



# CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

February 26, 2024 • 5:30pm • 1111 Main Street





# City of Conway

## HISTORIC DISTRICT COMMISSION

February 26, 2024

### MEMBERS

Emily Walter, Chairman  
Liz Hamilton, Vice-Chairman  
Jenny Davis, Secretary  
Marianne Black  
Josh Hamilton  
Nathaniel Johnson Jr.  
Corey Parks

Call to Order.

Roll Call.

Approval of Minutes. December 19, 2023

### I. Public Hearing Items - Robinson Historic District

- A. 1506 Prince Residential remodel (HDR-0224-0018)-**Non-contributing**
- B. 1904 Robinson-Porch addition (HDR-0224-0016)-**Non-contributing**

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

- A. 1828 Mill St New single-family residence (HDR-0124-0003)
- B. 802 Front St-Downtown commercial remodel (HDR-0224-0021)
- C. 1157 Parkway-Commercial addition (HDR-0224-0022)

### III. Additional Business

- A. Adoption of Article II Bylaws
- B. Items as decided by the Commission

Adjourn.

# 1506 Prince Street-Residential Remodel

Robinson Historic District

I.A

## APPLICANT/AUTHORIZED AGENT

Brian Strandlund  
3035 Crawford Loop  
Conway, AR 72034

## OWNER

Same



## SITE DATA

**Address.** 1506 Prince Street.

**Present Zoning.** R-2A (Two-Family Residential District), Asa P. Robinson Historic District.

**Abutting Zoning.** North: R-1 (One-Family Residential District) & R-2A, OCDOD; West/East: R-1, APRHD; South: R-2A, APRHD.

**Lot Area.** 0.16 acres ±.

## Surrounding Area Structures.

- West – 1510 Prince St - c.1924 (Single-family; Non-Contributing).
- East – 1504 Prince - Ida Camp House - c.1920 (Bungalow; Contributing).
- North – 1013 Faulkner – c.1951 (Plain Traditional); OCDOD.
- South – 1507 Prince - c.1929 (Bungalow; Contributing).

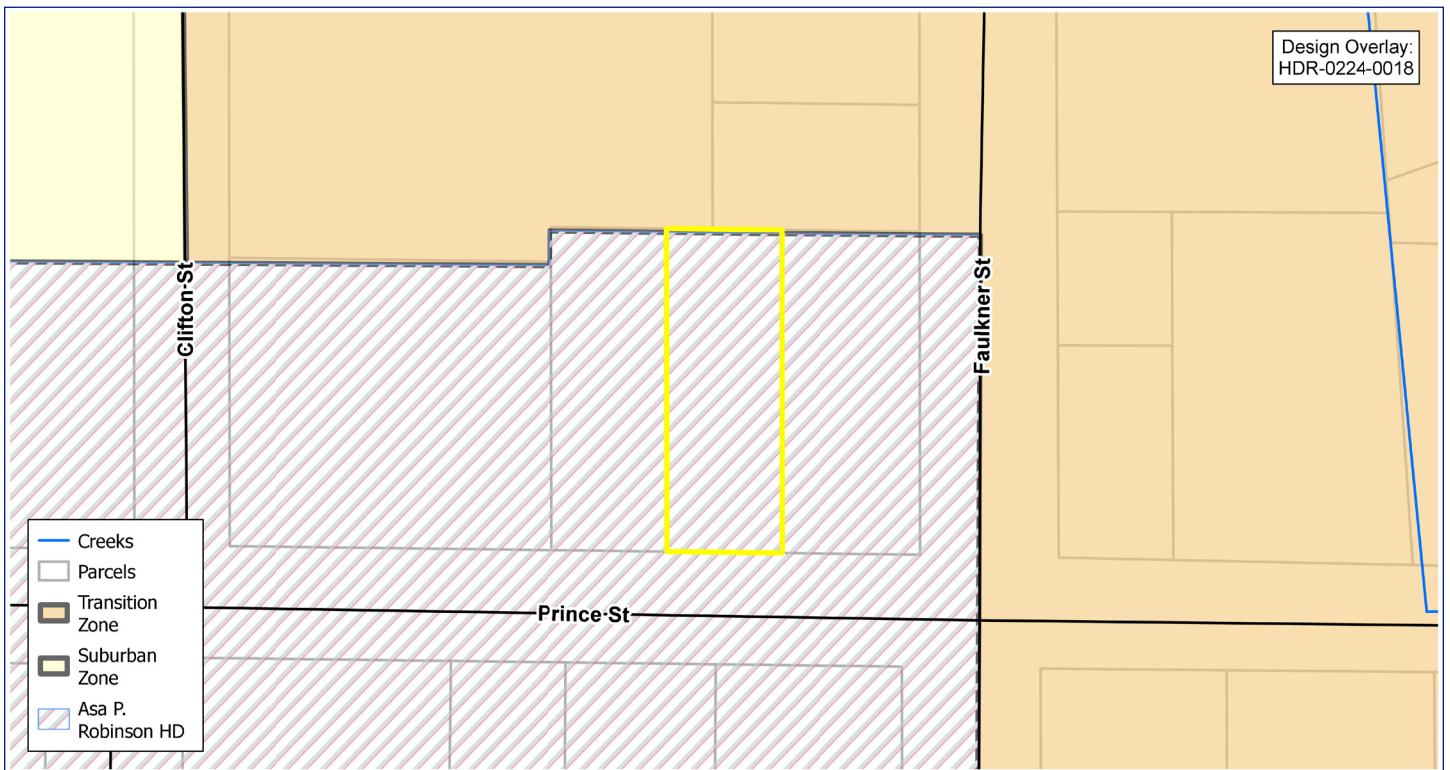
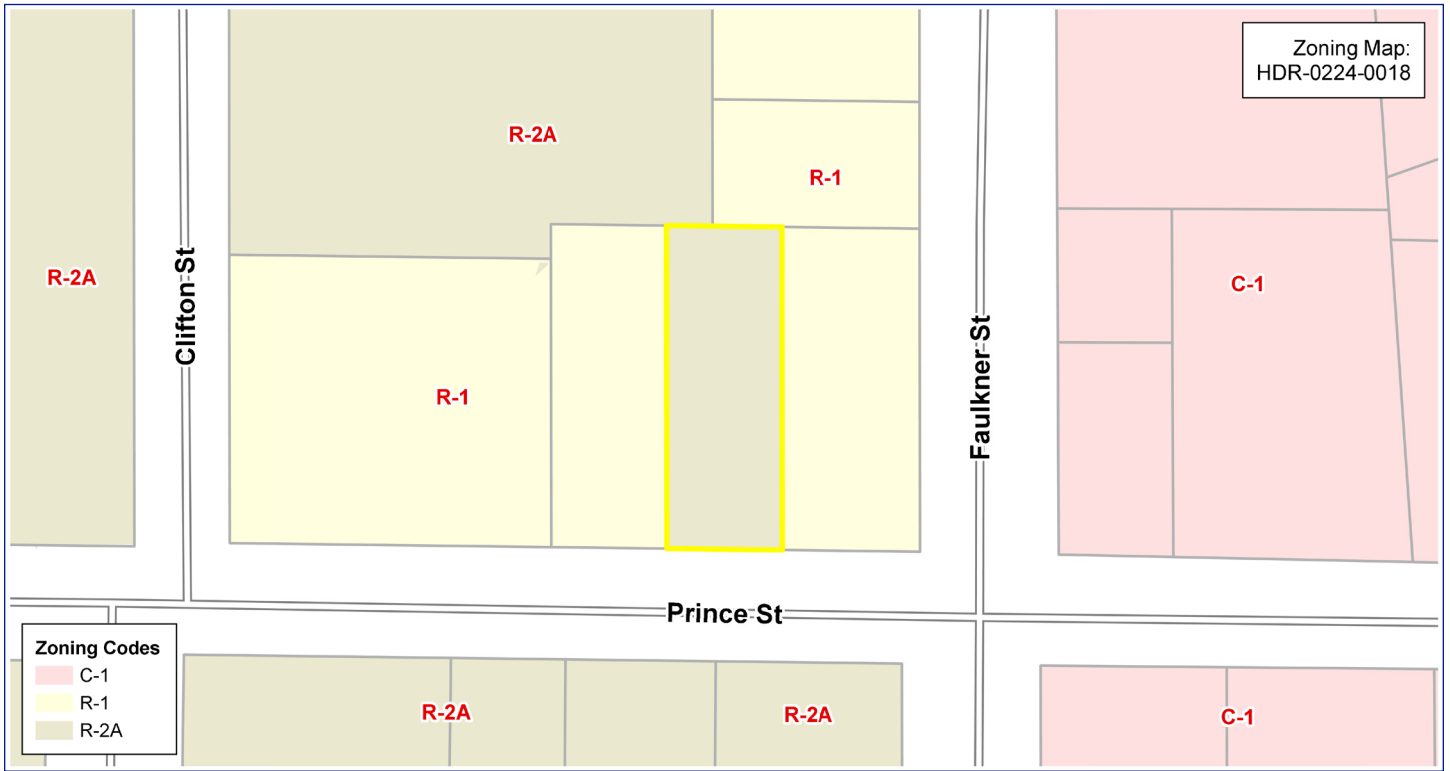
**General Description of Property and Proposed Development.** This application is the result of a stop-work order. The applicant has initiated the following: replacing windows, a door, and some siding; adding one window; replacing window and door trim with pine board; adding posts to front porch and back of house; replacing boards on front porch.

The applicant has stated the following: *I have replaced a total of six windows (1-South side under porch, 4-East side, 1-North side) of the house. I have also removed an entry door from the side of the front porch. One door on the back of the house was removed instead of being replaced approximately 9 months ago after it was damaged during a break in.*

# 1506 Prince Street-Residential Remodel

Robinson Historic District

I.A



**General Description of Property and Proposed Development cont.** The applicant would like to proceed with the work if/when a Certificate of Appropriateness is granted. The residence is non-contributing with the following notes on file with the 2020 APRHD survey: *Vinyl siding, does not appear cared for. Rear shed porch roof added since 1998 survey.*

### **NEIGHBORHOOD**

**Public Rights of Way and Alleys.** Screen utility elements, such as gas meters, trash cans, and dumpsters with landscaping or approved materials.

*HVAC units were not indicated on the project proposal. If the existing window air conditioning units are going to be replaced with an HVAC unit, it will need to be screened from the public right of way or positioned in a location where it is not visible (or minimally visible) from the public right of way.*

### **CHANGES TO BUILDING EXTERIOR**

**Siding.** The use of vinyl siding, imitation stucco, or similar is prohibited unless replacing a pre-existing condition or used on an accessory structure out of the public view. It is preferable to replace any existing synthetic siding with wood or a cement fiber siding matching the profile of traditional historic wood siding.

*The applicant proposes removing a door on the front porch and installing vinyl siding in its place. According to the 2020 survey, the structure already has vinyl siding and is non-contributing.*

**Materials/Finishes.** Select materials and finishes that are compatible with historic materials and finishes found in the surrounding buildings that contribute to the special character of the historic district.

*The proposal includes wood posts and doors which are compatible.*

**Windows & Doors.** Select windows and doors for proposed new buildings that are compatible in material, subdivision, proportion, pattern, and detail with the windows and doors of surrounding buildings that contribute to the special character of the historic district. Design the spacing, placement, scale, orientation, proportion, and size of window and door openings to be compatible with the surrounding buildings. Shutters used in new construction should be mounted on hinges to allow for operability or sized and mounted to appear operable.

*The applicant is proposing white vinyl, single hung windows with 1x6 primed pine board. The window type is not noted on the survey records from 2020 therefore staff cannot confirm whether they were original. (Original wood windows are often noted on the survey.)*

If additional windows or doors are necessary for a new use, install them on a rear or non-character defining façade of the building, but only if they do not compromise the architectural integrity of the building.

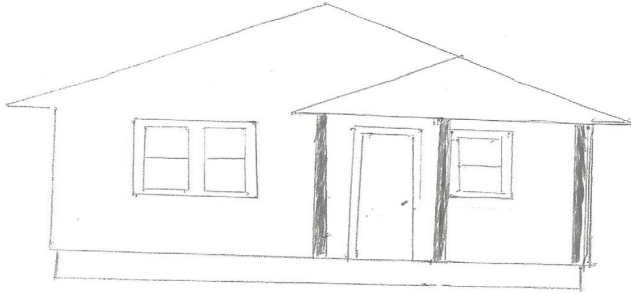
*The new window is on the west side elevation. The door being filled in does not appear to be original. It faces east and has a different trim than the front door.*

**Site and Landscaping.** Protect significant trees over 8 inches in diameter from immediate damage during construction and from delayed damage due to construction activities.

