



CONWAY
HISTORIC DISTRICT COMMISSION

JANUARY
STAFF REPORT

Monday, January 26, 2015 • 6:00 pm
City Hall • Downstairs Conference Room
1201 Oak Street • Conway, AR

**CONWAY
HISTORIC DISTRICT COMMISSION
MEETING**

JANUARY 26, 2015 • 6:00PM • CITY HALL • 1201 OAK STREET

AGENDA

Minutes

November 24, 2014

Public Hearings

**Old Conway Design Overlay District
Certificate of Appropriateness Review**

I. Alexander Binnie - attached garage and new drive - 1613 Simms Street

Discussion

2015 Meeting and Deadline Schedule
Items as decided by the Commission

HISTORIC DISTRICT COMMISSION MEMBERS

Steve Hurd, Chairman
Velton Daves, Vice Chairman
Scott Zielstra, Secretary
George Covington, Sr.
Trey Massingill

Betty Pickett
Marianne Welch
Aaron Nicholson
Taylor Martin

Conway Historic District Commission November 24, 2014

Meeting Minutes

City Hall - Downstairs Conference Room, 6:00 p.m.

Roll Call

Steve Hurd, Chairman – present
Velton Daves, Vice-Chairman – present
Scott Zielstra, Secretary – present
George Covington, Sr. – present
Trey Massingill – present
Marianne Welch – present
Betty Pickett – present
Aaron Nicholson – present
Taylor Martin - present
HDC City Staff, Bryan Patrick – present

Finding of a Quorum

Nine Commission members – Quorum present. Also in attendance:

1. Allen Shaver – 1261 Harkrider
2. Sam Green – Habitat of Faulkner Counter
3. Elmore Radford
4. Catherine Barrier - Arkansas Historic Preservation Program

Meeting Minutes

October 27, 2014 minutes. Mr. George Covington motioned for approval, seconded by Mr. Taylor Martin. Minutes approved unanimously.

PUBLIC HEARING - CERTIFICATE OF APPROPRIATENESS

Shaver Properties New Single Family Residence - 715 Ingram Street

Presentation: Mr. Shaver presented the project; a single family residence to be constructed on the rear of the existing single family lot. The new home will have the garage in the rear. Mr. Shaver asked what the width of the sidewalk should be. The sidewalk should be 4 feet wide and match the existing sidewalk to the north. If the existing sidewalk is smaller, the new sidewalk should taper to match.

Commission Discussion: A tree should be planted in place of the existing pecan that will be removed. There was discussion if the hedges were kept then the need to replant a tree would not be needed. However, this recommendation failed.

Motion made by Marianne Welch to accept the plan as submitted with the amended recommendations. Seconded by Velton Daves. Motioned approved unanimously.

Committee Conditions:

1. The residence shall be constructed generally as shown on the submitted plans.

2. The front setbacks shall be between 16 and 30 feet from the property line.
3. Any site lighting shall be inward, downward, and shrouded
4. Architectural asphalt shingles shall be used.
5. Interior floor to ceiling heights shall be 9'0".
6. One 2" caliper pecan tree shall be planted along Ingram St.
7. HVAC equipment shall be appropriately screened and located at the rear.
8. A 4 foot wide sidewalk shall be constructed along Ingram St. and First St.

Habitat for Humanity New Family Residence – 621 Walnut Street

Presentation: New windows should be added on the east and west side of the residence. The lack of a carport or garage was discussed. Habitat homes typically do not include a carport or a garage; usually just a driveway or parking area. The proposed design and lot configuration would not accommodate a garage easily.

Committee Discussion: Ceiling height as shown is 8' and it should be 9' instead. The drawing in the submitted plan shows the gable set lower than it should be built. Currently, there are no trees on the lot. Not having a carport or garage gives the tenants access to park anywhere on the front property. Ms. Pickett stated that in the future she would like to see Habitat for Humanity add garages or carports to their homes.

Community Discussion: Neighbors were in attendance. They wanted an update on what was going to happen with the property. They own the vacant lot immediately to the east of the property along Walnut Street.

Motion is made by Mr. Velton Daves to accept the request with the following conditions:

Committee Conditions:

1. The residence shall be constructed generally as shown on submitted plan.
2. The front setback shall be between 19 and 26 feet from the property line.
3. Any site lighting shall be inward, downward, and shrouded.
4. Living room windows shall be taller to match the other windows. Windows shall be one over one.
5. Additional windows shall be provided per staff recommendation.
6. Porch shall be a minimum of 6 feet deep. Porch columns must be trimmed to a minimum 8" square. Porch gable and trim height shall be raised as shown in staff sketch.
7. Interior floor to ceiling heights shall be 9'0".
8. HVAC equipment shall be appropriately screened and located at the rear.
9. A 4 foot sidewalk shall be constructed along Factory and Ingram Streets.

