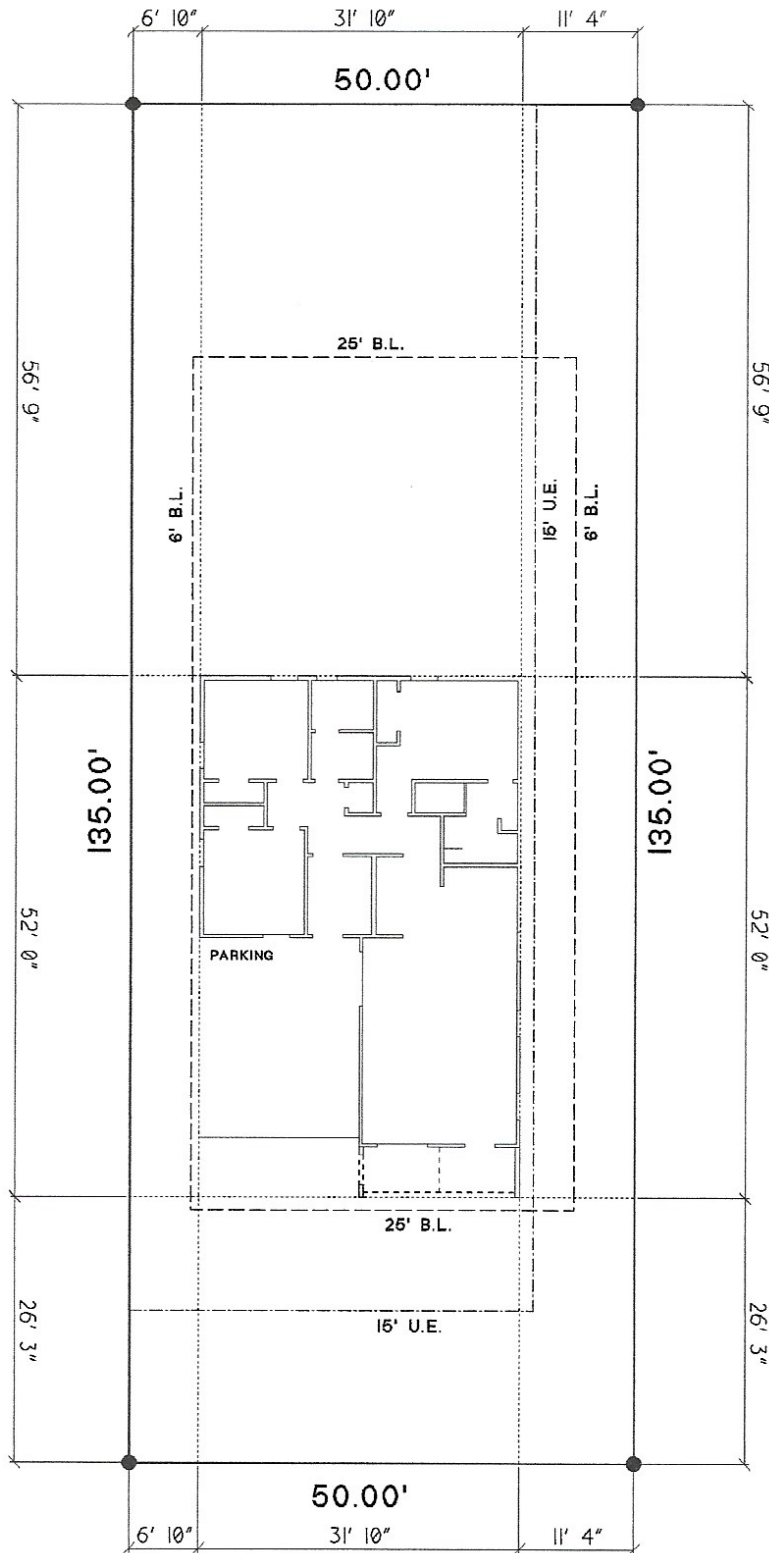
View of subject property from Weems St looking NW



