



CONWAY
HISTORIC DISTRICT COMMISSION
SEPTEMBER

5:30pm • September 25, 2017 • City Hall

Robinson Historic District & Old Conway Design Overlay District

CONWAY HISTORIC DISTRICT COMMISSION MEETING

SEPTEMBER 25 , 2017 • 5:30PM • CITY HALL • 1201 OAK STREET

AGENDA

MINUTES
August 28, 2017

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PUBLIC HEARINGS

ROBINSON HISTORIC DISTRICT

A. Clark Renovation & Remodel - 1517 Caldwell Street

OLD CONWAY DESIGN OVERLAY DISTRICT

- B. 4H Covered Carport - 1423 Caldwell Street
- C. New Commercial Building - 931 Locust Avenue
- D. H3 Home + Decor New Warehouse - 801 First Street

DISCUSSION

- E. Nomination and selection of new Board members
Items as decided by the Commission

HISTORIC DISTRICT COMMISSION MEMBERS

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

**Conway Historic District
Commission August 28, 2017
Meeting Minutes**

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

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

Finding of a Quorum.
6 Commission members - Quorum present.

Also in attendance:
Matt and Ashley Morgan - 2225 wiggle Worm Road
David White - Civil engineer for Bruce Street project, Tyler Group
Kelly Turney - 1307 Bruce St.

Meeting Minutes
July 24, 2017 minutes. Betty Pickett motioned for approval, seconded by Taylor Martin. Minutes approved unanimously.

Robinson Historic District Certificate of Appropriateness Review

Morgan Remodel Review – 835 Watkins Street

Presentation:
The owners would like to remove an overgrown cedar tree and the broken concrete pathway leading up to the front of the house from the city sidewalk and replace with it pavers and stones. Most of the changes are superficial with no major changes to the façade of the house.

Neighborhood Discussion:
None

Commission Discussion:
There was discussion on exactly which tree would be removed. The tree in question is a cedar at the northeast corner of the residence. The large silver maple close to the street and power lines was removed by the city. A small thin tree shown on the plans is already gone and will not be replaced. It did not require review of the HDC as it was smaller than 8” in diameter.

Motion made by Betty Pickett to approve the remodel with the following conditions:

- 1. Porch railings shall be constructed as shown on submitted plans.
- 2. Lighting, mailbox, and house numbers shall be installed as shown on submitted plans.
- 3. The existing sidewalk may be removed and replaced with large concrete pavers and river rock as proposed.
- 4. The large cedar/evergreen tree at the northeast corner of the residence may be removed.

Motion seconded by Gerald Tosh to approve. Motion approved unanimously.

**Old Conway Design Overlay District
Certificate of Appropriateness Review
Bruce Street Apartments – 1311, 1313, 1315,
& 1317 Bruce Street**

Presentation:
David White, civil engineer with the Tyler Group was present to discuss the proposed duplexes. No presentation. There is an existing duplex on adjacent property on Bruce that will remain. It is not part of the proposed project. There is an unbuilt alley separating the older duplex and the new development.

Neighborhood Discussion:
Mrs. Turney asked about where the sewer line serving the project would be placed. Mr. White stated that a discussion with Conway Corporation concerning sewage service has not been held. Mrs. Turney thought that the sewer line is too shallow for the 4 apartments and they will have to go across her yard to get an adequate drop in the sewer line that is across the street on Griffith. She inquired how the duplexes were allowed. The zoning to allow duplexes was allowed by the City several years ago, but nothing was built. The Chairman stated that the HDC is reviewing the look and placement of the structures to ensure they adhere to the neighborhood, not land use.

Commission Discussion:
The Commission discussed which trees would be retained as part of the project? A tree on the northwest corner will be taken out because it is too close to utilities. The two trees at the front of the property along Bruce will come out but the tree in the middle of the property will remain. Structures, driveway, and parking areas will be built around the tree.

Motion made by Marianne Welch to approve the duplexes on Bruce Street with the following conditions:

- 1. The duplexes and driveway shall be constructed as shown in submitted plans.
- 2. Fence row trees shall be preserved as much as possible. Trees and landscaping shall be reviewed in depth as part of Planning Staff development review.

- 3. Four additional windows shall be placed on the left and right elevations as shown in Staff sketch.
- 4. 9 foot minimum ceiling height shall be required on first floor.
- 5. HVAC and utility equipment shall be appropriately located at the rear or side of the structure and/or appropriately screened.
- 6. A 5 foot sidewalk shall be constructed along Bruce Street with an interior sidewalk connection to the new Bruce Street sidewalk.

Motion seconded by Scott Zielstra. Motion approved unanimously.

Discussion
CLG 2016 Grant Status – Faulkner County Museum
The Arkansas Historic Preservation Program has approved the Faulkner county museum drainage study project. The \$3,500 engineering fee has been paid.

Scull Historic District
The two residence national register historic district consisting of handmade concrete block residences at 428 and 432 Conway Boulevard has been reviewed by the Arkansas State Review Board and been given a recommendation of approval to be placed on the National Register of Historic Places. The recommendation has been forwarded to the National Park Service.

College Avenue Historic District NRHP Nomination
Sandra Taylor Smith is on schedule to submit the College Avenue Historic District National Register of Historic Places nomination in September 2017. If submitted on time, the nomination will be reviewed by the State Review Board in December 2017. If she cannot submit in September, the nomination will be submitted in January 2018 and reviewed in April 2018.

Remaining 2016 CLG Grant Funds
There is \$1,300 remaining in the 2016 CLG Grant. There are a couple of opportunities to decrease this amount in the coming months:

Eureka Springs CAMP Workshop
A Commissioner Assistance and Mentoring Program training session will be offered on September 18, 2017. Topics covered will include design guidelines and the Secretary of the Interior’s Standards, reading plans, design review nuts-and-bolts, approaches to infill design, and issues related to alternative materials. More information about trainers and materials will be emailed.

Realtor Education Program
AHPP Staff has given preliminary approval of the realtor training or similar activity. If a realtor workshop is to be held, we’ll need to move quickly in order to spend the money no later than September 30 and invoice to the AHPP no later than October 15, 2017.

2018 Historic District Commissioner Membership
Scott Zielstra, Taylor Martin, and Betty Pickett roll off the Historic District Commission on December 31, 2017. Scott and Betty will be at the end of the allowed terms. City ordinances establish that members of the HDC are allowed 2 terms only. Scott and Betty are currently serving their second terms. Betty is also serving as the Pine Street Community Development Corporation Member. Taylor may request an additional term expiring in December 2020. If Taylor reenlists, the commission will need 2 new members for 2018, one of which represents the Pine Street Community Development Corporation. Nominations for City boards and commissions are accepted during the month of October.

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

A JAN CLARK RENOVATION & REMODEL - 1517 CALDWELL STREET

**ROBINSON HISTORIC DISTRICT
CERTIFICATE OF APPROPRIATENESS REVIEW
CLARK RENOVATION & REMODEL + DEMOLITION
1517 CALDWELL STREET**

APPLICANT

Jan Clark
1000 Regina Cove
Conway, AR 72034

OWNER

Bill Wilson & Kimra Cook
3600 Oakwood Road
Little Rock, AR 72202

SITE

Address. 1517 Caldwell Street

Lot Area. ± 0.33 acres

Present Zoning. R-2A (Large Lot Duplex). The property is within the Robinson Historic District. The applicant is seeking a rezoning to O-2 (Quiet Office) at the September 18 Planning Commission meeting.

Abutting Zoning. R-2A (Large Lot Duplex), C-1 (Downtown Commercial), and O-2 (Quiet Office) in the Robinson Historic District.

