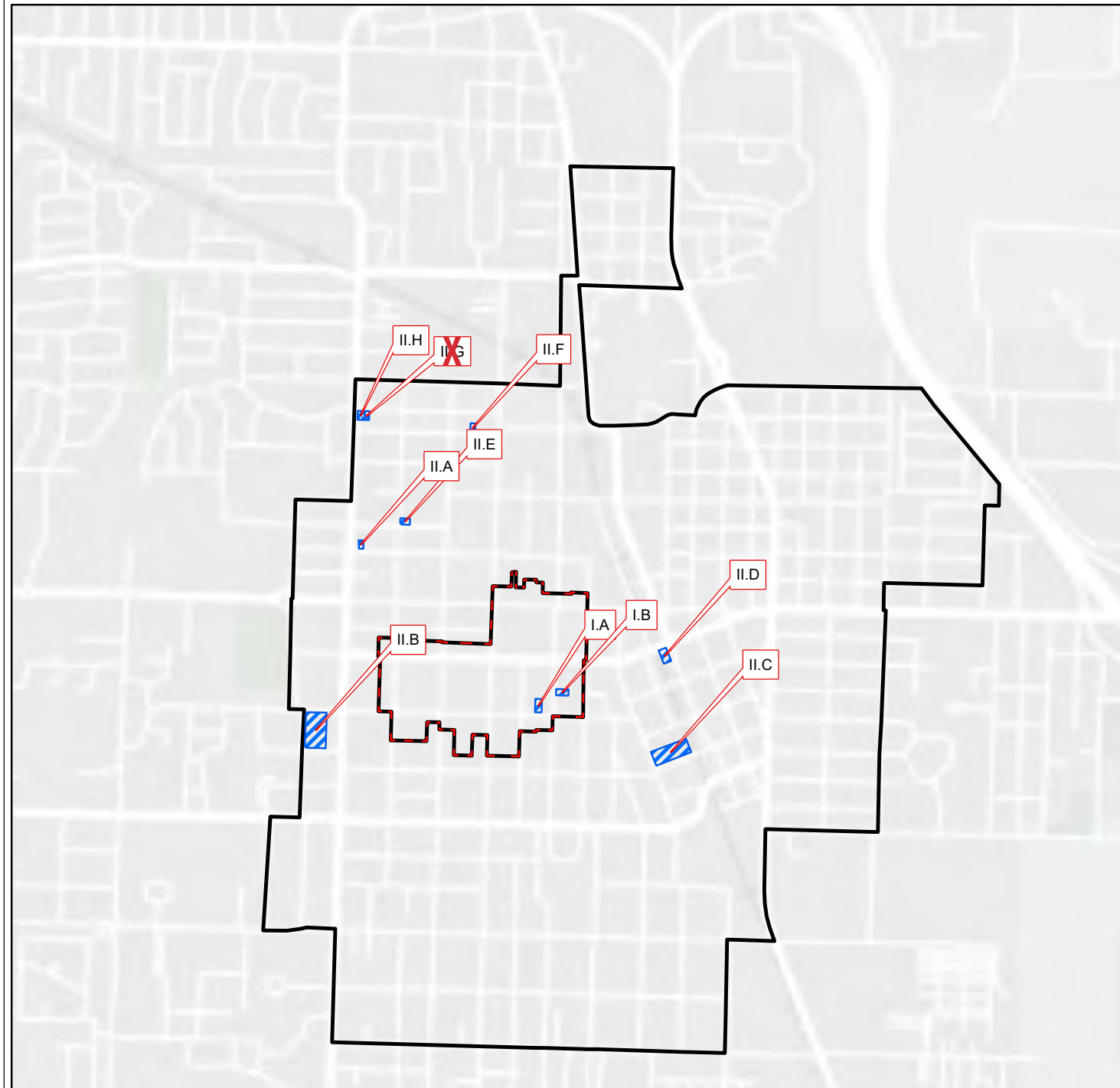


A young child with curly hair, wearing a blue patterned sweater and a tall blue witch hat with a red band, is looking down at a large, glowing jack-o'-lantern. The jack-o'-lantern has a classic carved face with triangular eyes and a jagged, toothy mouth. The scene is set outdoors at night, with colorful string lights (blue, pink, green) visible in the background. The overall mood is festive and Halloween-themed.

CONWAY
HISTORIC DISTRICT COMMISSION
STAFF REPORT

5:30 pm • October 28, 2019 • City Hall



- I. Public Hearings - Asa P. Robinson Historic District
 - A. 1616 Robinson Avenue - Exterior modifications
 - B. 820 Center Street - Exterior modifications
- III. Public Hearings - Old Conway Design Overlay District
 - A. 2030 Duncan Street - New single-family residence
 - B. 2125 Robinson Avenue - New temporary building
 - C. 1306 Deer Street - Exterior façade changes
 - D. 1201 Oak Street - Exterior façade changes
 - E. 1140 Watkins Street - New accessory building
 - ~~F. 2035 Independence Avenue - New single-family residence~~
 - G. 2039 Independence Avenue - Front and rear porch additions

- Name
- Asa P Robinson Historic District
 - Old Conway Design Review District
 - City Limits

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



City of Conway HISTORIC DISTRICT COMMISSION Agenda • October 28, 2019

Call to Order

Approval of Minutes - September 23, 2019

I. Public Hearings - Asa P. Robinson Historic District

- A. 1616 Robinson Avenue - Exterior modifications
- B. 820 Center Street - Exterior modifications

II. Public Hearings - Old Conway Design Overlay District

- A. 2030 Duncan Street - New single-family residence
- B. 2125 Robinson Avenue - New temporary building; CRHC Wound Clinic
- C. 1306 Deer Street - Exterior façade changes
- D. 1201 Oak Street - Exterior façade changes
- E. 1140 Watkins Street - New accessory building
- ~~F. 2035 Independence Avenue - New single-family residence~~ *postponed to November 2019 meeting*
- G. 2039 Independence Avenue - Front and rear porch additions

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 MOFFETT HOUSE EXTERIOR MODIFICATIONS - 1616 ROBINSON AVENUE

ASA P. ROBINSON HISTORIC DISTRICT MOFFETT HOUSE EXTERIOR MODIFICATIONS 1616 ROBINSON AVENUE

APPLICANT/OWNER

Ken Jones
1620 Robinson Ave
Conway, AR 72034

SITE

Address. 1616 Robinson Ave.

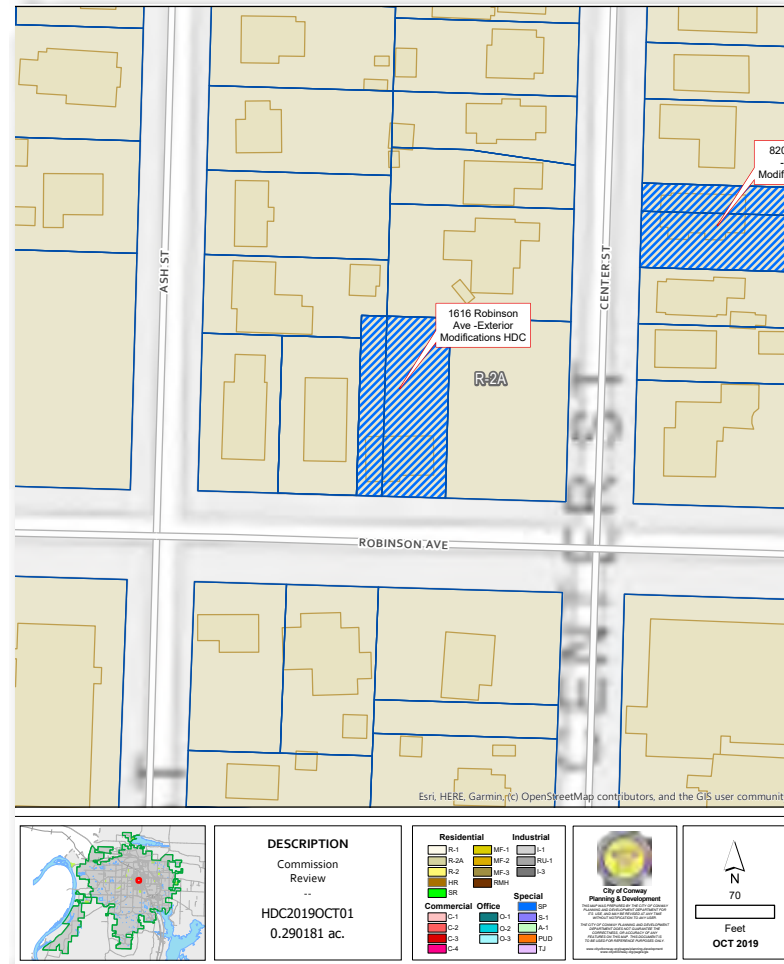
Lot Area. 0.29 acres ±.

Present Zoning. R-2A (Large Lot Duplex). The property is within the Robinson Historic District.

Abutting Zoning. R-2A (Large Lot Duplex) in the Robinson Historic District.

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

- West – 1620 Robinson Ave: Lincoln Apartments (Colonial Revival – Contributing)
- North – 819/821 Center St: Duplex (Ranch – Non-contributing)
- East – Parking Lot (Robinson and Center Church of Christ – Non-contributing)
- South – 1605 Robinson Ave: Pink House 1906 (Queen Anne/Colonial Revival – Contributing)



General Description of Property and Proposed Development. The applicant has made modifications to the exterior of the existing structure and is seeking approval. The applicant did not seek approval prior to completing work due to miscommunication with staff.

The applicant has proposed to remove and replace the existing damaged/rusting metal support columns with wood columns, add a privacy trellis to the front of the structure and along the carport, paint the masonry exterior of the house, and replace the existing damaged sidewalk. All improvements excluding painting the brick are reversible and impact elements that needed replacement rather than repair.

The Moffett House was constructed in 1965 in the Ranch Style. The structure was listed as non-contributing at the time the district was surveyed in late 1997. The structure has since crossed the time period threshold of being historic. However, the structure remains outside the period significance for the district.

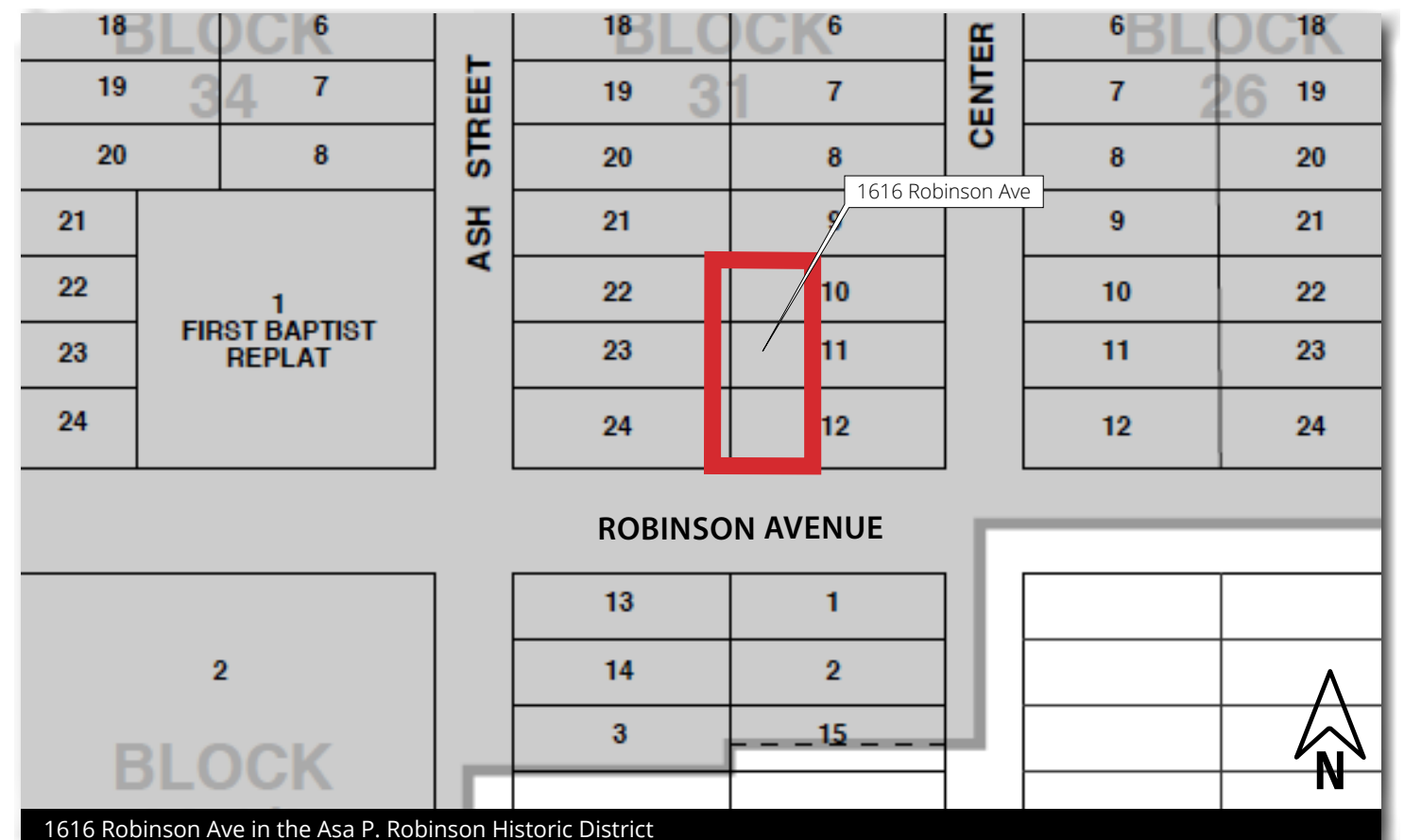
BUILDING MODIFICATIONS

Masonry. The guidelines recognize original masonry and brick as integral to the historic character of the structure. Original brick work should be maintained and repaired rather than replaced. Unpainted brick should not be painted.

The applicant's proposal to paint the existing brick is not appropriate.

Windows. The guidelines recognize original windows and window forms as integral to the historic character of the structure. Original windows should be maintained and repaired rather than replaced.

No changes to the windows on-site are proposed. One of the windows along the front façade was replaced prior to purchase by the current owner.



I.A MOFFETT HOUSE EXTERIOR MODIFICATIONS - 1616 ROBINSON AVENUE

Carpport/Porch Area. The guidelines do not contain specific guidelines on the treatment of carports and porch areas of the type contained on this structure. This is due to the fact that such elements are not common to structures in the period of significance for the district. The Secretary of Interior's Standard recommend repair over replacement. When replacement is necessary, replacement in kind is recommended.

The structure in question is non-contributing and does not fall within the period of significance for the district. Additionally, replacement of the existing columns was necessary due to excessive rusting. As such, while the improvements that have been made to the structure are not ideal, they are reversible and made to a structure that is already non-contributing.

If changes to the district guidelines were made and building reversed, the structure could potentially become contributing.

PUBLIC RIGHT OF WAYS

Sidewalks. Sidewalks are recognized as an important site feature that promotes walkability in the neighborhood. Sidewalks are not to be removed.

Sidewalks were in disrepair prior to purchase by the current owner. Though not required, the applicant replaced the existing sidewalks.

RECOMMENDATIONS

Staff recommends approval of the exterior modifications with the following conditions:

1. The painting of the masonry on the structure is not approved. However, it is recognized that removal of the paint would likely cause damage to the masonry. As such, removal of the paint is not recommended at this time. Staff has determined that painting of the brick was not done in a manner that was directly intended to subvert the district's design guidelines.
2. HVAC and utility equipment shall be appropriately located at the rear or side of the structure and/or appropriately screened.



