



# CONWAY

HISTORIC DISTRICT COMMISSION  
JULY



5:30pm • July 24, 2017 • City Hall

# Robinson Historic District & Old Conway Design Overlay District

## **CONWAY HISTORIC DISTRICT COMMISSION MEETING**

JULY 24, 2017 • 5:30PM • CITY HALL • 1201 OAK STREET

### **AGENDA**

MINUTES  
June 26, 2017

PUBLIC HEARINGS  
ROBINSON HISTORIC DISTRICT  
None

**OLD CONWAY DESIGN OVERLAY DISTRICT**  
A. Hendricks Enterprises, LLC New Single-Family Residence - 2135 Hickory Street (East; Lots 38 & 39)  
B. Hendricks Enterprises, LLC New Single-Family Residence - 2135 Hickory Street (Middle; Lot 40)  
C. Hendricks Enterprises, LLC New Single-Family Residence - 2135 Hickory Street (West; Lots 40 & ½ 42)  
D. Covington New Mixed-Use Building - 1121, 1123, & 1125 Front Street

DISCUSSION  
Items as decided by the Commission

### **HISTORIC DISTRICT COMMISSION MEMBERS**

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

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Conway Historic District  
Commission June 26, 2017  
Meeting Minutes

City Hall - Downstairs Conference Room, 5:30 p.m.

Roll Call

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

Finding of a Quorum.

4 Commission members - Quorum present.

Also in attendance:

David and Marilyn Larson - Owners 1814 Robinson  
Molly Bernard - 1905 Caldwell  
Madelyn and Jerry Adams - 1822 Robinson  
Steve Gardner - Mustela Properties  
Brad Lacey - Mustela Properties  
Greg Pillow - Mustela Properties

Meeting Minutes

May 22, 2017 minutes. Taylor Martin motioned for approval, seconded by Marianne Black. Minutes approved unanimously.

Breezeway Canopy Addition - 1814 Robinson Avenue

Presentation:

Mr. David Kordsmeier of Kordsmeier Remodeling presented the breezeway plans and explained how the structure would span from the garage to the rear porch area of the residence. He further explained that the prefabricated structure would be fairly flat and from the street, only the edge of the roof and the support post would be visible. The support post on the garage rood would be painted to match the roof and help them blend. The columns visible from the street would include brackets similar to the residence. Mrs. Marilyn Larson, the owner, stated that she was looking forward to staying dry.

Neighborhood Discussion:

None

Commission Discussion:

Ms. Black asked for clarification concerning the garage roof supports. Mr. Kordsmeier explained that the attachment of the breezeway would require the supports, but they would blend.

Motion to approve made by Marianne Black with the following condition:

Commission Condition:

- 1. Breezeway shall be constructed as shown on the submitted plans.

Motion seconded by Taylor Martin. Motion approved unanimously.

Demolition of 1616 Robinson Avenue in Conjunction with the Rehabilitation of the Lincoln Apartments 1620 and 1624 Robinson Avenue

Presentation:

Mr. Steve Gardner explained that him and his business partners would like to rehabilitate the Lincoln Apartments. They will be seeking tax credits and working with the Arkansas Historic Preservation Program insuring that the rehab will be performed to historic standards. As part of the project, they would also like to purchase 1616 Robinson, a single story 1965 ranch residence. They would demolish 1616 and construct a new 4 unit apartment structure similar to the historic apartments. Therefore, they are asking the HDC for demolition approval of 1616 Robinson Avenue.

Neighborhood Discussion:

Madelyn Adams asked about the best use of the property.

Commission Discussion:

Chairman Steve Hurd, stated that demolition is one of the most critical things that the HDC considers. Since the purpose of the Robinson District is to preserve and not demolish, there must be clear reasons why the demolition should be allowed. Mr. Hurd pointed out the demolition criteria as stated in the Staff Report and their relevance to this request:

Demolition: By the Robison District Guidelines, the Historic District Commission shall consider the following demolition criteria:

Robinson Historic District Guidelines. Section 11. Determination On An Application. B

“Proposed repairs, alterations, new construction, moving, or demolition in the Historic District shall respect and relate to the special character of the District. In making its determination, the HDC shall consider without being limited to the following criteria within the context of the Secretary of Interior’s Standards for Rehabilitation adapted specifically to Conway:

- 1. The purpose of this Ordinance; To protect and preserve the Robinson Historic District structures and ensure the appropriateness of new construction within the district.

- 2. The architectural or historic value or significance of a building and its relationship to the surrounding area; The non-contributing ranch residence is over 50 years old. However, its architectural significance and relationship to area historic structures is questionable. The massing, scale, site disposition do not relate to area historic structures.
- 3. The general compatibility of proposed changes; The proposed new structure would be more in style, massing, scale, and site disposition with area historic structures.
- 4. Any other factor, including visual and aesthetic, considered pertinent.”

Motion to approve the demolition made by Marianne Black with the following conditions:

Commission Conditions:

Historic District Commission approves the demolition of the ranch style residence at 1616 Robinson. The HDC determines that criteria 2 and 3 as listed in Robinson Historic District Guidelines, Section 11, Determination On An Application, are in compliance:

- 2. The non-contributing structure is lacking in architectural significance.
- 3. The structure’s massing, scale, and site disposition is not in relation to area historic structures. The proposed new structure’s style, massing, scale, and site disposition will better relate to area historic structures.

Demolition approval is limited to Mustela Properties, LLC

Project is contingent on City Council’s approval of the Planned Unit Development. If the PUD is not approved, no Certificate of Appropriateness will be issued without PUD approval.

Motion seconded by Gerald Tosh. Motion approved unanimously.

Discussion

CLG 2016 Grant Status - Faulkner County Museum

The Arkansas Historic Preservation Program has approved the Faulkner County Museum drainage study project. An agreement between the City and the FCM has been signed and work is under way. The engineering fee for the study is \$3500.

CLG 2017 Grant - Remaining 2016 CLG Grant Funds

\$2500 was awarded for the consultant fee for the completion of the College Avenue Historic District National Register nomination. HDC Staff was instructed to see if funds were available for a realtor training workshop and historic district street signage for the Hendrix Addition. The AHPP no longer allows grant funds to be used for street signage, banners, etc. There is currently \$4804.13 available in the

2016 CLG Grant. \$3500 will be used for the FCM engineering study leaving \$1304.13 available for training workshops. A realtor training event was seen as a good use for the remainder of the funds. Mr. Hurd stated that he would contact the President of the Faulkner County Realtors Association to ask if they would be interested.

Scull Historic District - 2 Residence Handmade Concrete Block Historic District - 428 and 432 Conway Boulevard

The Arkansas Historic Preservation Program has reviewed and recommended approval of the Scull Historic District National Register nomination to the State Review Board. The nomination was completed pro-bono by Aryn Denette, Conway resident and daughter of HDC Staff, with the assistance of Travis Ratermann, AHPP staff. The nomination is scheduled to be presented to the State Review Board at 10 am, Wednesday, August 2, 2017. A letter of approval was signed by the HDC Chairman to be forwarded to the AHPP in support of the nomination.

Adjourn

Marianne Black made the motion to adjourn. Seconded by Taylor Martin. The meeting was adjourned.



# A HENDRICKS ENTERPRISES NEW RESIDENCE (EAST) - 2135 HICKORY STREET

**OLD CONWAY DESIGN OVERLAY DISTRICT  
CERTIFICATE OF APPROPRIATENESS REVIEW  
HENDRICKS NEW (EAST) RESIDENCE  
2135 HICKORY STREET (LOTS 38 & 39)**

**APPLICANT/OWNER**  
Hendricks Enterprises, LLC  
960 Big Sky Trail  
Conway, AR 72032

**SITE**  
.....  
**Address.** 2135 Hickory Street - Lots 38/39  
Referred to as "East"

**Lot Area.** ± 0.15 acres

**Present Zoning.** R-1 (Single Family Residential). The property is within the Old Conway Design Overlay Suburban District.

**Abutting Zoning.** R-1 (Single Family Residential) in the Old Conway Design Overlay Suburban District.

**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Suburban District on the south side of Hickory Street. Area structures consist of single family residences in ranch and minimal traditional.