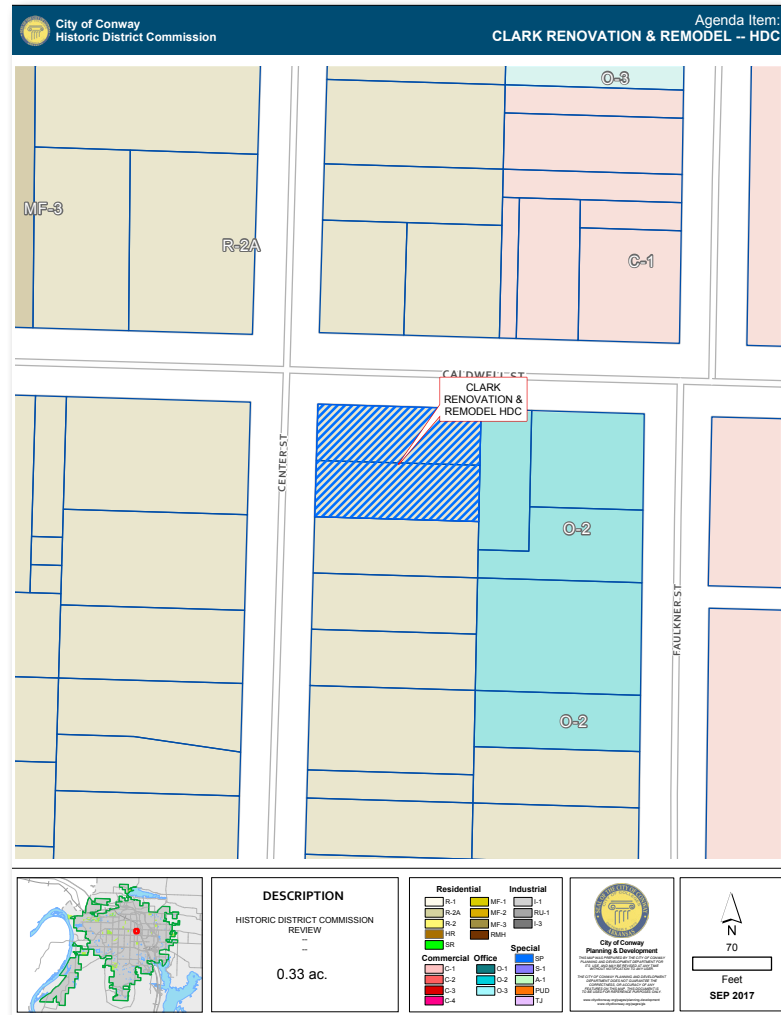
Surrounding Area Structures. The property is located in the Robinson Historic District on the south side of Caldwell Street at the southeast corner of Caldwell and Center Streets. Area structures consist of single Queen Anne, craftsman bungalows, minimal traditional, and colonial revival. There are single family, duplexes, multiplex residences. Several of the structures have been converted to office uses.

General Description of Property and Proposed Development. The 1904 structure is listed as a contributing structure in the 1997 Robinson District Survey. The applicant is proposing to repair the front porch to be historically correct, remove a metal parking cover, remove dilapidated shed, paint gables, and replace the roof. The HDC does not regulate paint and the roof replacement will not require HDC approval if "in kind" materials are used.

Setbacks. Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 80% to 110% of the average area front setback. The setbacks will remain unchanged.

Spacing. Established spacing distance pattern between area structures. Spacing will remain unchanged.

Lot Coverage. Lot coverage will remain unchanged.



Orientation. The direction in which the front of a building faces. The orientation will remain unchanged.

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

Driveway/Parking/Carport. There is an existing gravel driveway. The applicant is seeking a rezoning to allow an office use. As part of the office, a parking area has been discussed on the west side of the structure. This parking area will be paved and largely hidden from public view by the existing shrubs. The parking area will need review and approval of the HDC. The parking area has not been made part of this request.

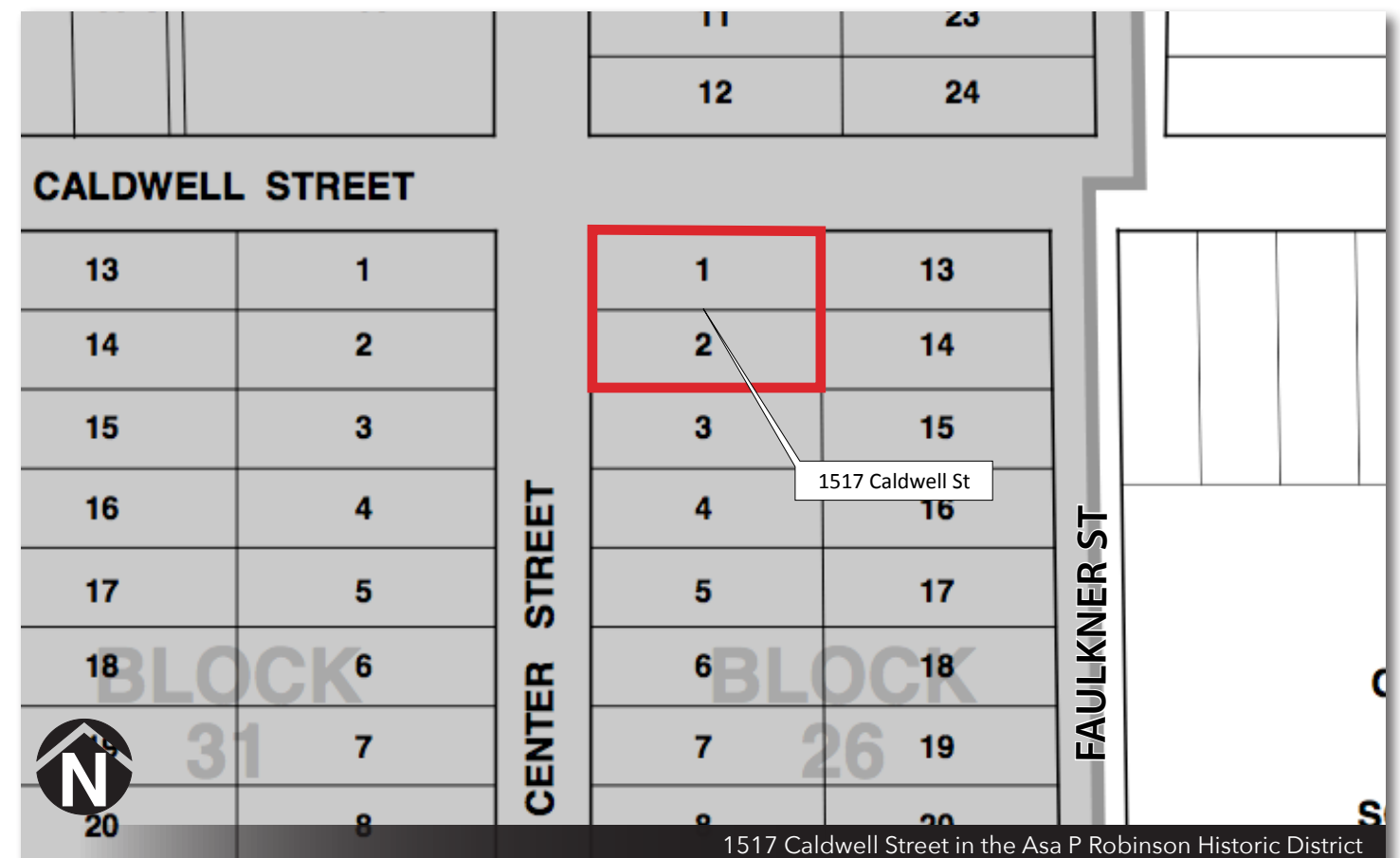
Sidewalks. There are sidewalks along Caldwell and Center Streets.

Fences. No fencing is proposed.

Tree preservation. No trees will be affected by the requested improvements.

MASSING

Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. Not applicable.



A JAN CLARK RENOVATION & REMODEL - 1517 CALDWELL STREET

Height. The average height of area structure’s eaves and cornices. Also, the first floor elevation / height relationship. Not applicable.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. Not applicable.

Directional expression. Measurement of the height to width ratio of a structure’s elevation. The height/vertical expression of the residence remains unchanged.

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The residence’s footprint would be slightly changed by the removal of the rear porch addition.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The residence’s overall form remains unchanged.

Facade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. Not applicable.

DESIGN ELEMENTS

Style. The style should compliment the existing and area structures. The residence is listed as a “Plain-Traditional” and “Queen Anne” in the 1997 Robinson District survey.

Entries, Porches, and Porticos. Appropriate entry points are provided. Porches are to be a minimum of 6 feet in depth. The front porch shown is shown 6 feet in depth. Porch columns are well sized in relation to the overall scale.

Doors and windows. No new doors or windows are proposed.

Awnings. When new construction uses awnings, traditional awning designs, materials, and placement should be used. No awnings are proposed.

