

A photograph of a Ferris wheel at sunset, with a sign for 'TICKETS' in the foreground. The sky is a mix of orange, red, and purple. The Ferris wheel is silhouetted against the sky, with some lights visible on its structure. The 'TICKETS' sign is partially visible at the bottom right.

CONWAY

HISTORIC DISTRICT COMMISSION
SEPTEMBER

6:00pm • September 26, 2016 • City Hall

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Asa P. Robinson Historic District & Old Conway Design Overlay District

MEETING

SEPTEMBER 26, 2016 • 6:00PM • CITY HALL • 1201 OAK STREET

AGENDA

MINUTES
August 22, 2016

PUBLIC HEARINGS

A. ROBINSON HISTORIC DISTRICT

None

B. OLD CONWAY DESIGN OVERLAY DISTRICT

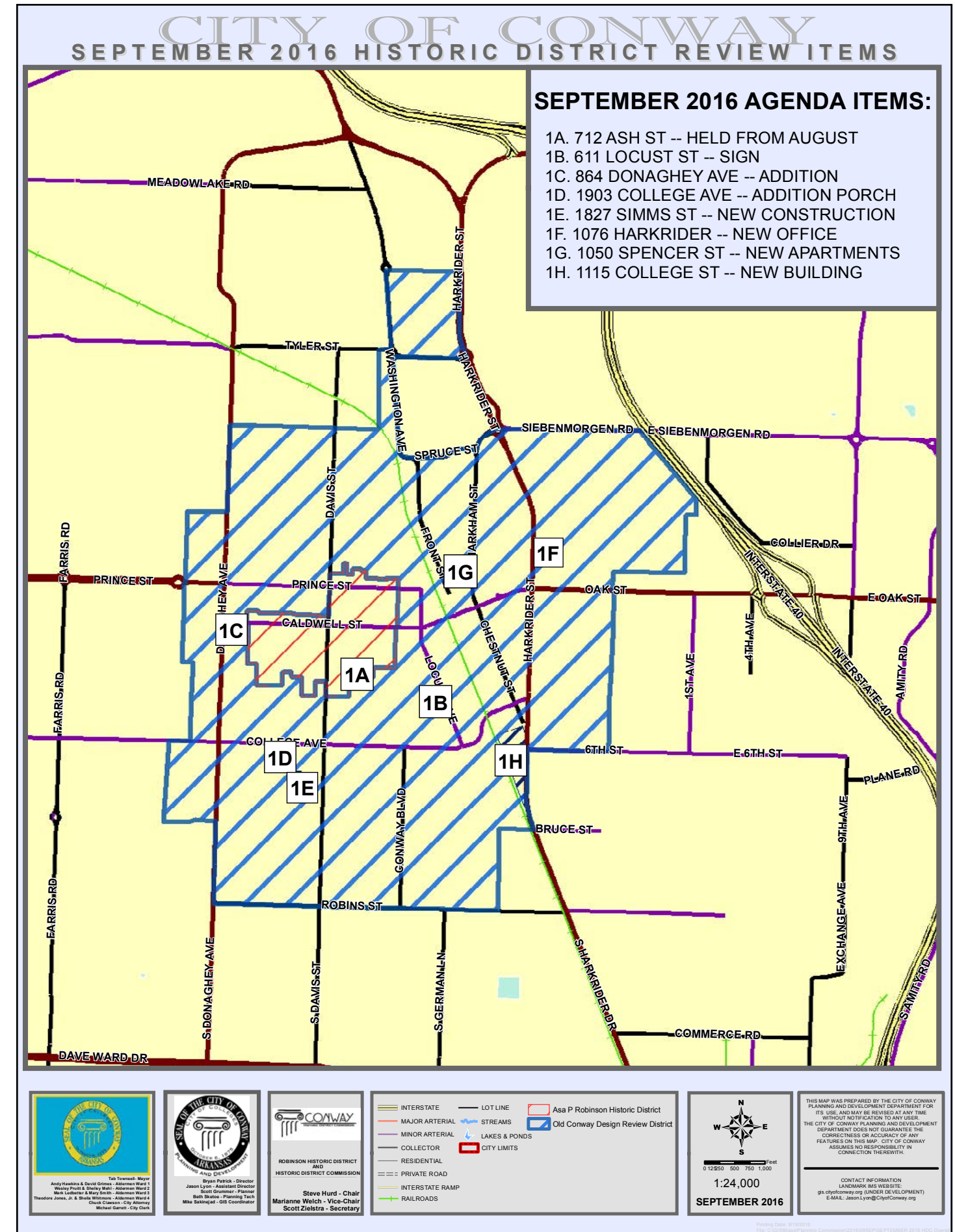
1. Home addition - 712 Ash Street [held in committee at August meeting]
2. Signage for BMA - 611 Locust Street
3. Home addition - 864 Donaghey Avenue
4. New back porch - 1903 College Avenue
5. New single family home - 1827 Simms Street
6. New medical office building - 1076 Harkrider Street
7. Downtown apartments - 1025 Markham Street
8. New school multi-purpose building - 1115 College Avenue (St. Joseph)

DISCUSSION

C. 2017 Commissioner nomination & selection

MEMBERS

Steve Hurd, Chairman
Marianne Welch, Vice-Chairwoman
Scott Zielstra, Secretary
George Covington, Sr.
Taylor Martin
Aaron Nicholson
Betty Pickett



MEETING MINUTES - AUGUST 22, 2016

Conway Historic District Commission August 22, 2016

Meeting Minutes

City Hall – Downstairs Conference Room, 6:00 p.m.

Roll Call

Steve Hurd, Chairman – present
Scott Zielstra, Secretary – present
Taylor Martin – present
George Covington, Sr. – present
Marianne Welch – absent
Betty Pickett – present
Aaron Nicholson – present
HDC City Staff – Bryan Patrick – present

Finding of a Quorum.

6 Commission members – Quorum present.

Also in attendance:

Unice and Lois Macon – 1936 Johnston St.
Philip Lewis – Little Rock
Chance Norman - Living Well Chiropractic, 2113 Prince St
Jacob Seiter – 2157 Prince Street
Laura Roussel – PO Box 1225 Searcy, AR
Gary Powell – 1621 Robinson
Lynn Rich – 1617 Robinson
JoAnna Nabholz - HN Architects
Matt Mallett - St. Joseph Church and School

Meeting Minutes

July 25, 2016 minutes. George Covington motioned for approval, seconded by Taylor Martin. Minutes approved unanimously.

PUBLIC HEARINGS - CERTIFICATE OF APPROPRIATENESS

Macon Freestanding Carport – 1936 Johnston Avenue

Presentation: Mr. Macon would like to put a carport on his property at the rear of the house. The structure will not be seen from the road. Mr. Macon had submitted plans for a prefabricated metal structure, but changed his mind and presented plans for a wooden structure instead.

Neighborhood Discussion: No neighborhood discussion.

Committee Discussion: The Commission preferred that the structure be made out of the wood like the newly submitted plan. Because it is in the back of the yard and not visible from the street, the HDC would be ok with a metal structure as well, but the wood is preferable. Concern was raised about a tree near to the proposed driveway expansion. The tree is on the neighbor's property.

Committee Conditions:

1. The carport enclosure and additional driveway shall be constructed as shown in submitted plans with wood siding.

Seconded by Mr. Taylor Martin. Motioned approved unanimously.

Seiter New Dental Office – 2157 Prince Street

Presentation: Mr. Philip Lewis, project engineer, presented the proposed new office building. He felt that it appropriately blended with the other area structures. The side yard parking as shown is appropriate. A large gum tree on the site will need to be removed, however remain new trees will be required during the Planning Staff development review process. The entrance drive will be reduced from the planned 24 feet wide to 20 feet wide to better blend with the residential nature of the area.

Neighborhood Discussion: Mr. Chance Norman had concerns about the driveway width because of its proximity to the school. He thought that the project looks good and wished Mr. Seiter luck in his new endeavor. Jacob Seiter, the dentist hoping to open at this location, is in favor of the project moving forward.

Committee Discussion:

The Commission had questions concerning the orientation of the wide and narrow front windows. The Commission thought that the windows should be wider in nature instead of horizontal. The office is similar to a craftsman bungalow house and it would look better if additional trim were used to upgrade the front facade of the structure. The front windows of the house underneath the gable should have wider more traditional craftsman trim details. The rest of the structure's windows could be trimmed as shown.

Motion to approve with the staff recommended conditions amending the driveway width was made by Betty Pickett:

Committee Conditions:

1. The office and parking area shall be constructed as shown in the submitted plans.
2. A low wall and/or shrubs shall be placed on the south side of the handicap space to provide parking lot screening.
3. Siding shall be hardi-board or similar cement siding.
4. The front façade windows shall be rotated to a vertical orientation.
5. HVAC units shall be visually located away from streets or screened by landscaping.
6. Landscaping, dumpster location and cross access shall be placed and constructed per development review standards.
7. Driveway entrance shall be no more than 20 feet in width.

The motion was seconded by Aaron Nichols. The motion passed 6-0.

Additional discussion concerning the front facade trim ensued and Betty amended her previous motion to include an additional condition concerning the trim of the front

MEETING MINUTES - AUGUST 22, 2016 cont.

facade windows and doors. George Covington made the motion to approve the amended motion with the conditions as stated below:

Committee Conditions:

1. The office and parking area shall be constructed as shown in the submitted plans.
2. A low wall and/or shrubs shall be placed on the south side of the handicap space to provide parking lot screening.
3. Siding shall be hardi-board or similar cement siding.
4. The front façade windows shall be rotated to a vertical orientation.
5. HVAC units shall be visually located away from streets or screened by landscaping.
6. Landscaping, dumpster location and cross access shall be placed and constructed per development review standards.
7. Driveway entrance shall be no more than 20 feet in diameter.
8. Revise the trim detail on the front door and windows with the approval of HDC staff

Seconded by Taylor Martin. Motioned approved unanimously to include the additional window and door trim condition.

St. Joseph Church & School Harkrider parking lot and Master Plan – 1115 College Avenue

Presentation: Ms. JoAnna Nabholz presented the plans for the expansion of the existing cemetery parking lot. As part of the improved parking lot, they are trying to maintain as much of the green space as possible. There will be pathway with from the sidewalk lights to the church and school so that the space would be safer at night. The existing chain link fence will be replaced as part of the project's second phase. For now, the chain link fence will be brought down and in the future as funds permit, a wrought iron fence will run the length of Harkrider. They plan to take all the electric power underground. This requires a screened transformer area.

Neighborhood Discussion: Sentiments were echoed by Matt Mallett in support of the project.

Committee Discussion: A parking lot against a streetscape, requires some type of screening, whether that is a fence, low wall, shrubs or other means.

Motion made by George Covington to accept the plan as submitted allowing the wrought iron fence will be phased in later in the project:

Committee Conditions:

1. The parking area and landscaping shall be constructed as shown in the submitted plans.
2. A wrought iron fence along the new parking area shall be constructed as part of the future general campus

- and parking lot improvements. The fence shall be phased in and tie into additional future fencing.
3. Dumpster enclosure construction may be phased in at a later date to coordinate with upcoming new structure masonry work.

Seconded by Mr. Taylor Martin. Motion approved unanimously.

Roussel/Abundant Grace Properties Remodel – 712 Ash Street

Presentation: Laura Roussel and Lance Johnston presented the home addition. They are rehabbing the house at 712 Ash and proposed to add a master bedroom suite to the rear of the house. The addition will be approximately 500 sq. feet. The addition will include a bedroom, a bathroom, closet, and porch. The brick is an old brick with a non-standard width and will be difficult to match. If the brick could not be matched, they will want to use hardi-siding. The existing historic windows are planned to be kept and repaired. The plan is to make the addition look like it happened 50 years ago and not something that occurred recently. They would also like to add a carport to the north side of the property. The carport would have the same style as the stoop on the front of the house. There isn't a lot of space on the side of the house so it would only be a single car carport. There is a fence alongside the side of the property to the north. There is one oak tree and several red buds that will be taken out as part of the project but they are not seen as significant trees 8 inches in diameter.

Neighborhood Discussion: Robinson Avenue neighbors were interested in looks and location of the addition. Lynn Rich didn't like the fact that she will now have a view of a structure instead of trees all the way down the block. They also wanted to know when the project would start and when it would be completed. The owner plans to live in the property and not rent it.

Committee Discussion: With the addition to the back, there is a lot going on with the roof line on the house. The addition will come off of an already existing roofline. The Commission would like more clearly defined drawings and plans and in order to place specific conditions. The Commission had a problem with not knowing the exact configuration, location, types, and sizes of the proposed windows.

Betty Pickett motioned to hold this item in committee for one additional month so the applicant can provide more detailed drawings and specifications.

Betty Pickett withdrew her motion to allow further design detail discussion and a possible allowance to begin the project.

MEETING MINUTES - AUGUST 22, 2016 cont.

Betty Pickett made a second motion to allow the project to move forward with the construction of the house slab and stop prior to framing. The applicant may return next month with additional plans and details.

Seconded by George Covington. Motion is approved unanimously.

Adjourn

The meeting was adjourned.

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**OLD CONWAY DESIGN OVERLY DISTRICT
CERTIFICATE OF APPROPRIATENESS
ROUSSELL/ABUNDANT GRACE PROPERTIES SINGLE-
FAMILY HOME ADDITION & REMODEL
712 ASH STREET**

APPLICANT/OWNER

Laura Roussel/Abundant Grace Ministries
602 W Arch Street
Searcy, Arkansas 72143

SITE

Location. 712 Ash Street

Lot Area. 0.19 acre ±

Present Zoning. R-2A (Large Lot Duplex). The property is within the Old Conway Design Overlay Suburban District.

Abutting Zoning. R-2A (Large Lot Duplex) in the Old Conway Design Overlay Suburban District. The north side of the property abuts the Robinson District.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the east side of Ash Street one lot south of the intersection of Ash Street and Robinson Avenue. Area structures consist of the First Baptist Church campus and single family residences in international/prairie, craftsman cottage, and Queen Anne styles.

General Description of Property and Proposed Development.

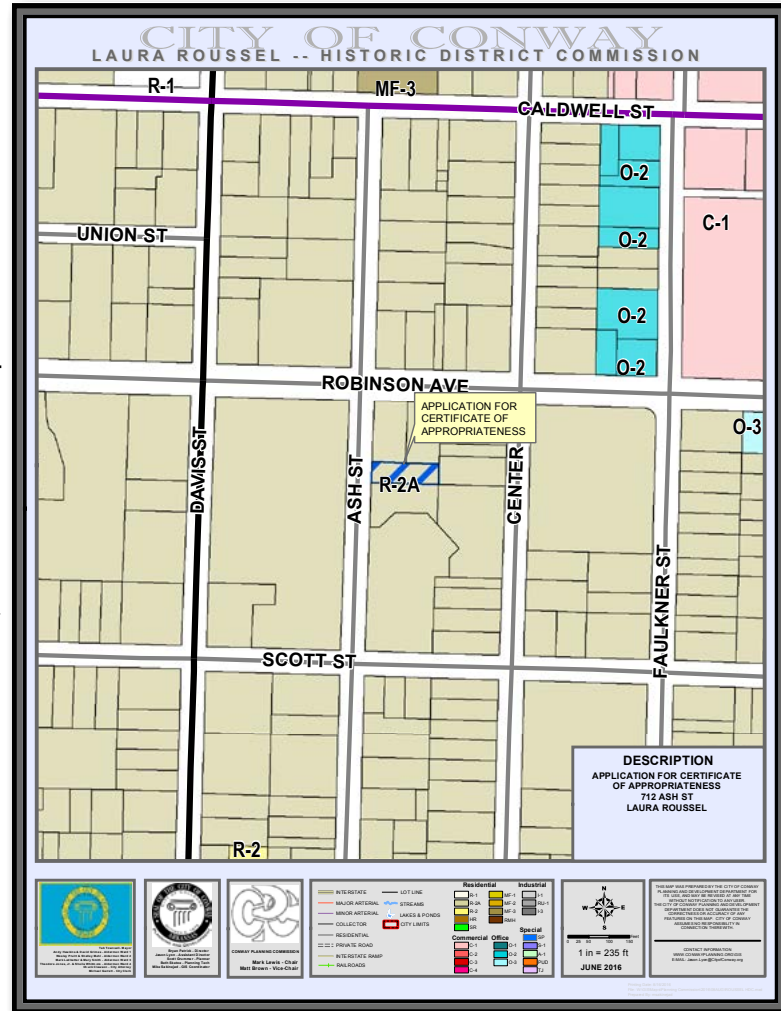
The applicant is proposing to construct a 500 s.f. master bedroom and bath rear addition, an attached carport to the north side of the house, and a concrete drive and sidewalk. The residence is approximately 1170 s.f.

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 front setback will not be changed. The existing east (rear) setback is ~80 feet, the south and north side setbacks are ~10 feet. An attached carport on the north side would create a 0 foot side setback. The rear setback would decrease to around 42 feet with the addition.

Spacing. Established spacing distance pattern between area structures. Spacing is similar to other residences and fits within the neighborhood spacing pattern.

Lot Coverage. The Old Conway District allows up to 60% impermeable lot coverage. The proposed impervious area is well under this percentage and is appropriate.

Orientation. The direction in which the front of a building faces. The residence's Ash Street orientation will not be affected.

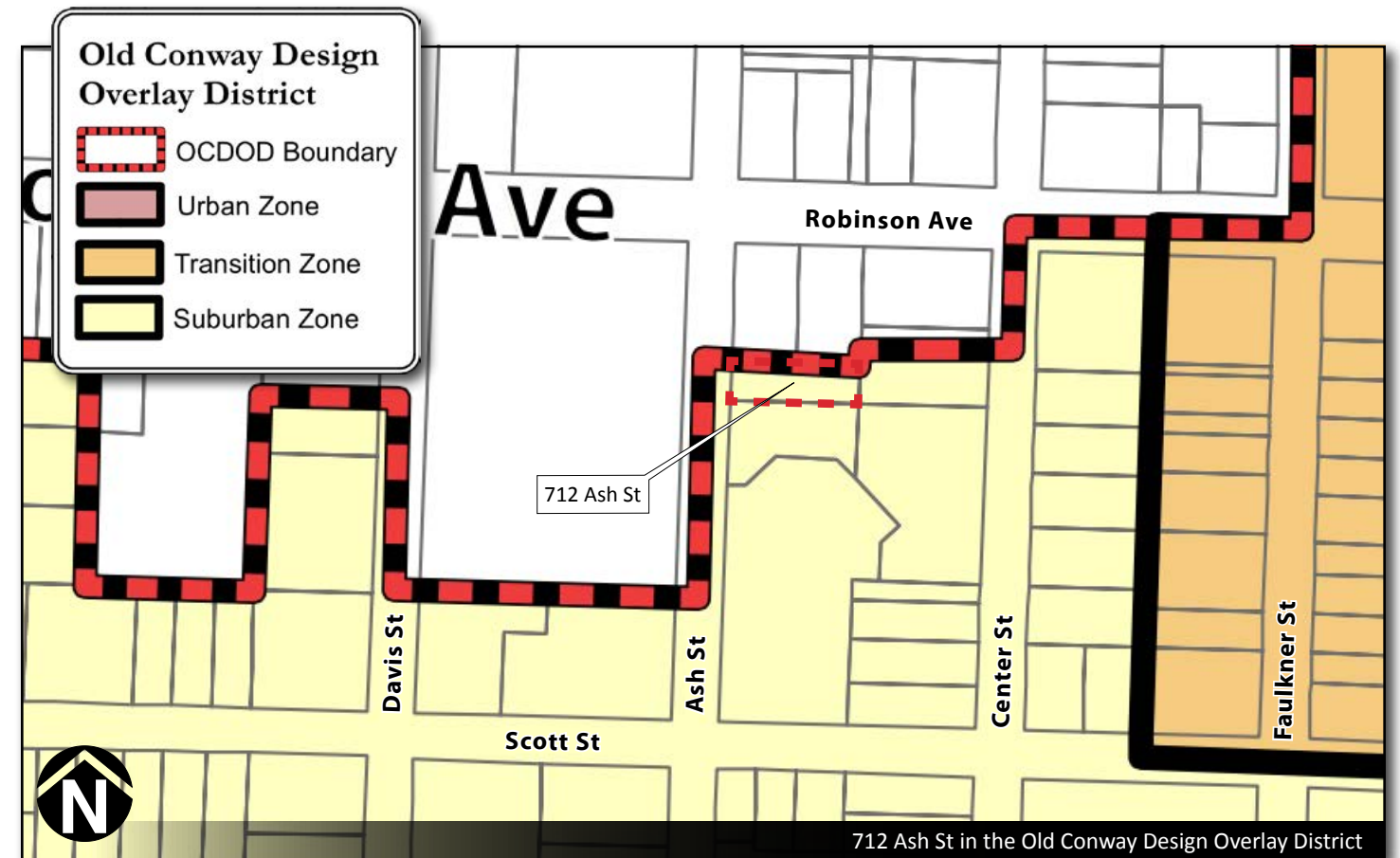


Alley. There are no alleyways in the block.

Driveway/Parking. A concrete driveway was proposed on the north side of the house in August. The existing gravel drive is planned to be used for now. A driveway apron will be made from the street to the sidewalk. A concrete driveway is proposed on the north side of the house. The driveway would need to be around 10 feet wide as that appears to be the existing setback distance between the house and property line.

Sidewalks. There is an existing sidewalk along Ash Street which ends at the south property line of 712 Ash Street. A new sidewalk matching the existing sidewalk's width will be required across the property frontage along Ash Street. There is an existing sidewalk along Ash Street. No sidewalk construction is required.

Fences. No fencing is shown in the supplied drawings. Tree preservation. There does not appear to be any significant trees that will be affected by the residence and driveway.



B1 SINGLE-FAMILY HOME ADDITION & REMODEL - 712 ASH STREET

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 bedroom addition fits into the scale of area development. The covered carport would create a "0" foot setback against the lot on the north. However, the abutting fence on the north appears to be set back from the property line.

Height. The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. The overall height and eave linear proposed to match the existing residence.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The residence's width will not be affected by the rear addition. The north side covered carport would add a degree of width to the residence, but appears to be compatible with area structures.