10. Parking area shall be large enough to accommodate a 2 car pad in the front yard.
11. Plant a 2' canopy tree on the property.

Seconded by Marianne Welch. Eight Commissioners voted for approval. The motion passed 8-1 with Betty Pickett voting in opposition.

Catherine Barrier Visit

Catherine Barrier, Certified Local Government Coordinator with the Arkansas Historic Preservation Program attended the meeting to observe and get acquainted with the Conway Historic District Commission.

Meeting was adjourned

I. Binnie Residence - New Attached Garage & Drive - 1613 Simms Street

OLD CONWAY DESIGN OVERLAY DISTRICT CERTIFICATE OF APPROPRIATENESS REVIEW

APPLICANT/OWNER
Alexander Binnie
1613 Simms Street
Conway, Arkansas 72032

SITE

Address: 1613 Simms Street

Present zoning: R-2A (Large Lot Duplex) in the Old Conway Design Overlay Suburban Zone.

Abutting zoning: R-2A (Large Lot Duplex)

Lot area: .30 Acre

Surrounding Area Structures: One existing single family residence.

General description of property and proposed development: The applicant would like to construct a garage/utility room addition onto the west side of the existing single family residence. There was a freestanding carport in the same general area that was recently demolished.

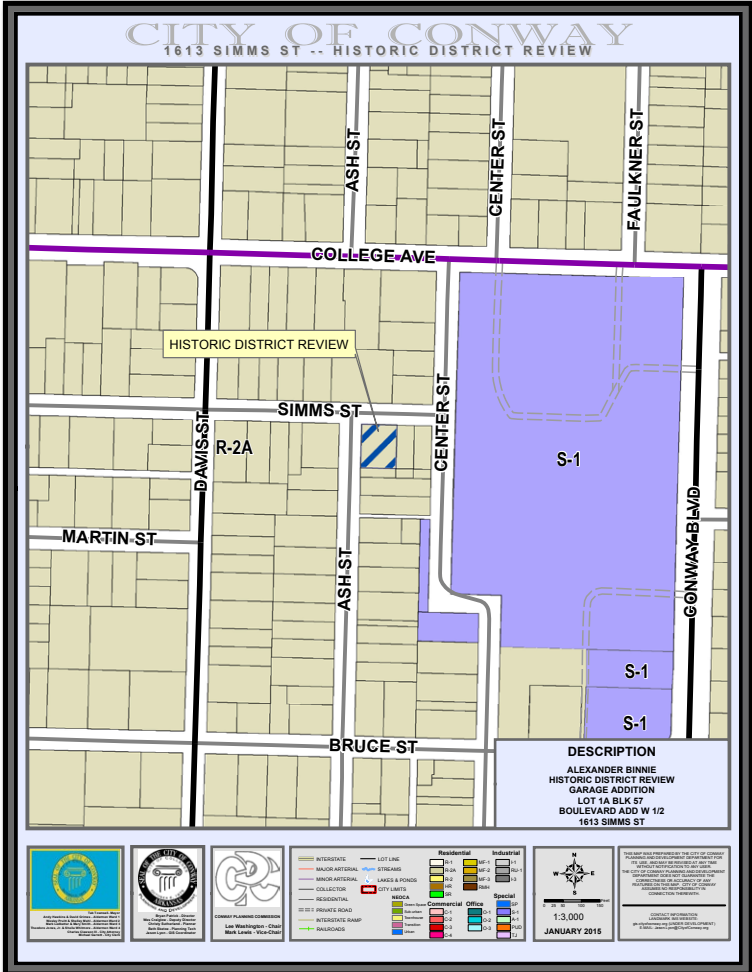
Setbacks: Proposed structures should respect the predominant setbacks of area structures, especially the front setback. Old Conway suburban guidelines state that the front of a structure should be between 80% and 110% of the average area front setback of 20 feet from the property line. The addition will not affect the front setback. The rear and east setback of the addition remain unchanged. The new garage addition will be approximately 5.5 feet from the property line or 26 feet from the curb. The garage will protrude approximately 2 feet further to the west than the former carport. This west setback seems appropriate.