Lighting. Any new lighting should be inward, downward, and shrouded so as to stay within the bounds of the property. A new front porch light is proposed. It appears to be traditional in nature and cast light downward.

MATERIALS & DETAILING

Architectural Details, Siding, and Bricks. Eaves, brackets, dentils, cornices, moulding, columns, trim, etc. The applicant would like to remodel the front porch to be more historically accurate. It appears that the porch columns, railings, and balusters are not original. The columns are in a Queen Anne style, possibly a bit thin. The railing and balusters are not period correct. Baluster spacing does not meet current building codes.

Shutters. If used, shutters should be in proportion to their window opening. If they were closed, they should cover the window opening. Not applicable.

Roof. There is an exiting asphalt roof on the residence. The applicant plans to replace the roof with similar asphalt roof.

Decks/Plaza Space. No decks or patio space are proposed.

Skylights. Not applicable.

Mechanical Screening. HVAC units should be visually located away from streets or screened by landscaping. Exterior HVAC ductwork should not be visible from the street. Not applicable.

RECOMMENDATIONS

General comments. The applicant is seeking HDC approval to remove a metal parking cover and a dilapidated shed on the south side of the property. These structures are not significantly historic and are not part of the residence’s structure. There are also plans to remove the rear porch addition. The addition is not original to the home and is in disrepair.

Staff recommends approval of the planned improvements with the following conditions:

1. Front porch renovations?
2. Demolition of the non historic shed and car cover shall be allowed.
3. Removal of the non historic rear porch addition shall be allowed.

B FAULKNER COUNTY 4H CARPORT COVER - 1423 CALDWELL STREET

**OLD CONWAY DESIGN OVERLAY DISTRICT
CERTIFICATE OF APPROPRIATENESS REVIEW
FAULKNER COUNTY 4H CARPORT COVER
1423 CALDWELL STREET**

APPLICANT

Frederic Simon
Faulkner County 4-H
Po Box 392
Conway AR 72034

SITE

Address. 1423 Caldwell Street/ 844 Faulkner Street

Lot Area. ± 0.51 acre (County Extension Office Tract) Part of the courthouse campus.

Present Zoning. C-1 (Downtown Commercial). The property is within the Old Conway Design Overlay Urban Transition District.

Abutting Zoning. C-1 (Downtown Commercial) and O-2 (Quiet Office) in the Old Conway Design Overlay Urban Transition District.

Surrounding Area Structures. The property is located on the Faulkner County Courthouse campus. Area historic structures consist of the art-deco and mid century Presbyterian church, the WPA courthouse, the WPA fire station (Armory), 1896 jail (Museum), dog trot log cabin (museum), Queen Anne commercial structure (old funeral home), and a craftsman residence converted to office use.

General Description of Property and Proposed Development.

The applicant is proposing to construct a 378 square foot metal carport cover at the southeast corner of the County Extension Office (former Presbyterian Church) parking lot.

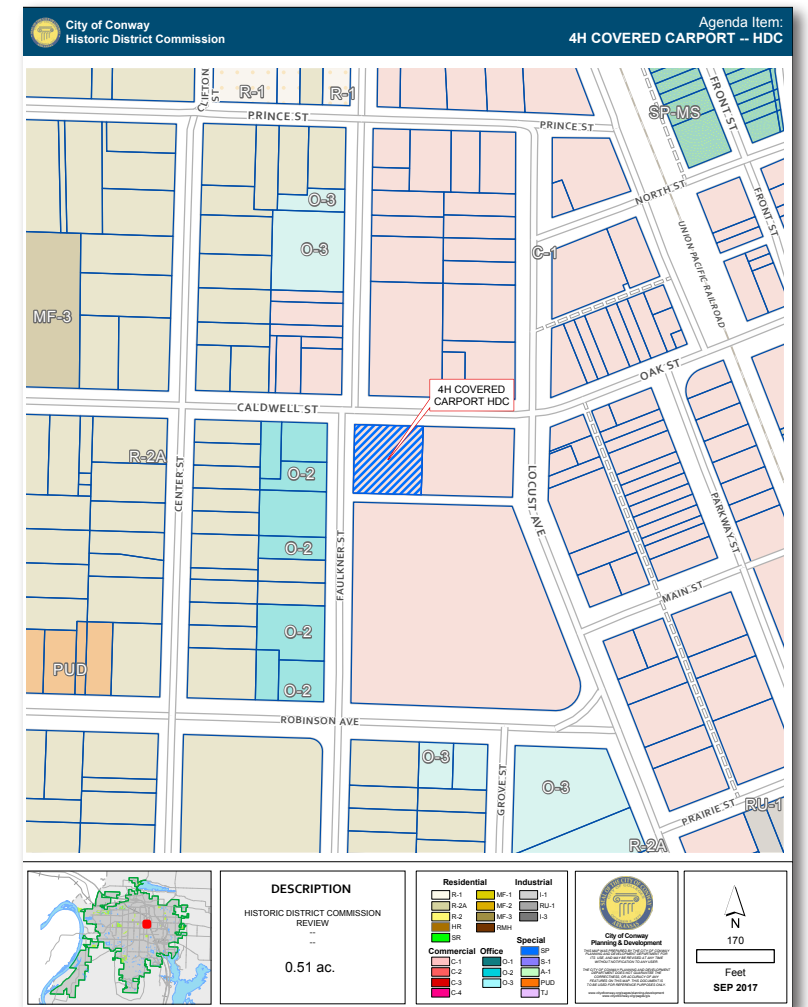
Setbacks. Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 80% to 110% of the average area front setback. For the purpose of this project setbacks are somewhat immaterial as the entire block is the County Courthouse Campus, minus the City owned fire station.

Spacing. Established spacing distance pattern between area structures. Not applicable.

Lot Coverage. The Old Conway District allows up to 60% impervious lot coverage. The structure will be placed on existing paved area.

Orientation. The direction in which the front of a building faces. Not applicable.

Alley. There is an unbuilt alley adjoining the proposed location. However, it is unused and has no affect on the structure.



Driveway/Parking/Carport. Two parking spaces in the existing Extension Office parking lot will be covered with the carport.

Sidewalks. There are sidewalks on all sides of the Courthouse campus.

Fences. No fencing is proposed. Tree preservation. No trees will be affected by the carport structure.

Tree preservation. Not applicable.

MASSING

Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. Not applicable.

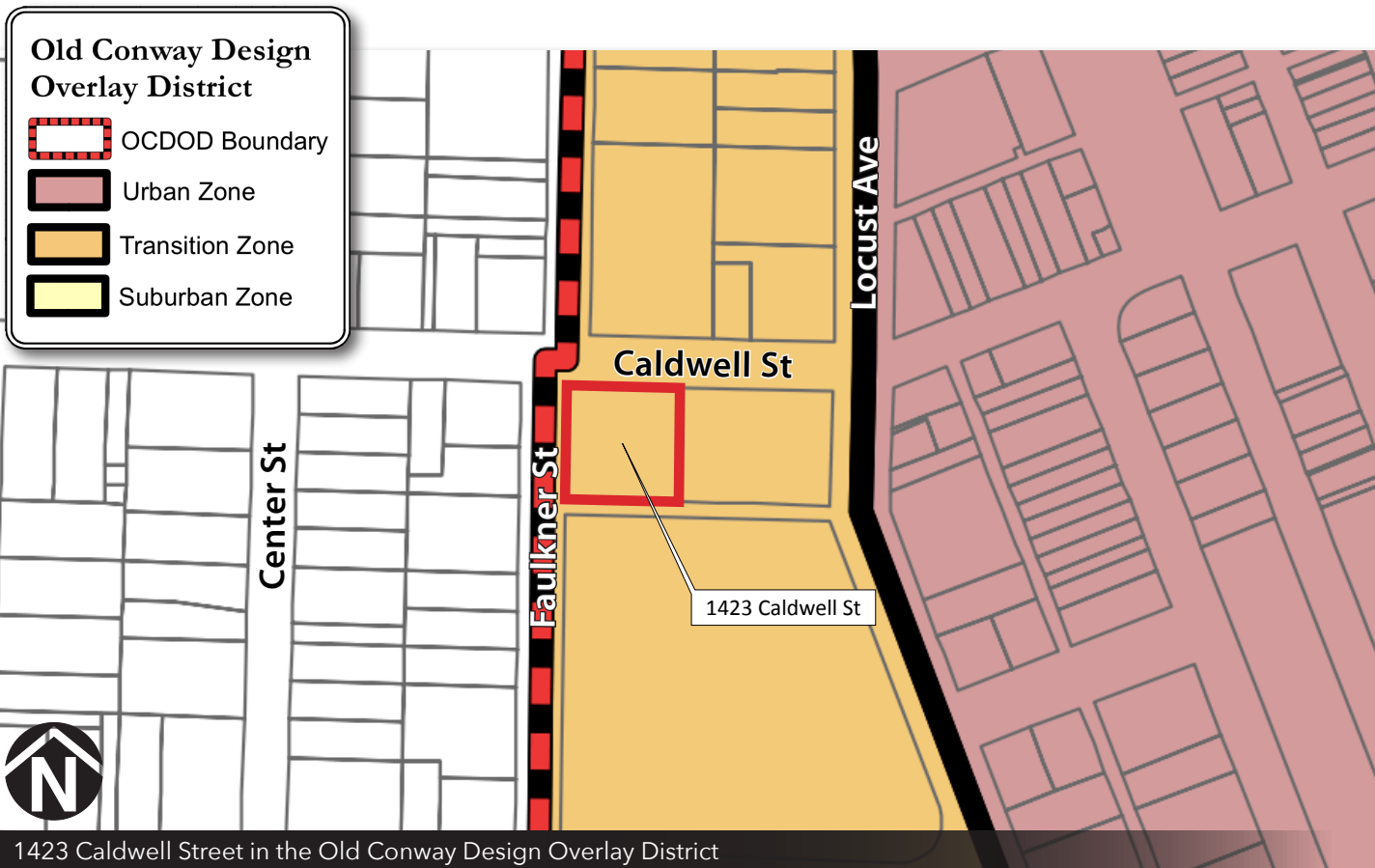
Height. The average height of area structure’s eaves and cornices. Also, the first floor elevation / height relationship. The height of the cover is around 7 feet. This is short in relation to other structures, however it is a utilitarian temporary structure.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. Not applicable.