Directional expression. Measurement of the height to width ratio of a structure's elevation. The height/vertical expression of the residence is 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 grow to the rear, however it is compatible with area structures. Complexity of form. The level of detailing and breaks in wall planes of a structure. The existing residence has gables, a front porch/portico, columns, and other details. The rear addition will be largely unseen, but level of complexity would seem appropriate.

Facade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The residence's gables, porches, columns, and glass areas create facades compatible with other area traditional structures. The submitted drawings show window openings on the south and north facades. A door is possibly shown on the south facade. The applicant can supply additional information at the meeting.

DESIGN ELEMENTS

Style. The style should compliment area structures. The overall style of the existing residence is a craftsman cottage. The addition and carport should blend with the existing house.

Entries, Porches, and Porticos. The front facade features a porch/portico with nicely substantial columns. A possible door is shown on the south facade.

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 existing residence has a large amount of windows on all facades. The submitted elevations show a measure of windows and possibly a door. The applicant can address the proposed number of windows and doors on the addition at the meeting. It appears that the residence has original windows. These windows should be restored.

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

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

MATERIALS

Architectural Details, Siding, and Bricks. Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The materials selected for a new dwelling should be compatible with and complement the surrounding structures in the Suburban Zone. Brick, stone, and wood are the most common and most appropriate materials for cladding and are strongly encouraged. Synthetic materials such as vinyl, aluminum, and synthetic stucco (EIFS products) are not historic cladding materials and should not be used. The existing residence is brick with a unique lower basketweave course around the structure. The applicant is proposing to clad the new addition with brick. The existing gables appear to be stucco. The rear gable will be unseen from the right of way. This gable could be clad with brick, or siding. Vinyl siding is discouraged. Wood, cement board, or brick are encouraged.

Shutters. If used, shutters should be in proportion to their window opening. If they were closed, they should cover the window opening. No shutters are shown.

Roof. Currently, the residence has an asphalt shingle roof. The addition and carport should use a matching asphalt roof.

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

Skylights. *None are shown, however, the applicant has stated that one may be used to provide natural light to the restroom.*

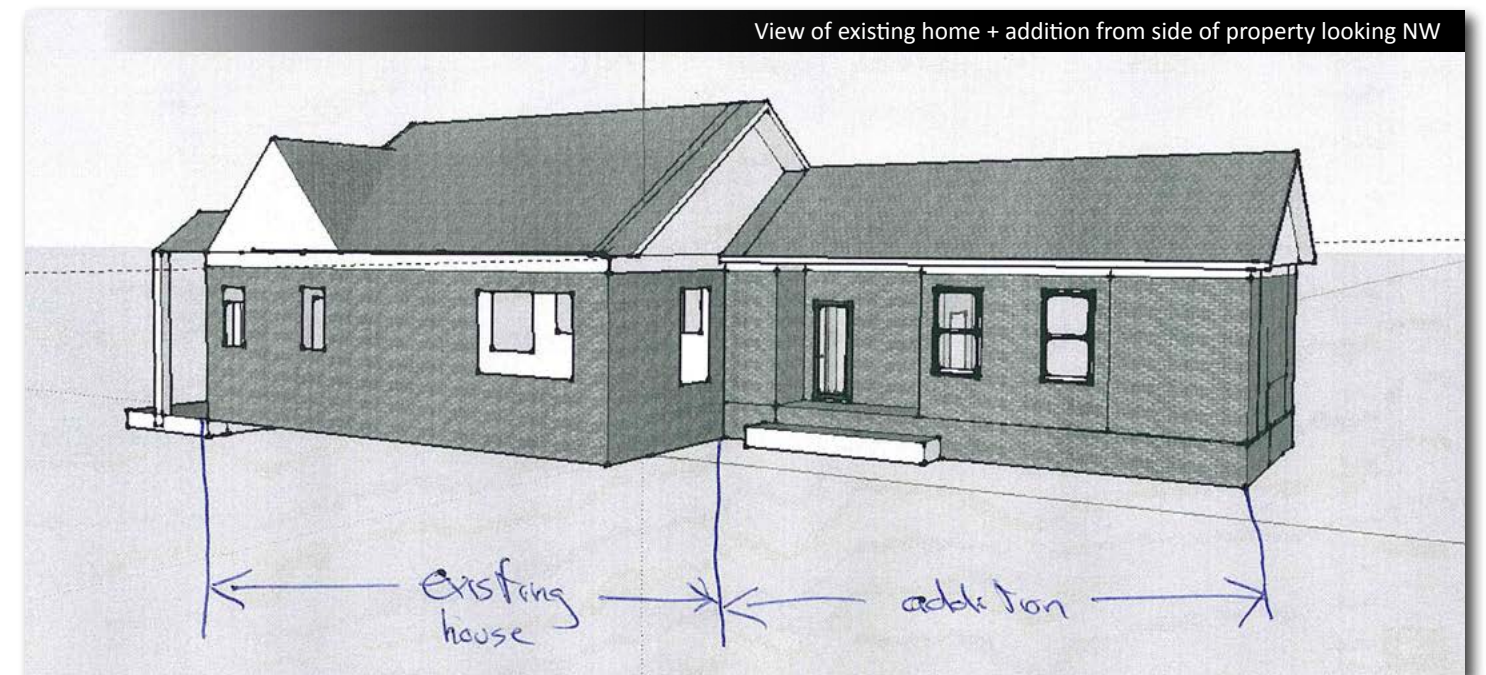
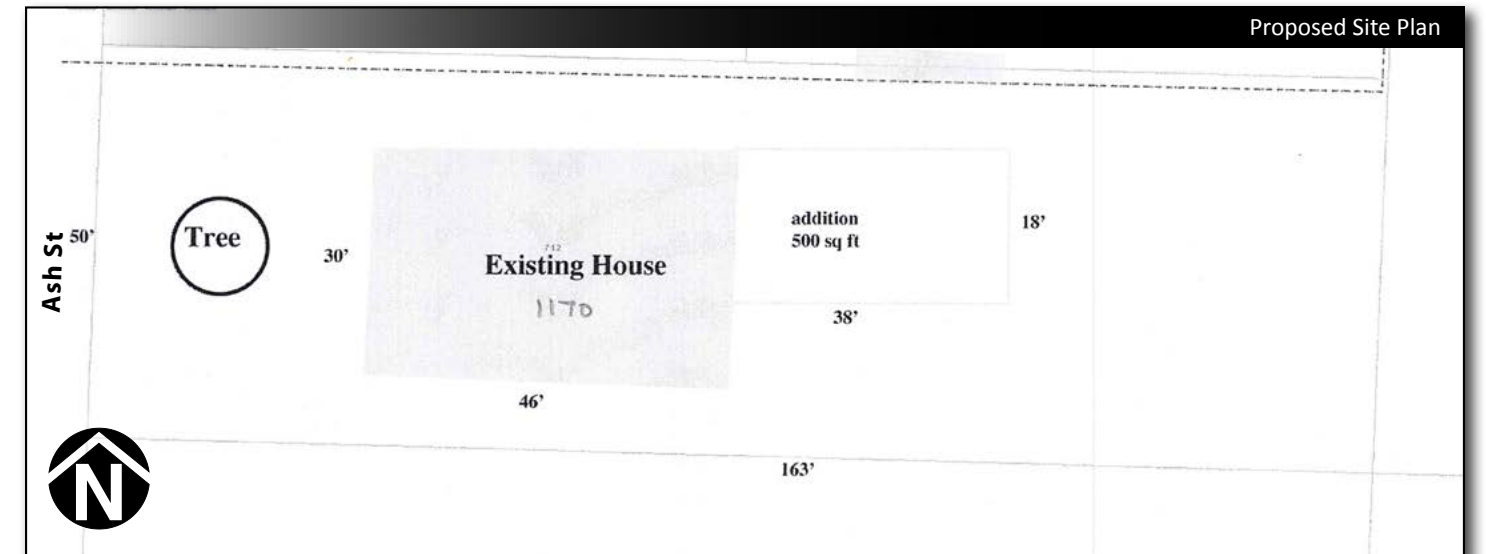
Mechanical Screening. HVAC units should be visually located away from streets or screened by landscaping. Exterior HVAC ductwork should not be visible from the street. No HVAC equipment is shown.

SEPTEMBER 2016 ADDITIONAL TEXT

The item was held in committee at the August HDC meeting as the Commission felt additional information was needed and that the submitted drawings were too schematic. New drawings with additional information have been submitted for September.

New drawings show:

- *The addition will be clad in brick. The existing brick and addition's brick will be painted so that the entire house matches.*
- *Eaves and soffit will be sided with Hardie-board to match the existing house.*
- *Two windows and one door are shown on the addition's south elevation. The windows will match the scale and style of existing windows. A concrete stoop is also shown.*
- *No windows are planned on the addition's east and north elevations. These elevations will be out of the public view.*



- *The existing door and small porch/portico will remain unchanged. The carport proposed in August will not be constructed at this time.*
- *New roof will match existing asphalt shingle roof.*
- *A skylight may be used on the north facing roof to provide natural light to the bathroom.*

RECOMMENDATIONS

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

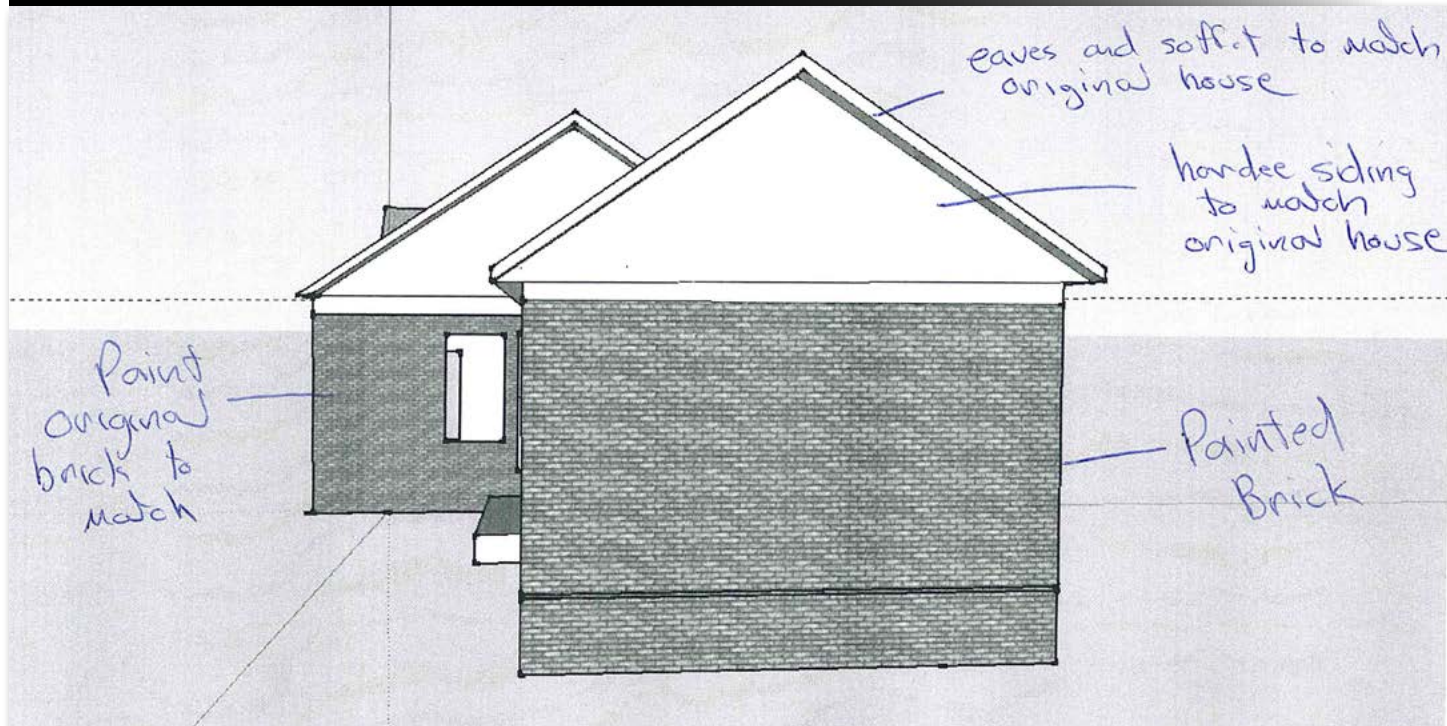
1. The addition, open carport, and driveway shall be constructed as shown in submitted plans.
2. The addition will be clad with brick closely matching the existing residence.

3. A 10 foot concrete driveway may be constructed on the north side of the residence.
4. An open carport with a "0" foot setback shall be allowed on the north side of the residence.
5. Addition windows and doors?
6. The repair and restoration of the existing original windows is strongly encouraged.

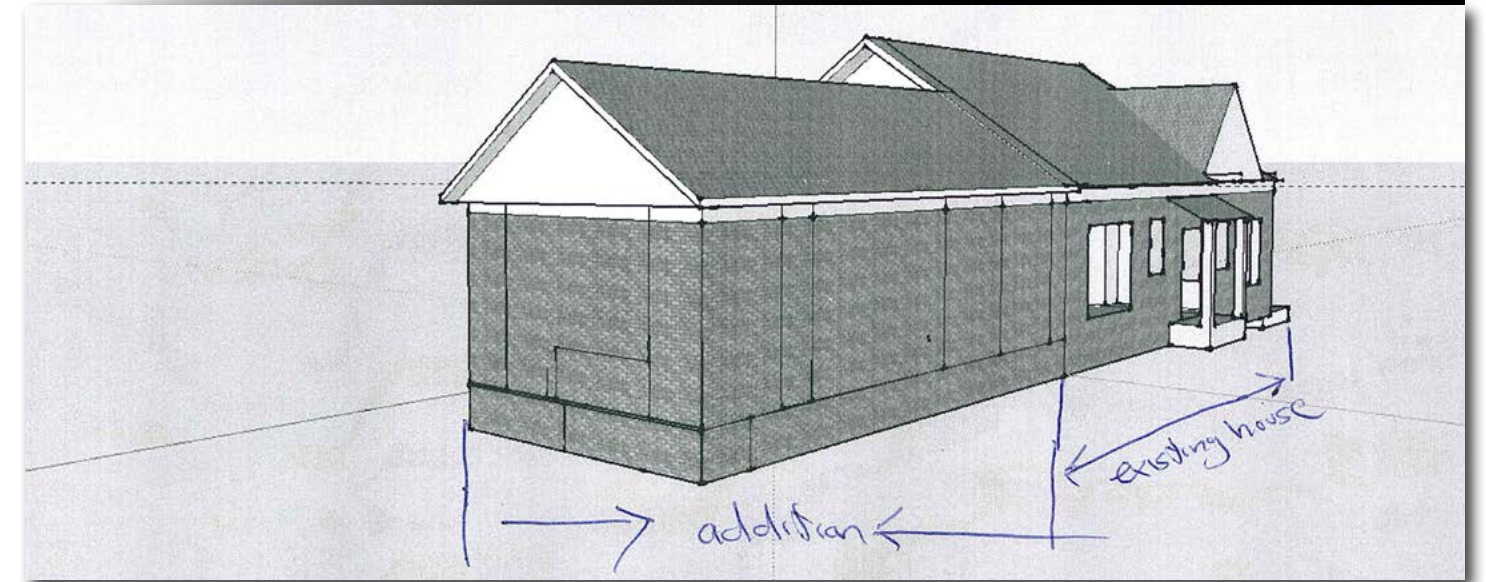
View of addition from the side looking N



View of addition from the rear looking W



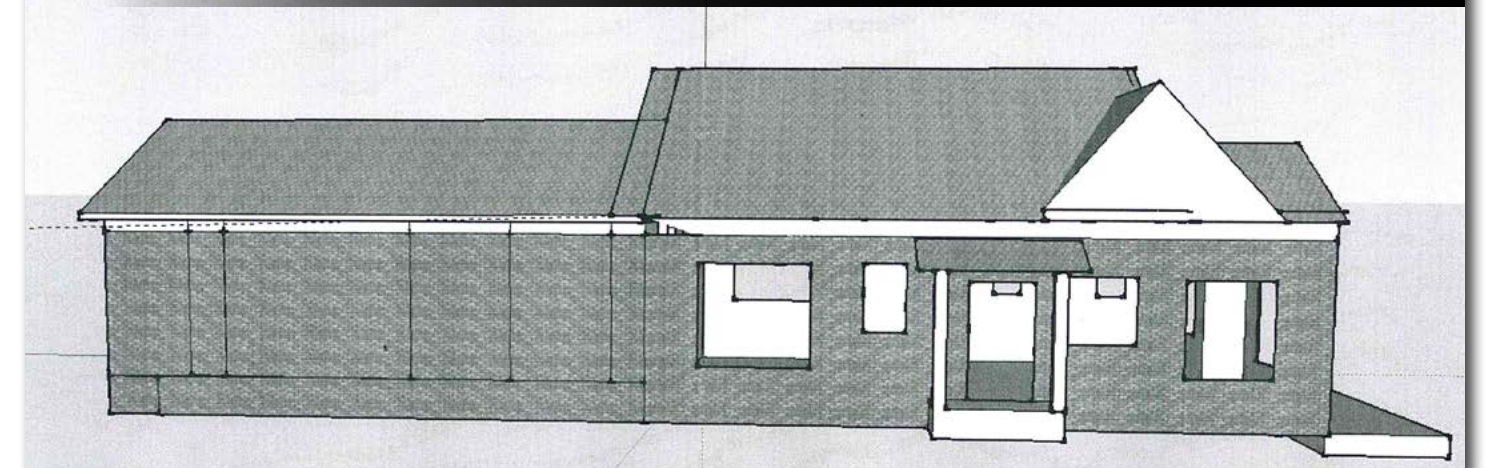
View of addition from rear of property looking SW



View of existing home + addition from the side looking N



View of existing home + addition from the side looking S



B2 BMA GLOBAL MINISTRY CENTER SIGNAGE - 611 LOCUST STREET

**OLD CONWAY DESIGN OVERLY DISTRICT
CERTIFICATE OF APPROPRIATENESS
BAPTIST MISSIONARY ASSOCIATION SIGN
611 LOCUST STREET**

OWNER
Baptist Missionary Association
611 Locust Street
Conway, AR 72034

APPLICANT
Rik Sowell
Sowell Architects
1315 North Street
Conway, AR 72034

SITE
Location. 611 Locust Street

Lot Area. 1.50 acre ±

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

Abutting Zoning. C-1 (Downtown Commercial), R-2A (Large Lot Duplex), and O-3 (Restricted office) in the Old Conway Design Overlay Transitional District.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay transitional District on the west side of Locust Street at the intersection of Locust and Scott Streets. Area commercial structures are an eclectic mix of mid century, Queen Anne, and modern styles. Area residences include colonial revival, craftsman cottage, and Queen Anne. The new contemporary Conway Corp headquarters are being constructed across Locust Street.

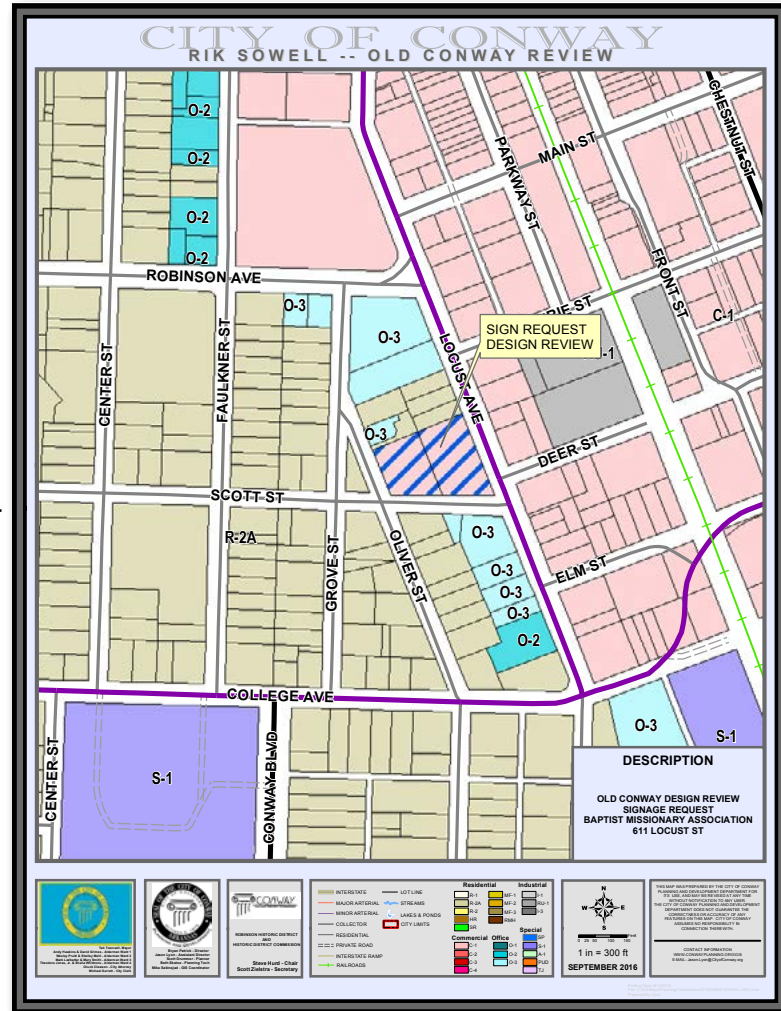
General Description of Property and Proposed Development. The applicant is proposing to construct a 96 s.f. freestanding low wall/monument sign. In the Old Conway Design Overlay any freestanding sign over 16 square feet in area and 4 feet in height requires Historic District Commission approval. The proposed sign is part of a low sitting wall, but would be considered a free standing sign.

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. Not applicable.

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

Lot Coverage. The Old Conway District allows up to 60% impermeable lot coverage. Not applicable.

Orientation. The direction in which the front of a building faces. The low wall sign will face Locust Street.



Alley. There are no alleyways in the block.

Driveway / Parking. A concrete driveway is proposed on the north side of the house. The sign will be placed in an existing landscape island in the parking lot.