Properties adjacent to the S



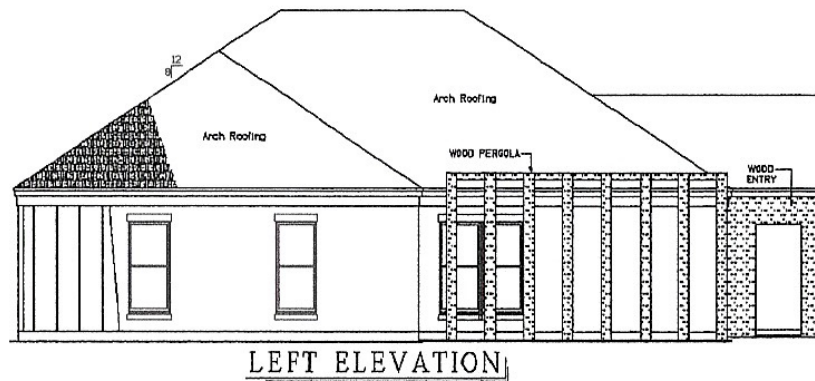
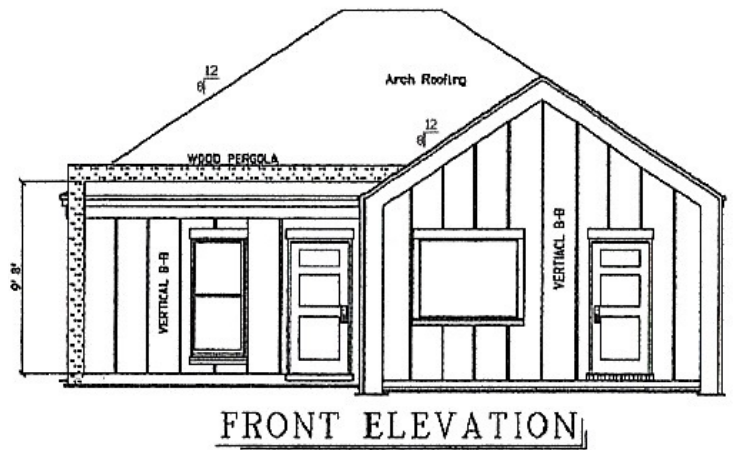
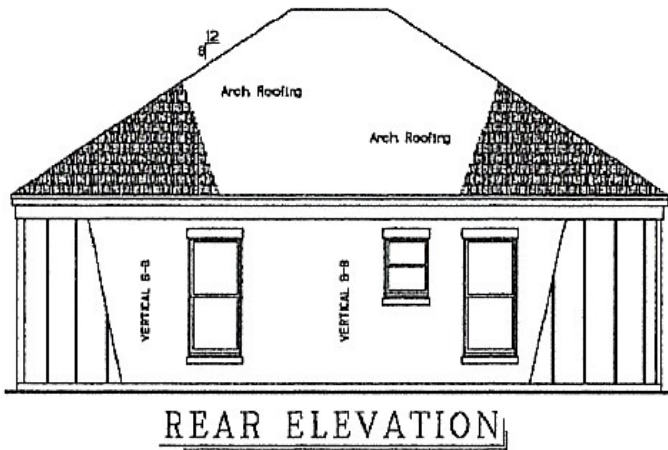
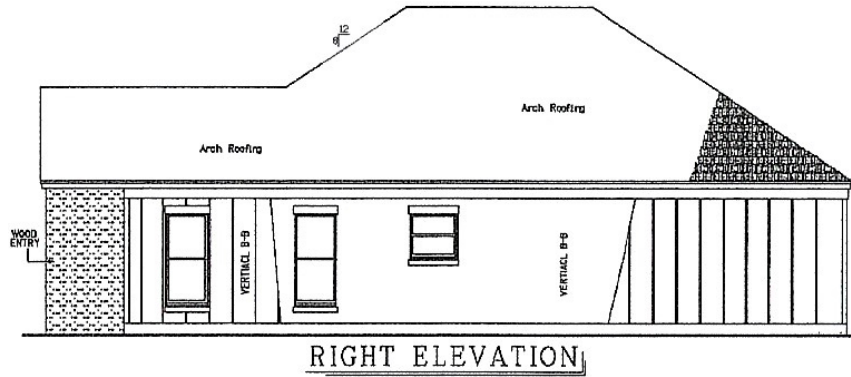
Property adjacent to the E