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Aerial View of 1423 Caldwell Street



1423 Caldwell Street in the Old Conway Design Overlay District

Directional expression. Measurement of the height to width ratio of a structure's elevation. Not applicable.

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. Not applicable.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The carport cover is utilitarian in nature and does not have any unique design features.

Façade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. Not applicable.

DESIGN ELEMENTS
Style. The style should compliment area structures. The carport cover is utilitarian in nature and does not have any particular style.

Entries, Porches, and Porticos. The front facade features a porch with substantial columns and a well defined entry. Not applicable.

Doors and windows. The rhythm, patterns, and ratio of voids to solids of new buildings should relate to and be compatible with adjacent facades; typically a higher proportion of voids to wall area. Not applicable.

Awnings. When new construction uses awnings, traditional awning designs, materials, and placement should be used. Not applicable.

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

MATERIALS & DETAILING
Architectural Details, Siding, and Bricks. Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The structure is made of metal. As an open cover, there is no siding.

Shutters. If used, shutters should be in proportion to their window opening. If they were closed, they should cover the window opening. Not applicable.

Roof. The cover's roof is metal.

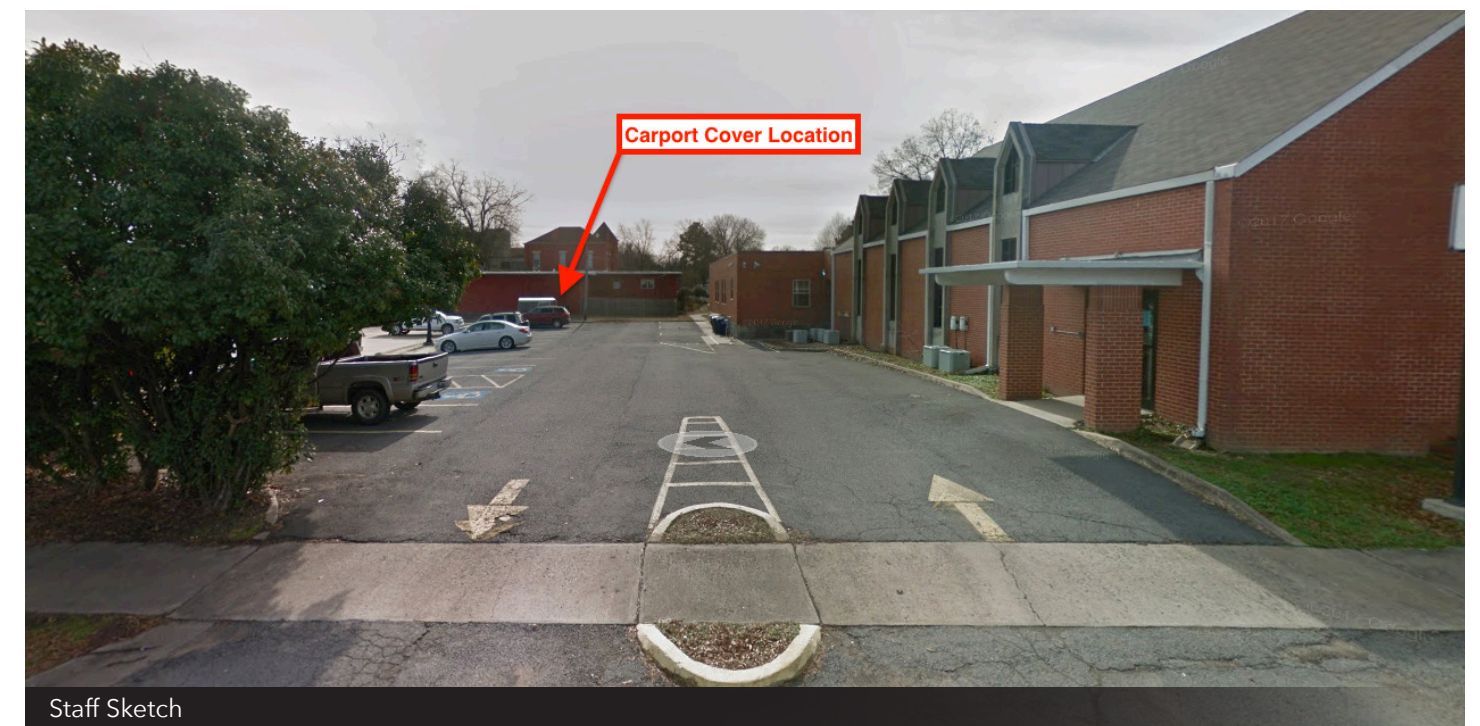
Decks/Plaza Space. Not applicable.

Skylights. Not applicable.

Mechanical Screening. HVAC units should be visually located away from streets or screened by landscaping. Exterior HVAC ductwork should not be visible from the street. Not applicable.

RECOMMENDATIONS
 Staff recommends approval of the carport cover due to its temporary nature and utilitarian function. It is largely out of sight at the rear of the Extension Office parking lot and serves a need to protect a public 15 passenger van and trailer. Staff recommends approval of the carport cover with the following condition:

1. The carport cover shall be constructed and placed as shown in submitted plans.



Staff Sketch

C NEW COMMERCIAL BUILDING - 931 LOCUST AVENUE

**OLD CONWAY DESIGN OVERLAY DISTRICT
CERTIFICATE OF APPROPRIATENESS REVIEW
NEW COMMERCIAL BUILDING
931 LOCUST AVENUE**

APPLICANT

H+N Architects
1109 Main Street
Conway AR 72032

OWNER

DT Real Estate/Rory Thompson
831 Faulkner Street
Conway, AR 72034

SITE

Address. 931 Locust Avenue

Lot Area. ± 0.18 acre

Present Zoning. C-1 (Downtown Commercial). The property is within the Old Conway Design Overlay Urban Transition District.

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

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Urban Transition District on the west side of Locust Ave in line with North Street. Area historic structures consist of one story traditional downtown storefronts.

General Description of Property and Proposed Development. The applicant is proposing to build a new 4300 square foot traditional commercial downtown structure replacing a building partially destroyed in a recent fire. The new structure will occupy the same footprint.