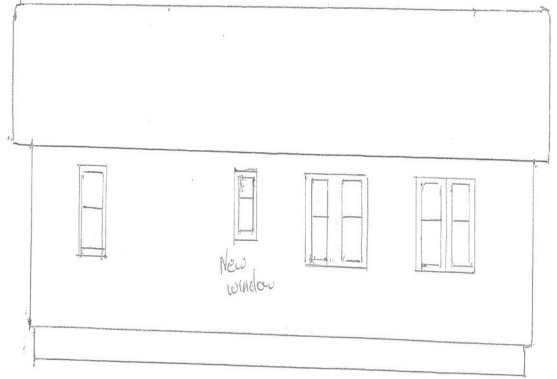
*It does not appear that any trees will be impacted.*

**Lighting.** Introduce new site and street lighting that is compatible with the human scale and the historic character of the district.

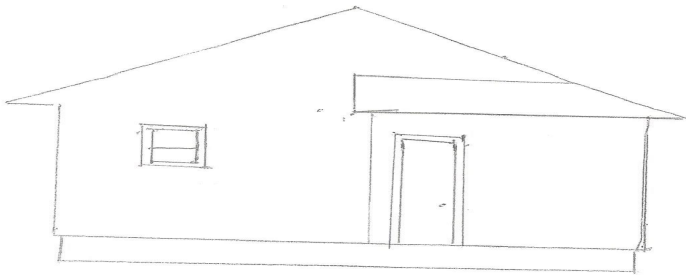
*No new lighting has been indicated in the project description or on the site plans/elevations.*



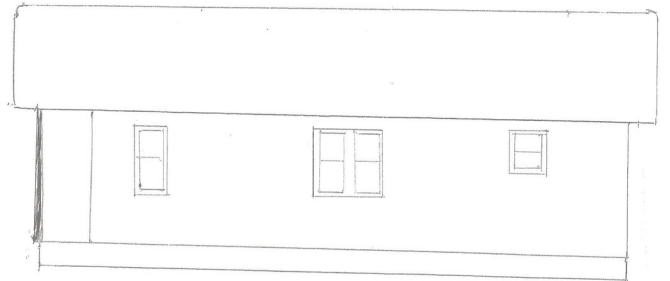
Front



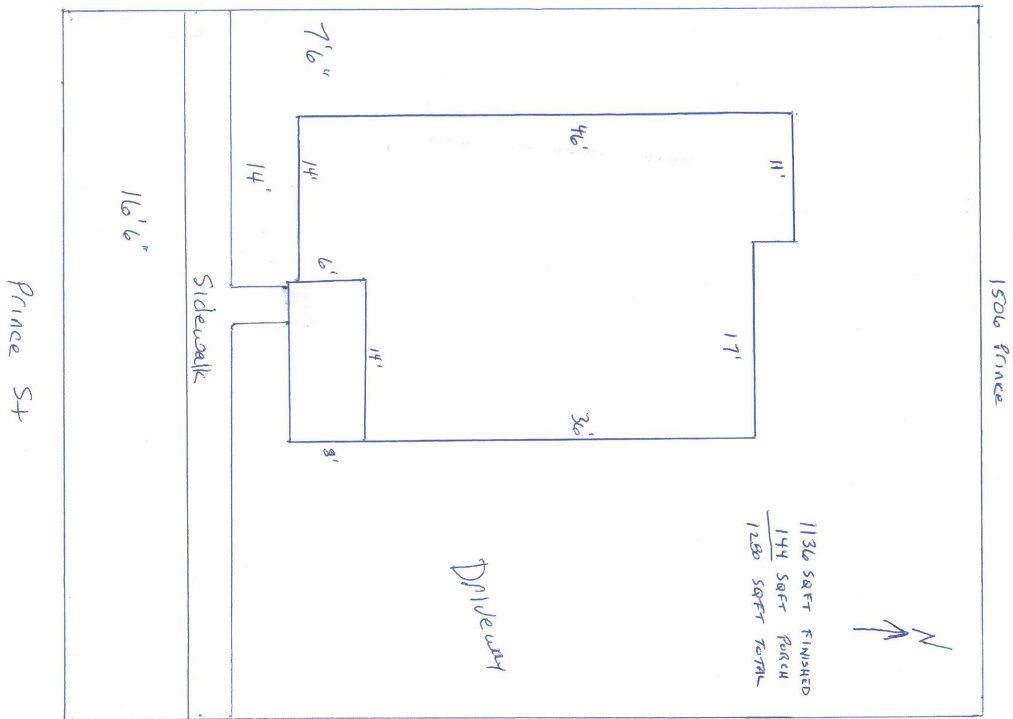
West side



Back



East side



## **RECOMMENDATION**

Staff recommends approval of the application 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. Any HVAC unit shall be screened from the public right-of-way through its positioning in relation to other structures or through vegetative cover.
3. Vinyl siding is allowed. Other appropriate siding includes brick, wood or a wood-like material such as Hardie ® siding/LP® Smart-Side ®.
4. Windows must be true divided light, fake muntin bars are prohibited.
5. Window and door trim shall be wide, flat and composed of wood.
6. Lighting shall be inward, downward, and shrouded to stay within the bounds of the property.



# 1506 Prince Street-Residential Remodel

Robinson Historic District

I.A



View of subject property from Prince St looking N



View of subject property from Prince looking NW



View of subject property from Prince looking NE



Property adjacent to the S across Prince St



Property adjacent to the E



Property adjacent to the W

# 1904 Robinson Ave-Porch Addition

Robinson Historic District

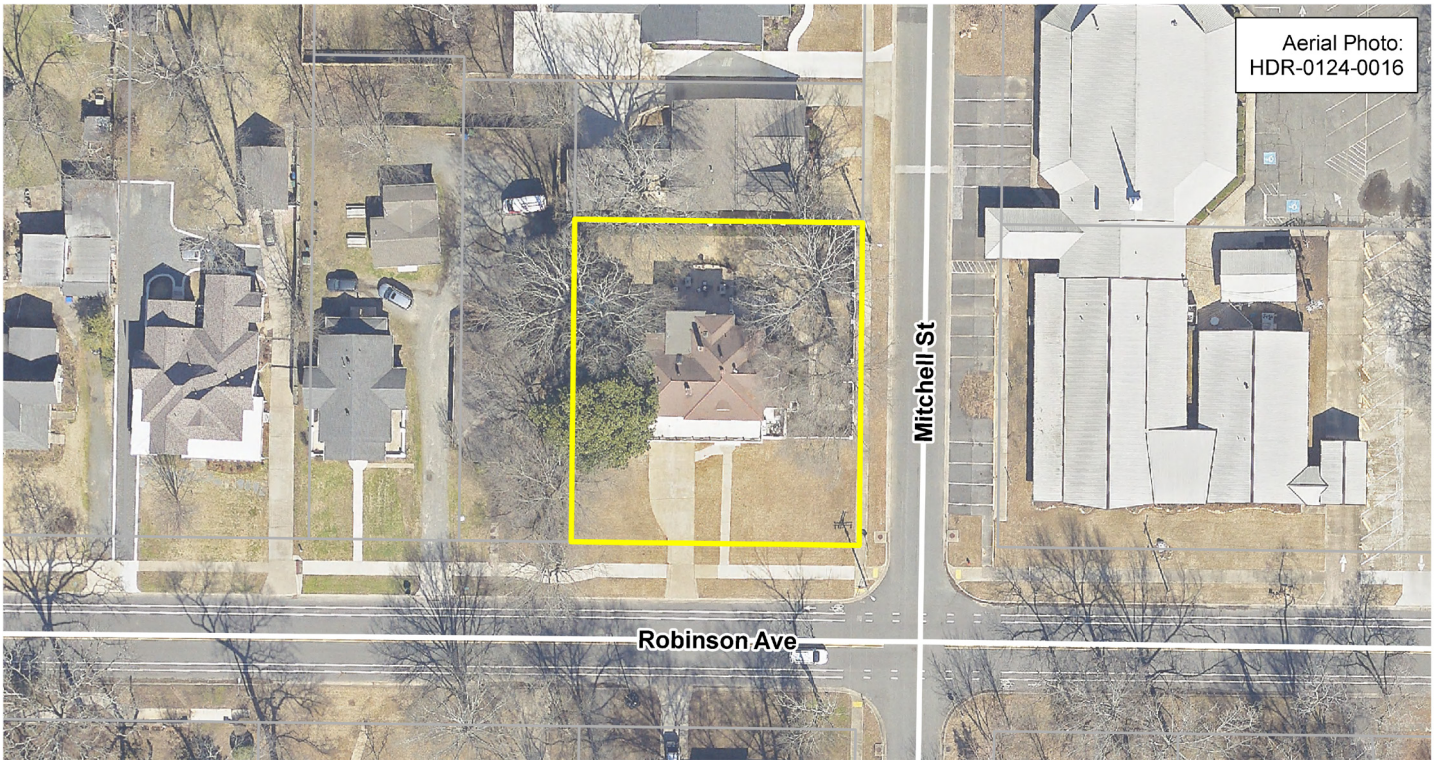
I.B

## APPLICANT/AUTHORIZED AGENT

Daniel Lary  
2115 Spring Valley Drive  
Conway, AR 72034

## OWNER

Bill Groth  
1904 Robinson Ave  
Conway, AR



## SITE DATA

**Address.** 1904 Robinson Ave.

**Present Zoning.** R-2A (Two-Family Residential District), Asa P. Robinson Historic District.

**Abutting Zoning.** North/South/East/West: R-2A (Two-Family Residential District), APRHD.

**Lot Area.** 0.40 acres±.

## Surrounding Area Structures.

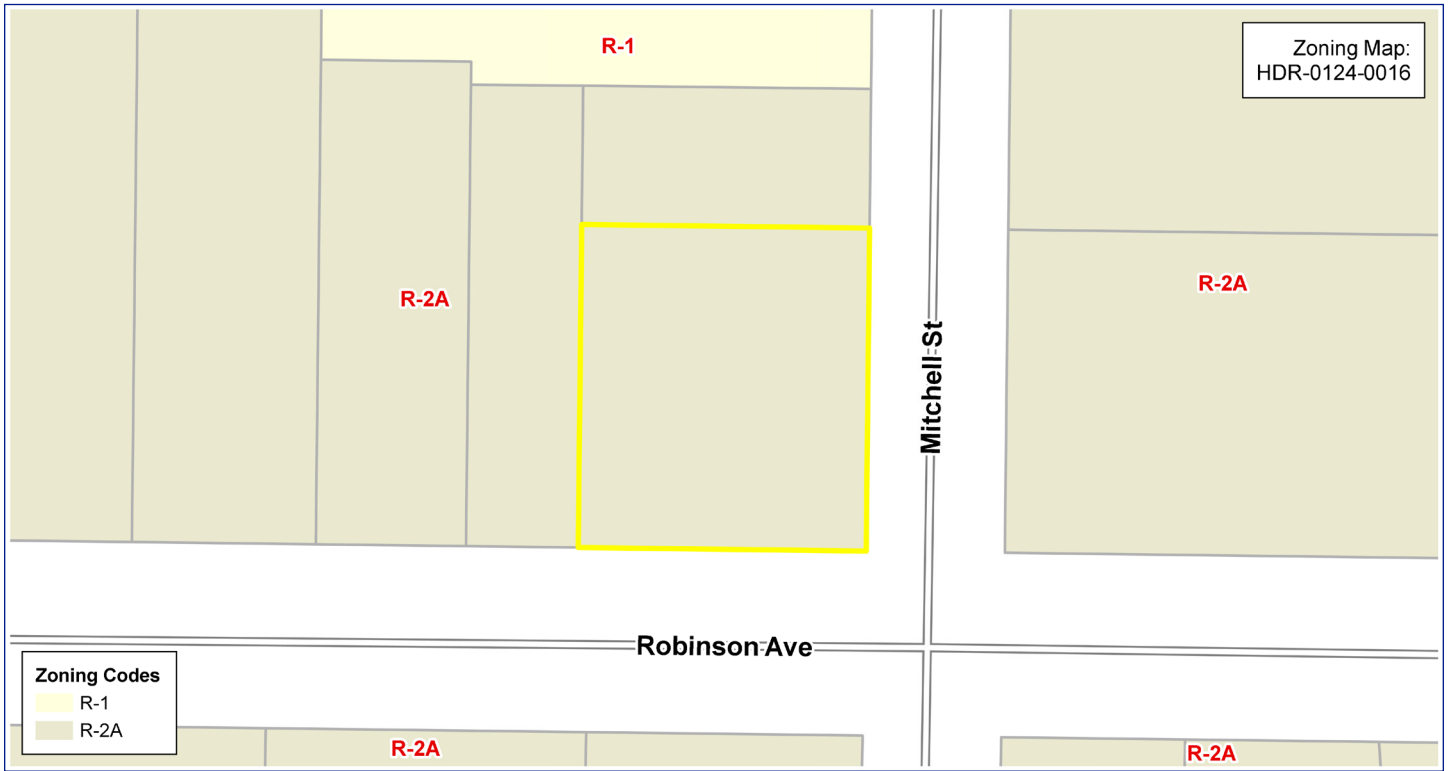
- West – 1912 A&B Robinson - c.1924 (Craftsman/Plain Traditional; Non-Contributing).
- East – 1832 Robinson - City Church - c.1960 (Contemporary; Non-Contributing).
- North – 815 Mitchell St – Argo House - c.2019 (Neo-Craftsman; Non-Contributing).
- South – 1905 Robinson—Charles Powers - c.1960 (Plain-Traditional/Ranch; Non-Contributing).