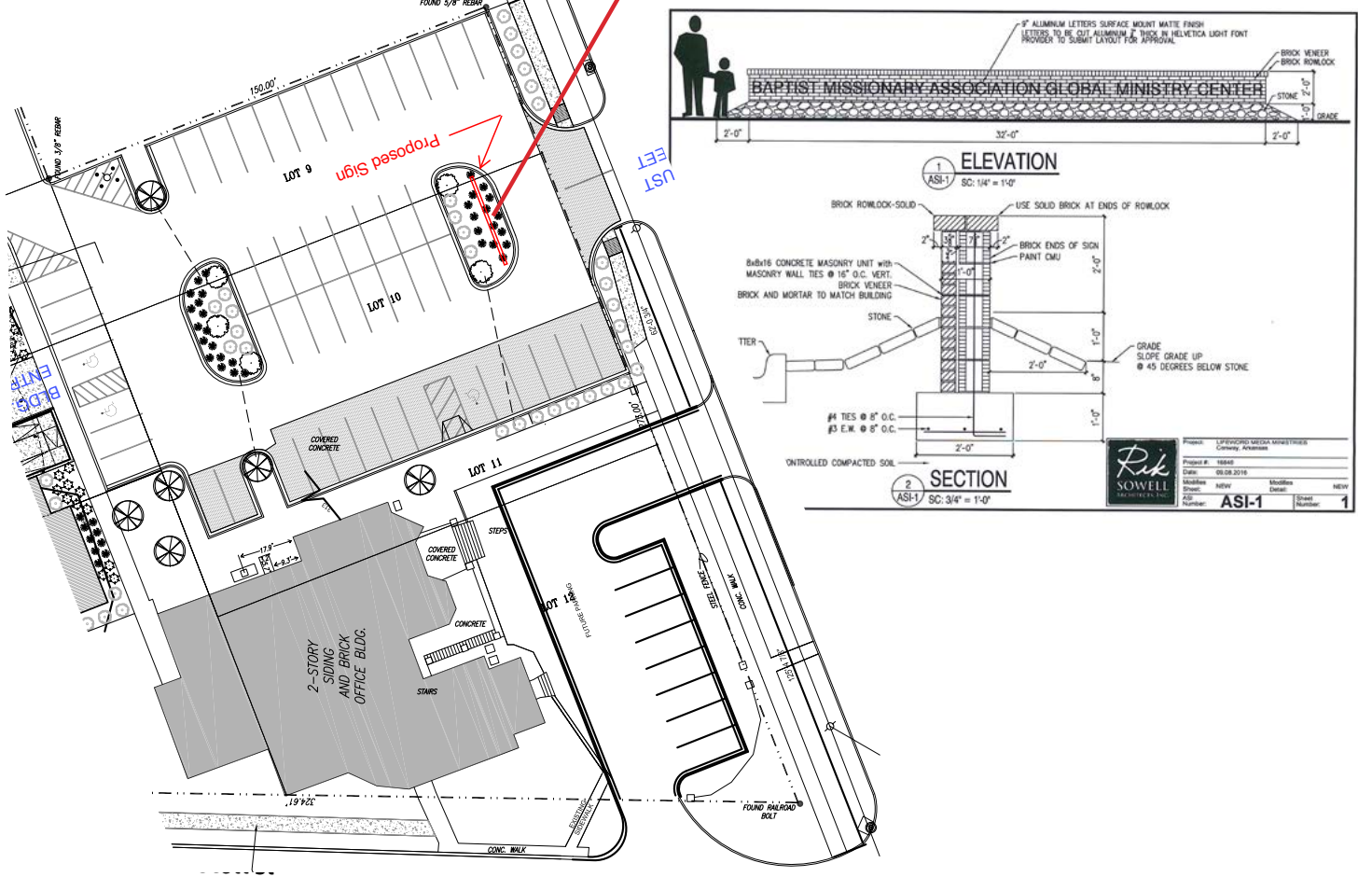
Sidewalks. There is an existing sidewalk along Locust Street. Fences. Not applicable.

Tree preservation. No significant trees will be affected by the construction of the sign.

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 sign seems appropriate as a low wall feature.

Height. The proposed sign height is 3 feet above the ground elevation.

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



B2 BMA GLOBAL MINISTRY CENTER SIGNAGE - 611 LOCUST STREET

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. Not applicable.

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 area structures. The overall style of the low wall is brick with a stone base. This style should blend with existing structures.

Entries, Porches, and Porticos. The front facade features a porch/portico with nicely substantial columns. 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 shown on the submitted plans.

MATERIALS & DETAILING

Architectural Details, Siding, and Bricks. Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The low wall will be brick with a sloping stone base. These materials will blend with area structures.

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. Currently, the residence has an asphalt shingle roof. Not applicable.

Decks/Plaza Space. No decks or patio space are shown. 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 addition, open carport, and driveway with the following conditions:

1. The low wall and sign shall be constructed as shown in submitted plans.

B3 SINGLE-FAMILY RESIDENCE ADDITION - 846 DONAGHEY AVENUE

**OLD CONWAY DESIGN OVERLY DISTRICT
CERTIFICATE OF APPROPRIATENESS
NIKKI THOMPSON/RT REAL ESTATE, LLC
846 DONAGHEY AVENUE**

APPLICANT/OWNER

Niki Thompson/RT Real Estate
831 Faulkner Street
Conway AR 72034

SITE

Location. 846 Donaghey Avenue

Lot Area. 0.23 acre ±

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

Abutting Zoning. R-1 (Single Family Residential) and R-2A (Large Lot Duplex) in the Old Conway Design Overlay Suburban District.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District at the southeast corner of Donaghey Ave and Caldwell St. Area structures consist of the single family residences in ranch, craftsman cottage, minimal traditional styles.

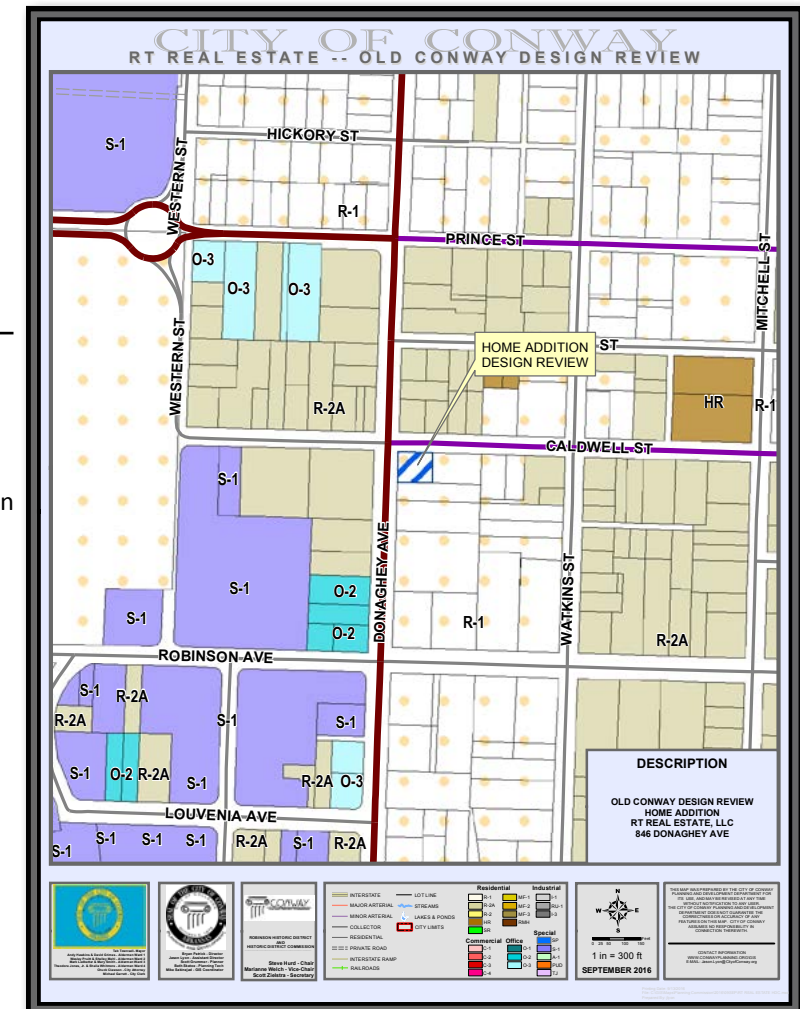
General Description of Property and Proposed Development.

The applicant is proposing remodel the existing house and construct a 556 s.f. rear addition. The existing residence is approximately 1268 s.f. The residence is in sore need of repair. The submitted drawings indicate that the residence will be restored in an appropriate manner.

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 front (west) setback will not be changed. The existing rear (east) setback is ~40 feet, the proposed addition would decrease this rear setback to 12'-4". The south side setback is ~34 feet. The addition would not affect this side setback as it does not protrude beyond the side of the existing house. The rear (east) setback is the only setback of concern, however, 12'-4" is an acceptable setback as this could be seen as a side setback. A side setback is typically, 6 feet.

Spacing. Established spacing distance pattern between area structures. With the new addition spacing is similar to other residences and fits within the neighborhood spacing pattern.

Lot Coverage. The Old Conway District allows up to 60% impermeable lot coverage. The proposed impervious area is well under this percentage and is appropriate.



Orientation. The direction in which the front of a building faces. The residence's Donaghey Street orientation will not be affected.

Alley. There are no alleyways in the block.

Driveway / Parking. An existing gravel driveway on the south side of the house will continue to be used.

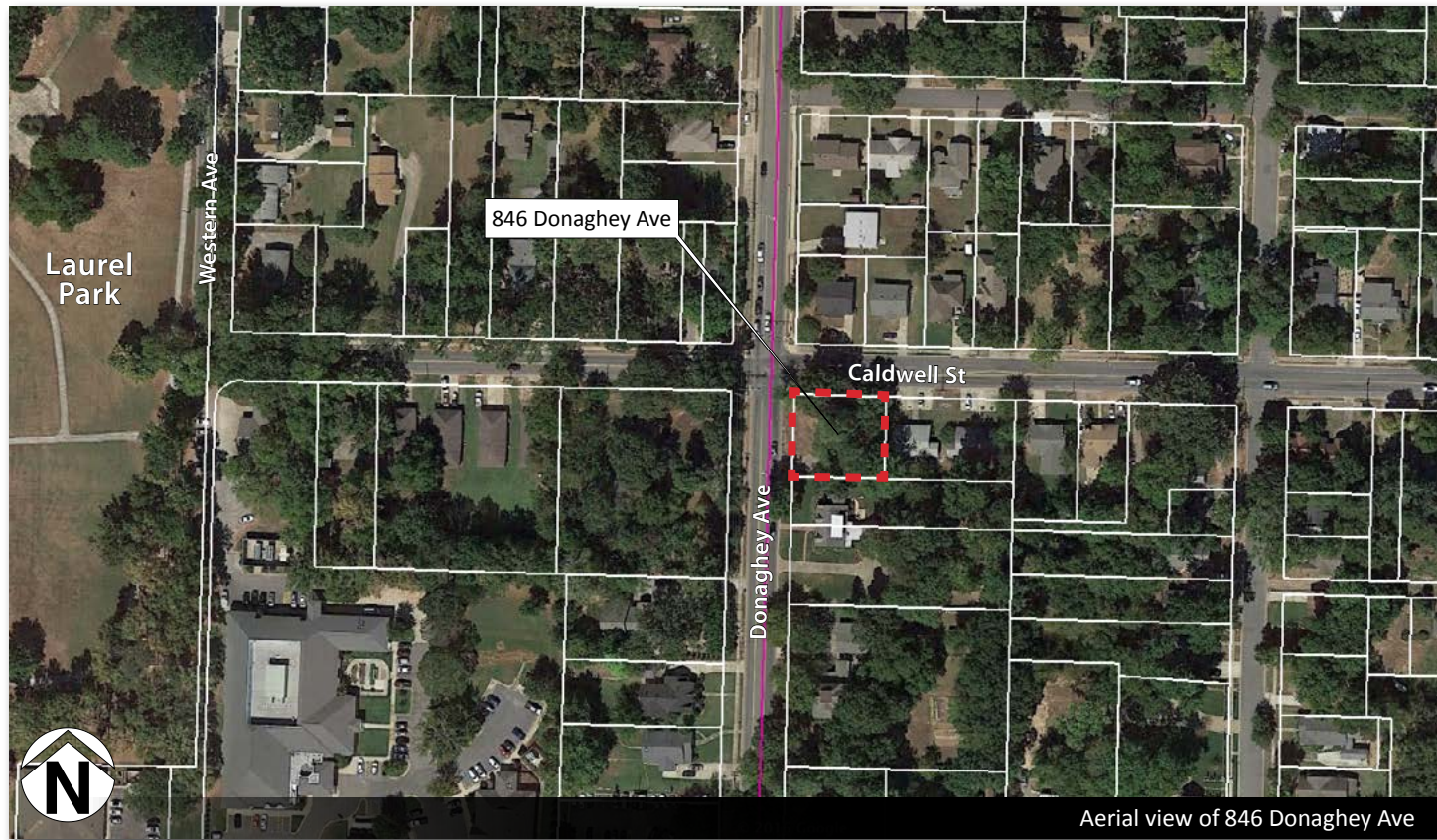
Sidewalks. There are no existing sidewalks along Donaghey or Caldwell. Sidewalk construction is required along both Donaghey and Caldwell as the addition is about 44% of the existing home's footprint area. Sidewalk construction is required for any addition over 30% of the existing structure's footprint.

Fences. No fencing is shown in the supplied drawings.

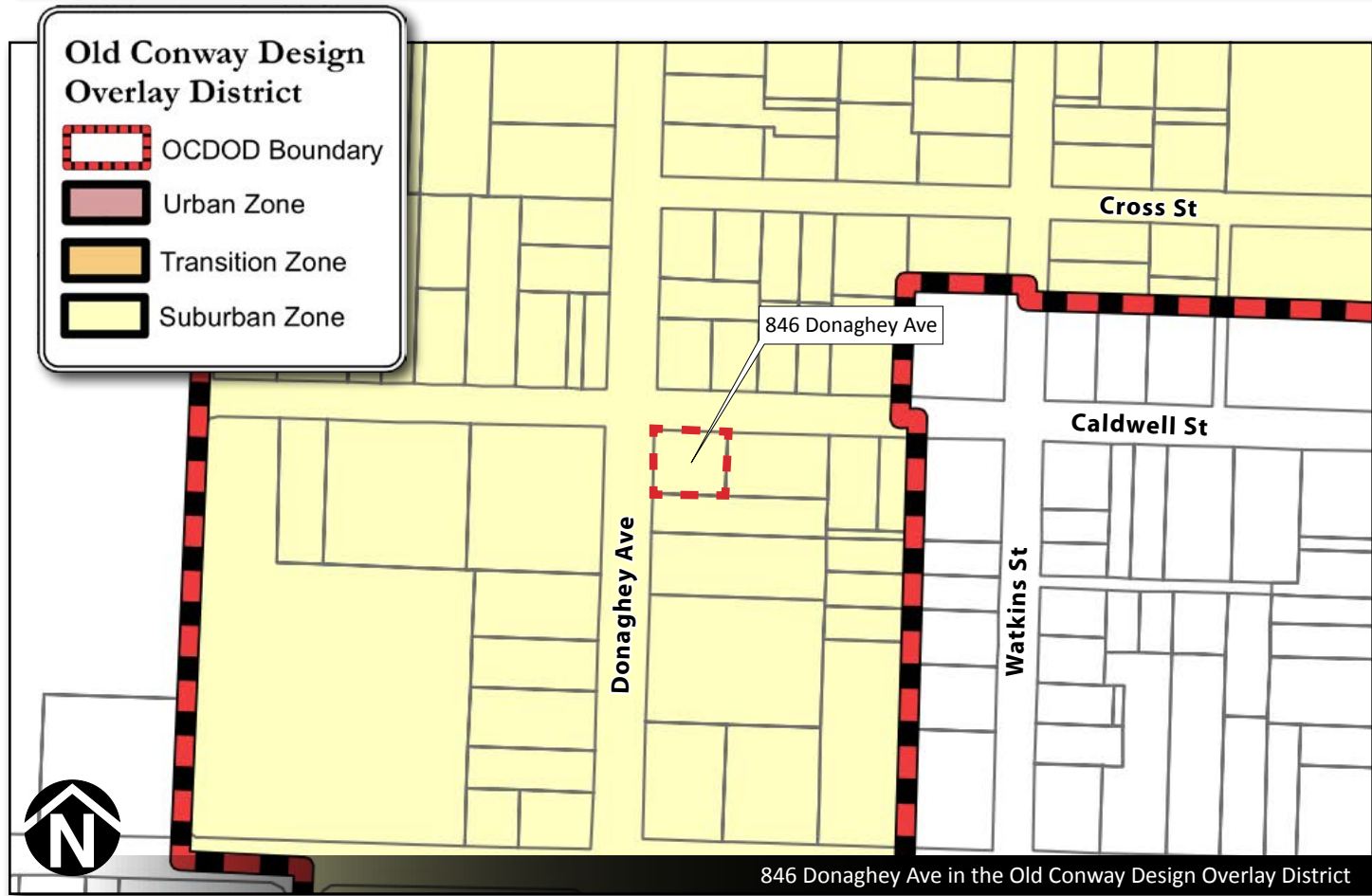
Tree preservation. There is a large dying oak tree that dropped a huge limb on the rear of the house. This tree will be removed to allow for the addition.

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 addition fits into the scale of area development.



Aerial view of 846 Donaghey Ave



846 Donaghey Ave in the Old Conway Design Overlay District

Height. The average height of area structure’s eaves and cornices. Also, the first floor elevation / height relationship. The overall height and eave are proposed to match the existing residence.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The residence’s width as seen from Donaghey will not be affected. As seen from Caldwell, the residence with the addition will be deeper, but the facade will be broken and the Caldwell facade will be compatible with other area structures.

Directional expression. Measurement of the height to width ratio of a structure’s elevation. The height/vertical expression of the residence is 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 grow to the rear, however it is compatible with area structures.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The level of detailing and wall plane breaks will be continued with the addition.

Façade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The addition shows an appropriate number of windows along the rear and Caldwell Street elevations. The addition’s south elevation will not have any windows but will have an exterior door. This lack of windows is acceptable due to the lack of visibility.

DESIGN ELEMENTS

Style. The style should compliment area structures. The overall style of the existing residence could be described as a minimal traditional cottage with shades of tudor revival. The addition continues this styling and will blend with the existing house.

Entries, Porches, and Porticos. The front facade featured a handsome porch/portico that is in disrepair. The portico could be described as having a “winged eyebrow hood” that originally had 4 columns; 2 closely spaced on each side, and an arched window above the door. Currently, there’s a piece of plywood over the wall area under the portico. Hopefully, the original window and trim are intact and can be restored. The front elevation shows a modified eyebrow with brackets and no columns along with a half round new door. The applicant can provide restoration details at the meeting.

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 existing residence has a large amount of windows on all facades. The submitted elevations show an equal measure of windows on the visible facades. The majority of existing windows appear to be original. These windows should be restored.

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

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

MATERIALS & DETAILING

Architectural Details, Siding, and Bricks. Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The materials selected for a new dwelling should be compatible with and complement the surrounding structures in the Suburban Zone. Brick, stone, and wood are the most common and most appropriate materials for cladding and are strongly encouraged.

Synthetic materials such as vinyl, aluminum, and synthetic stucco (EIFS products) are not historic cladding materials and should not be used. The existing residence appears to have aluminum siding. The addition’s siding material is not described in the drawings. Vinyl siding is discouraged. Wood or cement board are encouraged.

Shutters. If used, shutters should be in proportion to their window opening. If they were closed, they should cover the window opening. No shutters are shown.

Roof. Currently, the residence has an asphalt shingle roof. The addition and should use a matching asphalt roof.

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

Skylights. None are shown.

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

RECOMMENDATIONS

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

1. The addition shall be constructed as shown in submitted plans.
2. The addition will be clad with ? siding to match the existing residence.
3. New roof will match existing asphalt roof.
4. The repair and restoration of the existing original windows is strongly encouraged.
5. The repair and restoration of the front portico to it’s original form is strongly encouraged.

Proposed floor plan and elevations

ROOF PLAN

FRONT ELEVATION

LEFT ELEVATION

REAR ELEVATION

FLOOR PLAN

NOTE: BUILDER/CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION AND ADJUST ACCORDINGLY.

NOTE: 1. All work shall be as indicated by the architect. 2. The contractor shall be responsible for obtaining all necessary permits. 3. The contractor shall be responsible for the accuracy of all dimensions and elevations. 4. The contractor shall be responsible for the accuracy of all materials and workmanship. 5. The contractor shall be responsible for the accuracy of all construction. 6. The contractor shall be responsible for the accuracy of all site work. 7. The contractor shall be responsible for the accuracy of all utility work. 8. The contractor shall be responsible for the accuracy of all foundation work. 9. The contractor shall be responsible for the accuracy of all framing work. 10. The contractor shall be responsible for the accuracy of all exterior finish work. 11. The contractor shall be responsible for the accuracy of all interior finish work. 12. The contractor shall be responsible for the accuracy of all mechanical and electrical work. 13. The contractor shall be responsible for the accuracy of all plumbing work. 14. The contractor shall be responsible for the accuracy of all fire protection work. 15. The contractor shall be responsible for the accuracy of all safety work. 16. The contractor shall be responsible for the accuracy of all accessibility work. 17. The contractor shall be responsible for the accuracy of all energy efficiency work. 18. The contractor shall be responsible for the accuracy of all sustainability work. 19. The contractor shall be responsible for the accuracy of all green building work. 20. The contractor shall be responsible for the accuracy of all smart building work.

Quality Designs Inc.

DATE: 08/18/2016
JOB: T. THOMPSON
SCALE: 1/4"=1'-0"

Site Plan

CALDWELL ST.

DONAGHEY ST.

Scale: 1"=30'-0"

LOT-2
BLOCK 45
W 108FT. N 95FT.
DONAGHEY AND CALDWELL

NOTE: It is the responsibility of the owner/builder/contractor to verify all lot easements and private easements, and setbacks before construction. quality designs is not responsible for any setbacks or private easements that are not shown on the survey plat.