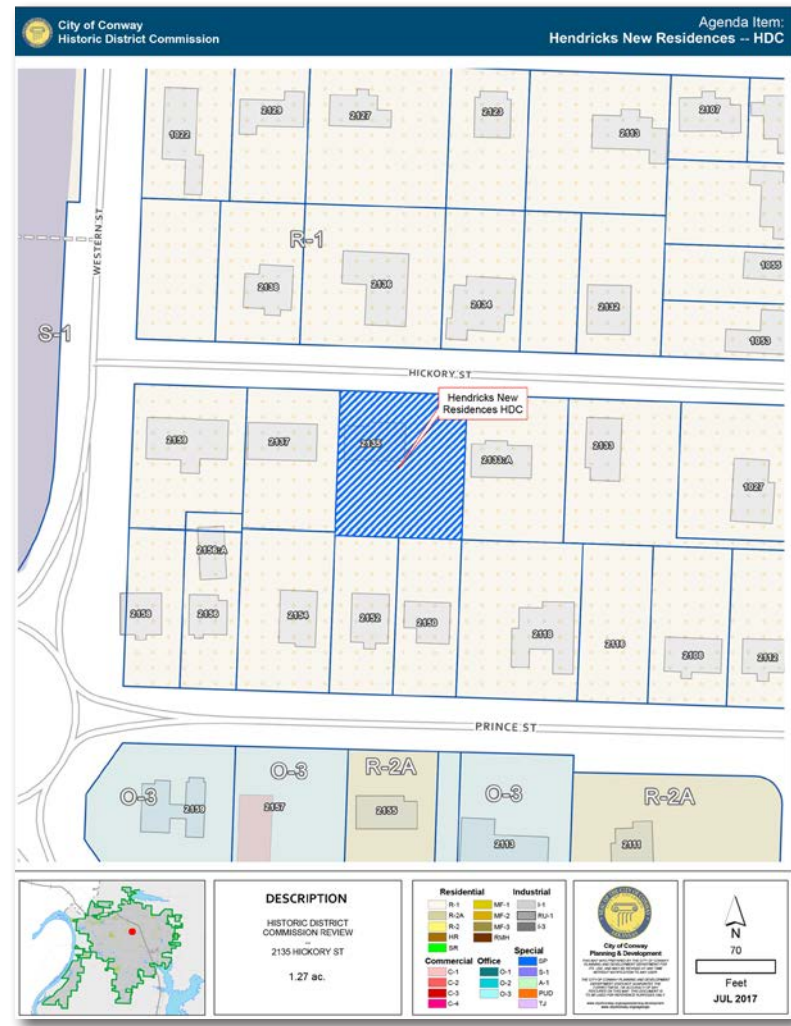
**General Description of Property and Proposed Development.** The applicant is proposing to construct a new 1430 square foot single family residence. The property once had a single home straddling at least 2 of the 25 foot wide lots. Old Conway regulations allow a new single family home to be constructed on lots smaller than current R-1 zoning regulations if the lots were platted prior to 1980.

**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 31 feet. The proposed front setback is 32 feet from the property line. The front setback is appropriate as the maximum allowed setback would be 34 feet. The side setbacks are 10'-6" on the east and west. The rear is 46'-8". All setbacks are appropriate for the lot and area.

**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 40% pervious.

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



**Alley.** There are no alleys in the property's block.

**Driveway/Parking/Carport.** A new concrete driveway will be constructed. The width and placement of the driveway is not shown on the submitted plans. A driveway should not cover more than 50% of the front yard. More details can be supplied at the meeting.

**Sidewalks.** There are no sidewalks on either side of Hickory Street nor across this property. Sidewalk construction or an in-lieu fee is required. There is a utility pole and a couple of drop inlets that might conflict with sidewalk construction. If an in-lieu fee is approved by the HDC, there is 50 feet of street frontage at \$12 per linear foot, requiring a sidewalk in-lieu fee of \$600.

**Fences.** No fencing is proposed. Additional information can be provided at the meeting.

**Tree preservation.** No significant trees will be removed due to new construction.

**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.



Aerial View of 2135 Hickory Street



2135 Hickory Street in the Old Conway Design Overlay District



**A HENDRICKS ENTERPRISES NEW RESIDENCE (EAST) - 2135 HICKORY STREET**

**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 is shown to be 9 feet floor to ceiling minimum.

**Width.** New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The residence's overall width is in proportion to other area residences.

**Directional expression.** Measurement of the height to width ratio of a structure's elevation. The residence's vertical expression is in keeping with the area's more traditional structures. The overall height will be taller than adjoining ranch residences however, with 3 new more vertical structures, a new standard is being set for the south side of Hickory Street.

**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 residences.

**Complexity of form.** The level of detailing and breaks in wall planes of a structure. The residence has a minimal level of detailing accomplished with wide window and door trim, varying siding orientation, and brick based columns.

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

**DESIGN ELEMENTS**

**Style.** The style should compliment area structures. The residence is a modern interpretation of a minimal traditional cottage. This style should blend with area historic structures.

**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 shown 6 feet in depth. Porch columns are well sized in relation to the overall scale.

**Doors and windows.** Windows are shown with muntin dividers creating six over one windows. Simple one over one windows would be more appropriate than windows with false dividers. The front entry door is shown as a more traditional styled door.

**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.** The residence has detailing provided through wide door and window trim and brick based columns. Brick siding is used on the majority of the structure. Clapboard siding is proposed for the front porch

area and gable. The applicant has not provided the type of clapboard siding material. Fiber cement siding is preferred. The foundation base is shown with exposed block. This is appropriate if painted split face block is used; not typical smooth CMU blocks.

**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 proposed.

**Roof.** An asphalt roof is proposed.

**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.

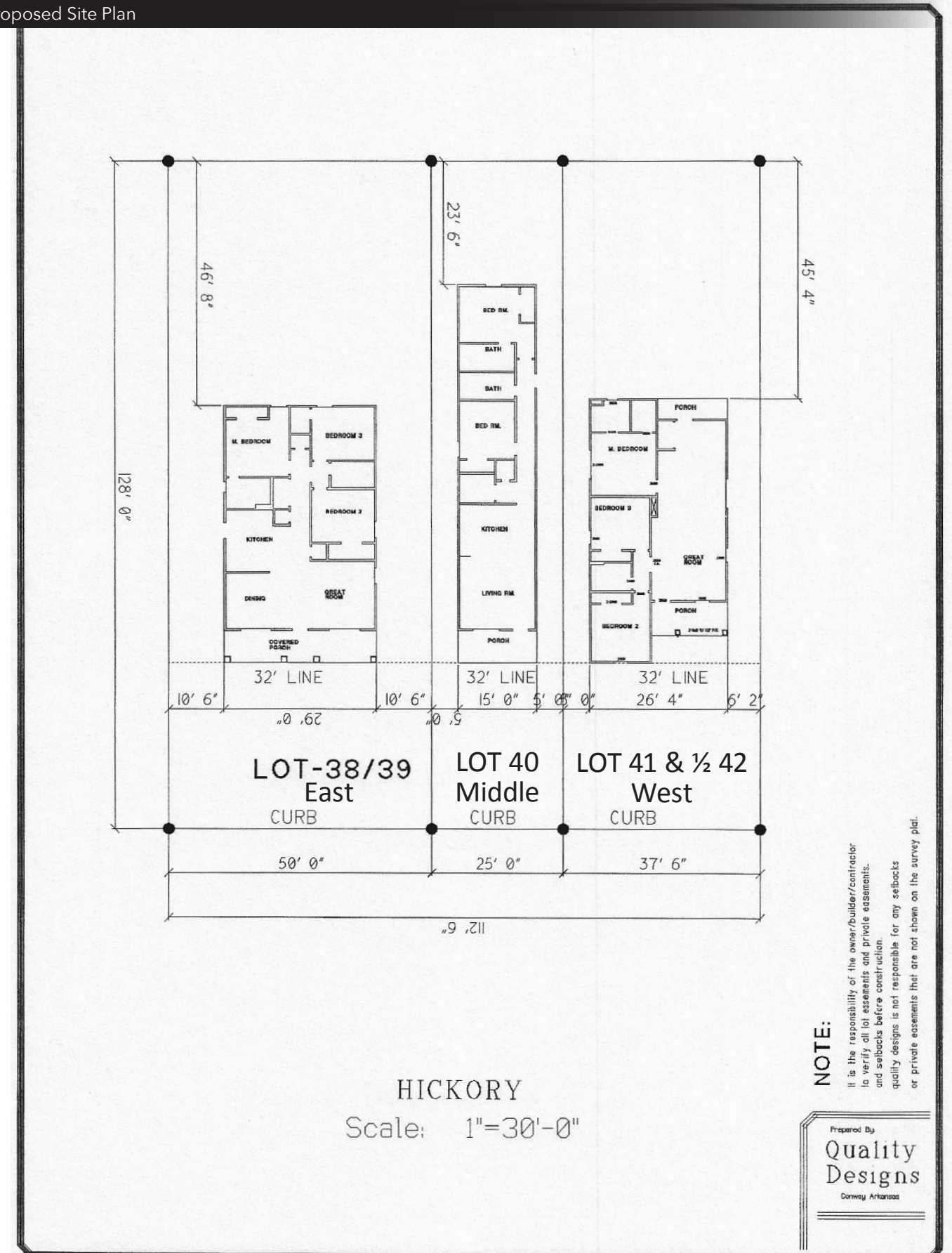
**General comments.** Some form of garage is shown on the 1948 Sanborn Fire Map. The garage has been added to and modified since that time. The garage could be considered a non-contributing accessory structure to the contributing home. The garage is sided with vinyl. Garage doors and windows are not original. The proposed modifications would have little impact on the historic residence. The modifications are also reversible. In addition, the majority of the breezeway roof and structure will not be visible from the public right of way.

**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. The residence's front setback shall be approximately 32 feet from the property line.
3. Driveway shall be concrete and ? feet wide.
4. Floor to ceiling height shall be 9 foot minimum.
5. Front facade and gable siding material ?
6. Wide trim around windows and doors shall be used as shown.
7. One over one windows may be used in lieu of false window dividers.
8. HVAC and utility equipment shall be appropriately located at the rear or side of the structure and/or appropriately screened.
9. A 4 foot sidewalk shall be constructed along Hickory Street or an in-lieu fee of \$600 may be paid.