BEFORE view of subject property from Robinson Ave looking north



AFTER view of subject property from Robinson Ave looking northeast

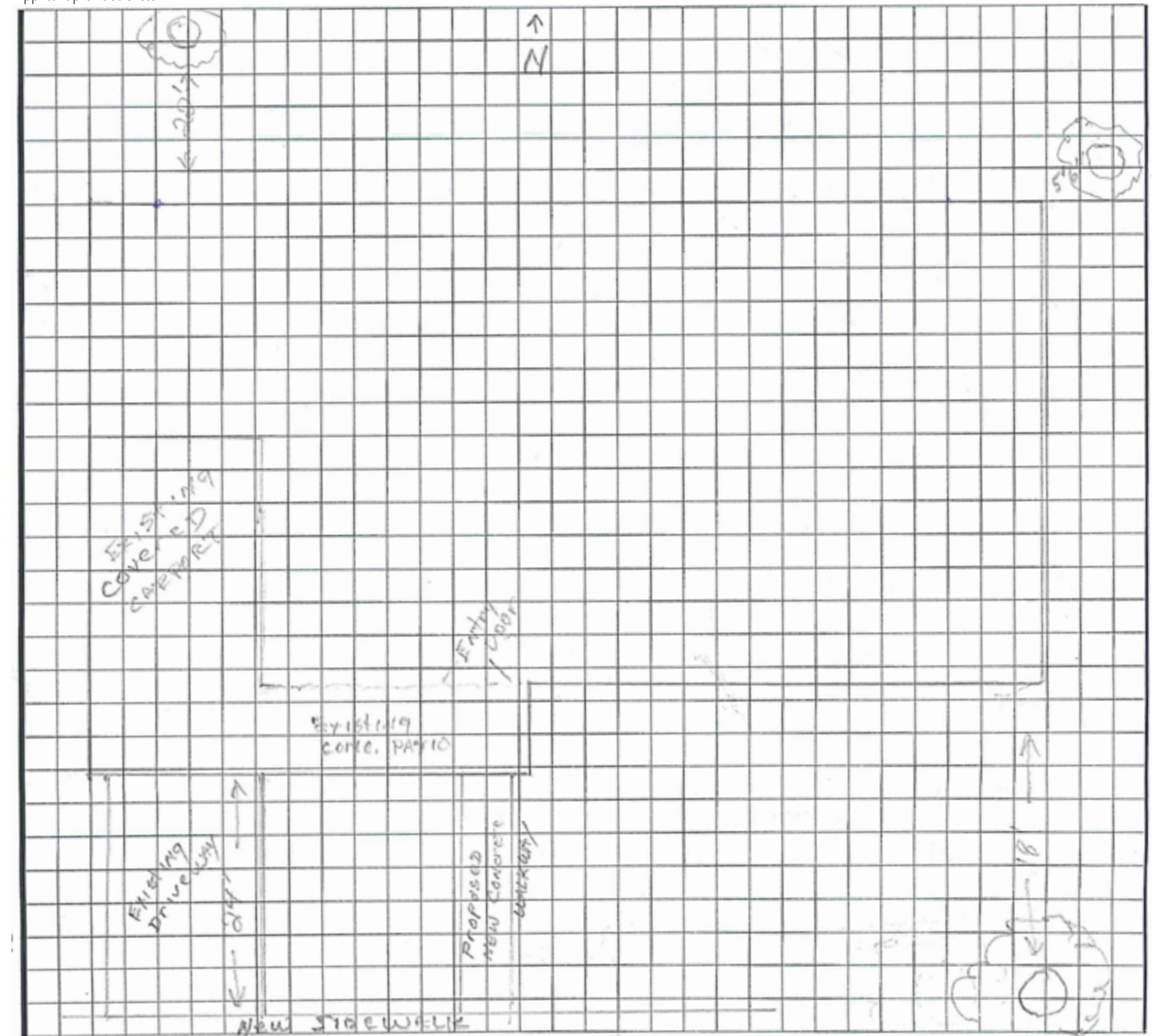


AFTER view of subject property from Robinson Ave looking northeast



AFTER view of subject property from Robinson Ave looking west

Applicant provided sketch



I.B EXTERIOR MODIFICATIONS - 820 CENTER STREET

ASA P. ROBINSON HISTORIC DISTRICT EXTERIOR MODIFICATION 820 CENTER STREET

APPLICANT

Cary Kuykendall
KSI Construction
298 Pickwicket Dr
Conway, AR 72034

OWNER

Livproper, LLC
1775 Jasmine Ln
Conway, AR 72034

LOCATION

Address. 820 Center St.

Lot Area. 0.25 acres ±.

Present Zoning. R-2A (Large Lot Duplex). The property is within the Robinson Historic District.

Abutting Zoning. R-2A (Large Lot Duplex) in the Robinson Historic District.

Surrounding Area Structures. The property is located in the Robinson Historic District on the east side of Center Street. Area structures consist of the following:

- West – 825 Center St: C.H. Dickerson House 1937 (American Traditional – contributing)
- North – 828 Center St: E.R. Keller House 1953 (Ranch – Non-Contributing)
- East – 825 Faulkner St: 825 Faulkner House 1939 (Minimal Traditional – Non-Contributing)
- South – 816 Center St: J.M. Dufield House 1923 (Bungalow- Contributing)

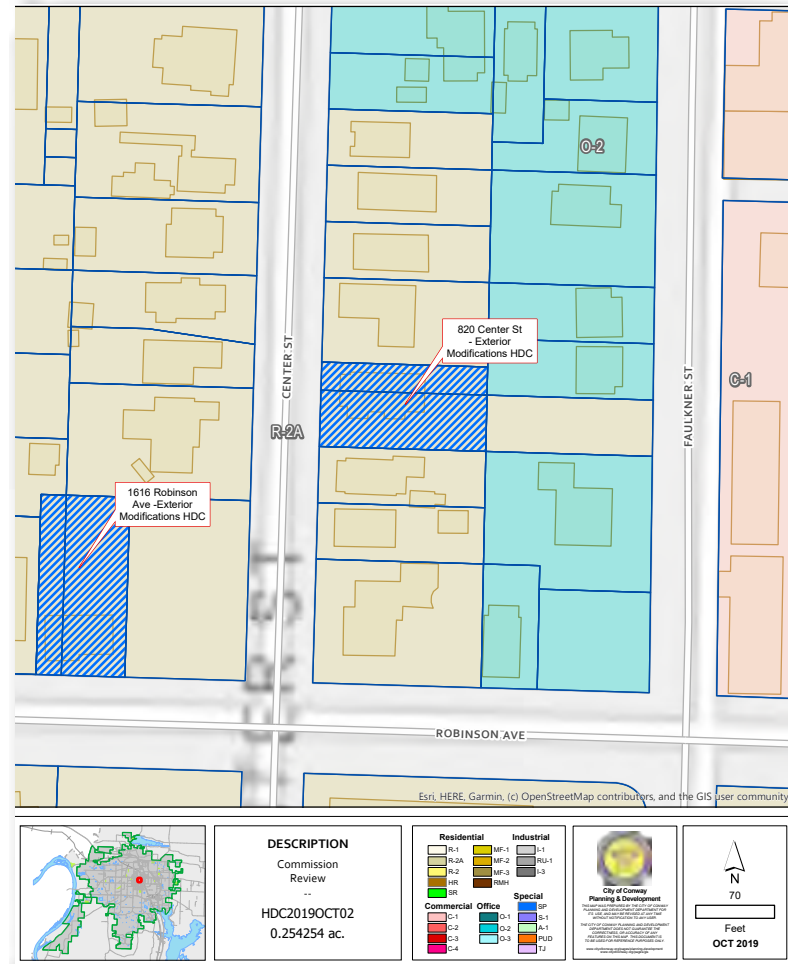
General Description of Property and Proposed Development.

The applicant is proposing to replace the front door, front sidelight windows, replace the louvered vent on the front of the house, and add a railing to the front porch. It's unclear what type of railing and vent is proposed.

The J.T. Harter House was constructed in 1928 in the Craftsman Style. The structure was listed as contributing at the time the district was surveyed in early 1998.

BUILDING MODIFICATIONS

Changes to Exteriors. The guidelines state that windows and doors shall be retained and preserved when they contribute to the overall historic character of a building. It's unclear when the subject door was installed, however the sidelights on the front of the house appear to be original and were noted as such in the 1998 historical survey of the property.



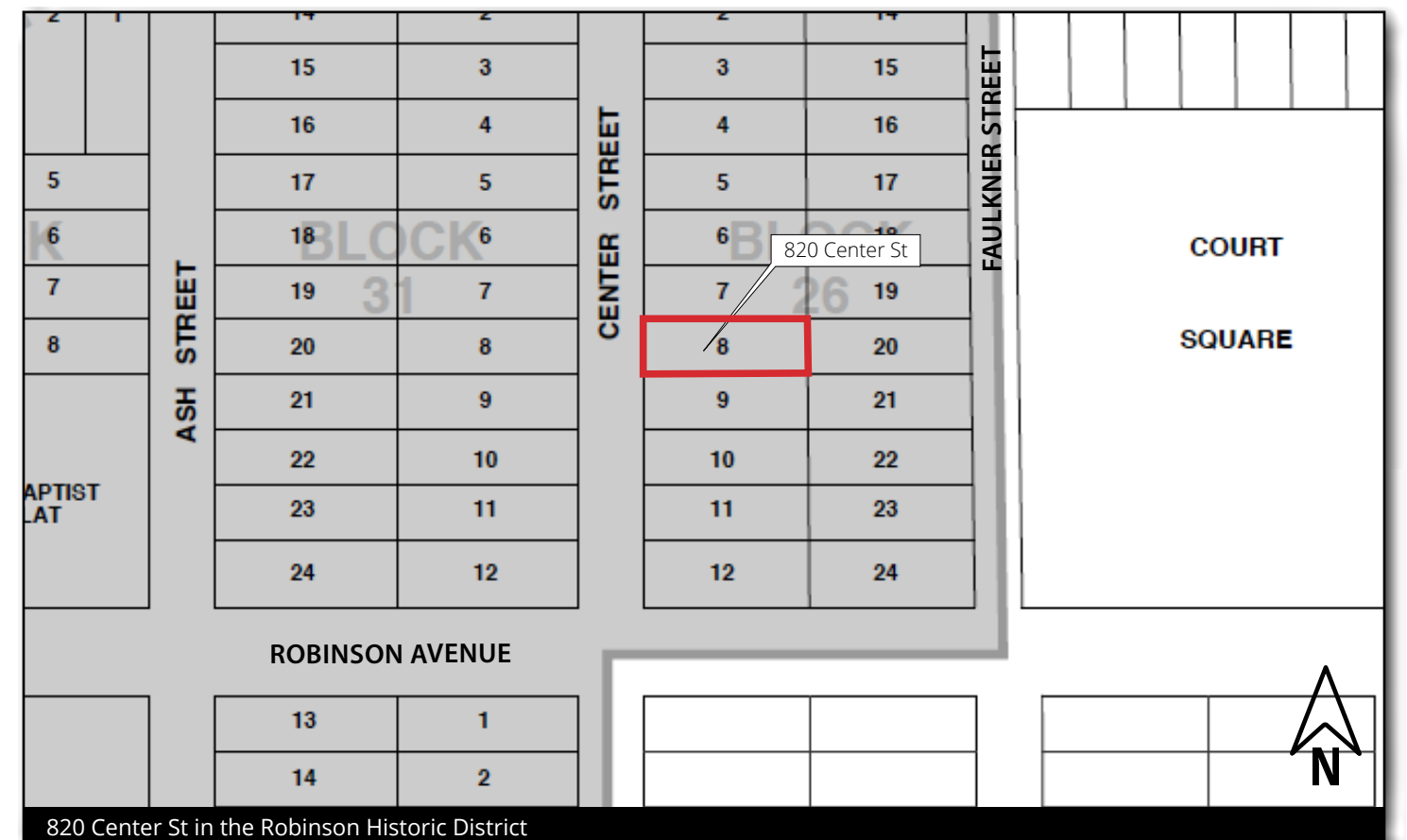
The applicant's proposed modification to replace the existing sidelight windows would eliminate a character defining feature original to the home. It's unclear when the door was installed, however a change to the door alone would not likely have a detrimental effect on the historical authenticity of the house. As proposed, this modification is inappropriate.

Vents. The guidelines are silent on louvered vents, however the location of the existing vent is fairly prominent being on the front of the house. Additionally, the applicant has not provided any samples or drawings of the proposed vent.

Given the lack of information provided and the potential impact on the exterior façade of the house, Staff cannot determine the appropriateness of the request.

Railing. The guidelines are silent on porch railing, however the location of the proposed railing is fairly prominent being on the front of the house. Additionally, the applicant has not provided any samples or drawings of the proposed rail.

Given the lack of information provided and the potential impact on the exterior façade of the house, Staff cannot determine the appropriateness of the request.



820 Center St in the Robinson Historic District

II.A NEW SINGLE-FAMILY RESIDENCE - 2030 DUNCAN STREET

OLD CONWAY DESIGN OVERLAY DISTRICT NEW SINGLE-FAMILY RESIDENCE 2030 DUNCAN STREET

APPLICANT/OWNER

RT Real Estate
Niki Thompson
831 Faulkner St
Conway, AR 72034

LOCATION

Address. 2030 Duncan St.

Lot Area. 0.12 acres ±.

Present Zoning. HR (Historic Residential), Old Conway Design Overlay Suburban District.

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

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the north side of Duncan St. Area structures consist of single-family residences in ranch and minimal traditional styles as well as a modern vernacular duplex residence.

General Description of Property and Proposed Development. The applicant is proposing to construct a new single-family residence following a lot split that separated the lot in question from its parent parcel on the lot to the west. The proposed structure will be a modern Tudor replica style home.

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 24.5', based on the properties to the east and west. The included drawings indicate a setback of 25'. The other proposed setbacks conform to the zoning requirements, but the rear setback may be reduced to meet the minimum requirements of the fire code.

The proposed setbacks and spacing are appropriate. However, the front setback could be reduced to 21' to accommodate parking in the back and meet the intent of other regulations of the district. Spacing of the structure appears to conform to the requirements.

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

Lot coverage for the site is approximately 36%.



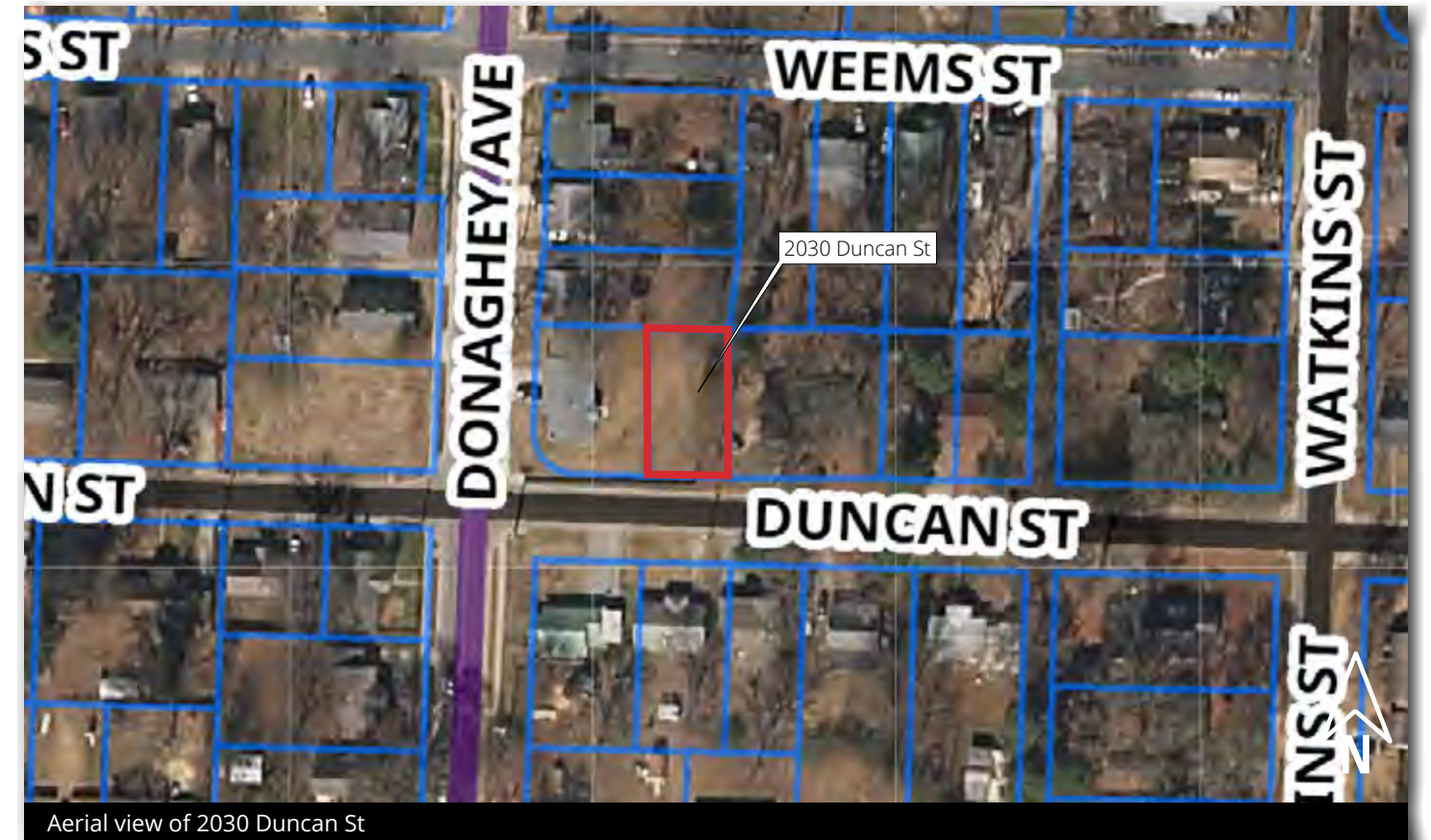
Orientation. The front door of the structure should follow the orientation of entries along the street.

