



# CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

January 27, 2025 • 5:30pm • 1111 Main Street





# City of Conway

## HISTORIC DISTRICT COMMISSION

January 27, 2025

### MEMBERS

Corey Parks, Chairman  
Joshua Hamilton, Vice-Chair  
Jenny Davis, Secretary  
Liz Hamilton  
Nathaniel Johnson Jr.  
Marilyn Moix  
Jason Covington

Call to Order.

Roll Call.

Approval of Minutes. November 25, 2024

- I. **Public Hearing Items - Old Conway Design Overlay District**
  - A. Permanent structure at 2125 Robinson Ave (HDR-1224-0155)
  - B. Garage addition at 344 Conway Blvd (HDR-0125-0002)
  - C. New single-family residence at 346 Ash St (HDR-0125-0003)
  - D. Warehouse addition at 1157 Parkway Ave (HDR-0125-0004)
  
- II. **Additional Business**
  - A. Items as decided by the Commission

Adjourn.

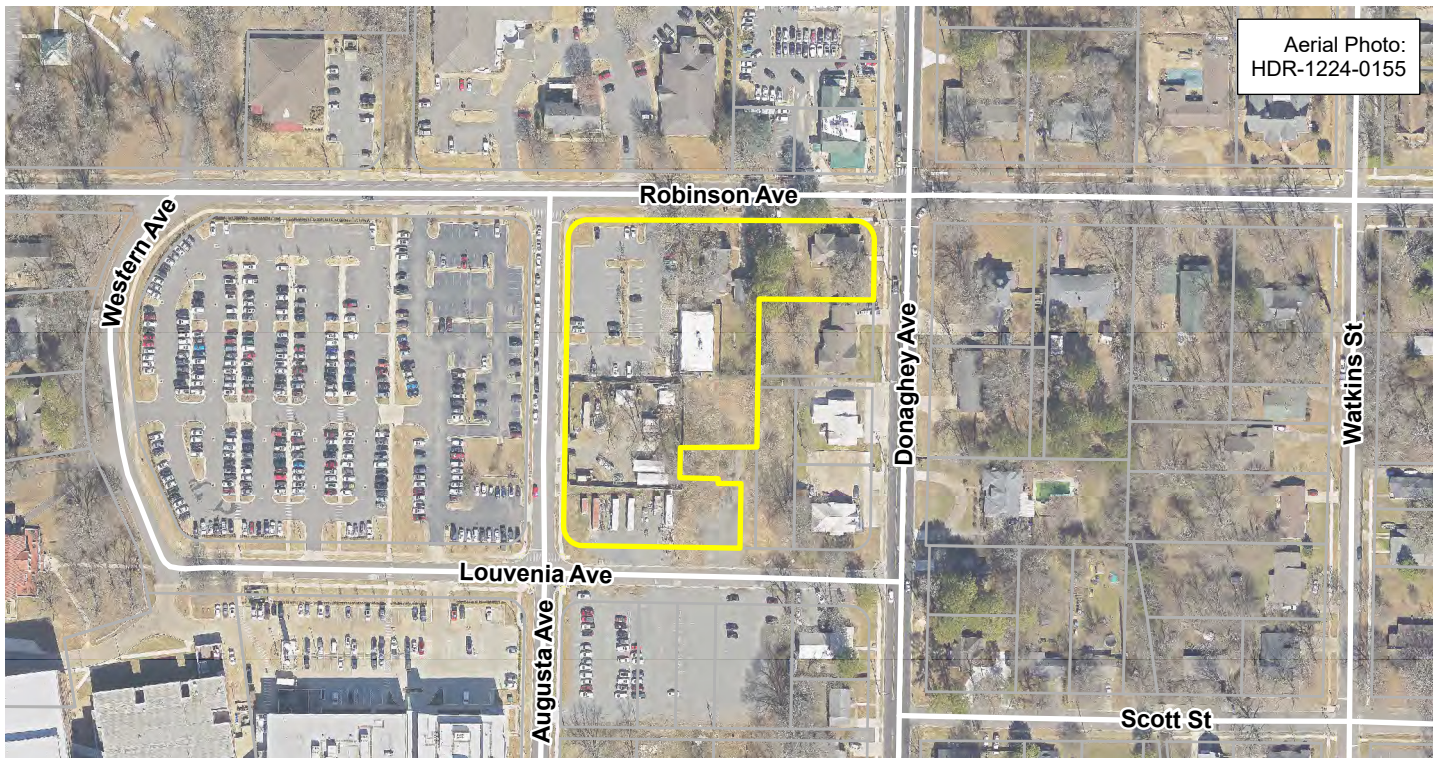
## Old Conway Design Overlay District

**APPLICANT/AUTHORIZED AGENT**

Paul Mauldin  
2302 College Avenue  
Conway, AR 72034

**OWNER**

Conway Regional Health Foundation, Inc  
2302 College Avenue  
Conway, AR 72032

**SITE**

**Address.** 2125 Robinson Ave.

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

**Abutting Zoning.** North: S-1 & O-2 (Quiet Office District), OCDOD-SUB.

East: R-1 (One Family Residential District), OCDOD-SUB.

South: S-1-OCDOD-SUB.

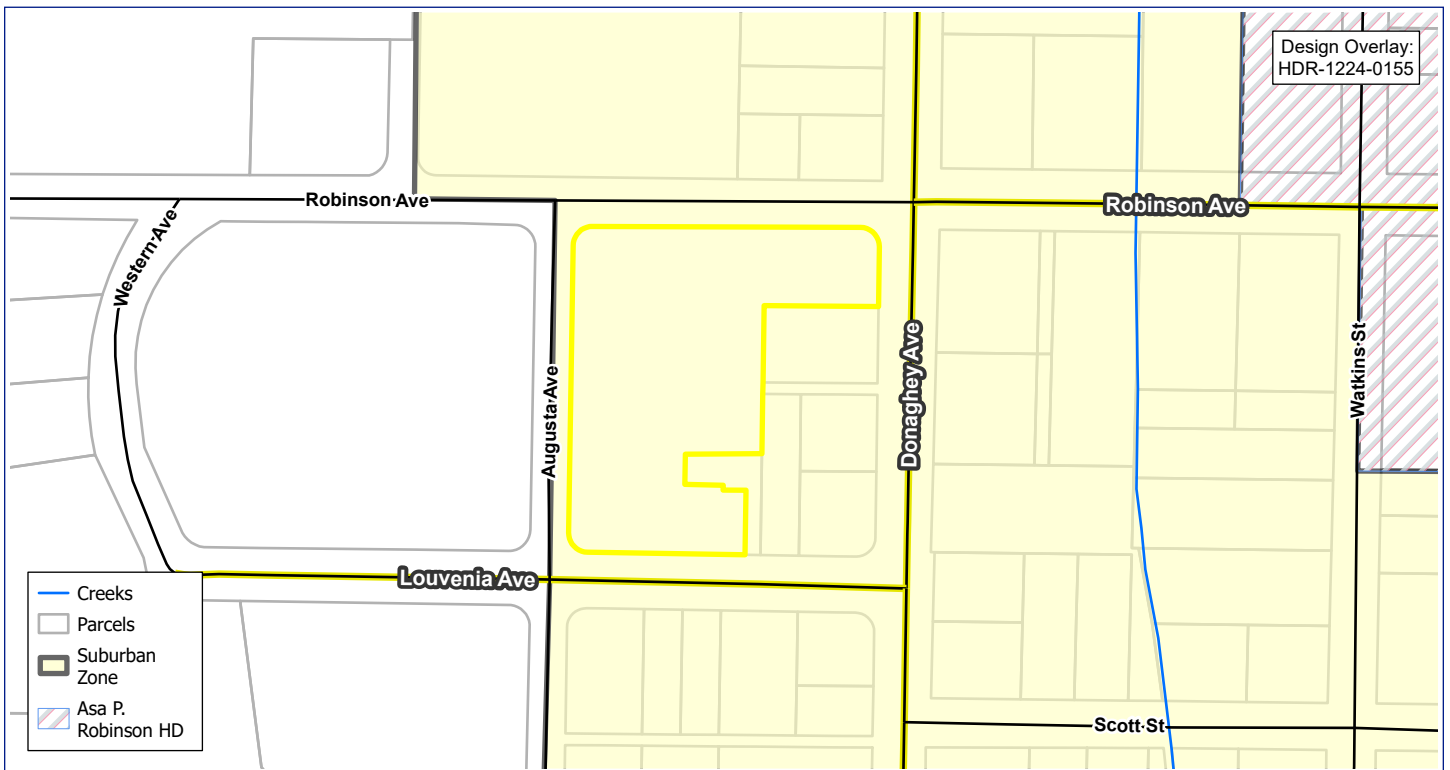
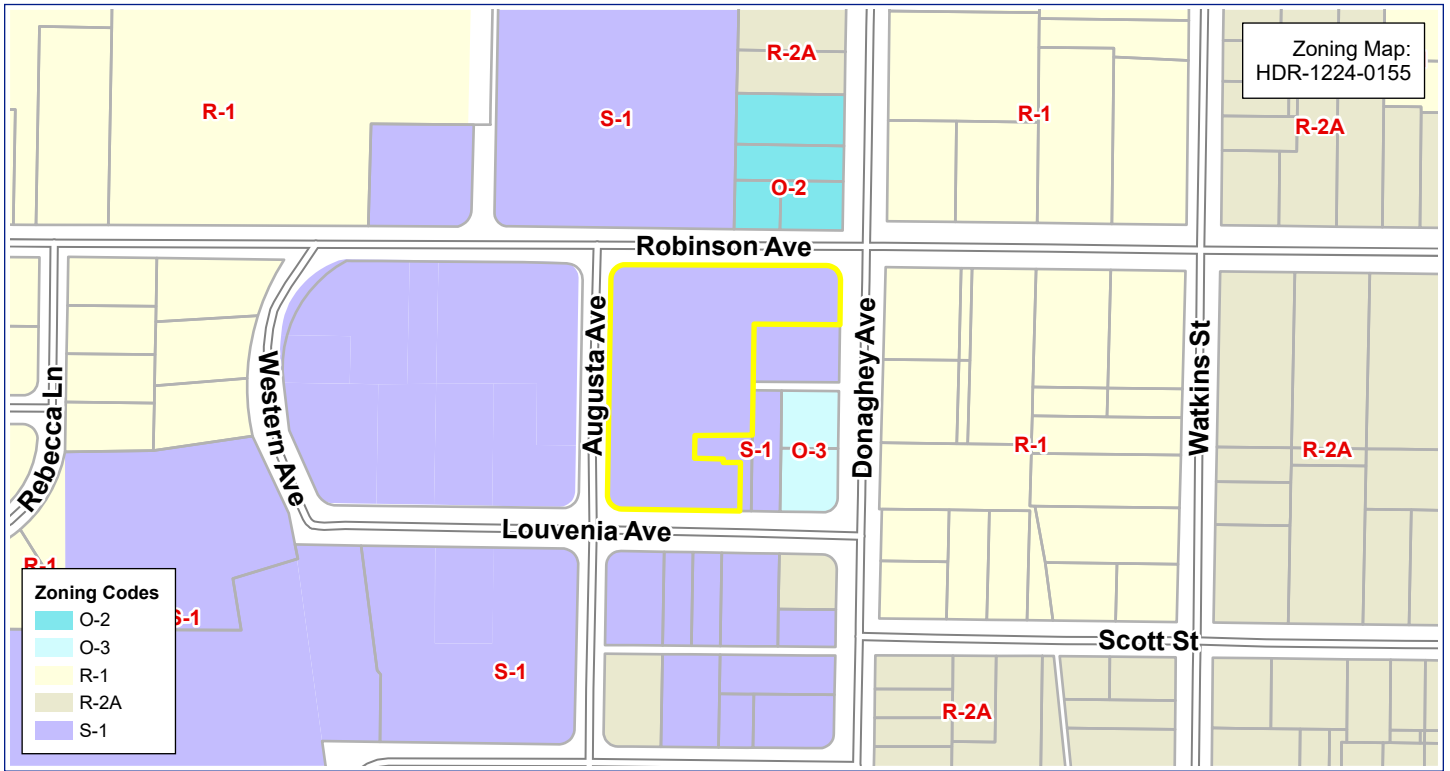
West: S-1.