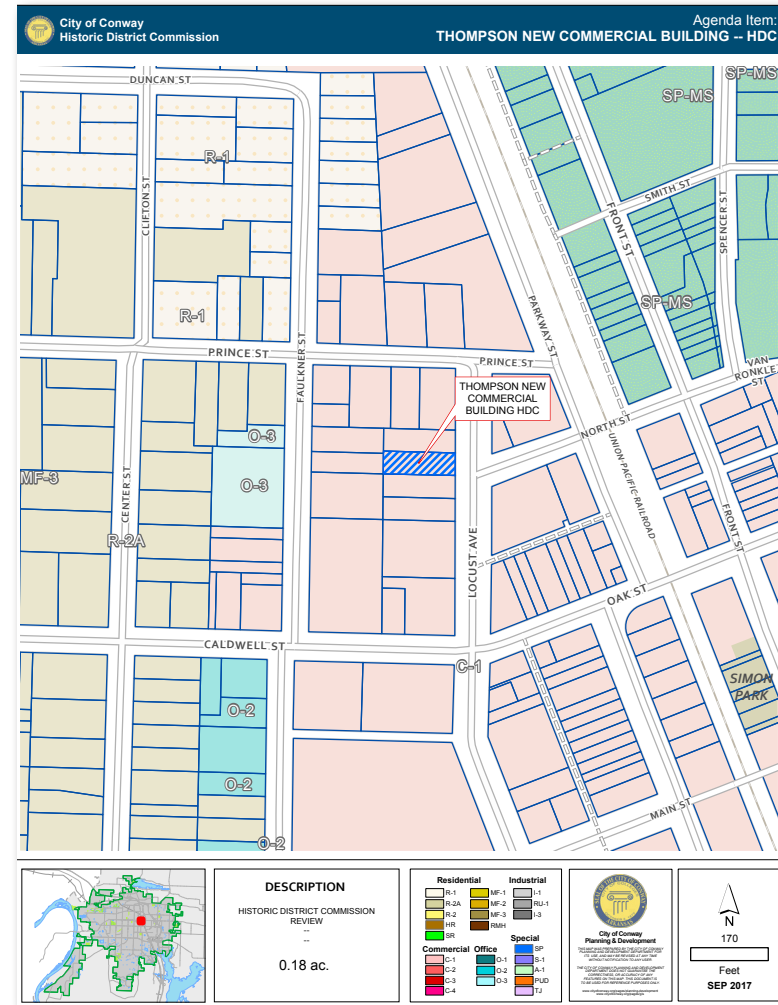
Setbacks. Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 80% to 110% of the average area front setback. The setbacks of the new structure will be the same as the old and are appropriate for a traditional downtown structure.

Spacing. Established spacing distance pattern between area structures. Spacing is similar to other commercial structures and fits within the block's spacing pattern.

Lot Coverage. The Old Conway Urban Transition District allows up to 100% impervious lot coverage. The building and rear parking area cover the entire lot.

Orientation. The direction in which the front of a building faces. The structure's commercial facade will face Locust Avenue. The orientation is appropriate.

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



Driveway/Parking/Carport. Head-in parking is allowed in front of the structure and neighboring structures. This parking arrangement is less than ideal. However, the City will likely improve the Locust Street streetscape at some point in the future. At that time, parallel parking, wide sidewalks, and tree wells can be added to the entire block of businesses. A change to the head-in parking at this one location would not greatly change the streetscape at this time.

A rear parking area is accessed through an adjoining private alley. No changes are proposed for the rear parking area.

Sidewalks. There is no true sidewalk along Locust Avenue at this location. There is a parking area that functions as a sidewalk.

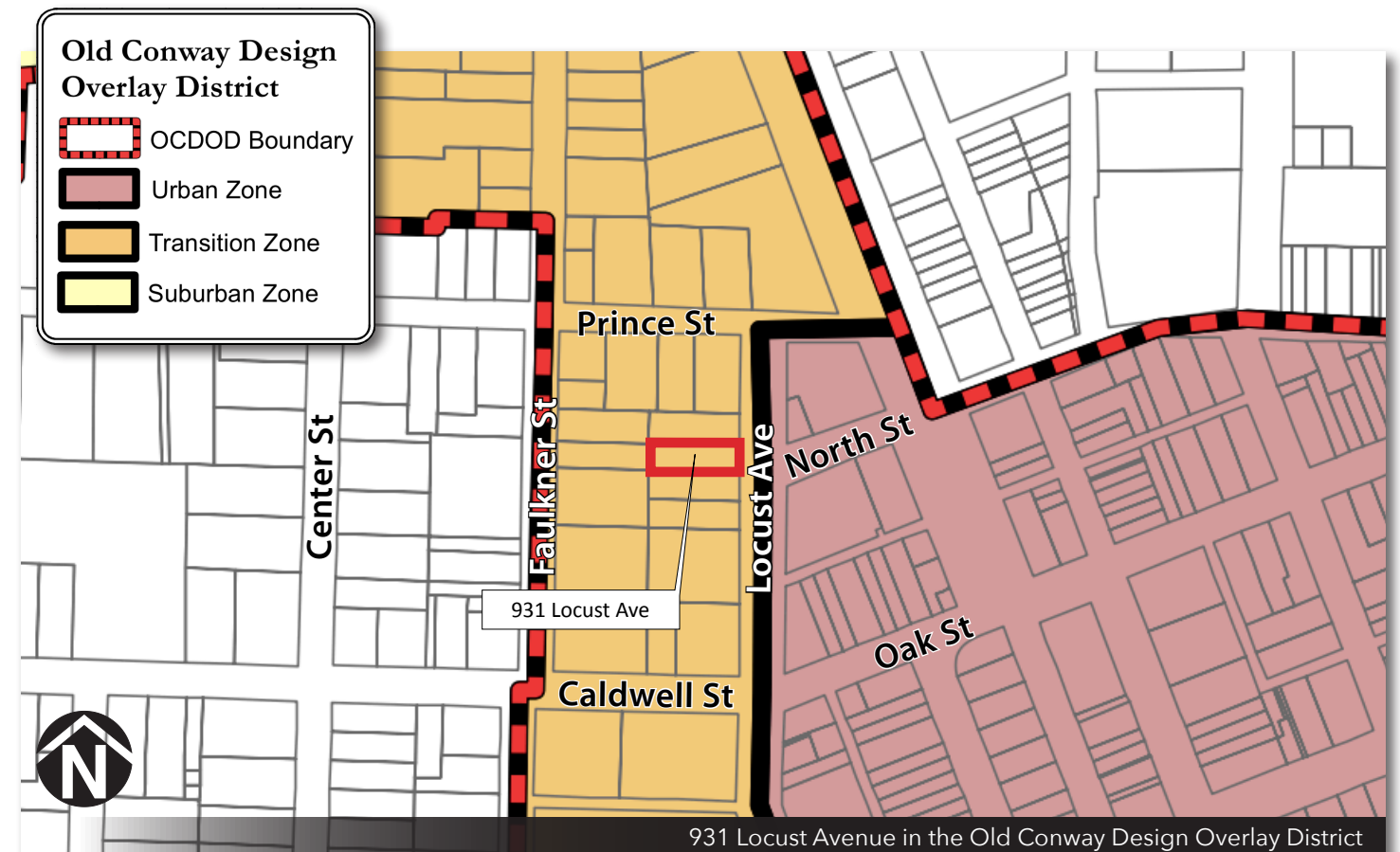
Fences. No fencing is proposed.

Tree preservation. No trees are affected by this new construction.