The front door faces the street in a similar fashion to other structures on the street.

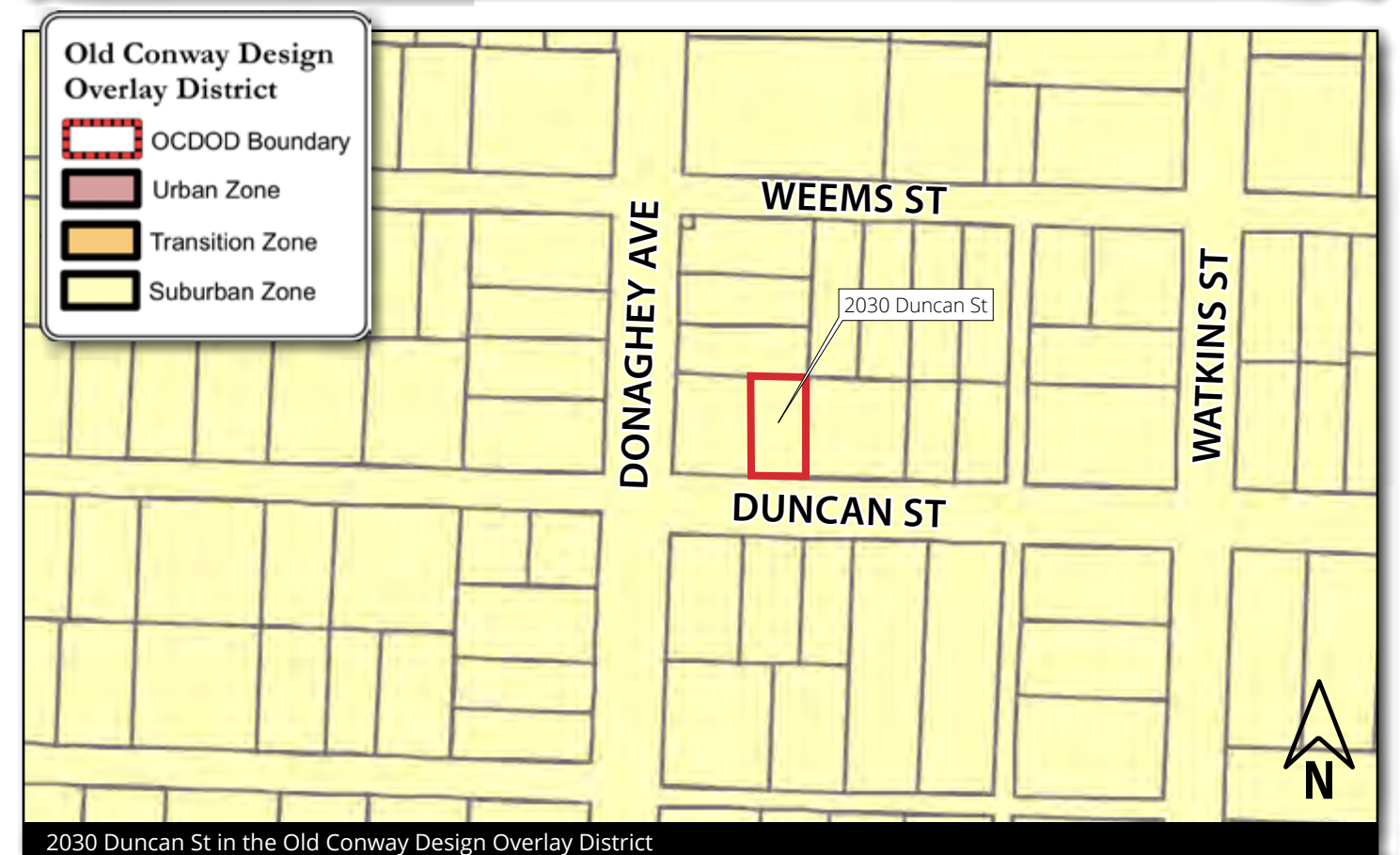
Alley. There is no alley access to this lot.

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

The applicant is proposing parking in the front yard. The applicant currently owns the adjacent lot. Recommend requiring a 5' access easement be placed along the east property line of the adjacent property to allow a 10' driveway along the west side of the proposed home. This would allow an 18' X 20' carport on the back side of the house, if the house is setback at 21'.



Aerial view of 2030 Duncan St



2030 Duncan St in the Old Conway Design Overlay District

II.A NEW SINGLE-FAMILY RESIDENCE - 2030 DUNCAN STREET

Sidewalks. There is no existing sidewalk along the property. Sidewalk construction is required due to the scope of the proposed project.

Sidewalk construction is not feasible for the project due to the drainage ditch. Recommend accepting a fee-in-lieu of sidewalk construction due to this constraint. The fee will be \$1,280.02.

Fences/Walls. No fencing is proposed.

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

The planting of one canopy tree in the front yard is required.

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 (1,549 sf) is compatible to the overall scale of structures in the surrounding area, which appear to range between approximately 1,500 sf and 2,200 sf.

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.

Width. The structure should respect the average width of homes within the general vicinity.

Surrounding homes appear much wider, but the home occupies as much width as is possible on the site. The home will have a width of 27'.

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

The home will be more narrow than most homes in the area, but this is a function of the lot on which the home is proposed.

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

The building footprint will cover less than 30% of the site, similar to other structures in the area.

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

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

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. 21% of the front façade's area is devoted to windows and openings. The style and detailing of the home make conformance to this requirement difficult. As such the submitted design is appropriate with some minor window detailing added.

DESIGN ELEMENTS

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

The style of the home will be a modern Tudor replica. The structure will have a compatible appearance without conveying a false sense of historicity.

Entries, Porches, and Porticos, Doors and 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 muntins are not permitted.

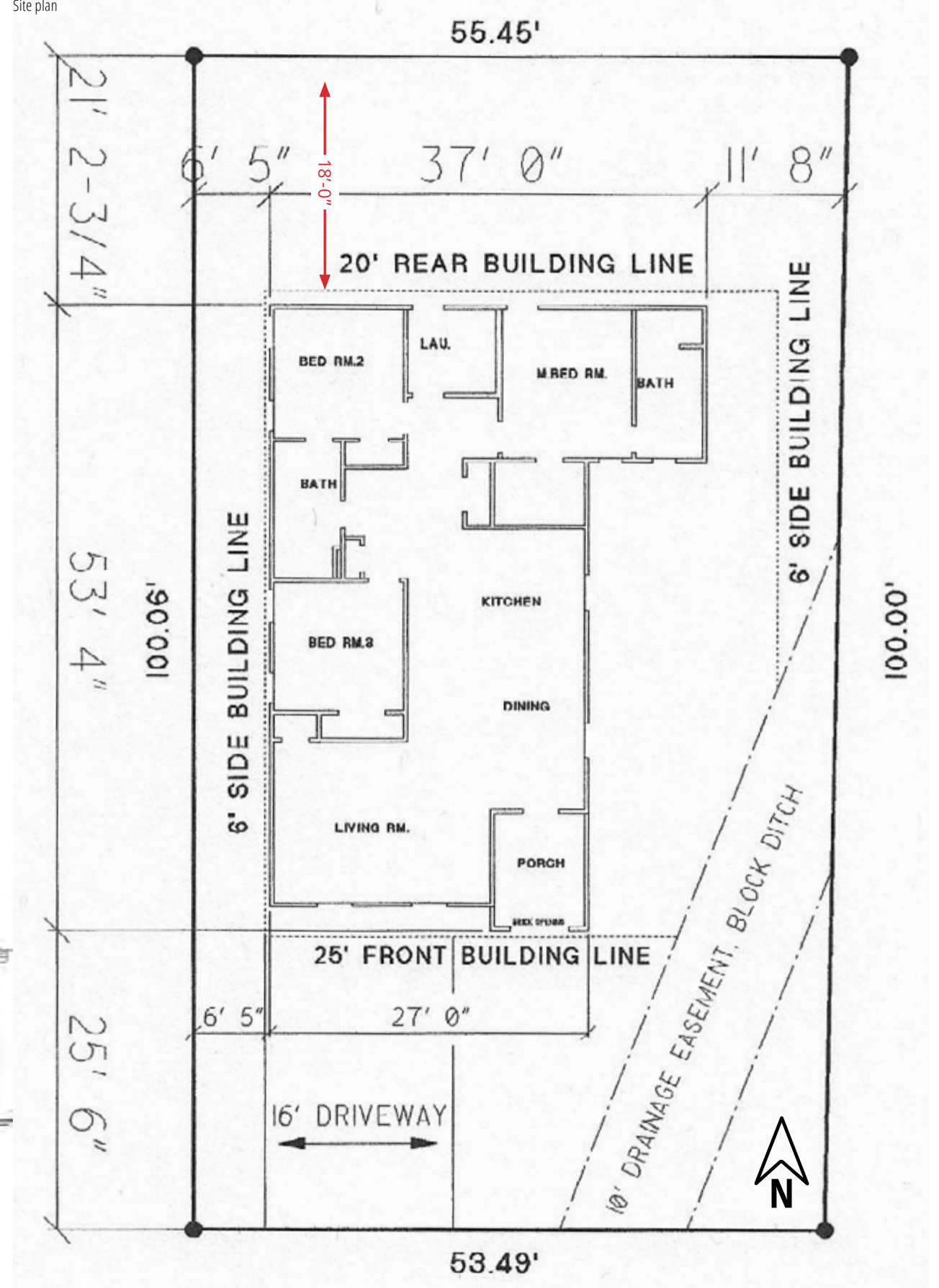
A semi-enclosed front porch with an 8' depth is proposed. Recommend requiring a small arched window, as indicated in the included graphic, be added to enhance entry detailing. The stucco and wood detailing on the upper façade is appropriate. Windows will require true divided lights.



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

No lighting is shown on submitted plans.

Site plan



II.A NEW SINGLE-FAMILY RESIDENCE - 2030 DUNCAN STREET

MATERIALS & DETAILING

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

Siding is proposed as brick and stucco with wood detailing. Fascias and soffits should be required to be of wood construction.

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 architectural shingles.



View of subject property from Duncan St looking northwest

View of subject property from Duncan St looking northeast



STAFF RECOMMENDATIONS

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

1. Applicant reduce the front setback to 21' to accommodate a rear carport/garage. This would include requiring a 5' access easement to be provided on the adjacent lot (owned by the applicant) with a 10' driveway to the rear of the subject property.
2. A fee of \$1,280.02 be accepted in-lieu of sidewalk improvements due to extreme difficulty of sidewalk construction on-site.
3. Planting of one canopy tree in the front yard.
4. The gabled front entry area include an all brick façade surface.
5. Require a small arched window or similar window appropriate to the style above the front entry.
6. Require true divided light windows if 4 over 4 windows are included as proposed. 1 over 1 windows may also be allowed.
7. Require fascia and soffits to be finished with wood construction.
8. HVAC equipment be placed in a manner to minimize its visibility from the street.
9. The applicant will provide revised plans to the Planning Director for review and approval prior to issuance of building permits.

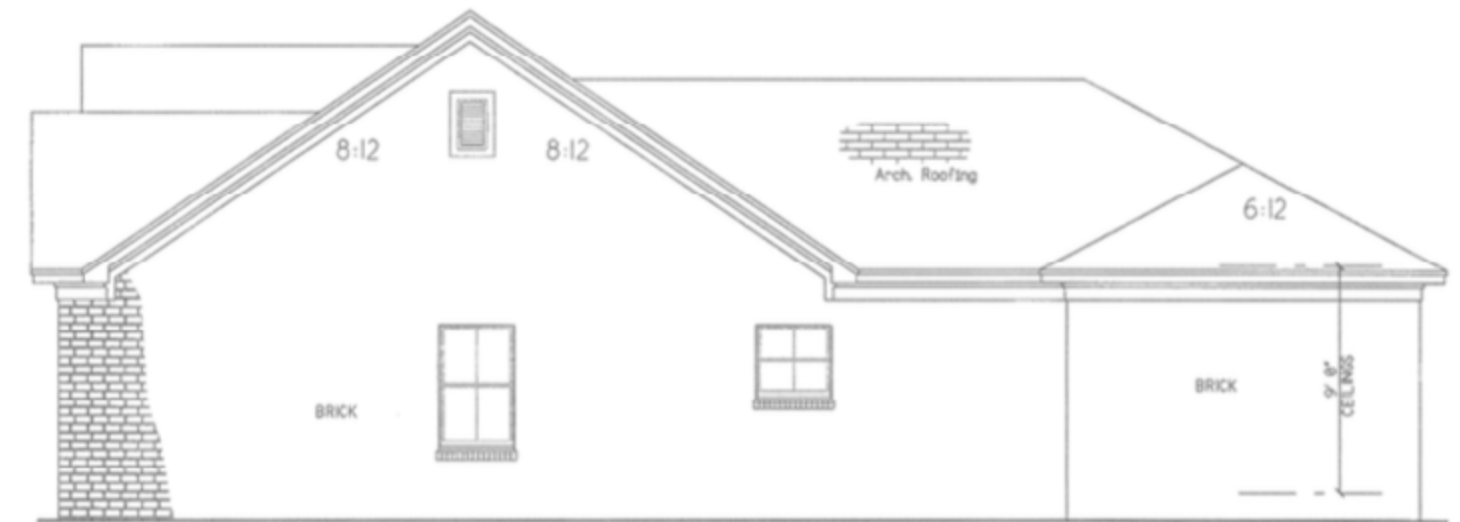


View of subject property from Duncan St looking north

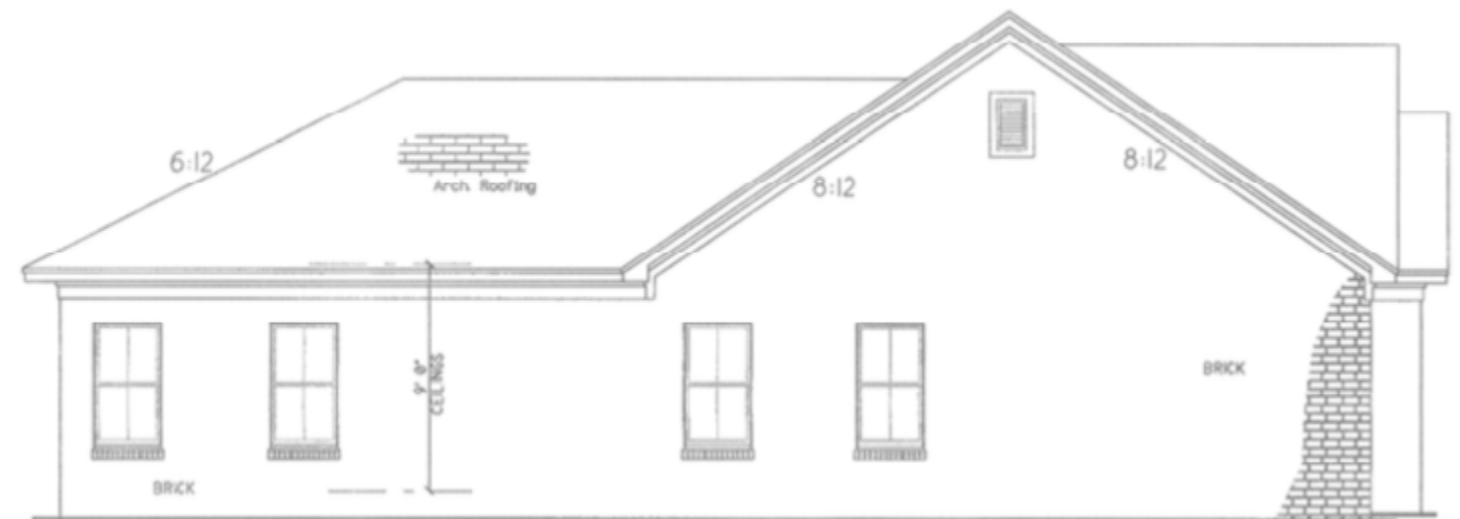
Abutting property to the south



Rear elevation



East elevation



West elevation

II.B TEMPORARY BUILDING - 2125 ROBINSON AVENUE

OLD CONWAY DESIGN OVERLAY DISTRICT EXTERIOR REMODEL 2125 ROBINSON AVENUE

APPLICANT

Bryan Gibbs
Conway Regional Health System
2302 College Ave
Conway, AR 72034

OWNER

Conway Regional Health Foundation

LOCATION

Address. 2125 Robinson Ave.

