



# CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

September 25, 2023 • 5:30pm • 1111 Main Street





# City of Conway

## HISTORIC DISTRICT COMMISSION

September 25, 2023

### MEMBERS

Vacant, Chairman  
Emily Walter, Vice-Chairman  
Marianne Black  
Jenny Davis  
Shelby Fiegel  
Liz Hamilton  
Shane Lind

**Call to Order.**

**Roll Call.**

**Approval of Minutes.** No minutes available for the August 28, 2023 meeting

### I. Public Hearing Items - Old Conway Design Overlay District

A. 1711 Simms Street - New Residential Accessory Structures (HDR-0923-0145)

### II. Additional Business

A. Election of Officers - Vice-Chair and Secretary (for remainder of 2023 term)

B. Additional items as decided by the Commission

**Adjourn.**

*The following public hearing items have been postponed for consideration at the scheduled October 23, 2023 meeting, unless otherwise noted:*

- 1831 Mill Street - New Single-Family Construction (HDR-0923-0142)
- 2002 Weems Street - New Single-Family Construction (HDR-0923-0143)
- 1406 Clifton Street - New Single-Family Construction (HDR-0923-0144)

# 1711 Simms Street - New Residential Accessory Structures

Old Conway Design Overlay District

I.A

## APPLICANT/OWNER

James C & Kimberly Cox  
1711 Simms St  
Conway, AR 72034



## SITE

**Address.** 1711 Simms St.

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

**Abutting Zoning.** North/South/East/West: R-2A (Two Family Residential District), Old Conway Design Overlay District, Suburban Zone.

**Lot Area.** 0.30± acres.

**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Suburban District south of Simms St between Ash St and Davis St. Area structures consist of a mix of early to mid-century minimal traditional styles, gable, and Tudor revival.

**General Description of Property and Proposed Development.** The application is the result of a stop work order. Construction has halted and the applicant is pursuing a Certificate of Appropriateness prior to seeking a building permit. The applicant is proposing to construct a new 312sf detached, BBQ deck connected to a proposed 120sf storage building via a shared 4-foot roof line.