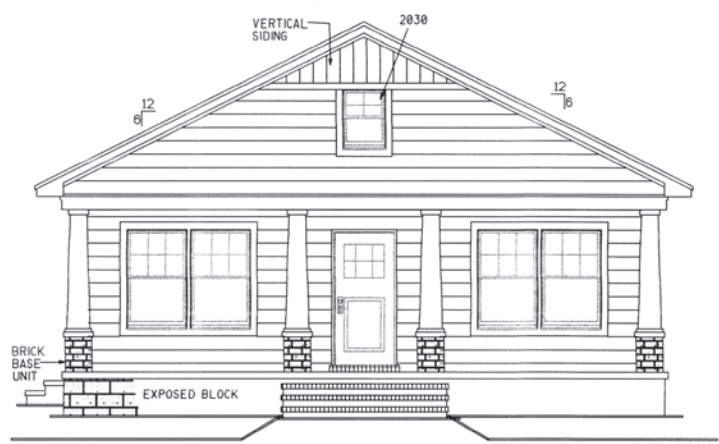
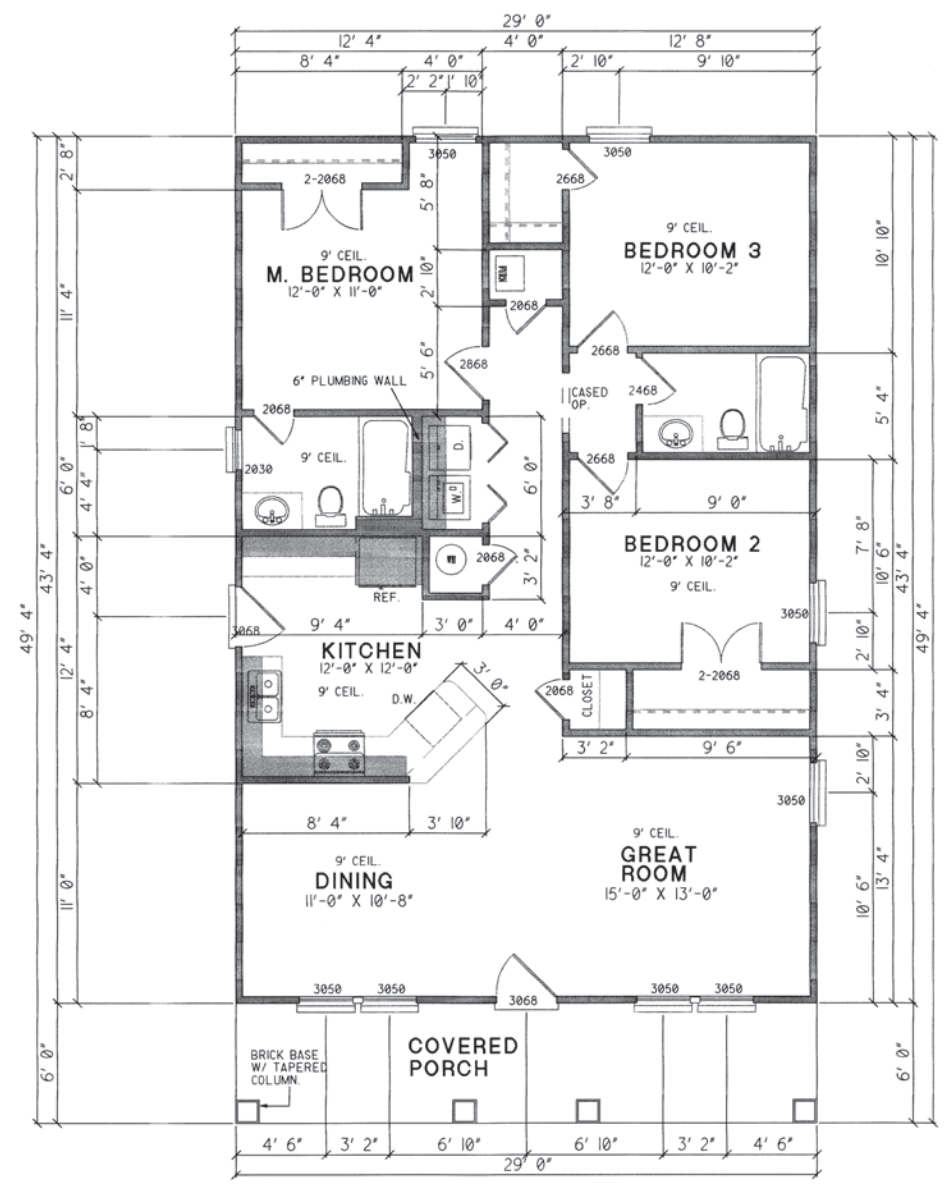
Proposed Site Plan





**A HENDRICKS ENTERPRISES NEW RESIDENCE (EAST) - 2135 HICKORY STREET**

Floor Plan & Elevations - Residence planned for Lots 38 & 39 (East property)



FRONT ELEVATION

**Notes:**

- all measurements are to be verified by the contractor/builder on the job site.
- Calculated dimensions take precedence over scaled dimensions.

**STRUCTURAL AND FRAMING MEMBERS**

- It is the responsibility of the contractor/builder to confirm the following aspects of the structural and framing members on the job site.
  - a. species
  - b. size
  - c. spacing
- It is the responsibility of the contractor/builder to consult with a certified engineer for all structural framing members before construction.

**MECHANICAL/ELECTRICAL LAYOUTS**

- Layouts included with this plan shall only be interpreted/used as suggested mechanical and electrical layouts.
- For the precise specifications, locations and sizes, consult a professional mechanical and electrical contractor before construction.

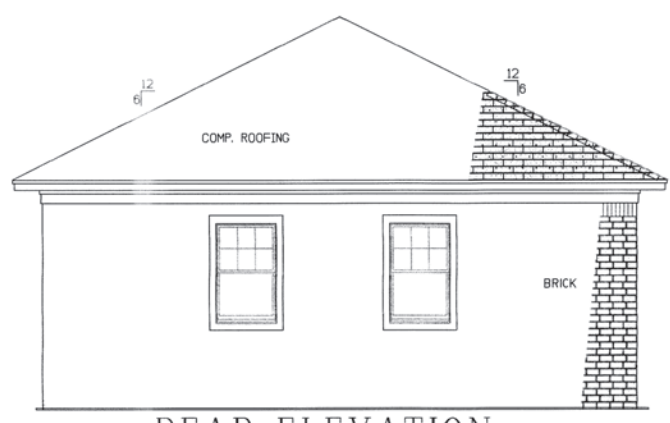
**FLOOR PLAN SPECS.**

HEAT/COOLED:	1256 SQ. FT.
GARAGE, STORAGE & PORCH:	174 SQ. FT.
TOTAL:	1430 SQ. FT.

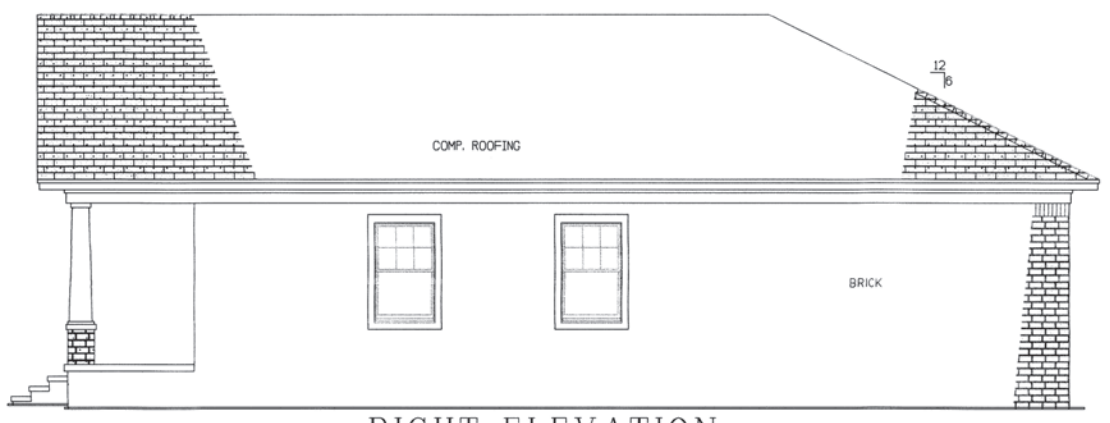
**NOTE:**  
1. ALL CEILINGS TO BE 9' UNLESS OTHERWISE NOTED.



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

**FLOOR PLAN**

Quality Designs Inc  
Conway Arkansas 501.327.4205

HENDRIX  
Job : LOT-38  
SCALE: 1/4"=1'-0"  
PAGE 1

**B HENDRICKS ENTERPRISES NEW RESIDENCE (MIDDLE) - 2135 HICKORY STREET**

**OLD CONWAY DESIGN OVERLAY DISTRICT  
CERTIFICATE OF APPROPRIATENESS REVIEW  
HENDRICKS NEW (MIDDLE) RESIDENCE  
2135 HICKORY STREET (LOT 40)**

**APPLICANT/OWNER**

Hendricks Enterprises, LLC  
960 Big Sky Trail  
Conway, AR 72032

**SITE**

**Address.** 2135 Hickory Street - Lot 40  
Referred to as "Middle"

**Lot Area.** ± 0.07 acres

**Present Zoning.** R-1 (Single Family Residential). The property is within the Old Conway Design Overlay Suburban District.

**Abutting Zoning.** R-1 (Single Family Residential) in the Old Conway Design Overlay Suburban District.

**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Suburban District on the south side of Hickory Street. Area structures consist of single family residences in ranch and minimal traditional.