Present Zoning. S-1 (Institutional), Old Conway Design Overlay Suburban District.

Abutting Zoning. S-1 (Institutional), Old Conway Design Overlay Suburban District.

Lot Area. 2.64 acres ±.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the south side of Robinson Ave, east of Augusta Ave. Area structures consist of single-family and two-family residences as well a medical campus located immediately to the west.

General Description of Property and Proposed Development.

The applicant is proposing to construct an approximately 5,600 square foot temporary building to serve as an interim medical clinic while the new surgical center is being constructed. The site is currently developed with a surface parking lot that serves the medical campus. The proposed structure will be clad with metal panels.

SITE

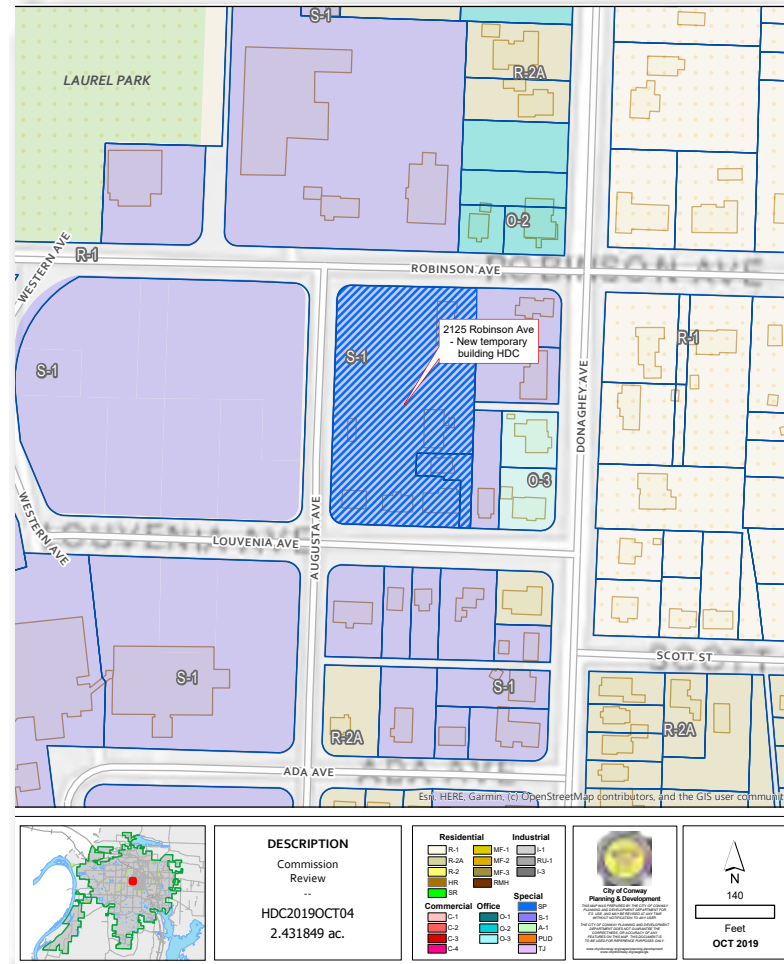
Setbacks and Spacing. Front setbacks shall be between 85% an 115% of the average setback of the adjacent historic structures. The included drawings indicate a setback of 115' from the right of way of Robinson Ave and 74' from the right of way of Augusta Ave.

The proposed building is located beyond 115% of the average setback of the adjacent structures, however given the temporary nature of the building, the proposed location is appropriate.

Lot Coverage. The proposed location of the structure is currently developed with a parking lot.

No increase in lot coverage is proposed.

Orientation. The front door of the building will face the Augusta Ave.



Alley. There is no alley access to this lot.

Driveway / Parking. The existing surface parking lot on site will remain. The existing driveways on Augusta Ave and Robinson Ave will remain as well. Parking lots are typically required to be located to the rear of structures, however given the temporary nature of the building, the proposed location is appropriate.

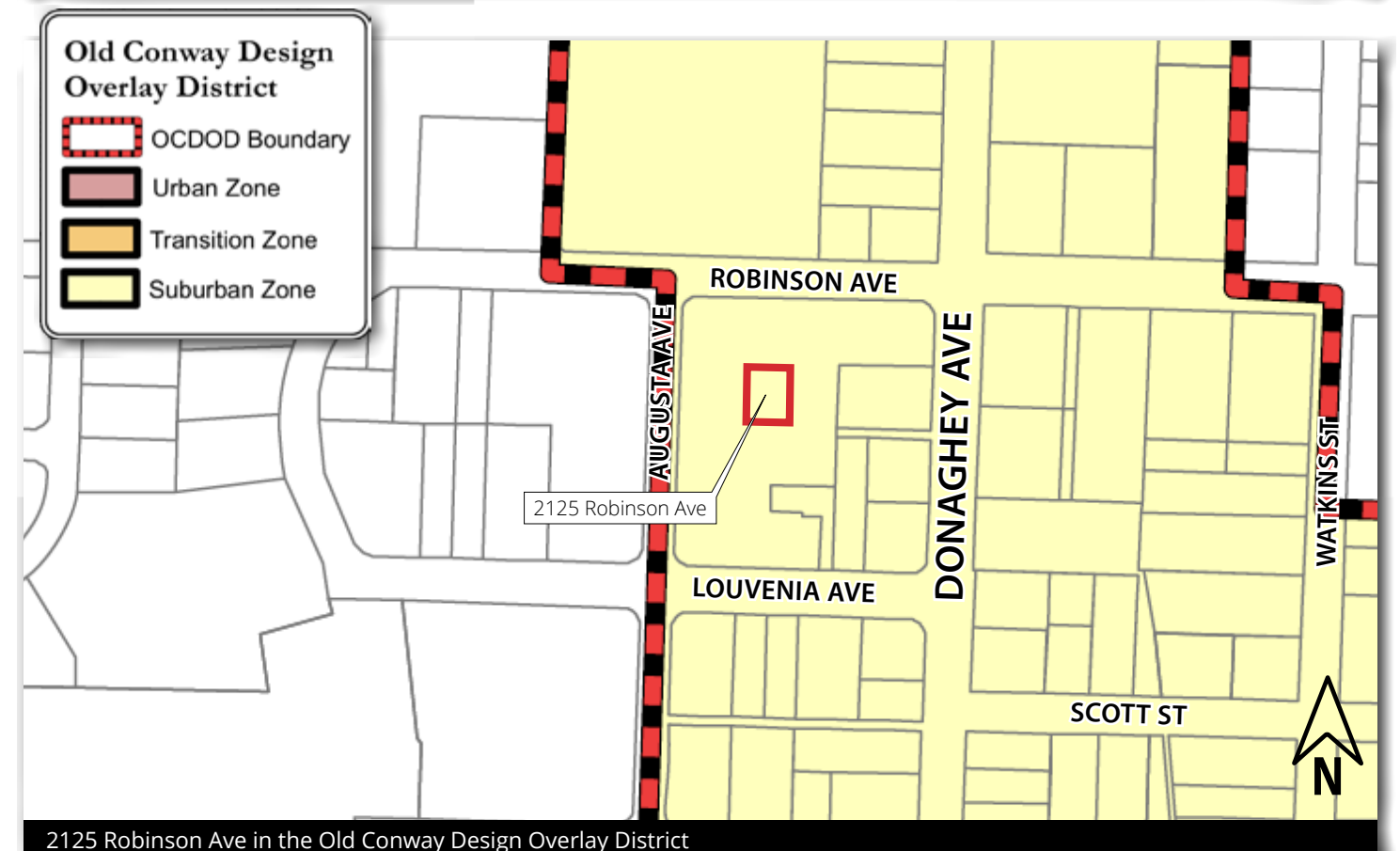
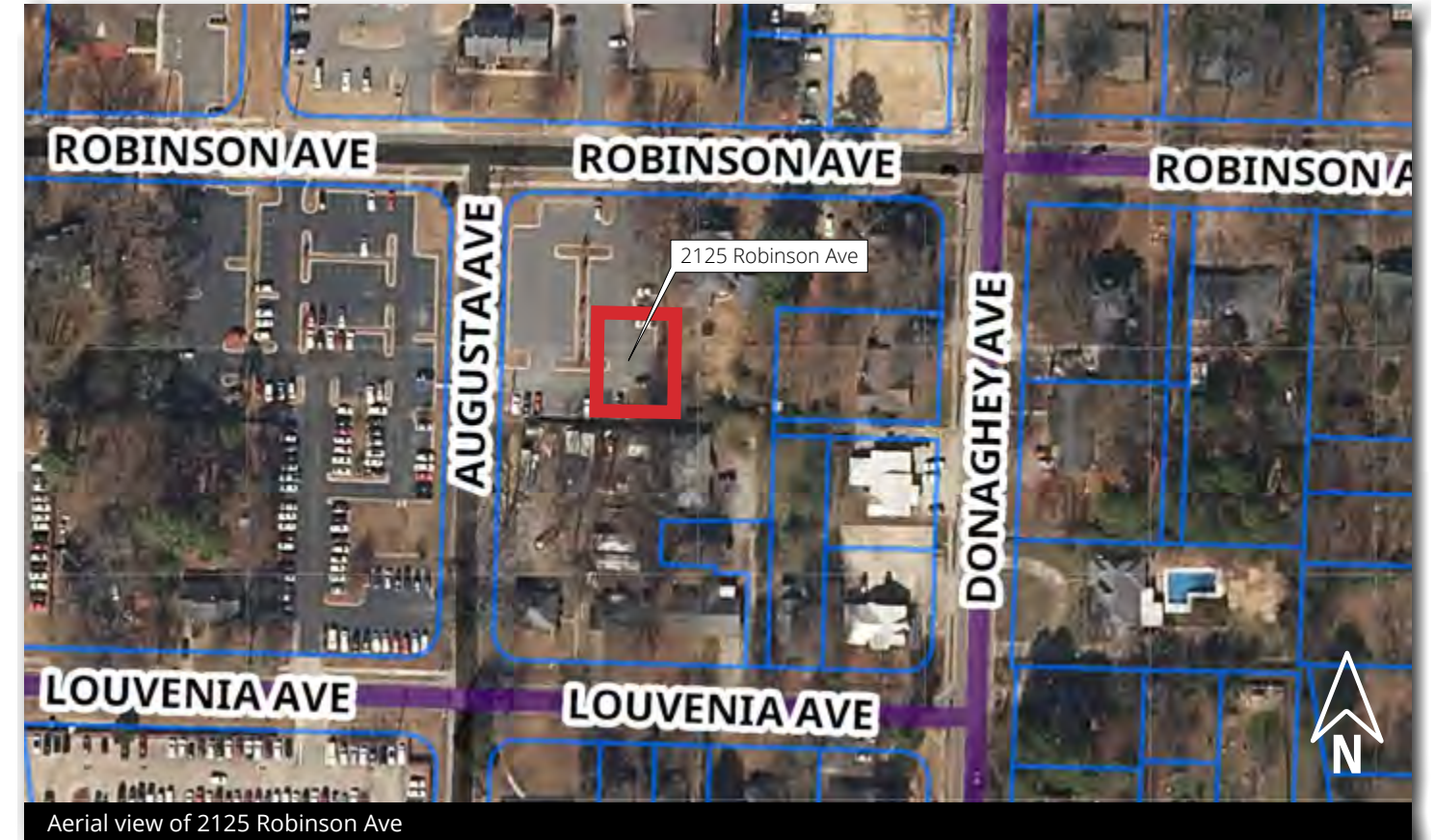
Sidewalks. There is no existing sidewalk along the Augusta Ave frontage. Sidewalks will be required at the time the site is permanently developed.

Fences/Walls. No fencing is proposed as a part of this request.

Tree preservation. There are no significant trees affected by the project.

MASSING

Scale. The size of the proposed structure (5,600 sf) is compatible to the overall scale of structures in the surrounding area, which range from modest sized single family residences to large scale hospital buildings.



II.B TEMPORARY BUILDING - 2125 ROBINSON AVENUE

Height. The structure appears to respect the historical norms within the neighborhood, as it is only one story.

Width. The width of structures in the area varies. The building will have a width of 80', which is consistent with the existing structures in the area.

Footprint. The footprint of the structure will be generally consistent with the surrounding buildings.

Complexity of form. The structure will contain a level of detailing and form that is more consistent with the surrounding institutional buildings rather than the residential structures in the vicinity.

Façade, wall area, rhythm. As proposed, the front façade of the structure will not meet the standards of the Overlay District, however the proposed building is temporary and will be removed after a specified period of time.

DESIGN ELEMENTS

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



View of subject property from Robinson Ave looking south



View of subject property from Robinson Ave looking southwest



View of subject property from Robinson Ave looking southeast



View from subject property north across Robinson Ave



Site plan

MATERIALS & DETAILING

Architectural Details, Siding, and Bricks. Detailing is uncertain from the application. The building will be clad in metal.

Staff recommends minimum requirements be imposed as a condition of approval.