MASSING

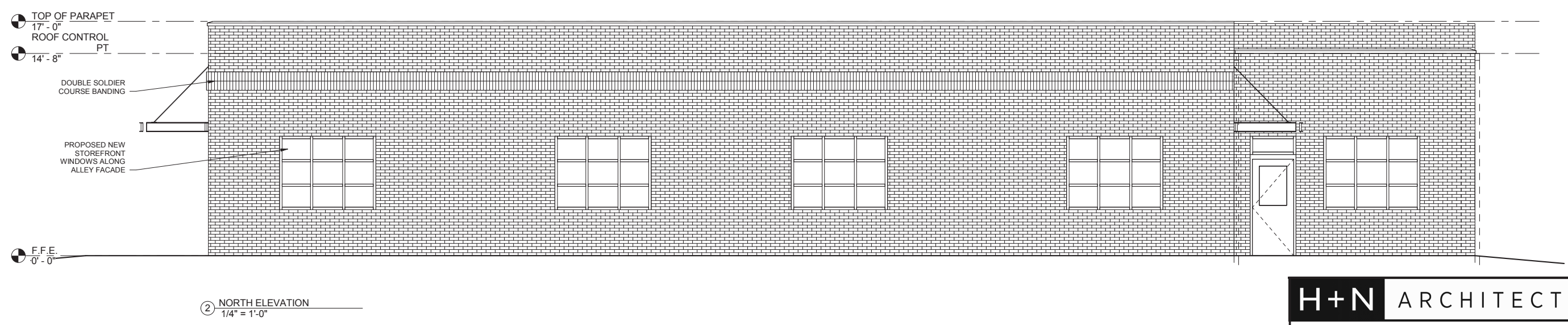
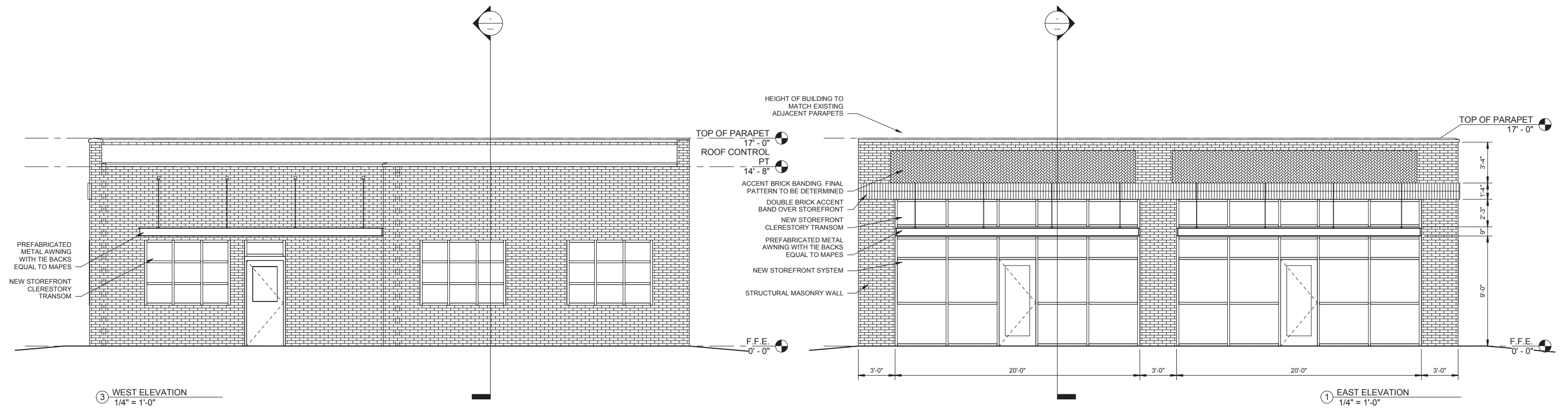
Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The overall size of the new commercial structure fits into the scale of area development.

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931 Locust Avenue in the Old Conway Design Overlay District

Building Elevations



H+N ARCHITECTS
 1109 Main St. | Conway, AR | 501.327.7525 | www.hnarch.com

C NEW COMMERCIAL BUILDING - 931 LOCUST AVENUE

Height. The average height of area structure’s eaves and cornices. Also, the first floor elevation / height relationship. The 17 foot overall height matches abutting structures. The ceiling height of 12 feet is appropriate and meets the minimum 12 foot urban commercial building floor to ceiling height requirement.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The width of the structure with 2 commercial bays matches abutting commercial structure widths.

Directional expression. Measurement of the height to width ratio of a structure’s elevation. The height/vertical expression of the new commercial structure blends with abutting structures.

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The new building’s footprint is the same as the previous commercial building. The covered area is in keeping with abutting and area commercial structures.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The new building has glass storefronts, awnings, glass transoms, accent panels, and varying brick courses. This level of complexity creates interest and is appropriate for a traditional commercial building.

Façade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The new building has an appropriate level of glass storefront

DESIGN ELEMENTS

Style. The style should compliment area structures. The overall style of the new commercial building is that of a typical downtown storefront. The building will blend nicely with other area businesses.

Entries, Porches, and Porticos. The front facade features a porch with substantial columns and a well defined entry. Not applicable.

Doors and windows. The rhythm, patterns, and ratio of voids to solids of new buildings should relate to and be compatible with adjacent facades; typically a higher proportion of voids to wall area. The new building has typical storefront glass and doors. Large commercial windows will be added to the north (side) and west (rear) elevations.

Awnings. When new construction uses awnings, traditional awning designs, materials, and placement should be used. Awnings are shown over the front glass storefronts. The awnings are traditional in form and appropriately do not extend across the brick pilasters. By not extending across the pilasters, the rhythm set up by the glazing and pilasters is not interrupted.

Lighting. Any new lighting should be inward, downward, and shrouded so as to stay within the bounds of the property. No lighting is shown on the plans. A deeper review of lighting will take place during Planning Staff development review.

MATERIALS & DETAILING

Architectural Details, Siding, and Bricks. Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The overall siding material is brick. Brick soldier coursing, accent panels are also used. Glass storefronts, awnings, glass transoms, etc. are used to provide an appropriate level of detailing for a traditional commercial storefront.

Shutters. If used, shutters should be in proportion to their window opening. If they were closed, they should cover the window opening. Not applicable.

Roof. The roof is a typical rear sloping commercial roof.

Decks/Plaza Space. Not applicable.

Skylights. Not applicable.

Mechanical Screening. HVAC units should be visually located away from streets or screened by landscaping. Exterior HVAC ductwork should not be visible from the street. No HVAC equipment is shown. If roof mounted units will be used, appropriate screening per development review regulations may be required..

RECOMMENDATIONS

Staff recommends approval of the addition, open carport, and driveway with the following conditions:

1. The commercial structure shall be constructed as shown in submitted plans.

D H3 HOME + DECOR NEW WAREHOUSE - 801 1ST STREET

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

APPLICANT

Joanna Nabholz
1109 Main Street
Conway, AR 72032

OWNER

H3 Home + Decor
806 2nd Ave
Conway, AR 72032

SITE

Address. 801 1st Street

Present Zoning. C-3 (Intensive Commercial) within the Old Conway Design Overlay Urban Transition District.

Abutting Zoning. C-3 (Intensive Commercial) and C-1 (Downtown Commercial) within the Old Conway Design Overlay Urban Transition District.

Lot Area. ± 1.30 acres

Surrounding Area Structures. The property is located on the north side of First Street. The area is commercial/ industrial in nature with no historic structures in the near vicinity. The existing structure is a large masonry/metal sided ware house. Across First Street, is the H3 store a large one story brick sided structure.

General Description of Property and Proposed Development.

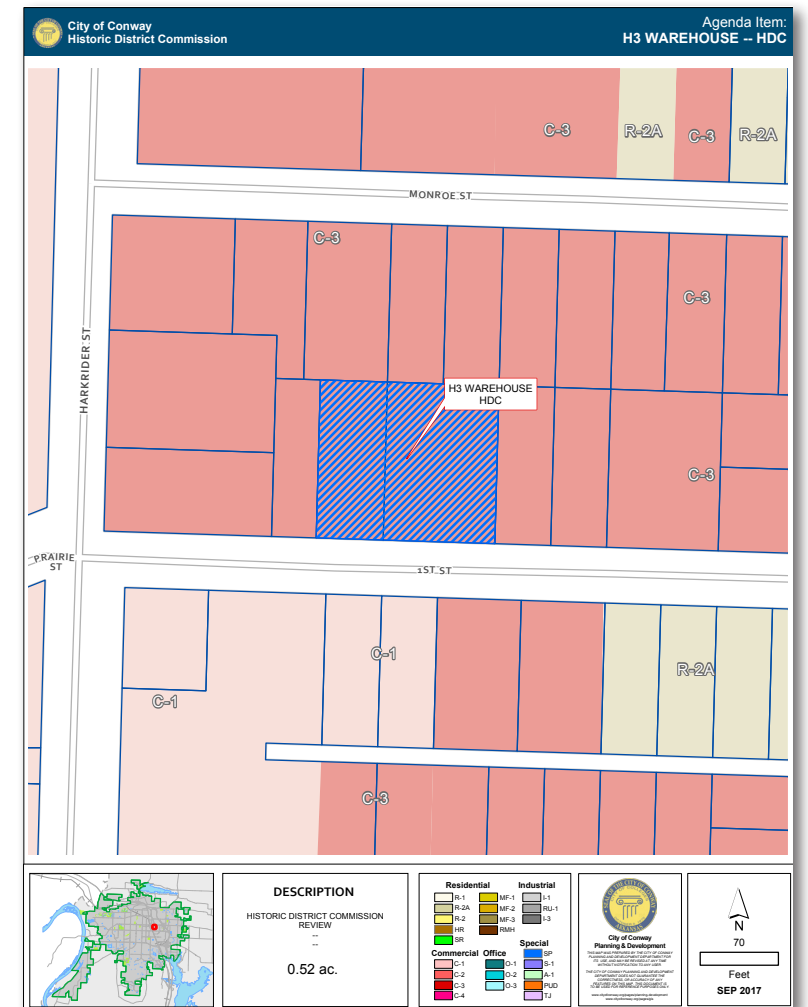
The applicant is proposing to construct a new 8600 square foot warehouse addition, parking area, and dumpster pen. There is currently a small one story concrete block building on the site. This structure will be demolished.