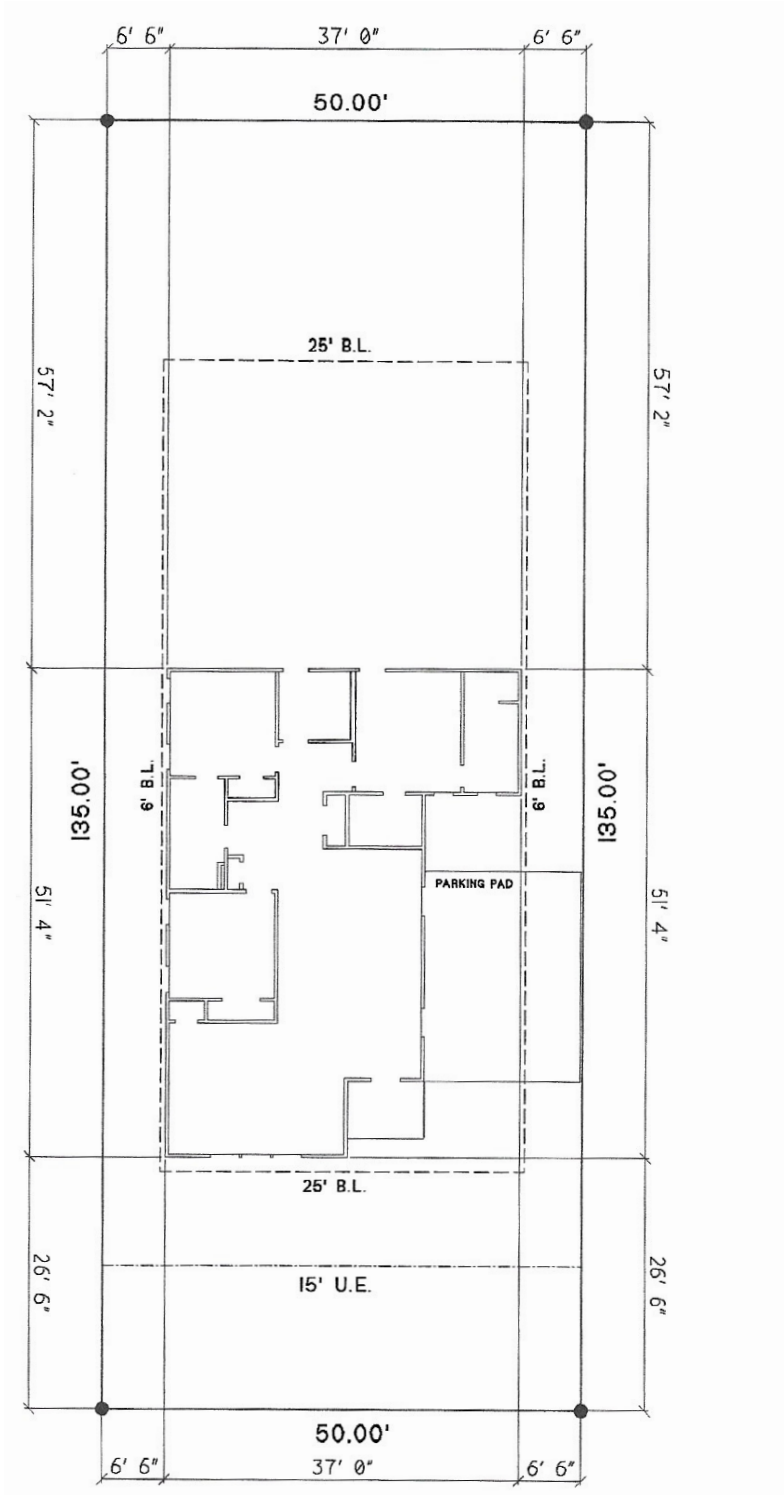


Lot-269C Replat
#2022 WEEMS STREET



2022 Weems Street

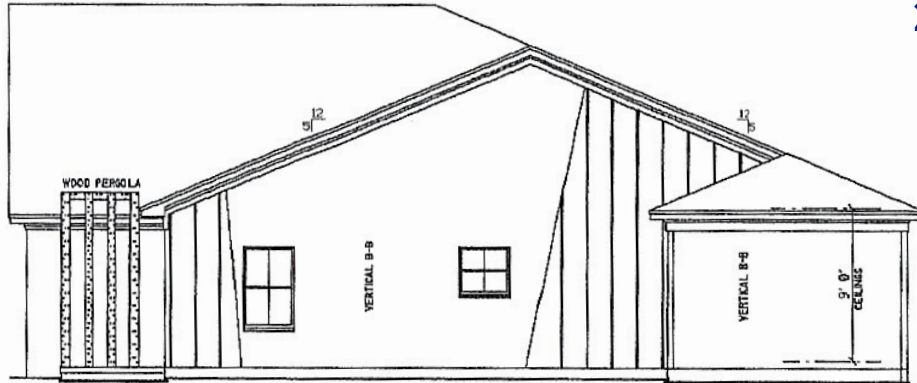




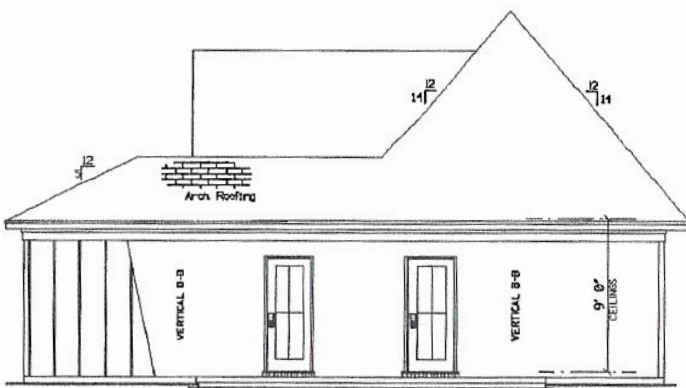
Lot-269C Replat
#2024 WEEMS STREET



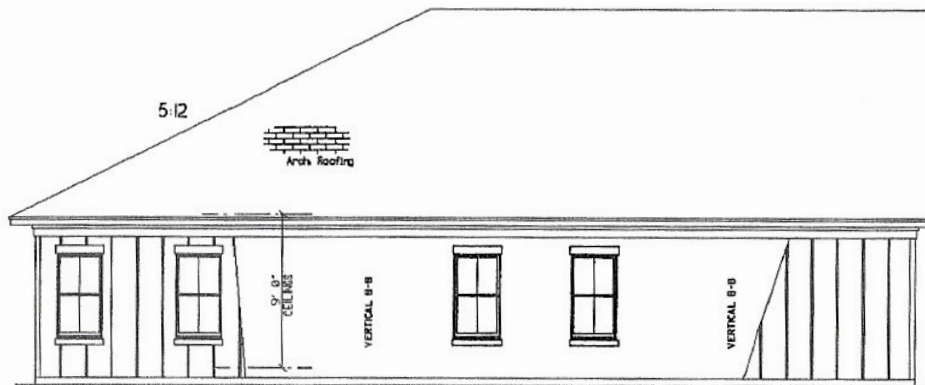
2024 Weems Street



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

1837 Simms Street - Residential Outbuilding New Construction (Garage)

Old Conway Design Overlay District

APPLICANT/OWNER

Tyler Bell
1837 Simms St
Conway, AR 72034

DESIGN PROFESSIONAL

Quality Designs



SITE

Address. 1837 Simms 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. 0.20 acres ±.