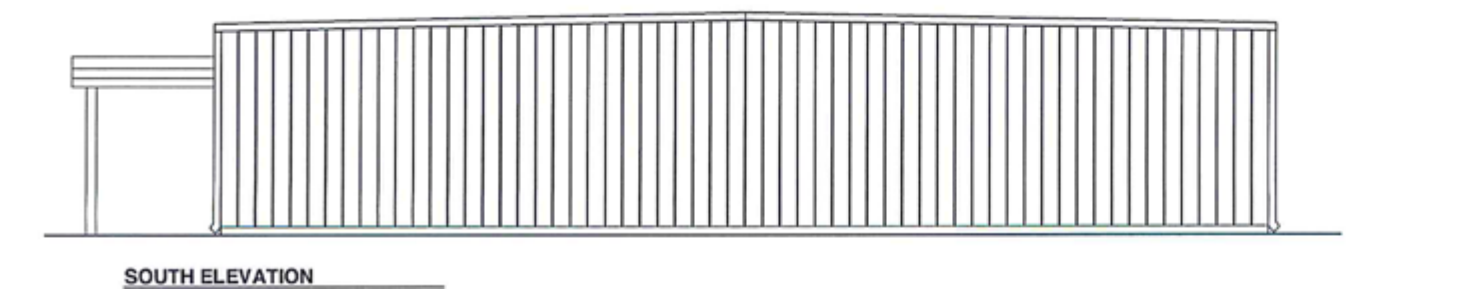
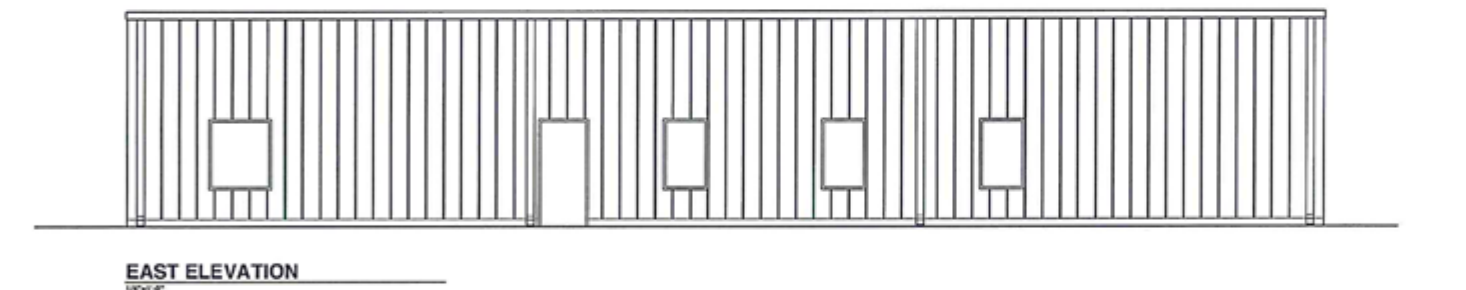
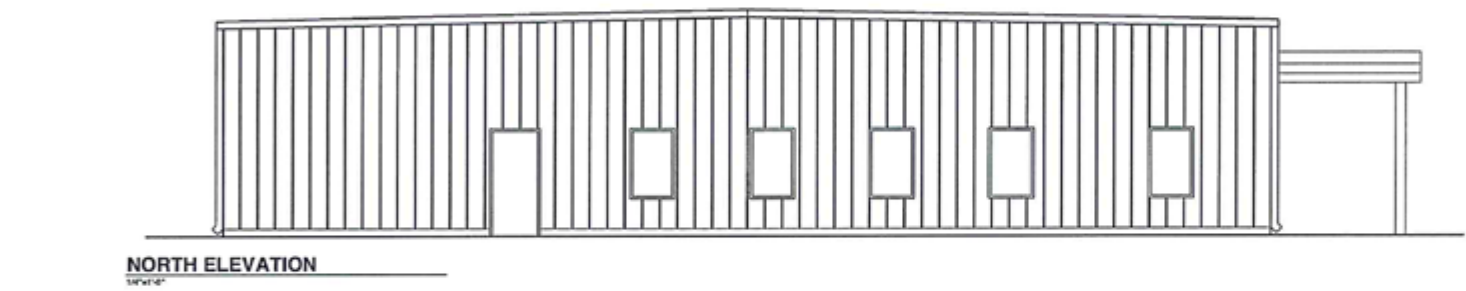
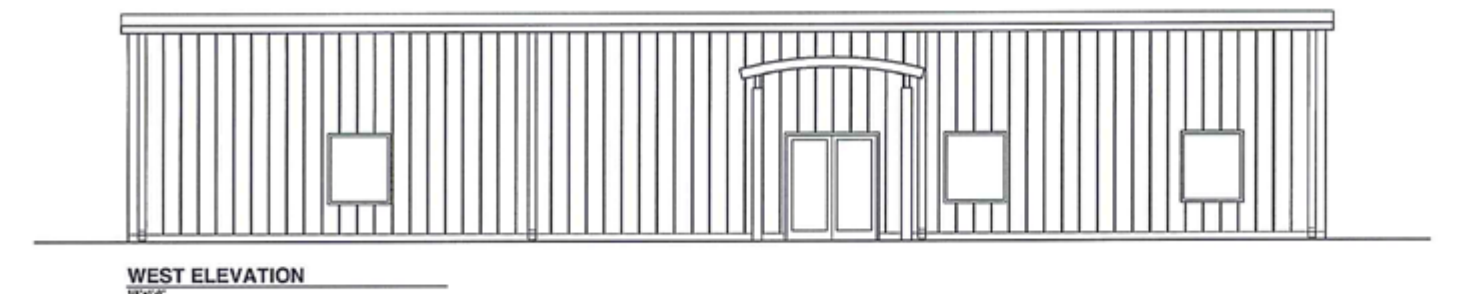
Shutters, Roof, Decks/Plaza Space, Skylights, Mechanical Screening. The applicant is proposing a minimally sloped metal roof.

Recommend requiring that HVAC not be placed at the front of the building.

STAFF RECOMMENDATIONS

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

1. The building shall be removed prior to October 28, 2022. In the event that the applicant wishes to make the building permanent, an application for a Certificate of Appropriateness shall be approved by the Historic District Commission prior to October 28, 2022.
2. HVAC equipment be placed in a manner to minimize its visibility from the street. Landscape screening may be required.
3. No trees shall be removed as part of the development.



II.C FAÇADE CHANGE - 1306 DEER STREET

OLD CONWAY DESIGN OVERLAY DISTRICT FAÇADE CHANGE 1306 DEER STREET

APPLICANT/OWNER

Conway Corporation
650 Locust St
Conway, AR 72032

SITE

Address. 1306 Deer St.

Lot Area. 1.15 acres ±.

Present Zoning. RU-1 (Restricted Use), Old Conway Design Overlay Transition District.

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

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Transition District located approximately 100 feet east of the intersection of Deer St and Locust Ave. Adjacent structures consist of the Conway Corp office building and storage facility. The site is bound by the railroad tracks to the east.

General Description of Property and Proposed Development. The applicant is proposing to replace existing overhead doors with glass storefront and a new entryway on the north side of the building. The building is currently used for storage but is being remodeled to accommodate additional office space. The proposed change to the building will not be visible from any public right of way.

ARCHITECTURE

Ground-Level Façade Detail. A minimum of 2/3 of the first floor façade should be windows.

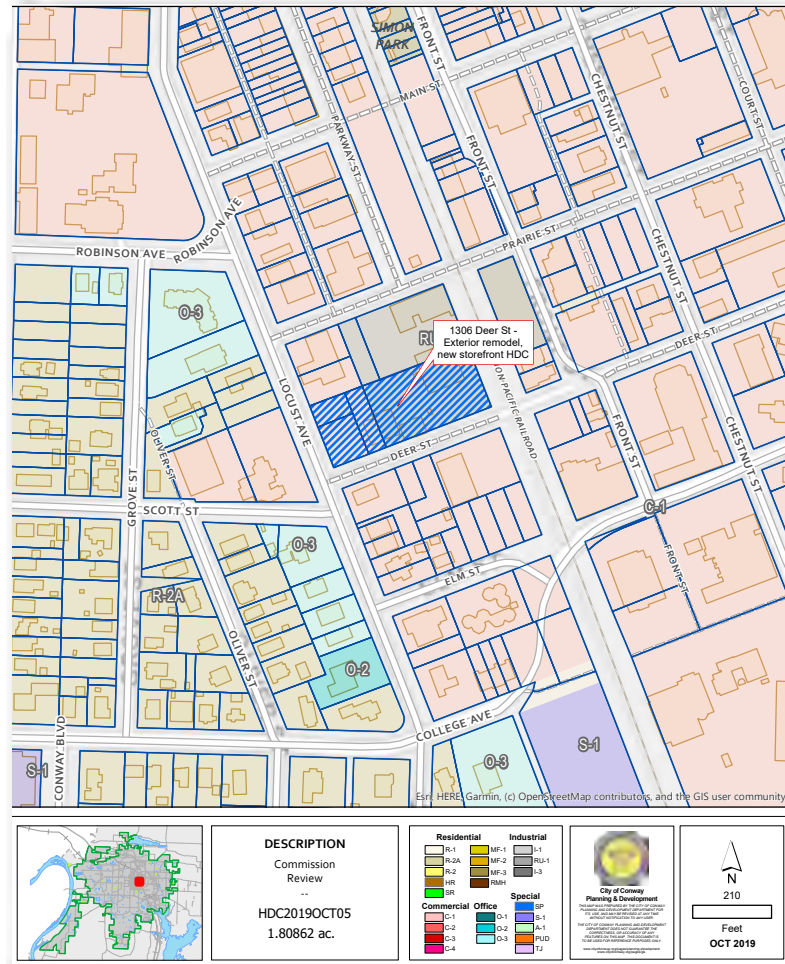
The application meets this requirement. The entire area of the existing storefront openings will be replaced by windows and entries.

Building Materials. A minimum of 85% of first floor glass should be transparent and not frosted or tinted. All glass is encouraged to be transparent.

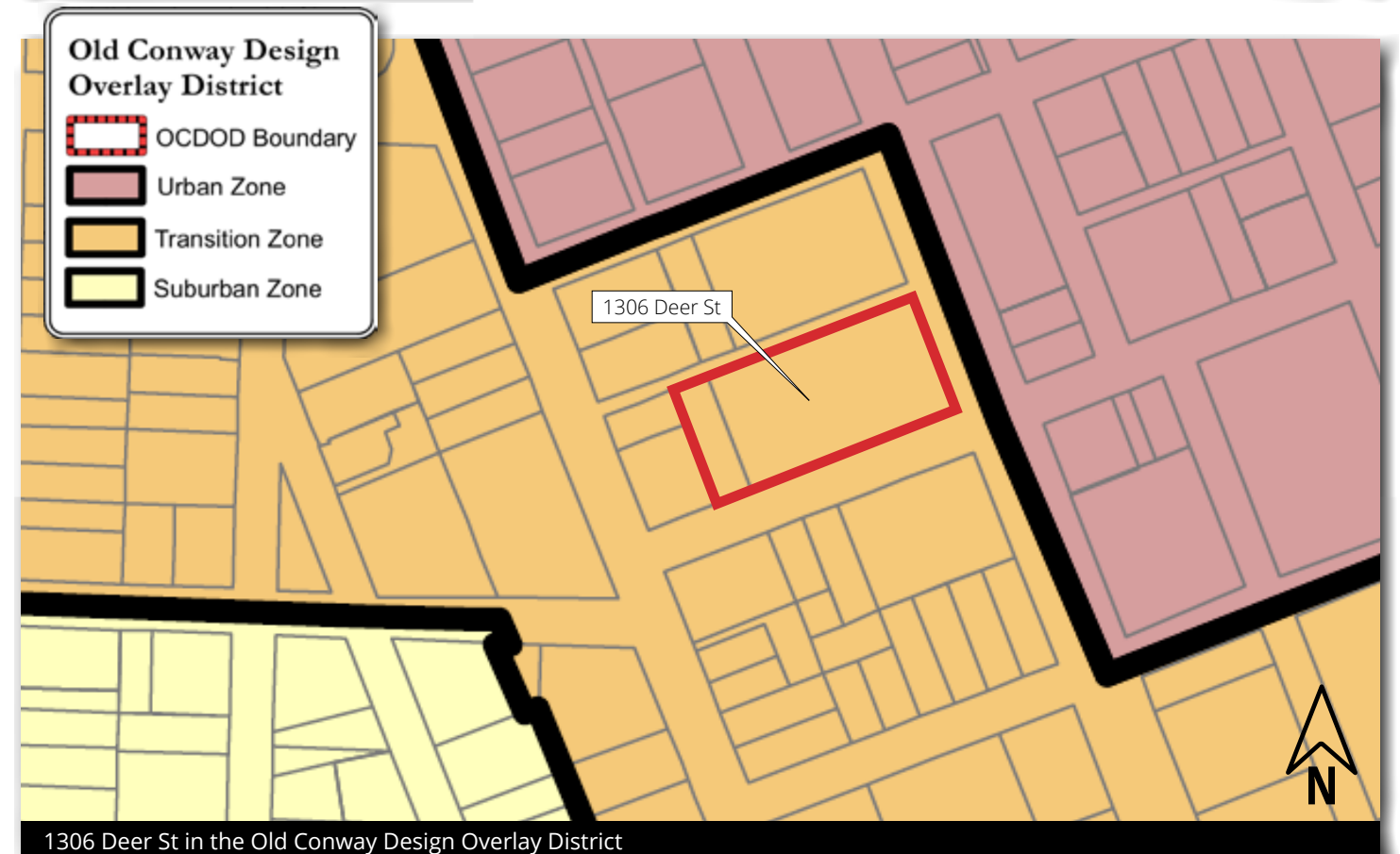
The applicant is not proposing frosted or tinted glass on any windows.

RECOMMENDATION

Staff recommends approval of the application.

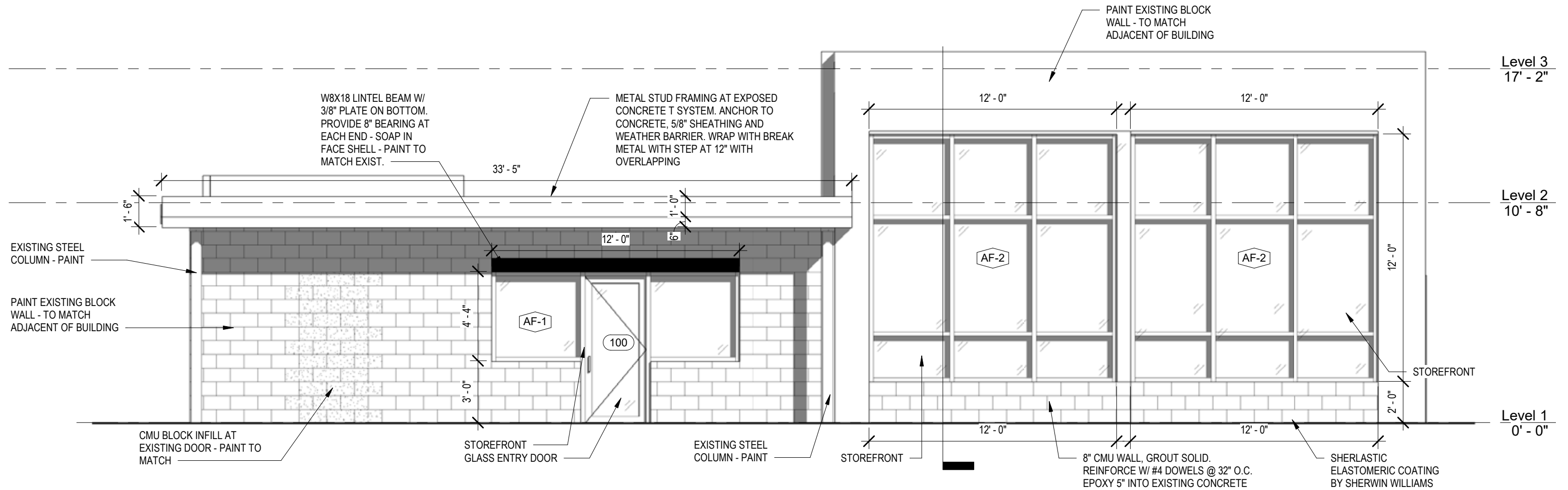


Aerial view of 1306 Deer St



1306 Deer St in the Old Conway Design Overlay District

II.C FAÇADE CHANGE - 1306 DEER STREET



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



View of subject property from Center St looking southwest



View of subject property from Center St looking west



View of subject property from Center St looking northwest

II.D EXTERIOR FAÇADE CHANGES - 1201 OAK STREET

OLD CONWAY DESIGN OVERLAY DISTRICT EXTERIOR FAÇADE CHANGES 1201 OAK STREET

APPLICANT/ARCHITECT

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

OWNERS

Conway Corporation
650 Locust St
Conway, AR 72034

LOCATION

Address. 1201 West Oak St.

Lot Area. 0.37 acres ±.

Present Zoning. C-1 (Downtown Commercial), Old Conway Design Overlay Urban District.

Abutting Zoning. C-1 (Downtown Commercial), Old Conway Design Overlay Urban District.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Urban District in the heart of downtown Conway on the south side of Oak St. Area structures consist of 19th and 20th Century commercial structures various traditional styles.

General Description of Property and Proposed Development.

The applicant is proposing to rehabilitate and remodel the existing Conway City Hall, the former First State Bank and Trust Company building built in 1960. The structure has remained relatively intact with limited modifications in the last 59 years (window modifications). Changes will include extensive changes to include a rooftop deck, two story atrium, painting brick, and new window systems.

