



 CONWAY
HISTORIC DISTRICT COMMISSION
STAFF REPORT

5:30 pm • February 24, 2020 • City Hall



City of Conway

HISTORIC DISTRICT COMMISSION

Agenda • February 24, 2020

Call to Order

Approval of Minutes - January 27, 2020

- I. Public Hearings - Asa P. Robinson Historic District**
 - A. 1709 Prince Street - New accessory building (carport)

- II. Public Hearings - Old Conway Design Overlay District**
 - A. 1622 Scott Street - New accessory building & fencing
 - B. 2055 Harkrider Street - New commercial building (fuel station)
 - C. 1501 Scott Street - Church addition

- III. Discussion**
 - A. Items as decided by the Commission

Adjourn

HISTORIC DISTRICT COMMISSION MEMBERS

Steve Hurd
David Carolina
George Covington, Sr.
Shelby Fiegel
Taylor Martin
Gerald Tosh
Emily Walter

Historic District Commission meets at 5:30 pm in City Hall • 1201 Oak Street

I.A 1709 PRINCE STREET - NEW ACCESSORY BUILDING

ASA P. ROBINSON HISTORIC DISTRICT NEW ACCESSORY BUILDING 1709 PRINCE STREET

APPLICANT/OWNER

Doug & Carol Clark
1709 Prince St
Conway, AR 72034

ARCHITECT

Steve Hurd

CONTRACTOR

Blake Gray

LOCATION

Address. 1709 Prince St.

Lot Area. 0.56 acres ±.

Present Zoning. R-2A (Two-Family District). The property is within the Asa P. Robinson Historic District.

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

Surrounding Area Structures. The property is located in the Robinson Historic District on the south side of Prince St. Area structures consist of the following:

- West – 1721 Prince: 1929 (French Colonial Revival – Contributing)
- North – 1712 Prince: Dr. Hanner House 1905 (Colonial Revival – Contributing)
- East – 1703 Prince St: Cole House 1920 (Colonial Revival – Contributing)
- South – Yard Area

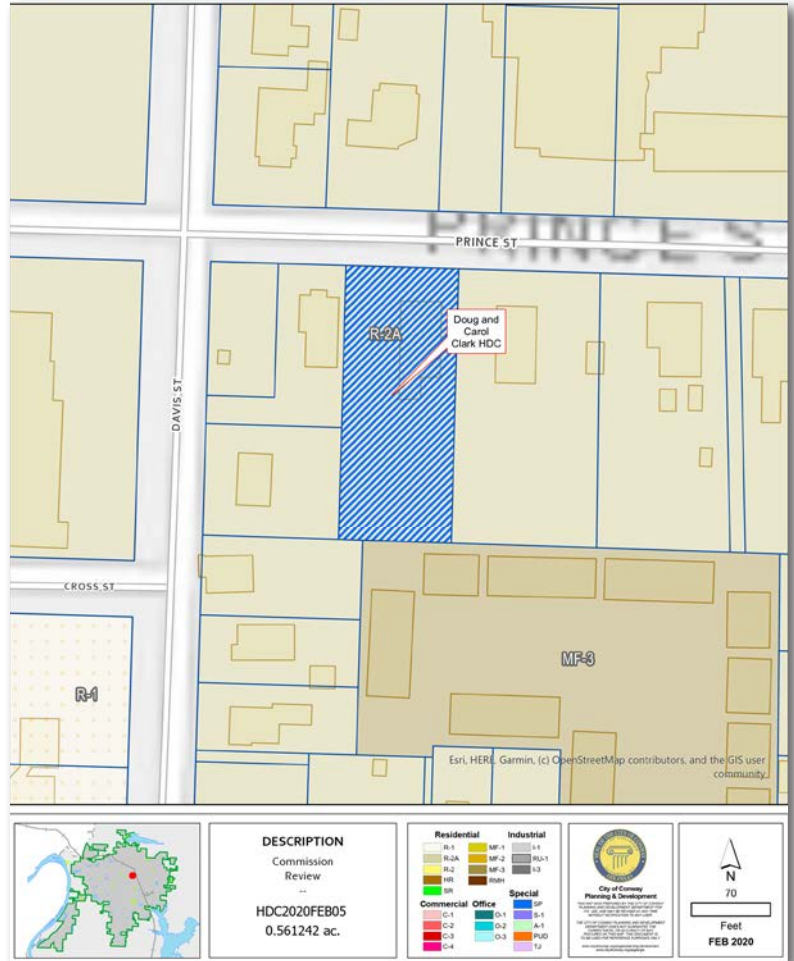
General Description of Property and Proposed Development.

The site is occupied by a single-family home constructed in 1915 in the French Colonial Revival style with hipped roofs and dual chimneys located at the apex of the roof near the center of the house. The house has a footprint of 2,187 sf. The applicant is proposing to construct a 735 sf (35' x 21') carport.

GARAGES/ACCESSORY STRUCTURES

Garages/Accessory Structure. These structures should be composed of materials similar to the primary structure, be smaller than the primary structure, and be placed at the rear. Where rear placement is prevented, such structures may be placed at the side of the structure.

The materials proposed for the carport are appropriate and will match the primary structure. The existing parking pad is placed at the side of the house. The proposed carport will be built on top of this parking pad. This location is quite functional for the

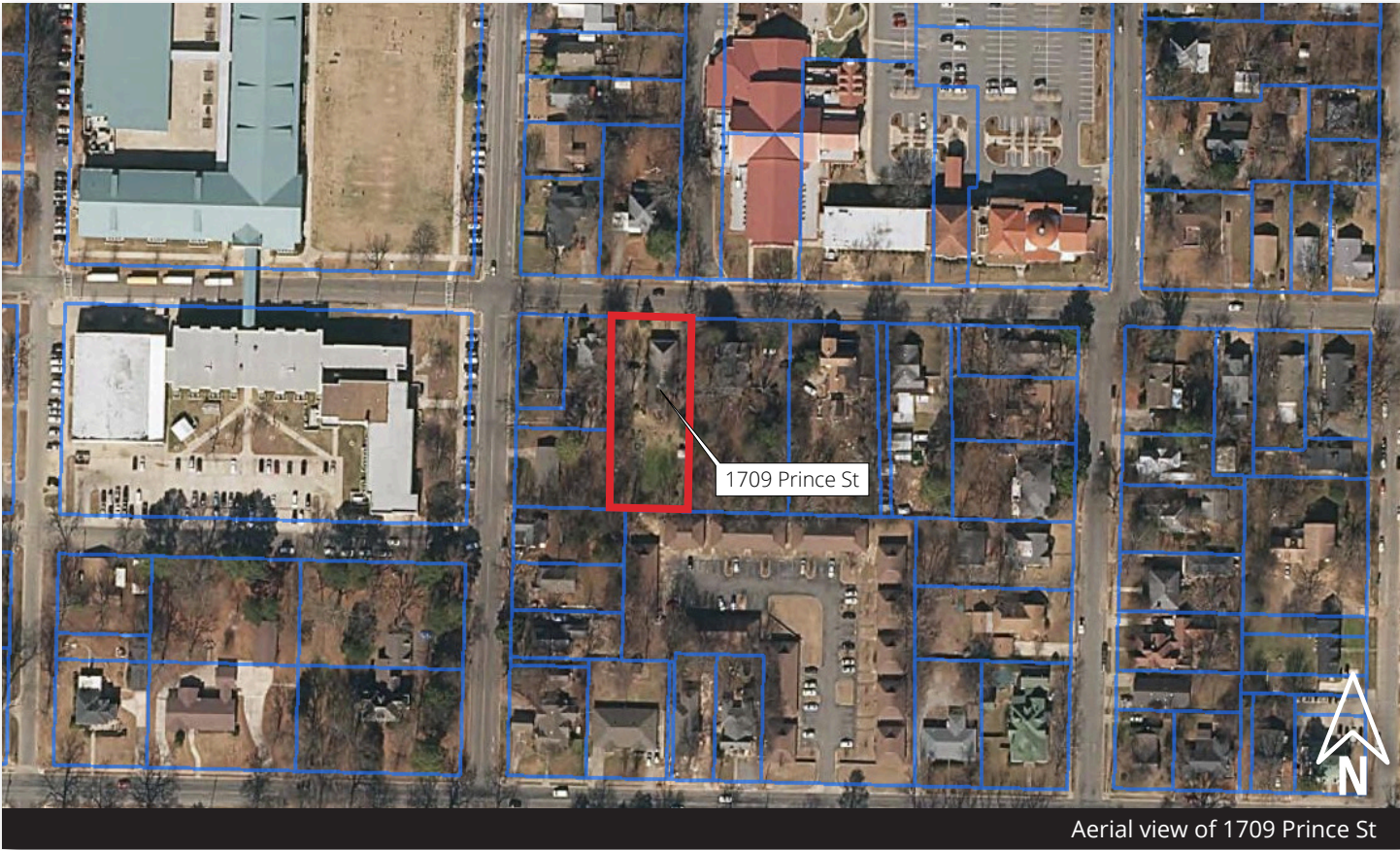


residents of the site, but will result in the structure being very visible from the street. It is recommended the applicant consider a location more toward the rear of the lot. Alternatively, it is recommended that the applicant plant additional landscaping to help obscure view of the structure.