**Lot Area.** 2.64 acres ±.

**Surrounding Area Structures.** The property is located in the OCDOD-SUB District on the south side of Robinson Ave, between Augusta Ave and Donaghey Ave. Area structures consist of a mix of a Tudor revival single-family residence, a restaurant, and the medical campus. The parcel is at the westernmost portion of the OCDOD.

**General Description of Property and Proposed Development.** The applicant obtained HDC approval in October 2019 to construct a temporary building at the site to serve as an interim medical clinic while the new surgical center was being constructed. The site was already developed with a surface parking lot that serves the medical campus. The pandemic delayed certain projects and highlighted the beneficial location of the temporary wound care clinic. In 2022 the applicant obtained HDC approval to retain the existing development as a permanent structure so long as certain conditions were met, including additional landscaping and building material modifications (HDR-0822-0327). The applicant completed the Site Development Review portion of the process, but the 2022





## Robinson Historic District OR Old Conway Design Overlay District

Certificate of Appropriateness expired before building permits were issued. The applicant is again requesting the Wound Care Clinic be approved as a permanent structure with modifications.

**Setbacks and Spacing.** Proposed structures should respect the predominant setbacks of area structures, especially the front setback.

Secondary Front (adjacent to street): 8ft.

Side: 6ft.

Rear: 5ft

*It is the only other structure on Augusta Ave along this block. It is set back a greater distance than other structures along Robinson Ave, which is highlighted by the removal of the single-family residence to the north. It respects the required numerical setbacks.*

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

*The proposal conforms.*

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

*Lot coverage for this site appears to be less than 60%. The applicant will need to confirm this.*

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

*The front door of the structure faces Augusta Ave rather than Robinson Ave. It is the only other structure on Augusta Ave on this block. All other structures along Robinson Ave have front doors which face Robinson Ave.*

**Driveway / Parking.** Parking in the front yard is not permitted. Parking is to be placed at the rear or side. Driveways should be concrete, pavers, or permeable paving and sharing of driveways is encouraged.

*Parking was existing in 2019. Applicant has indicated removing the driveway that was associated with a now demolished residence at the north end of the property. There are currently wheel stops in this area that may be misconstrued as parking spots and should be removed.*

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

*A 6' tall privacy fence exists around the perimeter of the structure and then extends northward towards Robinson Ave where it tapers to a 4' fence. It appears the fenceline extending north was associated with the demolished residence.*

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

*It does not appear that any trees will be impacted. Three trees are proposed along Augusta Ave. Significant trees should be retained to meet any landscaping requirements. There should be one tree per every 30' of frontage.*

*Landscape shrubs are proposed along Robinson Ave to the west of the driveway. There should be shrubs of the same species placed in a similar manner along the northeastern frontage. Per the Site Development Review comments made by transportation, the area left vacant by the demolished house shall be reseeded.*

## **MASSING**

**Scale.** The scale of the building should maintain the relationship of the structure's scale to the lot size of surrounding buildings.

*The scale of the proposed structure is similar to other OCDOD structures in the area.*

**Height/Width/Directional Expression.** The height/width and directional expression of the structure should relate to historic patterns in the neighborhood.

*The area does not have a uniform height, width or directional expression.*

## Old Conway Design Overlay District

**Footprint.** The structure should respect the ratio building footprint to lot area of homes within the general vicinity.  
*The building footprints will cover around 2.9% of the 2.64 acres.*

**Complexity of form.** The detailing and wall breaks should relate well to structures in the area.  
*There is no cohesive form or style in the area.*

**Façade, wall area, rhythm.** New facades shall be compatible with those of the surrounding area. 25-40% of front façades should contain windows. Window and door openings should relate to the size and proportions contained in the surrounding area.  
*It appears that almost 25% of the front façade contains windows. The Robinson Ave facing elevation does not incorporate 25-40% windows.*

**DESIGN ELEMENTS**

**Style.** New design should respect the context of the area while expressing the contemporary nature of the structure.  
*The surrounding area does not have a cohesive theme of style. This project is for a modular structure with added accents.*

**Entries, Porches, and Porticos, Doors and windows, Awnings.** Porches are encouraged and should be at least 6' deep, when present. Entries should contain special decorative elements and ornamentation.  
*An awning exists above the front porch and on the northern elevation above the tanks.*

**Lighting.** Any new lighting should be inward, downward, and shrouded so as to stay within the bounds of the property.  
*Lighting is existing in the parking lot and on the structure.*

**MATERIALS AND DETAILING**

**Architectural Details, Siding, and Bricks.** Detailing and siding should complement the surrounding area. Siding should include brick, stone, wood, or Hardieboard/LP Smartside type siding.  
*The structure is currently clad in fiber cement composite. A brick skirt is proposed on the front elevation. The applicant has indicated that additional brick is not feasible.*

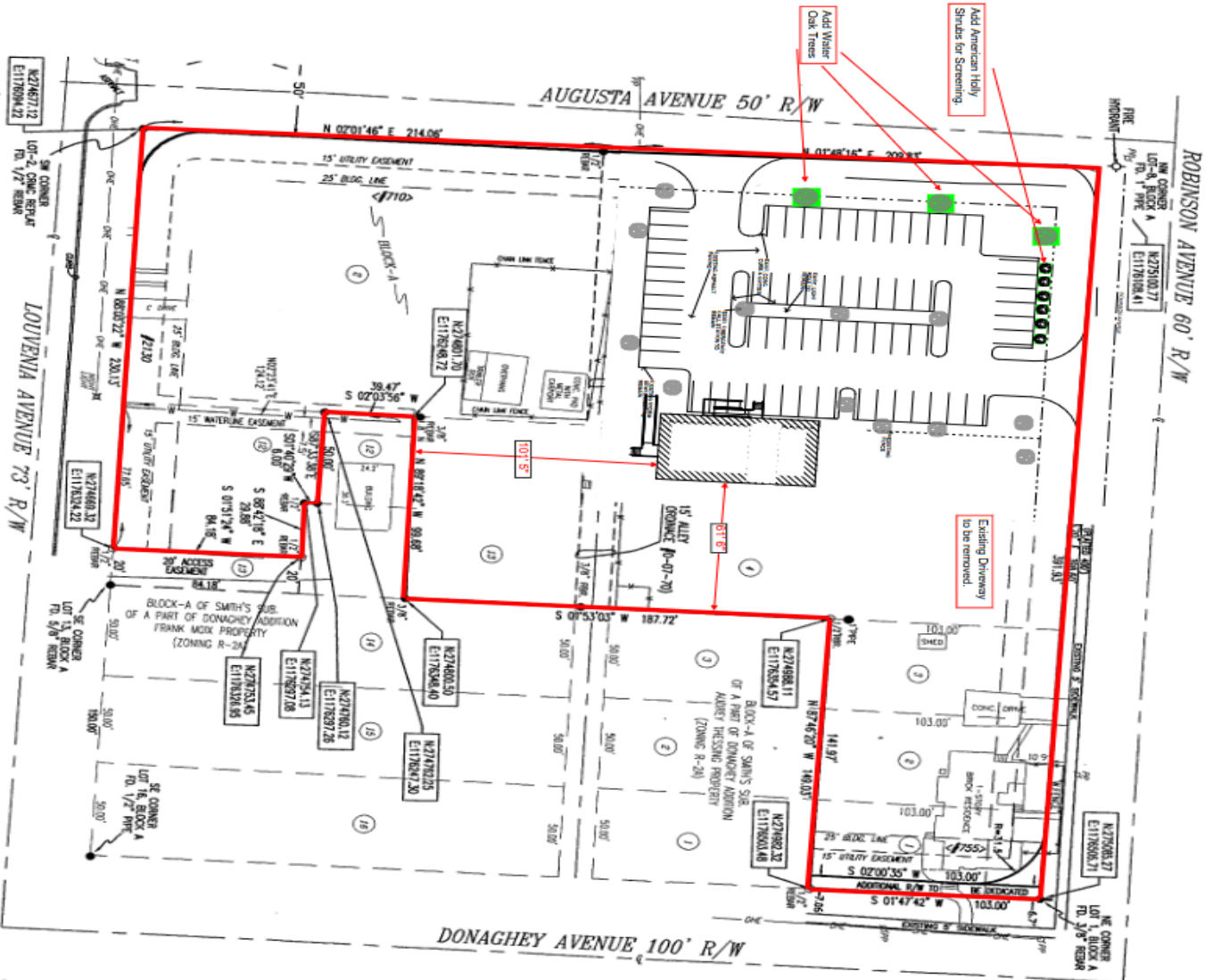
**Shutters, Roof, Decks/Plaza Space, Skylights.** Roofing should respect the character of the surrounding area with respect to materials, pitch, and form. Metal roofing is prohibited unless historically used on the structure.  
*The roof does not appear to have a pitch.*

