



CONWAY
HISTORIC DISTRICT COMMISSION
MARCH



5:30pm • March 27, 2017 • City Hall

Robinson Historic District & Old Conway Design Overlay District

CONWAY HISTORIC DISTRICT COMMISSION MEETING

MARCH 27, 2017 • 5:30PM • CITY HALL • 1201 OAK STREET

AGENDA

MINUTES
January 23, 2017

PUBLIC HEARINGS **ROBINSON HISTORIC DISTRICT**

A. Replacement Two-Pole Signs at Calvary Church - 1832 Robinson Avenue

OLD CONWAY DESIGN OVERLAY DISTRICT

- B. New single-family home - 1914 Simms Street
- C. New single-family home - 1920 Simms Street
- D. Porch and Columns addition - 1822 Simms Street
- E. Porch and Columns addition - 1826 Simms Street
- F. Porch and Columns addition - 1923 Simms Street
- G. Porch and Columns addition - 1927 Simms Street

DISCUSSION

CAMP Training
Salter Properties Request for Rezoning
Items as decided by the Commission

HISTORIC DISTRICT COMMISSION MEMBERS

Steve Hurd, Chairman
Marianne Welch, Vice-Chairwoman
Scott Zielstra, Secretary
George Covington, Sr.
Taylor Martin
Betty Pickett
Gerald Tosh

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**Conway Historic District
Commission January 23, 2017
Meeting Minutes**

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

Roll Call

Steve Hurd, Chairman - present
Scott Zielstra, Secretary - present
Taylor Martin - present
George Covington, Sr. - present
Marianne Welch - present
Betty Pickett - present
Gerald Tosh - present
HDC City Staff - Bryan Patrick - present

Finding of a Quorum.

7 Commission members - Quorum present.

Also in attendance:

Scott Grummer – 1990 Springwood Drive
Lawrence Finn – 605 Orange Street, North Little Rock
Leonna Walton – 1313 Factory Street
Mark Acklin – Hwy 365 at Gold Lake
Franklin Holbrook – 2530 Marie Drive

Meeting Minutes

December 28, 2016 minutes. Taylor Martin motioned for approval, seconded by George Covington. Minutes approved unanimously.

Dexter Covered Carport - 1623 Bruce Street

Presentation:

Mr. and Mrs. Dexter stated that they were unaware that a building permit or Historic District Commission review were necessary to construct the carport cover. Their contractor was almost through on the project when it was discovered by a Conway building inspector. The Dexters were now asking for approval of the project in retrospect.

Committee Discussion:

The Commission asked HDC Staff about the appropriateness of the Ash Street setback. Staff stated that the cover was about 1 foot away from the Ash Street right of way, but on private property. On paper, the setback seems close to the right of way, however, Ash Street has a unique large 60 foot right of way. There is plenty of green space and parking area between the curb and the new carport cover due to this large right of way. Ms. Welch commented that the Dexter's had done a good job matching the cover with the home and was appreciative of the recent upgrades and work they have done improving the residence.

Motion made by Marianne Welch to approve the constructed carport cover with Staff recommended conditions:

Commission Conditions:

1. The carport and additional driveway shall be allowed to remain as constructed approximately 21 feet from the back of the Ash Street curb.

Seconded by George Covington. Motion approved unanimously.

Spruce Street Cottages - 710 Spruce Street

Presentation:

Scott Grummer presented the project. Work has been ongoing for 3 years now. The project is a publi/private partnership to provide affordable housing. The City acquired property and worked with abutting landowners to realign the mid block alleyway from a north south orientation to an east west one. The basic design is a pocket neighborhood with a central courtyard. Houses on the outside of the development have garage and driveway parking. The remainder of the homes have parking along the alley and on abutting streets. All homes will be sold; not rental. 7 of the 12 homes will be subsidized. The remainder will be offered at market rate.

Mr. Lawrence Finn, project developer stated that he has been working collaboratively with the City for just over 2 years to create a unique cottage development with well fitting homes, unique orientation, privacy. Homes that don't face the street engage each other around a central courtyard. It was geared to provide social engagement at its core. The neighborhood is in an older established neighborhood. It's hoped that the development will kickstart revitalization in the Pine Street area.

There are 4 different housing types to be built on the 12 lots. The majority of the house cladding will be vinyl siding but there will be areas with a mixture of vinyl and hardiboard. Columns will be made of wood.

Neighborhood Discussion:

People in the neighborhood love the neighborhood and are for the most part in favor of the project as a revitalization effort for the area. There are some concerns about spending \$150,000 on a house that does not have a garage. Mr. Hurd pointed out that in historic context, it's common for homes to have add on garages while others did not have garages. The planned mixture of garages and non-garages fits historically.

Q: What is the price ranges on these houses?

A: Mr. Grummer and Mr. Finn responded; The price ranges will be between \$150,000-\$200,000 in price.

Q: How do you determine what is affordable?

A: Mr. Grummer responded; For those that qualify, they can purchase the home for about 20% less than market rate purchase price with a HUD CDBG subsidy. The project is about \$130 per square foot.

Q: Are we targeting the people that grew up in the neighborhood?

A: Mr. Finn responded; yes, they are targeting those in the neighborhood as well as those outside the neighborhood but they have engaged those in the neighborhood first.

Q: Is there enough parking shown on the plan?

A: HDC Staff responded; zoning code requires 2 parking spaces per house. With the garages, driveways, courtyard parking, and on-street parking, there ample parking.

Committee Discussion:

Mr. Hurd pointed out that while important, price points are not something decided by the Historic District Commission. The Commission's task is to review and approve the look and materials used so that the structures blend with each other and the neighborhood.

Q: What is the zoning of the area?

A: It is Suburban T-3. It is a transact zone that unique to this area of town.

Q: There is not much in the way of detailing about landscaping around the houses. Is this up to the owners to put in?

A: Mr. Finn responded that the cottages and landscaping are intended to be low maintenance. There will be strategic landscaping to create as much privacy between the homes as possible. The large portion of the landscaping will be under POA maintenance. There will be landscape areas for individual home owners to maintain so that home owners may do their own micro-gardening. Developers will place landscaping when the houses are constructed.

Ms. Pickett stated that In situations where houses are closer together, she would like to see hardiboard instead of vinyl siding. Ms. Pickett stated that vinyl siding in such close proximity to each other was a fire hazard.

From the neighborhood discussion, it seems the main point of contention is the asking price of the homes. It is urged and suggested that the builders meet with the neighborhood homeowners to explore the proposed home prices.

Motion by Marianne Welch to approve the cottage development with the Staff recommended conditions.

Committee Conditions:

1. The development shall be built as proposed on the submitted plans. HDC Staff shall be allowed to make minor adjustments of landscaping, structure placement, etc as the project is constructed.
2. Vinyl siding shall be allowed. However, traditional wide trim details shall be used around all windows and doors.
3. Trees shall be planted as shown as a minimum. Additional trees and shrubs as necessary to provide additional privacy, screening, and aesthetic appeal are encouraged.

Seconded by Betty Pickett. Motion approved unanimously.

Discussion

College Avenue National Register Nomination

Sandra Taylor Smith submitted a proposal to create the College Avenue National Register nomination for \$2500. The proposed nomination would take 6 months to complete and would be presented to the State Review Board at their December 6, 2017 meeting.

Motion made by Marianne Welch to approve the proposal to create the district nomination with the following conditions:

1. Accept Sandra Taylor Smith as the consultant to review the district.
2. Submit quarterly review statements for review by the HDC.

Seconded by Taylor Martin. Motion approved unanimously.

2017 CLG Grant

The National Register nomination will require \$2500. The HDC currently has \$4285 in 2016 grant money. Holding \$2500 in reserve to insure payment for the nomination consultant would be prudent as there's no guarantee that the Conway HDC will receive a 2017 CLG grant. A 2017 grant is very likely, but might not happen. \$1875 could be available for a Faulkner County Museum project. A funded museum project must be AHPP approved. The museum should approach the HDC with a recommended project. No vote is necessary tonight to move forward.

Historic District Commission Member Training Opportunity

Training is available for commissioners but schedules are not allowing anyone to participate in the February trainings.

Other Business

Since all Commissioners now work in Conway, Staff suggested that the HDC meeting time be moved from the current 6:00 pm start time to 5:30 pm. Commissioners discussed among themselves and agreed.