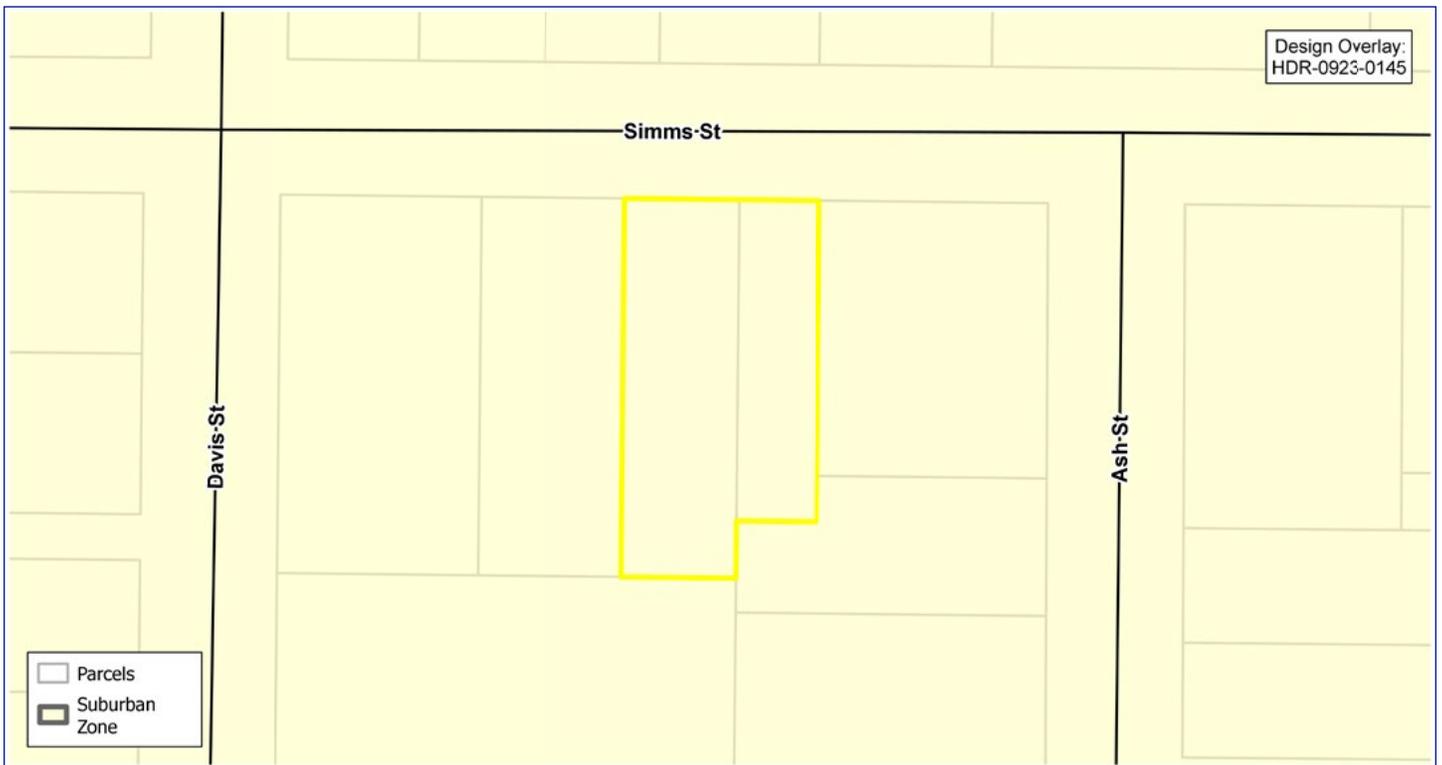
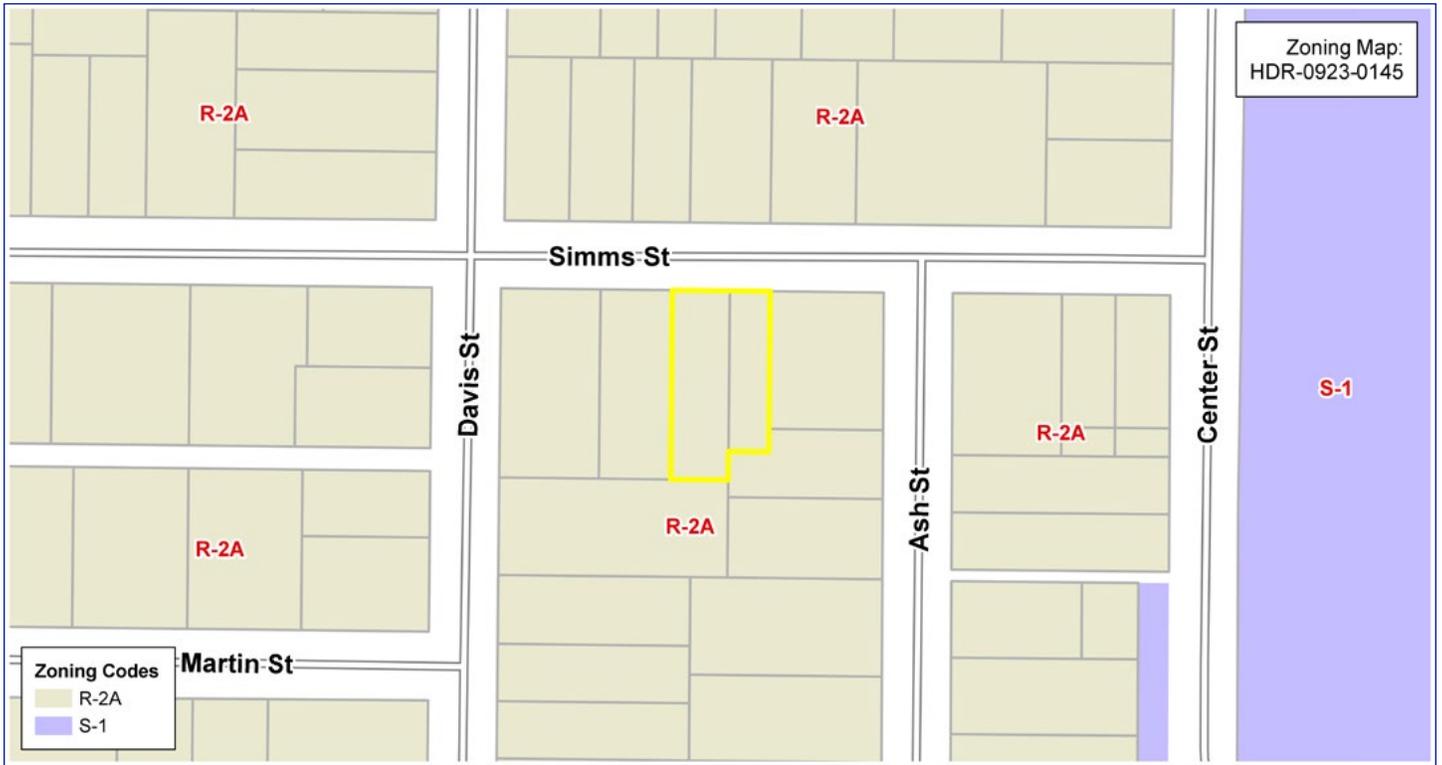
**Setbacks and Spacing (Outbuilding Setbacks).** Front: Rear of Principal Building; Secondary Front: 8 feet min; Side: 3 feet min; Rear: 2 feet min. Fire code requires 5 foot minimum setback from all property lines.