Prepared By
Quality Designs
Carmy Artman

B4 RESIDENTIAL PORCH ADDITION - 1903 COLLEGE AVE

**OLD CONWAY DESIGN OVERLY DISTRICT
CERTIFICATE OF APPROPRIATENESS
UCA WESLEY FOUNDATION REMODEL
& PORCH ADDITION
1903 COLLEGE AVENUE**

APPLICANT/OWNER

Blake Langston/UCA Wesley Foundation
1315 Tolkien Drive
Conway, AR 72034

SITE

Location. 1903 College Avenue

Lot Area. 0.62 acre ±

Present Zoning. R-2A (Large Lot Duplex). The property is within the Old Conway Design Overlay Suburban District.

Abutting Zoning. R-2A (Large Lot Duplex) in the Old Conway Design Overlay Suburban District. The north side of the property abuts the Robinson District.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District at the southwest corner of College Avenue and Mitchell Street. Area structures consist of single family residences in craftsman cottage, mission revival, and ranch styles.

General Description of Property and Proposed Development. The applicant is proposing to construct a 320 s.f. covered deck porch on the rear and a concrete and brick entry patio feature at the front entrance.

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 front setback will not be changed. The existing south (rear) setback is currently around 70 feet. The new covered deck would decrease this rear setback to around 60 feet. The east and west side setbacks will remain unchanged.

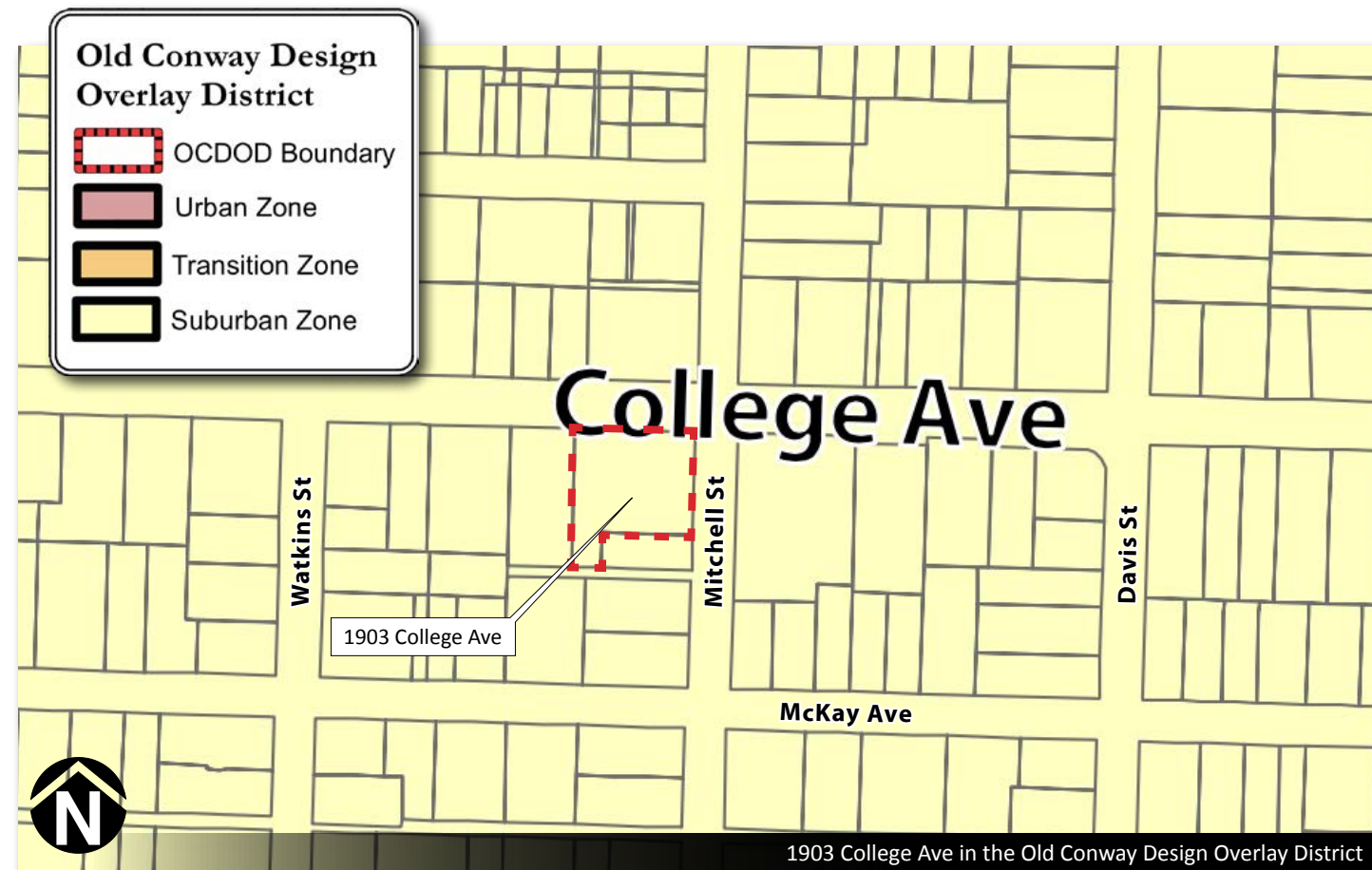
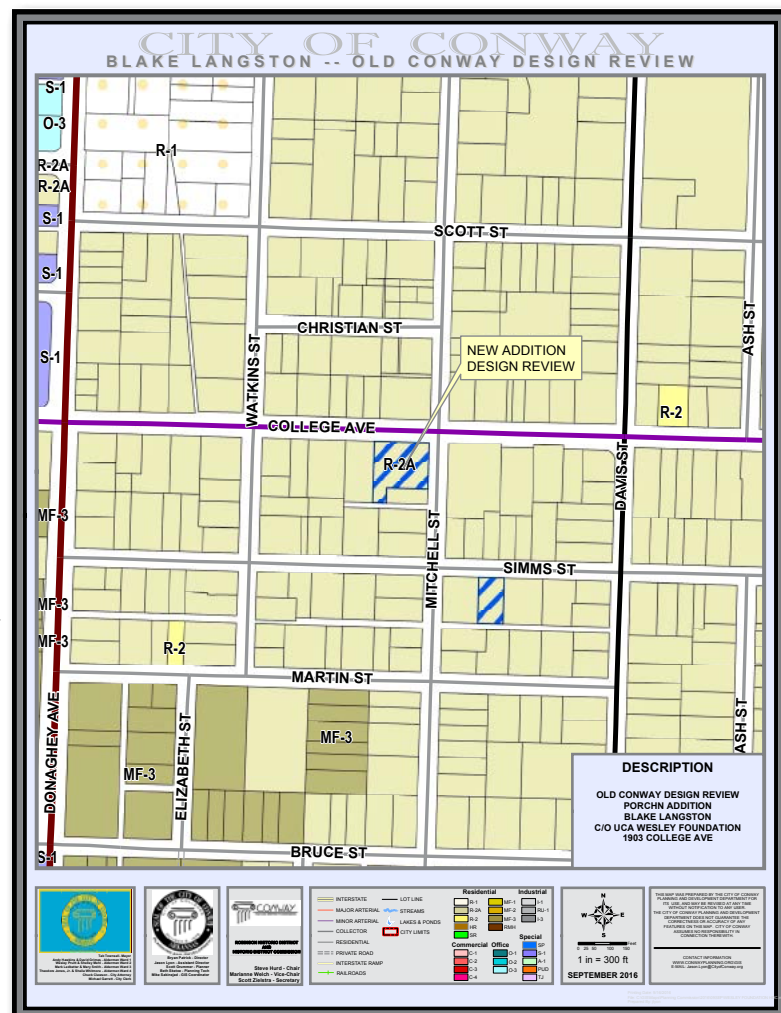
Spacing. Established spacing distance pattern between area structures. Spacing will not be affected.

Lot Coverage. The Old Conway District allows up to 60% impermeable lot coverage. The proposed impervious area is well under this percentage and is appropriate.

Orientation. The direction in which the front of a building faces. The existing College Avenue orientation will not be affected.

Alley. There is an unbuilt alley south of the property running east-west mid block.

Driveway/Parking. No changes are proposed for the existing driveway.



Sidewalks. There is an existing sidewalk along College Avenue and Mitchell Street. No sidewalk construction or reconstruction is required due to the less porch addition being less than 30% of the home's footprint.

Fences. No fencing is shown in the supplied drawings.

Tree preservation. There does not appear to be any significant trees that will be affected by the residence and driveway.

MASSING

Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The overall size and scale of the residence will not be greatly affected.

Height. The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. The overall height and eave line will not be affected.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The residence's width will not be affected by the porch or plaza addition.

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

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The residence's footprint will grow to the rear, however it is compatible with area structures.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The existing residence has gables, a front porch/portico, columns, and other details. The rear porch and front plaza addition will not greatly change the level of form complexity.

Facade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The proposed porch will change the rear facade, however the rhythm of the porch columns creates a classic vernacular porch.

DESIGN ELEMENTS

Style. The style should compliment area structures. The overall colonial revival style of the existing residence remains unchanged. The front plaza creates a grander entry for an estate home. The rear porch is a fairly traditional porch but has a modern touch due to the circular wall and monumental step deck. These new elements do not detract from the overall traditional style of the house.

Entries, Porches, and Porticos. The existing front facade features a portico with a nicely detailed "hood", fluted columns, arched window, and wrought iron handrails. The proposed plan would enhance the entry area with a circular concrete plaza space with brick sitting walls. The front steps would also be redefined with grander brick entry. The rear porch is a modern version of a typical southern porch. The deck area will have monumental steps, substantial columns, and a curved wall area. Within the curved wall area will be an accessible ramp.

Doors and windows. Not applicable.

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

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

MATERIALS & DETAILING

Architectural Details, Siding, and Bricks. Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The materials selected for a new dwelling should be compatible with and complement the surrounding structures in the Suburban Zone. Brick, stone, and wood are the most common and most appropriate materials for cladding and are strongly encouraged. Synthetic materials such as vinyl, aluminum, and synthetic stucco (EIFS products) are not historic cladding materials and should not be used. The existing residence is brick. According to architectural survey records, the brick was added over stucco

in the 1930s. The new entryway plaza will use brick to match. The rear porch will have a treated wood deck. It is assumed that painted wood will be used for the porch columns, wall, and rafters. The applicant can supply additional information at the meeting.

Shutters. If used, shutters should be in proportion to their window opening. If they were closed, they should cover the window opening. No new shutters are proposed.

Roof. Currently, the residence has an asphalt shingle roof. The porch should use a matching asphalt roof.

Decks/Plaza Space. The front entry area will be enhanced with a circular concrete plaza space with brick sitting walls. The front steps would also be redefined with grander brick entry steps, matching wrought iron handrails, and circular low brick sitting walls.

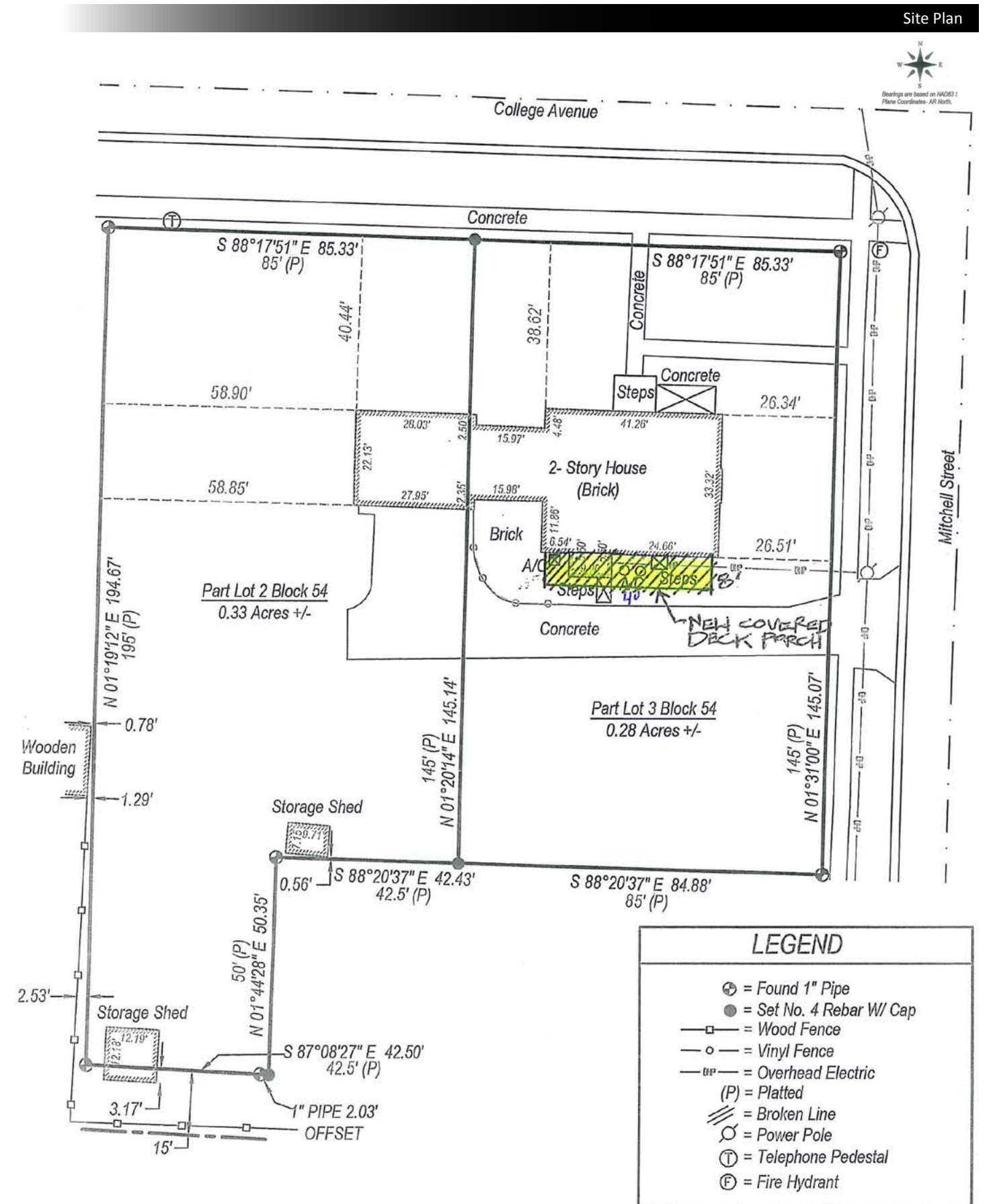
Skylights. None are proposed.

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

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

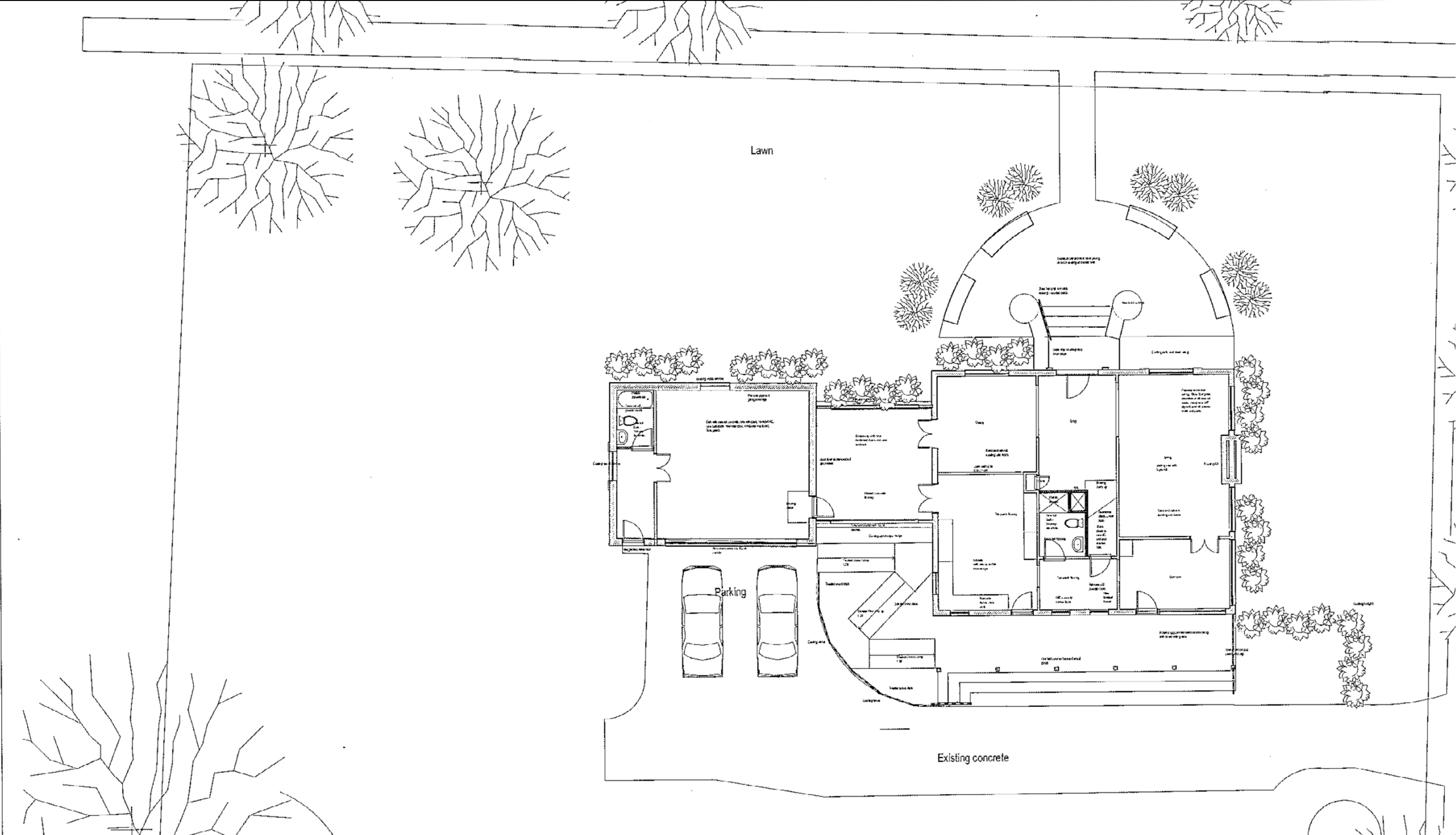
1. The porch and plaza additions shall be constructed as shown in submitted plans.
2. The plaza space brickwork shall use brick closely matching the existing residence.
3. The repair and restoration of the existing original windows is strongly encouraged.
4. New windows in the breezeway are shall match existing historic windows.
5. New porch roof shall match existing asphalt roof.



Perspective showing rear porch addition



Site Plan/Floor Plan



B5 NEW SINGLE-FAMILY RESIDENCE - 1827 SIMMS STREET

**OLD CONWAY DESIGN OVERLY DISTRICT
CERTIFICATE OF APPROPRIATENESS
POWNALL NEW RESIDENCE
1827 SIMMS STREET**

APPLICANT/OWNER
Andrew Pownall/Brad York
3810 Lookout Road
North Little Rock AR 72116

SITE
Location. 1827 Simms Street

Lot Area. 0.26 acre ±

Present Zoning. R-2A (Large Lot Duplex). The property is within the Old Conway Design Overlay Suburban District.

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

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the south side of Simms Street. Area historic structures consist of single family residences in craftsman cottage, ranch, and minimal traditional styles. Across Simms to the north, are three recently constructed homes; two pre-date Old Conway regulations, one was approved by the OCDDB in 2007.