Motion made by Betty Pickett to move the time of the Historic District Meetings to 5:30. Seconded by George Covington. Motion passed unanimously.

Adjourn

Betty Pickett made made the motion to adjourn. George Covington seconded. The meeting was adjourned by consensus.

Dismiss

A REPLACEMENT TWO-POLE SIGNS - 1832 ROBINSON AVENUE

ROBINSON HISTORIC DISTRICT CERTIFICATE OF APPROPRIATENESS REVIEW CALVARY CHURCH SIGNAGE 1832 ROBINSON AVENUE

APPLICANT/OWNER

Calvary Church
1832 Robinson Ave
Conway AR 72034

SITE

Address. 1832 Robinson Avenue

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

Abutting Zoning. R-2A(Large Lot Duplex) within the Robinson Historic District.

Lot Area. ± 0.71 acres

Surrounding Area Structures. The church property is located in the Robinson Historic District at the northeast corner of Mitchell and Robinson and is surrounded by single family residential structures representing various styles and construction dates. These styles include craftsman, neoclassical, Queen Anne, minimal traditional, ranch, and local vernacular.

General Description of Property and Proposed Development.

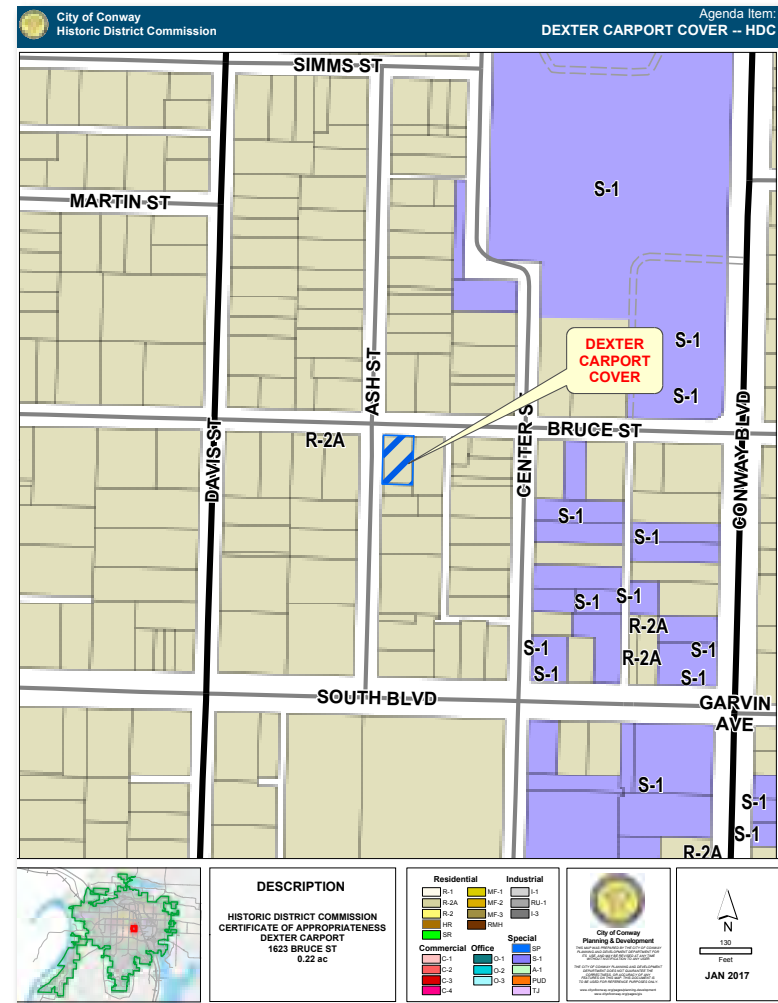
The church is a one story mid century modern design. The applicant would like to replace the two small free-standing two pole (monument) style signs on Robinson and Mitchell Streets. The existing signs are coming apart and need to be replaced.

The proposed free-standing signs would be similar to the existing freestanding signs, but the Church would like for them to be slightly larger. The existing signs are 4'-7" x 3'-0" feet as measured from ground to top and side to side. The proposed Robinson Street sign is 5 feet tall x 4 feet wide. The Mitchell Street sign is 4 feet tall and 4 feet wide. The Church would also like to use low voltage ground mounted lights on the signs.

The following Robinson District guidelines concerning signage are applicable:

Signage

- Introduce new signage that is compatible in material, size, color, scale, and character with the building or the district. Design signage to enhance the architectural character of a building.
- Introduce new signs, including graphics for windows or awnings, that are easily read and of simple design. Keep the size of graphics on windows or awnings in scale with the feature. It is not appropriate to obscure the view through a large portion of a window with graphics. No more than 25% of any window shall be used for signage.
- Select colors for new signage in the historic district



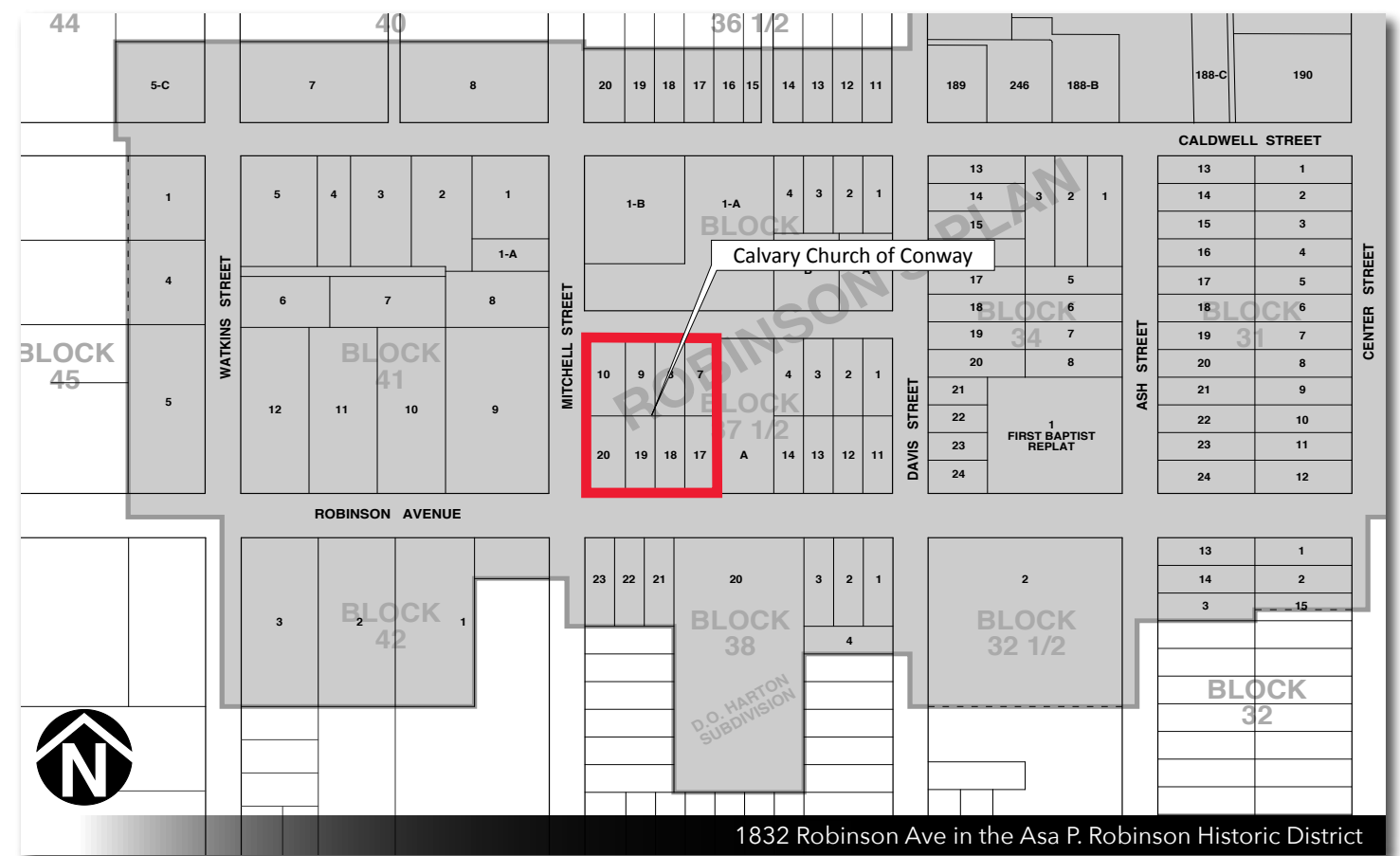
- that are compatible with the related structure or streetscape.
- Construct new signs of traditional sign materials, such as wood, stone, and metal. It is not appropriate to introduce an incompatible contemporary sign material, such as plastic, in the historic districts.
- Install freestanding signs in appropriate locations on low standards or ground bases. Consider screening the base of ground signs with plantings to enhance its appearance.
- All signage is subject to approval of the HDC. Freestanding signage shall be externally lit, monument, two pole, or post and arm style and shall be no greater than 16 square feet in area per side and no more than 4 feet in height. All other signage shall be governed by current City of Conway sign regulations.