Setbacks. Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 80% to 110% of the average area front setback. The proposed front setback is approximately 7 feet back from the existing setback. The west side setback is around 6.5 feet. The rear setback is around 10 feet. These setbacks are consistent with the property’s C-3 zoning district.

Spacing. Established spacing distance pattern between area structures. Spacing is similar to other area commercial structures.

Lot Coverage. The Old Conway Urban Transition District allows up to 100% impervious lot coverage. The proposed impervious area is under this percentage.

Orientation. The direction in which the front of a building faces. The warehouse’s First Street orientation is appropriate.



Alley. There is a closed alleyways on the north side of the property.

Driveway / Parking. The property is currently served by a continuous curb cut and a large gravel parking area. The proposed plan shows a new paved parking area with landscaping. There is also a dumpster pen area served with an additional curb cut.

Sidewalks. There is no sidewalk along First Street. A sidewalk must be constructed along the 135 feet of First Street frontage (minus driveways) or an in-lieu fee of \$2025 must be paid. The HDC can approve or disapprove the use of an in-lieu fee. Fences. No fencing is proposed.

Tree preservation. No trees will be affected by the development. New trees are shown along First Street in the new improved landscaping area. There is overhead power. Understory trees should be planted in this area at a ratio of 1 understory tree per 15 feet per development review regulations.

MASSING

Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The overall size of the new commercial warehouse is large. However, the scale of the structure is similar to other area large commercial structures.

Height. The average height of area structure’s eaves and cornices. Also, the first floor elevation / height relationship. The new addition’s height will be a continuation of the existing structures roof line and pitch. The maximum height will be around 25 feet on the west end and 18 feet on the east side of the structure.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The new warehouse addition’s width along First Street is around 92 feet wide. The entire structure will be around 180 feet wide when complete. This is comparable to other area commercial structures; the H3 building is about 250 feet wide, the shopping center to the north is about 400 feet wide.

Directional expression. Measurement of the height to width ratio of a structure’s elevation. The height/vertical expression of the addition blends with the existing warehouse.

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The new addition will enlarge the footprint of the existing warehouse. The new footprint is comparable to other area commercial structures.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The new addition will match the existing warehouse’s minimal detailing. The existing structure is a large metal building with a concrete block base.

Facade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The new addition is utilitarian in nature. It is an addition onto a large basic metal structure that predates the creation of the Old Conway Design Overlay District. The facade is basic in nature. The addition’s facade will match the old facade.

DESIGN ELEMENTS

Style. The style should compliment area structures. The style of the existing warehouse is a utilitarian commercial warehouse structure.

Entries, Porches, and Porticos. The front facade features a porch with substantial columns and a well defined entry. Not applicable.

Doors and windows. The rhythm, patterns, and ratio of voids to solids of new buildings should relate to and be compatible with adjacent facades; typically a higher proportion of voids to wall area. The new addition will have 2 roll up commercial doors for loading and trash. Two entry doors will be provided; one between the two roll up doors on the south facade and one on the north facade.

Awnings. When new construction uses awnings, traditional awning designs, materials, and placement should be used. Not applicable.

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

Staff development review regulations.

MATERIALS & DETAILING

Architectural Details, Siding, and Bricks. Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The existing metal structure is largely void of any architectural detailing. The structure is a large metal warehouse building with a concrete block wainscot. The addition is shown with matching detailing.

All elevations include the masonry wainscot with the exception of the north elevation. The north elevation is completely hidden from view behind the shopping center to the north.

Shutters. If used, shutters should be in proportion to their window opening. If they were closed, they should cover the window opening. Not applicable.

Roof. A metal roof is proposed.

Decks/Plaza Space. Not applicable.

Skylights. None are shown.

Mechanical Screening. HVAC units should be visually located away from streets or screened by landscaping. Exterior HVAC ductwork should not be visible from the street. No HVAC equipment is shown.

RECOMMENDATIONS

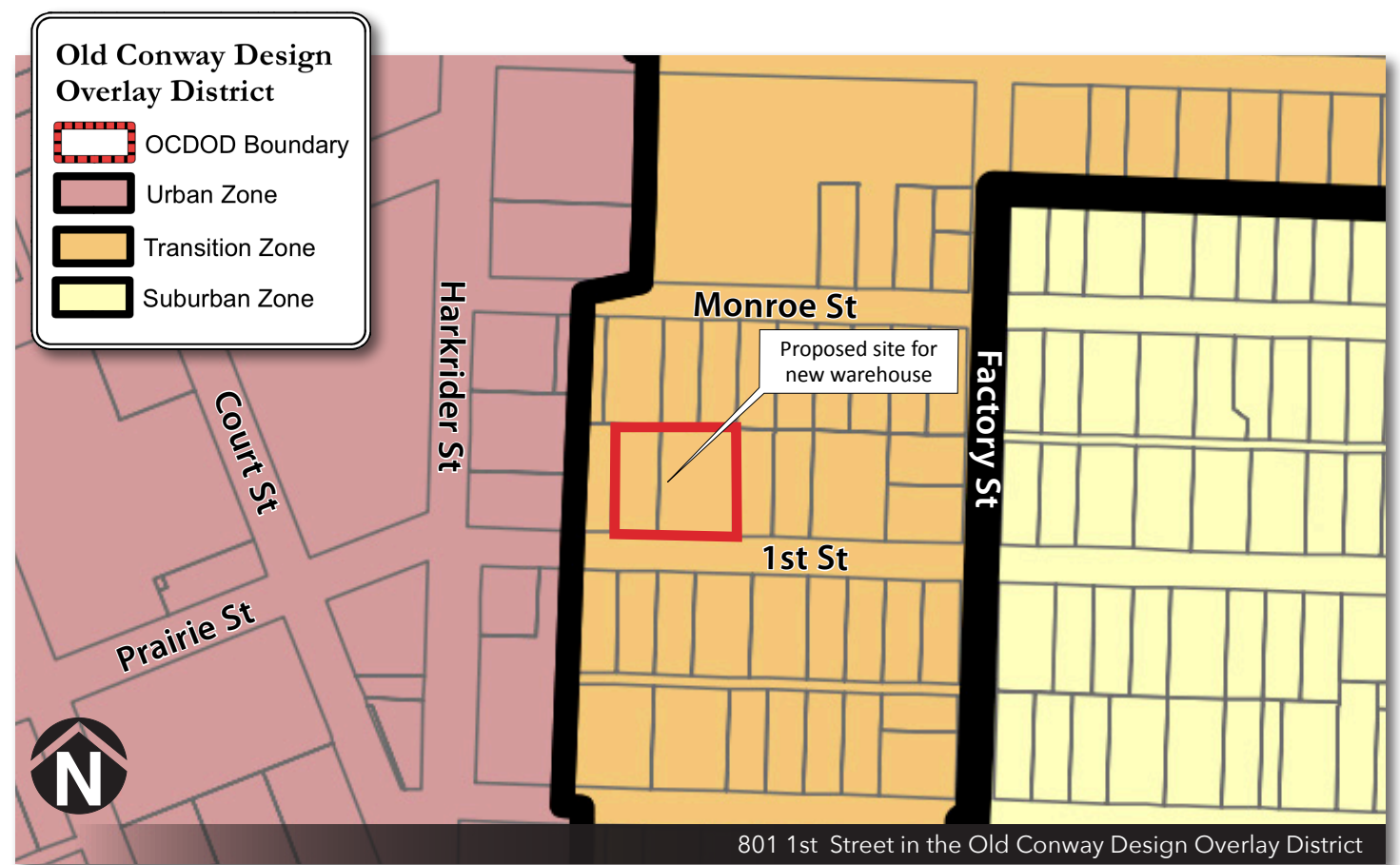
The proposed addition is a large metal structure with a masonry base that matches the existing large warehouse. As a structure that was built prior to the Old Conway Design Overlay District and prior to zoning ordinance development review regulations, some measure of leeway in improvements is necessary. Development review regulations call for a 50% masonry structure without typical metal siding. However, the addition would look out of place if it were required to meet these regulations. Likewise, if typical urban standards as defined by the Old Conway Design Overlay were applied to the addition, an odd quasi-traditional metal building would be created. The project does include improvements to the property including an upgraded parking area, loading area, and landscaping. Trees and screening measures are required per zoning ordinance development review regulations.