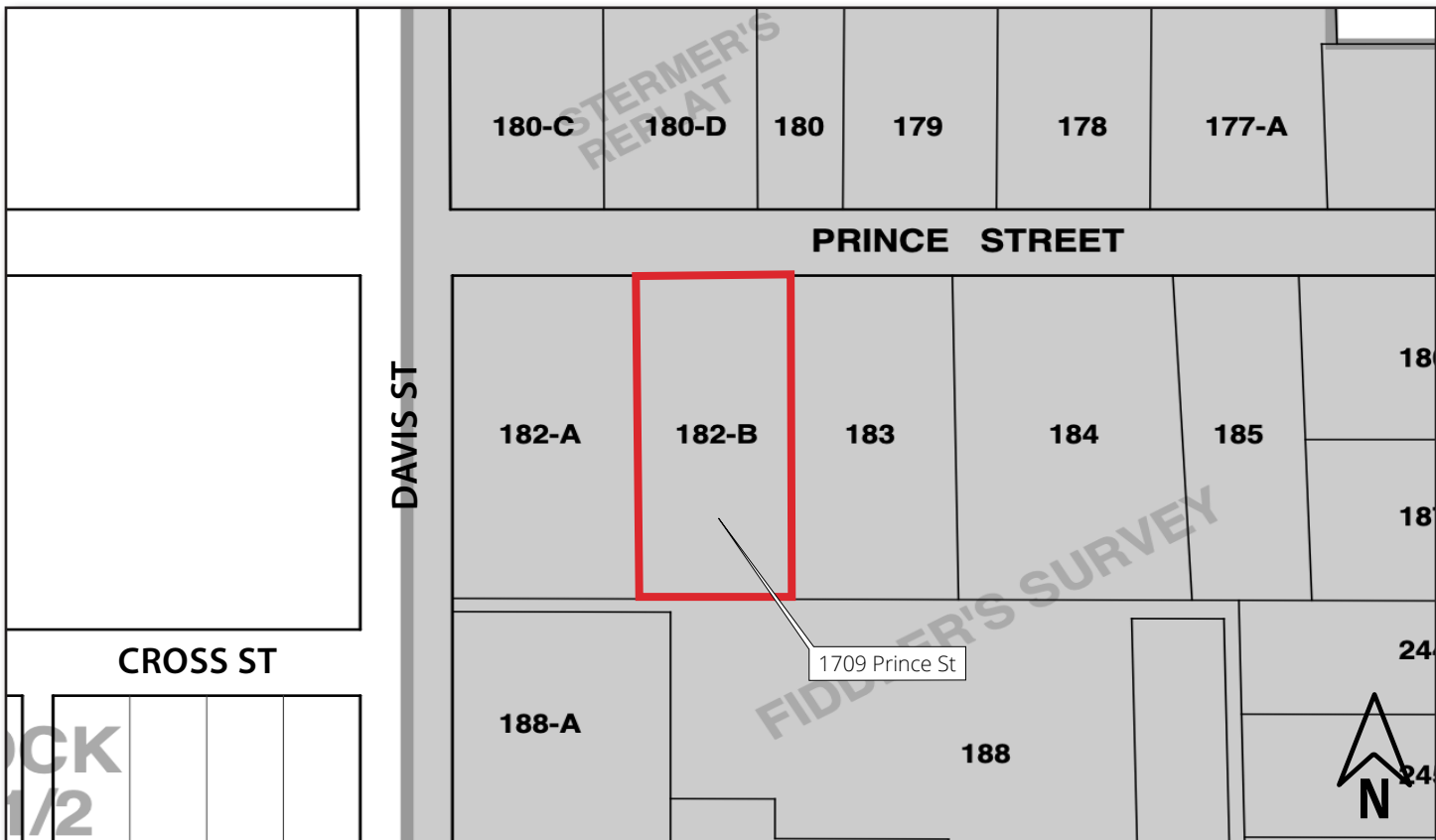
RECOMMENDATIONS

Staff recommends approval of the application with the following conditions:

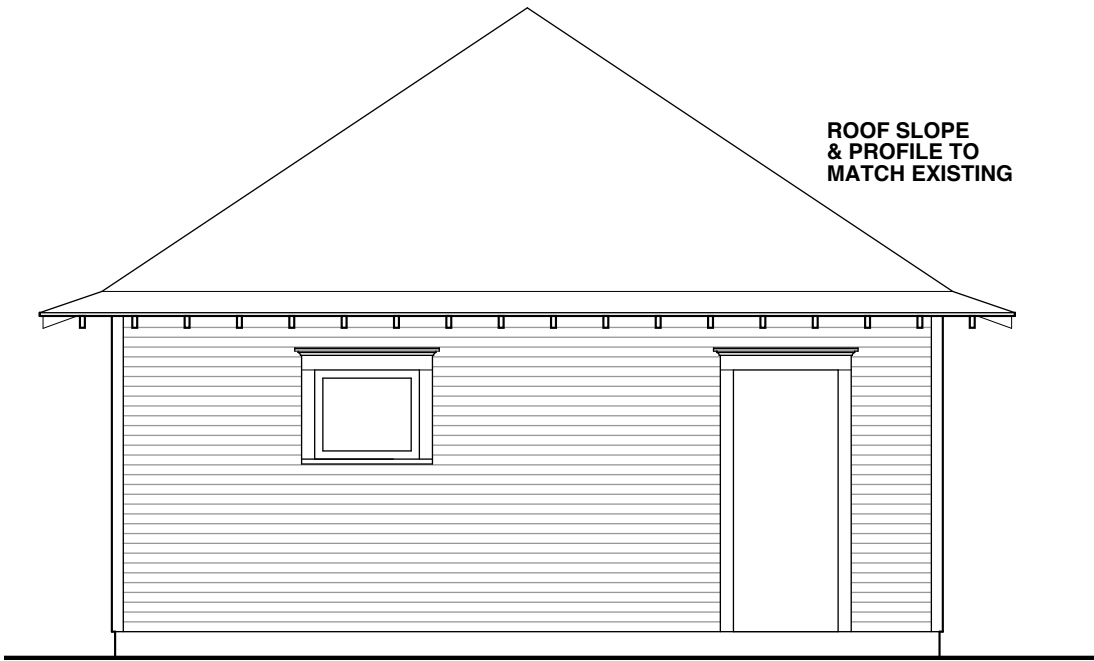
1. The applicant shall plant two deciduous understory trees and additional shrubs north of the new carport to mitigate the visual appearance of the structure from the street.
2. All mechanical equipment shall be placed in a manner to minimize view from the right-of-way or adequately screened.
3. The applicant shall provide a landscaping plan indicating the conditionally required landscaping to the Planning Director prior to issuance of the Certificate of Appropriateness.



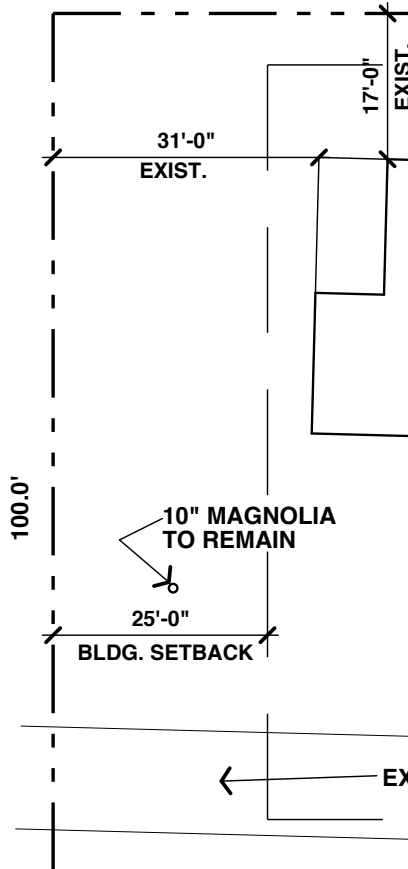
Aerial view of 1709 Prince St



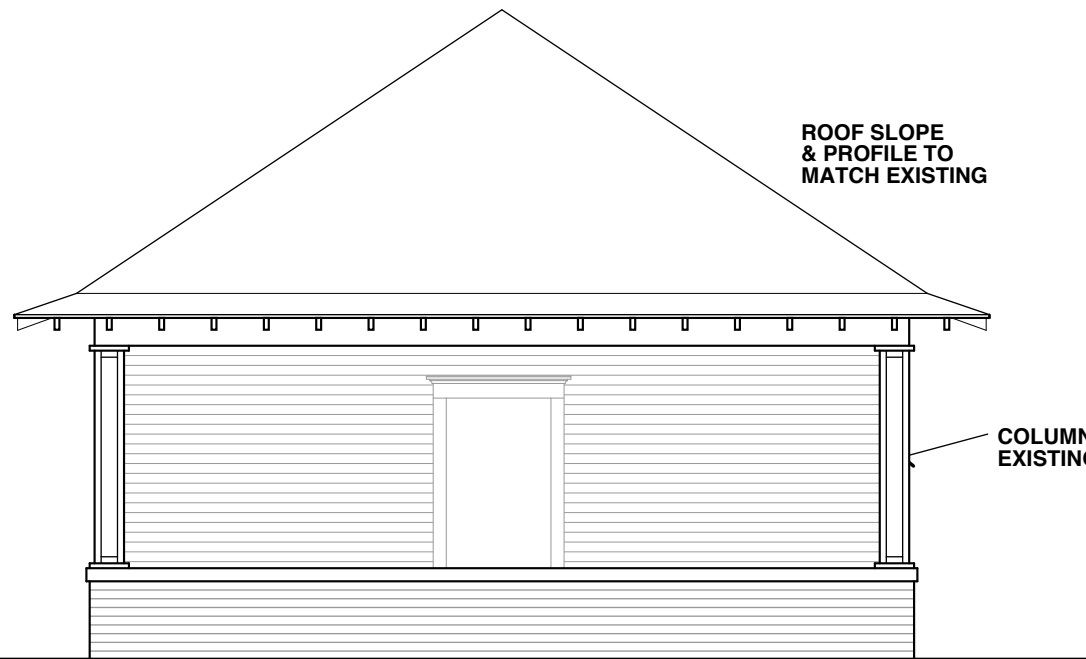
1709 Prince St in the Asa P. Robinson Historic District