**General Description of Property and Proposed Development.**

The applicant is proposing to construct a new 1090 square foot single family residence. The property once had a single home straddling at least 2 of the 25 foot wide lots. Old Conway regulations allow a new single family home to be constructed on lots smaller than current R-1 zoning regulations if the lots were platted prior to 1980.

**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 31 feet. The proposed front setback is 32 feet from the property line. The front setback is appropriate as the maximum allowed setback would be 34 feet. The side setbacks are 5' on the east and west. The rear is 23-6". All setbacks are appropriate for the lot and area.

**Spacing.** Established spacing distance pattern between area structures. Spacing is somewhat smaller than other area residences. However, the lots in this neighborhood were originally plated at 25 feet wide. A home may be constructed on the lot due to its platting prior to 1980. The proposed home is set at the minimum allowed fire code spacing of 5 feet in order to maximize the width of the residence.

**Lot Coverage.** The Old Conway District allows up to 60% impervious lot coverage. The pervious area of the lot is shown at 60% pervious.

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

**Alley.** There are no alleys in the property's block.

**Driveway/Parking/Carport.** A new concrete driveway will be constructed. The width and placement of the driveway is not shown on the submitted plans. A driveway should not cover more than 50% of the front yard. More details can be supplied at the meeting.

**Sidewalks.** There are no sidewalks on either side of Hickory Street nor across this property. Sidewalk construction or an in-lieu fee is required. There is a utility pole and a couple of drop inlets that might conflict with sidewalk construction. If an in-lieu fee is approved by the HDC, there is 25 feet of street frontage at \$12 per linear foot, requiring a sidewalk in-lieu fee of \$300.

**Fences.** No fencing is proposed. Additional information can be provided at the meeting.

**Tree preservation.** No significant trees will be removed due to new construction.

**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 long and narrow in relation to other area structures. However, the home will be set between the two new residences and will blend with them.

**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 is shown to be 9 feet floor to ceiling minimum.

**Width.** New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The residence's overall width is narrower than other area residences. There is a front facade extension to a residence across Hickory that somewhat mimics the narrowness of the proposed residence.

**Directional expression.** Measurement of the height to width ratio of a structure's elevation. The residence's vertical expression is in keeping with the area's more traditional structures. The overall height will be taller than adjoining ranch residences however, with 3 new more vertical structures, a new standard is being set for the south side of Hickory Street.

**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 overall size, however, it is in a long and narrow direction.

**Complexity of form.** The level of detailing and breaks in wall planes of a structure. The residence has a minimal level of detailing accomplished with wide window and door trim, varying siding materials, roofing materials, and columns.

**Façade, wall area, rhythm.** Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The residence appears to need an additional window on the left elevation in the living room and one along the long hall area on the right elevation.

**DESIGN ELEMENTS**

**Style.** The style should compliment area structures. The residence is a modern interpretation of a minimal traditional "shotgun" cottage. This style is not present in the area, however it is allowed and will be "book-ended" between the two new residences.

**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 shown 6 feet in depth. Porch columns should be a minimum of 8" x 8" when trimmed.

**Doors and windows.** Windows are shown with muntin dividers creating four over four windows. Simple one over one windows would be more appropriate than windows with false dividers. The front entry door is shown as a more traditional styled door.

**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 columns. Brick siding is used on the majority of the structure. Clapboard siding is proposed for the front porch area and gable. The applicant has not provided the type of clapboard siding material. Fiber cement siding is preferred. The foundation base is not specified. If concrete block is proposed, painted split face block should be used; not typical smooth CMU blocks.

**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 proposed.

**Roof.** An asphalt roof is proposed. A metal porch roof is proposed.

**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**

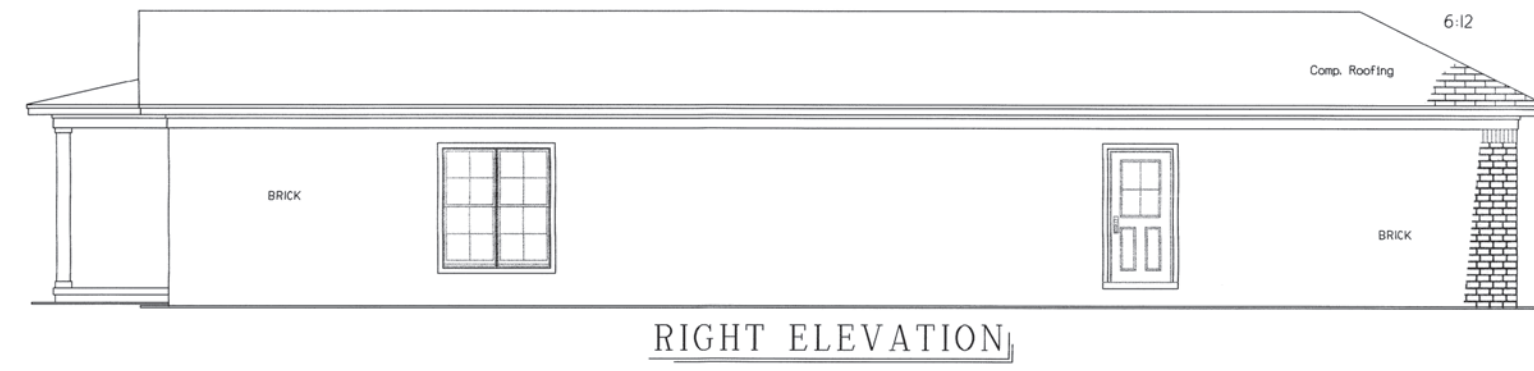
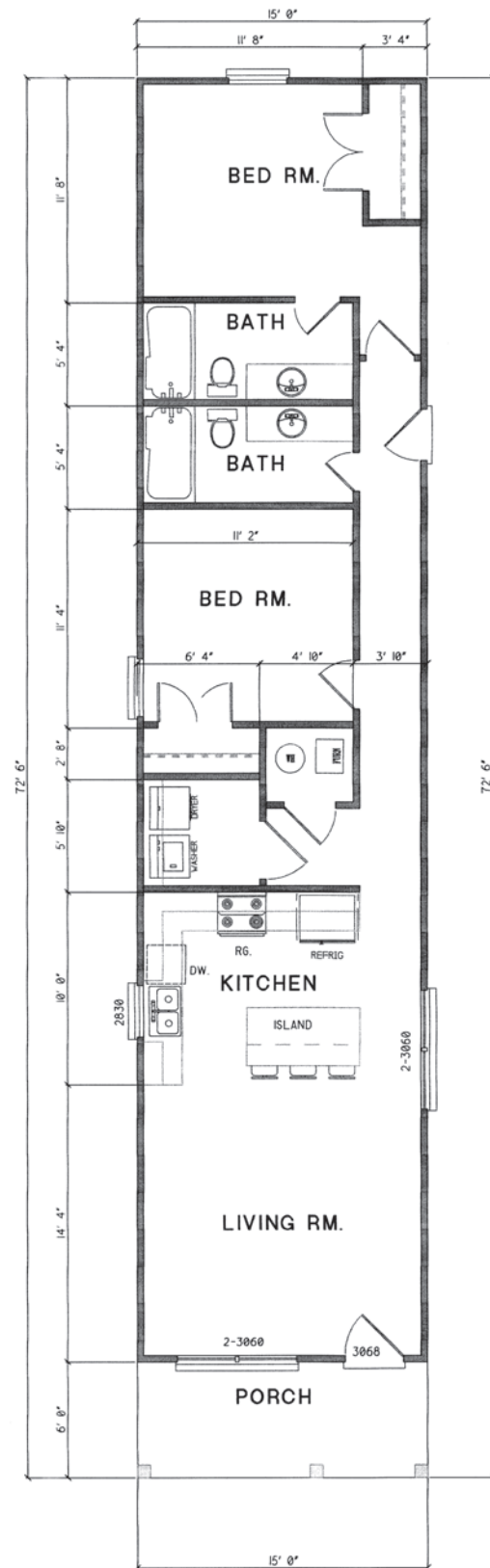
Staff recommends approval of the new residence and driveway with the following conditions:

1. The residence shall be constructed as shown in submitted plans.
2. The residence's front setback shall be approximately 32 feet from the property line.
3. Driveway shall be concrete and ? Feet wide.
4. Floor to ceiling height shall be 9 foot minimum.
5. Porch columns shall be a minimum of 8" x 8" when trimmed.
6. Front facade and gable siding material ?
7. Wide trim around windows and doors shall be used as shown.
8. One over one windows may be used in lieu 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 Hickory Street or an in-lieu fee of \$300 may be paid.



**B HENDRICKS ENTERPRISES NEW RESIDENCE (MIDDLE) - 2135 HICKORY STREET**

Floor Plan & Elevations - Residence planned for Lot 40 (Middle property)



**FLOOR PLAN SPECS.**

HEAT/COOLED: 1000 SQ. FT.  
GARAGE, STORAGE & PORCH: 90 SQ. FT.  
TOTAL: 1090 SQ. FT.