Spacing: Established spacing distance pattern between area structures. The proposed residence would not be significantly different than typical neighborhood spacing. Spacing is appropriate.

Lot coverage: The Old Conway Suburban District allows up to 60% impermeable lot coverage. The proposed lot coverage is appropriate.

Orientation: The direction in which the front of a building faces. The residence's front facade faces Simms Street. The garage addition on the west side will face Ash Street.

Alley: There are no alleys abutting the property.



Driveway / Parking: The Old Conway Guidelines encourage freestanding garages at the rear of structures or at least set back from the front facade. The garage should not be the most emphasized feature of the front facade. The addition/garage will face west towards Ash Street. The garage will be accessed via Ash Street with a new driveway. The residence's front facade will remain unchanged. Guidelines also require a garage to be placed at least at the mid-line of the structure to deemphasize the mass of the garage along the front facade.

Sidewalks: The OCDOD Ordinance requires that sidewalks be constructed or repaired as part of new construction. There are existing sidewalks along Simms and Ash Streets.

Fences: No fencing is proposed.

Tree preservation: No trees will be affected by the addition.

MASSING

Scale: The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The scale of the addition is appropriate for the existing residence and area.

Height: The average height of area structure's eaves and cornices. Also, the first floor elevation/height relationship. The addition's external height is appropriate and blends with the existing cornice and roof peak.

Width: New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The addition will make the east-west width of the residence wider. However, the width is in character with area residences and the width of the wide corner lot.

Directional expression: Measurement of the height to width ratio of a structure's elevation. The height/width ratio of the addition is appropriate.

Footprint: The area of land covered by a structure should be in relation to the majority of neighboring structures. The footprint is appropriately in scale with other area residences.

Complexity of form: The level of detailing and breaks in wall planes of a structure. The addition has an appropriate level of wall breaks and detailing to blend with the residence.

Façade, wall area, rhythm: Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. Window and door openings should correspond to the rhythm and proportion on existing structures. Generally doors and windows should be proportioned in a range of 25-40% of the total surface area. Although the majority of the addition is used as a garage, consideration should be given to requiring an additional window on the Ash Street facade. It appears that two windows will be removed from the west facade. One could be reused on the garage facade as shown on the staff sketch. Additionally, the entry door could be at least half glass to create more window area on the north facade.