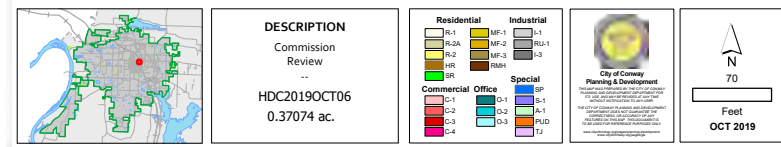
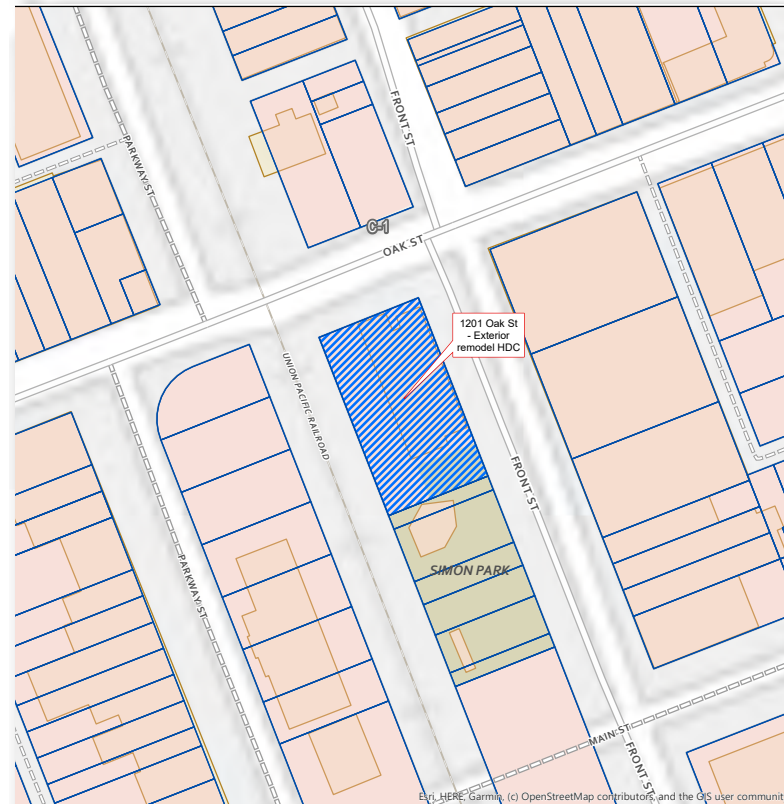
SITE

Setbacks and Spacing. A minimum of 80% of any building façade shall be within three feet of a property line.

The existing setbacks of the existing structure will not be changed.

Lot Coverage. Lot coverage for all impervious surfaces may be up to 100%. Use of materials such as asphalt is prohibited.

Lot coverage for the site will not be changed. Some limited existing asphalt area will be removed. If asphalt is removed, terrazzo, concrete pavers, concrete, stone, brick, tile, or other material may replace it.



Alley. There is no alley access to this lot.

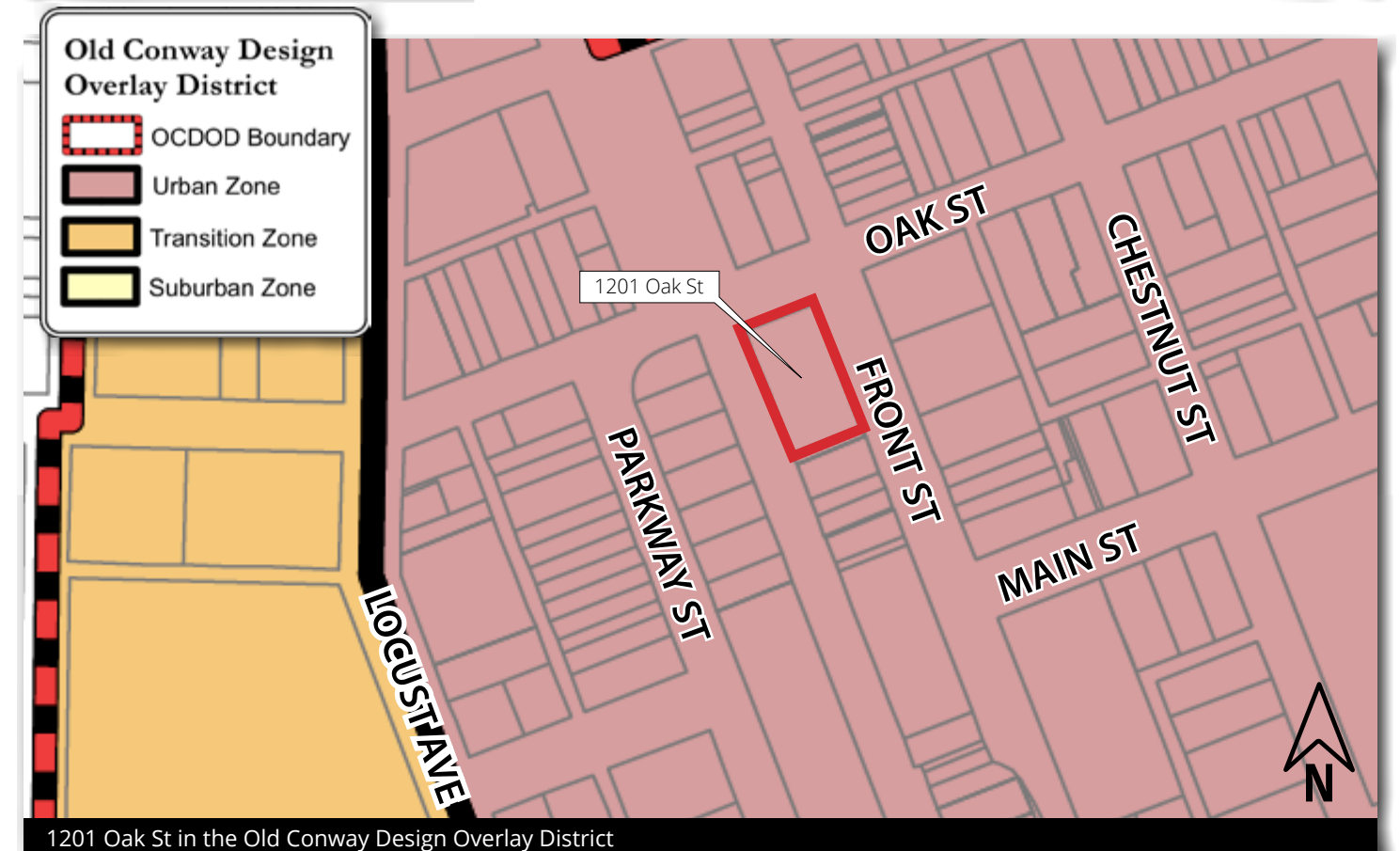
Fences, Railings, and Walls. Use of metal, brick, or stone is required with a minimum of 70% transparency.

The applicant proposes to use a glass and metal handrail. While glass is not a listed material, use will be compatible to the design and enhance the monumental character of the building. The applicant additionally proposes a CMU raised planter bed. Materials detailing is needed to determine the appropriateness for the use of CMU material. A small brick screening wall is included on the west edge of the front of the property. Wall enhancements should include enhancement of this screening wall.

Vehicular Access Points/Parking/Loading/Utility Equipment. Vehicular access points should be no greater than 20' in width. Parking abutting a street should be screened by a wall or where a wall is not practical, vegetative screening. Dumpsters and utility equipment, excluding fire hydrants must be screened.



Aerial view of 1201 Oak St



1201 Oak St in the Old Conway Design Overlay District

II.D EXTERIOR FAÇADE CHANGES - 1201 OAK STREET

Rework of the existing vehicular point should ensure its design is brought into conformity with the district requirements. Screening of the parking lot should be incorporated into the design. Screening of the dumpster must be accomplished by a masonry dumpster enclosure. Screening of the existing transformer on-site should be accomplished to the extent practical.



View of subject property from Oak St looking south

ARCHITECTURE

Façade Articulation. 35% of upper floor stories should consist of glass. Large unarticulated wall faces are discouraged. Wall areas should be broken down in separate bays or store fronts each 20'-30'.

All existing window openings shall be maintained to preserve some of the appearance of the original structure. The building will have more than adequate articulation.

Ground-Level Façade Detail. Visibility into the structure should be maximized. A minimum of 66% of the ground floor should be windows.

All existing window openings on the ground-level shall be maintained. The entry shall have additional glazing to add to the monumental character of the building.

Building Materials. The following materials are permitted: brick, stone, concrete, architectural metals, stucco/plaster, and wood trim. At least 85% of glass should lack tinting and be transparent. Painting masonry surfaces alters the appearance, character, maintenance, and durability of the material and is discouraged.

Non-tinted, non-transparent glass shall not be permitted. All building materials proposed by the applicant are appropriate. Recommend requiring existing brick to remain unpainted.

Building Entries. Main entries should be located on the street and contain unique and character defining features to attract attention.

The front entrance shall be located at the street and feature a large glass atrium that will give the building a monumental character.

Exterior Lighting. Strobing lights are prohibited.

No lighting plan is included. Accent lighting is encouraged.

STREETSCAPE

Sidewalks/Sidewalk Furniture. Sidewalks must be provided with all projects in the urban district.

The applicant will coordinate with the City of Conway on a preferred design to improve the streetscape on Front and Oak Streets. Sidewalk or plaza space extending from the street to the building is required. Reservation of space in a front plaza for public art displays should be included.

MONUMENTAL CHARACTER

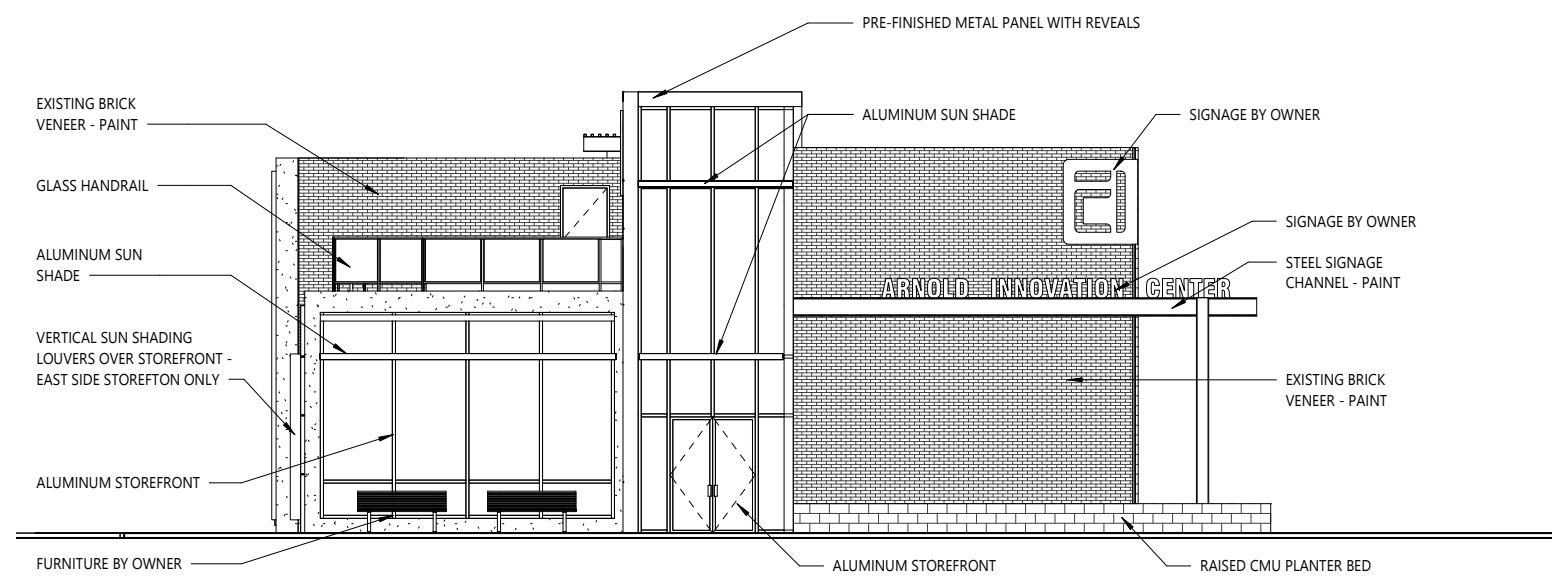
Lighting. Lighting should be designed as an integral feature of the building and highlight building features.

Recommend requiring the applicant to provide an architectural lighting plan for review and approval by staff to help enhance the monumental character of the structure.

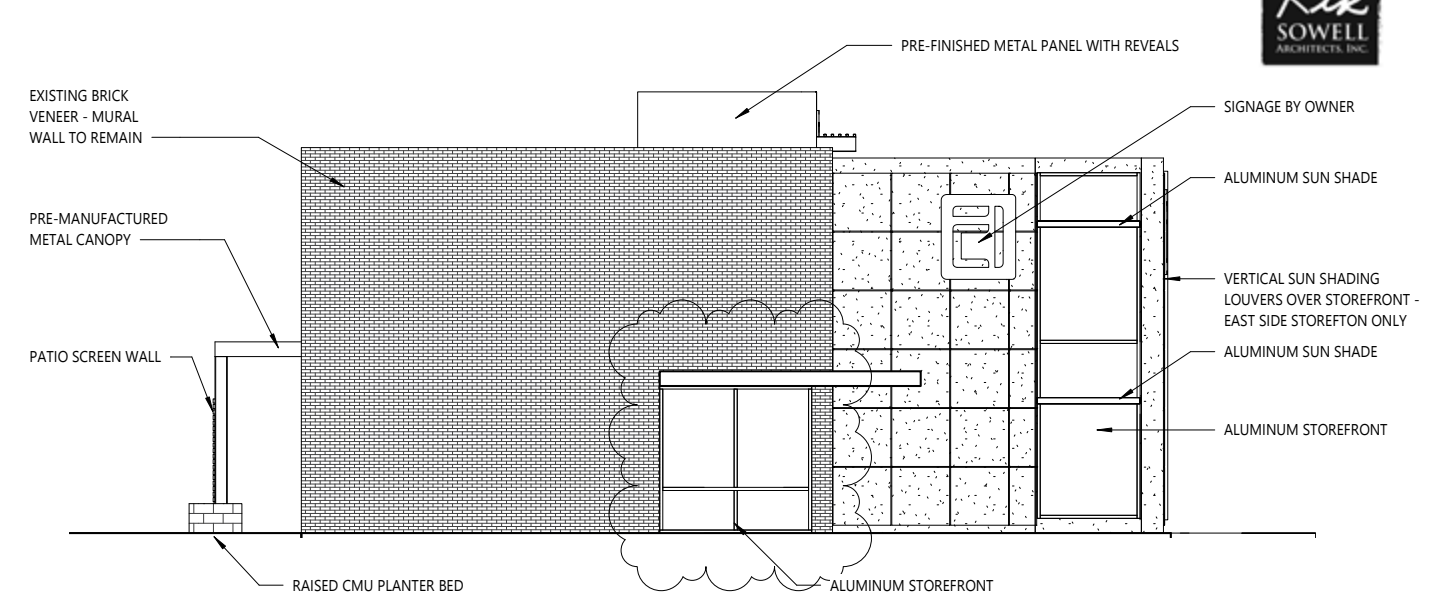
RECOMMENDATIONS

Staff recommends approval of the building modifications with the following conditions:

1. Provide plans and coordinate with the City of Conway to address the existing parking lot, required parking screening, dumpster enclosure, site access, landscaping (including CMU material used for planters), and front plaza design.
2. Provide plans for external lighting of the facility.
3. New windows shall be non-tinted.
4. Existing unpainted brick shall remain unpainted.
5. HVAC equipment be placed in a manner to minimize its visibility from the street.