The free standing sign's style is traditional in nature and reasonably low to the ground. Sign construction materials appear to be wood or wood like. A list of construction materials has not been submitted. The applicant can describe the materials at the time of the meeting. The proposed size, height, and lighting seems appropriate.

RECOMMENDATIONS

HDC Staff recommends approval of the basic size and design of the signs as submitted.

The Historic District Commission should decide which style of sign and size allowances; either 4' x 4' at both locations or allow a 5' x 4' sign on Robinson and a 4' x 4' sign on Mitchell.



1832 Robinson Ave in the Asa P. Robinson Historic District

B NEW SINGLE-FAMILY HOME - 1914 SIMMS STREET

OLD CONWAY DESIGN OVERLAY DISTRICT CERTIFICATE OF APPROPRIATENESS REVIEW WEAVER NEW RESIDENCE 1914 SIMMS STREET

APPLICANT/OWNER

Reed Weaver
1335 Salem Rd
Conway, AR 72034

SITE

Address. 1914 Simms Street

Present Zoning. R-2A (Large Lot Duplex). The property is within the Old Conway Design Overlay Suburban District.

Abutting Zoning. R-2A (Large Lot Duplex). The property is within the 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 on the north side of Simms Street. Area structures consist of single family residences in craftsman cottage, ranch, minimal traditional, Queen Anne, vernacular cottage, and newer minimal cottage structures.

General Description of Property and Proposed Development. The applicant is proposing to construct a new 1620 square foot single family residence.

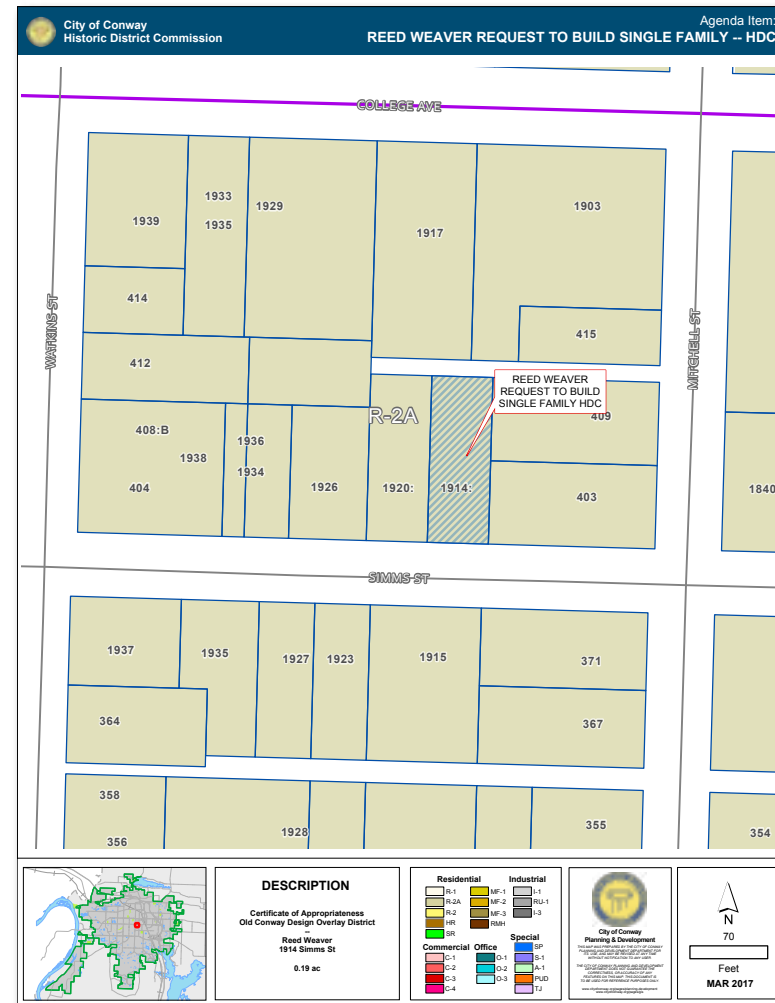
Setbacks. Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 80% to 110% of the average area front setback. The average area setback from the property line is 24 feet. The proposed front setback is 30 feet. The maximum allowed 110% front setback is 26 feet. The front setback should be adjusted to around 26 feet from the property line. The side setbacks are at least 6 feet and the rear is a generous 65+ feet. These setbacks are appropriate.

Spacing. Established spacing distance pattern between area structures. Spacing is similar to other residences and fits within the neighborhood spacing pattern.

Lot Coverage. The Old Conway District allows up to 60% impervious lot coverage. The pervious area will be well over the required 60%.

Orientation. The direction in which the front of a building faces. The new residence will face Simms Street and is appropriate.

Alley. There is a 10 foot unbuilt alley behind the rear of the lot. The alley will not be used as an access to the property.



Driveway / Parking. There is an existing gravel driveway onto the vacant property. The proposed residence will be served by a driveway on the east side of the property. The driveway width is not specified. However, the residence has a 1 car carport. The driveway should be limited to 12 feet in width.

Sidewalks. There are no sidewalks on the property. Sidewalk construction is required.

Fences. No fencing is proposed.

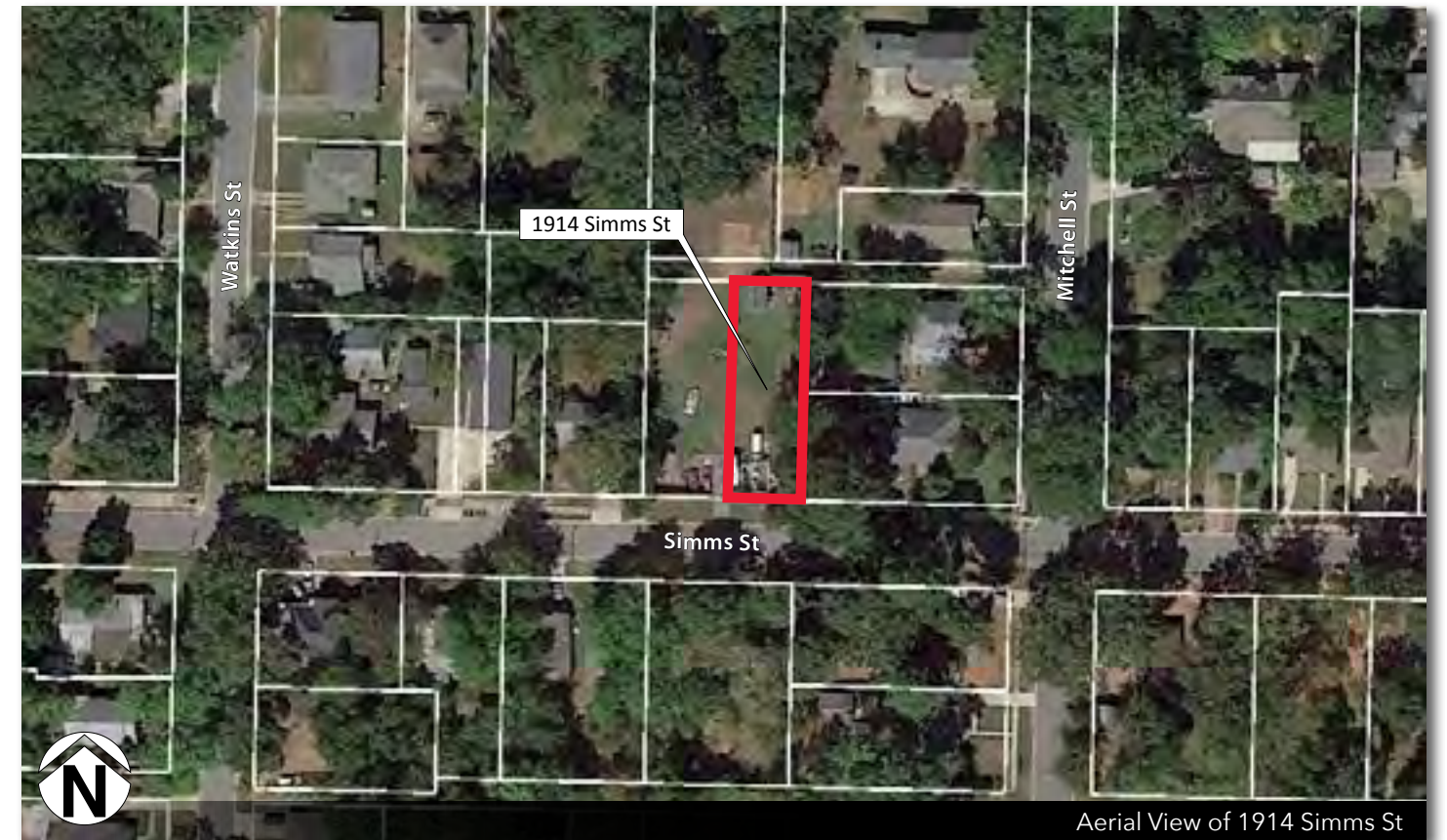
Tree preservation. No significant trees exist on the property.