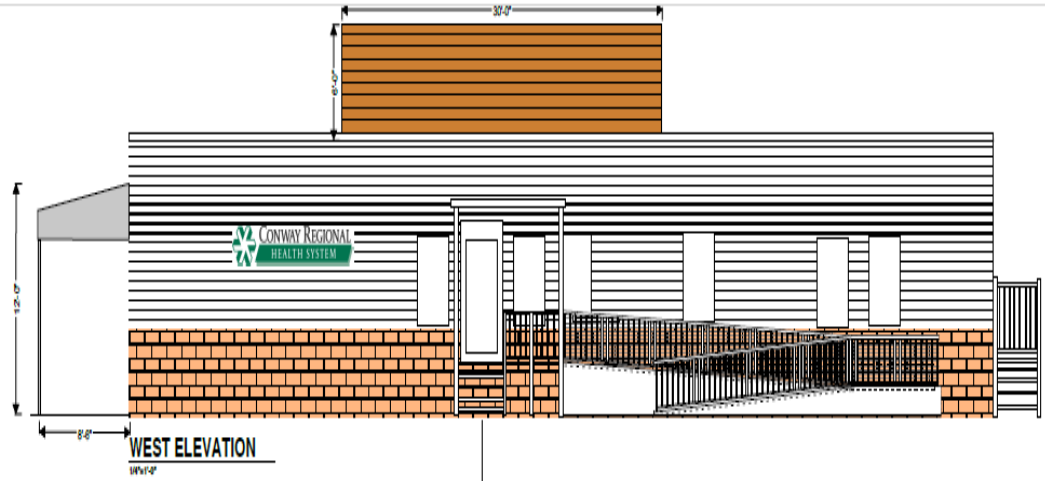
**Mechanical system screening.** HVAC units should be located where they are not readily visible from the street. If visible, they should be screened with shrubbery or fencing.  
*Rooftop screening is proposed. Additional screening of the tanks on the northern elevation is recommended.*

**CONDITIONS**

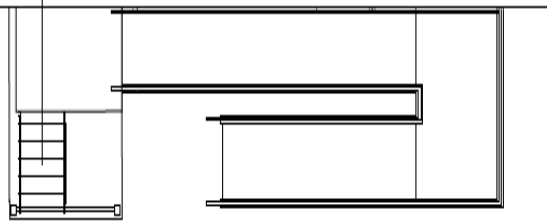
1. Applicant must obtain all applicable building permits\* if/when a Certificate of Appropriateness is granted.  
*\*Applicant shall provide proof of appropriate licensure of professionals performing work to the Building Permits Department.*
2. Prior to Certificate of Appropriateness issuance, applicant shall submit for review by Planning and Development staff a site plan showing the lot coverage for the entire site including parking, internal sidewalks, and all existing buildings.
3. Wheel stops at northern end of property shall be removed.
4. Driveway associated with demolished residence shall be removed.
5. Canopy trees shall be planted at a rate of one tree per every 30' of frontage.
6. Shrubs shall be planted along the northeast Robinson Avenue frontage.
7. The area made vacant by the demolition of a residence shall be restored with vegetation.
8. Additional screening of the tanks is required.
9. Trees and landscaping on the eastern side of the property shall be maintained in perpetuity per City of Conway zoning ordinance (Article X, Sec. 1007.9.A.4.a.-b.)
10. Should there be significant changes from the Site Development Review approved plans as a result of this Historic Design Review process, the applicant must file for review a Post Site Development Review application.

PROJECT DESCRIPTION	
<b>PROJECT:</b>	WOUND CLINIC 2125 ROBINSON AVENUE CONWAY, AR 72034
<b>OWNER:</b>	CONWAY REGIONAL MEDICAL SYSTEM 2302 COLLEGE AVENUE CONWAY, AR 72034
<b>PROPERTY ZONING:</b>	S-1 (PROJECT IS WITHIN THE OLD CONWAY DESIGN OVERLAY DISTRICT)
<b>OCCUPANT CLASSIFICATION:</b>	B
<b>CONSTRUCTION TYPE:</b>	V/B (MAX. S.F. - 9,000)
<b>TOTAL SQ. FT.:</b>	3,360 SF (2.9% OF SITE)
<b>PROPERTY AREA:</b>	115,345.85 S.F. 2.64 ACRES
<b>PARKING SPACES:</b>	64 EXISTING SPACES. ENTRANCE RAMP & STEPS WILL OCCUPY 4 OF THE EXISTING SPACES.
<b>BUILDING HEIGHT:</b>	SINGLE STORY
<b>BUILDING SETBACK:</b>	APPROXIMATE BUILDING LOCATION SHOWN APPROVED BY CONWAY HISTORIC DISTRICT COMMISSION OCTOBER 2019.

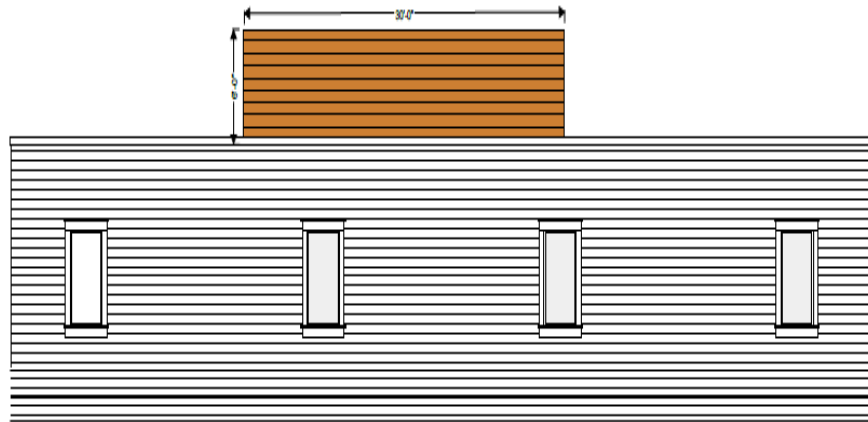




WEST ELEVATION  
1/8"=1'-0"



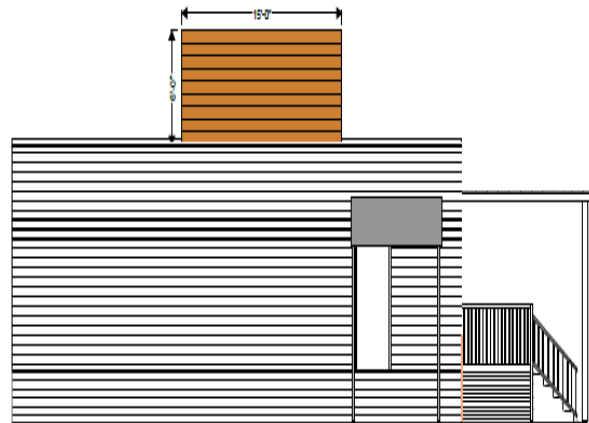
ENTRY PLAN  
1/8"=1'-0"



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



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



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



**Date of Historic District Commission Meeting:****Owner:**

Bryan Gibbs  
2302 College Ave  
Conway, AR 72034

**Property Address / Location / Description:** 2125 Robinson Ave

**Zoning:** S-1

**Approved Project(s):** In October 2019, Conway Regional was approved to construct a building to house our Wound Clinic operations, at that time, the plan was to relocate back to the main campus.

Early in the pandemic, the hospital placed some very restrictive measures to limit the exposure to are patient, visitors, and staff. With the Wound Clinic being off the main campus, it was much easier to isolate that patient population and minimize their exposure. The pandemic also caused us to delay several projects and has put us behind on the planning for the relocation of the clinic.

In evaluating the potential locations, it was identified that even though it was temporary, the current location has turned out to be a blessing. Being separate to the main campus gave them the ability to customize their patient interactions and flow based on the needs of the patient and staff and not because of a broader need at the main campus. Parking has also been a great benefit to our patients that often have more difficult ambulating due to their condition.

After discussing with city representatives and Steve Hurd, we have identified several building modifications that would be required to meet the requirements of a permanent structure in that locatio

Conway Regional requests the Wound Clinic location be permanent with the required exterior modification to be the district requirements.

**Conditions of Approval:**

1. Defer review of landscaping requirements to the development review phase, except that enhanced landscaping shall be required along the front façade to mitigate the appearance of the height of the structure that gives it the appearance of a temporary building.
2. HVAC/mechanical equipment be screened in a manner to minimize its visibility from the street.
3. Site development review shall be required for the site prior to the issuance of a building permit.