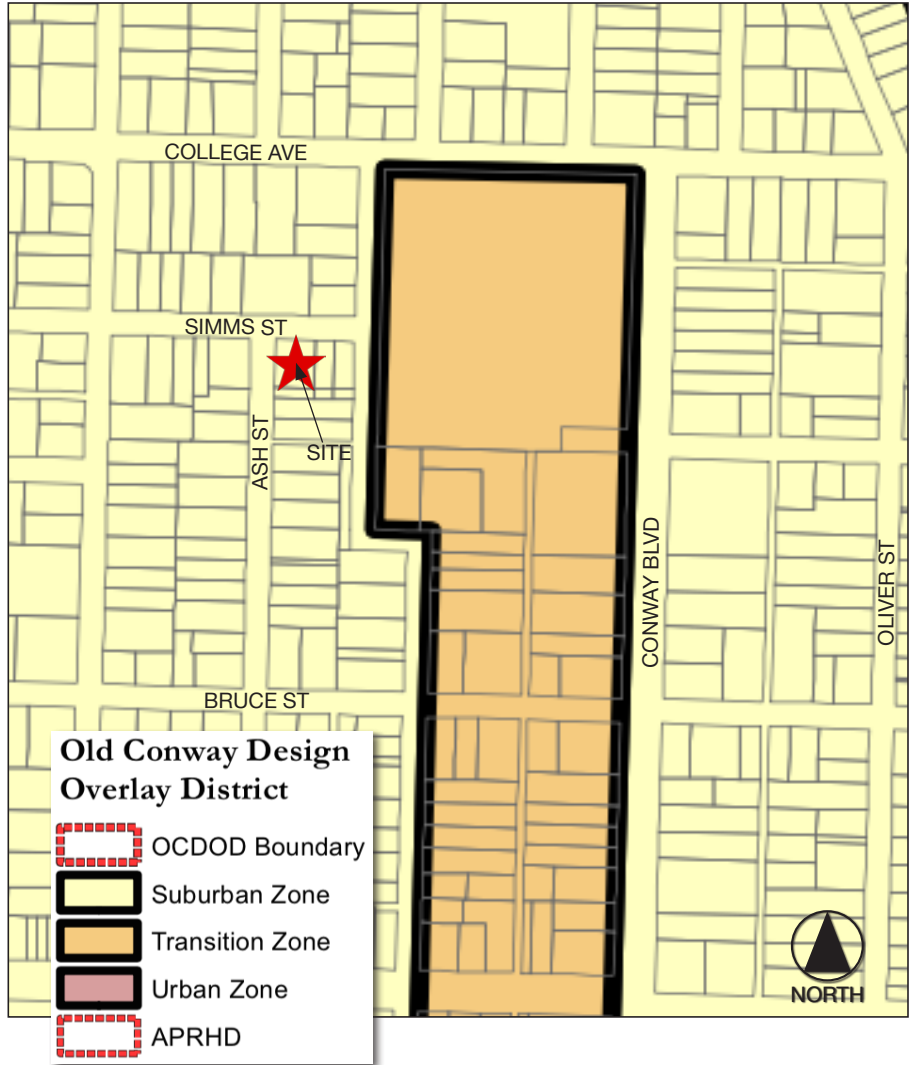
DESIGN ELEMENTS

Style: The style should compliment existing and area structures. The proposed residence could be described as a contemporary bungalow. The style blends with the existing structure and other area residences.

Entries, porches and porticos: Porches should have a minimum depth of 6'-0". No porch is proposed.

Doors and windows. See previous facade comments.

Awnings: When new construction uses awnings, traditional awning designs, materials, and placement should be used. No awnings are proposed.



Lighting: Any new lighting should be inward, downward, and shrouded so as to stay within the bounds of the property. No light fixtures are proposed.

MATERIALS & DETAILING

Architectural details, siding and bricks: Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The residence appears to have vinyl or metal siding with simple trim and soffit detailing. The addition continues this same level of detailing. New siding material is not indicated. The applicant can provide more information concerning siding at the meeting.

Shutters: No shutters are proposed.

Roof: The roof is an asphalt composition roof. A matching asphalt shingle should be used.

Decks/plaza space: No decks are proposed.

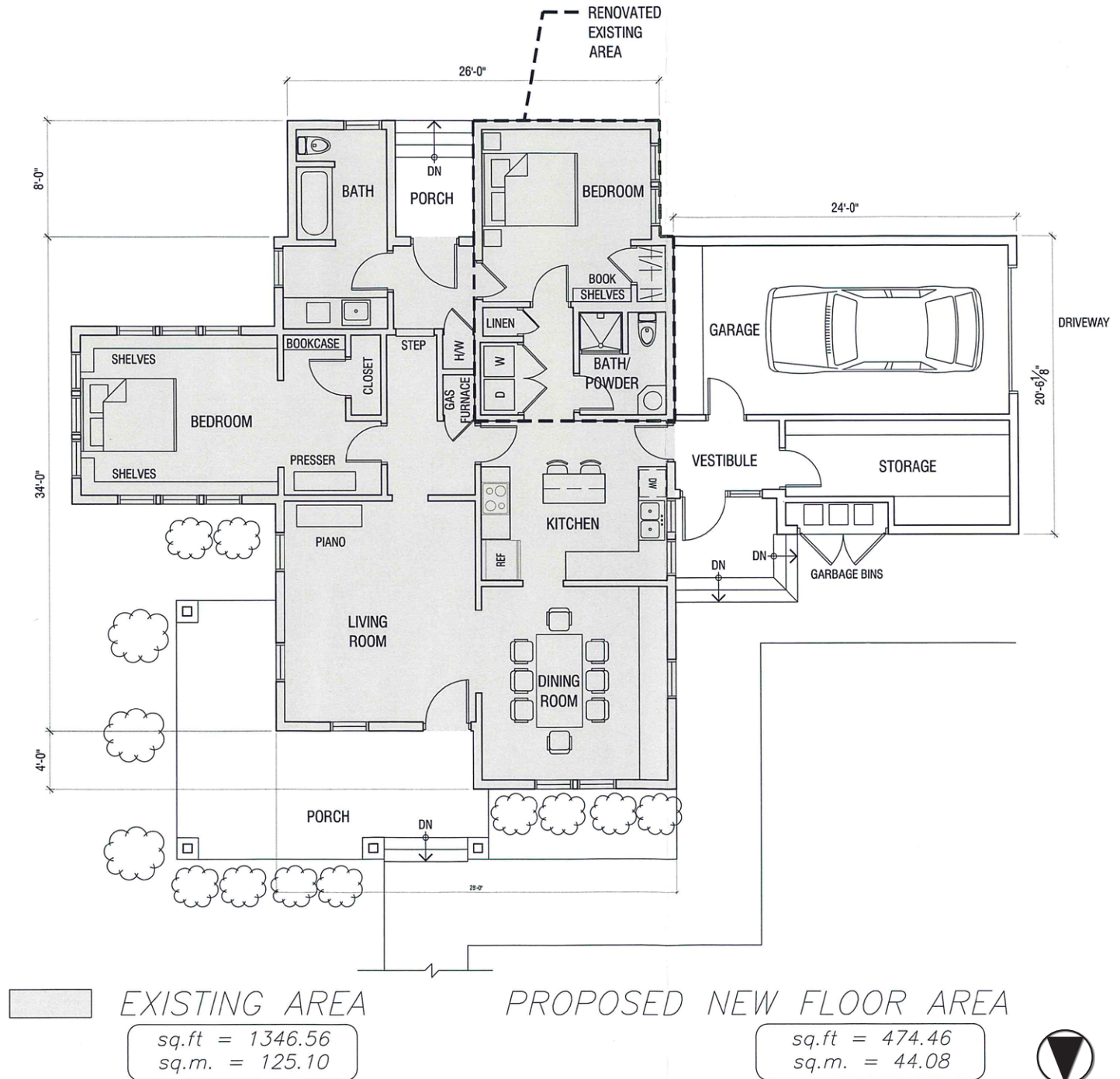
Skylights: None proposed.