**General Description of Property and Proposed Development.** The applicant proposes to extend the existing porch roof. Currently, the porch to the southeast on the front elevation is uncovered and adjacent to a covered porch. The applicant wishes to extend the roof of the front porch to cover the side porch. The roof also serves as a balcony for the second story. The addition will include a wood railing, wood beam, and extension of the brick wrapped column; all will match existing. The porch addition is 10'x13'-9". The existing structure is non-contributing.

# 1904 Robinson Ave-Porch Addition

Robinson Historic District

I.B



### **ADDITIONS**

**Character.** Construct new additions so that there is the least possible loss of historic fabric and so that the character-defining features of the historic building are not destroyed, damaged, or obscured. Design new additions so that the overall character of the site, site topography, character-defining site features, trees, and significant district vistas and views are retained.

*Decorative stucco and ½ timber with circular pattern will be obscured in part by porch addition. All other character-defining features on the building will be retained.*

**Design.** The design of a new addition shall follow the regulations for new construction for all elevations that are prominently visible. Design an addition to be compatible with the historic building in mass, materials, color, and relationship of solids to voids in the exterior walls, yet make the addition discernible from the original. It is not appropriate to construct an addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature.

*A trellis will be removed. The front porch roof will be extended to cover the side porch. The windows on the residence, currently obscured by the trellis, will now be visible from the public realm.*

**Location/Size/Scale.** Locate a new addition on an inconspicuous elevation of the historic building, usually the rear one. Limit the size and the scale of an addition in relationship to the historic building so that it does not diminish or visually overpower the building. It is not appropriate to construct an addition that significantly changes the proportion of built mass to open space on the individual site.

*The porch is existing on the front elevation and already includes a brick railing which extends along the front façade of the residence. Because the materials will match existing, the extension of the porch roof will not overpower or change the mass of the building.*

**Materials/Finishes.** Select materials and finishes that are compatible with historic materials and finishes found in the surrounding buildings that contribute to the special character of the historic district.

*Proposal includes wood railing to match existing, wood beam to match existing, and brick wrapped column with concrete cap to match existing.*

**Windows & Doors.** Select windows and doors for proposed new buildings that are compatible in material, subdivision, proportion, pattern, and detail with the windows and doors of surrounding buildings that contribute to the special character of the historic district. Design the spacing, placement, scale, orientation, proportion, and size of window and door openings to be compatible with the surrounding buildings.

*No windows or doors are proposed. Two windows and one door will now be more visible. They appear historic in design and complement the structure and appear to conform with district guidelines.*

**Site and Landscaping.** Protect significant trees over 8 inches in diameter from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment.

*It does not appear that any significant trees will be impacted by construction.*

**Sidewalks.** Sidewalks are an integral part of the Robinson Historic District. The repair, replacement, or construction of sidewalks is highly encouraged and required with new construction.

*A sidewalk exists on both Mitchell St. and Robinson Ave. If damaged during construction, it will need to be repaired.*

**Facade.** The front building elevation facing the street or an important pedestrian route shall be treated under the tightest standards of the design guidelines.

*Despite the decorative pattern being less visible along the front elevation, the porch extension will not significantly impact the character of the residence.*

**Complexity of Form.** A building's form or shape can be simple or complex depending upon the number of boxes or projections and indentations. The level of complexity usually relates to the style or type of building.

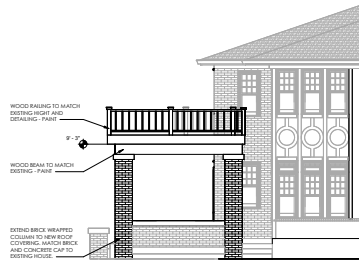
*No new lighting has been indicated in the project description or on the site plans/elevations.*



1315 North Street  
Suite 100  
Crown, AR 72034  
501-493-9633  
rs@riksowellarchitects.com



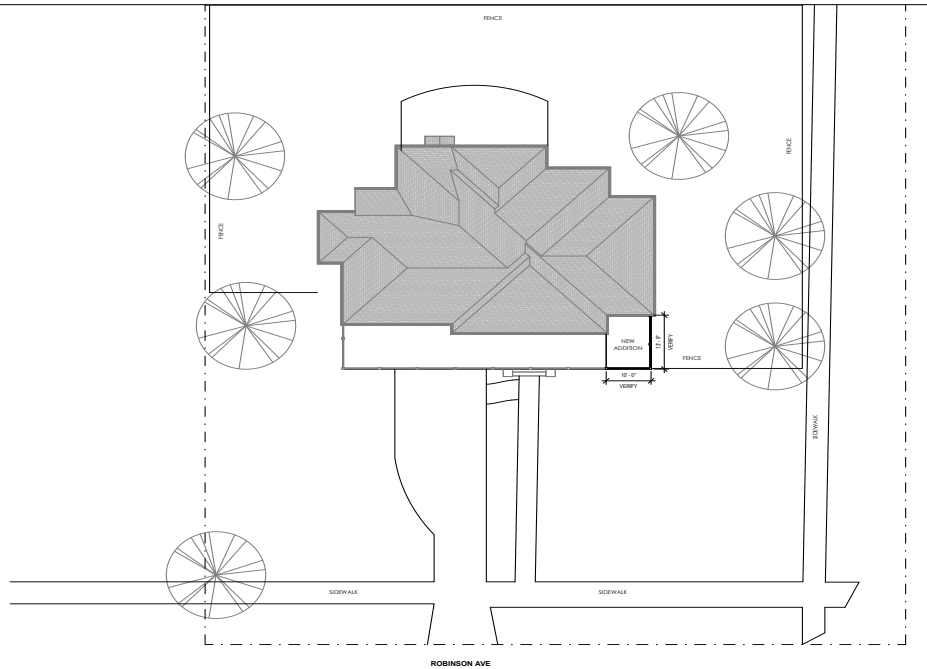
1 FRONT ELEVATION  
1/4" = 1'-0"



2 SIDE ELEVATION  
1/4" = 1'-0"

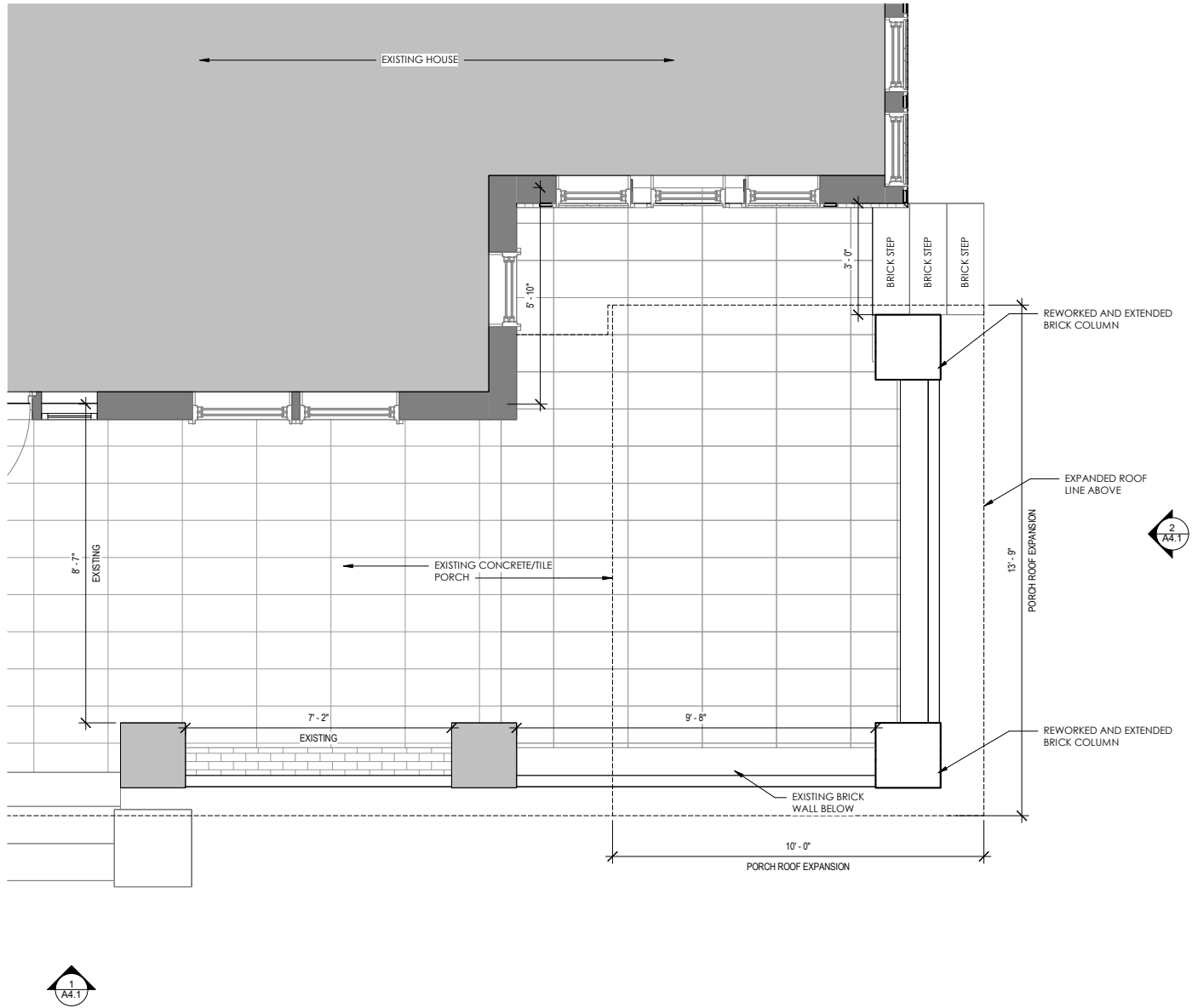
### GROTH FRONT EXTERIOR ELEVATIONS

02-06-24



### GROTH FRONT SITE PLAN

02-06-24



1 FLOOR PLAN  
1/2" = 1'-0"

**RECOMMENDATION**

- 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.Materials shall match those proposed and approved through this review as shown on the attached site plan and elevations.
- 3.Any window replacement or installation requires review by the HDC.
- 4.If the existing sidewalk is damaged during construction, it must be repaired.
- 5.Lighting shall be inward, downward, and shrouded to stay within the bounds of the property.