**NOTES:**  
I. CEILINGS TO BE 9'

**FLOOR PLAN**



HENDRIX  
Job : LOT-40  
SCALE: 1/4"=1'-0"  
1



**OLD CONWAY DESIGN OVERLAY DISTRICT  
CERTIFICATE OF APPROPRIATENESS REVIEW  
HENDRICKS NEW (WEST) RESIDENCE  
2135 HICKORY STREET (LOTS 41 & ½ 42)**

**APPLICANT/OWNER**

Hendricks Enterprises, LLC  
960 Big Sky Trail  
Conway, AR 72032

**SITE**

**Address.** 2135 Hickory Street - Lots 41 & ½ 42  
Referred to as “West”

**Lot Area.** ± 0.11 acres

**Present Zoning.** R-1 (Single Family Residential). The property is within the Old Conway Design Overlay Suburban District.

**Abutting Zoning.** R-1 (Single Family Residential) in the Old Conway Design Overlay Suburban District.  
Lot Area. .15 acre.

**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Suburban District on the south side of Hickory Street. Area structures consist of single family residences in ranch and minimal traditional.

**General Description of Property and Proposed Development.** The applicant is proposing to construct a new 1200 square foot single family residence. The property once had a single home straddling at least 2 of the 25 foot wide lots. Old Conway regulations allow a new single family home to be constructed on lots smaller than current R-1 zoning regulations if the lots were platted prior to 1980.

**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 31 feet. The proposed front setback is 32 feet from the property line. The front setback is appropriate as the maximum allowed setback would be 34 feet. The side setbacks are 5’ on the east and west. The rear is 23-6”. All setbacks are appropriate for the lot and area.

**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 40% pervious.

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

**Alley.** There are no alleys in the property’s block.

**Driveway/Parking/Carport.** A new concrete driveway will be constructed. The width and placement of the driveway is not shown on the submitted plans. A driveway should not cover more than 50% of the front yard. More details can be supplied at the meeting.

**Sidewalks.** There are no sidewalks on either side of Hickory Street nor across this property. Sidewalk construction or an in-lieu fee is required. There is a utility pole and a couple of drop inlets that might conflict with sidewalk construction. If an in-lieu fee is approved by the HDC, there is 37.5’ feet of street frontage at \$12 per linear foot, requiring a sidewalk in-lieu fee of \$450.

**Fences.** No fencing is proposed. Additional information can be provided at the meeting.

**Tree preservation.** No significant trees will be removed due to new construction.

**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 is shown to be 9 feet floor to ceiling minimum.

**Width.** New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The residence’s overall width is in proportion to other area residences.

**Directional expression.** Measurement of the height to width ratio of a structure’s elevation. The residence’s vertical expression is in keeping with the area’s more traditional structures. The overall height will be taller than adjoining ranch residences however, with 3 new more vertical structures, a new standard is being set for the south side of Hickory Street.

**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 residences.

**Complexity of form.** The level of detailing and breaks in wall planes of a structure. The residence has a minimal level of detailing accomplished with wide window and door trim, varying siding, and columns.

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

**DESIGN ELEMENTS**

**Style.** The style should compliment area structures. The residence is a modern interpretation of a minimal traditional cottage. This style should blend with area historic structures.

**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 shown 6 feet in depth. Porch columns should be a minimum of 8” x 8” when trimmed.

**Doors and windows.** Windows are shown with muntin dividers creating four over four windows. Simple one over one windows would be more appropriate than windows with false dividers. The front entry door is shown as a more traditional styled door.

**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 columns. Brick siding is used on the majority of the structure. Clapboard siding is proposed for the front porch area and gable. The applicant has not provided the type of clapboard siding material. Fiber cement siding is preferred. The foundation base is shown with brick cladding.

**Shutters.** If used, shutters should be in proportion to their window opening. If they were closed, they should cover the window opening. The proposed shutters appear to be 1/2 the width of the windows.

**Roof.** An asphalt roof is proposed.

**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.

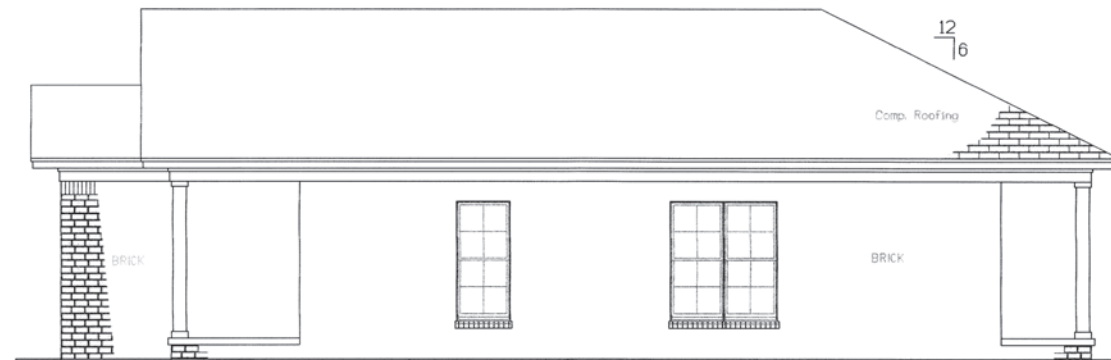
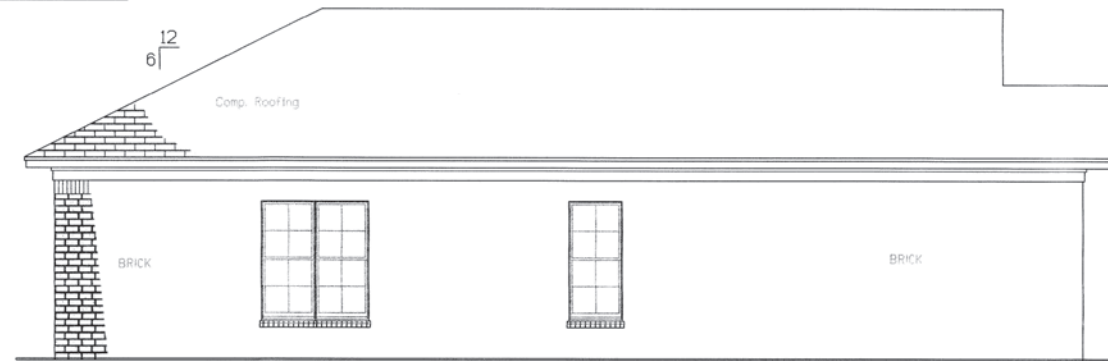
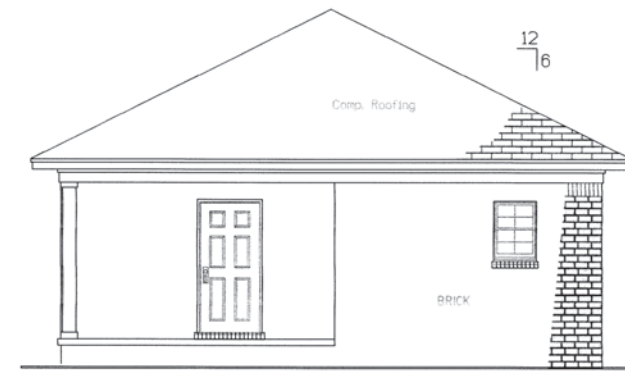
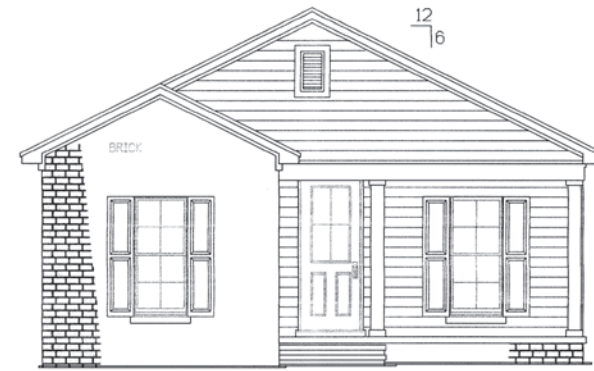
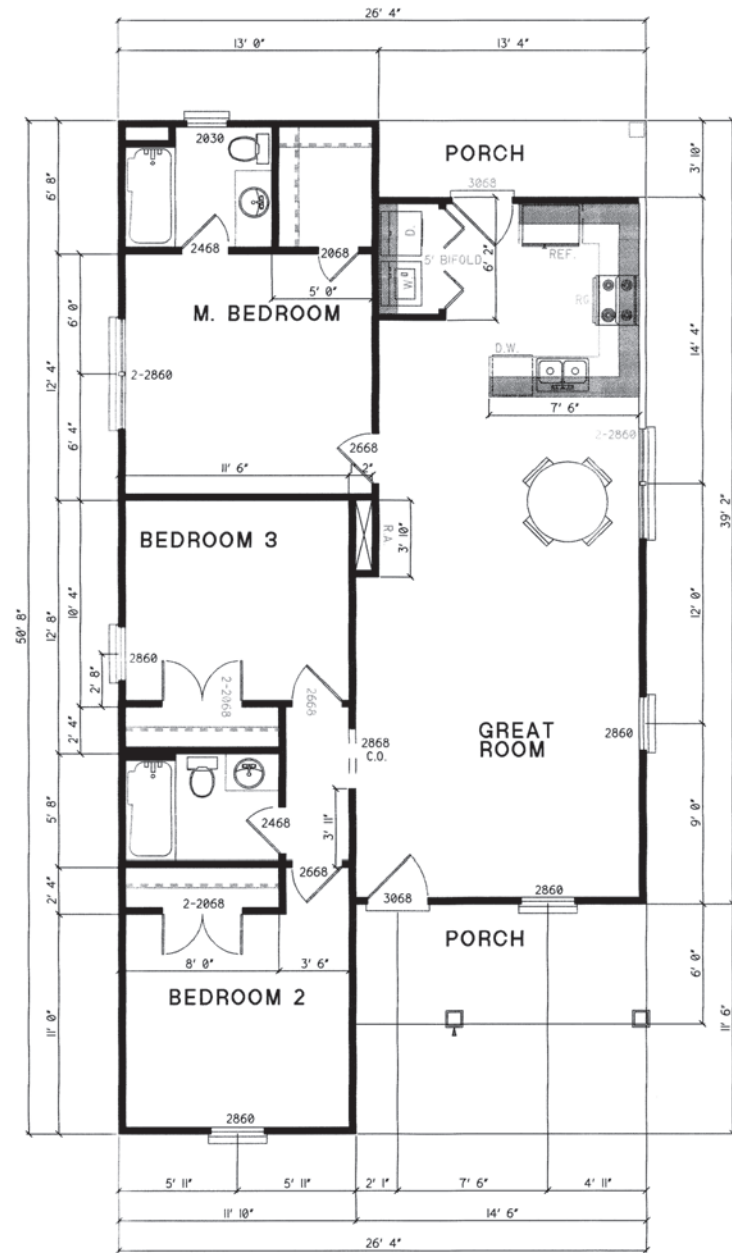
**RECOMMENDATIONS**