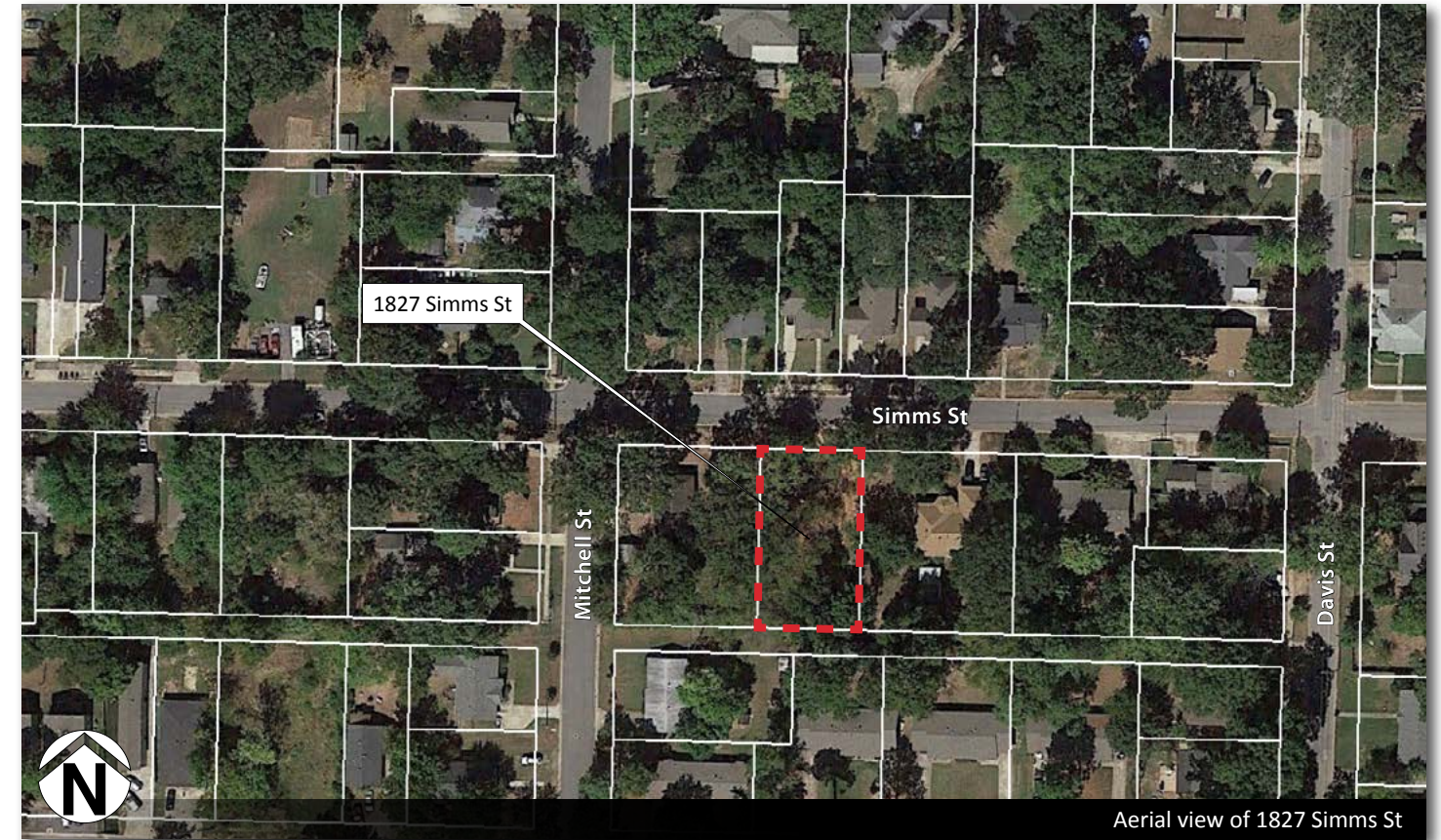
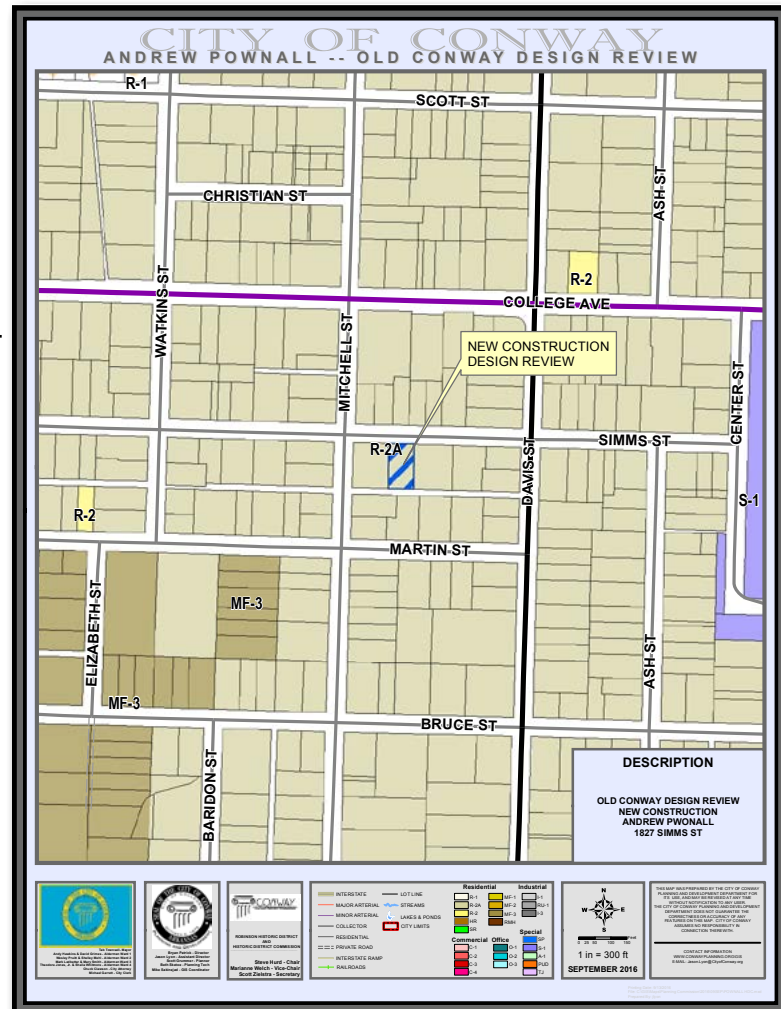
General Description of Property and Proposed Development. The applicant is proposing to construct a new 2000 square foot single family residence with a rear garage and a concrete driveway. The lot is currently empty. The former residence burned and was not repairable

Setbacks. Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 80% to 110% of the average area front setback. The average area front setback is 27 feet. The proposed 23.6 foot front setback is appropriate. The east side setback is 23 feet, the west side setback is 5.5 feet. The south rear setback is 56 feet. These setbacks are appropriate for the neighborhood.

Spacing. Established spacing distance pattern between area structures. Spacing is similar to other residences and fits within the neighborhood spacing pattern.

Lot Coverage. The Old Conway District allows up to 60% impervious lot coverage. The proposed impervious area is well under this percentage and is appropriate.

Orientation. The direction in which the front of a building faces. The residence's Simms Street orientation is appropriate.
Alley. There is an unbuilt alleyway along the south property line.



Aerial view of 1827 Simms St

Driveway / Parking. A 13 foot wide concrete driveway is proposed on the east side of the house leading to a rear garage.

Sidewalks. There is no sidewalk along Simms Street. A sidewalk must be constructed along the Simms Street frontage.

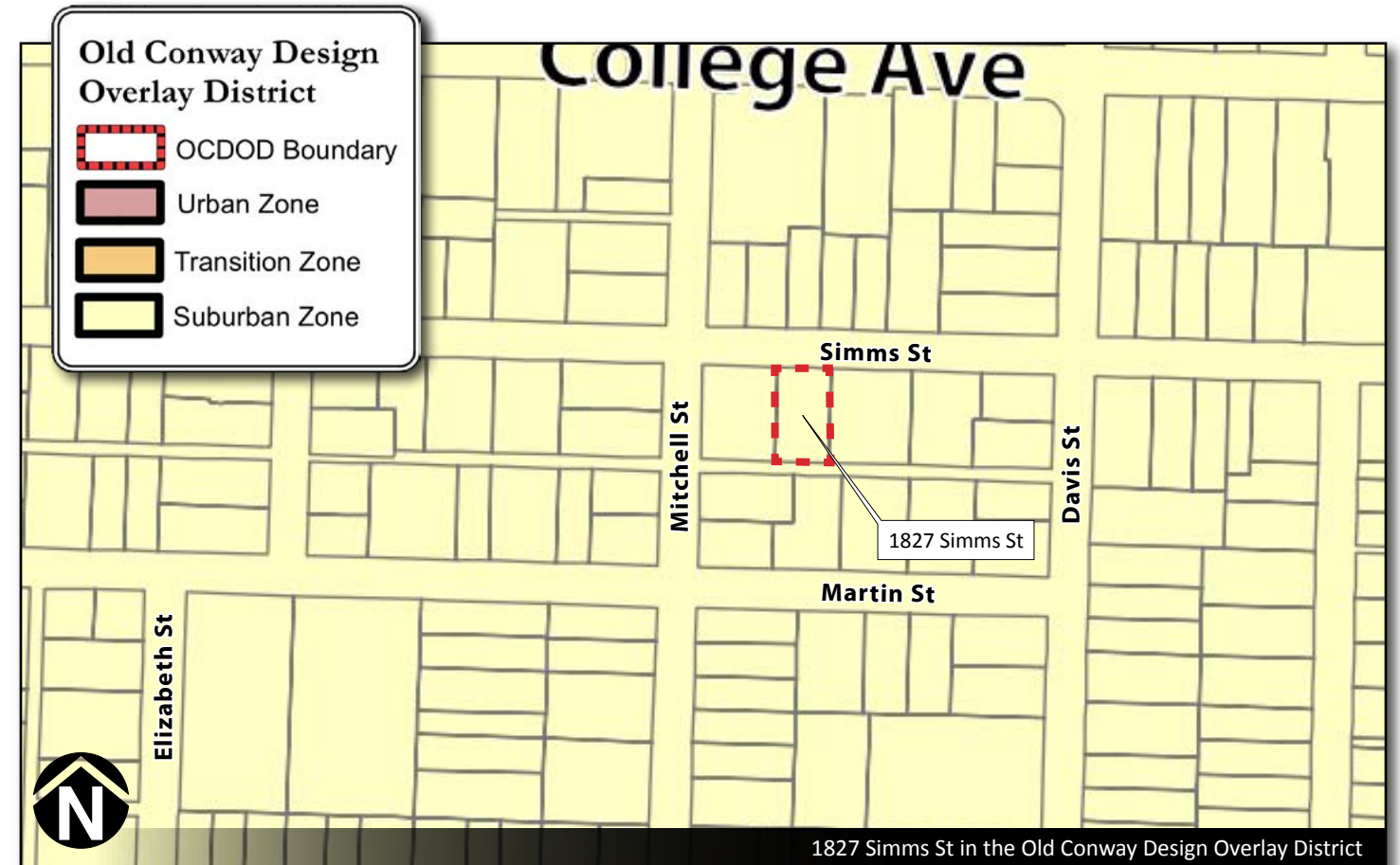
Fences. Existing chain link fencing is shown as being removed. Tree preservation. One significant tree will be removed. A new 2" caliper tree should be planted in the front yard to remediate.

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 residence fits into the scale of area development.

Height. The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. The overall height and eave line is an appropriate height. 9 foot floor to ceiling height is proposed.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The new residence's width is appropriate with area structures.



1827 Simms St in the Old Conway Design Overlay District

Directional expression. Measurement of the height to width ratio of a structure's elevation. The height/vertical expression of the new residence is appropriate.

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The new residence's footprint is somewhat larger than most area houses, however the lot is also larger than many other area lots. The footprint area is appropriate.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The new residence has gables, a front porch/portico, columns, and other details. The rear addition will be largely unseen, but level of complexity would seem appropriate.

Façade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The new residence has gables, a porch, columns, a dormer, and wall plane breaks in the facades creating a level of complexity that is compatible with other area structures.

DESIGN ELEMENTS

Style. The style should compliment area structures. The overall style of the new residence is a modern interpretation of a craftsman cottage. The residence should blend with other area houses.

Entries, Porches, and Porticos. The front facade features a porch with substantial columns and a well defined entry. The porches are well over the required 6 feet in depth.

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 residence has a large amount of windows on the front facade. The other elevations are lacking in windows. The rear elevation is unseen, however, the left and right elevations should have one window added to each side in the bedrooms.

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

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

MATERIALS & DETAILING

Architectural Details, Siding, and Bricks. Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The materials selected for a new dwelling should be compatible with and complement the surrounding structures in the Suburban Zone. Brick, stone, and wood are the most common and most appropriate materials for cladding and are strongly encouraged.

Synthetic materials such as vinyl, aluminum, and synthetic stucco (EIFS products) are not historic cladding materials and should not be used. The new residence is mostly clad in brick. The front elevation may show some horizontal wall siding with board and batten siding in the gables. Vinyl siding is

discouraged. Wood, cement board, or brick are encouraged. The applicant can provide more details about materials at the meeting.

Shutters. If used, shutters should be in proportion to their window opening. If they were closed, they should cover the window opening. No shutters are shown.

Roof. An asphalt shingle roof is proposed.

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

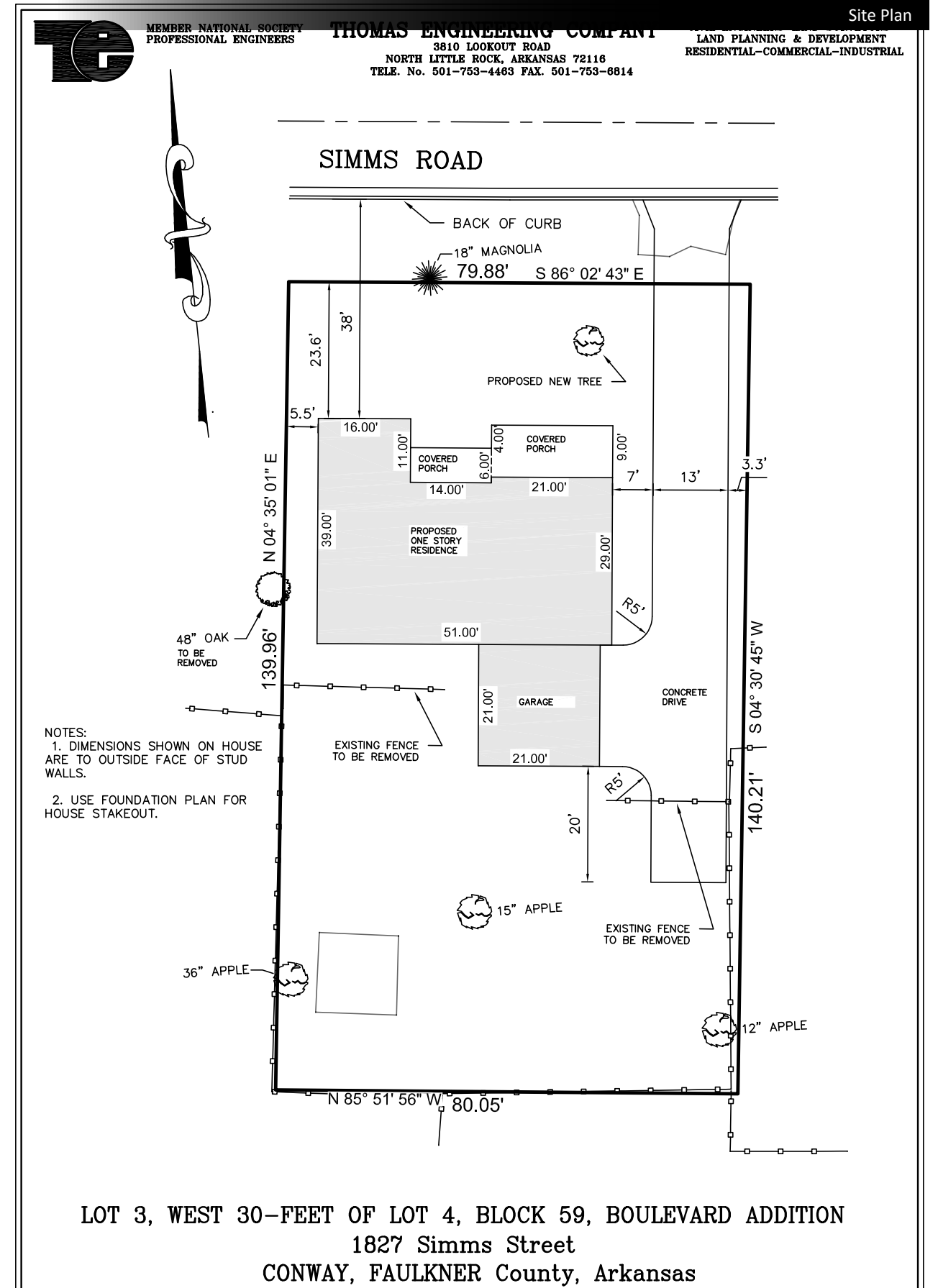
Skylights. None are shown.

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

RECOMMENDATIONS

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

1. The residence and driveway shall be constructed as shown in submitted plans.
2. The residence will be clad with brick and ? siding.
3. Two additional windows shall be added; one to the left elevation (master bedroom) and one to the right elevation (front bedroom).
4. Roof shall be asphalt composition roof.
5. A 2" caliper tree will be planted in the front yard to remediate the removal of a significant tree.



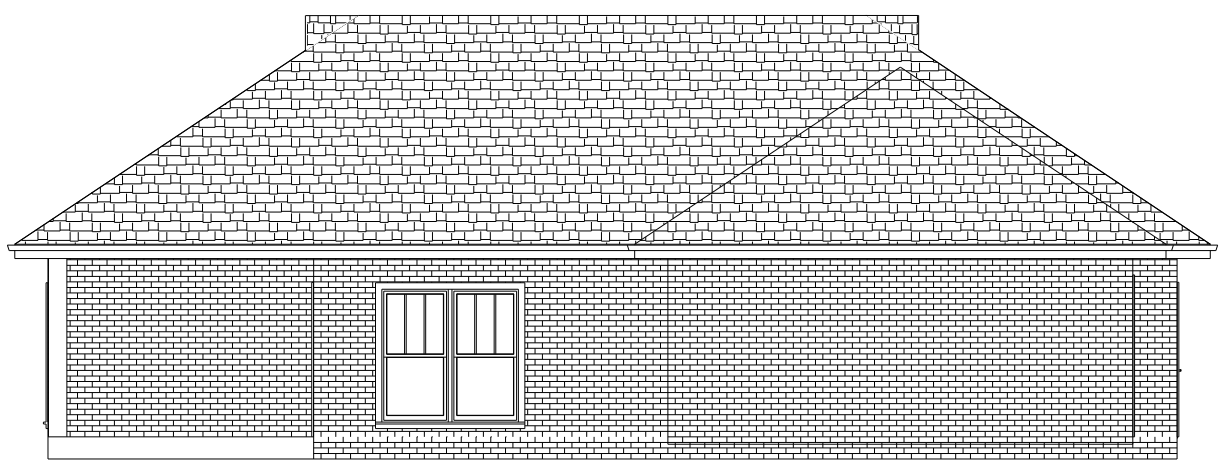
Elevations



LEFT ELEVATION
SCALE 1/4 = 1'-0"



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



REAR ELEVATION
SCALE 1/4 = 1'-0"



RIGHT ELEVATION
SCALE 1/4 = 1'-0"

Photos of nearby properties



1837 Simms St
House to the West of Subject Property



1832 Simms St
House across the street to Subject Property



1819 Simms St
House to the East of Subject Property



1826 Simms St
House across the street to the east of Subject Property



1836 Simms St
House across the street to the West of Subject Property



1818 Simms St
House across the street to the east of Subject Property

**OLD CONWAY DESIGN OVERLY DISTRICT
CERTIFICATE OF APPROPRIATENESS
NEW MEDICAL OFFICE BUILDING
1076 HARKRIDER STREET**

APPLICANT
Hrand Duvalian
Cromwell Architects & Engineers
101 South Spring Street
Little Rock, AR 72201

OWNER
David Baker - Owner
1045 Reynolds Ave
Conway AR 72034

SITE
Location. 1076 Harkrider Street

Lot Area. 0.45 acre ±

Present Zoning. T-5 (Urban Zone) in the Northeast Old Conway Design Overlay District (NEOCA).

Abutting Zoning. T-5 (Urban Zone) in the Northeast Old Conway Area Specific Plan (NEOCA) and CMU (Commercial Mixed Use) in the Markham Street Neighborhood Specific Plan.

Surrounding Area Structures. The property is located in the NE Old Conway Area Specific Plan at the southeast corner of Harkrider and Garland Streets at the old Pizza Hut location. To the north, is a one story low block commercial building, to the south, is the 1990s Baker Eye building, across Harkrider to the west, are a warehouse like structure and a mid-century gas station.

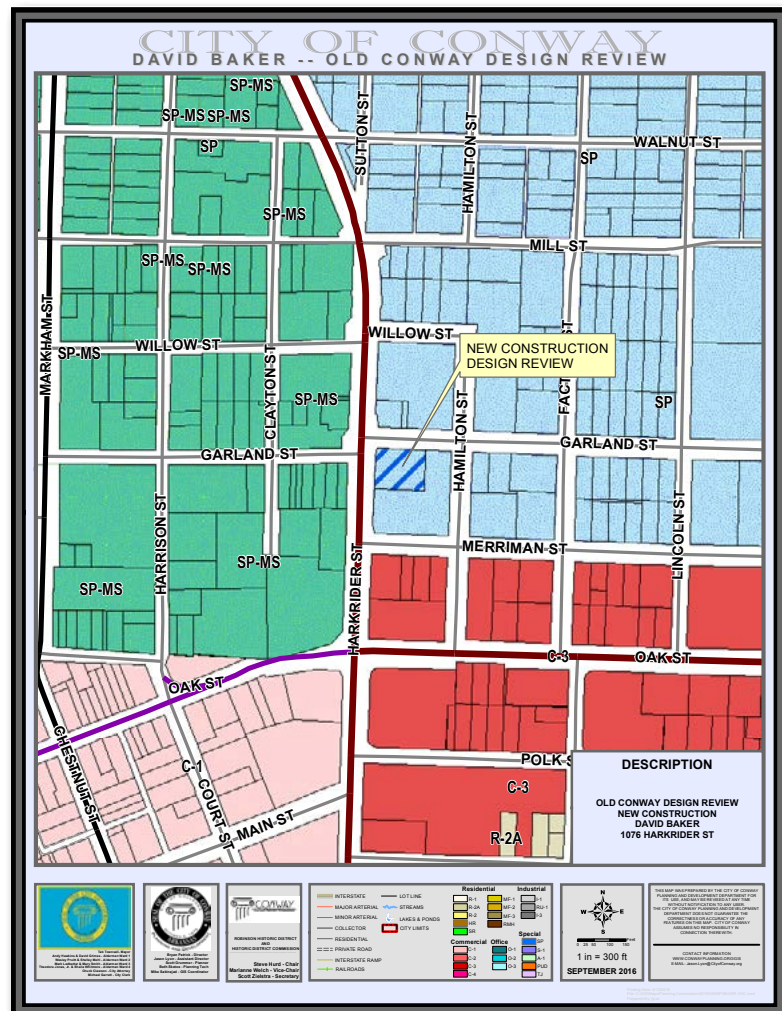
General Description of Property and Proposed Development. The applicant is proposing a new 9275 s.f. medical office building in a mid-century modern style. The property is in the NE Old Conway Area Specific Plan. Within this planned area, there are urban specific development regulations. The Historic District Commission must approve new development within the area.

Setbacks. T5 specific plan setbacks are defined as:

- Front (Harkrider) - 80% structure within 3 feet of property line
- Secondary Front (Garland) - 80% structure within 3 feet of property line
- Rear - 80% structure within 3 feet of property line
- Setbacks variances can be approved by the HDC

The proposed building meets all of the above setback requirements with the exception of the rear setback. However, a parking lot is planned for the rear area.

Spacing. Established spacing distance pattern between area structures. The proposed spacing is compatible with other area structures.