# 1904 Robinson Ave-Porch Addition

Robinson Historic District

I.B



View of subject property from Robinson looking N



Location of proposed porch addition



Property adjacent to the E



Property adjacent to the N



Property adjacent to the W



Property adjacent to the S across Robinson

# 1828 Mill St - New Single-Family Residence

Old Conway Design Overlay District

II.A

## **APPLICANT/AUTHORIZED AGENT**

Cody Ferris, Sowell Architects  
1315 North Street, Suite 100  
Conway, AR 72034

## **OWNER**

Story Book Renovations, LLC  
831 Faulkner St  
Conway, AR 72034



## **SITE DATA**

**Address.** 1828 Mill St.

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

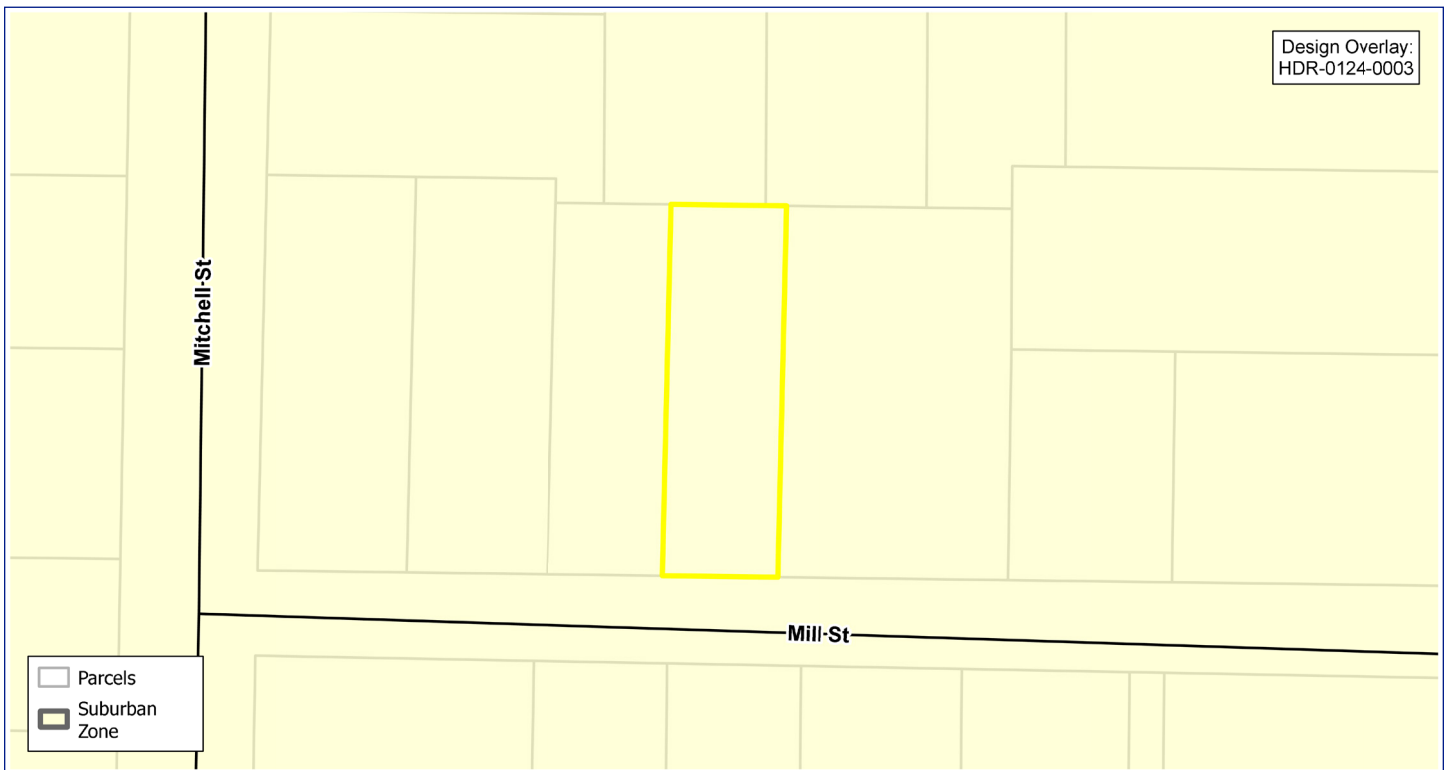
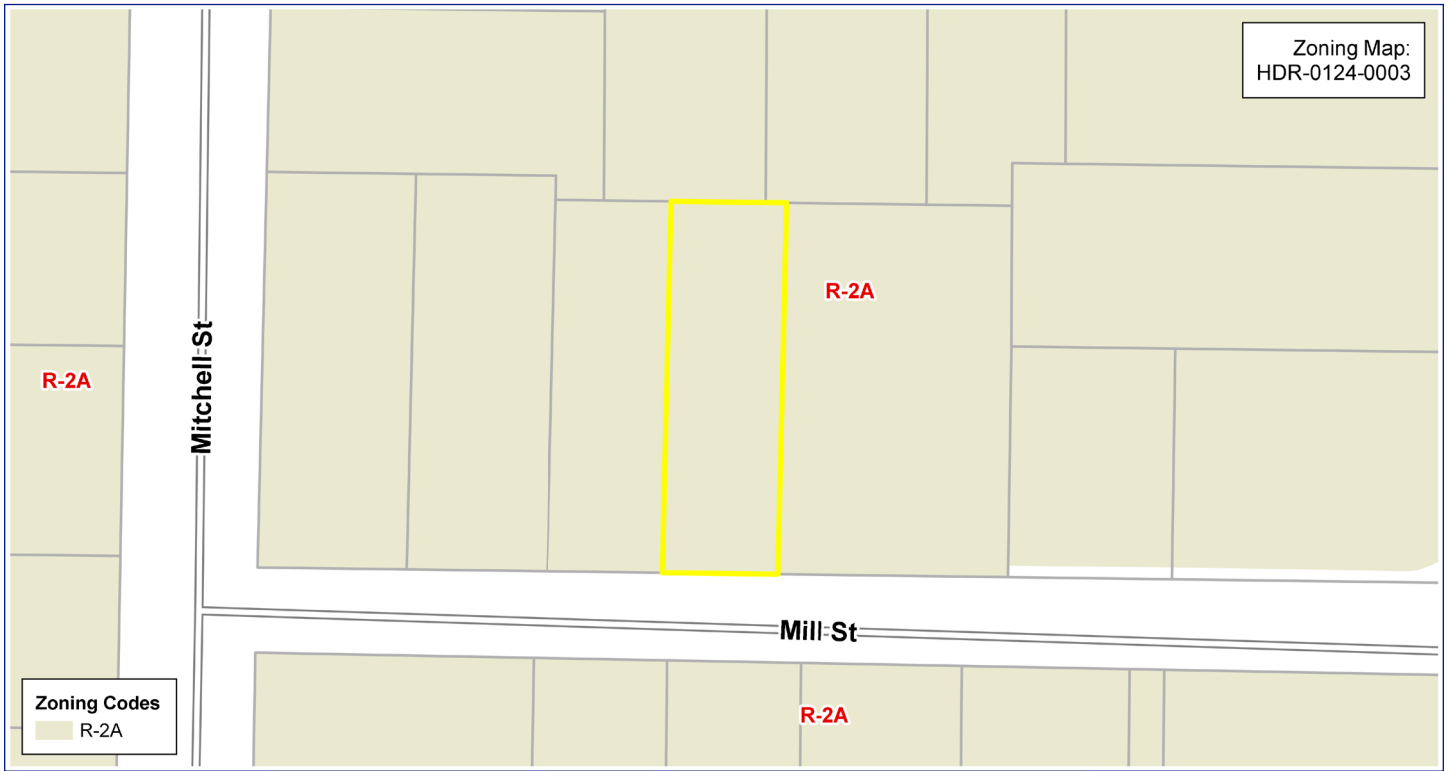
**Abutting Zoning.** North/South/East/West: R-2A (Two Family Residential District), Old Conway Design Overlay Suburban District.

**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 Mill St. between Mitchell St and Davis St. Area structures consist of a mix of single-family homes in Craftsman, Gable, Ranch, contemporary, and minimal traditional styles.

**General Description of Property and Proposed Development.** The application is proposing to construct a new 1,616 sf single-family residence with a front porch and a covered carport. Also proposed is a concrete driveway and a concrete pad which abuts the carport to the rear. This is an infill development. The style of the proposed residence isn't reflective of a particular type but will be in harmony with minimalist traditional homes in the area.





**Setbacks and Spacing.** Front setbacks are allowed within a range of 85% to 115% of the average front setback of the area. The average front setback for the area is 25', based on nine homes on the same block. Side: 6ft minimum; Rear: 3ft or 15ft from centerline of alleyway in residential zones.

*The applicant is proposing a front setback of 25'; Side yard setbacks of 6' and 10'; Rear setbacks of approximately 25'. The proposed setbacks meet the requirement.*

**Outbuilding Setbacks.** Front: Rear of Principal Building; Side: 3 feet minimum; Rear: 2ft minimum; (Fire Code requires a minimum 5ft from property line and 10ft from each other).

*No outbuildings are proposed.*

**Spacing.** Spatial relationships among existing buildings on a block and neighborhood suggest an appropriate width and spacing for new construction in the area.

*The proposal conforms.*

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

*Lot coverage for this site is approximately 40%. The proposal conforms.*

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

*The front door for this structure faces the street in a similar fashion to other structures on the street.*

**Garages/Outbuildings.** Garages should be placed at the rear of the lot. When lot depth prevents a rear placement, the garage may be placed at the side of the structure along the back half of the structure.

*The applicant is proposing a carport at the rear of the lot.*

**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.

*The applicant has indicated a driveway off Mill St near the western property line. It is 10ft wide and terminates at the carport and concrete pad located at the rear of the residence.*

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

*There is an existing sidewalk in disrepair. The applicant will need to restore it as a condition of approval. The restored sidewalk can maintain the existing width, both of the sidewalk and the greenspace.*

**Fences/Walls.** Fences shall be no more than 3.5 feet tall in front yards with pickets no more than 4 inches wide and 3 inches apart. Privacy fences shall be no more than 6 feet tall and are only allowed in rear yards or side yards as deemed appropriate. Fences may be constructed of wood, iron (or aluminum mimicking iron), brick, or stone. The upper two feet of privacy fencing should have 50% opacity, provided by a lattice or grid pattern of wood or iron.

*No fencing is proposed.*

**Tree preservation.** Any trees over 8" in diameter or great must be protected and preserved. Canopy trees shall be required for each 30' of street frontage.

*It does not appear that any significant trees will be impacted by construction. Applicant is proposing to plant one understory tree.*

### **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.

*The proposal is for a single-story structure which is similar to most residences in the neighborhood. The width at approximately 30' will not be out of scale of the pattern of the neighborhood as the other structures are between approximately 30' and 50' wide. The proposed design respects the orientation and type of home found in the area.*

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

*The building footprints will cover around 25%-30% of the site which is similar to other structures on similarly sized lots in the area.*

**Complexity of form.** The detailing and wall breaks should relate well to structures in the area.

*The style of the house most closely resembles a minimalist traditional style and is modest in size. The overall complexity of form is suitable for the scale of the residence.*

**Façade, Wall Area, Rhythm.** New facades shall be compatible with those of the surrounding area. 25-40% of front façades should contain windows. Window and door openings should relate to the size and proportions contained in the surrounding area.

*All elevations contain windows including several on the front facade, however, the front elevation needs an additional window. The rear elevation would benefit from the inclusion of at least one window.*

### **DESIGN ELEMENTS**

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

*The design of the proposed residence seems to reflect a minimal traditional style home which blends in with houses of a similar design in the neighborhood.*

**Entries, Porches, and Porticos; Doors, Windows, Awnings.** Porches are encouraged and should be at least 6' deep, when present.

Entries should contain special decorative elements and ornamentation. Windows should be of divided-light construction, where divided-light windows are proposed. Fake muntin bars are not permitted.

*A front porch with a 12' depth is proposed and meets the requirements. The proposed windows should feature wide trim and one-over-one design is encouraged. Fake muntin bars are prohibited.*

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

*Lighting is proposed on porches and the front elevation.*

### **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®.

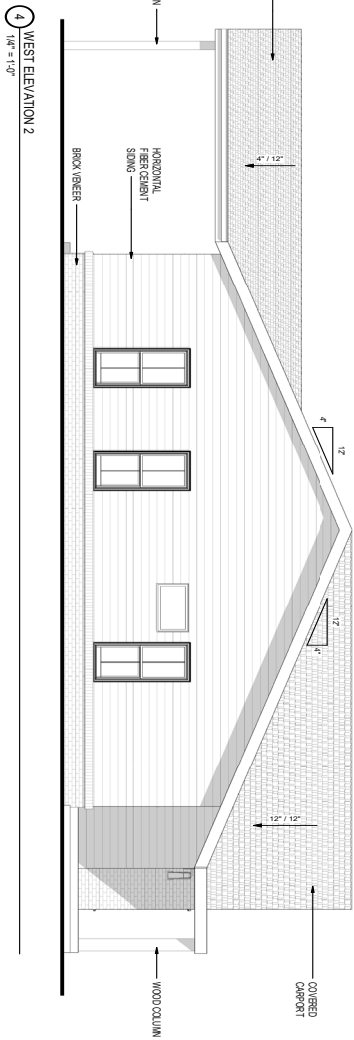
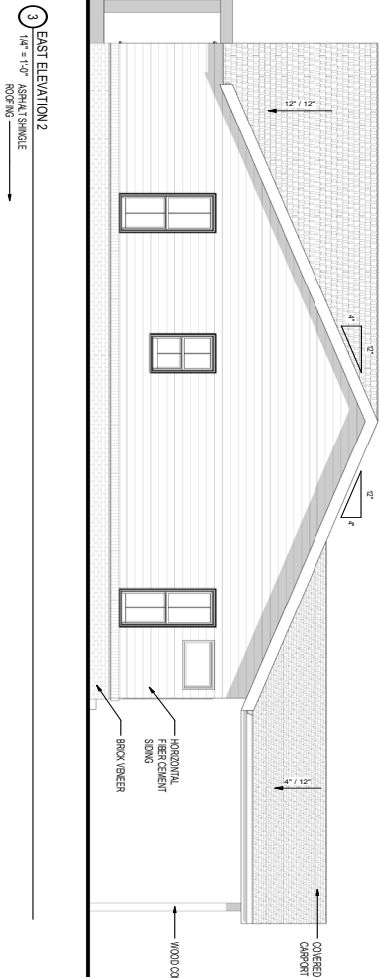
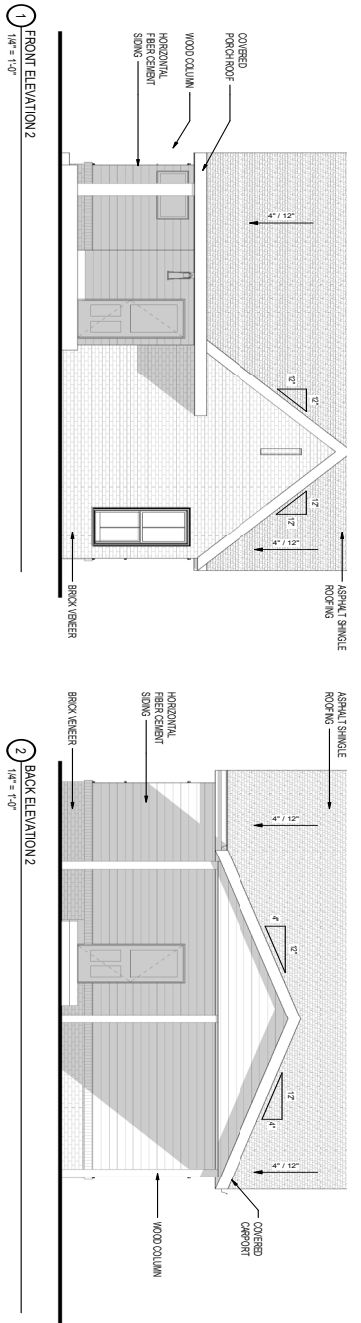
*The applicant is proposing fiber cement siding with a front façade composed partly of brick veneer as well as a brick veneer skirt.*

**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.

*No shutters are being proposed which is desirable. The applicant is proposing a gable roof with asphalt shingles. This is compatible with surrounding homes.*

**Mechanical system screening.** HVAC units should be located where they are not readily visible from the street. If visible, they should be screened with shrubbery or fencing.