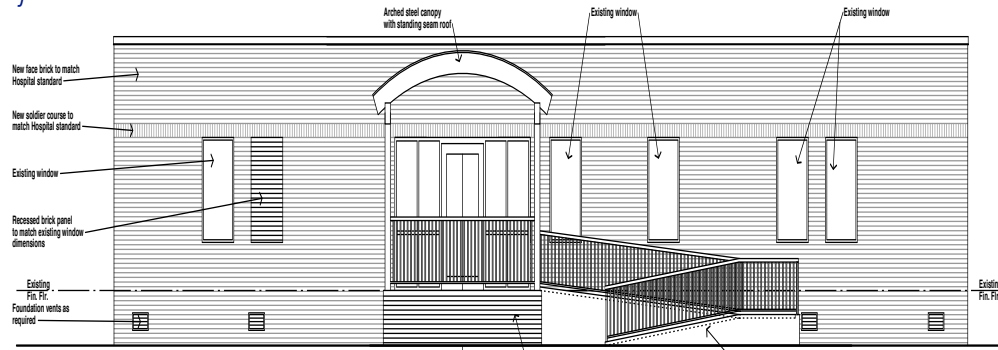
**Termination Date:**

(If Building Permit is not issued by this date, Certificate is null and void)

Signed:   
HDC Staff / Director of Planning and Development

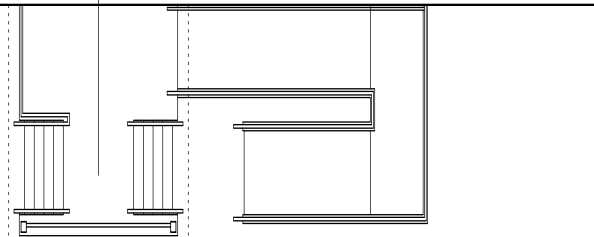
Attachments:

Attachments include a Site Plan pdf and an Elevation pdf to show rendering of what the proposed changes will look like.



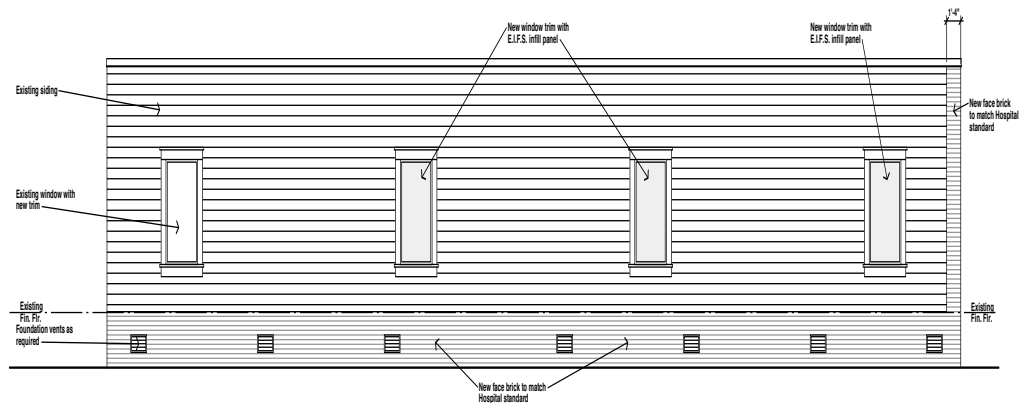
**WEST ELEVATION**

1/4"=1'-0"



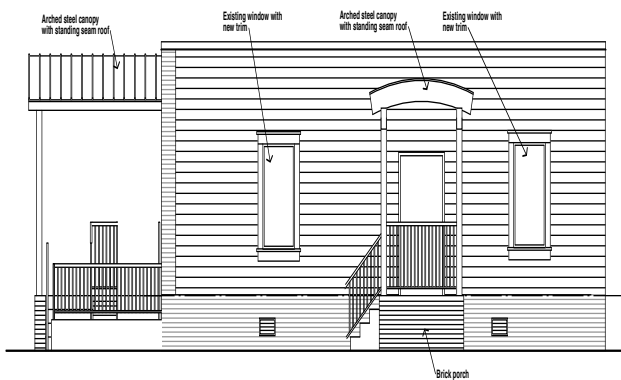
**ENTRY PLAN**

1/4"=1'-0"



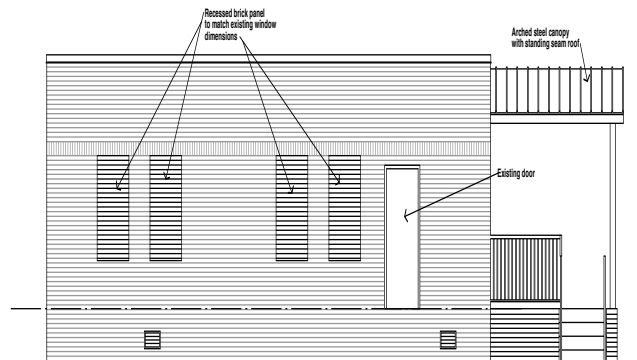
**EAST ELEVATION**

1/4"=1'-0"



**SOUTH ELEVATION**

1/4"=1'-0"



**NORTH ELEVATION**

1/4"=1'-0"

HDR-0822-0327

ELEVATIONS

CONWAY REGIONAL MEDICAL CENTER  
WOUND CLINIC

CONWAY, ARKANSAS

**HURD LONG**  
Architects & Design Consultants, P.A.  
1019 Van Reasble St., Conway, AR 72034 • 501/236-0447  
310 President Clinton Ave., Suite 208 • Little Rock, Arkansas 72604 • 501/707-0558

PROJECT NO.

DATE

SHEET NO.

9



**Date of Historic District Commission Meeting:** October 27<sup>th</sup>, 2019

**Owner:**

Conway Regional Health Foundation  
2302 College Ave  
Conway AR 72034

**Property Address / Location / Description:** 2125 Robinson Avenue

**Zoning:** S-1 (Institutional), Old Conway Design Overlay Suburban District

**Approved Project(s):** Temporary Building

**Conditions of Approval:**

1. The building shall be removed prior to October 28, 2022. In the event that the applicant wishes to make the building permanent, an application for a Certificate of Appropriateness shall be approved by the Historic District Commission prior to October 28, 2022.
2. HVAC equipment be placed in a manner to minimize its visibility from the street. Landscape screening may be required.
3. No trees shall be removed as part of the development.
4. Additional landscaping shall be installed along Robinson Ave.
5. The exterior of the structure shall be clad with a material other than metal.

**Termination Date:** April 30<sup>th</sup>, 2022

(If Building Permit is not issued by this date, Certificate is null and void)

**NOTE: NO SIDEWALK CONSTRUCTION IS REQUIRED AS PART OF THIS COA.**

Signed:   
HDC Staff / Director of Planning and Development

Attachments:

Exhibit A – Approved Development Review Plan





View of subject property facing E



View of subject property facing E



View of NE side of property



View of subject property, north elevation



Adjacent property to the W, across Augusta Ave



Adjacent property to the N, across Donaghey Ave

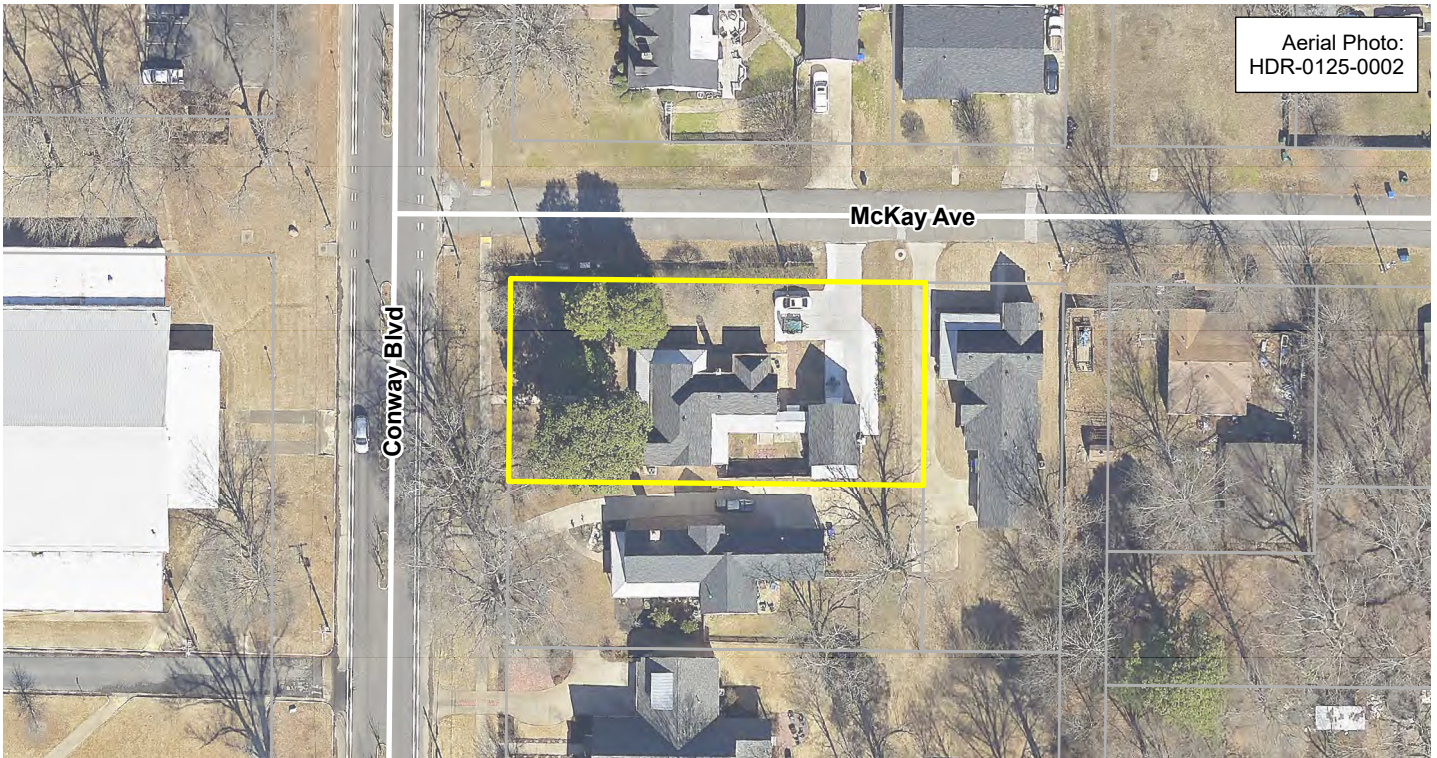


**APPLICANT/AUTHORIZED AGENT**

Stephen Hay, Stephen Hay Construction  
2150 Destin Drive  
Conway, AR 72034

**OWNER**

Same



**SITE**

**Address.** 344 Conway Blvd.

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

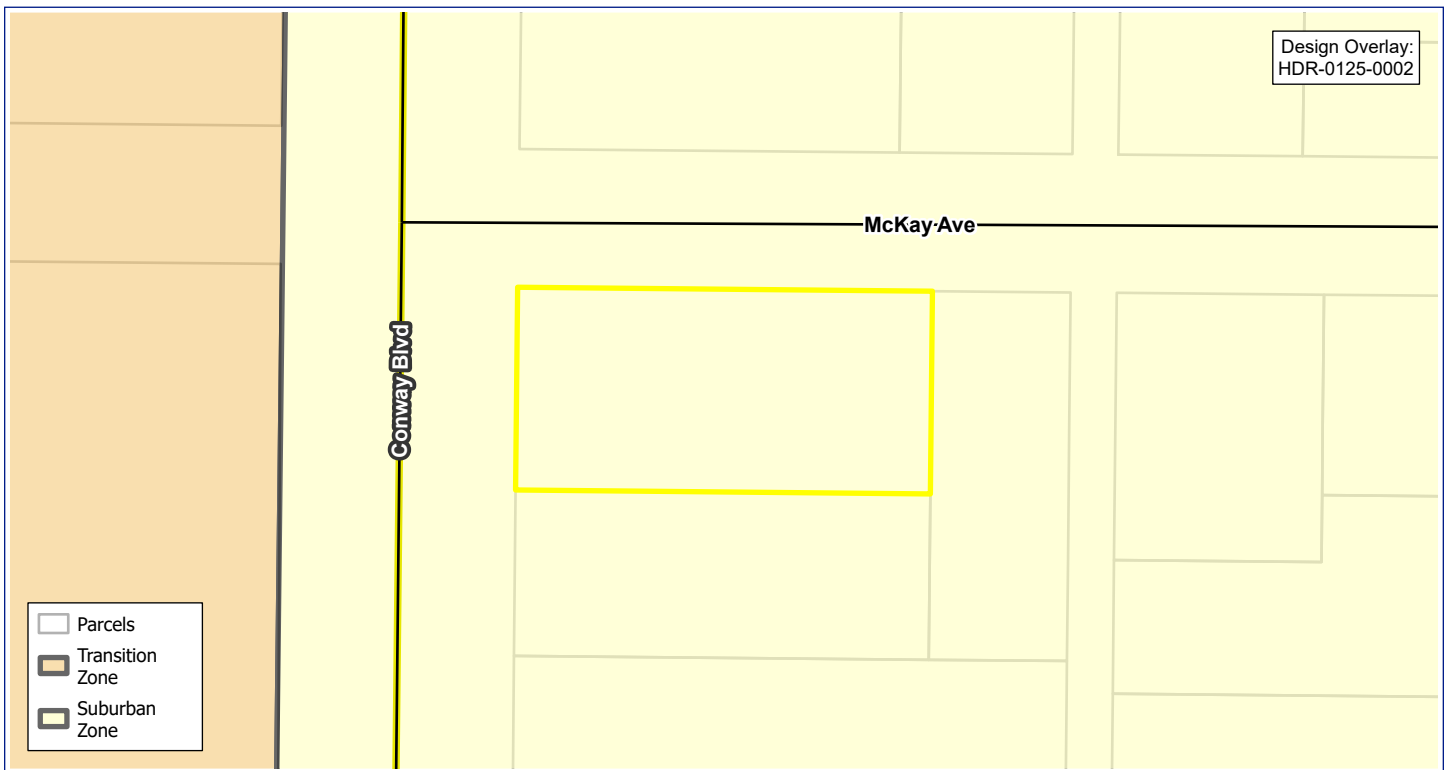
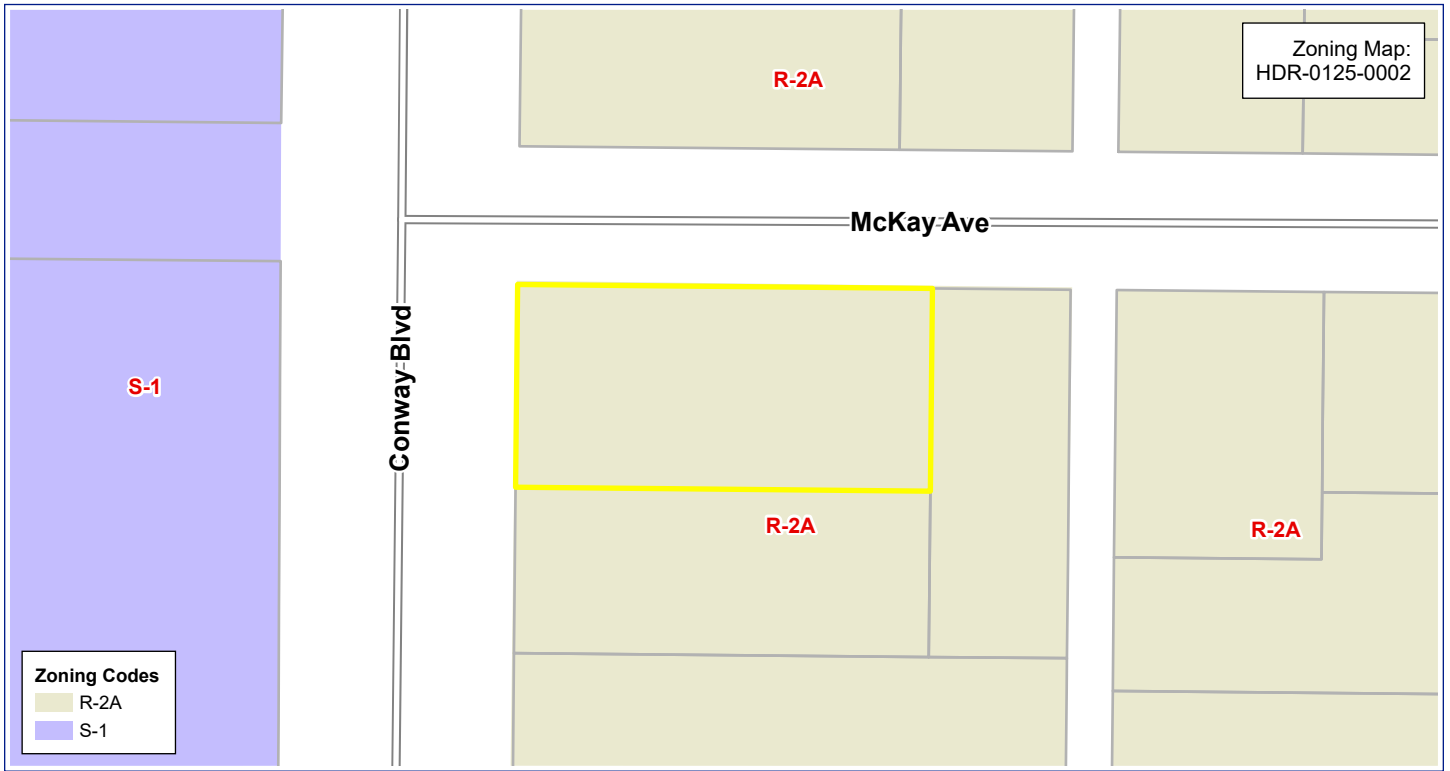
**Abutting Zoning.** North/South/East: R-2A (OCDOD-SUB).  
West: S-1 (Institutional District), OCDOD-Transition (TR).

**Lot Area.** 0.36 acres ±.

**Surrounding Area Structures.** The property is located in the OCDOD-SUB district on the northwest corner of Conway Blvd and McKay Ave. Area structures consist of a mix of single-family homes in Colonial Revival, gable and contemporary institutional.

**General Description of Property and Proposed Development.** The applicant is proposing to construct a new, approximately 800sf, attached garage. It will match the addition approved in 2014. The existing single-family residence is a Gable Ell style structure, built in 1907.





## Old Conway Design Overlay District

**Setbacks.** Proposed structures should respect the predominant setbacks of area structures, especially the front setback.

Secondary Front: 8ft minimum.

Side: 6ft minimum.

Rear: 5 ft per fire code

*The addition is depicted as having a 30ft secondary setback and a 16ft rear setback. The proposal conforms.*

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

*The proposal conforms.*

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

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

**Orientation.** The front door of the structure should follow the orientation of entries along the street. In the case of a corner lot, dual orientation may be permitted.

*Orienting the garage doors towards the secondary frontage is appropriate. There are other carports and garages along McCay Ave in the project's vicinity.*

**Garages/Outbuildings.** Garages should be placed at the rear of the lot. When lot depth prevents a rear placement, the garage may be placed at the side of the structure along the back half of the structure. Two and three car garages should be placed at the rear of the lot in a detached structure.

*The applicant is proposing an attached garage at the rear of the lot along a secondary frontage. It is a two-car garage. It is being placed at the termination of an existing driveway.*

**Driveway / Parking.** Parking in the front yard is not permitted. Parking is to be placed at the rear or side. Driveways should be concrete, pavers, or permeable paving and sharing of driveways is encouraged.

*Driveway is existing at rear of lot, along secondary frontage.*

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

*It does not appear that any significant trees will be impacted by construction. Applicant has indicated adding landscaping along western elevation.*

### **MASSING**

**Scale.** The scale of the building should maintain the relationship of the structure's scale to the lot size of surrounding buildings.

*The scale of the proposed structure is compatible to the overall scale of structures in the vicinity.*

**Height/Width/Directional Expression.** The height/width and directional expression of the structure should relate to historic patterns in the neighborhood.