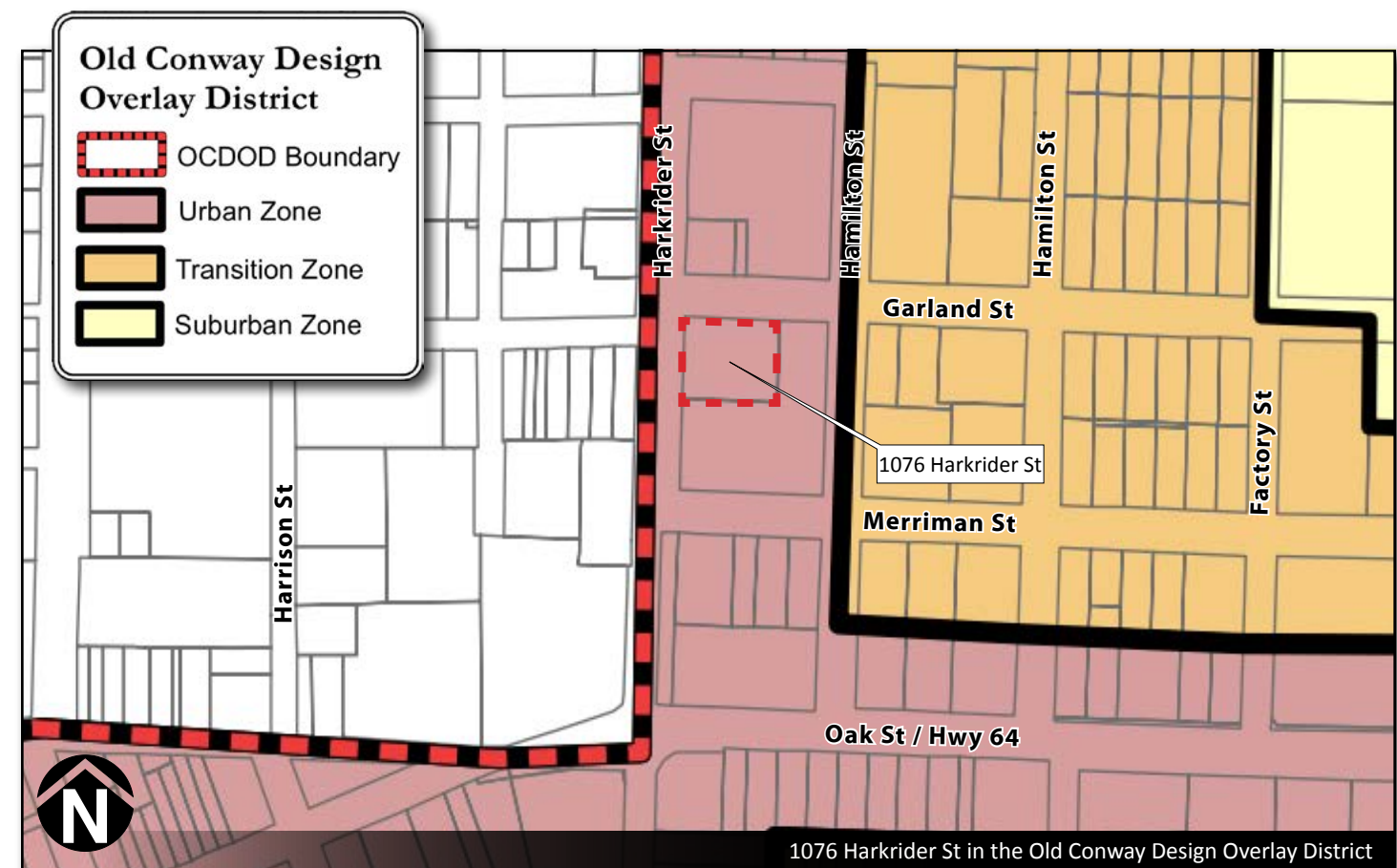


Lot Coverage. The NEOCA Plan allows for 100% impervious lot coverage. The proposed plan allows for some green pervious areas.

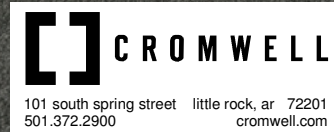
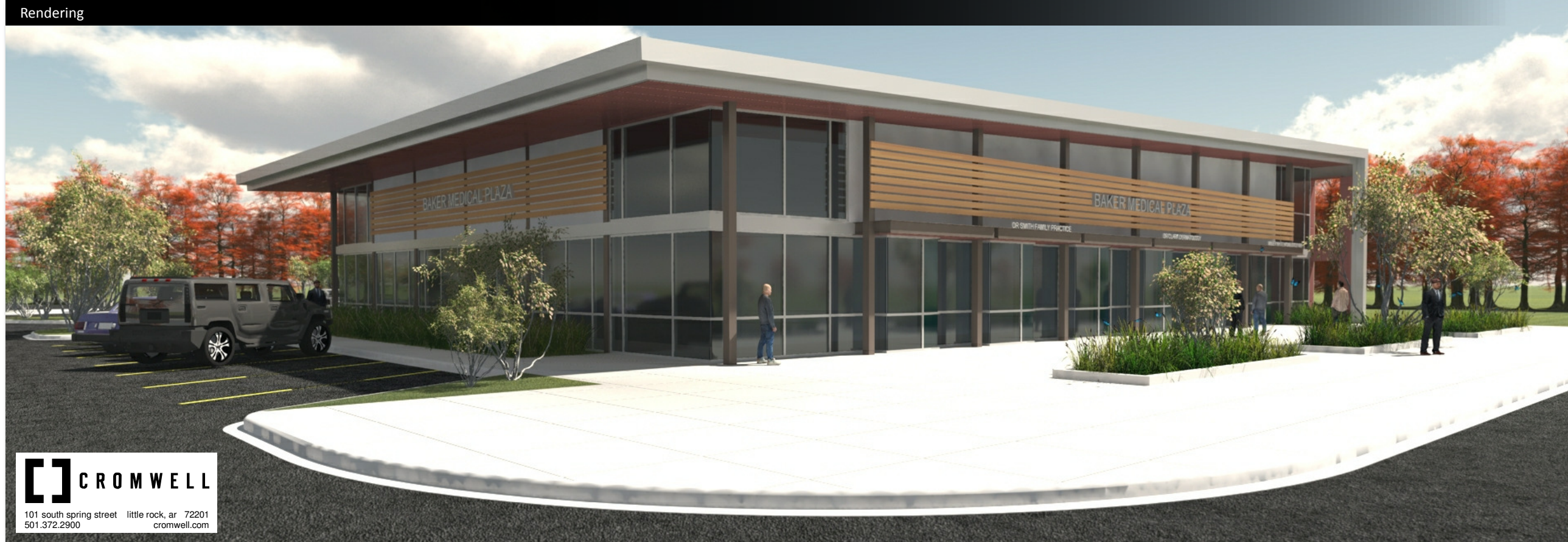
Orientation. The office building will appropriately face Harkrider. However, the main entrance is planned on the rear (east) parking lot side. The Harkrider side will be glass and aluminum storefront allowing for doors if desired at a later date.

Alley. There are no alleyways in the block.

Driveway / Parking. A new parking lot is planned at the rear (east) side of the building. This location fits with the NEOCA guidelines. Like the Old Conway guidelines, parking lots should not be placed on corners. Instead, parking should be located at the rear or sides of buildings. The planned rear parking lot is appropriate. On street parking is also planned along Garland and Hamilton Streets. Preliminary talks with the City Engineer indicates that these on street spaces will be approved. On street parking is appropriate to a dense urban area.



Rendering



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. Parking lot lighting will be reviewed as part of development review.

MATERIALS & DETAILING

Architectural Details, Siding, and Bricks. The structure is mostly clad in glass. The non glass areas will be covered with a cement panel product called Nichiha. The columns will be steel. The NEOCA plan calls for the use of durable urban materials. The proposed glazing and siding will meet this standard.

Shutters. Not applicable.

Roof. The proposed roof material is metal. The roof will slope to the east and will be unseen from the ground.

Decks/Plaza Space. None 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. HVAC equipment will be roof top mounted.

RECOMMENDATIONS

- Staff recommends approval with the following conditions:
1. The medical office building and parking lot shall be constructed as shown in submitted plans.
 2. Setbacks as shown on submitted plans will be allowed.
 3. The structure may be one story with the appropriate 2 story height as shown on submitted plans.
 4. On street parking shall be allowed per City Engineer approval.
 5. Sidewalks shall be constructed as shown on submitted plans with the Oak/Harkrider Street detail along Harkrider. This sidewalk and construction details shall be coordinated with the City and utilities.

Sidewalks. There is an existing 5 foot sidewalk about 3 feet from the curb on Harkrider. There is a continuous curb cut and no sidewalk along Garland Street. The NEOCA plan calls for an appropriate urban sidewalk along Harkrider. The streetscape detail used for recent development along Oak Street; CVS, Medexpress, and Arvest Bank is applicable to Harkrider. This street detail with two wide sidewalks and tree planters will be used at this location.

Fences. No fencing is proposed.

Tree preservation. There are no significant trees affected by this development.

MASSING

Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The new structure will be large. However, the existing structures to the south and west are also large. This building will continue this larger scale northward along Harkrider.

Height. The average height of area structure’s eaves and cornices. Also, the first floor elevation / height relationship. The proposed building will be one story. The NEOCA plan calls for a 2 story minimum height with a ground floor to ceiling of 15 feet. The overall height of the building will be that of a 2 story, but will only have 1. First floor to ceiling height is also appropriate.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The width of the office building is similar to other area structures and is appropriate.

Directional expression. Measurement of the height to width ratio of a structure’s elevation. The height to width ratio appears to be well proportioned.

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The medical office building’s footprint is similar to other area structures and is appropriate.

Complexity of form. The level of detailing and breaks in wall planes of a structure. Breaks in the wall planes are created through the use of columns, protruding glass areas, horizontal lattice, and a cantilevered roof. The south elevation is blank, however, it is largely unseen behind the existing Baker medical building.

Façade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The new building’s facades. There is a lack of historic structures in the area with the exception of mid century highway-centric gas stations. The new building will bring a new level of sophistication to the area not present

in otherwise fairly blank facades. It also sets a precedent for future redevelopment in creating anew facade complexity and rhythm.

DESIGN ELEMENTS

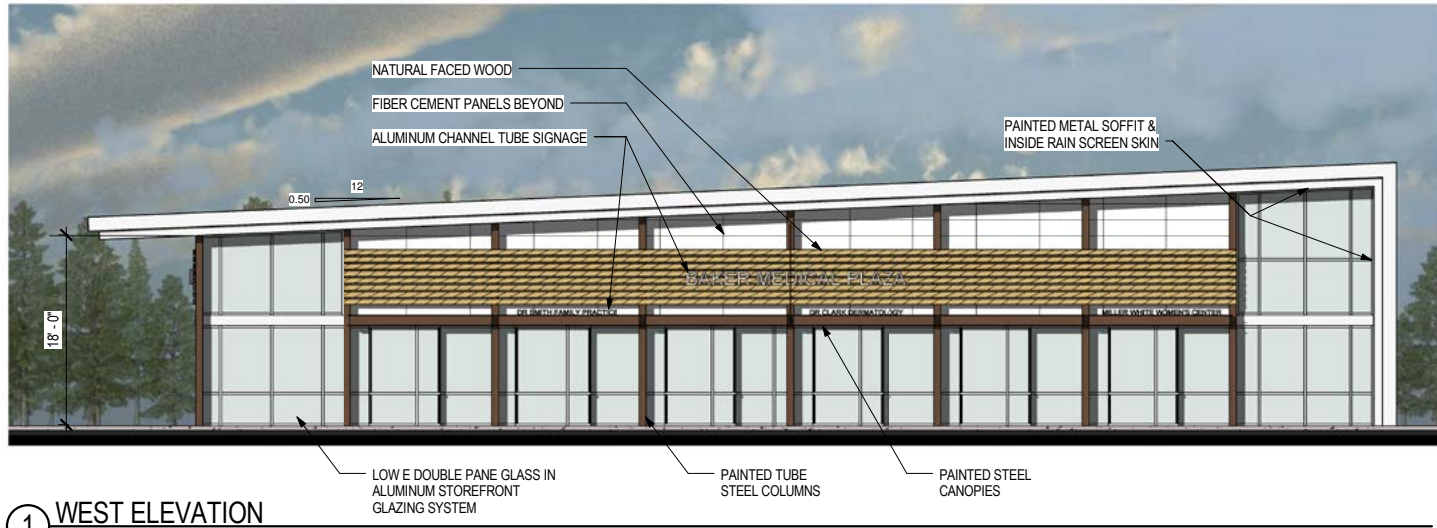
Style. The style should compliment area structures. As mentioned, there is no specific historic style in the area other than mid-century highway uses. The new building is a modern take on Mid-century architecture. The building presents itself to the street in a traditional way through the wide sidewalk and rear parking. This form is appropriate along with the continuation of a mid-century style.

Entries, Porches, and Porticos. The new structure will have entry areas on the rear (east) side from the parking lot. Front entry from Harkrider is desirable, however, most patrons will arrive by car from the parking lot. The building sits appropriately on the large sidewalk and allows for the creation of pedestrian entrances from Harkrider when there is a future demand.

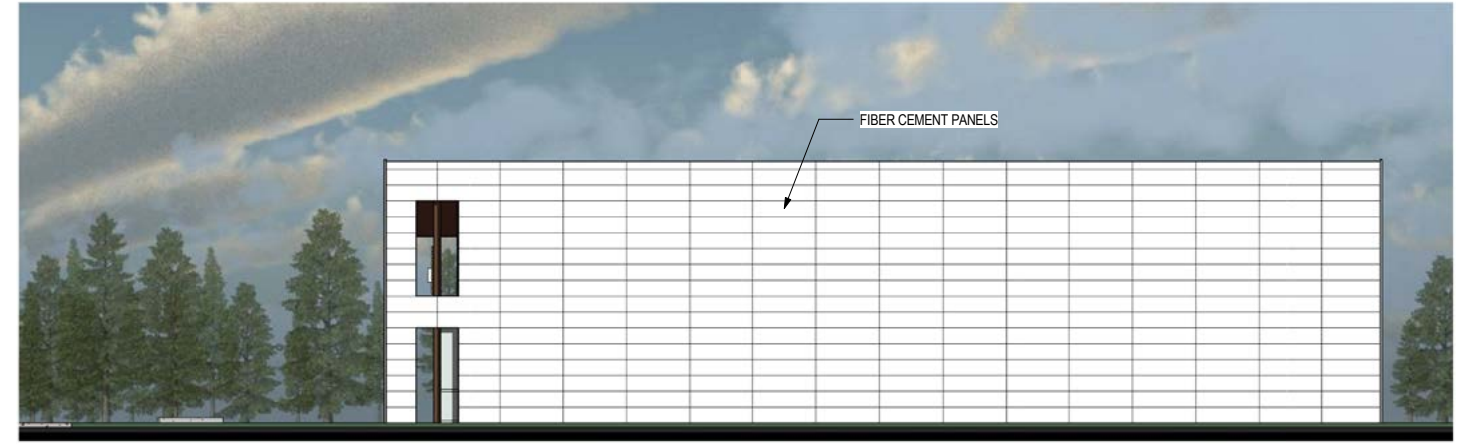
Doors and windows. Proposed windows and doors are modern fixed glass and aluminum.

Awnings. None are proposed.

Elevations

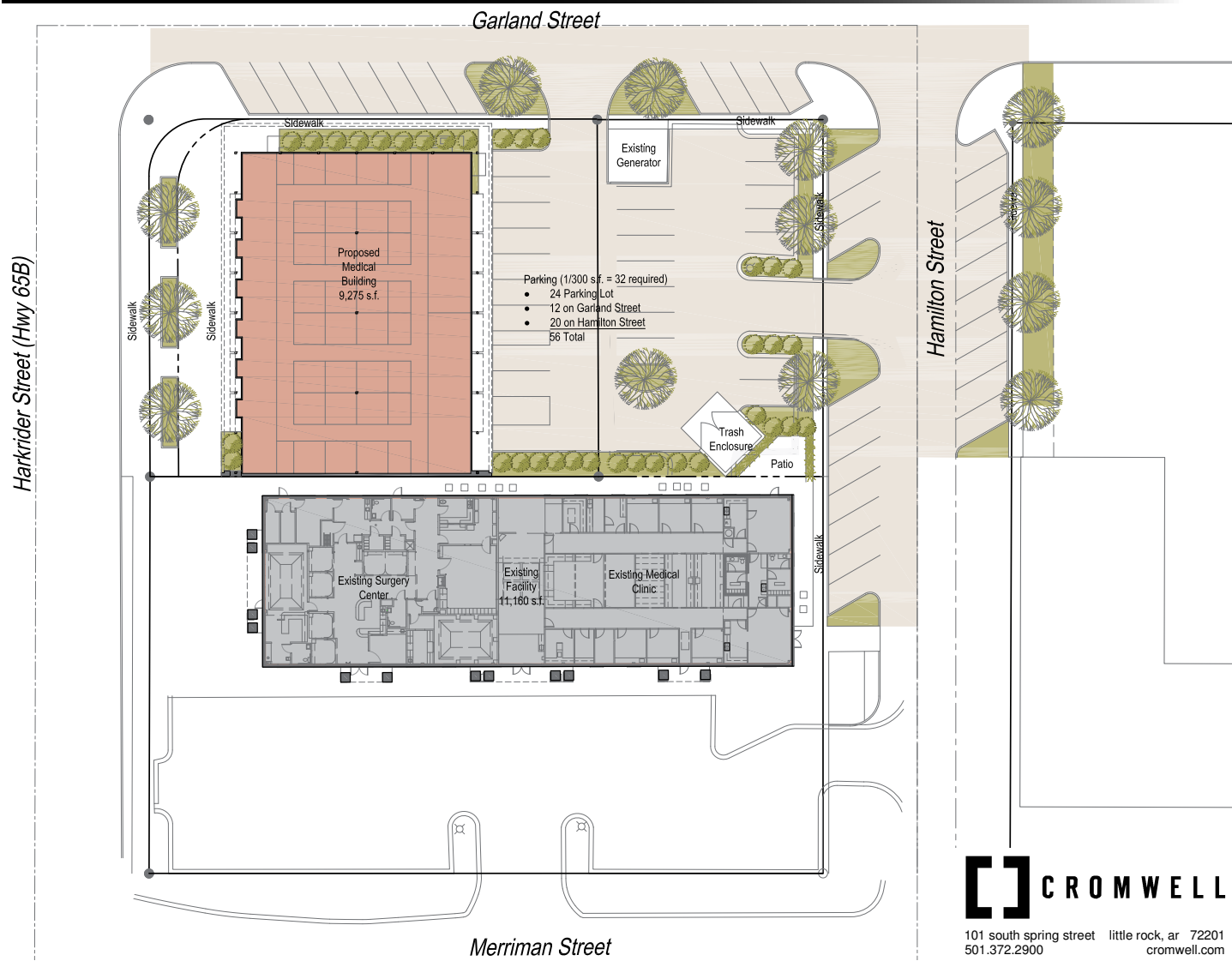


1 WEST ELEVATION
1/8" = 1'-0"



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

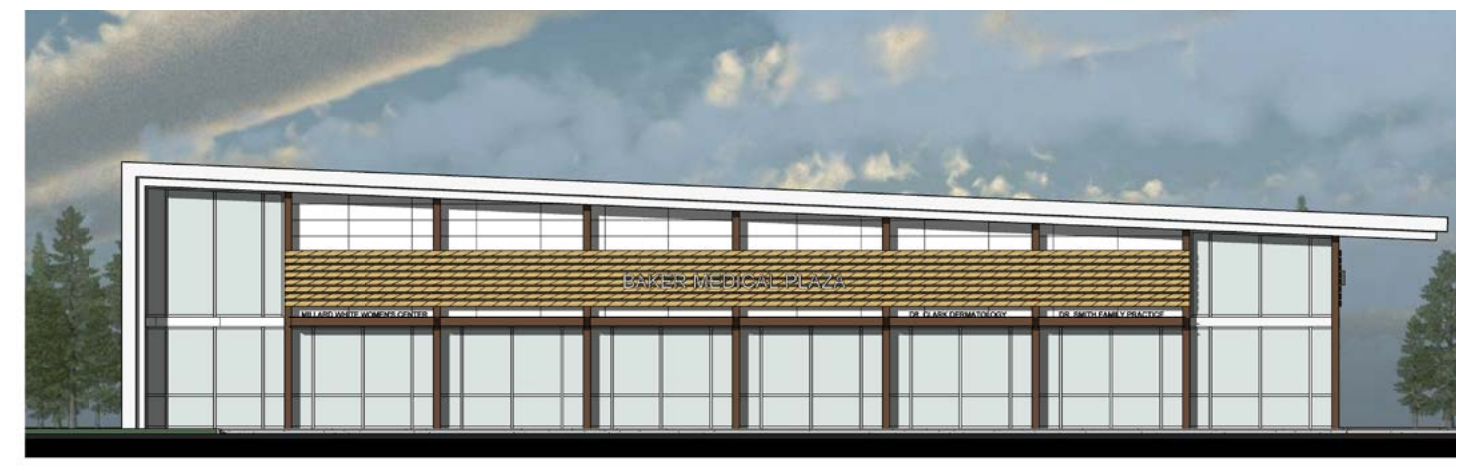
Site Plan



CROMWELL
101 south spring street little rock, ar 72201
501.372.2900 cromwell.com



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



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

**OLD CONWAY DESIGN OVERLY DISTRICT
CERTIFICATE OF APPROPRIATENESS
SPENCER STREET APARTMENTS
1025 MARKHAM STREET**

APPLICANT/OWNER
Downtown Properties Group, LLC
201 Lee Andrew Lane
Conway AR 72034

SITE
Location. 1025 Markham Street - Grassy area along Spencer Street on the west end of property.
Lot Area. 0.20 acre ±
Present Zoning. CMU (Commercial Mixed Use Zone) in the Markham Street Neighborhood Specific Plan (MSNSP).
Abutting Zoning. CMU (Commercial Mixed Use Zone) in the Markham Street Neighborhood Specific Plan (MSNSP)
Surrounding Area Structures. The property is located in the Markham Street Neighborhood Specific Plan (MSNSP) at the northeast corner of Spencer and North Streets behind the Malvern National Bank. To the north, are 2 metal buildings, to the south is US Bank, to the west are the rear of traditional downtown structures.