Surrounding Area Structures. The property is located in the Old Conway Suburban Zone on the southeast corner of Simms St and Mitchell St. Area structures consist primarily single-family structures of in Craftsman and Minimal Traditional styles.

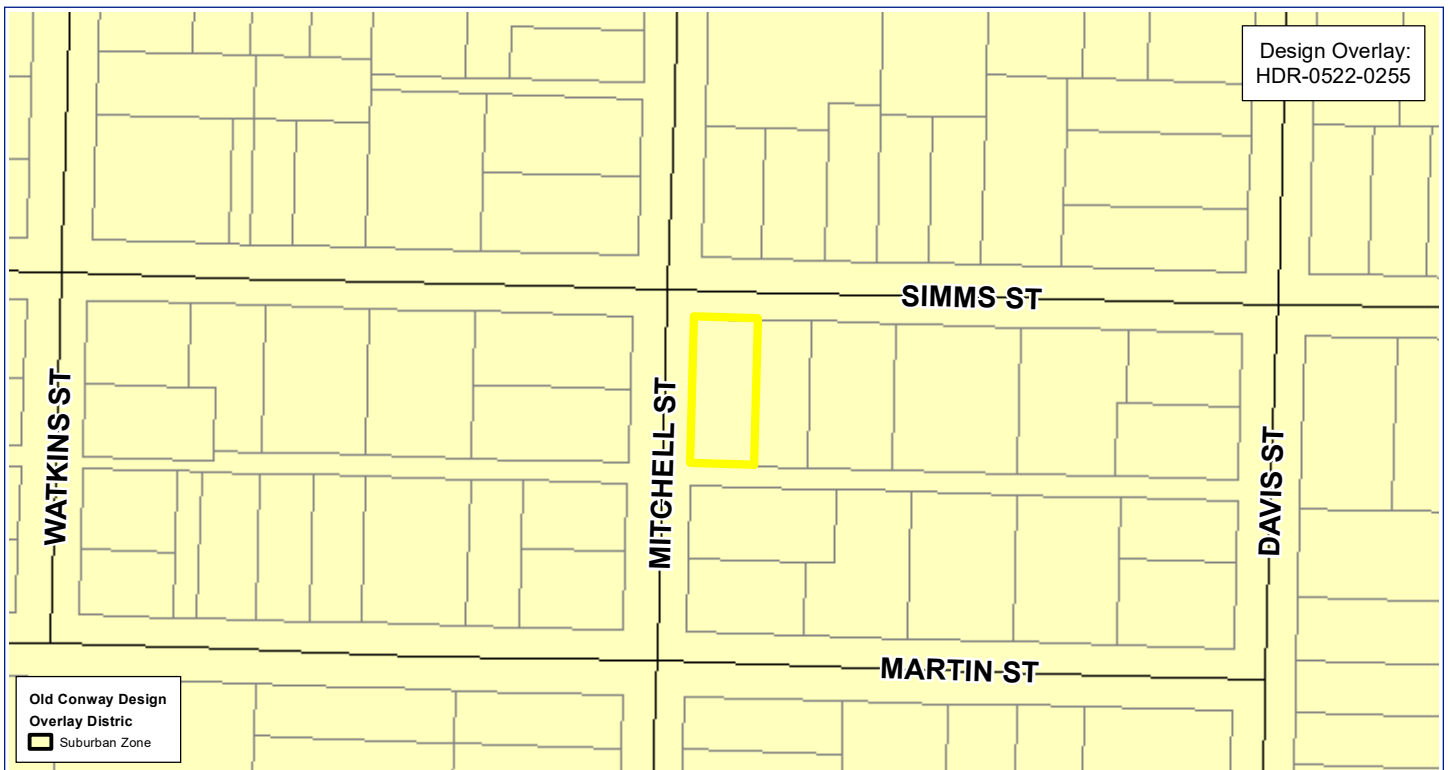