*The garage addition's height is not indicated on the elevations but is shorter than the 2014 addition and similar in height to the existing single-family residence.*

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

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

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

*The detailing and wall breaks have a unique style that was established in 2014. This area is characterized by differing styles spanning over a century of construction.*

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

*Similar to the complexity of form, there is no uniform façade design in the area. The proposal contributes to the rhythm of the existing architecture. There are two garage doors proposed. Windows are proposed on both the east and west elevations of the garage addition.*

#### **DESIGN ELEMENTS**

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

*The surrounding area does not have a cohesive theme of styles, mixing traditional, historic vernacular, modern, and contemporary elements. The design will match the 2014 addition and is contemporary in style.*

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

*Lighting is proposed on the addition along McCay Ave.*

#### **MATERIALS AND DETAILING**

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

*The applicant is proposing fiber cement board & batten. The applicant proposes a shingle roof to match the existing structure.*

**Shutters, Roof, Decks/Plaza Space, Skylights, Mechanical Screening.** Roofing should respect the character of the surrounding area with respect to materials, pitch, and form. Metal roofing is prohibited unless historically used on the structure.

*The pitch of the garage roof respects the pitch of the existing structure.*

**Additions.** New additions should not destroy the materials that characterize the property. The addition should be done in such a manner that if removed in the future, the essential form and integrity of the original structure would be unimpaired.

*The proposal conforms.*

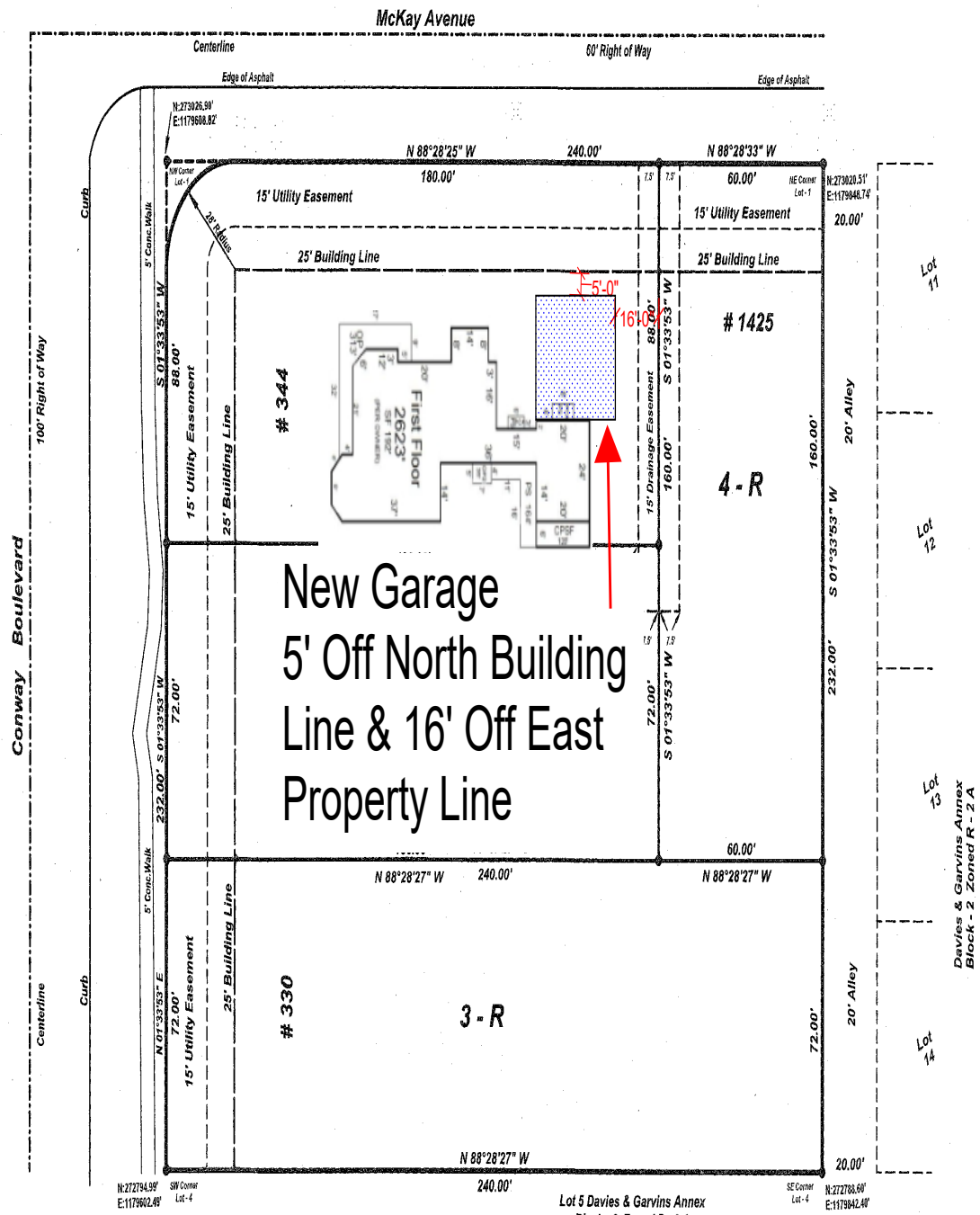
#### **CONDITIONS**

1. Applicant must obtain all applicable building permits\* if/when a Certificate of Appropriateness is granted.

*\*Applicant shall provide proof of appropriate licensure of professionals performing work to the Building Permits Department.*

2. Lighting shall be downward and inward toward the property.

3. Construction shall match that shown on the site plan and elevations.



New Garage  
 5' Off North Building  
 Line & 16' Off East  
 Property Line

**Legal Description:**

Lots 1 thru 4, Block - 2, Daviess & Garvin's Annex.  
 City of Conway Arkansas. Recorded in Plat Book A,  
 Page 46, plat records of Faulkner County, Arkansas.

**Certificate of Final Plat Approval**

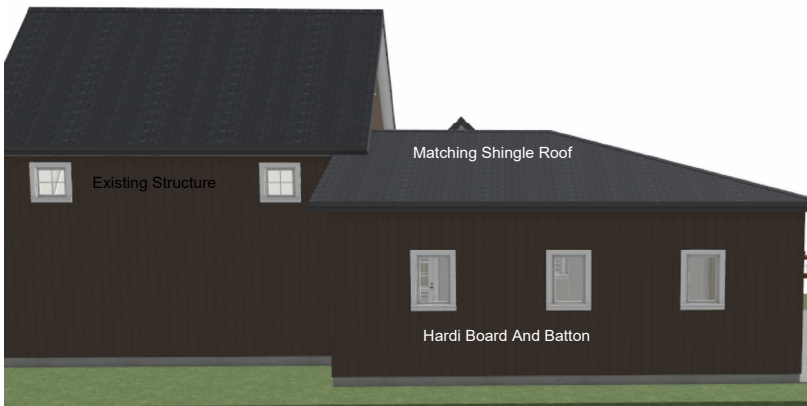
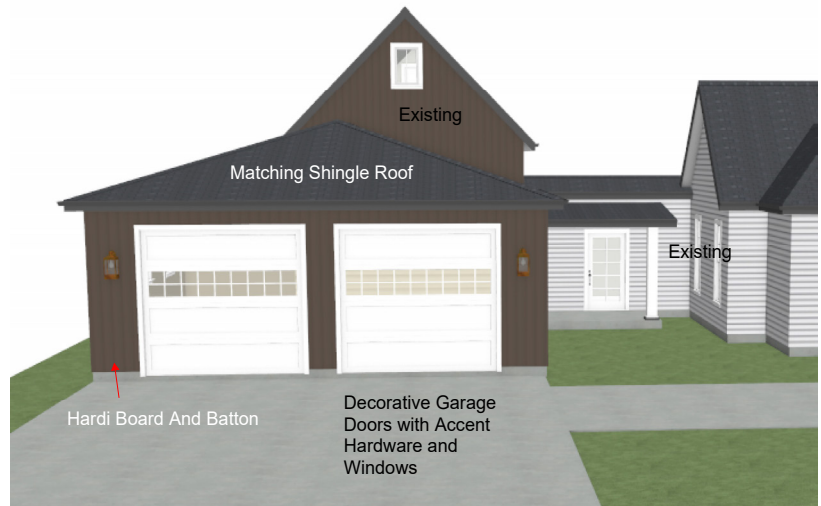
Pursuant to the Conway Subdivision Regulations and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

Date of Execution: 12-31-2013

Signed [Signature]  
 Conway Planning Director



This Subdivision is referenced to CAGIS  
 Monuments 1001 and 1002







View of subject property, project area, facing S



View of subject property facing E



View of subject property facing S



Adjacent property to the E



Adjacent property to the W, across Conway Blvd



Adjacent property to the N, across McCay Ave



**APPLICANT/AUTHORIZED AGENT**

Gilbert Hernandez  
HDZ Structures & Remodeling LLC  
124 Rock Crusher Rd  
Houston, AR 72070

