



CONWAY

HISTORIC DISTRICT COMMISSION
STAFF REPORT

5:30 pm • April 22, 2019 • City Hall



April 22, 2019 • 5:30 pm • 1201 Oak Street

AGENDA

Call to Order

Approval of Minutes - March 25, 2019

I. Public Hearings - Asa P. Robinson Historic District

None

II. Public Hearings - Old Conway Design Overlay District

A. 1915 Harkrider Street - New Commercial Accessory Building (HDC2019APR01)

B. 609 Locust Avenue - Sign Exception (HDC2019APR02)

~~C. 1103 Watkins Street - Garage Enclosure (HDC2019APR03) - Request withdrawn by applicant~~

D. 524 Faulkner Street - Porch Addition (HDC2019APR04)

III. Discussion

A. 2019 CLG Award

Adjourn

HISTORIC DISTRICT COMMISSION MEMBERS

Steve Hurd

David Carolina

George Covington, Sr.

Shelby Fiegel

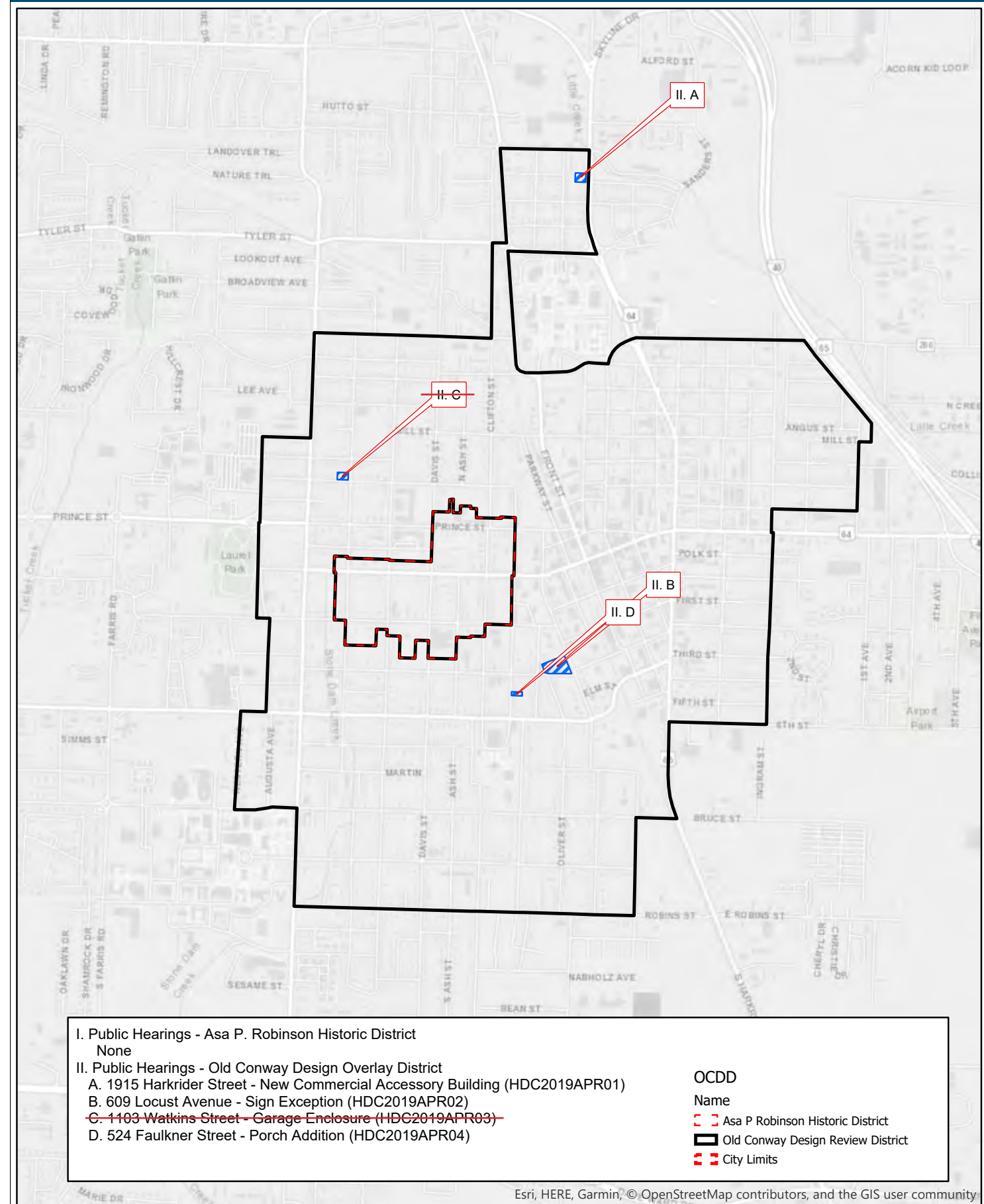
Taylor Martin

Gerald Tosh

Emily Walter



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II.A NEW COMMERCIAL ACCESSORY - 1915 HARKRIDER STREET

OLD CONWAY DESIGN OVERLAY DISTRICT NEW COMMERCIAL ACCESSORY BUILDING 1915 HARKRIDER STREET

APPLICANT

Central Arkansas Fireplaces, LLC
Tim and Sherry Gray
26 Crockett Road
Plumerville, AR 72127

OWNER

John Coffey
2525 Prince Street
Conway, AR 72034

SITE

Address. 1915 Harkrider Street.

Present Zoning. C-3 (Highway Service and Open Display District), Old Conway Design Overlay Suburban District.

Abutting Zoning.

North - C-3 (Highway Service and Open Display District), Old Conway Design Overlay Suburban District

East - TND (Traditional Neighborhood Development)

South - C-2 (Neighborhood Commercial District), Old Conway Design Overlay Suburban District

West - C-3 (Highway Service and Open Display District), Old Conway Design Overlay Suburban District

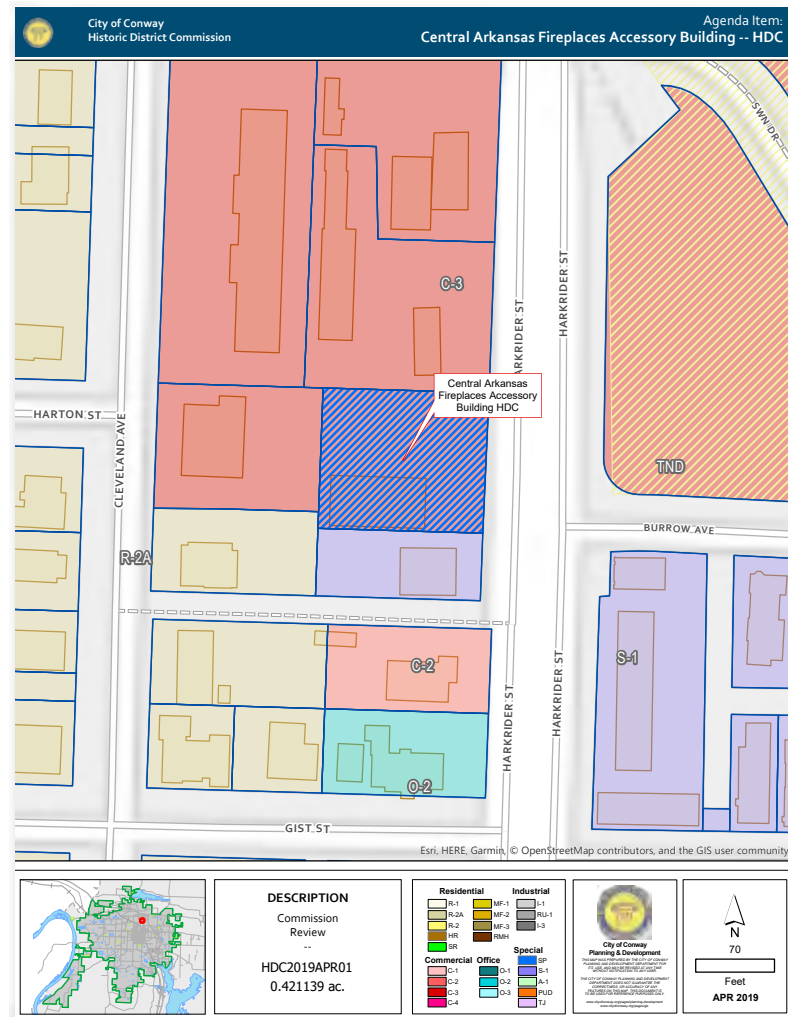
Lot Area. 0.42 acres ±.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the west side of Harkrider St. Area structures consist of simple commercial structures as well as single-family homes converted into commercial structures. The site rests across Harkrider St. from Hendrix Village.