MASSING

Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The new residence's overall scale is compatible with other area residences.

Height. The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. The overall height and eave lines are appropriate. The first floor height should be minimally 9 feet floor to ceiling.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The residence's width is appropriate.



Aerial View of 1914 Simms St



1914 Simms St in the OCDOD

B NEW SINGLE-FAMILY HOME - 1914 SIMMS STREET

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

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The residence's footprint is appropriately scaled in relation to other area structures.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The residence has appropriate detailing accomplished with wide window and door trim. The residence's wall planes are broken by a gabled front facade and a small porch. Gables are also used on the sides. The floor plan shows a carport with rear storage areas. The perspective view does not show the carport. A staff created sketch shows the roof line and carport side elevation.

Facade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The residence has an appropriate number of windows and doors.

DESIGN ELEMENTS

Style. The style should compliment the existing and area structures. The residence is a modern interpretation of a minimal traditional bungalow/cottage with craftsman detailing. Entries, Porches, and Porticos. Appropriate entry points are provided. Porches are to be a minimum of 6 feet in depth. The front porch shown is small, but 6 feet in depth. Porch column width has a solid appearance. The column width should also be used on carport columns.

Doors and windows. The doors and windows shown have muntin dividers creating two over two windows. Simple one over one windows would be more appropriate than windows with false dividers.

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 lighting is shown on the plans.

MATERIALS & DETAILING

Architectural Details, Siding, and Bricks. Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The residence has detailing provided through wide door and window trim and open rafter tails over the front porch. These features add traditional detailing. The applicant has not provided the type of siding material. Fiber cement siding is preferred.

Shutters. If used, shutters should be in proportion to their window opening. If they were closed, they should cover the window opening. No shutters are shown.

Roof. An asphalt roof is shown.

Decks/Plaza Space. No decks or patio space are shown.

Site Plan



Skylights. None are shown.

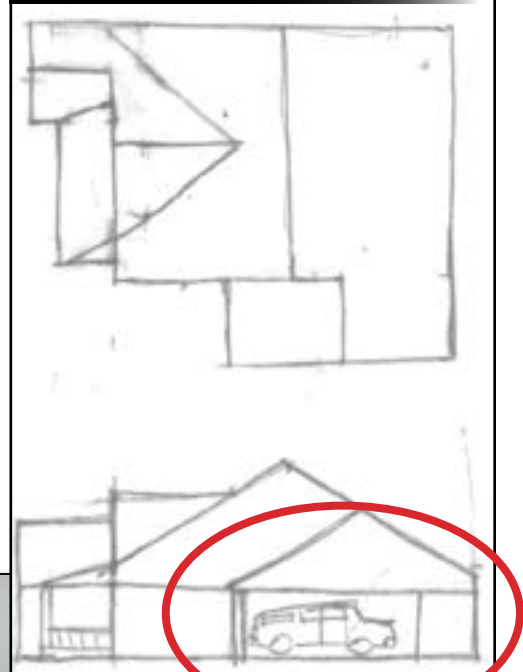
Mechanical Screening. HVAC units should be visually located away from streets or screened by landscaping. Exterior HVAC ductwork should not be visible from the street.

RECOMMENDATIONS

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

1. The residence shall be constructed as shown in submitted plans.
2. Driveway shall be concrete maximum of 12 feet in width.
3. The residence's front setback shall be approximately 26 feet from the property line.
4. Porch columns including carport columns shall be a trimmed out to approximately 8 inches by 8 inches.
5. Floor to ceiling height shall be 9 foot minimum.
6. Siding material?
7. Wide trim around windows and doors, open rafter tails, and mixture of siding shall be used as shown.
8. One over one windows may be used in line of false window dividers.
9. HVAC and utility equipment shall be appropriately located at the rear or side of the structure and/or appropriately screened.
10. A 4 foot sidewalk shall be constructed along Simms Street.

Staff Sketch - Carport



Staff provided perspective

C NEW SINGLE-FAMILY HOME - 1920 SIMMS STREET

**OLD CONWAY DESIGN OVERLAY DISTRICT
CERTIFICATE OF APPROPRIATENESS REVIEW
WEAVER NEW RESIDENCE
1920 SIMMS STREET**

APPLICANT/OWNER

Reed Weaver
1335 Salem Rd
Conway, AR 72034

SITE

Address. 1920 Simms Street

Present Zoning. R-2A (Large Lot Duplex). The property is within the Old Conway Design Overlay Suburban District.

Abutting Zoning. R-2A (Large Lot Duplex). The property is within the 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 on the north side of Simms Street. Area structures consist of single family residences in craftsman cottage, ranch, minimal traditional, Queen Anne, vernacular cottage, and newer minimal cottage structures.

General Description of Property and Proposed Development. The applicant is proposing to construct a new 1620 square foot single family residence.

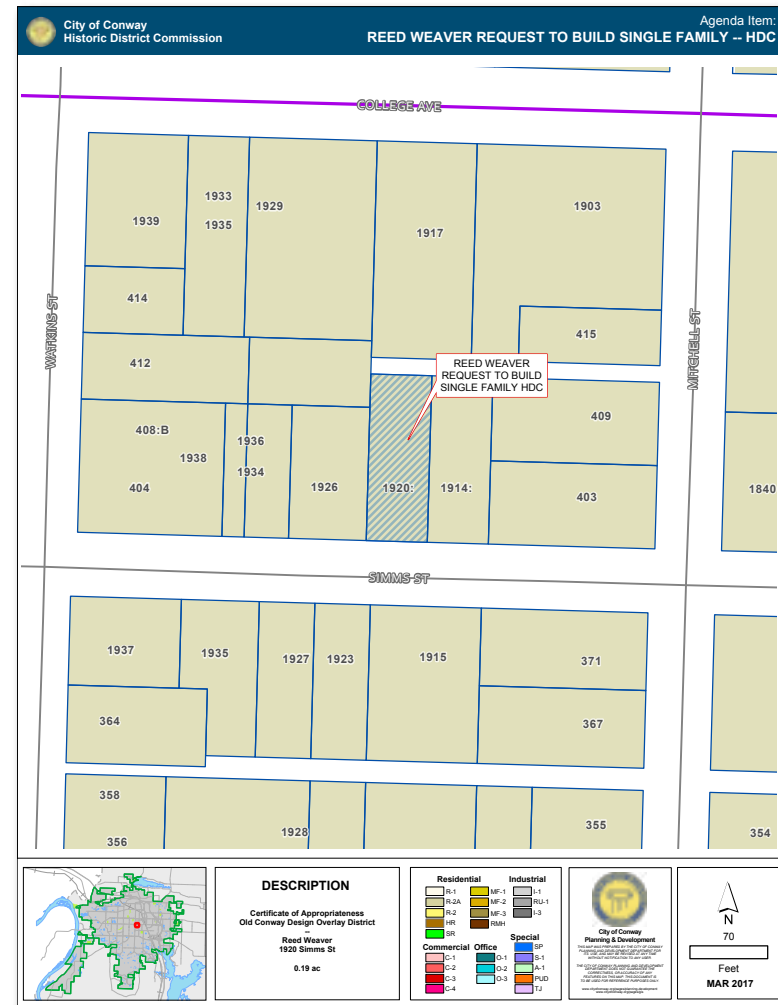
Setbacks. Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 80% to 110% of the average area front setback. The average area setback from the property line is 24 feet. The proposed front setback is 30 feet. The maximum allowed 110% front setback is 26 feet. The front setback should be adjusted to around 26 feet from the property line. The side setbacks are at least 6 feet and the rear is a generous 65+ feet. These setbacks are appropriate.