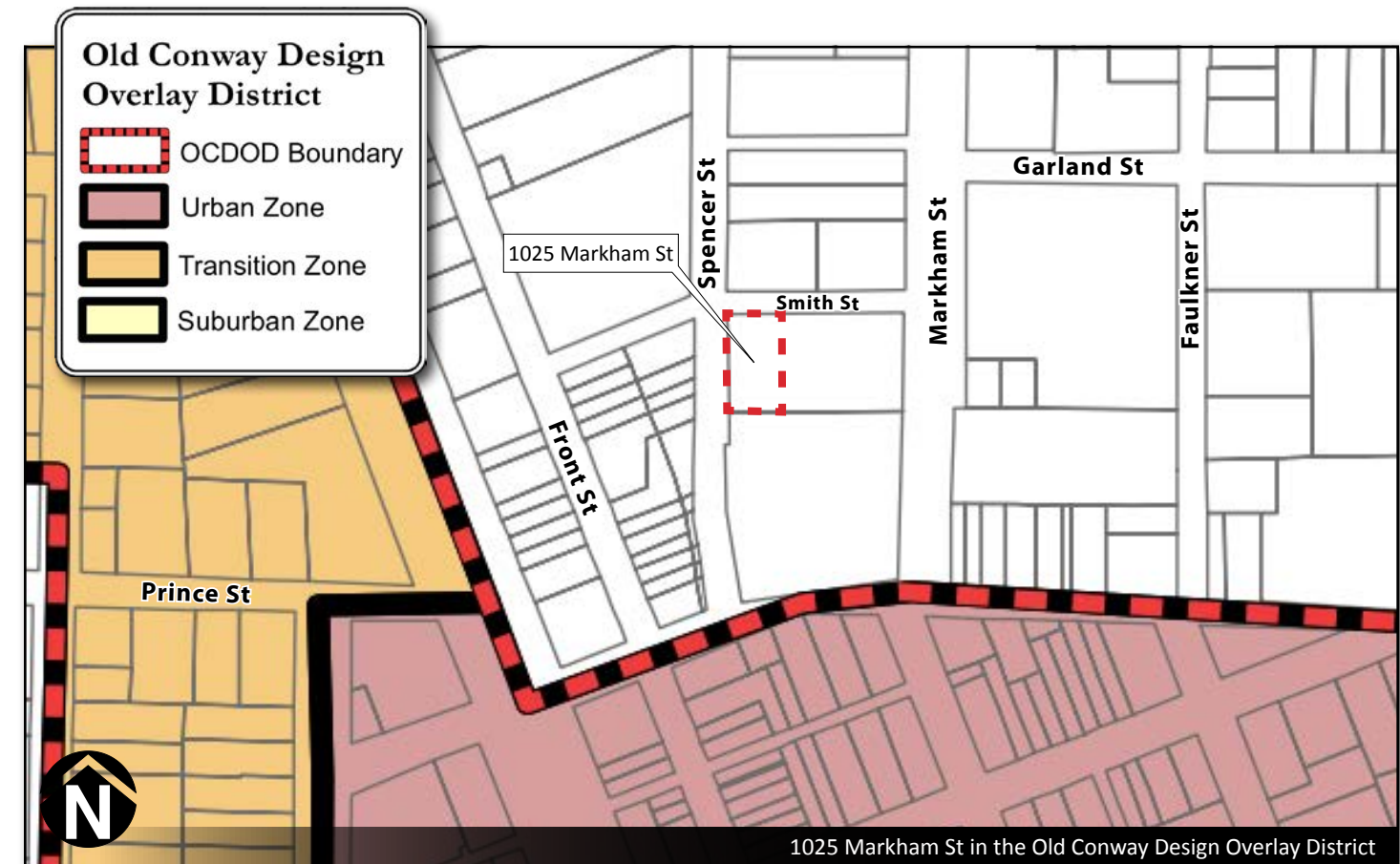
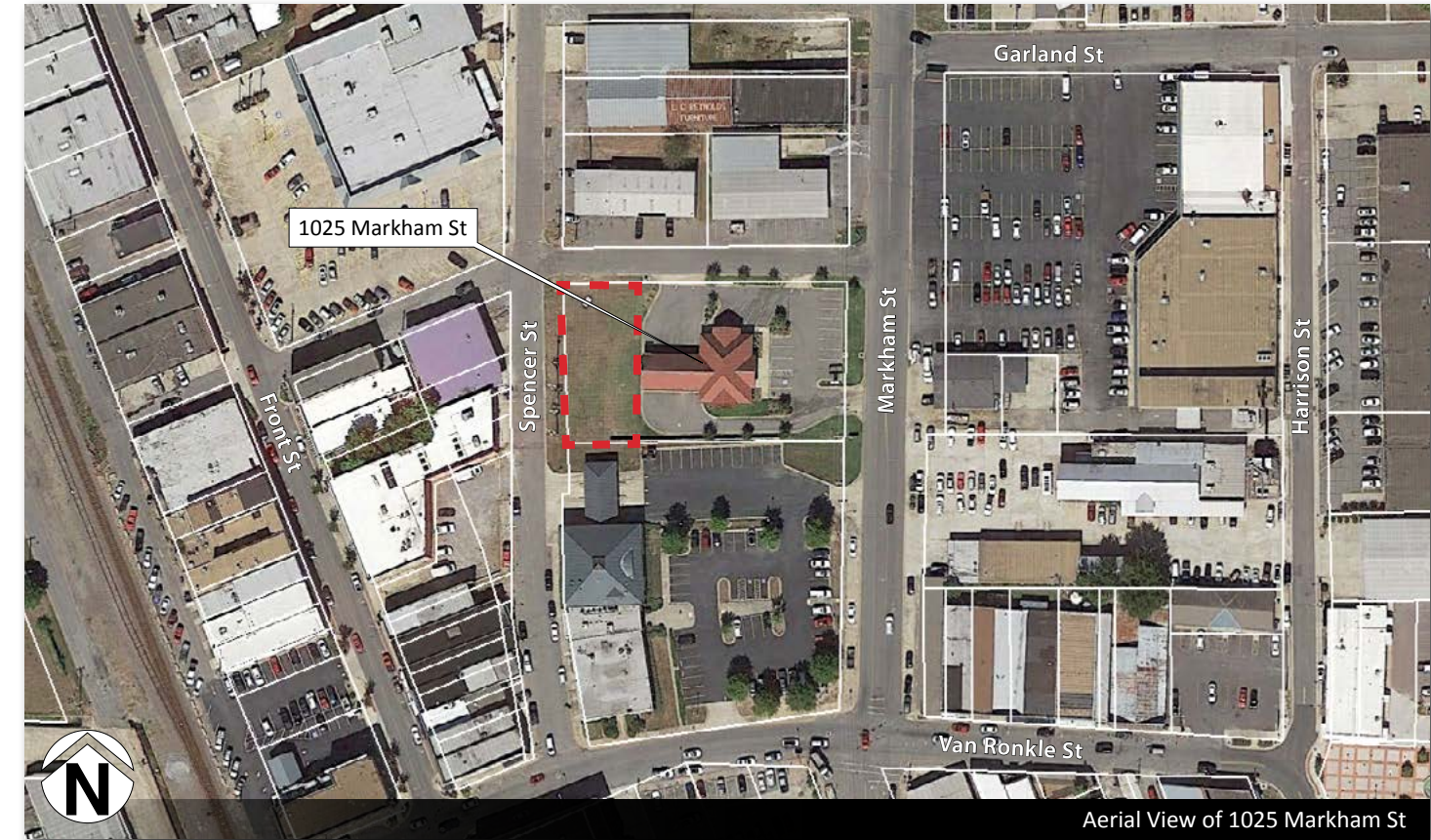
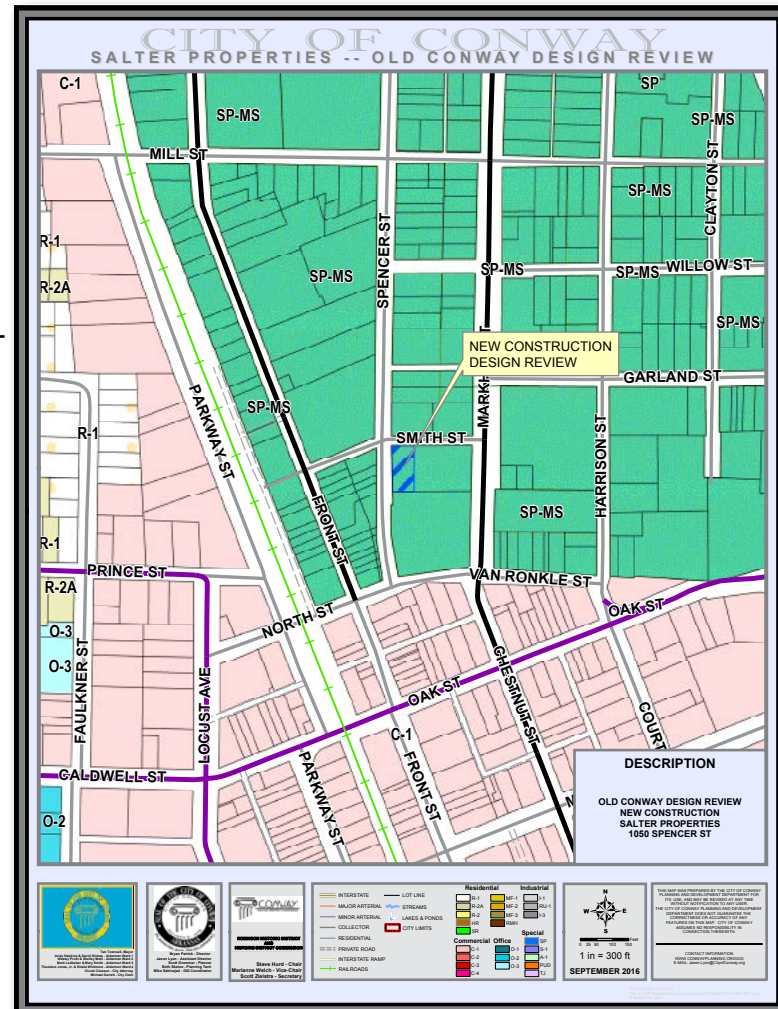
General Description of Property and Proposed Development. The applicant is proposing a new 34,000 s.f., 4 story apartment building. The ground floor will be used for parking.

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

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

A structure requiring variances beyond those allowed by the MSNSP regulations must have Historic District Commission approval. This project meets the majority of MSNSP requirements. However, there are variances needed for 4 requirements outside of the allowable staff approval. These variances require HDC review and approval:

Section 6-3
Section 6-3 is a from based code table defining lot heights, setbacks, building and parking areas, etc



Parking Placement. Allowed parking areas are described as “Layer 1, 2, and 3”. These layers correspond to the front, middle, and rear of a lot. Parking is not allowed in Layer1 (front), or Layer 2 (rear). The proposed structure is unique with parking on the ground floor under the structure. As such, parking should be allowed in all Layers. HDC approval is required.

Build to Zones - Setbacks. The sidewalk MSNSP requires “build to zones”. These are setback areas but unlike normal “setback” lines, require that a structure be “built to” the required line. The proposed structure meets the rear and side build to areas. The front and secondary front require HDC approval as a 0 foot setback is planned.

- Front - The front facade must be within 5 to 12 feet of the property line. 0 foot is desired.
- Secondary Front - The street facing side facade within must be within 5 to 12 feet of the property line. 0 foot is desired.

- 7.9 Materials.**
- Exterior Building Facade Materials (for all buildings)
 - Exterior Insulation Finish Systems (EIFS) shall be limited to mouldings and architectural detailing on all facades
 - The following materials shall be limited to no more than 20% of any pedestrian friendly frontage facade: architectural metal, cement fiberboard and batten, and

B7 DOWNTOWN APARTMENTS - 1025 MARKHAM STREET

3. Cement fiber clapboard (not sheets) shall be limited to upper floors (10 foot minimum above sidewalk)

The proposed materials are unclear from the submitted drawings. There appears to be a mixture of brick, stone, shake-like siding clapboard siding and EIFs. The applicant can provide additional information at the meeting.

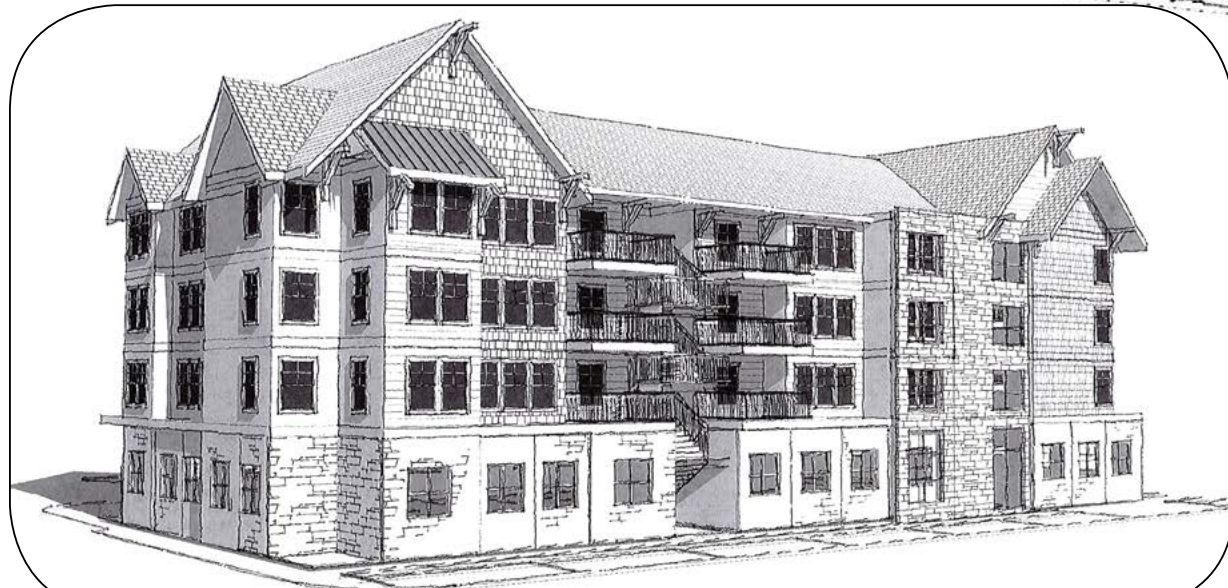
Streetscape - Street Design - Shading

The MSNSP regulations place specific emphasis on the urban streetscape including shading from trees and/or awnings, on street parking, street lighting, street landscaping, etc. The City is designing and constructing an appropriate street design including parallel parking, landscaping, trees, lighting, wide sidewalk where possible, etc. The streetscape requirements of the MSNSP will be met with this design and construction.

RECOMMENDATIONS

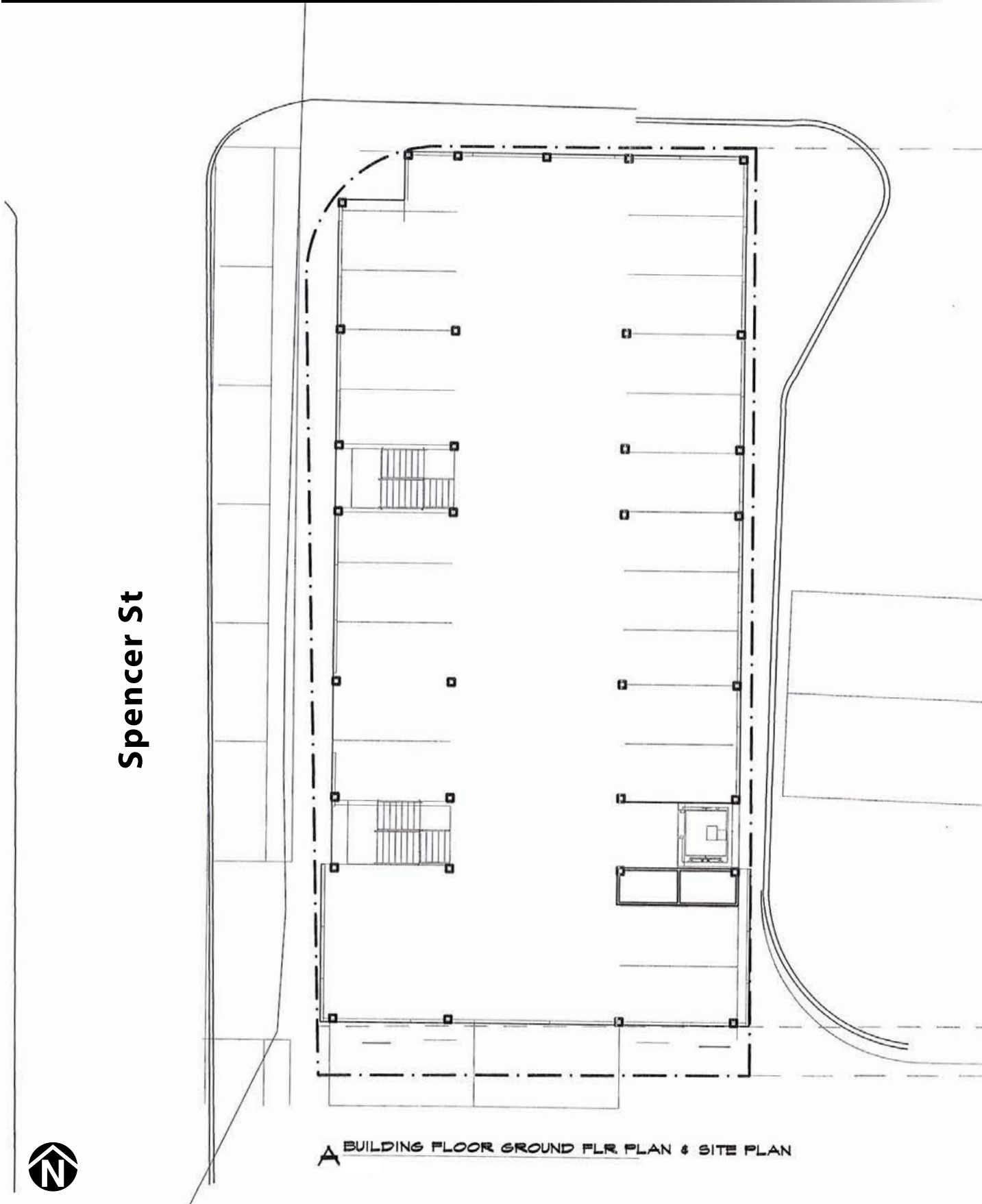
Staff recommends approval with the following conditions:

1. Ground floor parking shall be allowed under the structure in Layers 1, 2, and 3.
2. A 0 foot building setback shall be allowed on all sides of the structure.
3. Siding materials including ? shall be allowed as shown on the submitted building elevations and perspectives.

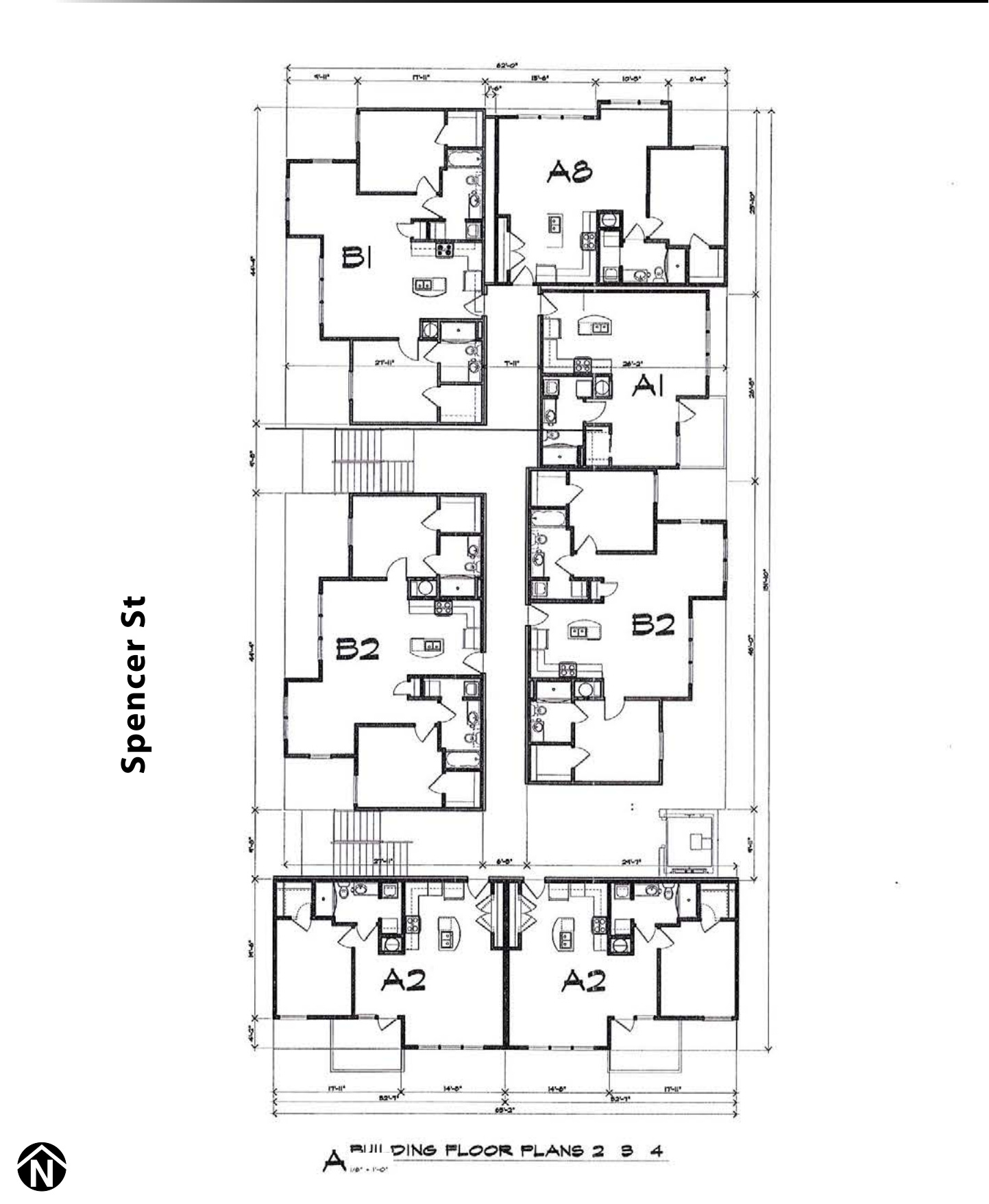


Perspectives

Proposed Floor Plan - Ground Floor



Proposed Floor Plan - Floors 2 through 4



B8 NEW SCHOOL MULTI-PURPOSE BUILDING - 1115 COLLEGE AVENUE

**OLD CONWAY DESIGN OVERLY DISTRICT
CERTIFICATE OF APPROPRIATENESS
SAINT JOSEPH CHURCH & SCHOOL NEW MULTI-
PURPOSE BUILDING
1115 COLLEGE AVENUE**