General Description of Property and Proposed Development. The site is home to a showroom for a fireplace installation/service business. The applicant is proposing to construct a new 12' X 32' portable commercial accessory structure. The structure will be clad with Masonite siding and have a corrugated metal roof.

Setbacks and Spacing. Outbuildings should be at the rear of the principal building with a 3' minimum side setback and 2' minimum rear setback.

The rear setback will be 15' to the rear and 23' to the side. The outbuilding will set at the side of the structure, as the site has little to no room behind the principal structure.



Fences/Walls. No fencing is proposed.

Landscaping and Tree preservation. There is no landscaping proposed with the project. There are no significant trees affected by the project.

MASSING

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

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

Roof. Metal roofing is generally prohibited unless used as a historically appropriate material.

The structure is proposed to have a metal roof. There does not appear to be a historical basis for the use of this type roof.

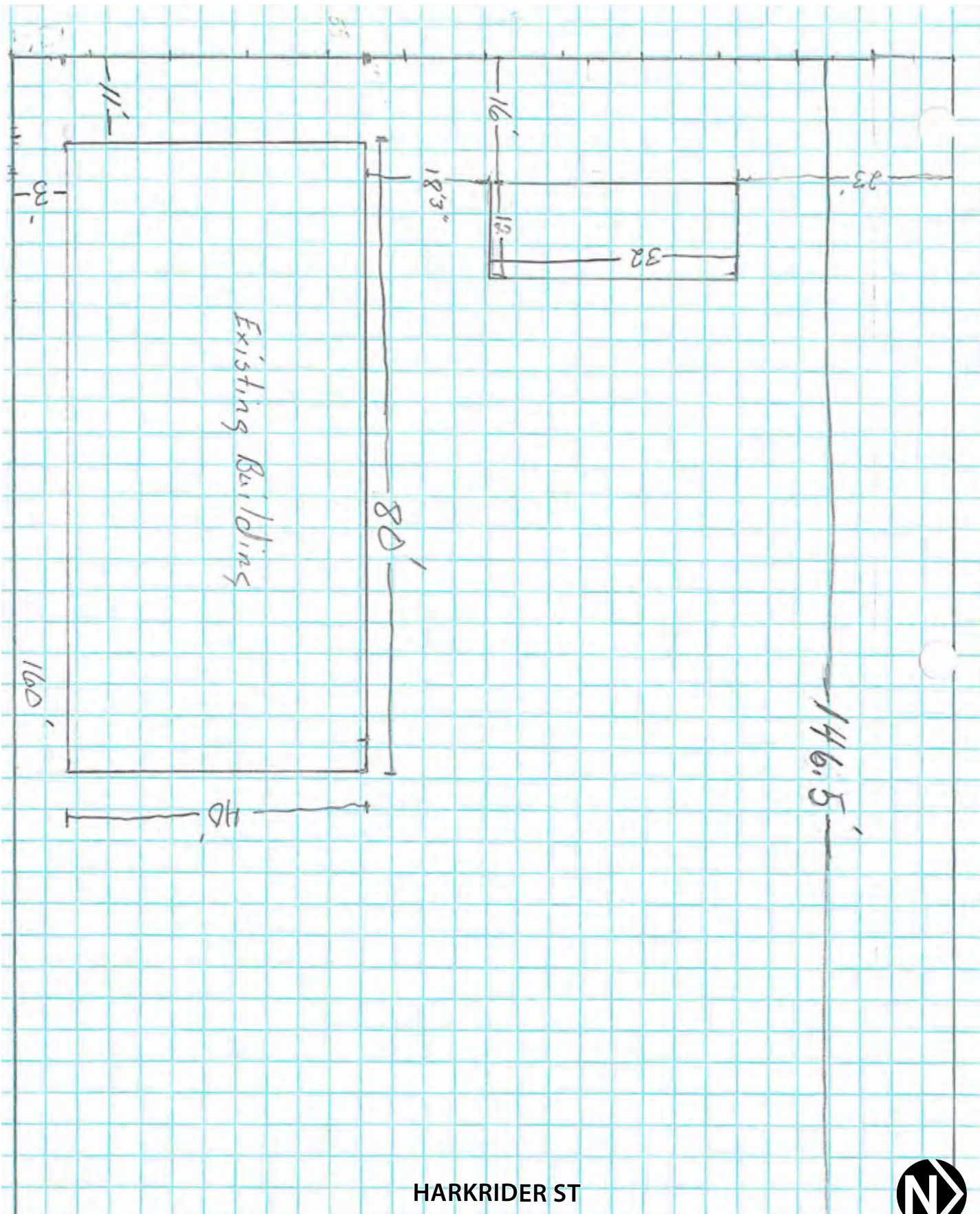


Aerial view of 1915 Harkrider St.



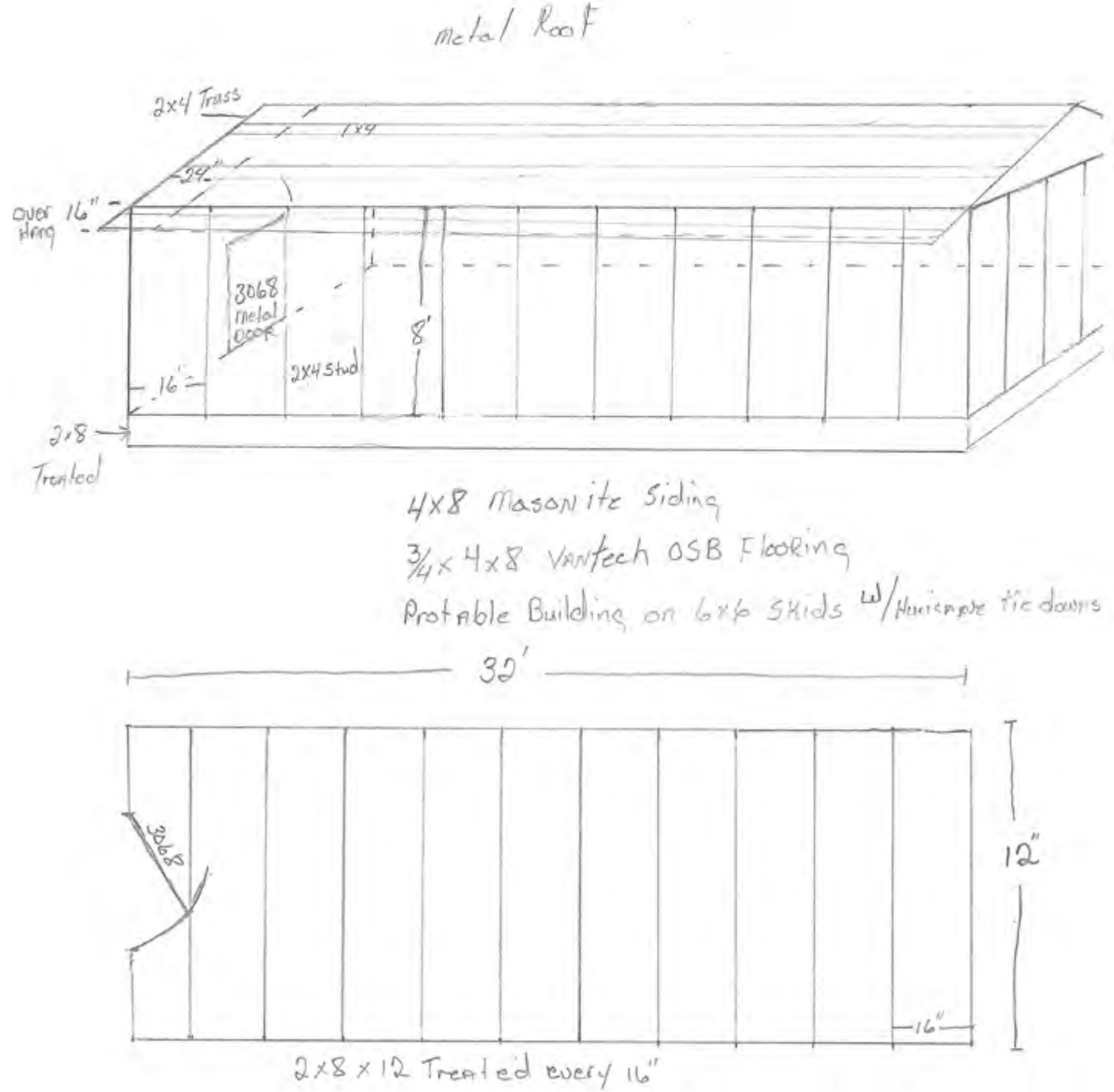
1915 Harkrider St. in the Old Conway Design Overlay District