Spacing. Established spacing distance pattern between area structures. Spacing is similar to other residences and fits within the neighborhood spacing pattern.

Lot Coverage. The Old Conway District allows up to 60% impervious lot coverage. The pervious area will be well over the required 60%.

Orientation. The direction in which the front of a building faces. The new residence will face Simms Street and is appropriate.

Alley. There is a 10 foot unbuilt alley behind the rear of the lot. The alley will not be used as an access to the property.



Driveway / Parking. There is an existing gravel driveway onto the vacant property. The proposed residence will be served by a driveway on the east side of the property. The driveway width is not specified. However, the residence has a 1 car carport. The driveway should be limited to 12 feet in width.

Sidewalks. There are no sidewalks on the property. Sidewalk construction is required.

Fences. No fencing is proposed.

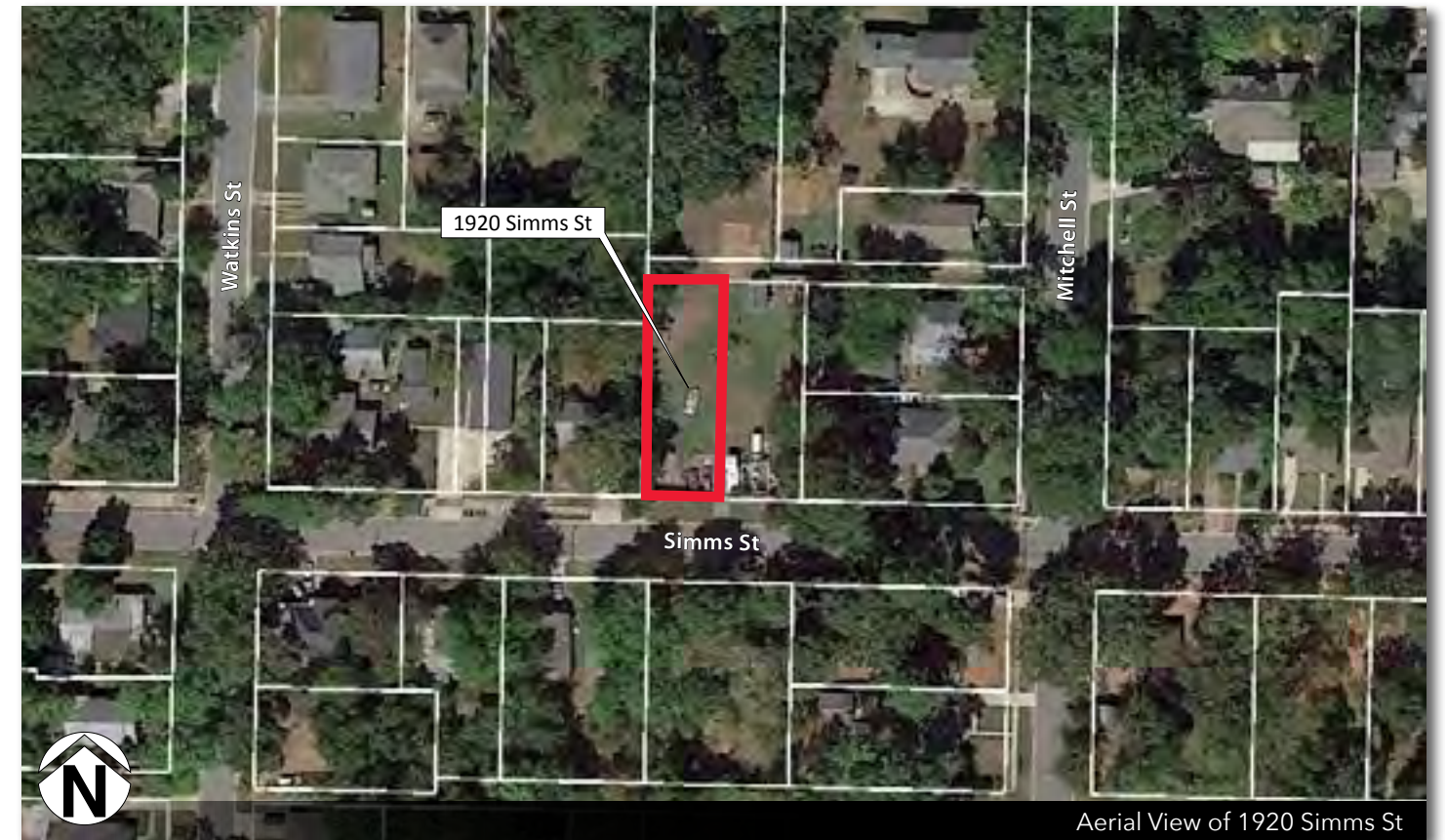
Tree preservation. No significant trees exist on the property.

MASSING

Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The new residence's overall scale is compatible with other area residences.

Height. The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. The overall height and eave lines are appropriate. The first floor height should be minimally 9 feet floor to ceiling.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The residence's width is appropriate.



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

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The residence's footprint is appropriately scaled in relation to other area structures.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The residence has appropriate detailing accomplished with wide window and door trim. The residence's wall planes are broken by a gabled front facade and a small porch. Gables are also used on the sides. The floor plan shows a carport with rear storage areas. The perspective view does not show the carport. A staff created sketch shows the roof line and carport side elevation.

Facade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The residence has an appropriate number of windows and doors.

DESIGN ELEMENTS

Style. The style should compliment the existing and area structures. The residence is a modern interpretation of a minimal traditional bungalow/cottage with craftsman detailing. Entries, Porches, and Porticos. Appropriate entry points are provided. Porches are to be a minimum of 6 feet in depth. The front porch shown is small, but 6 feet in depth. Porch column width has a solid appearance. The column width should also be used on carport columns.

Doors and windows. The doors and windows shown have muntin dividers creating two over two windows. Simple one over one windows would be more appropriate than windows with false dividers.

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 lighting is shown on the plans.

MATERIALS & DETAILING

Architectural Details, Siding, and Bricks. Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The residence has detailing provided through wide door and window trim and open rafter tails over the front porch. These features add traditional detailing. The applicant has not provided the type of siding material. Fiber cement siding is preferred.

Shutters. If used, shutters should be in proportion to their window opening. If they were closed, they should cover the window opening. No shutters are shown.

Roof. An asphalt roof is shown.

Decks/Plaza Space. No decks or patio space are shown.



Skylights. None are shown.

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.

RECOMMENDATIONS

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

1. The residence shall be constructed as shown in submitted plans.
2. Driveway shall be concrete maximum of 12 feet in width.
3. The residence's front setback shall be approximately 26 feet from the property line.
4. Porch columns including carport columns shall be a trimmed out to approximately 8 inches by 8 inches.
5. Floor to ceiling height shall be 9 foot minimum.
6. Siding material?
7. Wide trim around windows and doors, open rafter tails, and mixture of siding shall be used as shown.
8. One over one windows may be used in line of false window dividers.
9. HVAC and utility equipment shall be appropriately located at the rear or side of the structure and/or appropriately screened.
10. A 4 foot sidewalk shall be constructed along Simms Street.



Applicant provided perspective

D PORCH AND COLUMNS ADDITION - 1822 SIMMS STREET

OLD CONWAY DESIGN OVERLAY DISTRICT CERTIFICATE OF APPROPRIATENESS REVIEW WEAVER RESIDENCE PORCH ADDITION 1822 SIMMS STREET

APPLICANT/OWNER

Reed Weaver
1335 Salem Rd
Conway AR 72034

SITE

Address. 1822 Simms Street

Present Zoning. R-2A (Large Lot Duplex). The property is within the Old Conway Design Overlay Suburban District.

Abutting Zoning. R-2A (Large Lot Duplex) in the Old Conway Design Overlay Suburban District.