*The proposal conforms.*

# 1711 Simms Street - New Residential Accessory Structures

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

*The proposal conforms.*

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

*Proposed outbuildings are to the rear of the primary structure, but are visible from the street. They are oriented in the same manner as the single-family residence facing Simms St.*

**Garages/Outbuildings.** Garages should be placed at the rear of the lot. Detached garages/outbuildings shall be located at the rear of the primary structure. The footprint of a detached garage/outbuilding shall be no more than 30% of the footprint of the primary structure.

*Proposed outbuildings are to the rear of the structure. The footprint of the primary residence is 1,861sf and the footprint of the proposed outbuildings is about 25% of the primary residence.*

**Alley.** There is no alley access to these lots.

**Driveway/Parking.** Parking in the front yard is not permitted. Parking is to be placed at the rear or side. Driveways should be concrete, pavers, or permeable paving and sharing of driveways is encouraged.

*Proposed project does not prompt the need for any additional parking or parking/driveway improvements.*

**Sidewalks.** Sidewalks are required for new construction projects.

*Project qualifies for the sidewalk exception as the total square footage of the proposed structures is less than 30% of the primary structure.*

**Fences/Walls.** No fencing is proposed.

**Tree preservation.** Any trees over 8" in diameter or greater must be protected and preserved. 1 canopy tree shall be required for each 30 feet of street frontage.

*It does not appear that any trees will be impacted by this proposal.*

### **MASSING**

**Scale.** The scale of the building should maintain the relationship of the structure's scale to the lot size of surrounding buildings.

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

**Height/Width/Directional Expression.** The height/width and directional expression of the structure should relate to historic patterns in the neighborhood. For outbuildings, there is a 2-story maximum.

*The height of the structures was not provided. The width at 40 feet is out of scale with the neighborhood, but approximately 20 feet of that should be out of the public vantage point. The structures will be one story and follow the horizontal directional expression of the neighborhood.*

**Footprint.** The structure should respect the ratio building footprint to lot area of homes within the general vicinity.