II.A NEW COMMERCIAL ACCESSORY - 1915 HARKRIDER STREET



Applicant provided site plan

Applicant provided sketches



II.A NEW COMMERCIAL ACCESSORY - 1915 HARKRIDER STREET

Outbuildings. The structure should use materials consistent with the principal structure. Structures over 160 sf are required to be constructed on a foundation.

The applicant is proposing to use Masonite siding which should be considered appropriate. The structure is not proposed to be constructed on a foundation.

RECOMMENDATIONS

Staff recommends denial of the application with the following findings:

1. The proposed construction is generally inconsistent with the design standards for the district. The structure's location at the side of the structure, metal roofing, as well as its lack of a foundation are key reasons for this lack of consistency with the standards.
2. The applicant should alternately consider constructing an addition to the primary structure.

View of property looking SW



View of property looking SW



View of property looking W



View of adjacent properties to the east, across Harkrider St.



View of adjacent properties to the southeast, across Harkrider St.



View of adjacent property to the south

II.B SIGN EXCEPTION - 609 LOCUST AVENUE

OLD CONWAY DESIGN OVERLAY DISTRICT SIGN EXCEPTION REVIEW 609 LOCUST AVENUE

APPLICANT

Rick Green
Coldwell Banker
609 Locust Street
Conway, AR 72034

OWNER

Baptist Ministerial Alliance
611 Locust Street
Conway, AR 72034

CONTRACTOR

Action Sign & Neon, Inc.
2700 John Harden Drive
Jacksonville, AR 72076

SITE

Address. 609 Locust Ave.

Present Zoning. C-1 (Central Business District), Old Conway Design Overlay Transition District.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Transition District on the west side of Locust Ave. Area structures consist of a mix of converted single-family residences, mid-century commercial structures, and recently constructed office buildings.

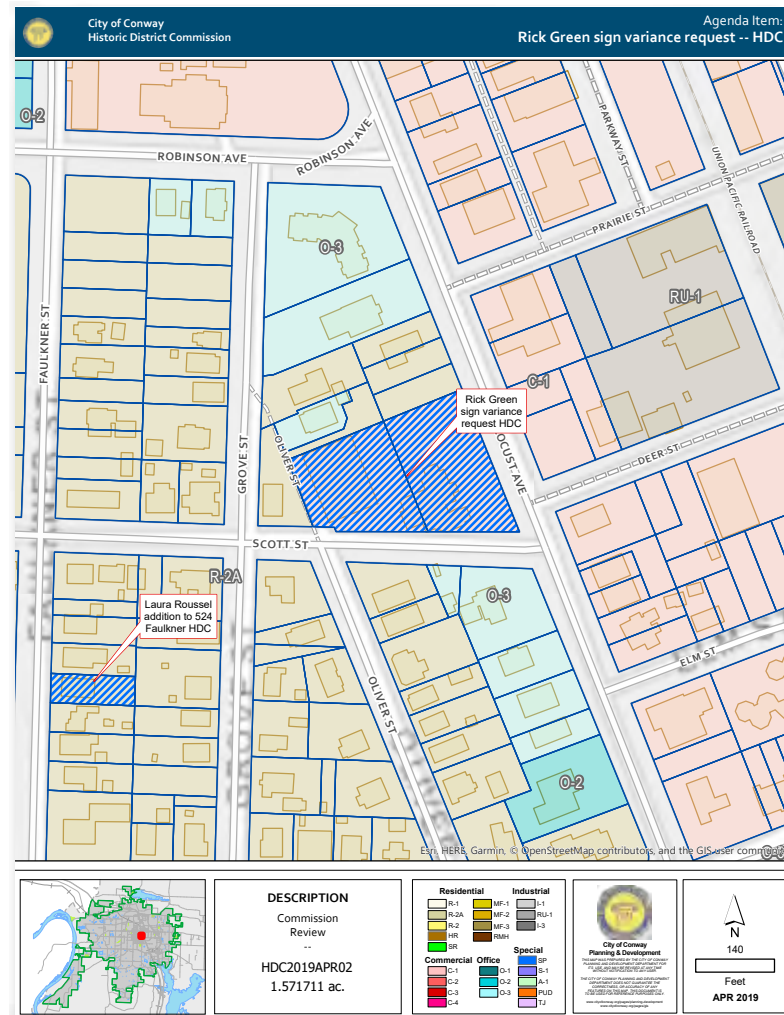
General Description of Property and Proposed Development. The applicant is proposing to construct a new two-pole freestanding sign in front of a converted historic home and parking lot that is now used as an office building. The proposed sign is 49.2 square feet in size with 24.5 square feet devoted to sign surface area and will be externally illuminated. The proposed sign is 49.2 square feet in size with 24.5 square feet devoted to sign surface area and will be externally illuminated.

STREETSCAPE

Signage. Freestanding signs are not otherwise permitted in C-1 zones. All freestanding signs in the Old Conway Design Overlay District should not exceed 16 square feet in size and 4 feet in height.

Freestanding signs are a common feature along Locust Street with numerous properties being zoned C-1. A clear precedent for freestanding signs exists.

There are numerous signs in the area which are larger than 16 square feet. However, this sign would likely be one of the larger signs along the corridor.



II.A SIGN EXCEPTION - 609 LOCUST AVENUE



28 sf - 56" Tall

RECOMMENDATIONS

Staff recommends approval of the new sign with the following conditions:

1. Reduce the height of the sign to 56". (This will effectively reduce its size to 37 square feet).
2. The applicant will provide revised plans to the Planning Director for review and approval prior to issuance of sign permits.



18.3 sf - 44" Tall



44.3 sf - 70" Tall



20 sf - 58" Tall

II.C GARAGE ENCLOSURE - 1103 WATKINS STREET

**OLD CONWAY DESIGN OVERLAY DISTRICT
GARAGE ENCLOSURE
1103 WATKINS STREET**

APPLICANT/OWNER

Zac Hendricks
1704 Duncan St
Conway, AR 72034

CONTRACTOR

Hendricks Remodeling
1210 Hogan Lane
Conway, AR 72034

SITE

Address: 1103 Watkins St

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

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

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

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

South - R-1 (One-Family Residential), Old Conway Design Overlay Suburban District

Lot Area. 0.35 acres ±.