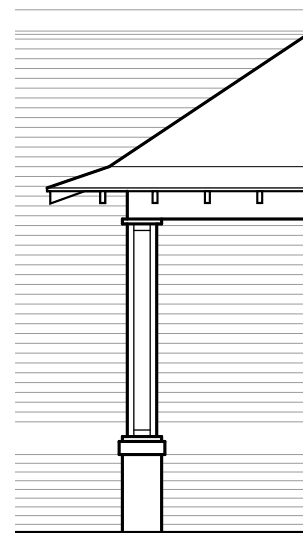
SOUTH ELEVATION



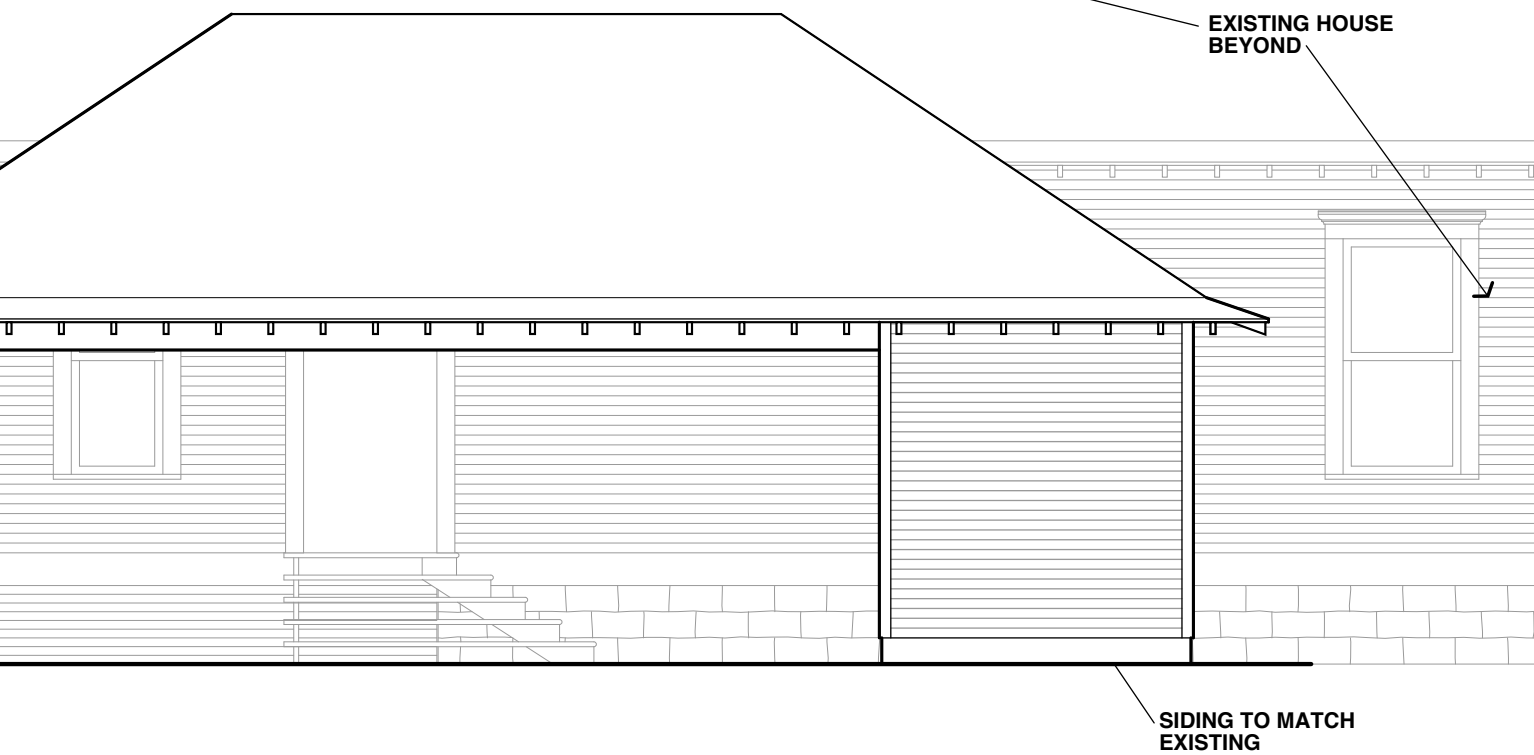
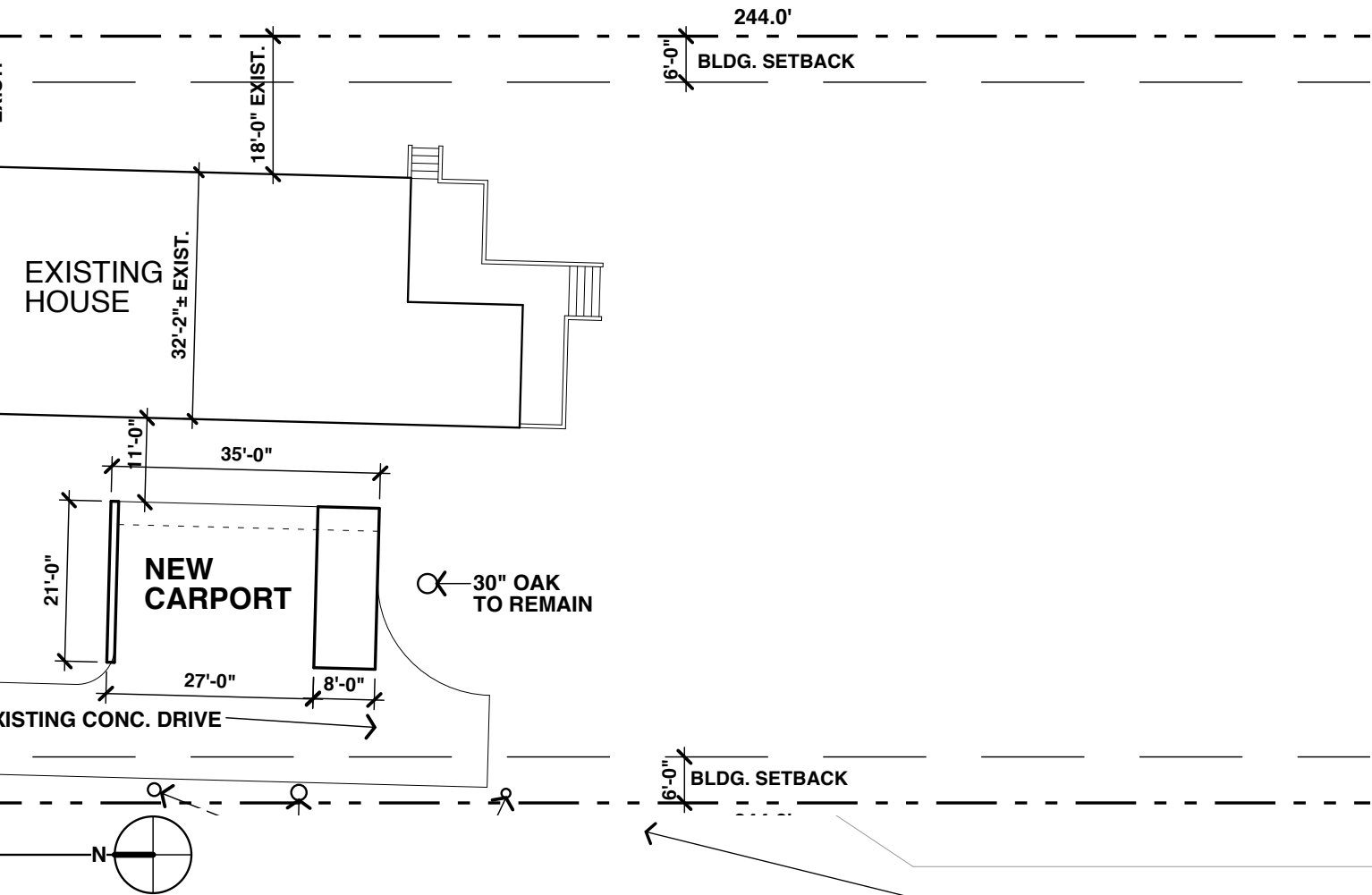
SITE PLAN



NORTH ELEVATION



EAST ELEVATION





View of subject property from Prince St looking south

Proposed location of accessory structure





Adjacent property to the west



Adjacent property to the east (Cole House)



Adjacent property, across Prince St, to the north (Dr. Hanner House)



View from subject property looking northeast



View from subject property looking northwest

II.A 1622 SCOTT STREET - NEW ACCESSORY BUILDING & FENCING

OLD CONWAY DESIGN OVERLAY DISTRICT NEW ACCESSORY BUILDING & FENCING 1622 SCOTT STREET

APPLICANT/OWNER

Brant & Michelle Joyner
398 Honey Hill Lp
Searcy, AR 72143

CONTRACTOR (FENCING)

Legacy Fencing/Logan Horvath

CONTRACTOR (PAVILION)

Scott Lucas

LOCATION

Address. 1622 Scott St.

Lot Area. 1.3 acres ±.