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. The residence’s front setback shall be approximately 32 feet from the property line.
3. Driveway shall be concrete and ? feet wide.
4. Floor to ceiling height shall be 9 foot minimum.
5. Porch columns shall be a minimum of 8” x 8” when trimmed.
6. Front facade and gable siding material ?
7. Wide trim around windows and doors shall be used as shown.
8. One over one windows may be used in lieu 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 Hickory Street or an in-lieu fee of \$450 may be paid.

**C HENDRICKS ENTERPRISES NEW RESIDENCE (WEST) - 2135 HICKORY STREET**

Floor Plan & Elevations - Residence planned for Lots 41 & 1/2 42 (West property)



**FLOOR PLAN SPECS.**

HEAT/COOLED:	1116 SQ. FT.
GARAGE, STORAGE & PORCH	85 SQ. FT.
TOTAL:	1201 SQ. FT.

1. ALL CEILINGS TO BE 9' UNLESS OTHERWISE NOTED.
2. HVAC TO BE IN ATTIC.

Quality Designs Inc.  
 930 Wingate Plaza-Bldg. A Suite 1  
 Conway Arkansas 72032 (501) 327-4205

**FLOOR PLAN**

HENDRIX  
 Job : LOT 41  
 SCALE: 1/4"=1'-0"  
 1



**A-C HENDRICKS ENTERPRISES NEW RESIDENCES - 2135 HICKORY STREET**

View of subject property from Hickory Street looking S



Property adjacent to the E



Properties adjacent to the N  
(across Hickory Street)



Property adjacent to the W





# D COVINGTON NEW MIXED-USE BUILDING - 1121/1123/1125 FRONT STREET

## OLD CONWAY DESIGN OVERLAY DISTRICT CERTIFICATE OF APPROPRIATENESS REVIEW MIXED-USE BUILDING 1121, 1123, & 1125 FRONT STREET

### APPLICANT

Covington Family Limited Partnership  
1053 Front Street  
Conway, AR 72032

### SITE

**Address.** 1121, 1123, 1125 Front Street - Paved lot with wrought iron fence between Freyaldenhoven Heating and Air and the recently remodeled structure with Angie Davis Photography.

**Present Zoning.** CMU (Commercial Mixed Use Zone) in the Markham Street Neighborhood Specific Plan (MSNSP).

**Abutting Zoning.** CMU (Commercial Mixed Use Zone) in the Markham Street Neighborhood Specific Plan (MSNSP)

**Lot Area.** ± 0.17 acres

**Surrounding Area Structures.** The property is located in the Markham Street Neighborhood Specific Plan (MSNSP) at the rear of the property, there is a lean-to equipment building. Abutting on the north, is a recently renovated traditional retail space. Abutting on the south, is a paved outdoor storage area. A heating and air business in a traditional storefront is further south. A parking lot/ outdoor storage area is across Front Street.

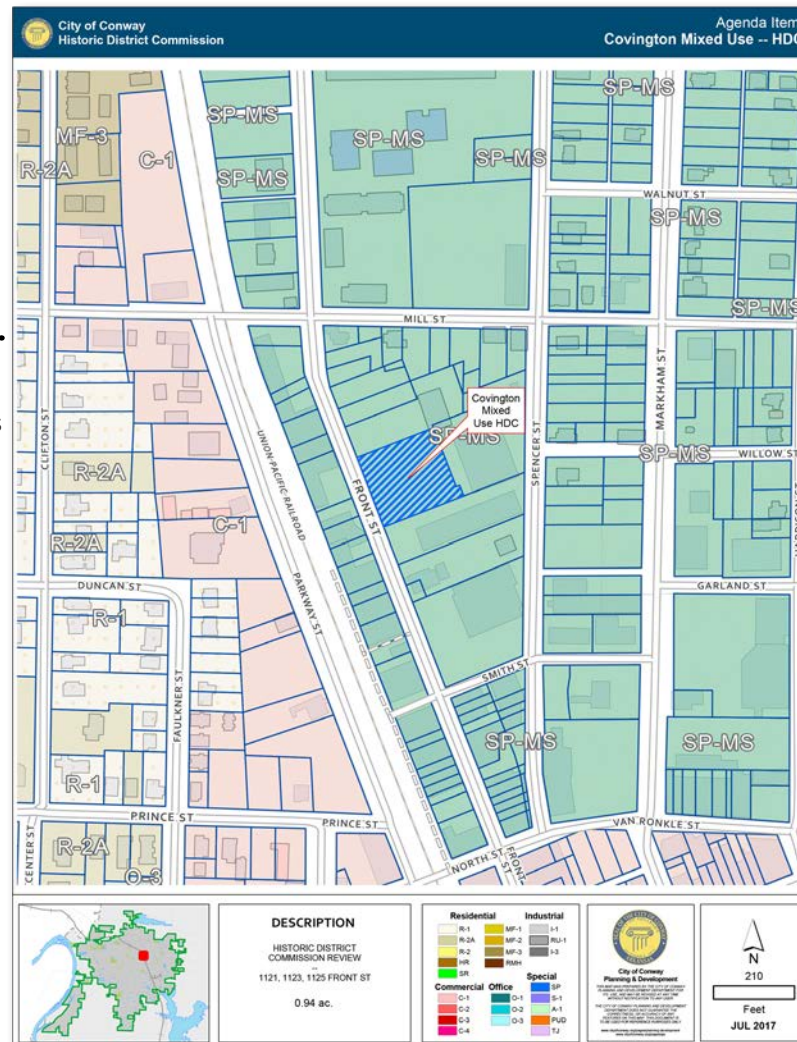
### General Description of Property and Proposed Development.

The applicant is proposing a new 2 story mixed use structure with 3 retail suites on the ground floor and 3 apartments on the upper floor. The sound floor including the existing structure will be 7400 s.f. The 2nd story will be around 4600 s.f.

The property is in the Markham Street Neighborhood Specific Plan (MSNSP). Within the MSNSP, new structures must meet specific urban development regulations and are reviewed and approved by Planning Staff if all regulations are met.

These regulations are very similar to the urban standards of the Old Conway Design Overlay District. However, they have further definition by identifying streetscapes in 3 categories; general mixed use street, pedestrian friendly, and pedestrian priority. These 3 street types require additional features such as; build to zones (setbacks), building orientation, sidewalk design, entrances, shading, storefronts, and building materials. This project corners on two pedestrian friendly streetscapes.

A structure requiring variances beyond those allowed by the MSNSP regulations must have Historic District Commission approval. This project meets the MSNSP requirements with the exception of the percentage of



architectural metal siding. A variance is needed to allow the use of 37% architectural metal on the Front Street facade. This variance requires HDC review and approval:

### 7.9 Materials.

- a. Exterior Building Facade Materials (for all buildings)
  1. The following materials shall be limited to no more than 20% of any pedestrian friendly frontage facade: architectural metal, cement fiberboard and batten, and cement fiberboard siding. The Planning Director is allowed to make a plus/minus 10% variance on the use of architectural metal. A Director variance would only allow 30% use of architectural metal. The percentage of metal on the front face is 37%. The Historic District Commission will need to approve this 7% variance.