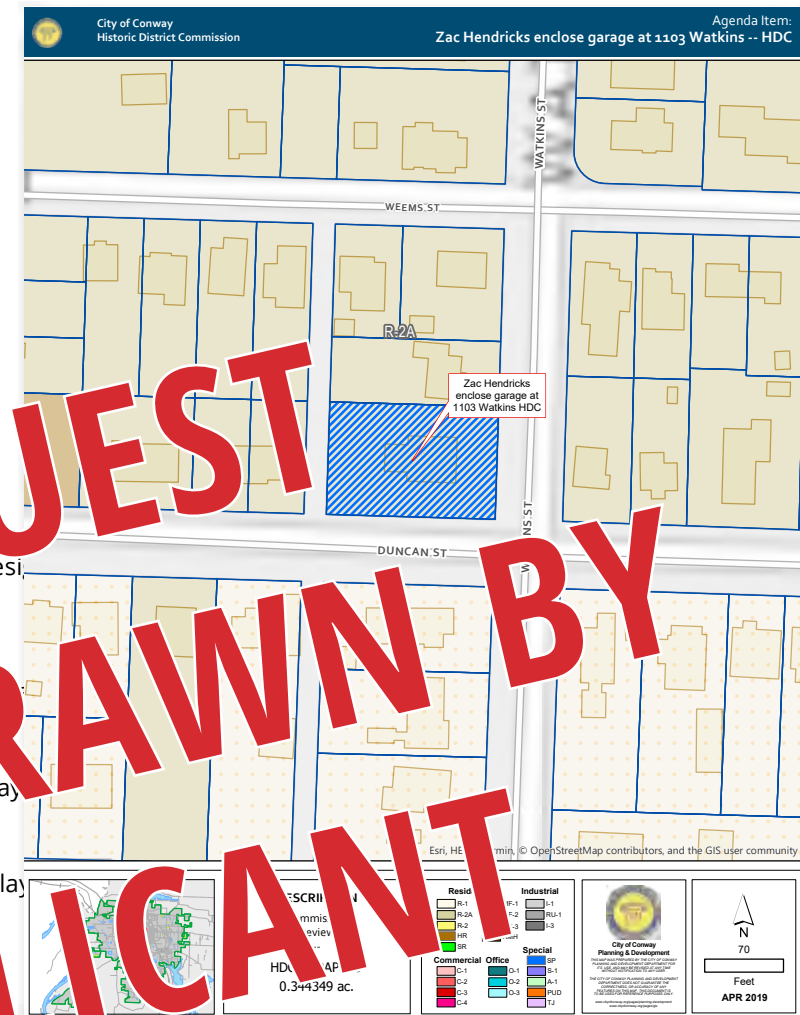
Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the northwest corner of Watkins and Duncan Streets. Area structures consist of single-family residences in minimal traditional, Craftsman, simplified Queen Anne styles.

General Description of Property and Proposed Development. The applicant is proposing to enclose an existing garage. The enclosure will consist of removal of the garage door and addition of a wall and two windows.

DESIGN ELEMENTS

Windows. The windows should match the size, openings, patterns, and detailing of the remainder of the structure.

The application only provides details that the window openings will be 5' X 3' in size. Recommend requiring more information and requiring window openings, frames, and materials be compatible with the remainder of the structure.



REQUEST WITHDRAWN BY APPLICANT

MATERIALS & DETAILING

Architectural Details, Siding, and Bricks. Detailing, materials, and siding should be consistent with and complement the existing structure.

The applicant is proposing to use Hardie Board or LP Smartside. Either material is appropriate, as Hardie Board maintains a wood-like appearance. LP Smartside is an engineered, durable wood product that maintains the appearance of traditional wood. If LP Smartside is used, the Smooth Lap product should be used with a width consistent with the siding on the remainder of the structure.

Additions. Additions should remain consistent and compatible with the materials, form, size, and scale of the existing structure.

The addition will remain consistent with the existing structure and shall not alter its appearance in manner that is inconsistent with its historic form, materials, etc.

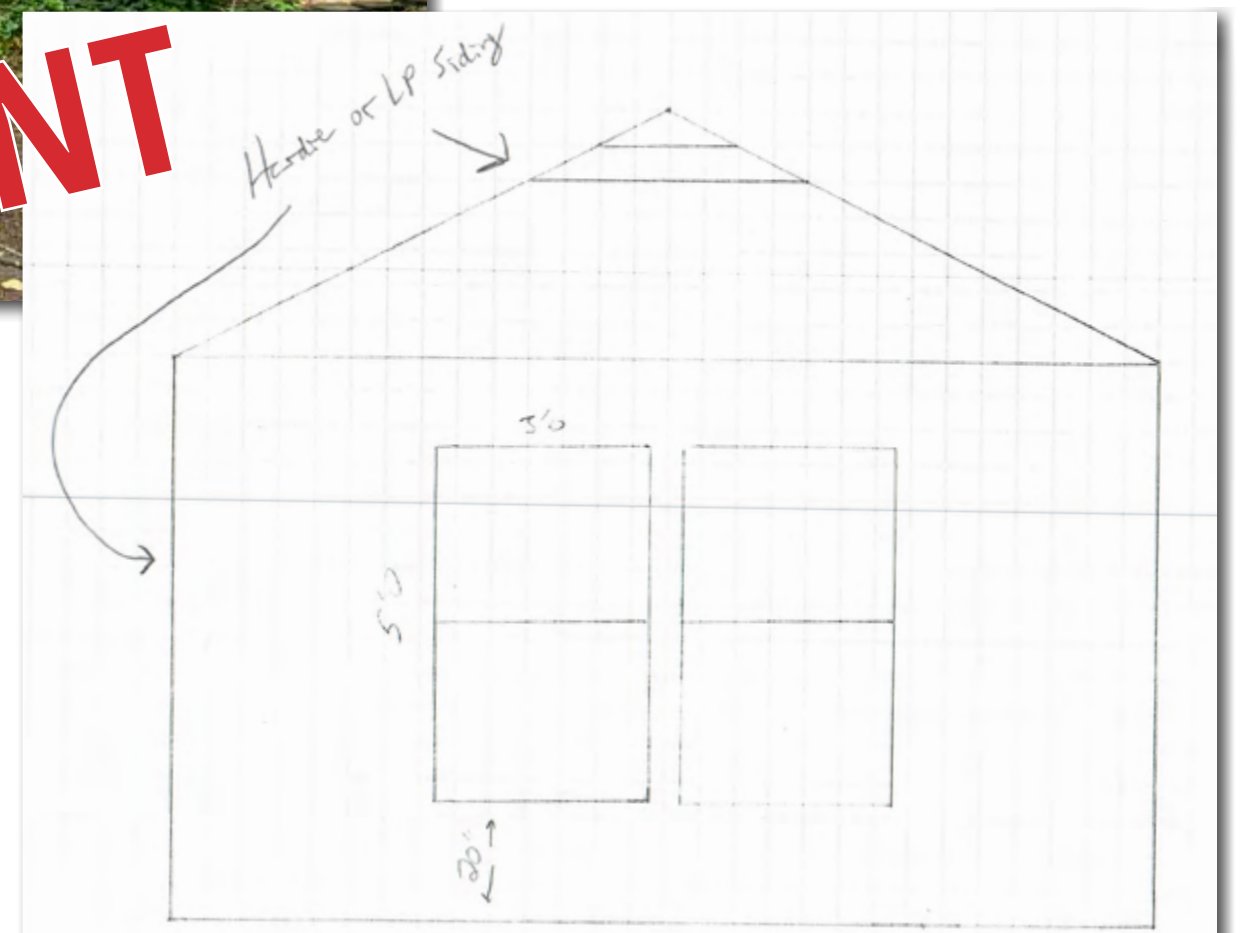
View of property from Duncan St. looking N