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

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

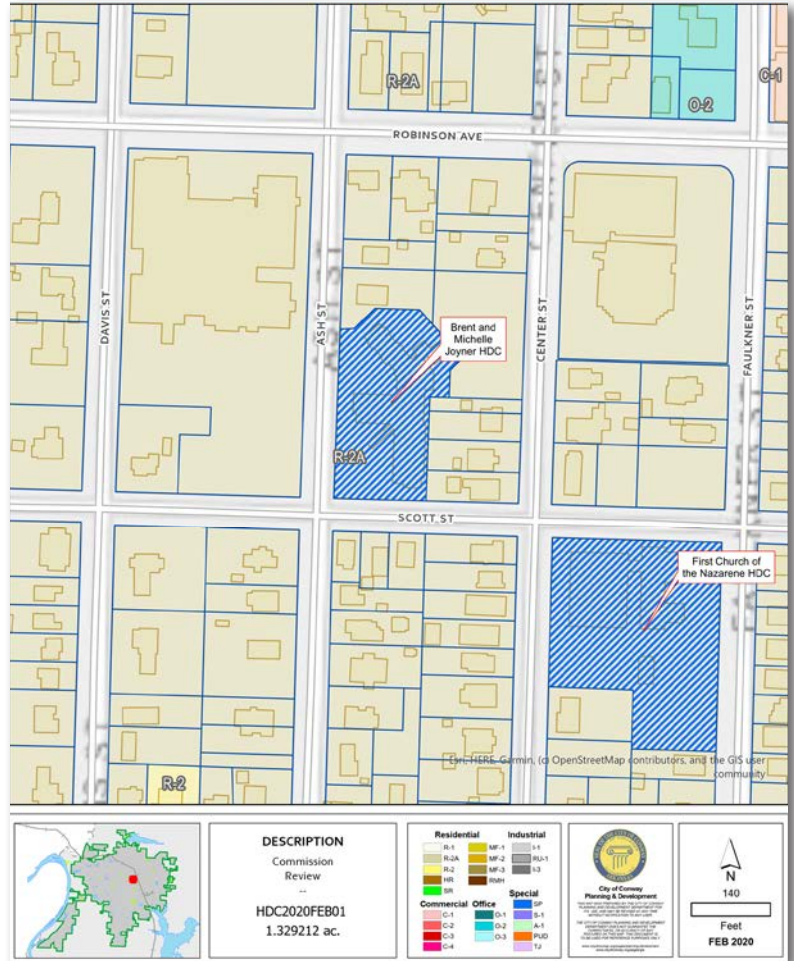
Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District at the northeast corner of Scott St and Ash St. Area structures consist of a mix of single-family residences and duplexes in Minimal Traditional, Craftsman Bungalow, and American Foursquare styles as well as several institutional structures.

General Description of Property and Proposed Development. The applicant is proposing to construct a 25' by 25' pavilion with a solid roof as well as a 6' fence to enclose a yard adjacent to a memory care wing. The applicant is completing various other fencing improvements, but those improvements do not require HDC approval. The purpose of the pavilion is to provide an outside space for residents. The purpose of the section of 6' fencing is to provide a Department of Human Service approved yard area for the memory care residents in the wing adjacent to the yard.

SITE

Outbuildings. Outbuildings should be located in a rear yard and complement the primary structure.

The pavilion, as proposed, is located based on the needs of the facility, though technically in a front yard. The area in which it is proposed functions as a rear yard, but is considered a front yard because of the strange layout of the site. The materials will complement the primary structure.

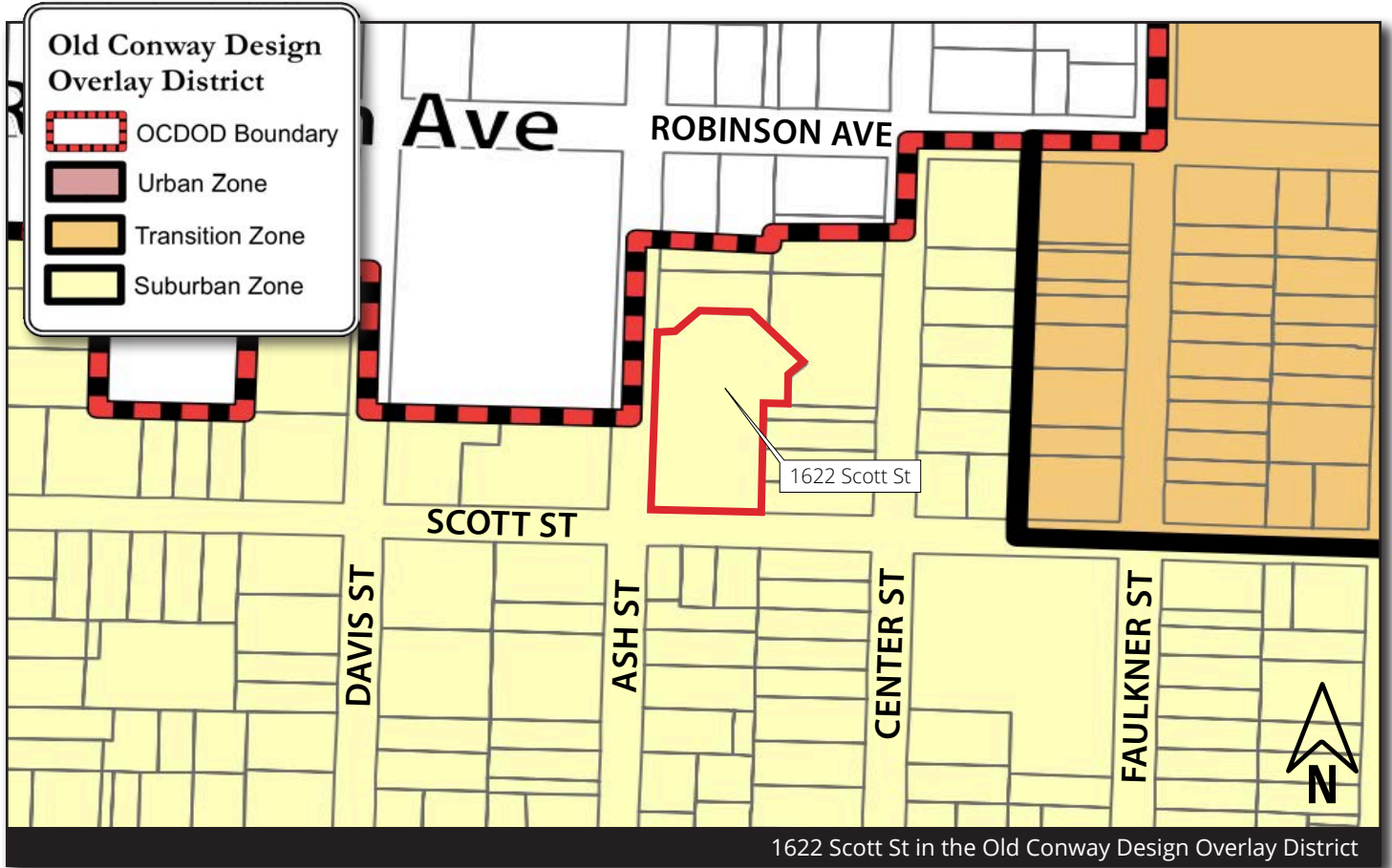


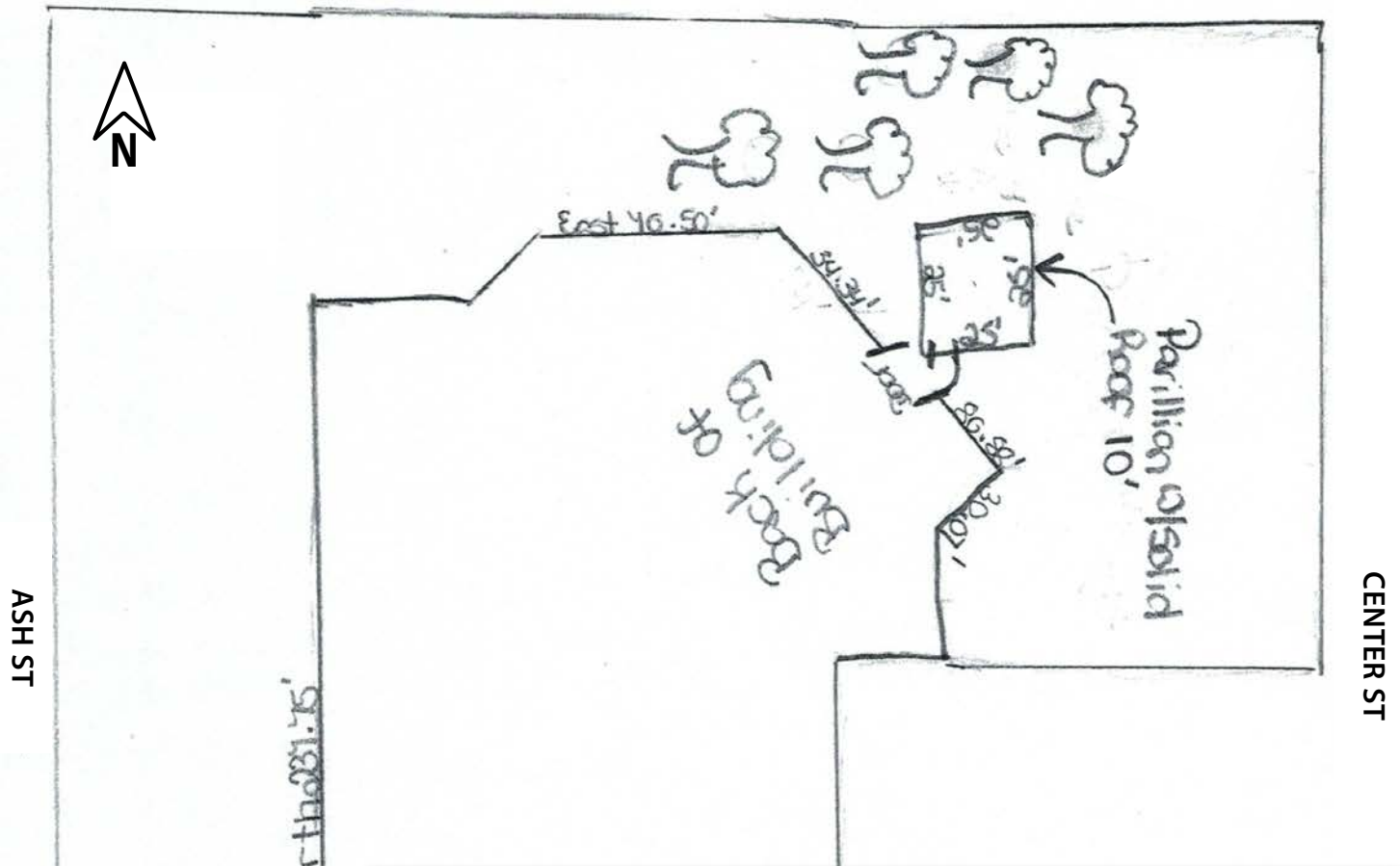
Fences. Fences serve to define public versus private and provide privacy in rear yard. Fences should not exceed 6' tall in rear and side yards. Fences in front yards should be no more than 3.5'.