*No HVAC equipment is shown on the site plan.*

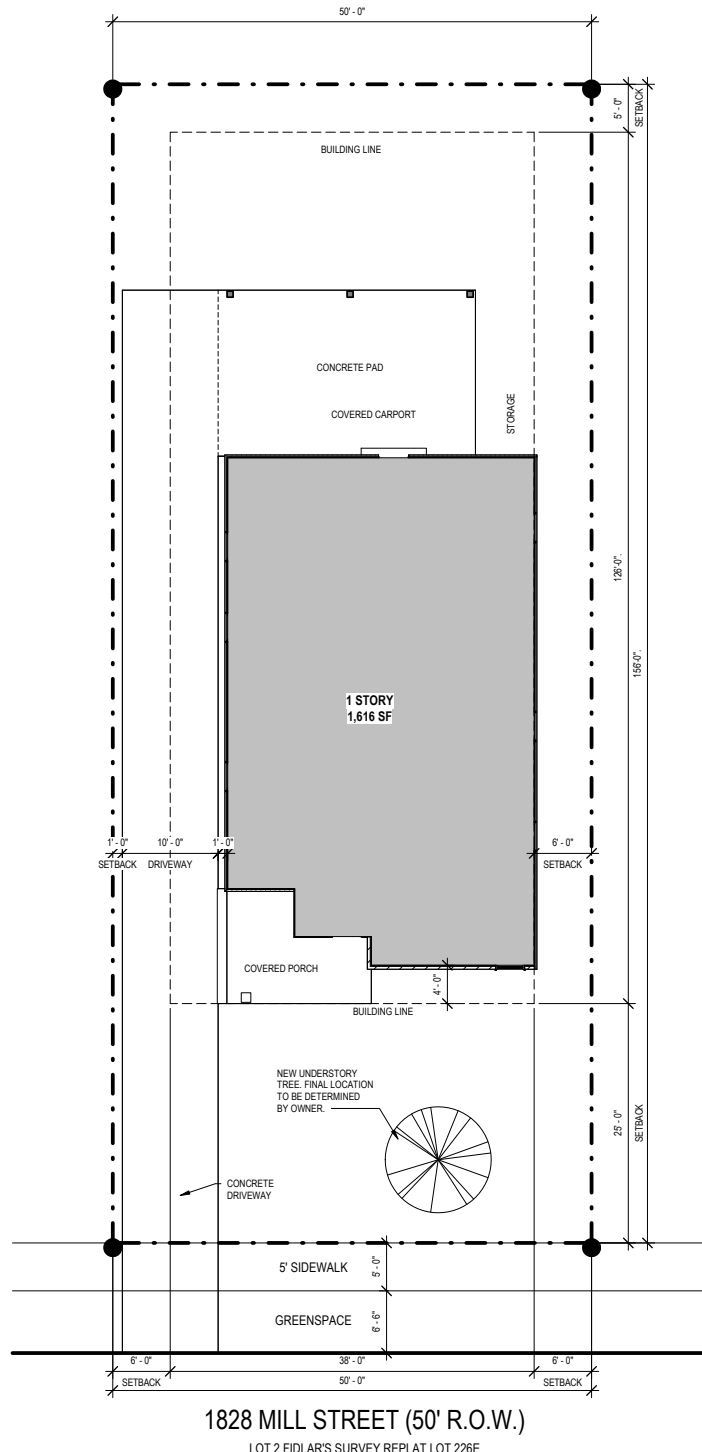


1828 MILL STREET  
EXTERIOR ELEVATIONS

01-04-23

**SOWELL**  
ARCHITECTS, INC.

1315 North Street  
Columbia, SC 29204  
803.762.8134  
803.462.8613  
info@sowellarch.com



1 PROPOSED SITE PLAN  
1/8" = 1'-0"

# 1828 MILL STREET ARCHITECTURAL SITE PLAN

01-04-23

### **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. Prior to issuance of a Certificate of Appropriateness, applicant shall submit to the Planning Department for review and approval, elevations showing one additional window on the front elevation for a total of three windows.
3. One tree from the OCDOD approved tree list shall be planted. If beneath the power line it shall be an understory tree and if away from the power line it shall be a canopy tree
4. Windows shall be at least one-over-one (not fixed windows). If muntin bars are used, they must be true divided lights.
5. Driveway shall be concrete, pavers, or permeable paving between with the apron on Mill St being between 8' and 12' wide.
6. The existing sidewalk and driveway apron will need to be repaired. The width of the sidewalk and greenspace may remain the same to be in harmony with existing sidewalk network.
7. Lighting shall be downward and inward toward the property.
8. HVAC equipment shall be screened from public view.

# 1828 Mill St - New Single-Family Residence

Old Conway Design Overlay District

II.A



View of subject property from Mill St facing N



Property adjacent to the W



Property adjacent to the S, across Mill St



Property adjacent to the SE, across Mill St

# 802 Front St-Downtown commercial remodel

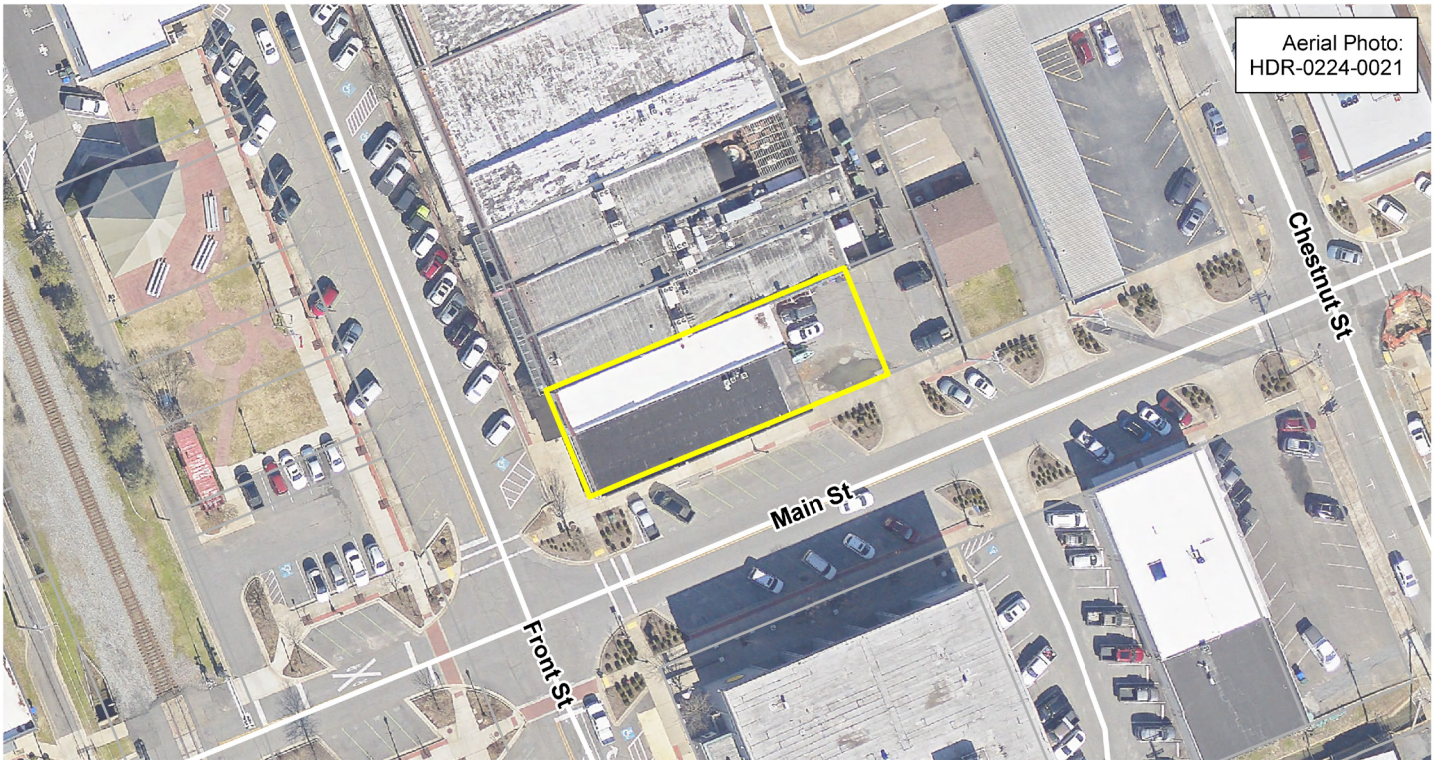
Old Conway Design Overlay District

## **APPLICANT/AUTHORIZED AGENT**

Joanna Nabholz  
H+N Architects  
1109 Main St  
Conway, AR 72032

## **OWNER**

Beata Burczyk  
812 Chestnut St  
Conway, AR 72032



## **SITE DATA**

**Address.** 802 & 804 Front St.

**Lot Area.** ± 0.16 acres.

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

**Abutting Zoning.** C-1 (Central Business District), Old Conway Design Overlay Urban Zone.

**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Urban District on the southwest corner of the intersection of Front St. and Main St. Area structures include Conway City Hall/Post Office to the south, a parking lot and small office to the east, and a public parking lot to the west. The subject structure is attached to a row of historic, urban structures that run north along Front St.