RECOMMENDATIONS

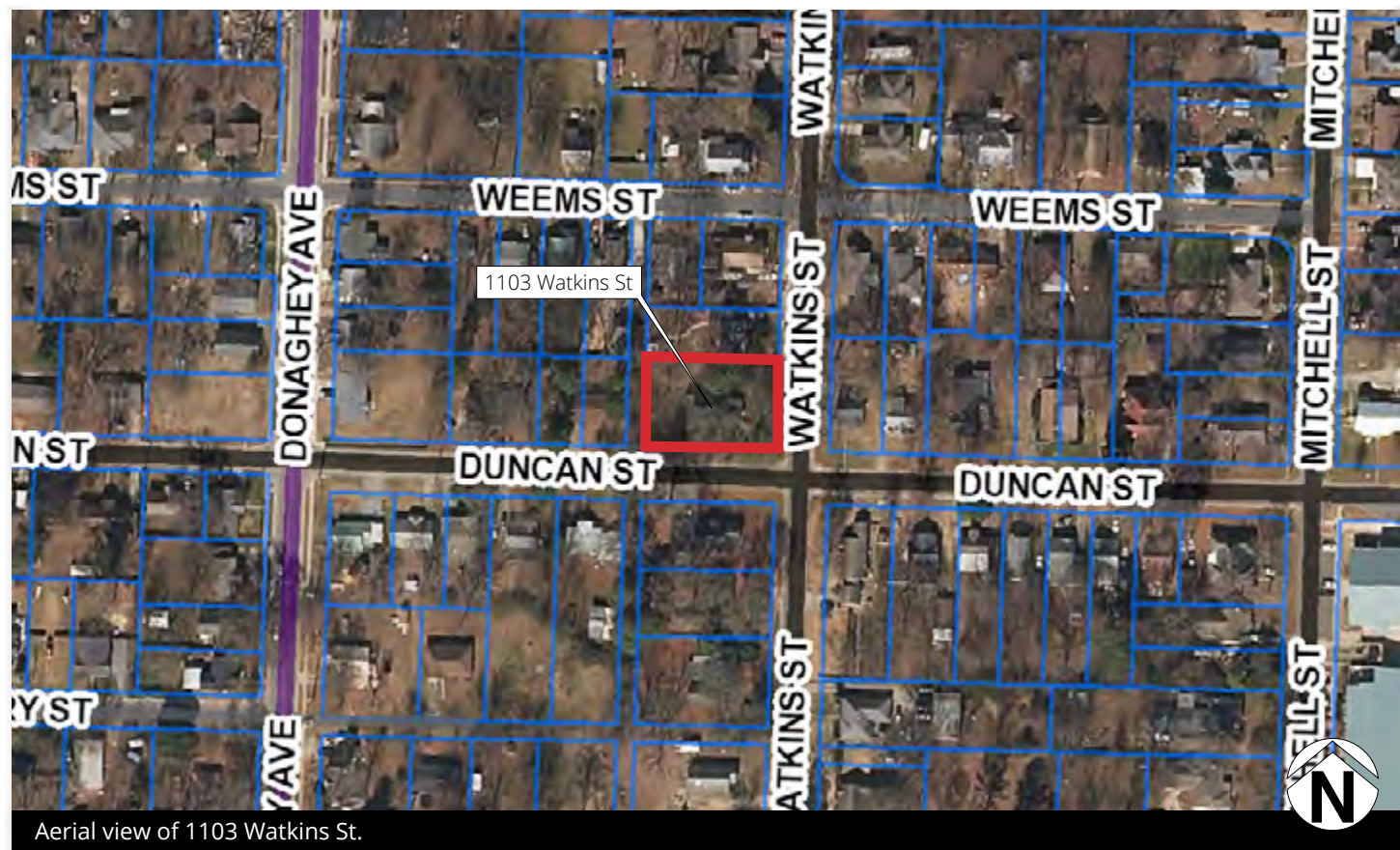
Staff recommends approval of the enclosure of the garage with the following conditions:

1. The addition shall be constructed with wood or Hardie board, as indicated. The applicant shall use a board width that is consistent with the existing siding on the structure.
2. The applicant shall provide additional information regarding construction of the windows. Window openings, frames, and materials shall be consistent with the remainder of the structure/
3. The applicant will provide revised plans to the Planning Director for review and approval prior to issuance of building permits.

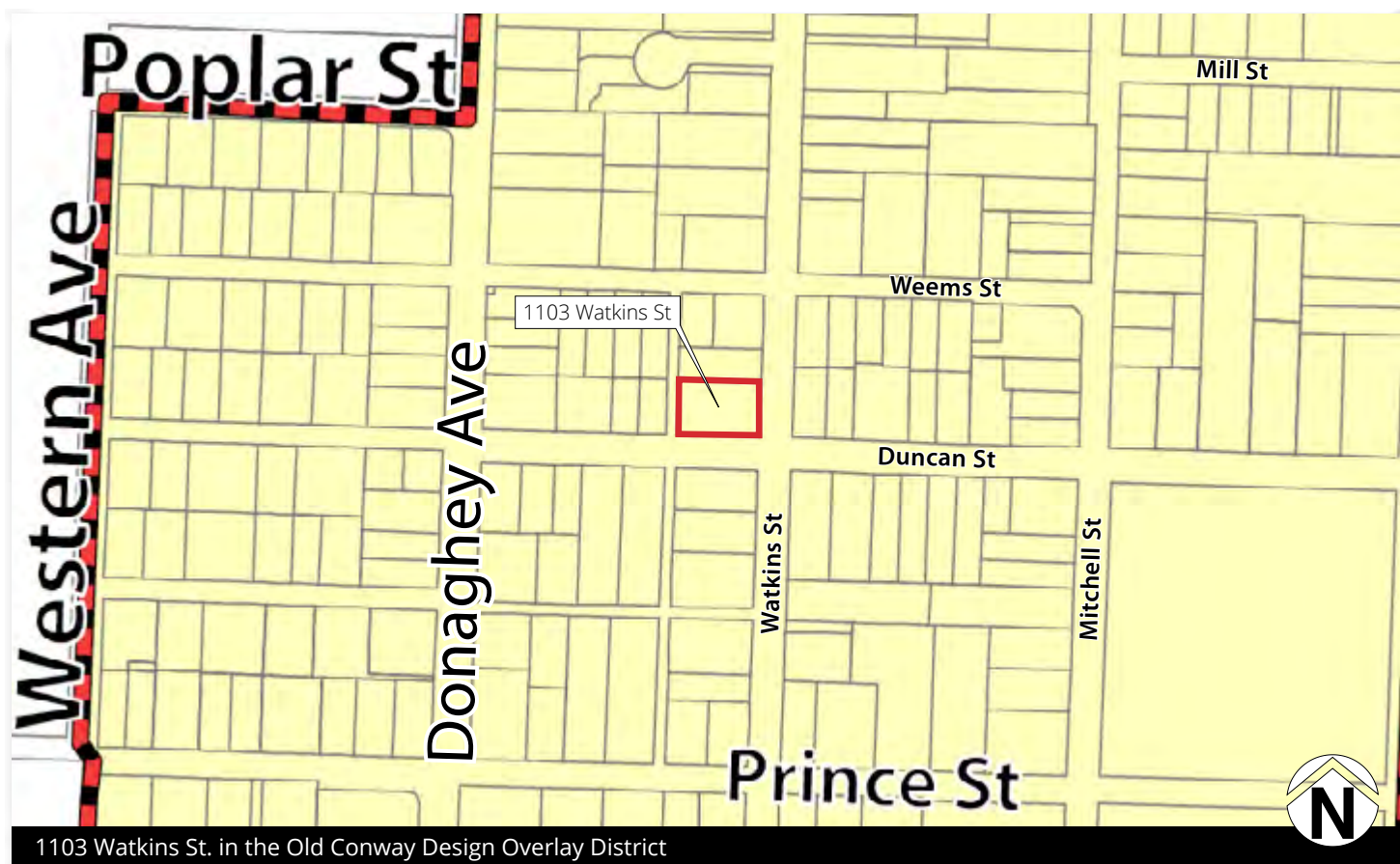


Applicant provided sketch

II.C GARAGE ENCLOSURE - 1103 WATKINS STREET



Aerial view of 1103 Watkins St.