The proposed fencing is located in a front yard that functions as a side yard. The fencing is proposed as black metal and is a result of a state DHS requirement for the facility to prevent climbing by residents in the adjacent memory care wing. The proposed 6' should be considered appropriate in this location.

RECOMMENDATION

Staff recommends approval of the fence and pavilion request.

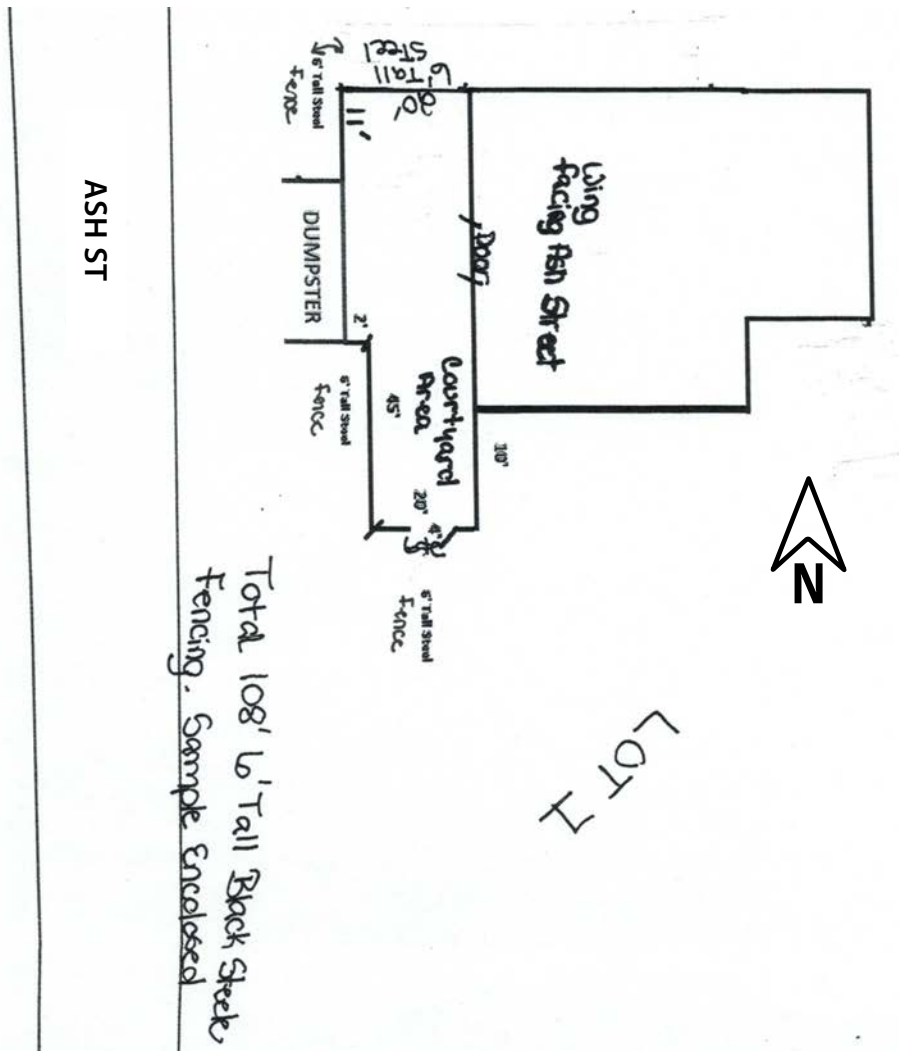




Proposed pavilion concept



Proposed fencing style



Total 108' 6" Tall Black Steel Fencing. Sample Enclosed

II.B 2055 HARKRIDER STREET - NEW COMMERCIAL BUILDING

OLD CONWAY DESIGN OVERLAY DISTRICT NEW COMMERCIAL BUILDING 2055 HARKRIDER STREET

APPLICANT

Cody Ferris/Sowell Architects
1315 North St, Ste 100
Conway, AR 72034

OWNER

Kareem Kattom
1820 Warwick Hills Ln
Conway, AR 72034

LOCATION

Address. 2055 Harkrider St.

Lot Area. 1.2 acres ±.

Present Zoning. C-3 (Highway Commercial), Old Conway Design Overlay Suburban District.

Abutting Zoning. C-3 (Highway Commercial), Old Conway Design Overlay Suburban District.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the southwest corner of Fleming St and Harkrider St. Area structures to the west consist of multi-family residences and commercial structures to the south.

General Description of Property and Proposed Development. The applicant is proposing to demolish an existing automobile fueling station and construct a new facility on site in a modified layout.

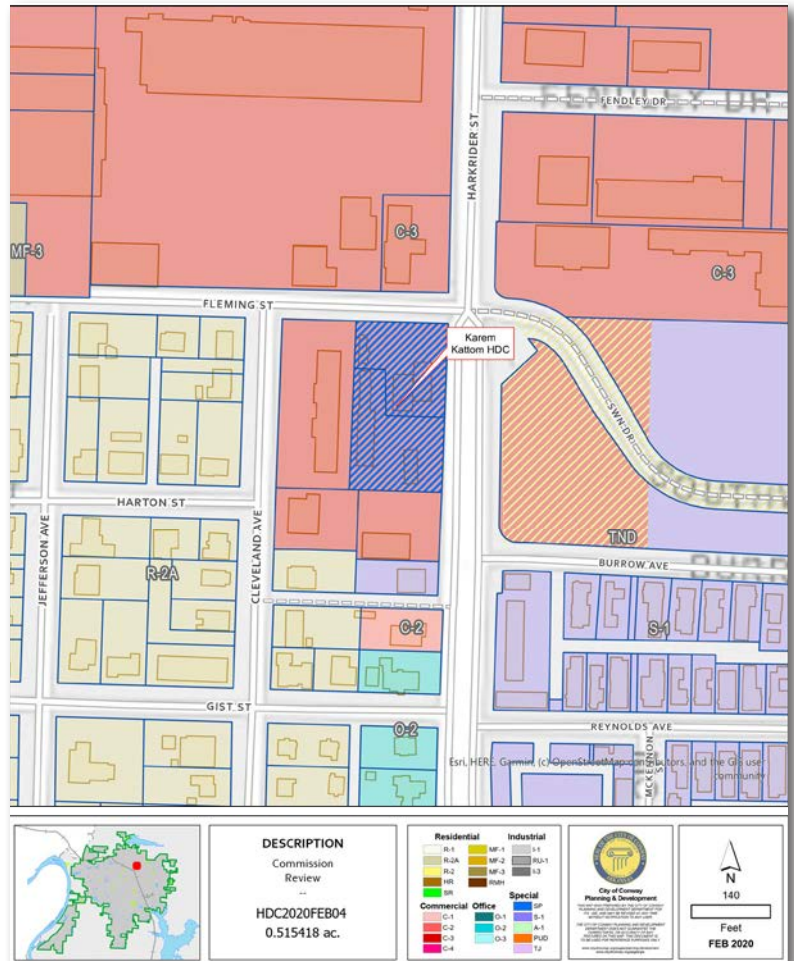
SITE

Setbacks and Spacing. Front setbacks are allowed within a range of 85% to 115% of the average front setback of the area. The average setback from the property line for the area is 65', based on the properties to the south along Harkrider St. The included drawings indicate a setback of 102' for the primary structure and an approximately 33' setback for the fueling canopy. The other proposed setbacks conform to the zoning requirements.

The proposed front setbacks are outside of the range of recommended distances, however, given the unique context of the site and the proposed use, the spacing is acceptable.

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

The existing lot coverage for the site is approximately 90%. With increased landscaping requirements, it is likely the redevelopment of site would result in reduced lot coverage.



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

The primary entry faces the street in a similar fashion to other structures on the street.