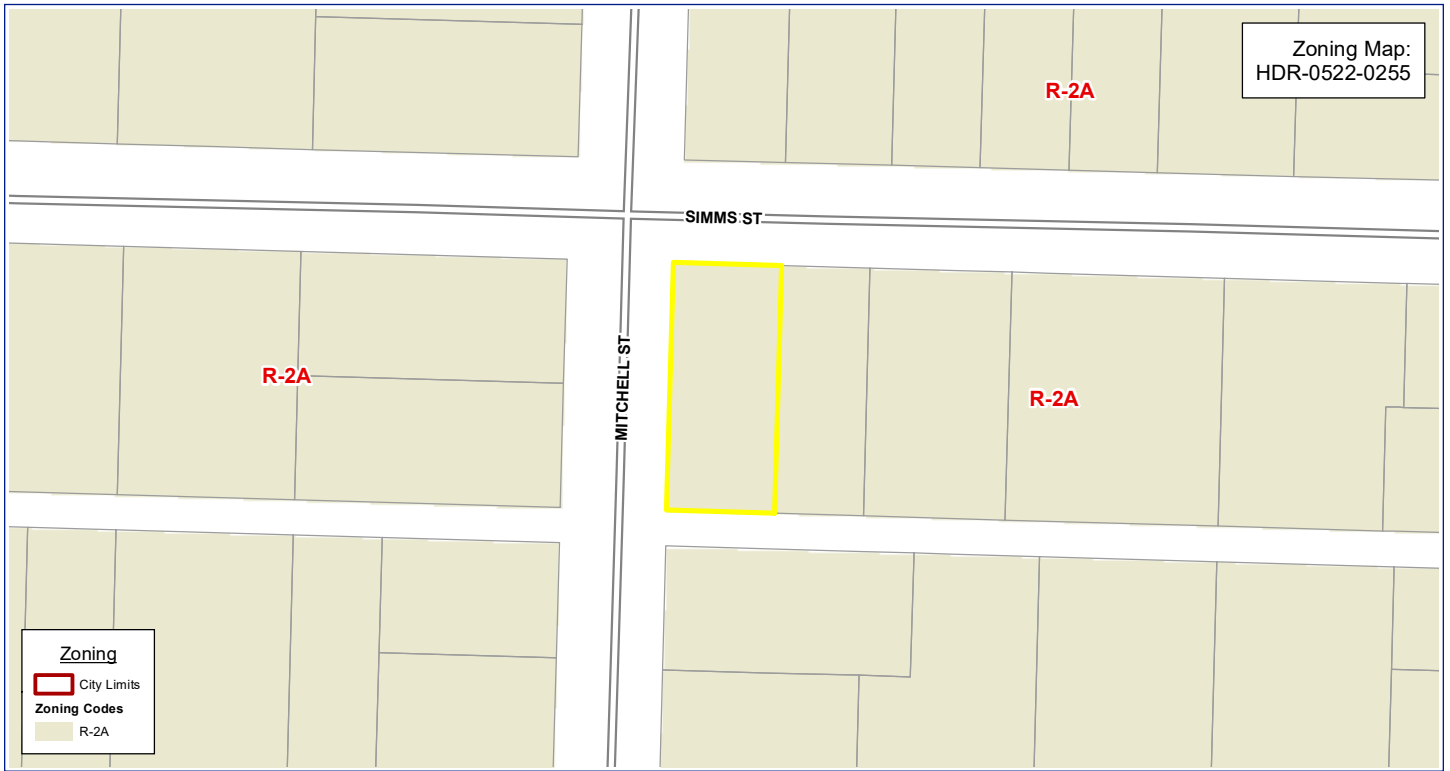
General Description of Property and Proposed Development. The applicant is proposing to construct a 336 sf detached garage with an open patio to sit approximately where a previous outbuilding was located.