**OWNER**

Same



**SITE**

**Address.** 346 Ash St.

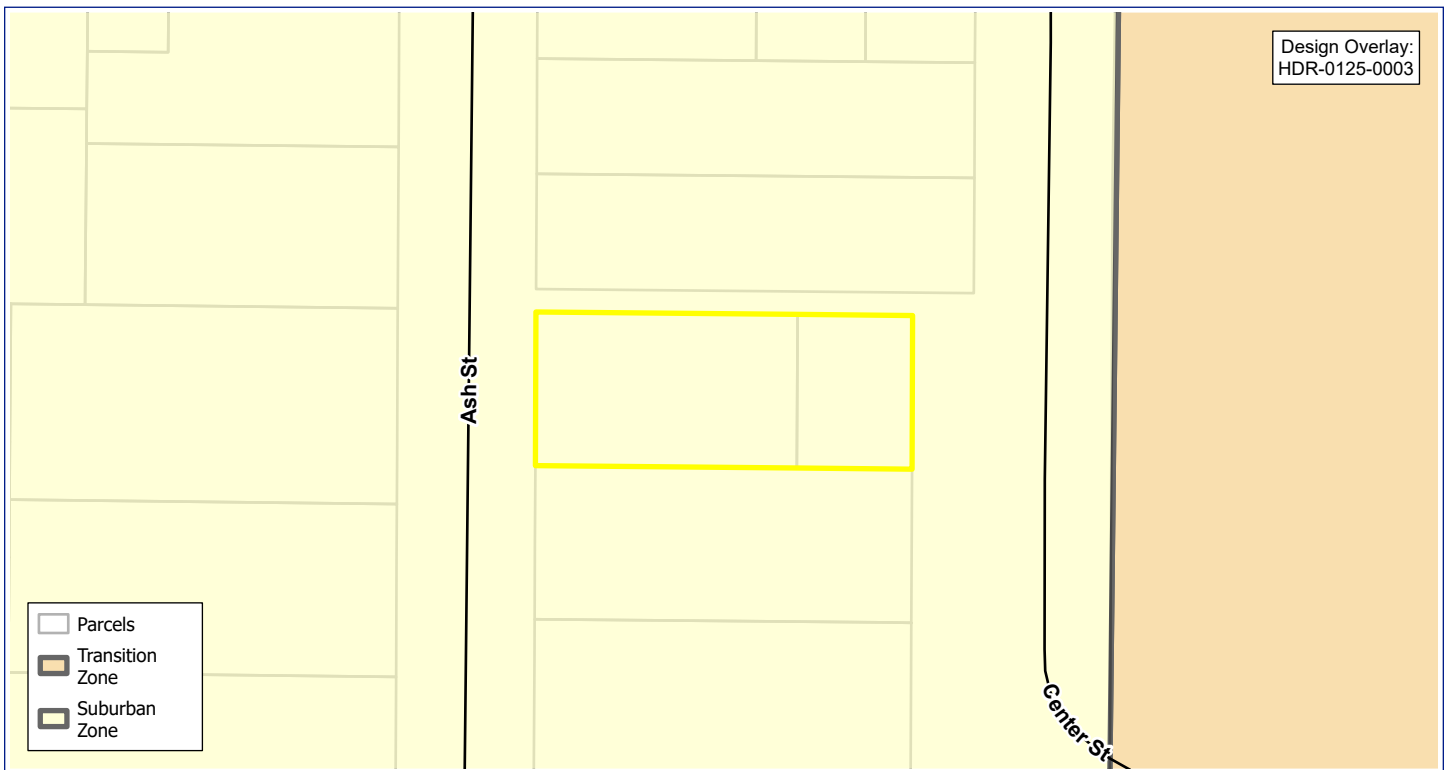
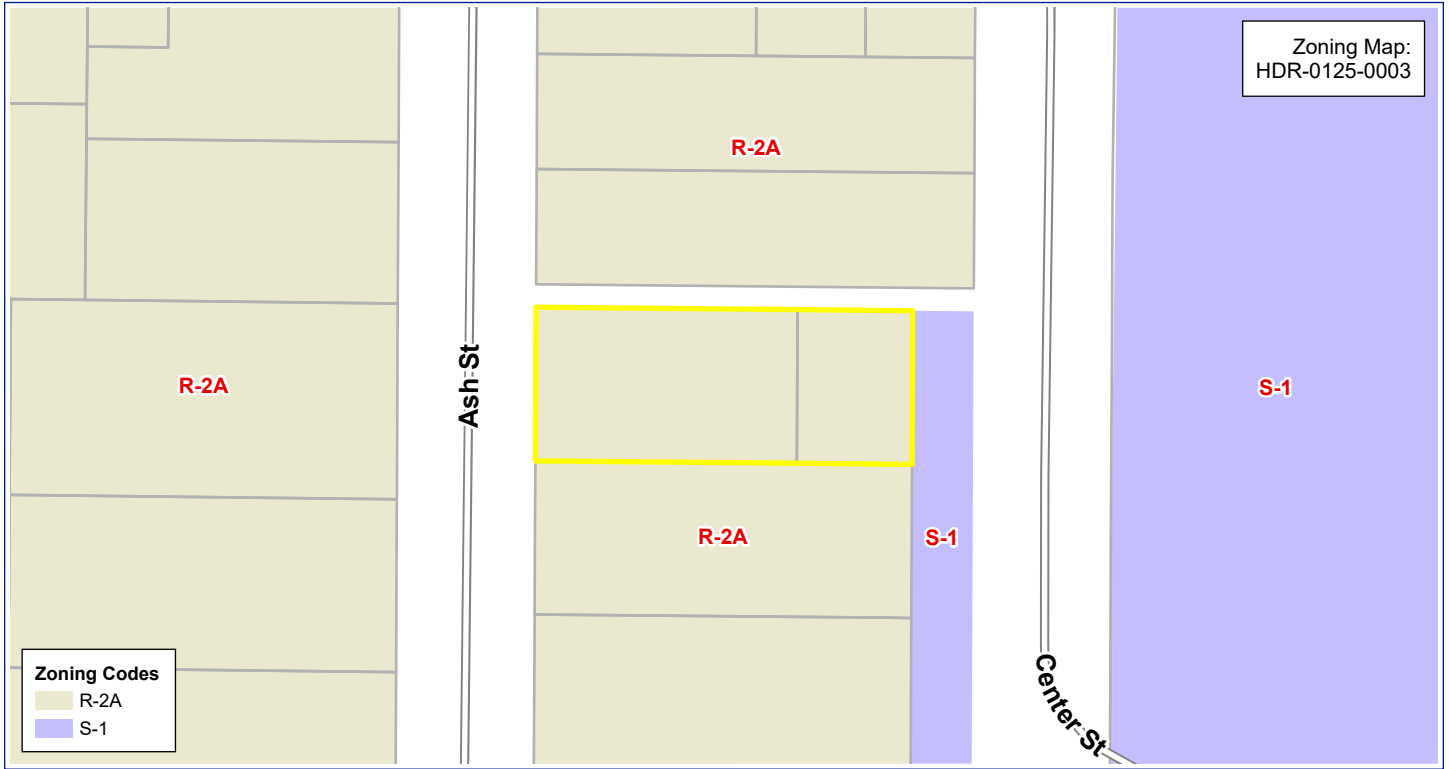
**Present Zoning.** R-2A (Two Family Residential District), Old Conway Design Overlay Suburban District (OCDOD-SUB).

**Abutting Zoning.** North/South/East/West: R-2A, OCDOD-SUB.

**Lot Area.** 0.17 acres ±.

**Surrounding Area Structures.** The property is located in the OCDOD-SUB on the east side of Ash St, between Simms St and Bruce St. Area structures consist of a mix of single-family homes in Craftsman and minimal traditional styles.

**General Description of Property and Proposed Development.** The applicant is proposing to construct a new 2,634 sf single-family residence with front and rear porches and an attached garage. Also proposed is a concrete ribbon driveway and a walkway. This is an infill development on a vacant lot. The style of the proposed residence is minimal traditional.



## Old Conway Design Overlay District

**Setbacks and Spacing.** Proposed structures should respect the predominant setbacks of area structures, especially the front setback.

Secondary Front: 8ft minimum.

Side 6ft minimum.

Rear: 5ft or 15 feet from centerline of alleyway.

*The predominant front setback is 25' from right-of-way. The applicant is proposing a setback of 49'. This is in excess of the average for the area. Right-of-way does not appear to have been dedicated yet. The front setback needs to be between 20 and 30 feet from right-of-way. The project is conditioned to ensure this.*

*Northern side yard abuts a 10' alley. The proposed garage is 6' from the side yard which equates to 11' from the centerline. The eastern side yard setback conforms to 6'. The rear setback conforms.*

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

*The proposal conforms.*

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

*Lot coverage for this site is approximately 30%.*

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

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

**Garages/Outbuildings.** Garages should be placed at the rear of the lot. When lot depth prevents a rear placement, the garage may be placed at the side of the structure along the back half of the structure. Two and three car garages should be placed at the rear of the lot in a detached structure.

*The applicant is proposing an attached garage along the north side of the property. It is positioned towards the rear of the residence.*

**Alley.** The use of alleyways is encouraged. These alleys could provide another access point for residences and allow parking at the rear of residential lots.

*There is a 10' alley along the northern side of the parcel which extends to Center St. It does not appear to be in use, but records do not indicate it having ever been closed.*

**Driveway / Parking.** Parking in the front yard is not permitted. Parking is to be placed at the rear or side. Driveways should be concrete, pavers, or permeable paving and sharing of driveways is encouraged.

*The applicant has indicated a driveway off Ash St near the northern property line. Concrete driveway strips are proposed. It appears to be about 10ft wide and terminates at the attached garage.*

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

*A 5' sidewalk with a 6'6" greenspace is required.*

**Tree preservation.** Any trees over 8" in diameter or greater must be protected and preserved. Canopy or understory trees shall be required for each 30' of street frontage. No street tree shall be planted closer than 10' to a fire hydrant, utility pole, or streetlight.

*There appears to be the potential for significant trees being removed for construction. Any tree removed must be replaced at a 1:1 ratio.*

### **MASSING**

**Scale.** The scale of the building should maintain the relationship of the structure's scale to the lot size of surrounding buildings.

*The scale of the proposed structure is about 1,000ft larger than other structures in the immediate vicinity. There is one other house on the block which is more than 1,000sf.*

## Old Conway Design Overlay District

**Height/Width/Directional Expression.** The height/width and directional expression of the structure should relate to historic patterns in the neighborhood.

*The proposal is for a single-story structure which is similar to other residences in the neighborhood. The width aligns with most homes on the same block and the proposed design respects the orientation and type of home found in the area.*

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

*The building footprints will cover around 24% of the site which is similar to other structures on similarly sized lots in the area.*

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

*The structures will contain a level of detailing and form that is compatible with the patterns of the area.*

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

*The rear elevation lacks windows at the location of the laundry room, master closet and one bedroom. This elevation faces an empty lot owned by Central Baptist University. The rear elevation of the proposed residence is visible from Center Street.*

#### **DESIGN ELEMENTS**

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

*The structure respects the context of the neighborhood.*

**Entries, Porches, and Porticos, Doors and windows, Awnings.** Porches are encouraged and should be at least 6' deep, when present. Entries should contain special decorative elements and ornamentation.

*A front porch with a 8' depth is proposed and meets the requirements. Porches are simple and align with a minimal traditional style.*

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

*Lighting is not indicated on submitted plans.*

#### **MATERIALS AND DETAILING**

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

*The applicant is proposing brick and Hardieboard siding.*

**Shutters, Roof, Decks/Plaza Space, Skylights, Mechanical Screening.** Roofing should respect the character of the surrounding area with respect to materials, pitch, and form. Metal roofing is prohibited unless historically used on the structure.