1103 Watkins St. in the Old Conway Design Overlay District

II.D PORCH ADDITION - 524 FAULKNER STREET

**OLD CONWAY DESIGN OVERLAY DISTRICT
PORCH ADDITION
524 FAULKNER STREET**

APPLICANT

Rik Sowell
Sowell Architects
1315 North Street
Conway, AR 72034

OWNER

Laura Roussel
PO Box 1225
Searcy, AR 72145

SITE.....

Address. 524 Faulkner Street.

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

Abutting Zoning. R-2A (Large Lot Duplex), 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 east side of Faulkner Street. Area structures consist of single-family residences in minimal traditional, Craftsman, simplified Queen Anne styles as well as a modern church campus.

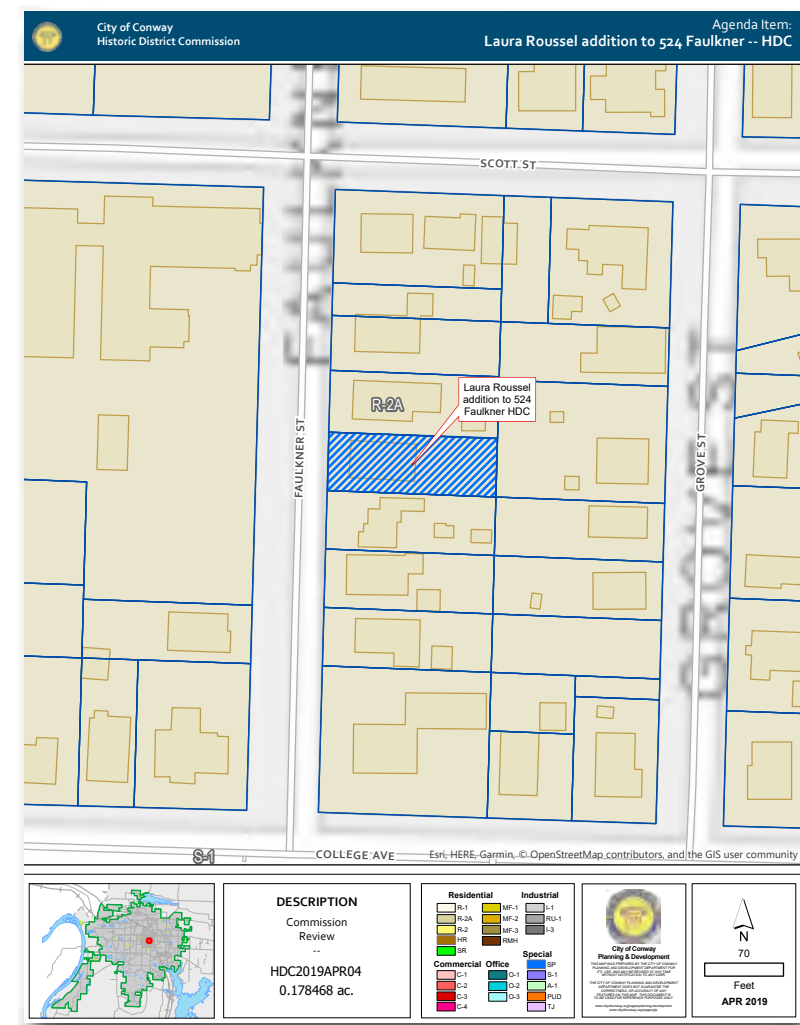
General Description of Property and Proposed Development. The applicant is proposing to construct a porch addition to the single-family residence. The porch is proposed to project 8' from the existing front of the house, featuring a 6' deep attached pergola. The house is a minimum traditional structure.

Setbacks and Spacing. Front setbacks are allowed within a range of 85% to 115% of the average front setback of the area. The average setback from the property line for the area is 16.75', based on the four adjacent properties to the north and south. The included drawings indicate an existing setback of 17.5'. The porch addition would reduce the setback to 9.5'. The other existing setbacks conform to the zoning requirements.

The proposed setbacks are not appropriate.

Lot Coverage. Lot coverage appears to conform to the 60% impervious maximum.

Orientation. The front door of the home faces the street in an appropriate manner.



Alley. There is no alley access to this lot.

Driveway / Parking. The applicant is proposing a 10' driveway adjacent to the south property line. Existing gravel parking exists in front of the front door.

The proposed driveway width and location is appropriate.