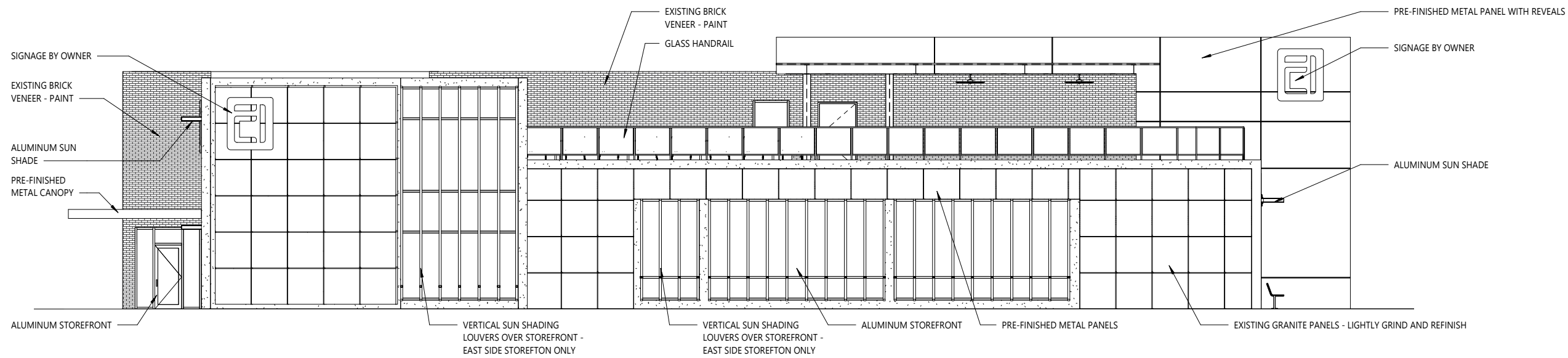
1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



II.D EXTERIOR FAÇADE CHANGES - 1201 OAK STREET



3 EAST ELEVATION
1/8" = 1'-0"



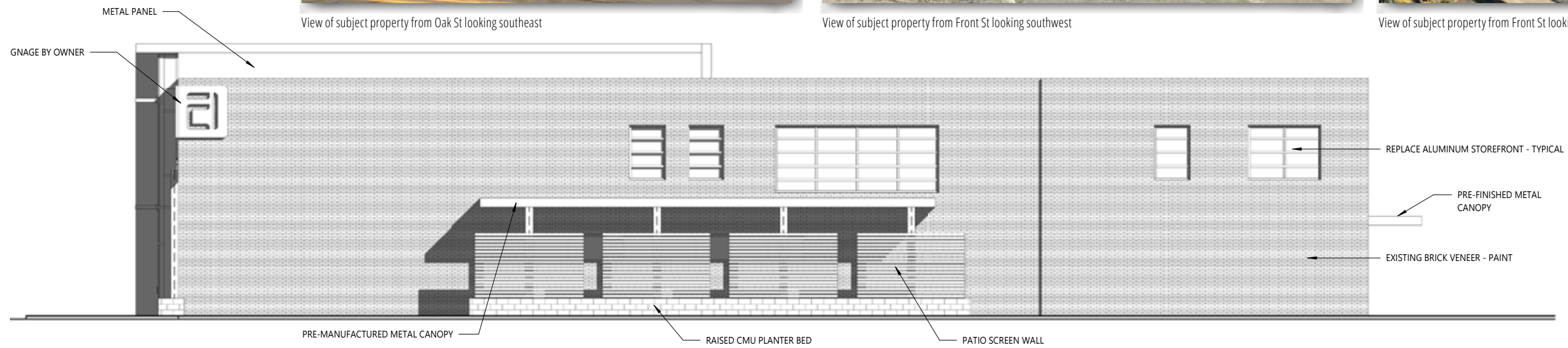
View of subject property from Oak St looking southeast



View of subject property from Front St looking southwest



View of subject property from Front St looking southwest



4 WEST ELEVATION
1/8" = 1'-0"

II.E NEW ACCESSORY BUILDING - 1140 WATKINS STREET

OLD CONWAY DESIGN OVERLAY DISTRICT NEW ACCESSORY BUILDING 1140 WATKINS STREET

APPLICANT/OWNER

Reed Weaver
1335 Salem Rd
Conway, AR 72034

LOCATION

Address. 1140 Watkins St.

Lot Area. 0.20 acres ±.

Present Zoning. R-2A (Two-Family District), 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 at the northeast corner of Watkins and Weems Streets. Area structures consist of single-family homes in minimal traditional, contemporary vernacular, craftsman, and bungalow styles.

General Description of Property and Proposed Development. The site is occupied by a single-family home in a contemporary bungalow style. The house has a footprint of 1,738 sf. The applicant is proposing to construct a 760 sf detached garage.

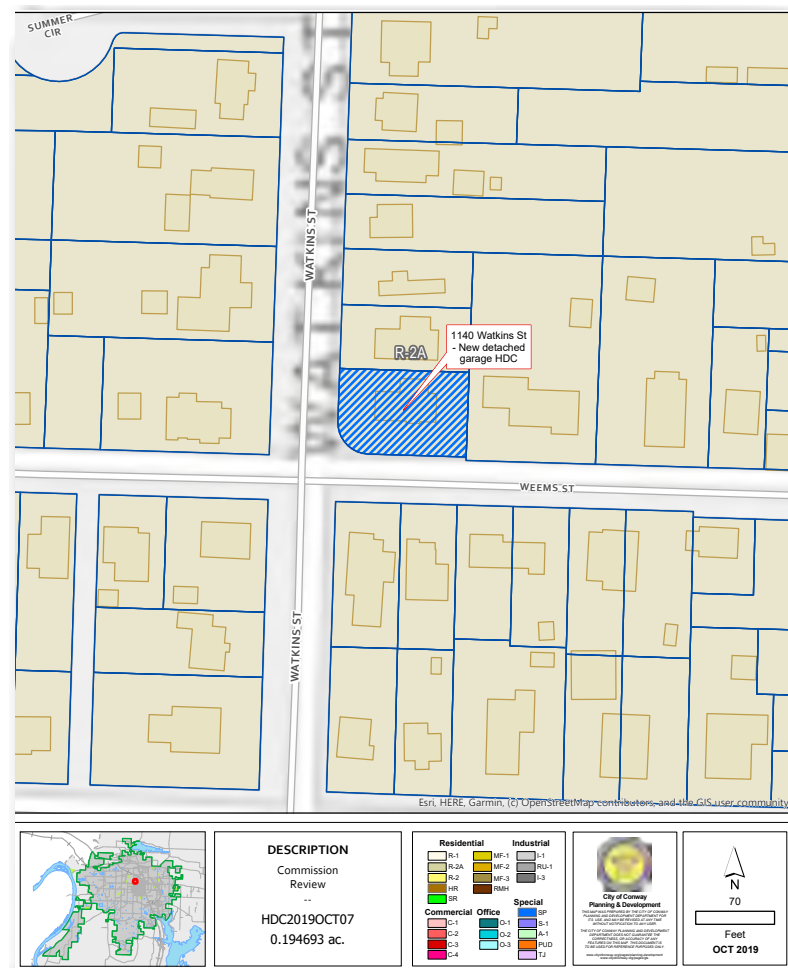
SITE

Setbacks and Spacing. Outbuildings should be at the rear of the principal building with a 3' minimum side setback, 2' minimum rear setback, and an 8' minimum secondary frontage setback.

As proposed, the setbacks will be 5' to the rear, 6' from the interior side, and 30' to the secondary frontage. The garage will be placed to the rear of structure when viewed from the primary frontage.

Fences/Walls. No fencing is proposed.

Landscaping and Tree Preservation. There is no landscaping proposed with the project. There are no significant trees that will be affected by the project. The placement of the new garage has been intentionally located to avoid significant landscaping features on the site.



MASSING

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

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

MATERIALS & DETAILING

Roof. The roof should respect the roof lines and pitches of roofs in the general vicinity.

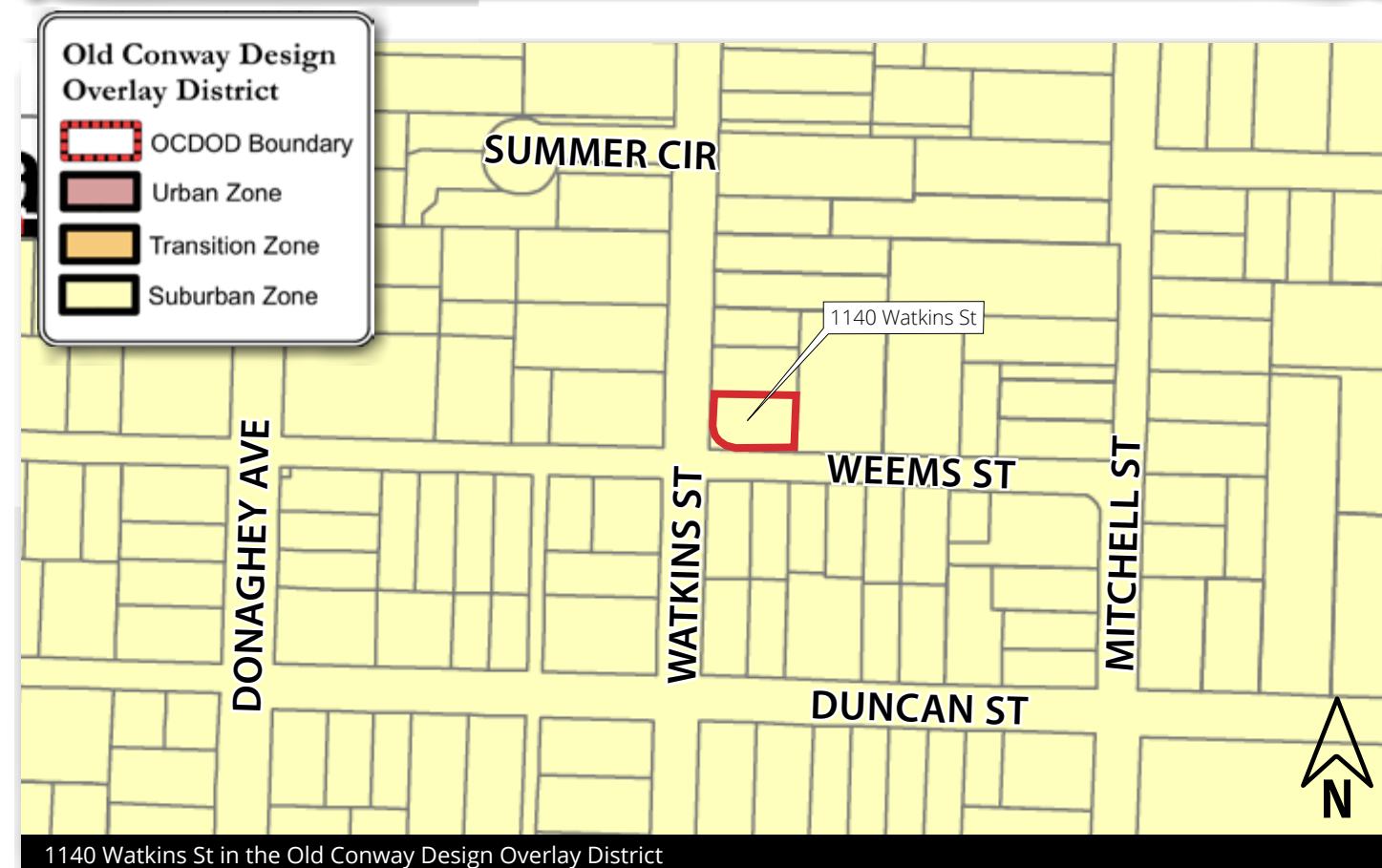
The structure will feature a hip roof that is compatible in design and pitch to the roof of the primary structure.

Outbuildings. The structure should use materials consistent with the principal structure. Accessory structures should not exceed 30% the size of the footprint of the primary structure.

The plans submitted for review do not indicate a proposed material. It appears the existing house is clad in vinyl siding, however the use of vinyl siding for new construction in the Overlay District is not appropriate. The applicant shall clad the proposed structure in an appropriate material including wood siding or cement fiber siding (Hardie board).



Aerial view of 1140 Watkins St



1140 Watkins St in the Old Conway Design Overlay District

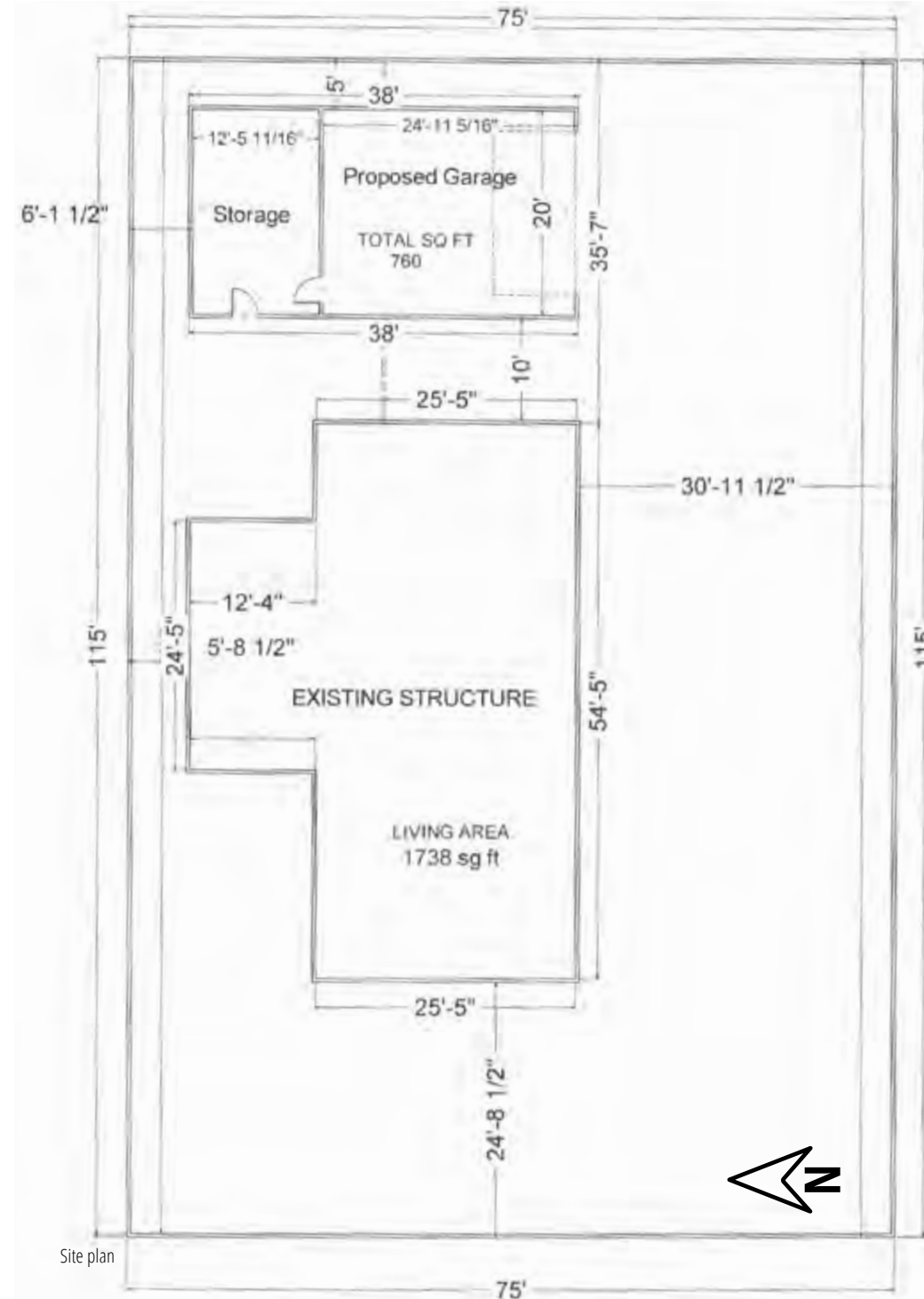
II.E NEW ACCESSORY BUILDING - 1140 WATKINS STREET

The proposed area of the accessory structures on the site exceeds the allowable 30% area for accessory structures. The applicant shall reduce the size of the structure to meet the requirement. Alternatively, the applicant may connect the proposed accessory structure to the primary structure using a breezeway or another type of connecting feature.