Lot Area. ± 0.16 acres

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the north side of Simms Street. Area structures consist of single family residences in ranch, minimal traditional, vernacular cottage, and newer minimal cottage structures.

General Description of Property and Proposed Development. The applicant is proposing to construct a new porch addition to the south facade of the single family residence.

Setbacks. Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 80% to 110% of the average area front setback. The side and rear setbacks will not be affected. The average area setback from the property line is 24.8 feet. The existing front setback is 25 feet. The minimum allowed 80% front setback is 19.8 feet. The new foot porch setback is proposed to be approximately 21 feet.

Spacing. Established spacing distance pattern between area structures. Spacing is similar to other residences and fits within the neighborhood spacing pattern.

Lot Coverage. The Old Conway District allows up to 60% impervious lot coverage. The porch addition will not substantially decrease the pervious area which is well over 60%.

Orientation. The direction in which the front of a building faces. The porch addition will be appropriately on the front of the residence.

Alley. There are no alleyways in this block.

Driveway / Parking. There is an existing concrete driveway on the west side of the residence. The porch addition will not affect this driveway.



Sidewalks. There are no sidewalks on the property. The porch addition is less than 30% of the home's total square footage. The construction of a sidewalk is not required. However, it is encouraged.

Fences. No fencing is proposed.

Tree preservation. No trees will be removed.

MASSING

Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The porch addition will not greatly affect the overall scale of the structure. The porch will enhance the entry and create a more human scaled entrance.

Height. The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. The porch addition will follow the existing roof's eave line and project the existing gable outwards towards the street. The porch will enhance the residence's front facade.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The residence's width will not increase. The overall width is appropriate with area structures.



D PORCH AND COLUMNS ADDITION - 1822 SIMMS STREET

Directional expression. Measurement of the height to width ratio of a structure's elevation. The height/vertical expression of the residence will remain largely unchanged.

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The residence's footprint will slightly increase but it will not be substantial. The footprint area is appropriate.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The new porch addition adds a new level of complexity adding contrasting form and new shadow area. Façade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The new porch addition is in proportion to the existing residence and other area structures.

DESIGN ELEMENTS

Style. The style should compliment area structures. The overall style of the existing residence is a modern minimal cottage. The porch addition will help enhance the entry to the structure.

Entries, Porches, and Porticos. Existing entry doors will remain unchanged. The porch will add a new more "human" scaled entry point and provide shelter form the elements. Guidelines state that a porch must be at least 6 feet in depth. The proposed porch is only 4 feet wide across the majority of its length. The allowed front setback limits the width of the porch. With the minimum allowed front setback of 19.8 feet, the porch could be widened to a 5 foot minimum depth.

Doors and windows. The rhythm, patterns, and ratio of voids to solids of new buildings should relate to and be compatible with adjacent facades; typically a higher proportion of voids to wall area. The new porch addition does not affect the existing amount of solid to void ratio of the existing residence.

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 lighting is shown on the plans.

MATERIALS & DETAILING

Architectural Details, Siding, and Bricks. Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The materials selected for a new dwelling should be compatible with and complement the surrounding structures in the Suburban Zone. Brick, stone, and wood are the most common and most appropriate materials for cladding and are strongly encouraged.



Applicant provided perspective

Synthetic materials such as vinyl, aluminum, and synthetic stucco (EIFS products) are not historic cladding materials and should not be used. The existing residence is clad in vinyl siding. It is assumed that the new gable and trim will be clad with vinyl as well. The applicant can provide more details about siding materials at the meeting.

Shutters. If used, shutters should be in proportion to their window opening. If they were closed, they should cover the window opening. No shutters are shown.

Roof. It is assumed that the new porch addition will have an asphalt shingle roof.

Decks/Plaza Space. No decks or patio space are shown.

Skylights. None are shown

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. Existing HVAC equipment should not be affected by the porch addition.

RECOMMENDATIONS

Staff recommends approval of the porch addition with the following conditions:

1. The porch addition shall be constructed as shown in submitted plans.
2. The addition may be clad with vinyl siding to match existing siding.
3. Roof shall be asphalt composition roof.
4. Porch depth shall be a minimum of 5 feet.

E PORCH AND COLUMNS ADDITION - 1826 SIMMS STREET

OLD CONWAY DESIGN OVERLAY DISTRICT CERTIFICATE OF APPROPRIATENESS REVIEW WEAVER RESIDENCE PORCH ADDITION 1826 SIMMS STREET

APPLICANT/OWNER

Reed Weaver
1335 Salem Rd
Conway AR 72034

SITE

Address. 1826 Simms Street

Present Zoning. R-2A (Large Lot Duplex). The property is within the Old Conway Design Overlay Suburban District.

Abutting Zoning. R-2A (Large Lot Duplex) in the Old Conway Design Overlay Suburban District.

Lot Area. ± 0.16 acres

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the north side of Simms Street. Area structures consist of single family residences in ranch, minimal traditional, vernacular cottage, and newer minimal cottage structures.

General Description of Property and Proposed Development.

The applicant is proposing to construct a new porch addition to the south facade of the single family residence.

Setbacks. Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 80% to 110% of the average area front setback. The side and rear setbacks will not be affected. The average area setback from the property line is 24.8 feet. The existing front setback is 25 feet. The minimum allowed 80% front setback is 19.8 feet. The new foot porch setback is proposed to be approximately 21 feet.

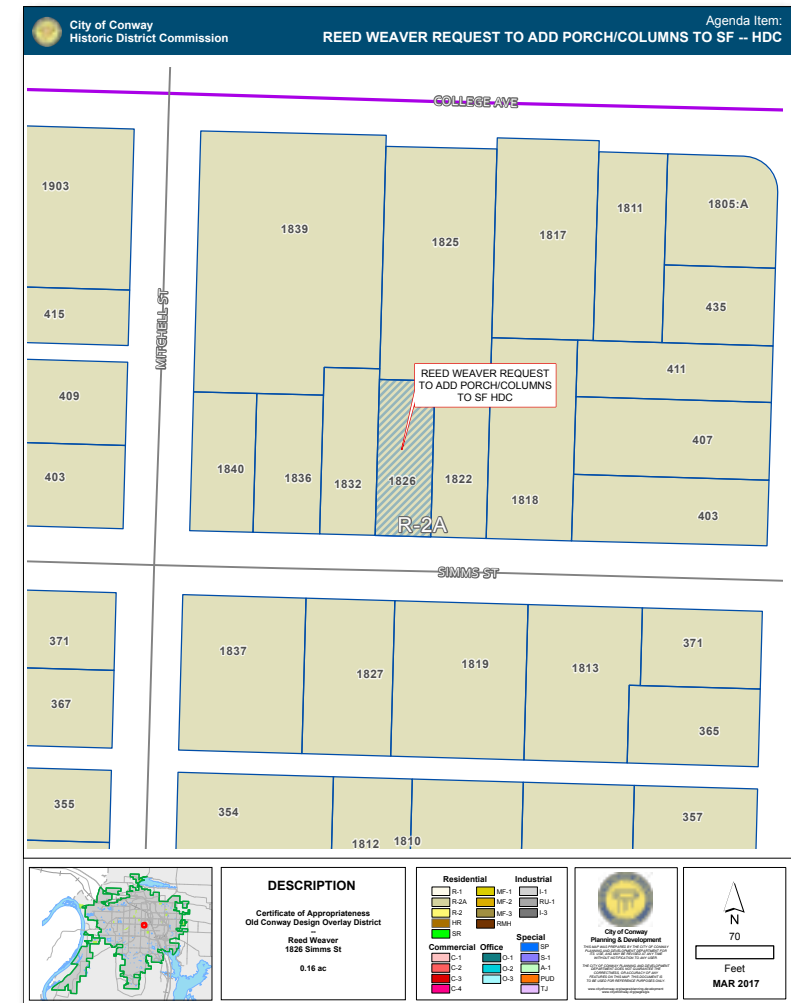
Spacing. Established spacing distance pattern between area structures. Spacing is similar to other residences and fits within the neighborhood spacing pattern..

Lot Coverage. The Old Conway District allows up to 60% impervious lot coverage. The porch addition will not substantially decrease the pervious area which is well over 60%.

Orientation. The direction in which the front of a building faces. The porch addition will be appropriately on the front of the residence.

Alley. There are no alleyways in this block.