II.D PORCH ADDITION - 524 FAULKNER STREET

View of adjacent property to the N

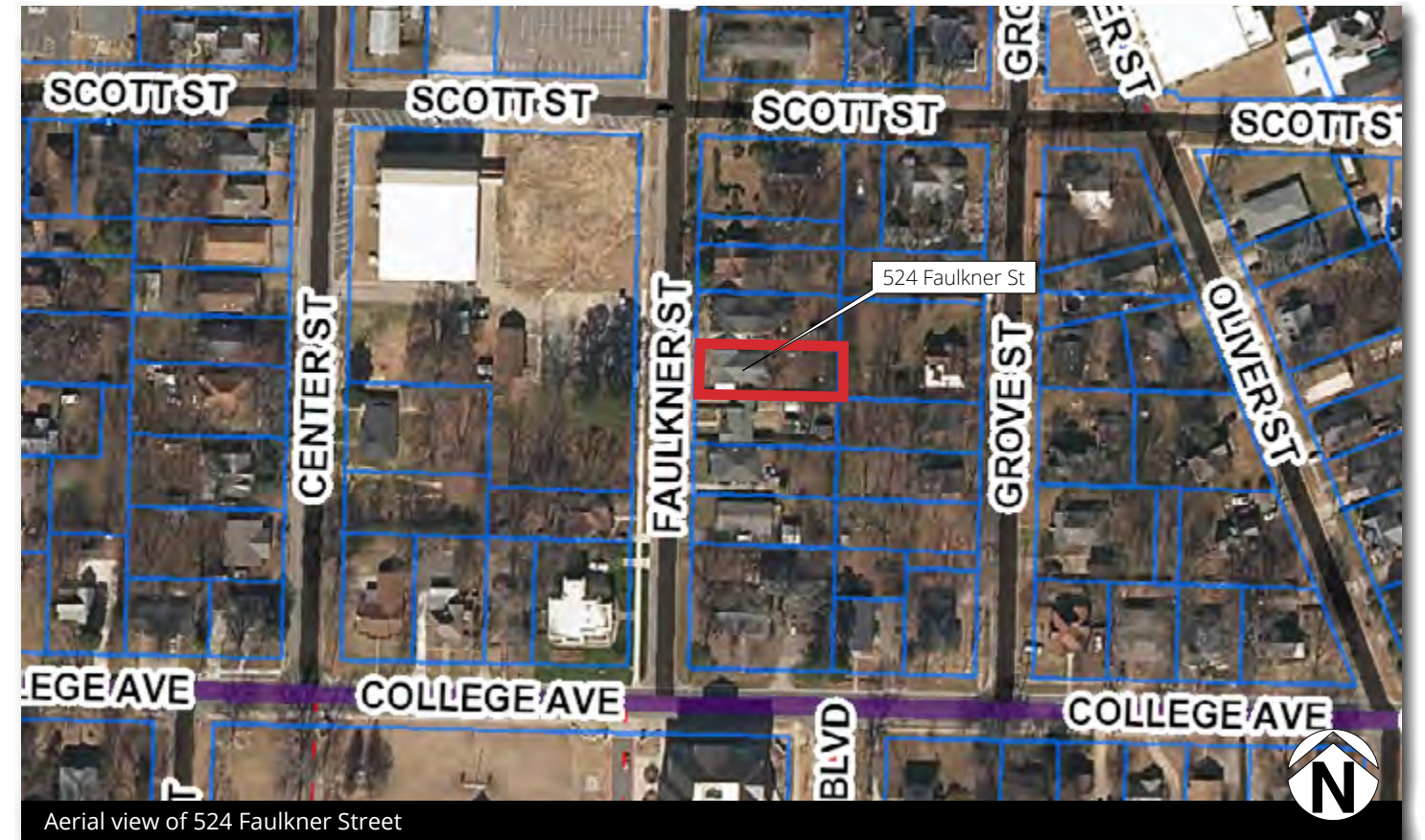
View of adjacent property to the S



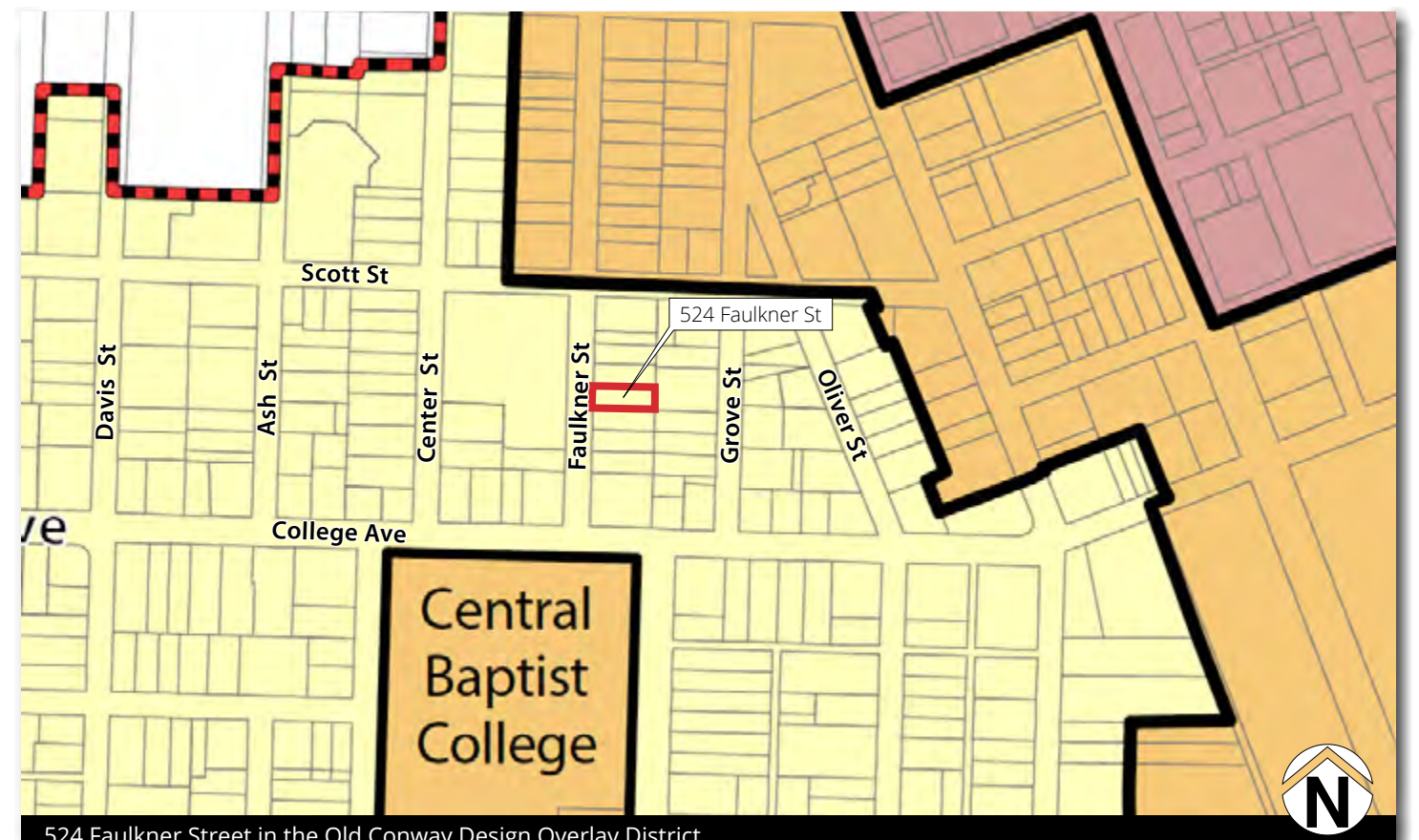
524 Faulkner St



View of properties across Faulkner St to the W



Aerial view of 524 Faulkner Street



524 Faulkner Street in the Old Conway Design Overlay District

II.D PORCH ADDITION - 524 FAULKNER STREET

Sidewalks. There is a partial sidewalk currently along the property. Sidewalk construction is not required due to the scope of the proposed project. A sidewalk would not connect to an existing sidewalk.

If a sidewalk is constructed, it should be placed at the back edge of the right-of-way. The current proposed location is not appropriate.

Fences/Walls. There is a privacy fence running along the south side of the property. No additional fencing is proposed.



Tree preservation. There is a significant Sycamore tree on the site in the right-of-way.

No additional tree plantings are required. The existing Sycamore tree shall be required to be retained.

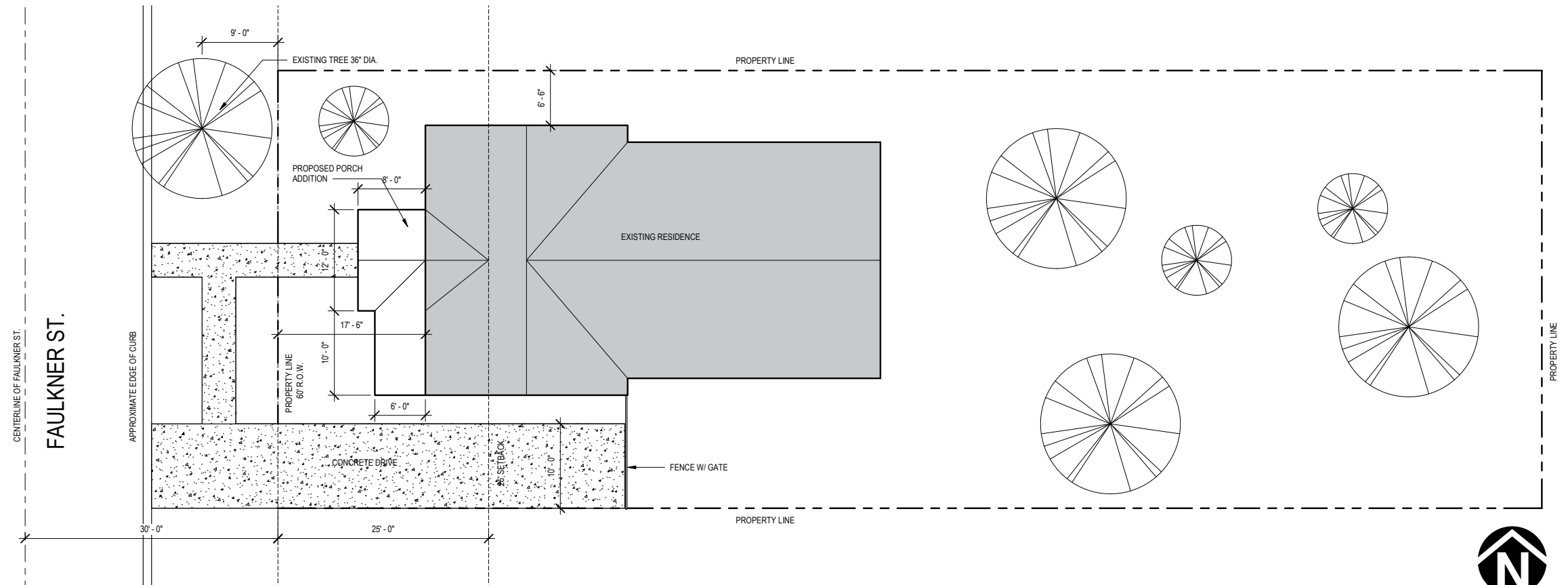
MASSING

Scale. The size of the structure should not dominate adjacent structures.