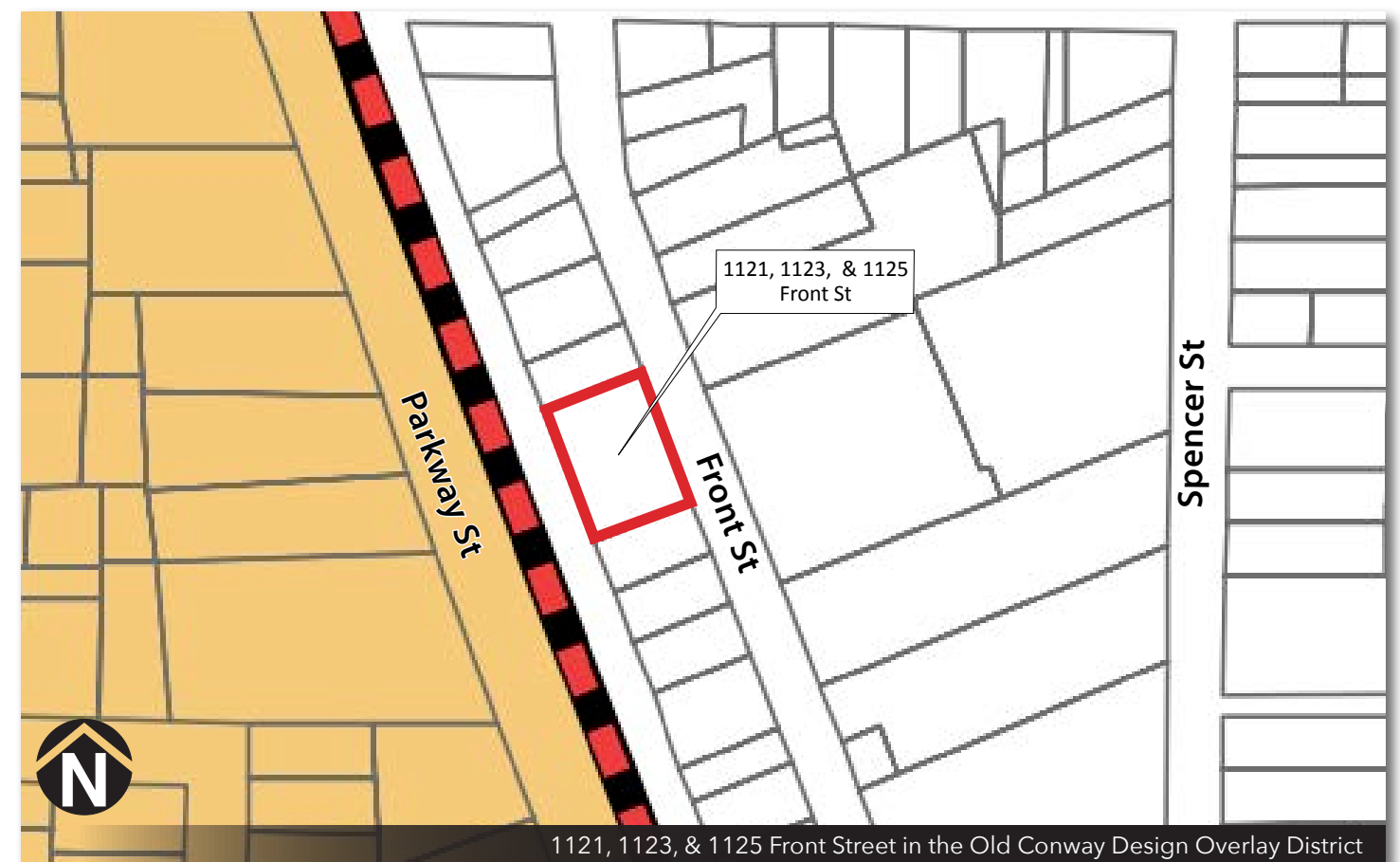
### RECOMMENDATIONS

Staff recommends approval of the variance:

1. Architectural metal may be used as shown on the submitted plans on 37% of the Front Street facade area.



Aerial View of 1121 - 1125 Front Street

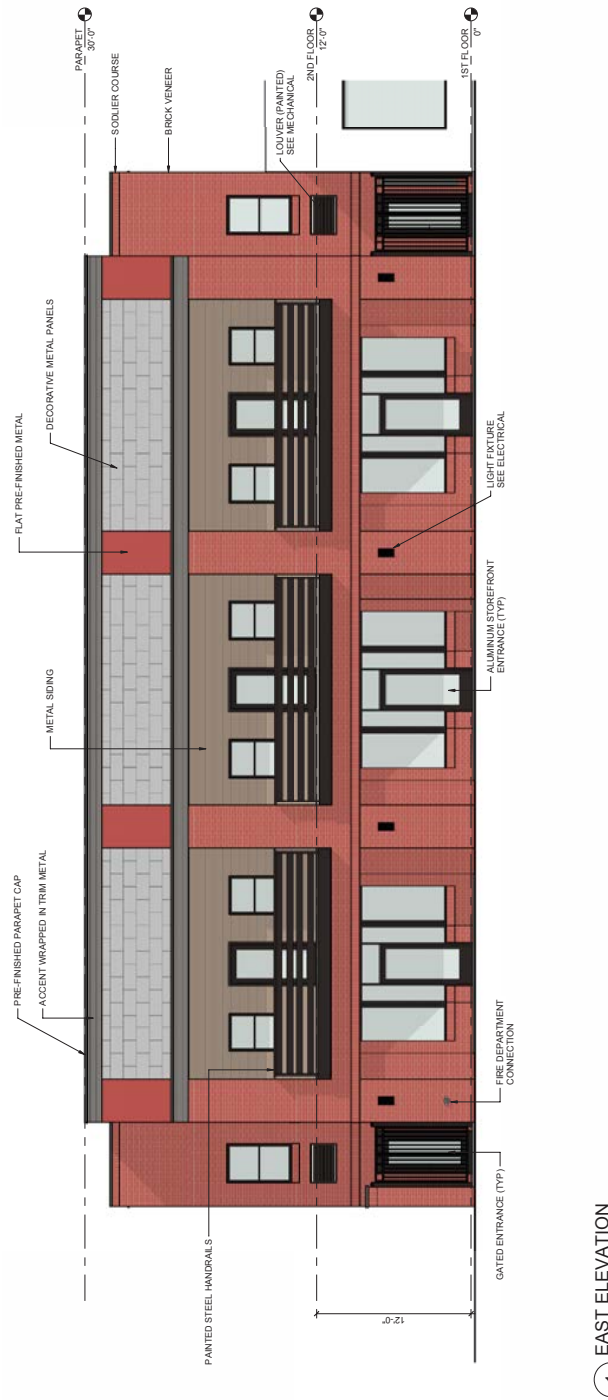


1121, 1123, & 1125 Front Street in the Old Conway Design Overlay District

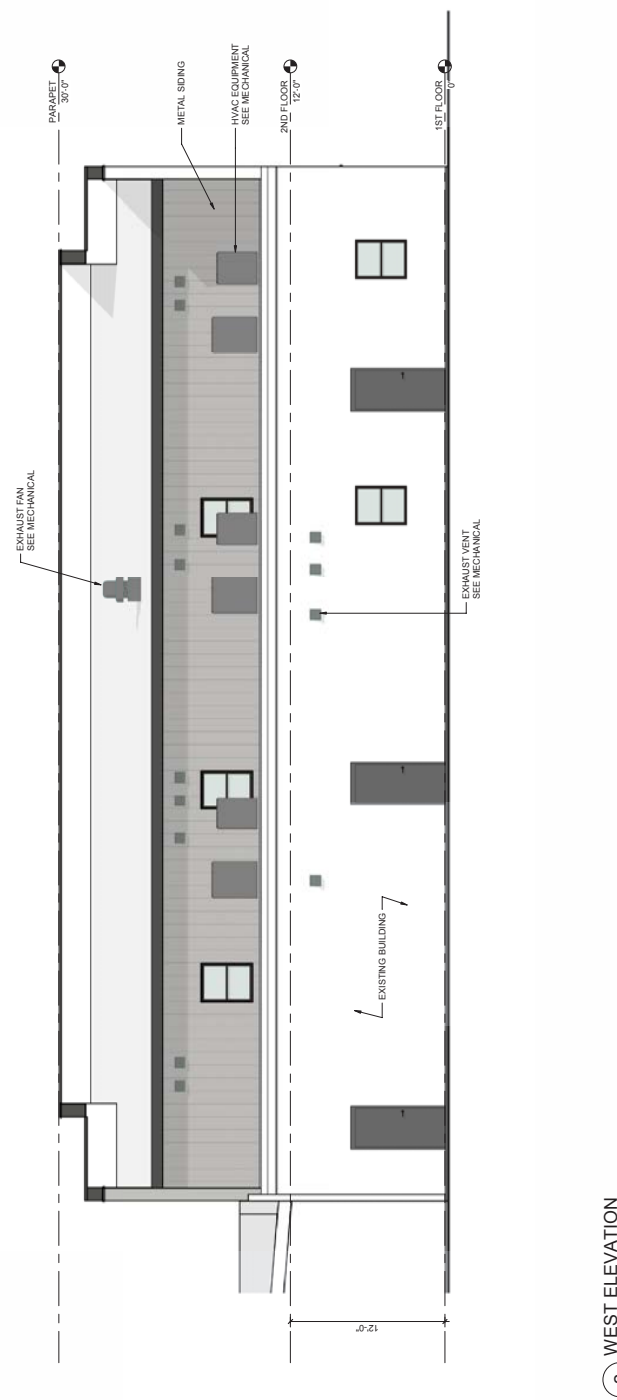


**D COVINGTON NEW MIXED-USE BUILDING - 1121/1123/1125 FRONT STREET**

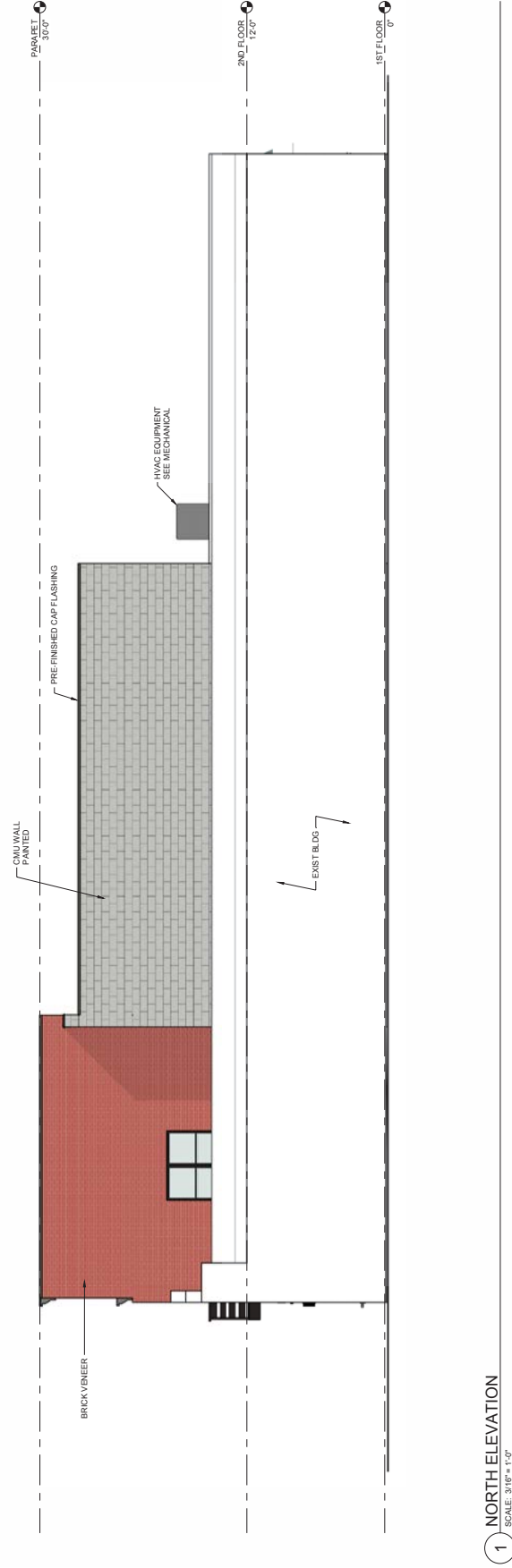
Elevations of proposed new mixed-use building



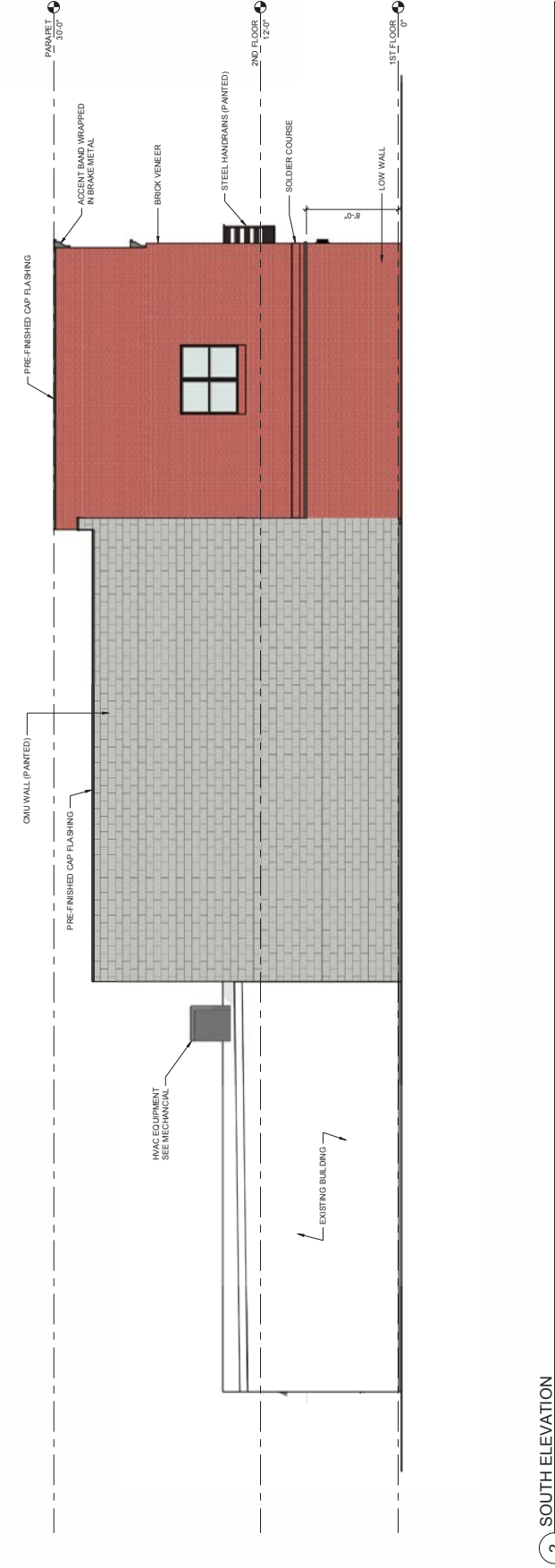
**1 EAST ELEVATION**  
SCALE: 3/16" = 1'-0"



**2 WEST ELEVATION**  
SCALE: 3/16" = 1'-0"



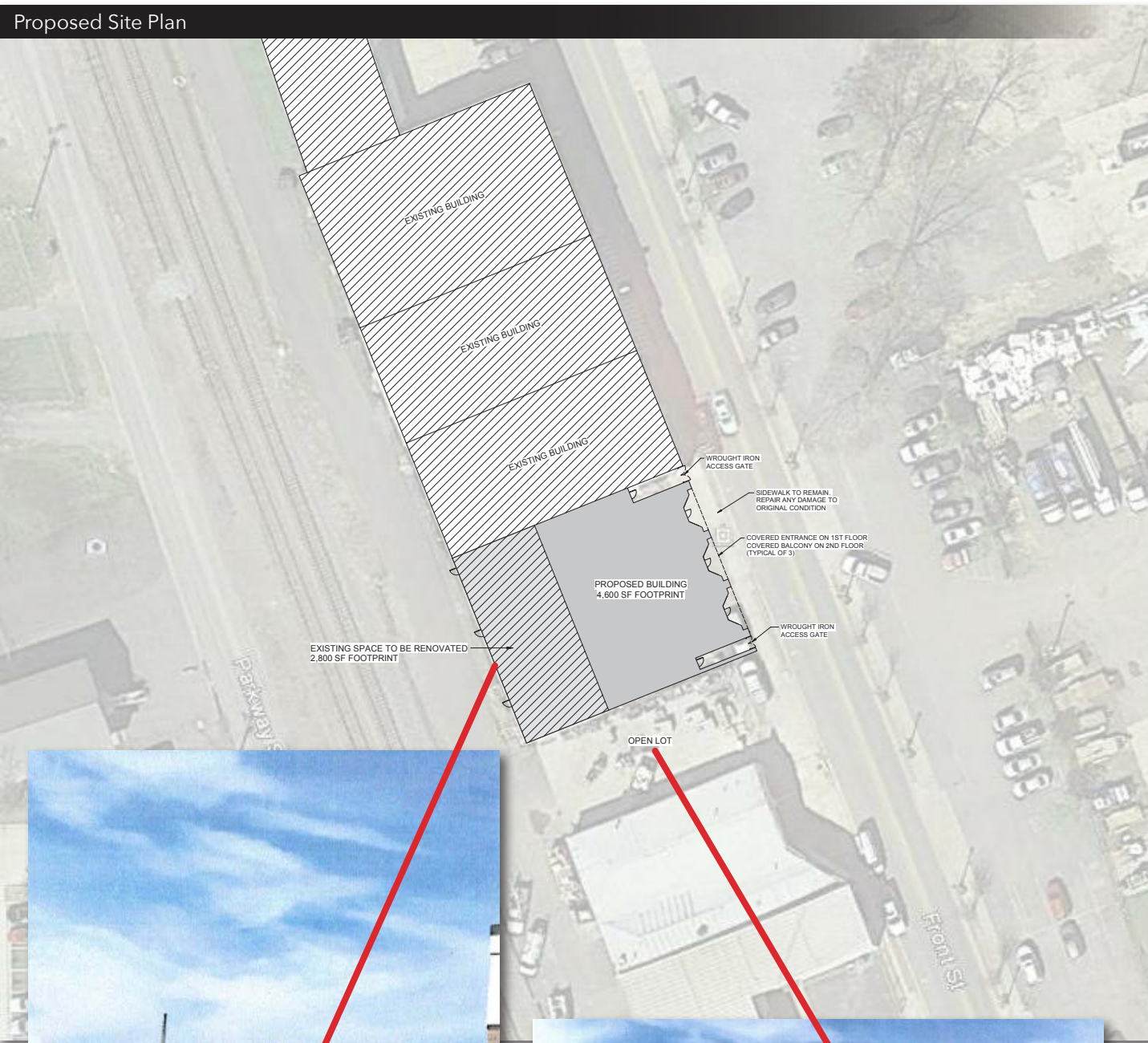
**1 NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**2 SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**D COVINGTON NEW MIXED-USE BUILDING - 1121/1123/1125 FRONT STREET**



View of properties adjacent to the N



View of properties adjacent to the E (across Front St)