RECOMMENDATIONS

Staff recommends approval of the application with the following conditions:

1. The proposed accessory structure shall be clad in either wood siding or cement fiber siding (Hardie Board).
2. The applicant shall reduce the size of the structure to meet the requirement or connect the proposed accessory structure to the primary structure using a breezeway or another type of connecting feature.



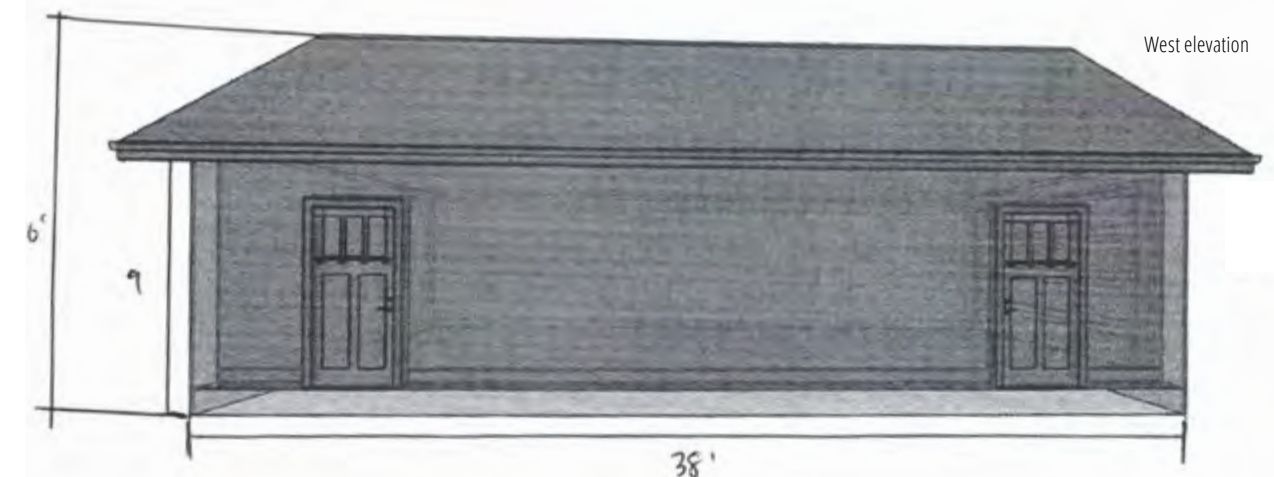
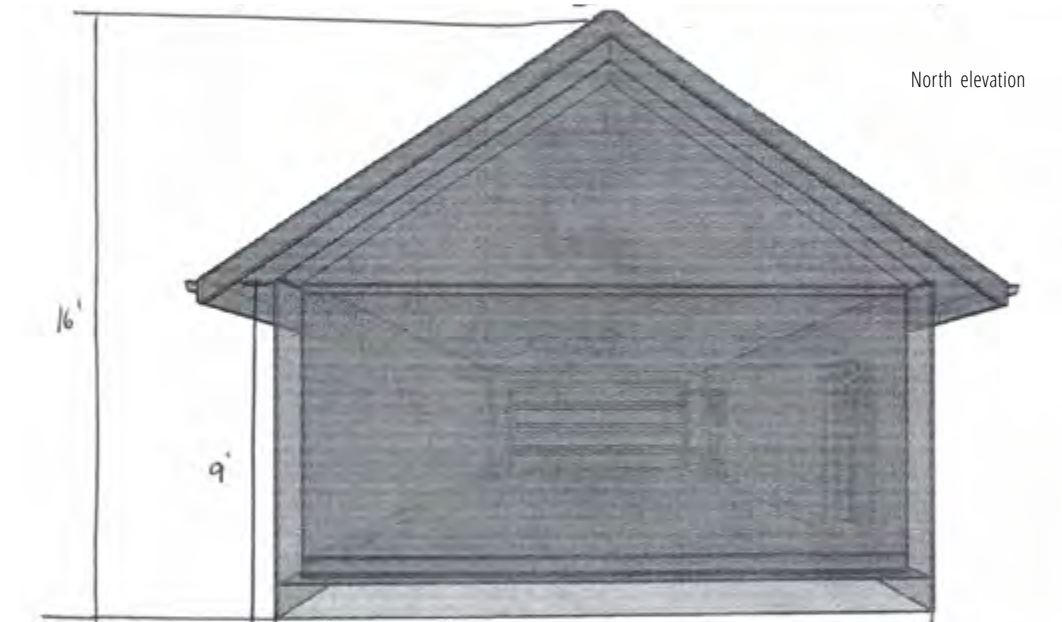
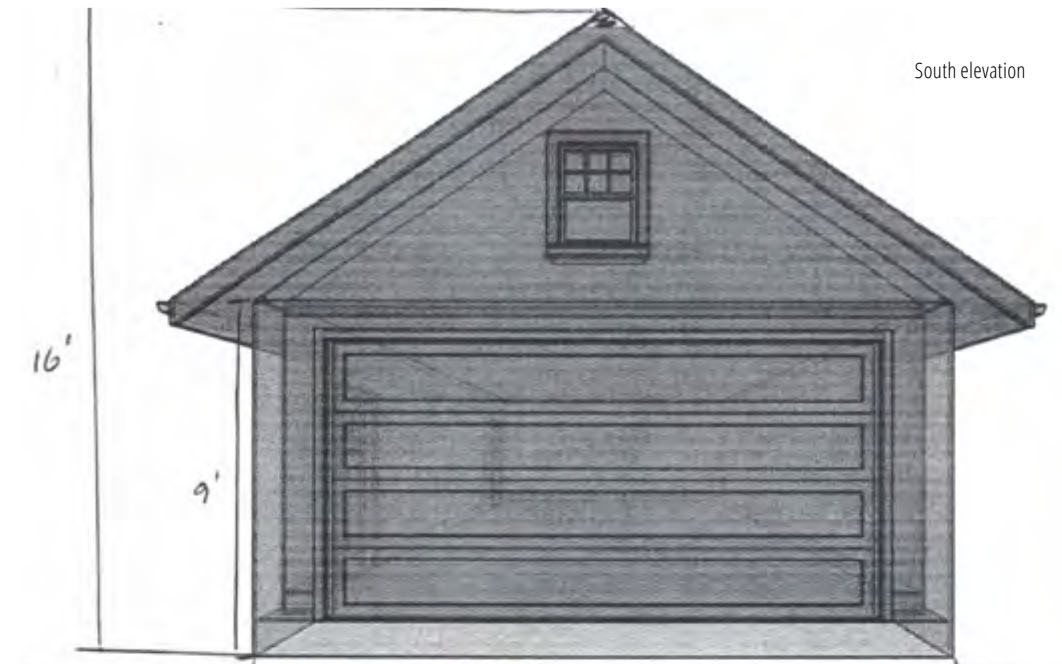
View of subject property from Watkins St looking southeast



View of subject property from Weems St looking northeast



View of subject property from Watkins St looking east



II.G FRONT & REAR PORCH ADDITIONS - 2039 INDEPENDENCE AVENUE

OLD CONWAY DESIGN OVERLAY DISTRICT FRONT & REAR PORCH ADDITIONS 2039 INDEPENDENCE AVENUE

APPLICANT/OWNER

Reed Weaver
1335 Salem Rd
Conway, AR 72034

LOCATION

Address. 2039 Independence Ave.

Lot Area. 0.20 acres ±.

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

Abutting Zoning. West - R-1 (Single-Family Residential), Old Conway Design Overlay Suburban District; East, North, South - R-2A (Large Lot Duplex), 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 Independence Ave. Area structures consist of single-family residences in ranch and minimal traditional styles. A modern Craftsman replica style is being proposed adjacent to this structure.

General Description of Property and Proposed Development. The applicant is proposing to construct new front and rear porch additions on the existing ranch style home.

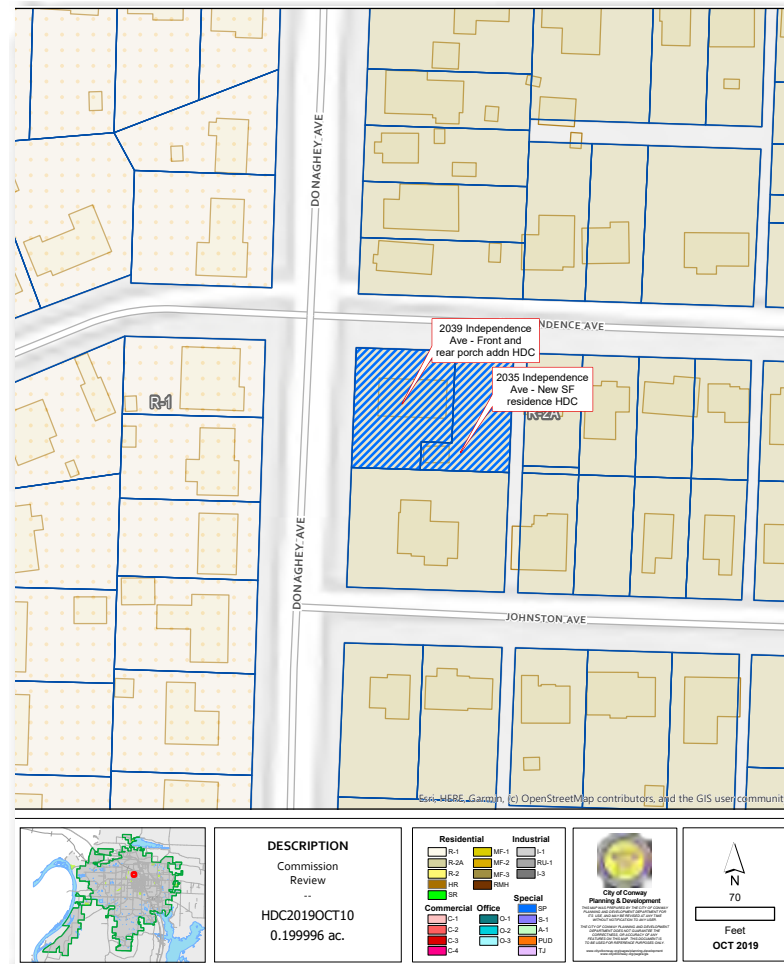
SITE

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 26.5', based on the properties to the east. The included drawings indicate a setback of 27' with a porch extending 8' into the setback. The other proposed setbacks conform to the zoning requirements.

The proposed setbacks and spacing are appropriate. Front porches are permitted to encroach into required setback areas. Spacing of the structure appears to conform to the requirements.

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

Lot coverage for the site is approximately 22%. However, additional paving shall be required but will remain below the 60% requirement.



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

The front door faces the street in a similar fashion to other structures on the street.

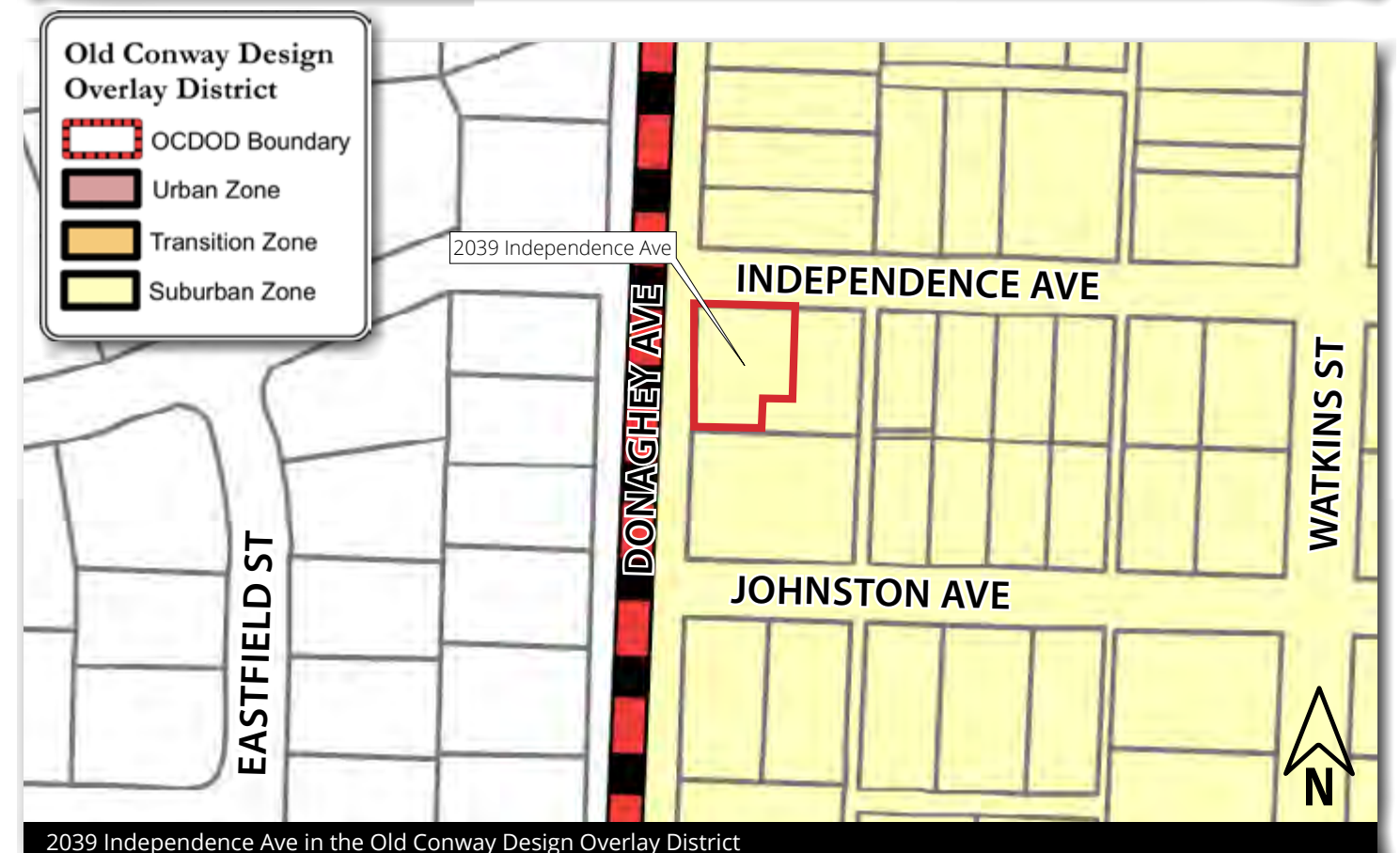
Alley. There is no alley access to this lot.

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

The applicant is not proposing to alter the existing gravel parking area in front of the house. Paving shall be required on the site. Recommend requiring a 10'-12' driveway or ribbon concrete pavement.

Sidewalks. There is no existing sidewalk along the property. Sidewalk construction is not required due to the scope of the proposed project.

Fences/Walls. No fencing is proposed.



II.G FRONT & REAR PORCH ADDITIONS - 2039 INDEPENDENCE AVENUE

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

The planting of two canopy trees in the front yard is required.

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 (1,880 sf) is compatible to the overall scale of structures in the surrounding area, which appear to range between approximately 1,470 sf and 2,000 sf.

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

The building footprint will cover less than 30% of the site, similar to other structures in the area.

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

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

Façade, wall area, rhythm. New façades 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 applicant is not proposing to alter windows on the structure.

DESIGN ELEMENTS

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

The proposed design would significantly alter the home's existing ranch style character to include historic and modern styling elements. The surrounding area does not have a cohesive theme of styles, mixing traditional, historic vernacular, and contemporary elements. As such, the proposed additions could be considered compatible.

Entries, Porches, and Porticos, Doors and 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 muntins are not permitted.

An open front porch with an 8' depth is 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 submitted plans.

MATERIALS & DETAILING

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

Alterations to the existing cladding are not proposed. The existing brick façade was painted sometime between 2014 and 2016 to the existing gray color.

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.

RECOMMENDATIONS

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

1. Applicant shall be required to pave a 10'-12' to connect the existing one car garage to the street.
2. Require planting of two canopy trees in the front yard.
3. HVAC equipment be placed in a manner to minimize its visibility from the street.
4. The applicant will provide revised plans to the Planning Director for review and approval prior to issuance of building permits.



View of subject property from Independence Ave looking south



View of subject property from Independence Ave looking southwest