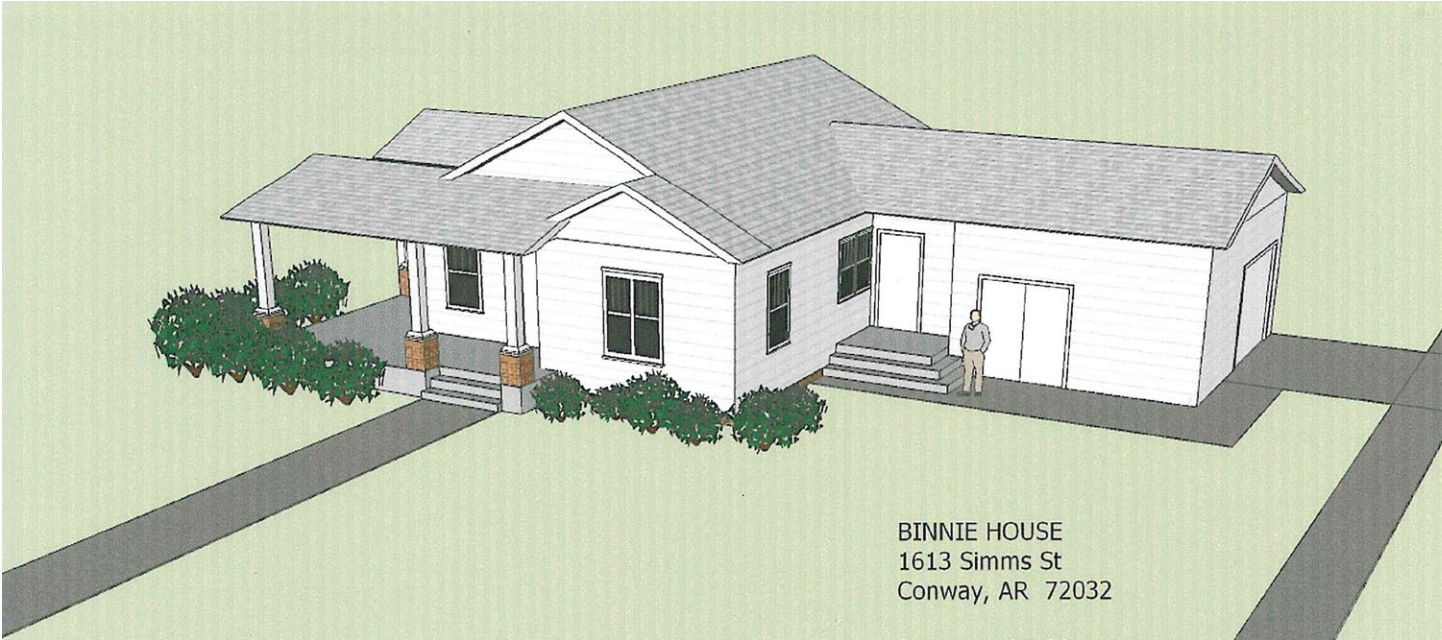
I. Binnie Residence - New Attached Garage & Drive - 1613 Simms Street

Mechanical screening: HVAC units should be visually located away from streets or screened by landscaping. Exterior HVAC ductwork should not be visible from the street. HVAC equipment should be appropriately screened and located at the rear.