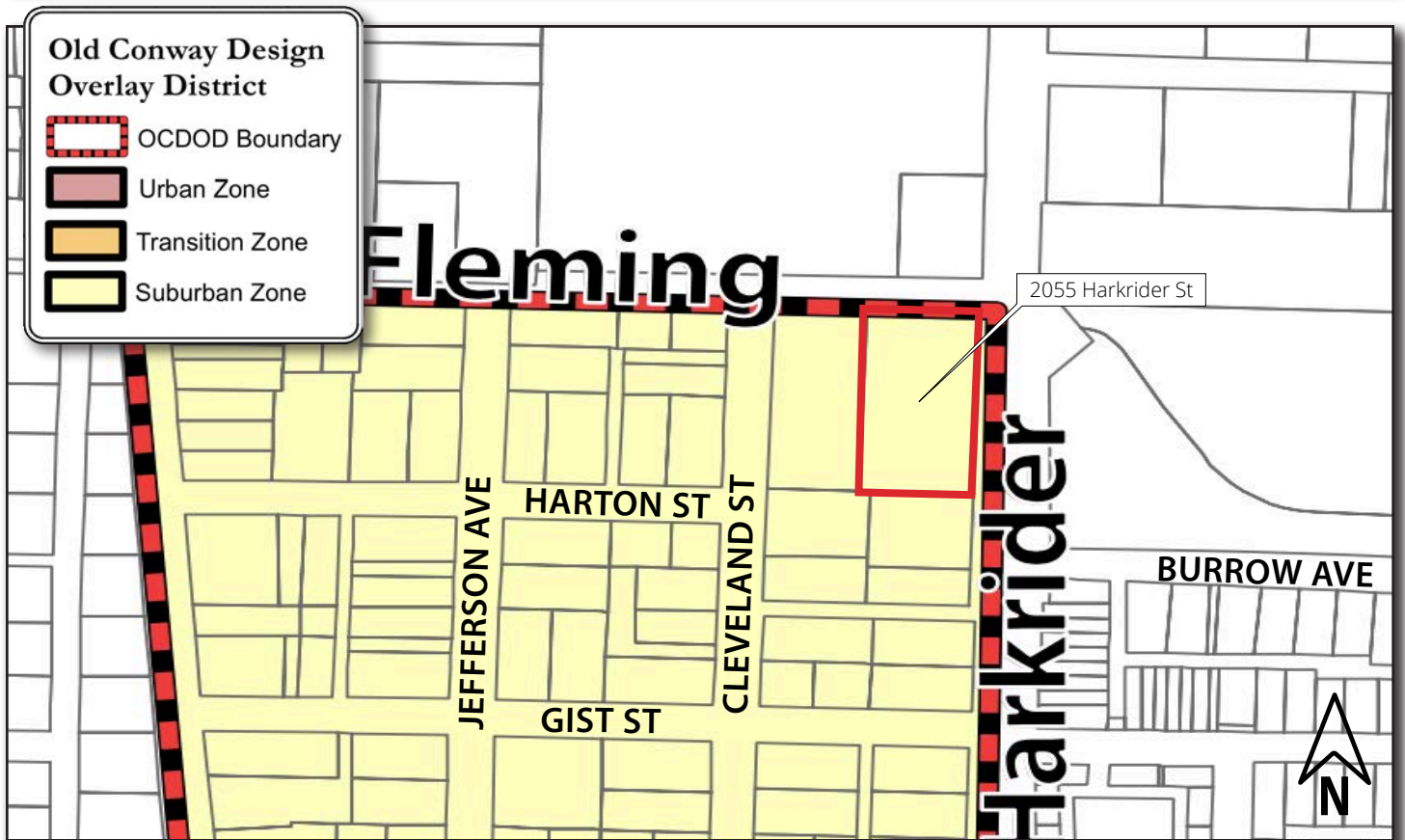
Alley. There is no alley access to this lot.

Driveway / Parking. Parking in the front yard is not permitted. Driveways should be concrete, pavers, or permeable paving.

The standards set forth for the Suburban Zone of the OCDOD primarily contemplate residential development. The applicant is proposing a commercial use on a commercially zoned property, therefore some of the guidance pertaining to this element of design may not be applicable. The applicant is proposing 12 parking spaces in front of the building on the Harkrider St side and 7 parking spaces in front of the building on the Fleming St side. As conditioned, the proposed parking area would meet the City's development standards for commercial properties and is appropriate in this location.



Aerial view of 2055 Harkrider St



2055 Harkrider St in the Old Conway Design Overlay District

II.B 2055 HARKRIDER STREET - NEW COMMERCIAL BUILDING



View of subject property looking north

Sidewalks. There are existing sidewalks along the Harkrider St frontage which shall remain as is. No sidewalks are present along the Fleming St frontage and shall be required to be built as a part of this development.

Fences/Walls. No fencing is proposed, however the Urban Zone standards, which provide more standards for non-residential development, encourage the use of low street walls to screen surface parking areas.

The applicant is proposing a large surface parking area at a highly visible intersection. Staff has included a condition of approval requiring that a low street wall be constructed along both street frontages.

Vehicular Access Points. The OCDOD encourages minimal curb cuts and thoughtful access. The plan proposes 2 access points on Harkrider St and one access point on Fleming St. The driveways on Fleming St and the northern most driveway on Harkrider St are proposed too close to the intersection and create potential safety hazards.

Staff has included a condition requiring that the northern most driveway on Harkrider St be removed and the driveway on Fleming St be relocated to the west side of the property.

Tree preservation. There are no significant trees affected by the project. Canopy trees shall be required for each 30' of street frontage.

A landscape plan shall be submitted for review and approval by the Planning Director.

MASSING

Height. The structure should respect the historical norms within the neighborhood.

The structure shall be 1 story keeping with the pattern of development of surrounding buildings.

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.

The proposed facades are compatible with the surrounding area. 28% of the front façade's area is devoted to windows and openings.

DESIGN ELEMENTS

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

The standards set forth for the Suburban Zone of the OCDOD primarily contemplate residential development. The applicant is proposing to construct a new automobile fueling station which will not be styled in any specific historic architecture style. The contemporary design is appropriate in concept for the proposed use in this location.

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



View from subject property looking north along Harkrider St



Property adjacent to the south

No lighting is shown on submitted plans, however all lighting will be subject to Section 1101 of the Zoning Code.

MATERIALS & DETAILING

Architectural Details, Siding, and Bricks. Detailing and siding should complement the surrounding area. Siding should include brick, stone, wood, or Hardieboard/LP Smartside type siding.

The proposed materials are cultured stone, brick, and metal paneling. The use of metal for exterior cladding is discouraged in the OCDOD and is inappropriate in this location. Staff has recommended a condition that the metal portion of the building be clad in brick as well as the proposed column supports for the fueling canopy. It is also recommended that the upper surround of fuel canopy be clad in architectural materials exclusive of metal.

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.

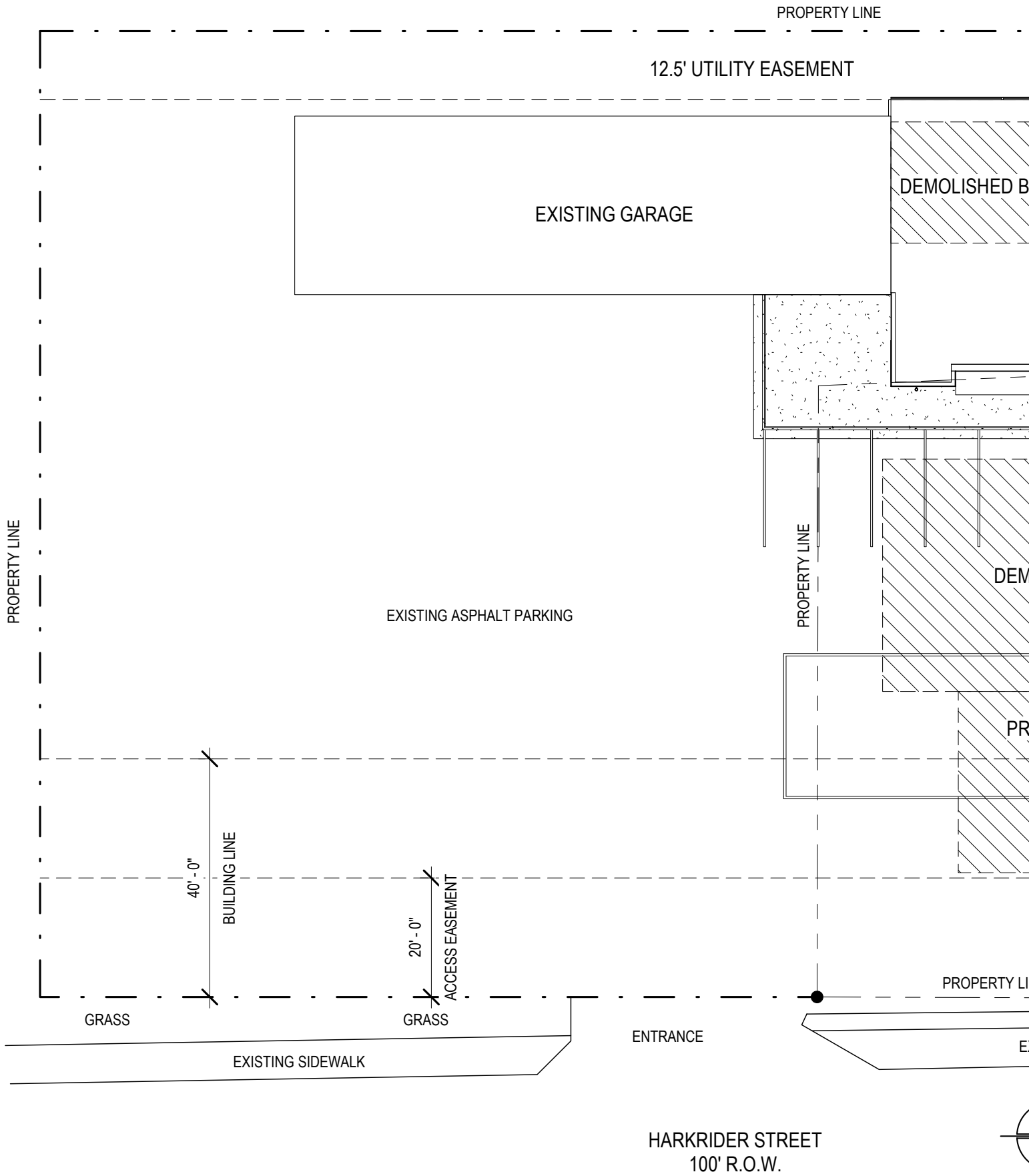
Roof forms and materials are appropriate. The applicant is proposing a flat roof design.