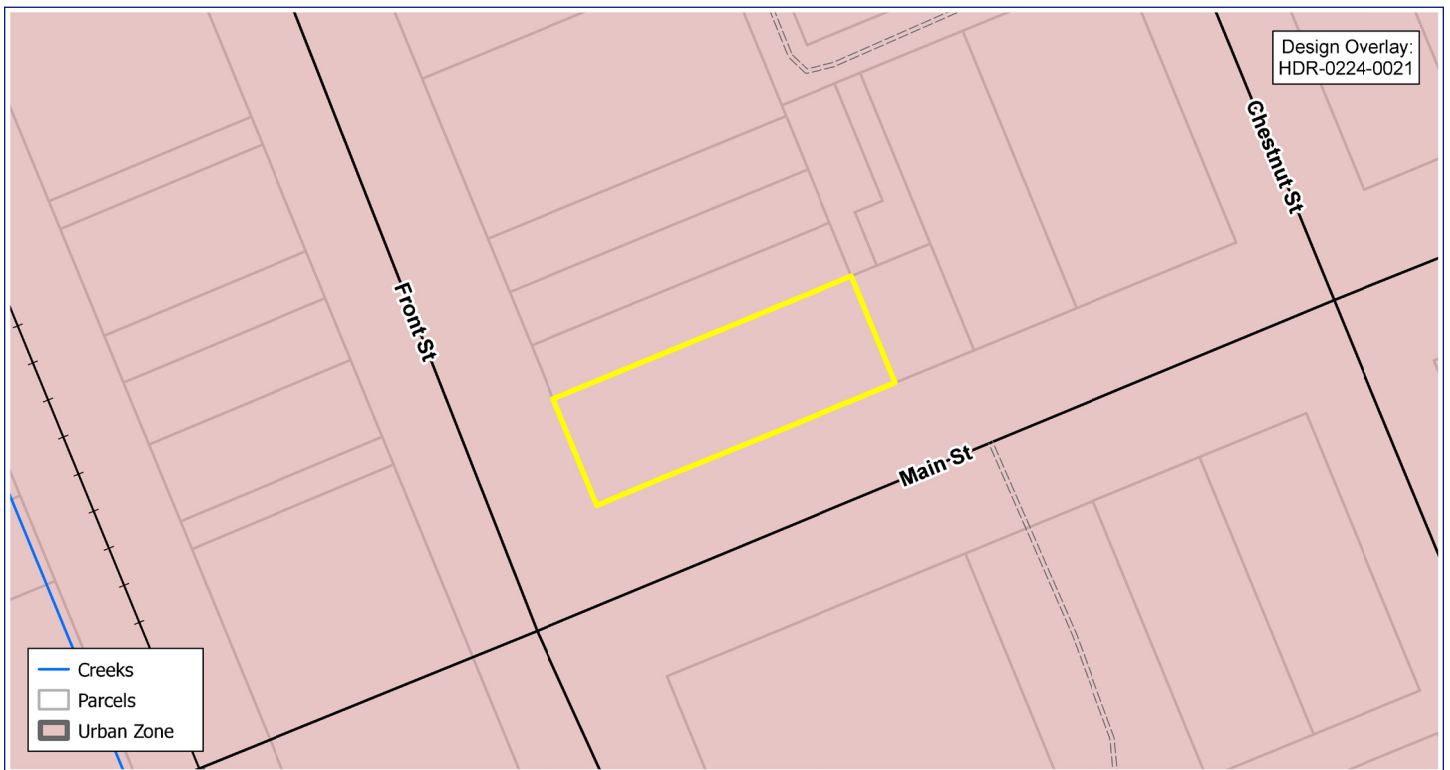
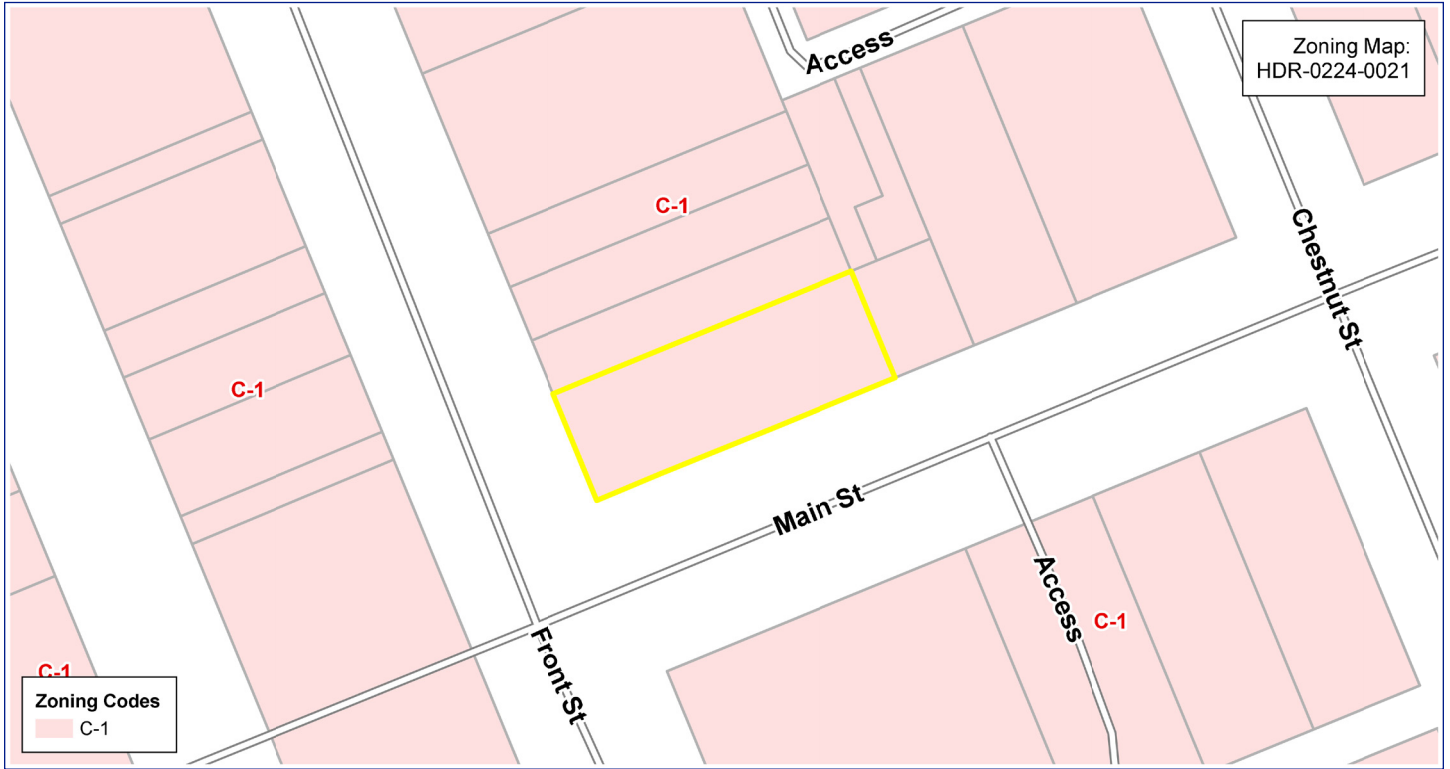
**General Description of Property and Proposed Development.** The applicant proposes to remodel two existing buildings located at 802 and 804 Front St. 802 Front St is at the corner of Front St and Main St. The street facades of 802 Front St are characterized by windows, glass doors, and garage doors. The applicant will continue to utilize the storefront system and overhead door along Front and Main, but will be replacing the solid garage doors with glazing. 804 Front St will be altered through the addition of windows and an alteration of the awning. The metal slipcover on 804 Front St will be removed exposing the existing brick which, along with 802 Front St, will be painted so that there is a uniform façade denoting single use and ownership. This is a single parcel with two addresses.



# 802 Front St-Downtown commercial remodel

Old Conway Design Overlay District

II.B



### **SITE & DENSITY**

**Setbacks and Spacing.** In the Urban Zone, a zero setback is appropriate. A minimum of 80% of any building facade shall be within 3' of all property lines.

*Applicant is utilizing existing structures in their current footprint which already conforms.*

**Building Height.** Buildings shall have a front facade which is no fewer than 2 stories in height.

*The applicant is not proposing to change the structures' heights.*

### **SITE & SERVICE**

**Off-Street Parking.** Surface parking lots should be located in the interior of a block.

*There is an existing parking lot located on the parcel to the rear of the structures.*

**On-Street Parking.** On-street parking is critical to the Urban Zone. Every effort should be made by both the City and developer to provide the maximum number of curbside spaces along streets.

*On street parking exists on both streets.*

**Dumpster.** Trash dumpsters are essential, but they should not be visible from streets or sidewalks and should be located center-block. They shall be screened by gates which complement the design of the primary building and utilize similar materials.

*The applicant has not indicated the method of waste disposal. The site is currently served by rolling cans. Should the applicant need to switch to a dumpster enclosure it will need to be screened with materials that complement the primary structures and meet Sanitation Department standards.*

**Utilities & Equipment.** Mechanical and utility equipment [exclusive of fire hydrants], while essential, are unattractive and detract from the pedestrian environment. They should be located out of view from the public realm such as at the rear of the structure, screened by a gate or landscaping if along frontage, or behind a parapet or other architectural feature if roof-mounted.

*The design does not indicate any mechanical equipment.*

### **ARCHITECTURE**

**Facade Articulation & Ground-Level Facade Detail.** A minimum of 35% of each upper story shall be windows. Facades shall be broken down into 20-30' "modules" or "bays" to prevent a monolithic edge to the street. Large, unarticulated walls are discouraged and shall have either a window or a functional public access at least every 10'. Building corners which face an intersection are should strive for a high level of articulation; unique corner treatments are strongly encouraged. A minimum of 2/3 of the first story shall be windows. First story windows shall be 3' above ground level.

*The facades include an appropriate amount of articulation. There are no large, unarticulated walls. Two-thirds (2/3) of the first story are windows. The first story windows are not 3' above ground level. 802 Front St has been open air for much of its frontage as recently as 2019 and was closed in with all windows which were not 3' above ground level. 804 Front St includes windows that extend to the ground plane.*

**Building Materials.** Of the total amount of glass on the first story façade(s), a minimum of 85% shall be transparent. The remaining 15% may be stained, frosted, or otherwise non-transparent glass. Tinted or reflective glass is discouraged at ground level. All floors other than ground level may utilize window transparency as desired. Building materials (other than glass) shall include brick, stone, concrete, architectural metals, stucco/plaster, and wood trim.

*Applicant is proposing additional windows. Other than awnings and sconces, all other building material is existing, including the painted brick, which will be repainted.*

**Building Entries.** The primary pedestrian entry to each building shall be along the street frontage or along each or at the corner if the building is at an intersection. Recessed entries are encouraged.

*There are two entries, one on Main St and one on Front St.*

**Overhead Cover.** Overhead cover is generally encouraged along and above all sidewalks within the Urban Zone.

*Two awnings are proposed.*

**Exterior Building & Accent Lighting.** All projects should provide appropriate levels of building mounted lighting on the facade; it helps light the sidewalk and improve safety and security within the public realm.

*Shielded, downcast lighting is proposed along both primary facades.*

#### **STREETSCAPE**

**Sidewalks.** Sidewalks shall be provided along all street frontages located within the public realm.

*All frontages have existing sidewalks. If any sidewalks are damaged during construction the builder/developer will be required to repair them.*

**Signage.** All signage should be considered integral to site and structure design and should complement the design character. All signage shall adhere to the guidelines and regulations detailed in Article XII of the Conway Zoning Code.

*Two projecting signs are proposed which are appropriate.*

#### **RECOMMENDATION**

Staff recommends approval of the proposed adaptive reuse design 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. The sidewalks along Front St and Main St shall remain in place and shall be replaced/repared if damaged during construction.

3. Eighty-five percent (85%) of all first story glazing shall be transparent.

4. All signage shall comply with Old Conway Overlay District guidelines and regulations detailed in Article XII of the Conway Zoning Code. All signage is permitted separately from all review and building permit processes.

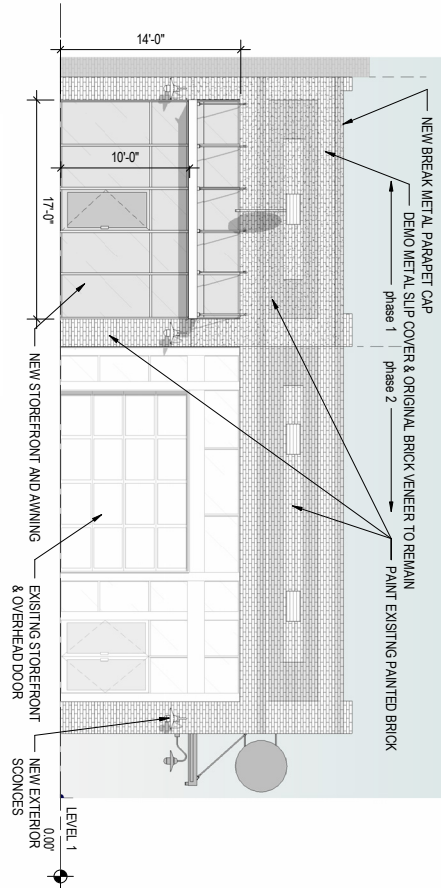
5. Lighting shall be downward.

6. Any utility equipment shall be placed in a manner to minimize its visibility from the street and screen adequately.

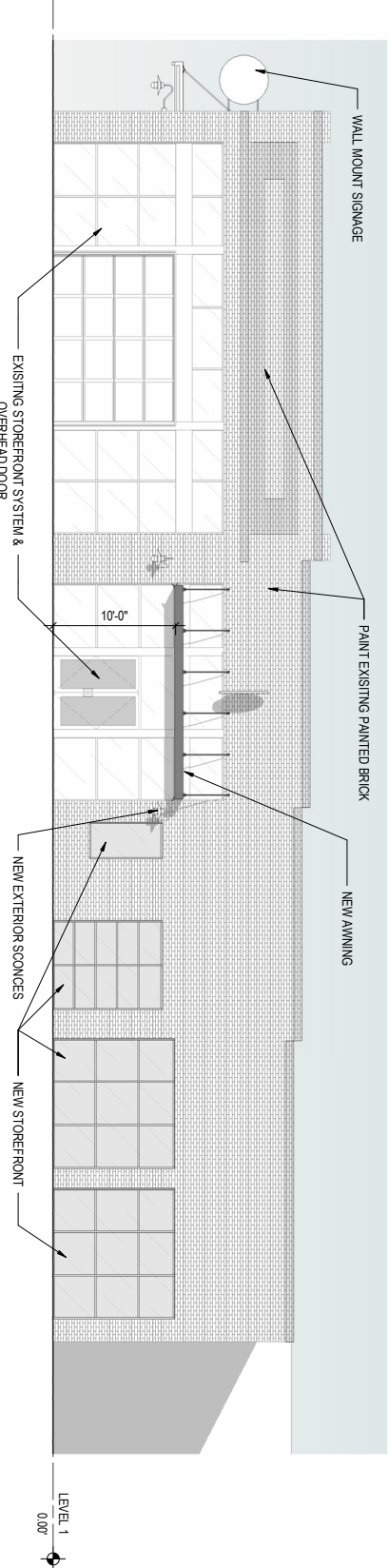
7. Prior to issuance of a building permit, the applicant will need to complete Site Development Review per Article 10 of the Conway Zoning Code.