Staff recommends approval of the warehouse addition, parking, and loading area with the following conditions:

1. The warehouse addition, parking, and loading area shall be constructed as shown in submitted plans.
2. Landscaping including understory trees along First Street, shall meet zoning ordinance development review regulations.
3. Zoning ordinance development review regulations shall address lighting, dumpster pen size and materials, parking, etc.
4. A 5 foot sidewalk is required along First Street or an in-lieu fee of \$2025 must be paid. The sidewalk location should be coordinated with City Planning, Engineering, and Permits Departments.

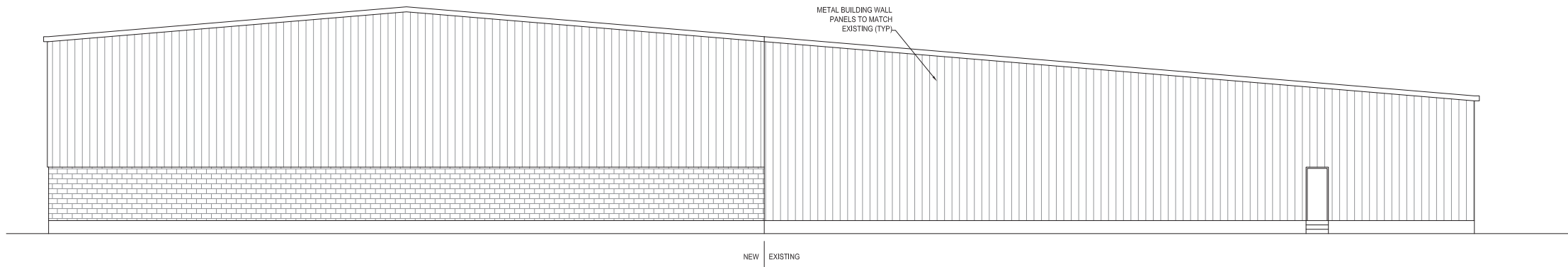


Aerial View of 801 1st Street



801 1st Street in the Old Conway Design Overlay District

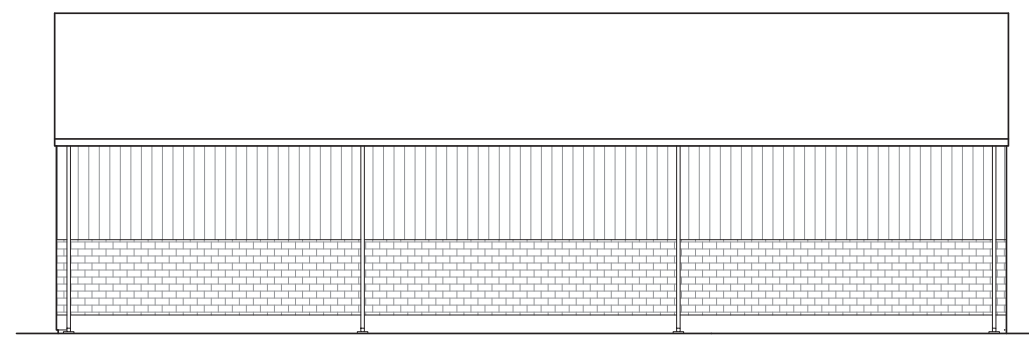
Building Elevations



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



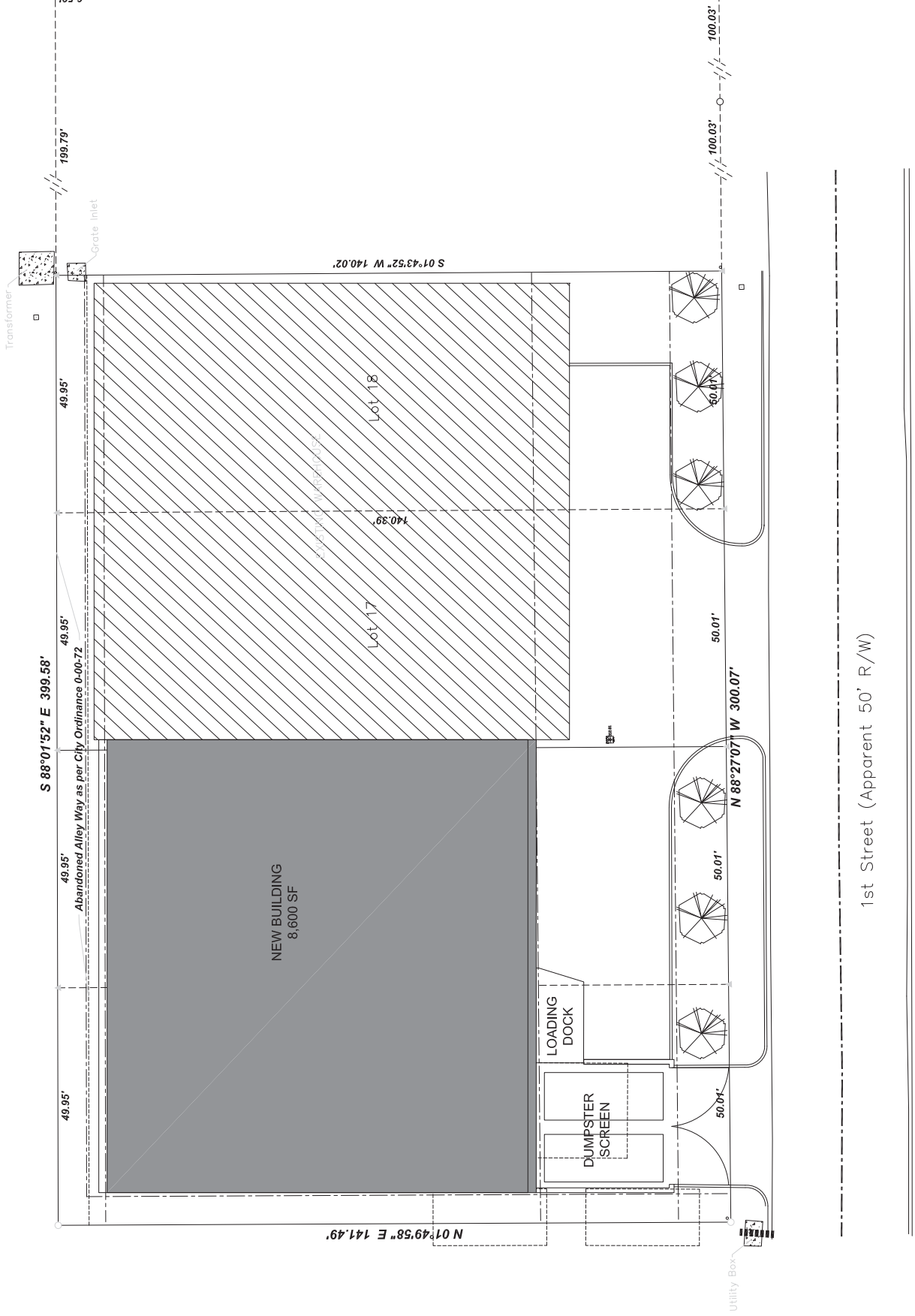
2 SOUTH ELEVATION
1/8" = 1'-0"



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

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