RECOMMENDATIONS

1. The addition shall be constructed as submitted
2. Any site lighting shall be inward, downward, and shrouded.
3. One additional window shall be provided as shown on staff sketch. Re-use of one of the original historic windows is encouraged.
4. The new entry door shall have 50% glass minimum.
5. HVAC equipment shall be appropriately screened and located at the rear.
6. Matching asphalt shingles shall be used.





BINNIE HOUSE
1613 Simms St
Conway, AR 72032

Proposed Addition
12-31-2014

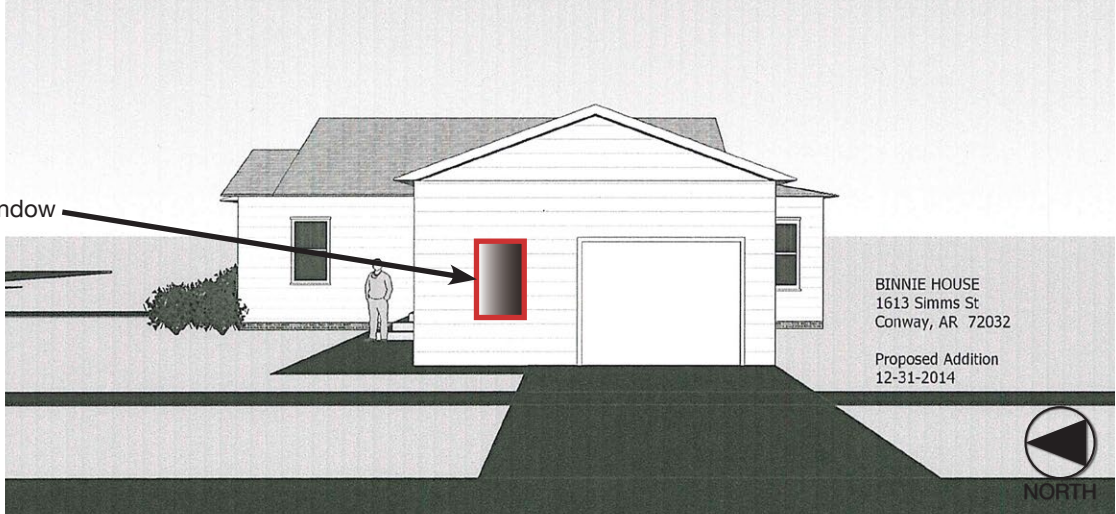


BINNIE HOUSE
1613 Simms St
Conway, AR 72032

Proposed Addition
12-31-2014



Staff Sketch
Additional Window



BINNIE HOUSE
1613 Simms St
Conway, AR 72032

Proposed Addition
12-31-2014



I. Binnie Residence - New Attached Garage & Drive - 1613 Simms Street



View of residence looking East

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View of residence looking South



A Residence abutting on North



B Residence abutting on West



**2015 Conway Historic District Commission
Scheduled Meeting Dates**

MONTH	MEETING DATE	SUBMISSIONS DUE
January	Monday, January 26	Friday, January 9
February	Monday, February 23	Friday, February 6
March	Monday, March 23	Friday, March 6
April	Monday, April 27	Friday, April 10
May	Wednesday, May 27 ¹	Friday, May 11
June	Monday, June 22	Friday, June 5
July	Monday, July 27	Friday, July 10
August	Monday, August 24	Friday, August 7
September	Monday, September 28	Friday, September 11
October	Monday, October 26	Friday, October 9
November	Monday, November 23 ²	Friday, November 6
December	Monday, December 28 ²	Friday, December 11

Conway Historic District Commission meetings begin at 6:00 p.m. typically on the fourth Monday of each month and are held in the First Floor Conference Room of City Hall at 1201 Oak Street, Conway, Arkansas. The agenda with supporting information for each meeting is posted at <http://www.conwayplanning.org>

¹ Due to the Memorial Day holiday, the May meeting is moved to the Wednesday following Memorial Day.

² Due to the holidays, November and December meeting dates are subject to change. Please check with the Planning and Development Department to confirm these meeting dates.