Driveway / Parking. There is an existing concrete driveway on the west side of the residence. The porch addition will not affect this driveway.



Sidewalks. There are no sidewalks on the property. The porch addition is less than 30% of the home's total square footage. The construction of a sidewalk is not required. However, it is encouraged.

Fences. No fencing is proposed.

Tree preservation. No trees will be removed.

MASSING

Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The porch addition will not greatly affect the overall scale of the structure. The porch will enhance the entry and create a more human scaled entrance.

Height. The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. The porch addition will follow the existing roof's eave line and project the existing gable outwards towards the street. The porch will enhance the residence's front facade.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The residence's width will not increase. The overall width is appropriate with area structures.



Aerial View of 1826 Simms St



1826 Simms St in the OCDOD

Directional expression. Measurement of the height to width ratio of a structure’s elevation. The height/vertical expression of the residence will remain largely unchanged.

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The residence’s footprint will slightly increase but it will not be substantial. The footprint area is appropriate.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The new porch addition adds a new level of complexity adding contrasting form and new shadow area.

Façade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The new porch addition is in proportion to the existing residence and other area structures.

DESIGN ELEMENTS

Style. The style should compliment area structures. The overall style of the existing residence is a modern minimal cottage. The porch addition will help enhance the entry to the structure.

Entries, Porches, and Porticos. Existing entry doors will remain unchanged. The porch will add a new more “human” scaled entry point and provide shelter form the elements. Guidelines state that a porch must be at least 6 feet in depth. The proposed porch is only 4 feet wide across the majority of its length. The allowed front setback limits the width of the porch. With the minimum allowed front setback of 19.8 feet, the porch could be widened to a 5 foot minimum depth.

Doors and windows. The rhythm, patterns, and ratio of voids to solids of new buildings should relate to and be compatible with adjacent facades; typically a higher proportion of voids to wall area. The new porch addition does not affect the existing amount of solid to void ratio of the existing residence.

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 lighting is shown on the plans.

MATERIALS & DETAILING

Architectural Details, Siding, and Bricks. Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The materials selected for a new dwelling should be compatible with and complement the surrounding structures in the Suburban Zone. Brick, stone, and wood are the most common

and most appropriate materials for cladding and are strongly encouraged.

Synthetic materials such as vinyl, aluminum, and synthetic stucco (EIFS products) are not historic cladding materials and should not be used. The existing residence is clad in vinyl siding. It is assumed that the new gable and trim will be clad with vinyl as well. The applicant can provide more details about siding materials at the meeting.

Shutters. If used, shutters should be in proportion to their window opening. If they were closed, they should cover the window opening. No shutters are shown.

Roof. It is assumed that the new porch addition will have an asphalt shingle roof.

Decks/Plaza Space. No decks or patio space are shown.

Skylights. None are shown

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. Existing HVAC equipment should not be affected by the porch addition.

RECOMMENDATIONS

Staff recommends approval of the porch addition with the following conditions:

1. The porch addition shall be constructed as shown in submitted plans.
2. The addition may be clad with vinyl siding to match existing siding.
3. Roof shall be asphalt composition roof.
4. Porch depth shall be a minimum of 5 feet.



Applicant provided perspective

F PORCH AND COLUMNS ADDITION - 1923 SIMMS STREET

OLD CONWAY DESIGN OVERLAY DISTRICT CERTIFICATE OF APPROPRIATENESS REVIEW WEAVER RESIDENCE PORCH ADDITION 1923 SIMMS STREET

APPLICANT/OWNER

Reed Weaver
1335 Salem Rd
Conway AR 72034

SITE

Address. 1923 Simms Street.

Present Zoning. R-2A (Large Lot Duplex). The property is within the Old Conway Design Overlay Suburban District.

Abutting Zoning. R-2A (Large Lot Duplex) in the Old Conway Design Overlay Suburban District.

Lot Area. 0.16 acre ±

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the north side of Simms Street. Area structures consist of single family residences in ranch, minimal traditional, vernacular cottage, and newer minimal cottage structures.

General Description of Property and Proposed Development. The applicant is proposing to construct a new porch addition to the south facade of the single family residence.

Setbacks. Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 80% to 110% of the average area front setback. The side and rear setbacks will not be affected. The average area setback from the property line is 24.8 feet. The existing front setback is 25 feet. The minimum allowed 80% front setback is 19.8 feet. The new foot porch setback is proposed to be approximately 21 feet.

Spacing. Established spacing distance pattern between area structures. Spacing is similar to other residences and fits within the neighborhood spacing pattern.

Lot Coverage. The Old Conway District allows up to 60% impervious lot coverage. The porch addition will not substantially decrease the pervious area which is well over 60%.

Orientation. The direction in which the front of a building faces. The porch addition will be appropriately on the front of the residence.

Alley. There are no alleyways in this block.

Driveway / Parking. There is an existing concrete driveway on the west side of the residence. The porch addition will not affect this driveway.



Sidewalks. There are no sidewalks on the property. The porch addition is less than 30% of the home's total square footage. The construction of a sidewalk is not required. However, it is encouraged.

Fences. No fencing is proposed.

Tree preservation. No trees will be removed.

MASSING

Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The porch addition will not greatly affect the overall scale of the structure. The porch will enhance the entry and create a more human scaled entrance.

Height. The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. The porch addition will follow the existing roof's eave line and project the existing gable outwards towards the street. The porch will enhance the residence's front facade.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The residence's width will not increase. The overall width is appropriate with area structures.



Directional expression. Measurement of the height to width ratio of a structure's elevation. The height/vertical expression of the residence will remain largely unchanged.

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The residence's footprint will slightly increase but it will not be substantial. The footprint area is appropriate.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The new porch addition adds a new level of complexity adding contrasting form and new shadow area.

Facade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The new porch addition is in proportion to the existing residence and other area structures.

DESIGN ELEMENTS

Style. The style should compliment area structures. The overall style of the existing residence is a modern minimal cottage. The porch addition will help enhance the entry to the structure.

Entries, Porches, and Porticos. Existing entry doors will remain unchanged. The porch will add a new more "human" scaled entry point and provide shelter form the elements. Guidelines state that a porch must be at least 6 feet in depth. The proposed porch is only 4 feet wide across the majority of its length. The allowed front setback limits the width of the porch. With the minimum allowed front setback of 19.8 feet, the porch could be widened to a 5 foot minimum depth.

Doors and windows. The rhythm, patterns, and ratio of voids to solids of new buildings should relate to and be compatible with adjacent facades; typically a higher proportion of voids to wall area. The new porch addition does not affect the existing amount of solid to void ratio of the existing residence.

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 lighting is shown on the plans.

MATERIALS & DETAILING

Architectural Details, Siding, and Bricks. Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The materials selected for a new dwelling should be compatible with and complement the surrounding structures in the Suburban Zone. Brick, stone, and

wood are the most common and most appropriate materials for cladding and are strongly encouraged.

Synthetic materials such as vinyl, aluminum, and synthetic stucco (EIFS products) are not historic cladding materials and should not be used. The existing residence is clad in vinyl siding. It is assumed that the new gable and trim will be clad with vinyl as well. The applicant can provide more details about siding materials at the meeting.

Shutters. If used, shutters should be in proportion to their window opening. If they were closed, they should cover the window opening. No shutters are shown.

Roof. It is assumed that the new porch addition will have an asphalt shingle roof.

Decks/Plaza Space. No decks or patio space are shown.

Skylights. None are shown.

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. Existing HVAC equipment should not be affected by the porch addition.

RECOMMENDATIONS

Staff recommends approval of the porch addition with the following conditions:

1. The porch addition shall be constructed as shown in submitted plans.
2. The addition may be clad with vinyl siding to match existing siding.
3. Roof shall be asphalt composition roof.
4. Porch depth shall be a minimum of 5 feet.



Applicant provided perspective

**OLD CONWAY DESIGN OVERLAY DISTRICT
CERTIFICATE OF APPROPRIATENESS REVIEW
WEAVER RESIDENCE PORCH ADDITION
1927 SIMMS STREET**

APPLICANT/OWNER

Reed Weaver
1335 Salem Rd
Conway AR 72034

SITE

Address. 1927 Simms Street.

Present Zoning. R-2A (Large Lot Duplex). The property is within the Old Conway Design Overlay Suburban District.

Abutting Zoning. R-2A (Large Lot Duplex) in the Old Conway Design Overlay Suburban District.