*The building footprints will cover approximately 3% of the subject property which is comparable to other outbuildings in the area.*

**Façade, wall area, complexity of form and rhythm.** The detailing and wall breaks should relate well to structures in the area.

*The proposed project has detailing which provides a rhythm. There is some relationship between the proposed outbuildings and existing outbuildings in the area, especially in regard to roofing material and design.*

### **DESIGN ELEMENTS**

**Style.** New design should respect the context of the area while expressing the contemporary nature of the structure.

*The surrounding area does not have a cohesive theme of styles. The storage building has a common barn-like design similar to that on an adjacent property. The BBQ deck would be unique to the area.*

**Lighting.** Any new lighting should be inward, downward, and shrouded so as to stay within the bounds of the property.

*There will likely be lighting in the BBQ deck which will need to be downward and low-level so as not to encroach onto neighboring properties.*

### **MATERIALS & DETAILING**

**Architectural Details, Siding, and Bricks.** Detailing and siding should complement the surrounding area. Siding should include brick, stone, wood, or Hardie® siding/LP® SmartSide® type siding.

*The applicant is proposing wood and metal for the BBQ deck. Metal is not in conformance with the guidelines and alternative materials are recommended.*

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

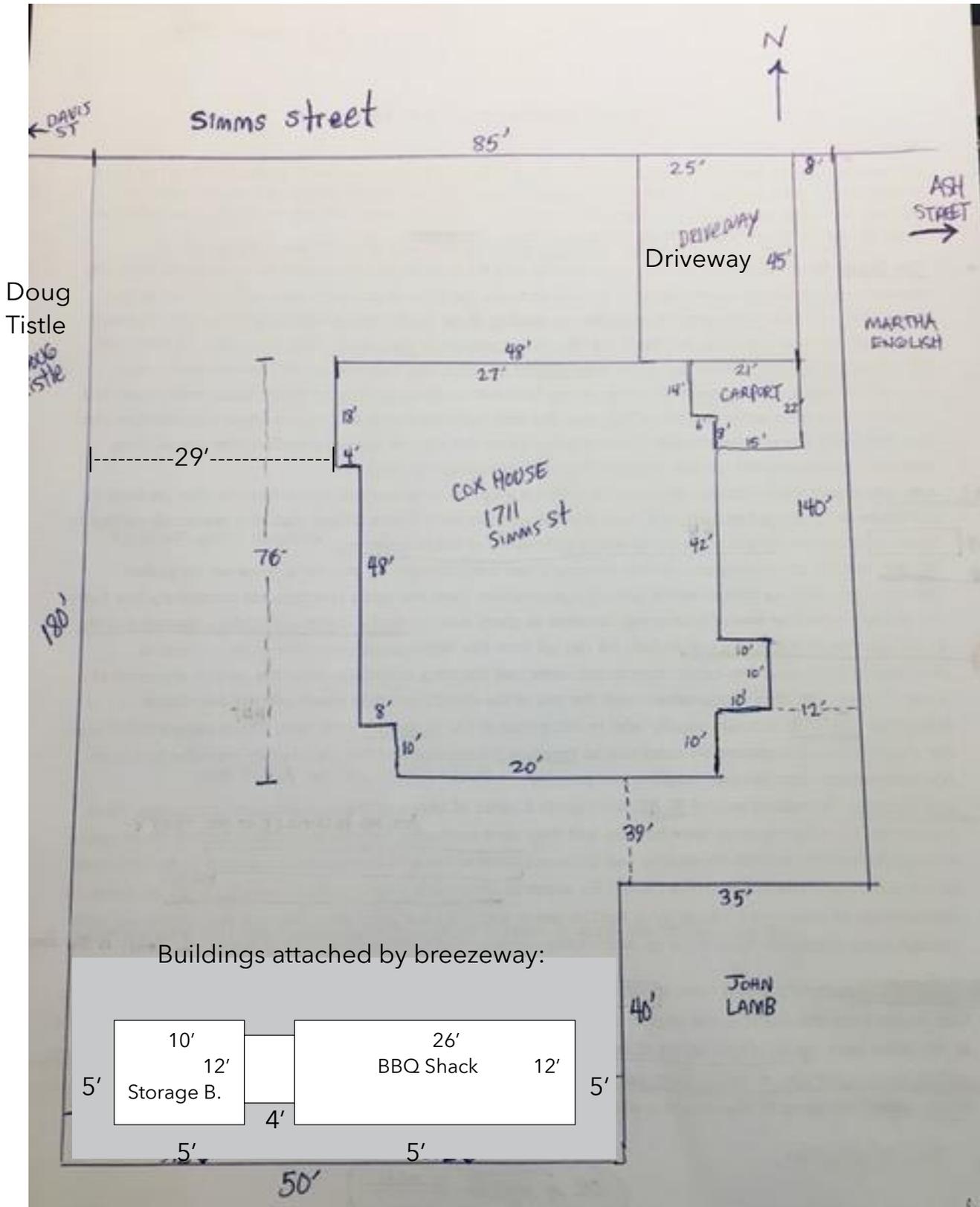
*The applicant is proposing a metal roof on the BBQ deck. Staff recommends either a wood or shingled roof. The storage building appears to have a wooden roof which is appropriate.*