Setbacks and Spacing. Side setbacks for accessory structures are allowed up to the minimum allowed by the Arkansas Fire Prevention Code, which is 5'. However, garages on corner lots are generally required to be placed in line with the building line of the house.

The structure is proposed to be placed behind the primary structure with a proposed side setback of 5'-6". Recommend requiring the setback be placed in line with the building line of the side façade of the house.

1837 Simms Street - Residential Outbuilding New Construction (Garage)

Old Conway Design Overlay District



Garages/Outbuildings. Garages should be placed at the rear of the lot. On corner lots, the garage should face the side street. 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 proposed carport is not placed in a manner consistent with the requirements of the ordinance. Recommend requiring the garage face Mitchell St and be placed in line with the building line for the side of the structure.

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

Lot coverage for the site will be less than 30%.

DESIGN ELEMENTS

Parking Areas. Parking is not permitted in the front yard of residential properties. Parking is allowed only along street and alley frontage, and in rear yards, driveways, carports and garages. No more than fifty percent (50%) of the front yard may be paved.

Based on the recommended reorientation of the garage, parking will be located in an appropriate place.

Tree preservation. It is unclear if any trees will be impacted by the construction, need further information from the applicant.

Recommend requiring a tree planting if any trees over 8" in diameter are removed.

MATERIALS AND DETAILING

Roofs. Roofing should respect the character of the surrounding area with respect to materials, pitch, form.

The proposed roofing materials and slopes for the garage are appropriate.

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 Hardieboard siding for the garage. This material is appropriate. A wood equivalent product such as LP SmartSide® is also appropriate.

RECOMMENDATIONS

Staff recommends approval of the application with the following conditions:

1. Require the garage be reoriented to face Mitchell St and setback in line with the building line for the side façade of the house.
2. Require fascia and soffits to be finished with wood or wood equivalent construction (Hardie® siding).
3. HVAC equipment be placed in a manner to minimize its visibility from the street.
4. The property shall be replatted prior to obtaining building permits.
5. Submit revised drawings to the Planning Director for approval prior to release of the COA.

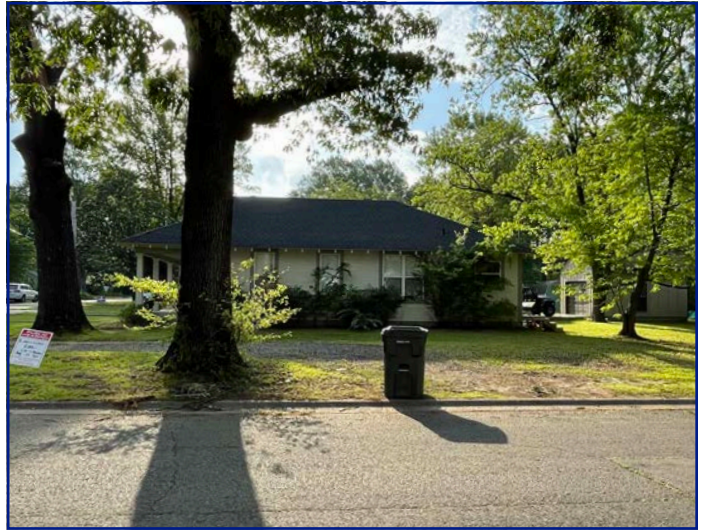
1837 Simms Street - Residential Outbuilding New Construction (Garage)