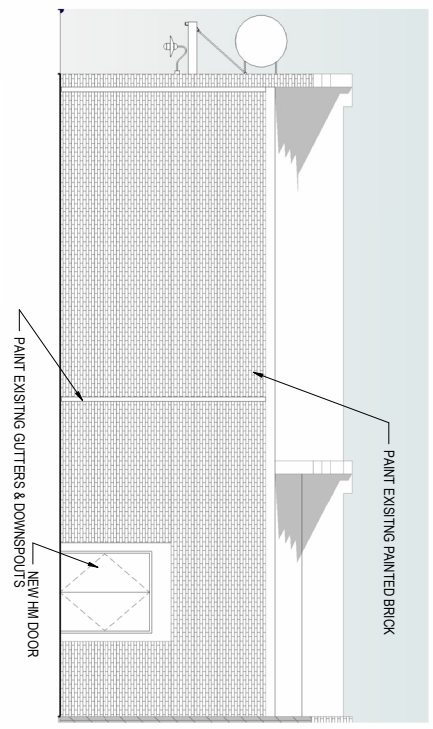
2 FRONT ST ELEVATION  
SCALE: 1/8" = 1'-0"



1 MAIN ST ELEVATION  
SCALE: 1/8" = 1'-0"

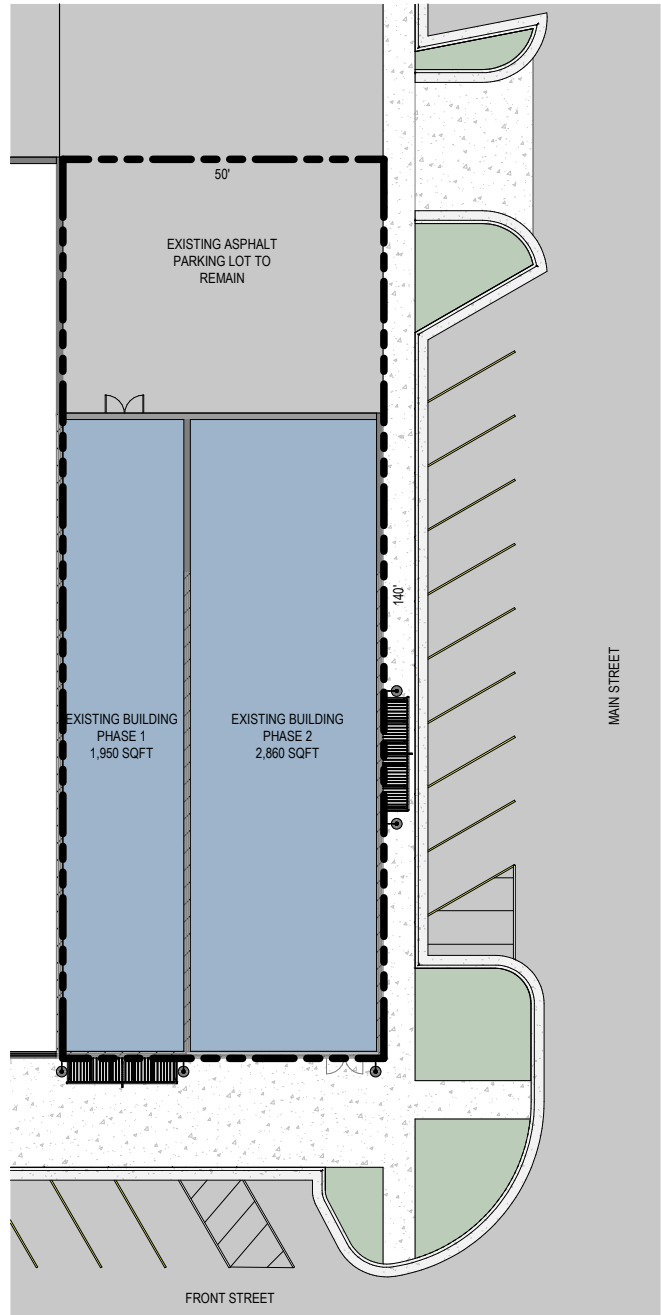


3 REAR ELEVATION  
SCALE: 1/8" = 1'-0"



PROPOSED ELEVATIONS  
BMB CREATIONS REMODEL

2.9.2024



1 SITE PLAN  
 SCALE: 1/16" = 1'-0"

SITE PLAN LEGEND

	CONCRETE
	ASPHALT
	LANDSCAPING



**PROPOSED SITE PLAN**  
 BMB CREATIONS REMODEL

2.9.2024

# 802 Front St-Downtown commercial remodel

Old Conway Design Overlay District

II.B



View of subject property from Front St facing E



View of subject property from Front & Main facing NE



View of subject property from Main St facing N



View of subject property from Main St facing NW



Adjacent property to the S across Main St



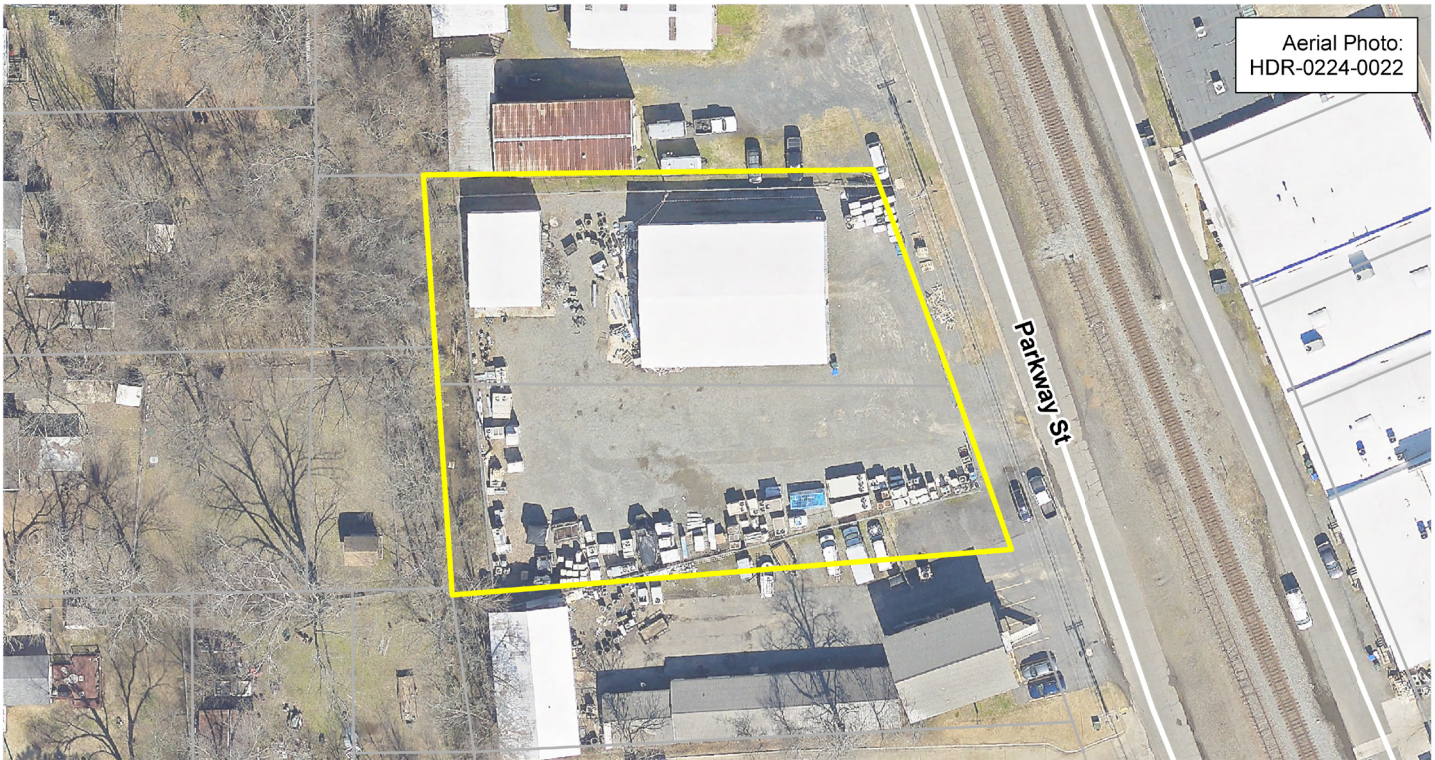
Adjacent property to the W across Front St

### **APPLICANT/AUTHORIZED AGENT**

Brandon Ruhl  
P.O. Box 10146  
Conway, AR 72034

### **OWNER**

Still Water Properties, LLC  
1101 Front St  
Conway, AR 72032



### **SITE DATA**

**Address.** 1157 Parkway St.

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

**Abutting Zoning.** North/South: C-1 (Central Business District), OCDOD Transition; West: R-1 (One-Family Residential District) & R-2A (Two-Family Residential District), OCDOD Suburban District; East: Railroad.

**Lot Area.** 0.45 acres ±.

**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Transition District, west of the railroad tracks, three parcels south of Mill St. Area structures consist of the rear façades of Front Street businesses, pre-engineered metal buildings, and contemporary offices.