### **RECOMMENDATION**

Staff recommends approval of the request with the following conditions:

1. Applicant must obtain all applicable building permits\* if/when a Certificate of Appropriateness is granted.  
*\*Applicant shall provide proof of appropriate licensure of professionals performing work to the Building Permits Department.*
2. Building materials shall be composed of wood or Hardie® siding.
3. Roofing materials shall be wood and/or asphalt or composition shingles.
4. Structures shall be at least 5 feet from the property lines and 10 feet from each other. Structures may share a common roof line with a 4-foot breezeway.
5. Care should be taken to preserve all significant trees on the property. Any canopy tree removed must be replaced by a canopy tree from the approved tree list.

Site Plan Update: Possible Outbuilding Locations - Attached via Breezeway



### Outbuilding 1: BBQ Shack

**Description:** A 12X28 covered deck with outdoor kitchen/grill area and tables/chairs for entertaining friends, or hanging out with the family in the backyard. Rustic, BBQ-restaurant vibe, with string lights and food bar. Full wall in the back, half wall on sides and front.

**Location:** Along the back property line.

**Materials:** Wood frame, cedar log posts; tin roof; wood deck for floor and walls; tin décor along half walls.

**Examples:** (to give a sense of the style)



## Outbuilding 2: Storage Building

**Description:** A 10X12 storage building with loft.

**Location:** Currently partially assembled along the back property line next to the partially assembled BBQ Shack. Possible Adjustment to move outbuilding to the west side property line in backyard.

**Materials:** Wood floor, frame, walls, and roof. Painted wood exterior. Roofed with either shingles or tin.

### Examples:



# 1711 Simms Street - New Residential Accessory Structures

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I.A



View of subject property from Simms St looking S



View of rear of subject property from Simms St looking S



Property adjacent to the E



Property adjacent to the W



Property adjacent to the N, across Simms St

2023 [remainder of term]

The current Chair has resigned; it is requested that Vice-Chair, Emily Walter, serve as interim Chair for the remainder of the 2023 term and the Commission elect from its membership a new Vice-Chair for the remainder of the 2023 term.

**Vice-Chair:** \_\_\_\_\_

The Vice-Chair assumes all duties of the Chair in the Chair's absence.

The current Secretary has indicated she no longer wishes to continue in this officer role. The Commission shall elect from its membership a new Secretary to serve the remainder of the 2023 term.

**Secretary:** \_\_\_\_\_

The Secretary, in coordination with staff, is responsible for monitoring the minutes of each meeting, maintaining a copy of the by-laws for the Commission, maintaining a record of the current membership including terms of office, maintaining a record of the organization of the Commission, and the distribution of conflict of interest forms at the appropriate time.