Old Conway Design Overlay District

II.C



View of subject property from Simms St looking S



View of subject property from Mitchell St looking E



Property adjacent to the E



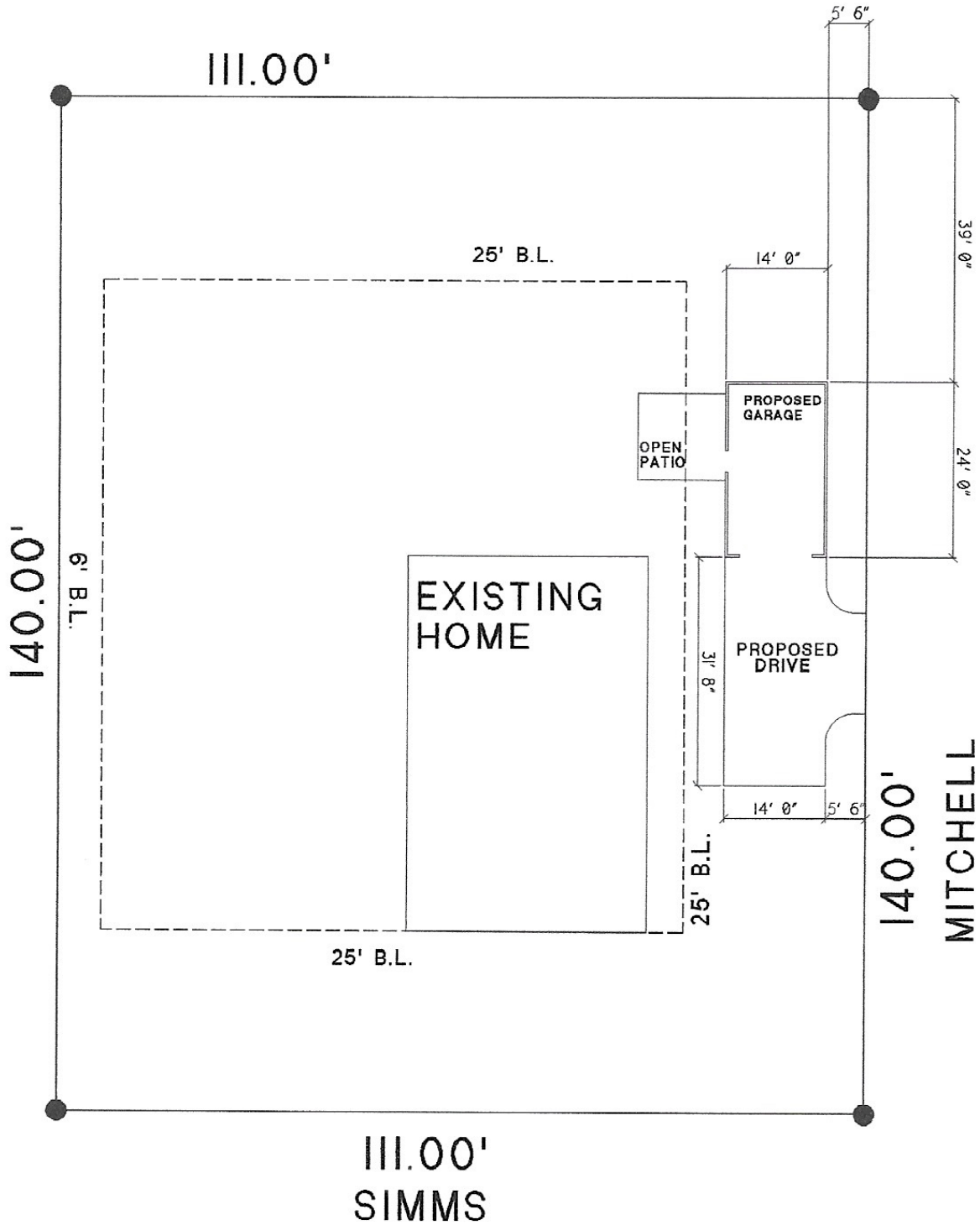
Property adjacent to the N



Property adjacent to the W



Property adjacent to the NW



#1837 SIMMS STREET
LOT 1 BLOCK 59
BOULEVARD ADDITION