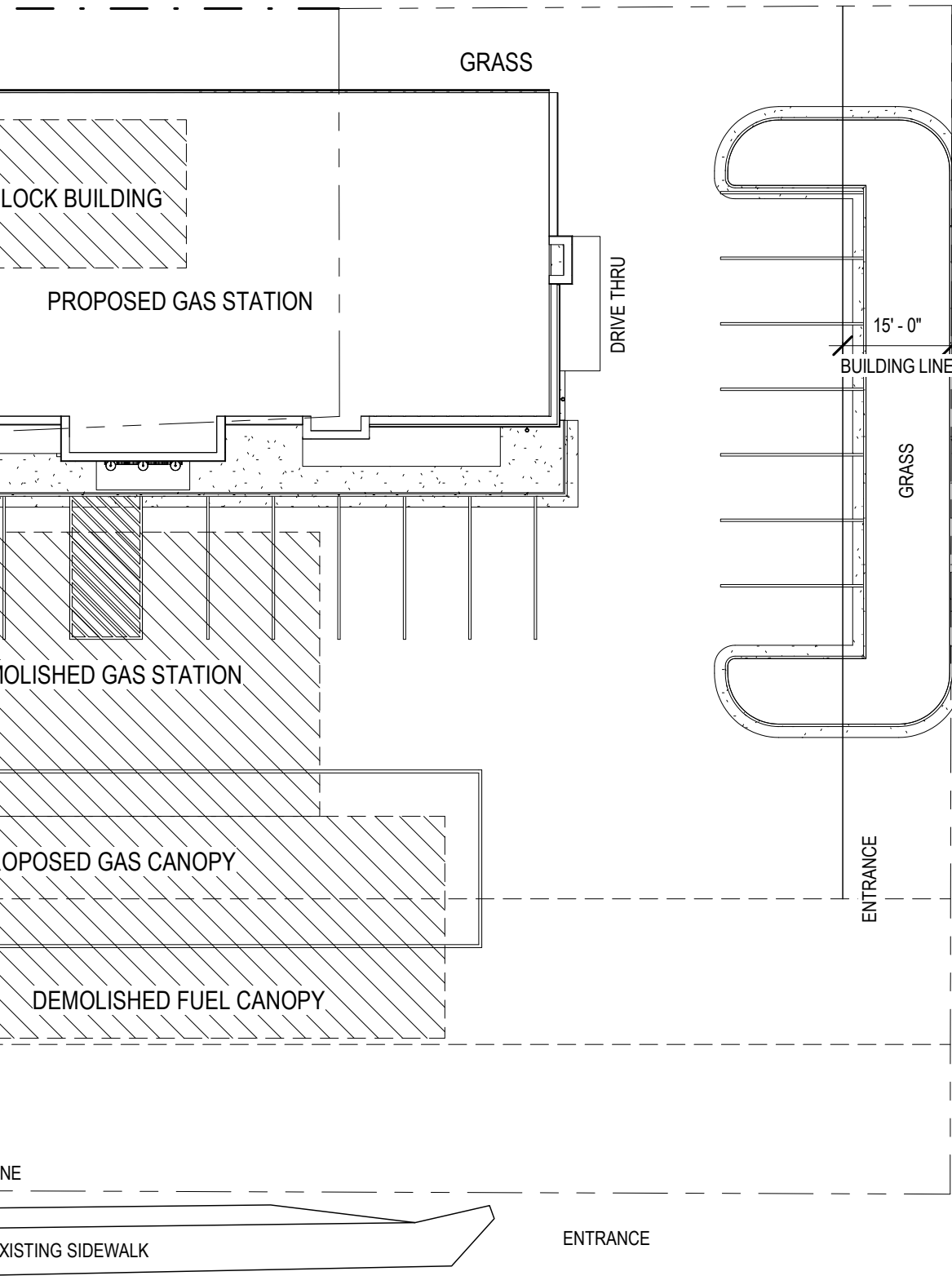
RECOMMENDATIONS

Staff recommends approval of the new commercial building and parking area with the following conditions:

1. The property shall be re-platted to eliminate any setback encroachments.
2. The sidewalks along Harkrider St shall remain in place and shall be replaced/repared if damaged during construction.
3. Sidewalks shall be required along the Fleming St frontage.
4. A landscaping plan, demonstrating compliance with the landscaping requirements of Section 1101 of the Zoning Code shall be submitted and approved by the Director of Planning. This shall include one canopy tree planted every 30 feet of street frontage with additional shrubs and other plantings throughout. Additionally, one landscape island shall be required at the end of all parking rows.
5. A low street wall shall be constructed along both street frontages to screen the surface parking area.
6. The northern most driveway on Harkrider St shall be removed and the driveway on Fleming St shall be relocated to the west side of the property.
7. The portions of the building proposed to be clad with metal panels shall be clad with brick.
8. The columns or vertical supports for the fueling canopy shall be constructed of brick.
9. The upper surrounds of the fueling canopy be clad in architectural materials that do no include metal.
10. The existing pole sign shall be removed.
11. HVAC equipment be placed in a manner to minimize its visibility from the street.
12. The applicant will provide revised plans to the Planning Director for review and approval prior to issuance of building permits.

II.B 2055 HARKRIDER STREET - NEW COMMERCIAL BUILDING





FLEMING STREET
60' R.O.W.



II.C 1501 SCOTT STREET - CHURCH ADDITION

OLD CONWAY DESIGN OVERLAY DISTRICT CHURCH ADDITION 1501 SCOTT STREET

APPLICANT/OWNER

Tim Britton/First Church of the Nazarene
1501 Scott St
Conway, AR 72034

ARCHITECT

Daniel G. White

CONTRACTOR

Zion Church Builders, Inc.

LOCATION

Address. 1501 Scott St.

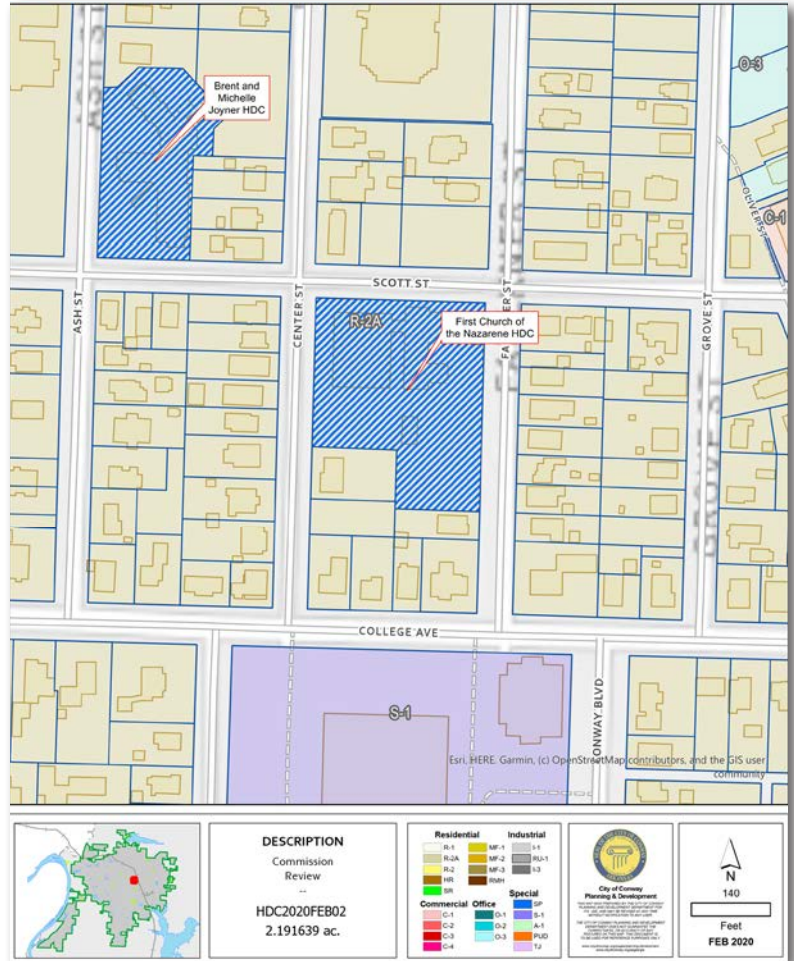
Lot Area. 2.19 acres ±.

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

Abutting Zoning. R-2A (Two-Family District), 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 Scott St. Area structures consist of a single-family homes of various styles including ranch and minimal traditional.

General Description of Property and Proposed Development. The applicant is proposing to construct a 12,100 sf addition to the existing church facility for the Conway First Church of the Nazarene. The proposed structure features a contemporary design. It will feature a children's worship area, classrooms, and cafe. It appears at some point between 2013-2015 a structure adjacent to the church's parking area north of Scott St was demolished and a gravel parking area established. This gravel parking area will be required to be addressed as part of development review following this application.