APPLICANT
Joanna Nabholz
H + N Architects
1107 Main Street
Conway, AR 72032

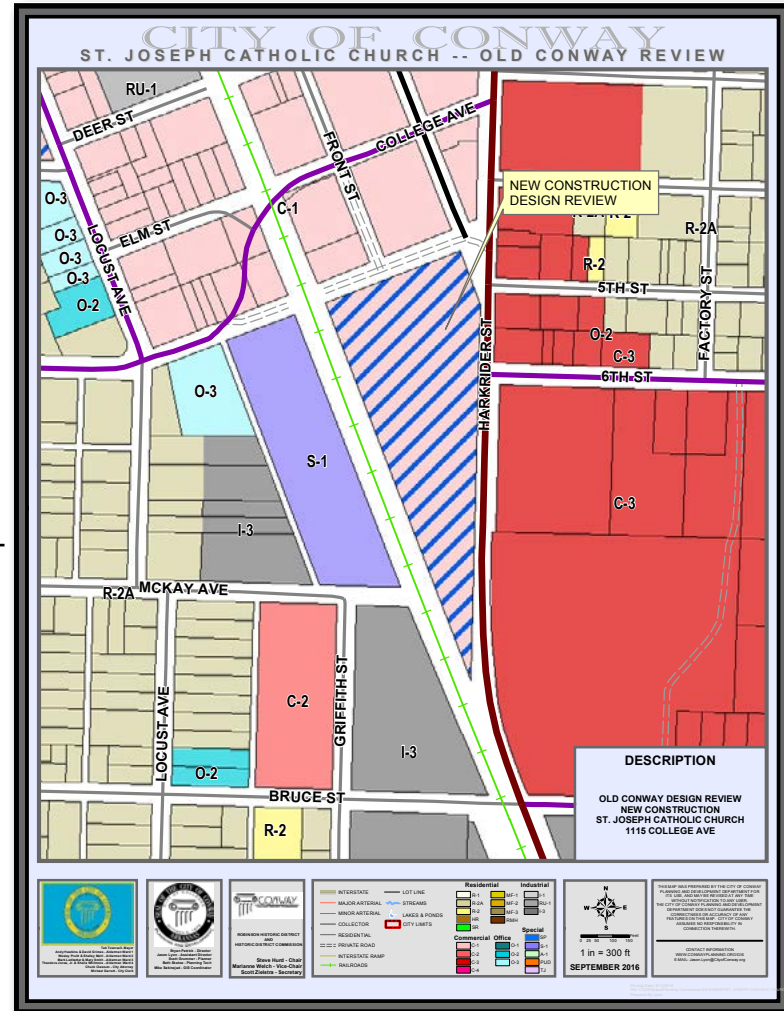
OWNER
St. Joseph
1115 College Ave
Conway AR 72034

SITE
Location. The new building is roughly located in the 400 block of Harkrider Street - On the west side of Harkrider immediately south of the former College Avenue route.
Present Zoning. C-1 (Central Business District). The property is within the Old Conway Design Overlay Transitional District.
Abutting Zoning. C-1 (Central Business District) and C-3 (Intensive Shopping District) in the Old Conway Design Overlay Transitional District.
Lot Area. The St. Joseph campus south of Old College, east of the railroad, and west of Harkrider is approximately 7.3 acres ±

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Transitional District on the west side of Harkrider Street immediately south of old College Street. To the north, is a one story mid century school building, across Harkrider to the east, is the Cost 10+ (Formerly Price Cutter) Grocery with its expansive parking lot, to the south, is the one story brick middle school, and to the west, is a one story mid century school structure.

General Description of Property and Proposed Development. The applicant is proposing to demolish the historic old two-story school building facing Harkrider and a one story mid century school structure. A new multipurpose 40,000 square foot building and supporting parking lot are proposed. The parking area will feature a circular drive to allow a drop off traffic circulation pattern. In the Transitional District, Old Conway design guidelines from both the suburban and urban districts should be used as a basis for review.

Setbacks. Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. As part of a school campus in the Old Conway Transitional District, setbacks are variable to suit the best placement of the structure. It would appear that the proposed setbacks are sufficient.



Spacing. Established spacing distance pattern between area structures. The proposed spacing seems compatible with other area structures.

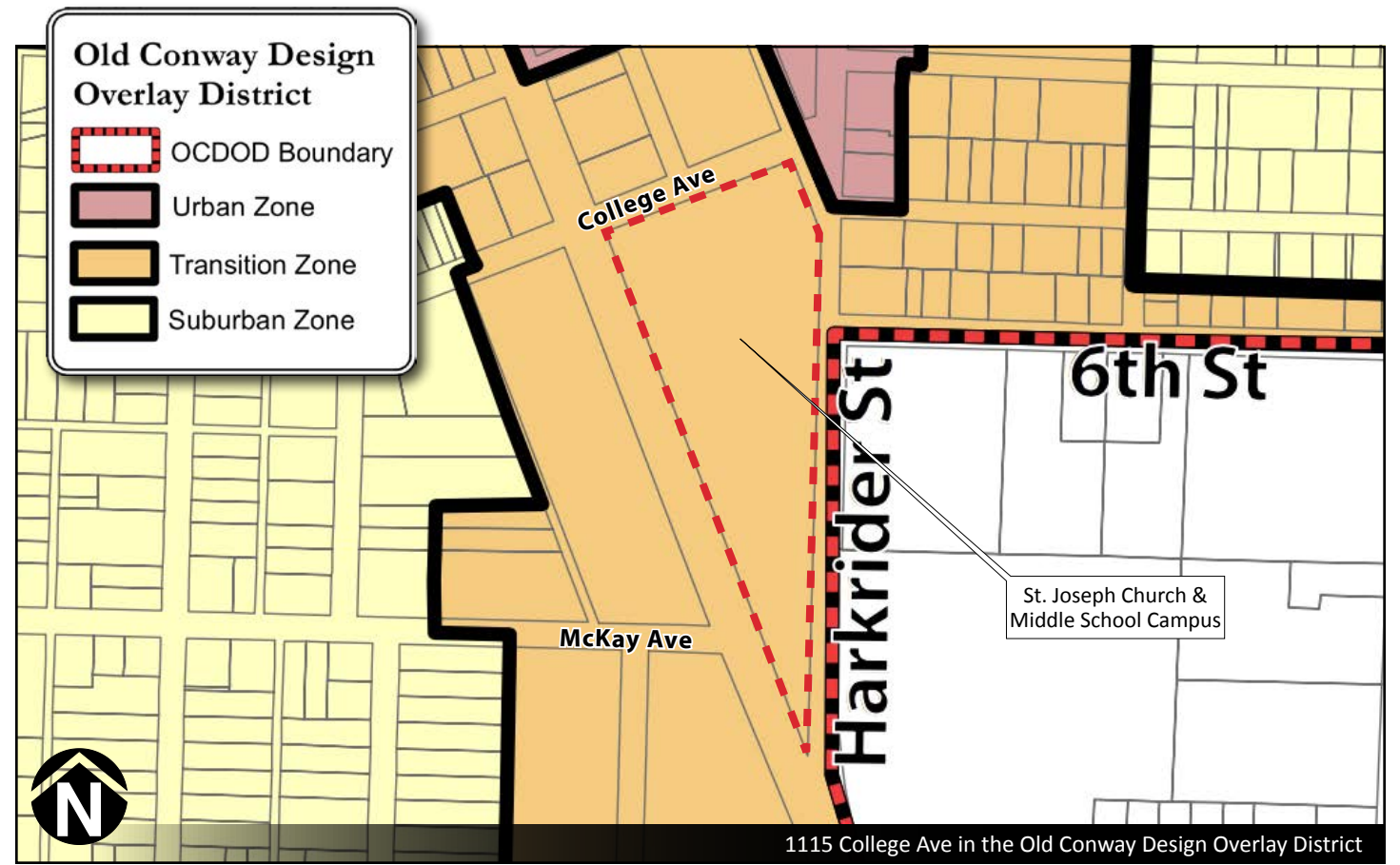
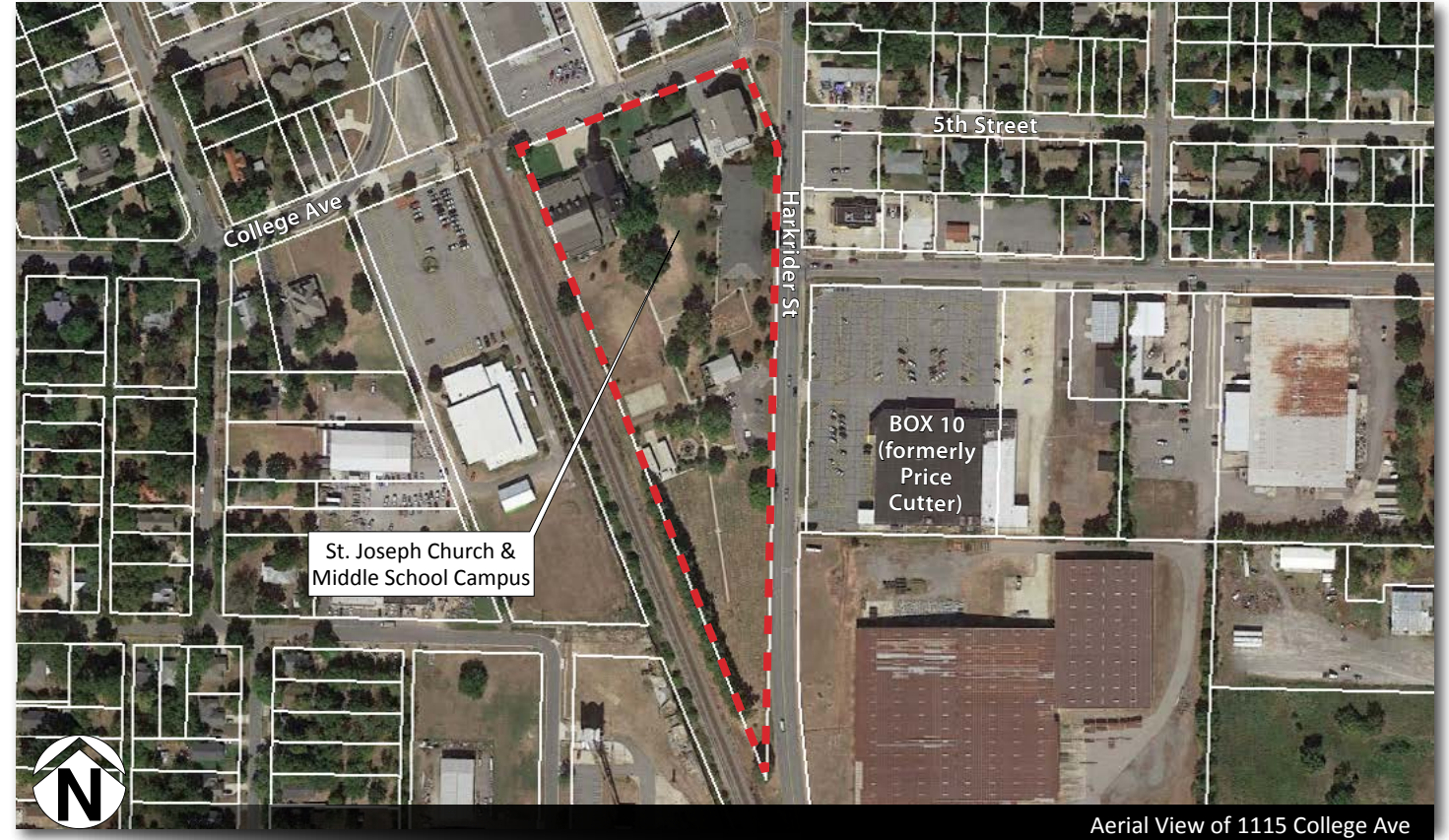
Lot Coverage. The Old Conway Transitional District allows from 80% to 100% impervious lot coverage. The proposed impervious area percentage appears to be in proper proportion.

Orientation. The historic structure faced towards Harkrider at an angle due to downtown's railroad orientation. The new structure will continue the Harkrider angled facade. The front entry facade will face to the north towards old College Street.

Alley. There are no alleyways in the block.

Driveway / Parking. A new parking lot and circulations drive is proposed around the new building. A new parking area is proposed between the building and Harkrider. The parking area should be considered using the Old Conway Design Overlay urban standards:

Parking lots which abut sidewalk and street frontage, and are clearly visible from the right of way, are strongly discouraged. Whenever possible, locate all surface parking lots in the interior of a block, to allow structures to be the dominant visual element within the public realm.



Except in the most critical of circumstances, locating surface parking lots at block corners shall not be permitted. This acknowledges the special function of corner properties, as they are generally more valuable and visible than interior lots, serve as landmarks to an area, and provide a sense of enclosure to an intersection.

Where a parking lot must abut a public sidewalk, a visual buffer shall be provided:

- The use of a wall or fencing along the sidewalk edge is most preferred, as this helps contribute to an unbroken street wall. Materials should be compatible with those of nearby buildings. Furthermore, visually interesting elements, such as masonry patterns, articulation, and vegetation should be added to detract from an otherwise "stockade" appearance.
- Only where walls are not appropriate, a landscape buffer may be utilized. However, landscaping shall be dense and unbroken in order to completely meet the spirit and intent of this section. Planting strips and planter boxes may be incorporated to assist in fulfilling this requirement.

With these guidelines in mind, ideally there would be no parking lot between the structure and Harkrider. The parking lot is partially the result of creating a circular drive around the new building. The school/church desires to have a drop off point on the west. There also appears to be a loading dock/dumpster on the south side of the structure served by the circular drive. Parking spaces have been added in support of this drive. The parking lot has been screened from Harkrider with a low brick wall with brick columns and wrought iron fencing.

Sidewalks. There is an existing 5 foot sidewalk to the north along Harkrider. The Highway Department has mid-term plans to redevelop the section of Harkrider between Oak and Bruce Streets. This redevelopment will include appropriate sidewalks. At this time, sidewalk construction is not required.

Fences. Existing chain link fencing is to be removed. A low brick wall with wrought iron fencing is proposed along Harkrider.

Tree preservation. There appears to be 3 significant trees affected by this project. Remedial trees will be required per development review standards within parking lot islands and along Harkrider.

MASSING

Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The new structure will be large. However, as part of the St. Joe campus, the building should not be overwhelming in relation to adjacent structures.

Height. The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. The proposed building will be two stories. The first floor height is proportionally taller. The overall height seems to be appropriate in relation to other area structures.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The largest length of the building is along Old College Ave. The most visible width from the public realm will be from Harkrider. The Harkrider width is about the same size as the existing historic structure.

Directional expression. Measurement of the height to width ratio of a structure's elevation. The height to width ratio appears to be well proportioned.

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. As a large multi-purpose structure taking the place of two structures, the footprint would seem to be in proper relation to other St. Joe campus structures.

Complexity of form. The level of detailing and breaks in wall planes of a structure. Breaks in the wall planes are created through the use of gabled entryways, and covered walkways. The building is appropriately complex.

Facade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The new building's facades relate to the historic church rather than the mid century structures.

DESIGN ELEMENTS

Style. The style should compliment area structures. The new building is a modern style structure with hints of historic elements such as arched covered walkways, gables, and stonework.

Entries, Porches, and Porticos. The new structure features arched covered walkways.

Doors and windows. Proposed windows and doors are typical modern fixed glass and aluminum.

Awnings. None are proposed.

Lighting. Any new lighting should be inward, downward, and shrouded so as to stay within the bounds of the property. No lighting is shown on the plans. Parking lot lighting will be reviewed as part of development review.

MATERIALS & DETAILING

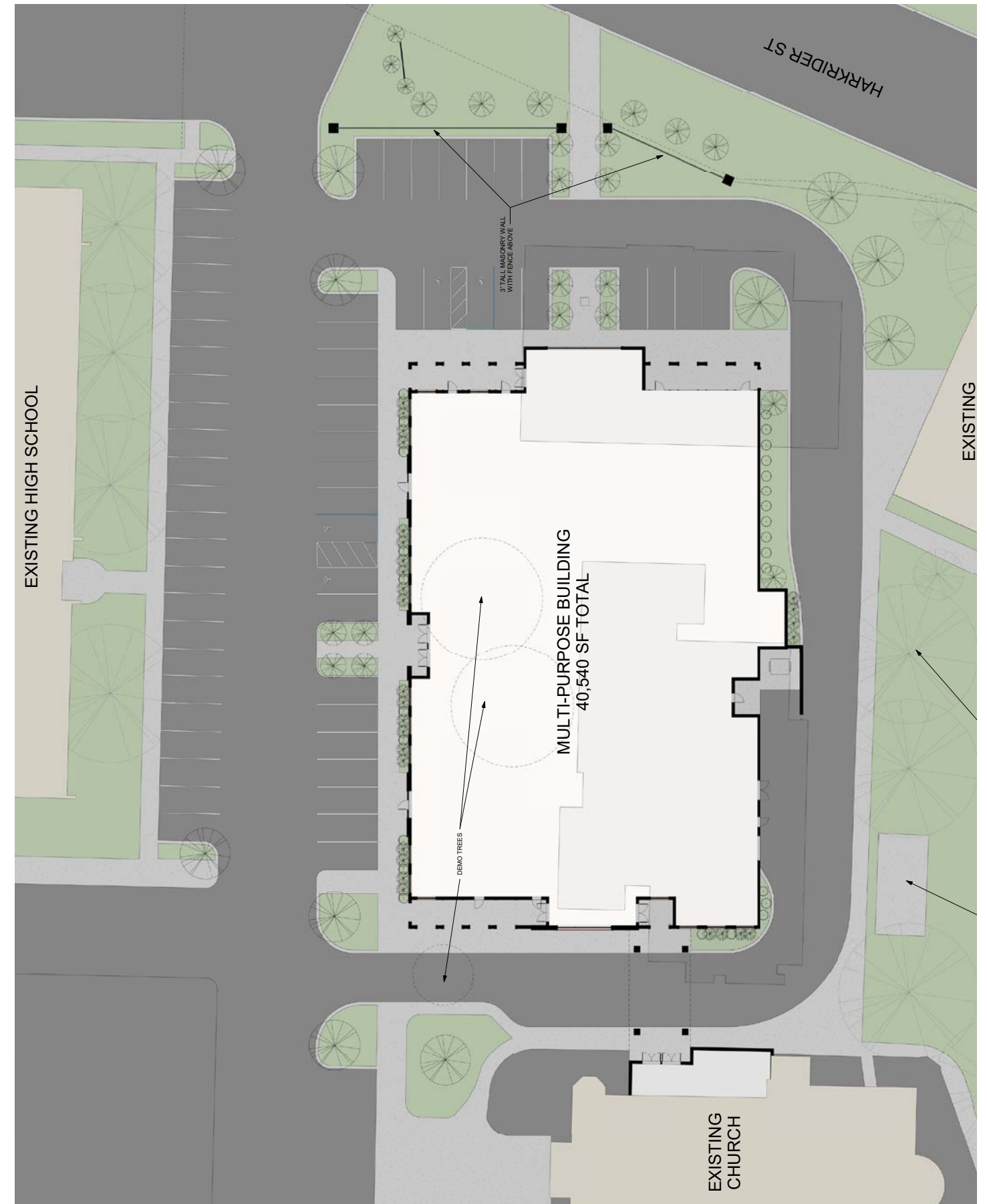
Architectural Details, Siding, and Bricks. The structure is mostly clad in brick. The gable areas use masonry veneer and/or cast stone. The arched areas and window masonry use the same pattern as the historic building to be demolished.

Shutters. Not applicable.

Roof. A standing seam metal roof is proposed to match the historic church.

Decks/Plaza Space. None 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. It is assumed that HVAC equipment will be roof top mounted.

RECOMMENDATIONS

Staff recommends approval with the following conditions:

1. The multi purpose building, driveway, and parking lot shall be constructed as shown in submitted plans.
2. A low wall with a wrought iron fence top shall be constructed to screen the parking area from Harkrider Street.
3. Additional landscaping/screening shall be required as part of Planning Staff development review including remedial trees.



MULTIPURPOSE FACILITY FOR ST. JOSEPH CATHOLIC CHURCH



MULTIPURPOSE FACILITY FOR ST. JOSEPH CATHOLIC CHURCH



Renderings



2017 Membership

Steve Hurd, George Covington, and Aaron Nicholson terms will expire on December 31, 2016. Steve Hurd and George Covington would like to re-enlist for another 3 year term ending December 31, 2019. Due to work and family commitments, Aaron Nicholson would like to roll off the Commission at the end of the year. The HDC will need to advertise for one new commissioner for 2017. The Mayor's office will place a public notice in the newspaper. An announcement will also be placed on the City Website, Facebook, etc.

Terms and Term Limits

In March, 2011 the Old Conway Design Review Board and the Historic District Commission were combined into one group. At that time, all terms of then serving members were "reset". The 2011 current term was seen a "partial" term. Conway board and commission regulations treat partial terms as not counting towards term maximums.

A minor board or commission's term is set at 3 years. A minor board or commission member may serve two terms maximum

Looking back at the 2011 HDC Roster

Steve Hurd - 2011 expiration 2013

- 1st Term (14, 15, 16)
- 2nd Term (17, 18, 19)
- As Architect to the Commission - Unlimited Terms

Scott Zielstra - 2011 expiration 2011

- 1st Term (12, 13, 14)
- 2nd Term (15, 16, 17)
- Final end date: 12-31-2017

George Covington - 2011 expiration 2013

- 1st Term (14, 15, 16)
- 2nd Term (17, 18, 19)
- Final end date: 12-31-2019

Betty Pickett - 2011 expiration 2011

- 1st Term (12, 13, 14)
- 2nd Term (15, 16, 17)
- Final end date: 12-31-2017

Members Joining Since 2011:

Marianne Smith Welch - 2013

- 1st Term (13, 14, 15)
- 2nd Term (16, 17, 18)
- Final end date: 12-31-2018

Aaron Nicholson - 2014

- 1st Term (14, 15, 16)
- 2nd Term (17, 18, 19)
- Final end date: 12-31-2019

Taylor Martin - Began 2014 filling Becky Harris' term expiring 2014. New term began 2015

- 1st Term (15, 16, 17)
- 2nd Term (18, 19, 20)
- Final end date: 12-31-2020

NOTES

NOTES