Lot Area. 0.16 acre ±

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the north side of Simms Street. Area structures consist of single family residences in ranch, minimal traditional, vernacular cottage, and newer minimal cottage structures.

General Description of Property and Proposed Development.

The applicant is proposing to construct a new porch addition to the south facade of the single family residence.

Setbacks. Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 80% to 110% of the average area front setback. The side and rear setbacks will not be affected. The average area setback from the property line is 24.8 feet. The existing front setback is 25 feet. The minimum allowed 80% front setback is 19.8 feet. The new foot porch setback is proposed to be approximately 21 feet.

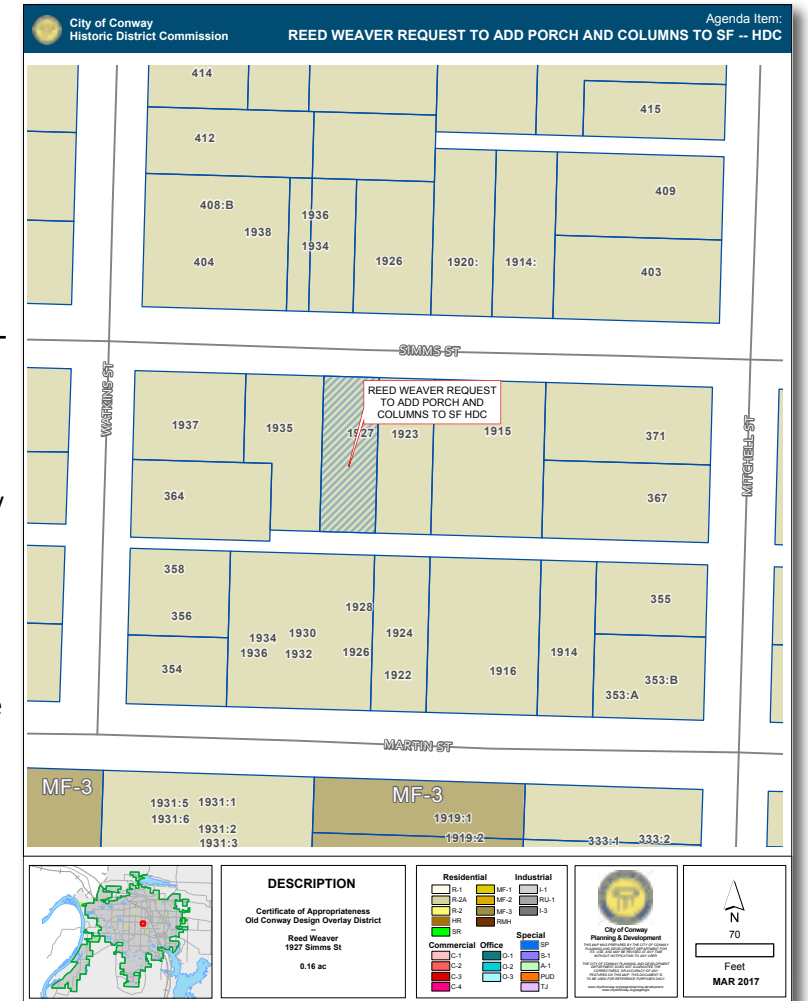
Spacing. Established spacing distance pattern between area structures. Spacing is similar to other residences and fits within the neighborhood spacing pattern.

Lot Coverage. The Old Conway District allows up to 60% impervious lot coverage. The porch addition will not substantially decrease the pervious area which is well over 60%.

Orientation. The direction in which the front of a building faces. The porch addition will be appropriately on the front of the residence.

Alley. There are no alleyways in this block.

Driveway / Parking. There is an existing concrete driveway on the west side of the residence. The porch addition will not affect this driveway.



Sidewalks. There are no sidewalks on the property. The porch addition is less than 30% of the home's total square footage. The construction of a sidewalk is not required. However, it is encouraged.

Fences. No fencing is proposed.

Tree preservation. No trees will be removed.

MASSING

Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The porch addition will not greatly affect the overall scale of the structure. The porch will enhance the entry and create a more human scaled entrance.

Height. The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. The porch addition will follow the existing roof's eave line and project the existing gable outwards towards the street. The porch will enhance the residence's front facade.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The residence's width will not increase. The overall width is appropriate with area structures.



Aerial View of 1927 Simms St



1927 Simms St in the OCDOD

Directional expression. Measurement of the height to width ratio of a structure’s elevation. The height/vertical expression of the residence will remain largely unchanged.

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The residence’s footprint will slightly increase but it will not be substantial. The footprint area is appropriate.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The new porch addition adds a new level of complexity adding contrasting form and new shadow area.

Façade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The new porch addition is in proportion to the existing residence and other area structures.

DESIGN ELEMENTS

Style. The style should compliment area structures. The overall style of the existing residence is a modern minimal cottage. The porch addition will help enhance the entry to the structure.

Entries, Porches, and Porticos. Existing entry doors will remain unchanged. The porch will add a new more “human” scaled entry point and provide shelter form the elements. Guidelines state that a porch must be at least 6 feet in depth. The proposed porch is only 4 feet wide across the majority of its length. The allowed front setback limits the width of the porch. With the minimum allowed front setback of 19.8 feet, the porch could be widened to a 5 foot minimum depth.

Doors and windows. The rhythm, patterns, and ratio of voids to solids of new buildings should relate to and be compatible with adjacent facades; typically a higher proportion of voids to wall area. The new porch addition does not affect the existing amount of solid to void ratio of the existing residence.

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 lighting is shown on the plans.

MATERIALS & DETAILING

Architectural Details, Siding, and Bricks. Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The materials selected for a new dwelling should be compatible with and complement the surrounding structures in the Suburban Zone. Brick, stone, and wood are the most common

and most appropriate materials for cladding and are strongly encouraged.

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Shutters. If used, shutters should be in proportion to their window opening. If they were closed, they should cover the window opening. No shutters are shown.

Roof. It is assumed that the new porch addition will have an asphalt shingle roof.

Decks/Plaza Space. No decks or patio space are shown.

Skylights. None are shown

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. Existing HVAC equipment should not be affected by the porch addition.

RECOMMENDATIONS

Staff recommends approval of the porch addition with the following conditions:

1. The porch addition shall be constructed as shown in submitted plans.
2. The addition may be clad with vinyl siding to match existing siding.
3. Roof shall be asphalt composition roof.
4. Porch depth shall be a minimum of 5 feet.



Applicant provided perspective

DISCUSSION

CAMP • May 8 Hendrix • College

The City of Conway will be hosting a full day CAMP training on May 8th. The training will be held in the Campbell Dining Room in the Student Life Center at Hendrix College. We anticipate that the training will run from 9:00 am to 4:30 pm, with coffee from 8:00-9:00 am. Lunch will be provided.

To register, visit <https://goo.gl/forms/nq2NQL8zBDQKWUMx2>

CAMP is the Commission Assistance and Mentoring Program training conducted by the National Association of Preservation Commissions (NAPC). CAMP is a wonderful opportunity to build or refresh your skills. This spring, we will have trainers from around the United States and will include sessions on preservation planning and building public support. There will also be an enhanced element in our legal and meeting basics sessions on the concerns of historic district commissions without full-time or trained preservation staff. We're looking forward to a productive and informative session.

Directions to Hendrix College and a campus map are available at <https://www.hendrix.edu/visit/>. The Campbell Dining Hall is through the double doors to your right at the top of the Southwest stairs in the Student Life Center. If you enter through the South entrance, turn left at the information desk, you will make a right as you follow the hall around, the SW stairs will be at your left.



Salter Properties • Robinson Court PUD Rezoning Request

The Planning Commission denied the modified PUD rezoning request for the Robinson Historic District property at 1912 and 1918 Robinson Avenue at their recent meeting on March 13, 2017. The Salters have until April 12, 2017 to notify the Planning & Development Department of their intent to appeal the decision to the City Council. If appealed, the item could possibly be placed on the March 28, April 11, or April 25 Council agendas.

At the time of this writing, no appeal has been received. If appealed, a green public notice sign will be posted on the property and a public notice will be placed on the City website: www.cityofconway.org.

The Planning Commission Staff report can be found here if you need additional information: http://cityofconway.org/media/government/boards-commissions/planning-commission/17_Mar_Rpt_web.pdf.