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

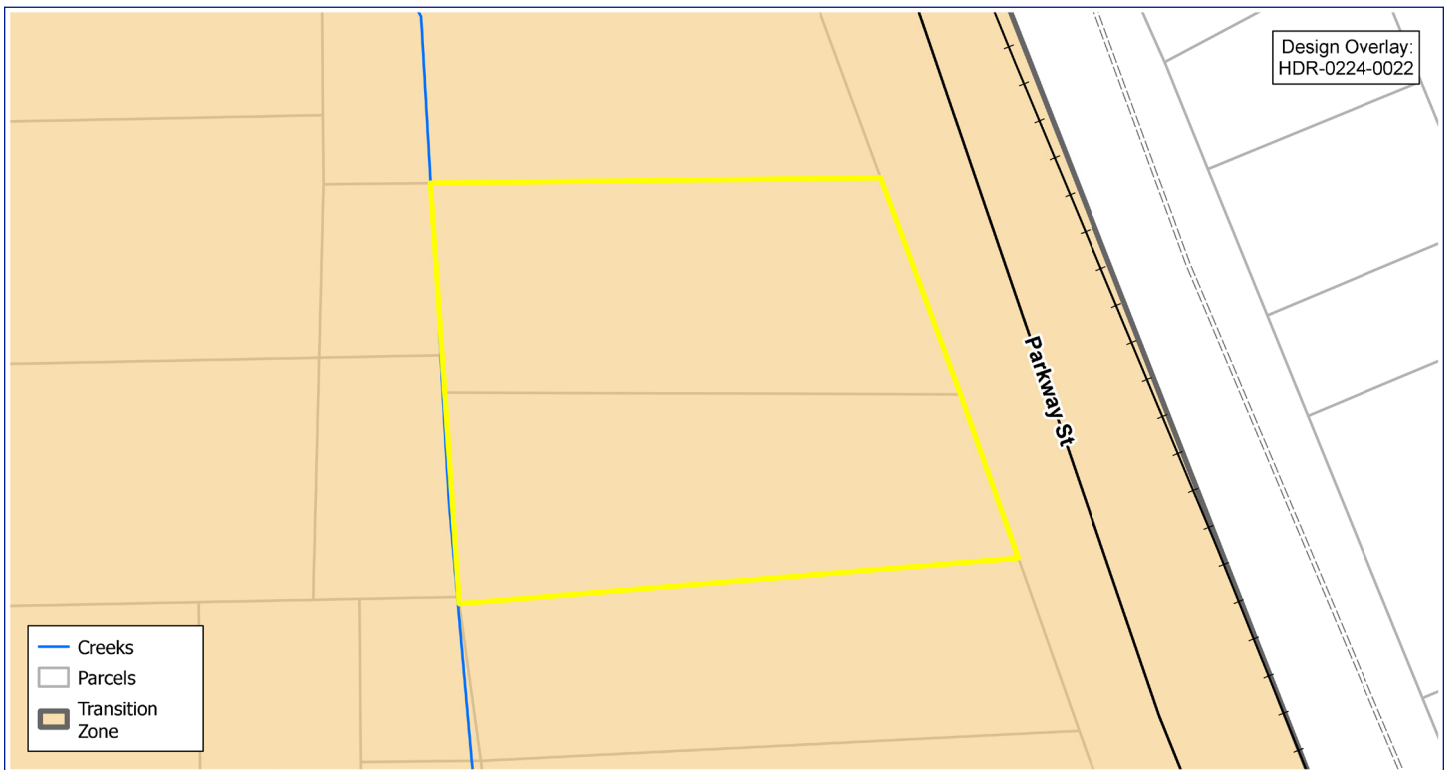
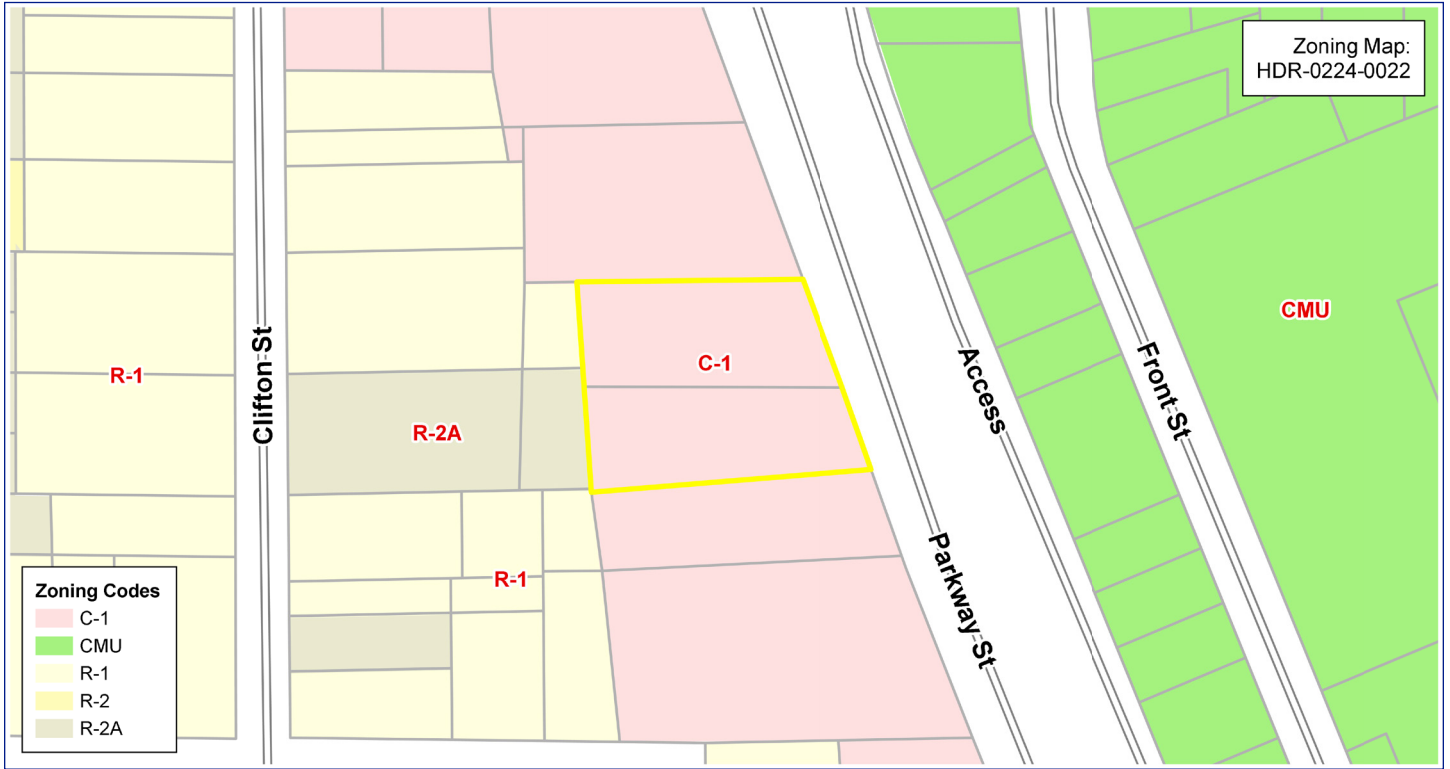
The applicant is proposing to demolish an existing accessory storage building and construct an addition to an existing pre-engineered metal building. The purpose of which is to enclose materials and equipment currently stored in the yard.

**Transition Zone Standards.** It is the charge of the Conway Historic District Commission to determine where and how criteria from the Urban and/or Suburban zones shall apply within the Urban Transition Zone, basing their determination upon individual project dynamics, location, and desired neighborhood character. *As the proposal is in a predominately Urban section of the Transition Zone, staff has incorporated some Urban design review elements into the report.*

# 1157 Parkway St-Commercial Addition

Old Conway Design Overlay District

II.C





**Setbacks and Spacing.** Front setbacks in the Urban Transition Zone are defined as those which have street frontage. As measured from the right-of-way line, front setbacks shall be no greater than eighteen feet and no less than six. There is no requirement for side setbacks in the Urban Transition Zone, however all fire code requirements must be met. Rear setbacks shall be no less than five feet from the rear property line.

*The proposed addition is located at the rear of the primary structure and is 5 feet from the rear property line.*

**Building Height.** Primary structures within the Urban Transition Zone shall be no greater than three and one-half stories in height. *The proposed structure is 30ft tall. This conforms as one would expect a three-story structure to be between 30ft and 40ft.*

**Lot Coverage.** Lot coverage for all impervious surfaces shall be 80%. *The proposal conforms.*

**Orientation.** The front door of the structure should follow the orientation of entries along the street. *This is an addition to the rear.*

**Driveway / Parking.** Driveways should be concrete, pavers, or permeable paving and sharing of driveways is encouraged. *The site is currently served by a gravel driveway and parking. The applicant proposes to pave the first quarter of the property as a driveway.*

**Sidewalks.** Sidewalks shall be constructed and/or repaired for all street frontages and shall be a minimum of five feet wide, unless the width differs historically. *Applicant will need to construct a sidewalk.*

**Trees/Landscaping.** Canopy trees shall be planted within the public street frontage at ratio of one tree per thirty feet. *The street frontage would necessitate two understory trees. The applicant will need to provide a 5ft wide sidewalk and a 5 ft greenspace. To follow the sidewalk network established at Bethlehem House, the sidewalk may be from back of curb and a minimum greenspace of 5 ft. Additional landscaping is recommended along the fence line within public view.*

**Fences, Railings, & Walls.** Fences, railings, and walls shall be constructed of metal, brick, or stone. Plastic, chain link, and wood are prohibited. Fences and railing shall be a minimum of 70% open. *Metal ornamental fencing is proposed along the street frontage and along the side yards for about 60'. To better screen and enhance the site's articulation, brick corner posts are recommended. Security fencing should not be visible from the public right-of-way.*

**Loading Docks.** All loading docks shall be screened from pedestrian view. A combination of doors, gates, walls, fencing, and/or landscaping shall be used to shield the loading dock from view. *No loading dock will be visible from pedestrian view.*

### **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 larger than most structures in the area.*

**Building Materials.** Sheet metal sheathing is prohibited in the Urban Zone, the Transition Zone does not specify an appropriate material type. *This is a pre-engineered metal building addition.*

**Façade Articulation.** A minimum of 35% of each upper story shall be windows. Windows shall be proportioned to appear vertical, even when combined to form horizontal bands around the structure. Facades shall be broken down into distinct twenty to thirty foot "modules" or "bays" from side to side in order to prevent a monolithic edge to the street. The modules can follow structural, historical, aesthetic, or functional dimensions, but should always remain contextual to the street.

**Façade Articulation cont.** Large unarticulated walls are discouraged, and shall have either a window or a functional public access (such as a door or passageway) at least every ten feet. Facades exceeding fifty feet in length shall be visually broken down into bays through the use of architectural elements such as pilasters, reveals, or other three-dimensional surface modulations.

Building façade designs shall respect the historical context of Old Conway with a clear ground floor, body, and cornice line. Designs should be contextual to adjacent buildings, including their cornice lines and horizontal banding.

*No windows are proposed. Brick accent is proposed for articulation on both the existing building and the addition. The addition will protrude from the rear providing a break in the existing wall plane. Landscaping along the front façade of the existing building is proposed. The rear of the addition faces a residential zone and additional landscaping is recommended.*

**Exterior Building & Accent Lighting.** The use of moving, blinking, or strobe lights is prohibited.  
*Lighting must conform to this requirement.*

### **Recommendations**

Staff recommends approval of the proposed adaptive reuse design 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. Prior to issuance of a Certificate of Completion:

- Two understory trees shall be planted along Parkway St, outside of the right-of-way. Staff recommends that they be planted near the property corners.
- There shall be at least (1) canopy tree every thirty (30) feet, one (1) decorative tree every fifteen (15) feet, or one (1) shrub every six (6) feet along the rear property line.
- Barbed wire or security fencing may not be visible from a public vantage point. Where that is not feasible for security reasons, additional landscaping is required to help screen the fence.

3. Prior to issuance of a Certificate of Appropriateness, the applicant shall provide for staff review and approval an updated site plan & elevations showing the following:

- Additional landscaping along Parkway, the fence line, and the rear property line.
- A 5ft sidewalk and a minimum 5ft greenspace along Parkway St.
- Fencing details with brick corner posts.

4. Prior to Site Development Review final (Article 10 of the Conway Zoning Code), the property shall be replanted.

By access or receipt, the User acknowledges, warrants and agrees that the documents, provided by Brandon Ruhl, Architect, including but not limited to plans and specifications, in any media (the "Documents"), are copyrighted documents of professional service. The User agrees that the Documents may not be used for any other project or for any use not expressly authorized in writing by Brandon Ruhl. The User further agrees that Brandon Ruhl shall have no responsibility or liability in connection with the unauthorized use, reuse, change or modification of the Documents in any manner by the User or any other party who may be involved in the project. The User agrees to indemnify and hold Brandon Ruhl harmless from and against all claims, damages, losses, costs, expenses, attorney's fees, and other expenses, including reasonable attorney's fees, that may be incurred by Brandon Ruhl as a result of any use of the Documents not authorized in writing by Brandon Ruhl. This use of the Documents is limited to the specific project and shall not be used for any other project. The User agrees to hold Brandon Ruhl harmless from and against all claims, damages, losses, costs, expenses, attorney's fees, and other expenses, including reasonable attorney's fees, that may be incurred by Brandon Ruhl as a result of any use of the Documents not authorized in writing by Brandon Ruhl. This use of the Documents is limited to the specific project and shall not be used for any other project. The User agrees to hold Brandon Ruhl harmless from and against all claims, damages, losses, costs, expenses, attorney's fees, and other expenses, including reasonable attorney's fees, that may be incurred by Brandon Ruhl as a result of any use of the Documents not authorized in writing by Brandon Ruhl. This use of the Documents is limited to the specific project and shall not be used for any other project. 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**RIGHT NORTH ELEVATION**  
1/8" = 1'-0"

**LEFT SOUTH ELEVATION**  
1/8" = 1'-0"

**REAR WEST ELEVATION**  
1/8" = 1'-0"

**FRONT EAST ELEVATION**  
1/8" = 1'-0"

**PERSPECTIVE (RIGHT)**

**PERSPECTIVE (LEFT)**

**EXTERIOR MATERIALS:**

BRICK VENEER	400 SF	20%
METAL PANEL	2,000 SF	80%
TOTAL	2,400 SF	100%

**EXTERIOR MATERIALS:**

BRICK VENEER	400 SF	20%
METAL PANEL	1,900 SF	80%
TOTAL	2,300 SF	100%

**EXTERIOR MATERIALS:**

BRICK VENEER	400 SF	20%
METAL PANEL	1,900 SF	80%
TOTAL	2,300 SF	100%

**EXTERIOR MATERIALS:**

BRICK VENEER	200 SF	13%
METAL PANEL	1,200 SF	77%
TOTAL	1,400 SF	100%

**OWNER:**  
STILL WATER  
PROPERTIES, LLC

**GENERAL CONTRACTOR:**

**PROJECT:**  
WAREHOUSE  
ADDITION  
1157 PARKWAY ST.  
CONWAY, AR 72034

**BRANDON RUHL  
ARCHITECT**

Brandon Ruhl, AIA, NCARB.  
Phone: 501.514.4334  
www.brandonruhl.com

④ ① ② ③

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**ELEVATIONS**

Revision: \_\_\_\_\_

Name: SCHEMATIC DESIGN

Date: 02/09/2024

Scale: 1/8" = 1'-0"

Project No.: 2402

Sheet: \_\_\_\_\_

Sheet Name: Elevations

Sheet No.: A201



# 1157 Parkway St-Commercial Addition

Old Conway Design Overlay District

II.C



View of subject property from Parkway facing NW



View of subject parcel from residential area facing E



View of subject property from Parkway facing SW



Property adjacent to the N



Property adjacent to the S



Property adjacent to the E

## Appendix

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*The following items which do not require public hearings or Historic District Commission action, have been reviewed and approved by the Director of Planning & Development and are being reported to the Historic District Commission as required.*

### Item

- **1150 Markham St (MSP-0124-0005)-New Construction of four-unit, quiet office building.**