The size of the structure is compatible to the overall scale of structures in the surrounding area.

Height. The structure should respect and be consistent with the height of structures in the surrounding area.

The structure appears to respect the historical norms within the neighborhood.



Site Plan (Sowell Architects)

Directional expression. The structure should respect the directional expression of the homes in the vicinity.

This proposed addition will be relatively consistent with the surrounding homes.

Footprint. The footprint of the structure should be consistent with homes in the vicinity.

The footprint of the structure will be consistent with the surrounding homes.

Complexity of form. The detailing and articulation of the structure should respect the forms of the vicinity.

The structure will contain a level of detailing and form that is consistent with historic patterns of construction of the area.

Façade, wall area, rhythm. The façades should be consistent with the surrounding vicinity.

The proposed façade will be consistent with surrounding homes.

DESIGN ELEMENTS

Style. The structure's style should respect the context of the surrounding buildings.

The style of the structure shall remain consistent and minimal traditional structure.

Entries, Porches, and Porticos, Doors and Windows, Awnings. The porches and entries are character defining. Porches should have a depth of at least 6', and the roof form should respect the overall form of the structure. Decorative features, which frame the entrance, should be included.

The proposed porch will be between 6-8', with the covered portions at 8' deep. The roof form will complement the structure. The proposed columns will help frame the entryway.

Lighting. Any new lighting should be inward, downward, and shrouded so as to stay within the bounds of the property. No lighting is shown on submitted plans.

MATERIALS & DETAILING

Architectural Details, Siding, and Bricks. Detailing, materials, and siding should be consistent with and complement the existing structure.

Detailing and materials are uncertain from the application. Staff recommends minimum requirements be imposed as a condition of approval. This would include requirements for the use of wood or Hardie board.

Additions. Additions should remain consistent and compatible with the materials, form, size, and scale of the existing structure.

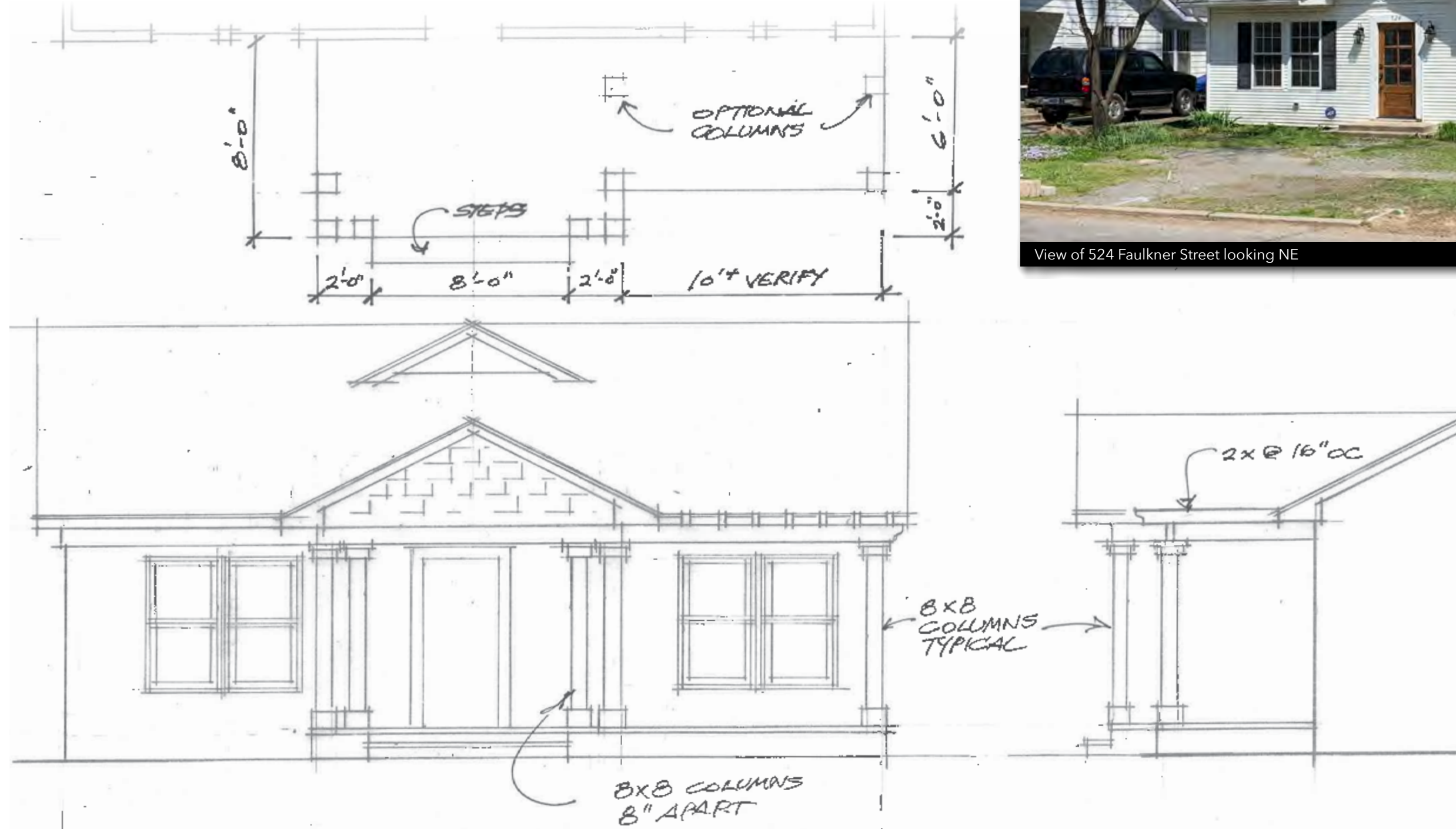
The addition will remain consistent with the existing structure and shall not alter its appearance in manner that is inconsistent with its historic form, materials, etc.

II.D PORCH ADDITION - 524 FAULKNER STREET

RECOMMENDATIONS

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

1. Driveway shall be paved with asphalt, concrete, or appropriate pervious pavers.
2. The addition shall be constructed with wood or hardie board, as appropriate.
3. HVAC equipment be placed in a manner to minimize its visibility from the street.
4. If constructed, the sidewalk shall be placed at the back edge of the right-of-way.
5. The applicant will provide revised plans to the Planning Director for review and approval prior to issuance of building permits.



Applicant provided sketch (Sowell Architects)



THE DEPARTMENT OF ARKANSAS
HERITAGE

Asa Hutchinson
Governor

Stacy Hurst
Director

Arkansas Arts Council

Arkansas Natural
Heritage Commission

Arkansas State Archives

Delta Cultural Center

Historic Arkansas Museum

Mosaic Templars
Cultural Center

Old State House Museum



April 3, 2019

The Honorable Bart Castleberry
Office of the Mayor
1201 Oak Street
Conway, AR 72032

RE: Certified Local Government Grant—Community Historic
Preservation Plan

Dear Mayor Castleberry:

I am pleased to inform you that Conway has been awarded a grant of \$25,000 from the Arkansas Historic Preservation Program to fund a city-wide historic preservation plan. The division will contact you with details concerning the terms and conditions of the grant.

Congratulations and thank you for your commitment to the preservation of Arkansas's historic resources. I look forward to the successful completion of your project.

Sincerely,

Stacy Hurst, Director

cc: James Walden, Director of Planning and Development



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