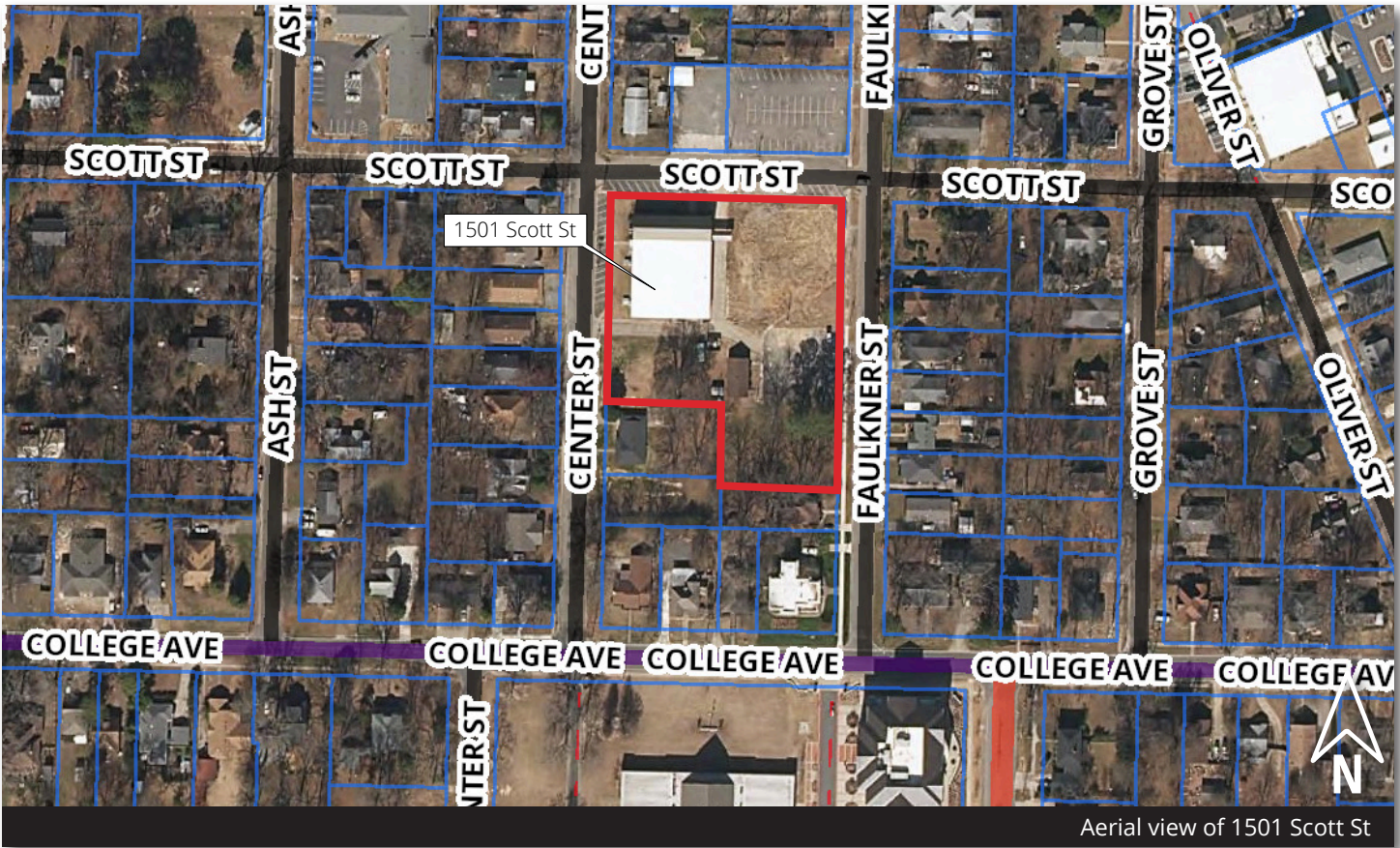


MONUMENTAL CHARACTER

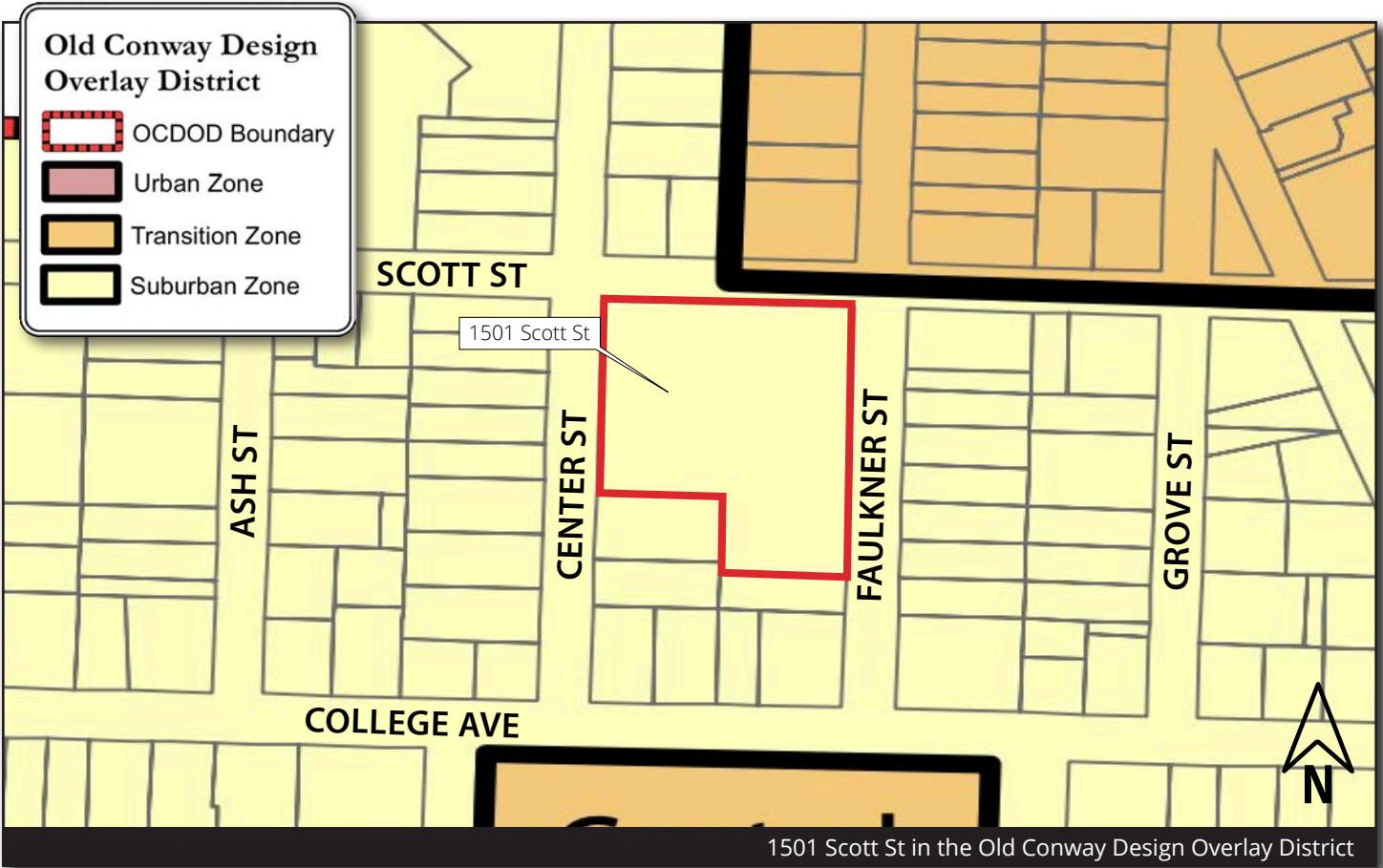
Site Planning. Structures should either have deep campus-like setbacks or directly address the street. Public entries should be clearly defined and architecturally distinguished.

Recommend removing the front portico with the car drop off and moving the addition closer to the street. A portico entrance is appropriate, but should be directed for pedestrian use. Recommend a more monumental entrance that ties the existing structure and addition together.





Aerial view of 1501 Scott St



1501 Scott St in the Old Conway Design Overlay District

II.C 1501 SCOTT STREET - CHURCH ADDITION

MATERIALS & DETAILING

Architectural Details, Siding, and Bricks. Detailing and siding should complement the surrounding area. Siding should include brick, stone, wood, or Hardieboard/LP Smartside type siding.

- *Architecture of the proposed addition should relate to the existing structure on-site in a more direct way (roof forms, windows, materials).*
- *Structure should have more architectural detailing and articulation. The proposed addition has a somewhat box-like appearance. The design regulations call for "monumental" appearance.*
- *Recommend a great deal more windows in the range of 25-40% of each façade wall.*
- *Need details on the specific building materials used. It is assumed EIFS is proposed on portions of the structure. This is not an appropriate material.*

Shutters, Roof, Decks/Plaza Space, Skylights, Mechanical Screening. Roofing should respect the character of the surrounding area with respect to materials, pitch, and form.

The roof form does not relate to the existing structure on-site and does not appear appropriate.

LANDSCAPING/PARKING

Landscaping/Sidewalks/Sidewalk Furniture. Sidewalks must be provided with all projects. Institutional structures with minimal setbacks shall require appropriate urban landscaping.

Recommend deferring setting landscaping requirement to the development review phase. Landscaping should be at least 1.25X required landscaping and include the planting of street trees along Scott St.



Details on fencing are lacking.

Details on lighting are lacking.

Parking. Parking that abuts public sidewalks must be buffered by fencing, walls, and/or landscaping. Parking should be placed interior to the lot.

The gravel parking lot that was established after demolition of the structure on the north side of Scott St will need to be addressed as part of the application. Staff cannot find any HDC or development review application that permitted establishment of the parking lot.

RECOMMENDATIONS

Staff recommends denial of the project on the following basis:

1. The application does not appear to have made an effort to substantially meet any requirements set forth by the overlay district.

Architect's rendering of proposed addition