*The proposal conforms.*

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

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



**CONDITIONS**

1. Applicant must obtain all applicable building permits\* if/when a Certificate of Appropriateness is granted.  
\*Applicant shall provide proof of appropriate licensure of professionals performing work to the Building Permits Department.
2. There shall be one tree per every 30' of frontage (either retained or planted.) Any trees removed will need to be replanted at a 1:1 ratio. If beneath the power line it shall be an understory tree and if away from the power line it shall be a canopy tree.
3. Property shall be replatted prior to building permit issuance.
4. Prior to issuance of a Certificate of Appropriateness, applicant shall submit for review by Planning & Development staff a site plan showing:
  - Appropriate front and side yard setbacks.
  - Lot coverage tabulation with driveway and internal sidewalks.
  - Tree removal, retention and plantings.
  - Sidewalks and greenspace in right-of-way.
5. Driveway shall be concrete, pavers, or permeable paving.
6. A 5' sidewalk with 6.5' greenspace is required.
7. Lighting shall be downward and inward toward the property.
8. HVAC equipment shall be screened from public view.

**GENERAL NOTES**

1. ALL STRUCTURAL FRAMING MEMBERS SHALL BE SIZED BY A STRUCTURAL ENGINEER. STRUCTURAL ENGINEER SHALL COORDINATE WITH HVAC CONTRACTOR TO ENSURE THERE ARE NO STRUCTURAL OBSTRUCTIONS PREVENTING THE PROPER SIZES FROM BEING INSTALLED AND COOLED EFFICIENTLY.
2. BUILDER (GENERAL CONTRACTOR) IS RESPONSIBLE FOR BILLING IN COMPLIANCE WITH ALL LOCAL CITY, COUNTY, STATE AND FEDERAL CODES.
3. BUILDER IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS PRIOR TO CONSTRUCTION AND NOTIFY ANY DISCREPANCIES TO CLEAR CONCEPT CONSTRUCTION, LLC PRIOR TO STARTING CONSTRUCTION. BUILDER IS RESPONSIBLE FOR ALL ERRORS THAT ARE NOT REPORTED AT THE EVENT OF CONSTRUCTION.
4. ALL DIMENSIONS ARE DIMENSIONED TO THE FRAMING STUDS.
5. SQUARE FOOTAGE CALCULATIONS ARE CALCULATED TO THE OUTSIDE EDGE OF THE SPACE TYPE AND DO NOT INCLUDE ANY SQUARE FOOTAGE TAKEN UP FROM WALLS/FRAMING.

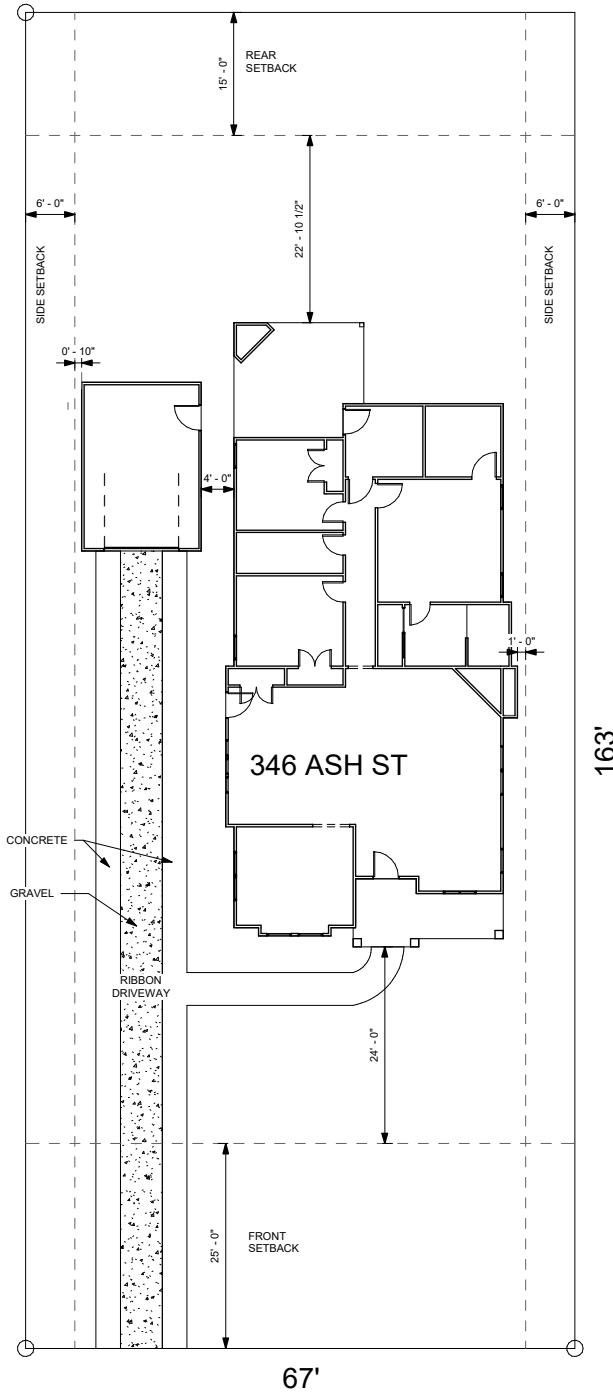
CLEAR CONCEPT CONSTRUCTION LLC

346 Ash

No.	Description	Date

<b>ELEVATIONS</b>		
Project Name:	Project Number:	<b>A400</b>
Date:	Issue Date:	
Drawn by:	Author:	
Checked by:	Checker:	

Scale: 1/4" = 1'-0"



**GENERAL NOTES:**

- 1. SITE PLAN IS REPRESENTATIVE OF BUILDING GENERAL LOCATION ON LOT AND DOES NOT REPRESENT THE ACTUAL LOCATION OF THE BUILDING.
- 2. COORDINATE WITH ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CLEARING LOT.
- 3. COORDINATE WITH CIVIL SURVEY FOR FINAL HOUSE LOCATION.

① SITE PLAN  
1" = 10'-0"





View of subject property facing E



View of subject property facing W



Platted alley to the N on subject property



Adjacent property to the S



Property adjacent to the N



Sidewalk system across Ash St to the W of subject property



## Old Conway Design Overlay District

### **APPLICANT/AUTHORIZED AGENT**

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

### **OWNER**

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



### **SITE**

**Address.** 1157 Parkway St.

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

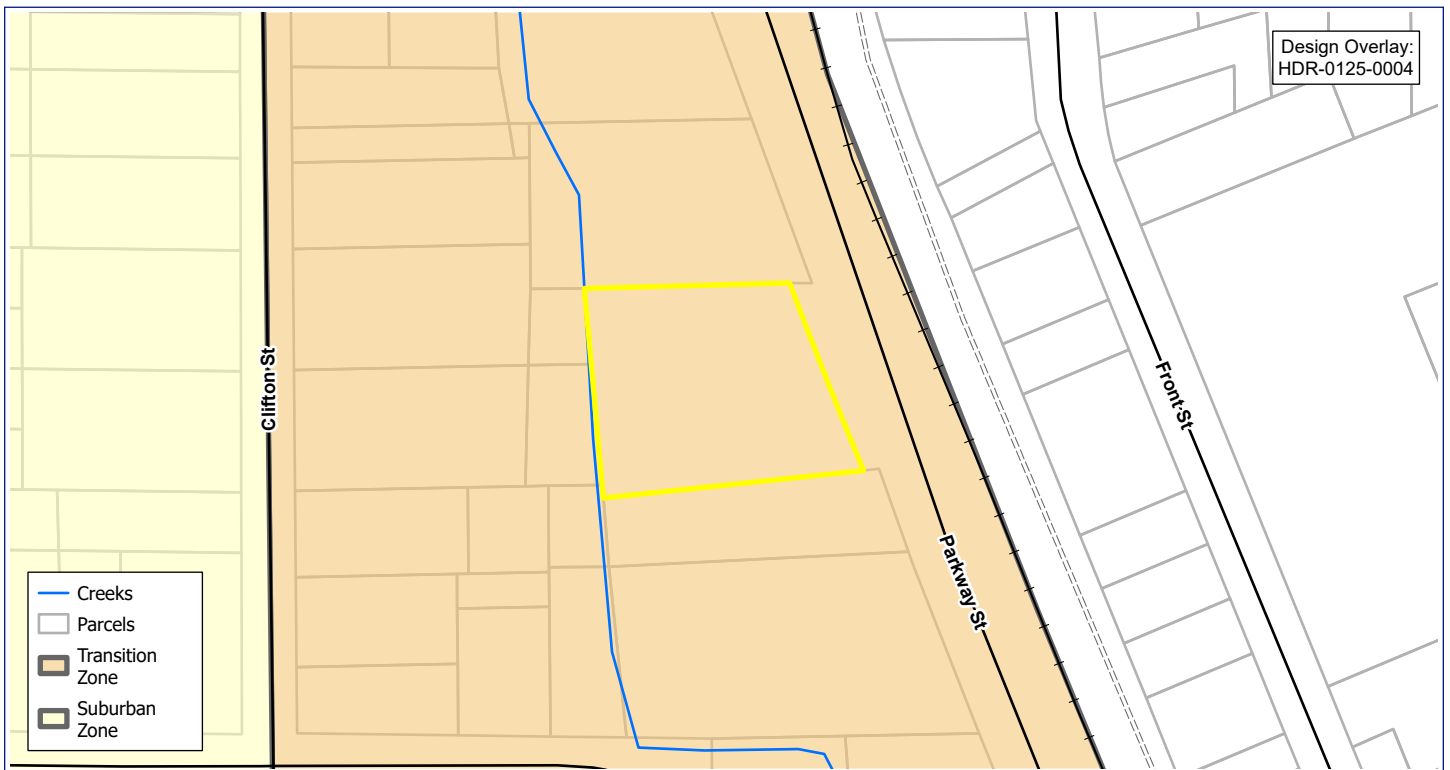
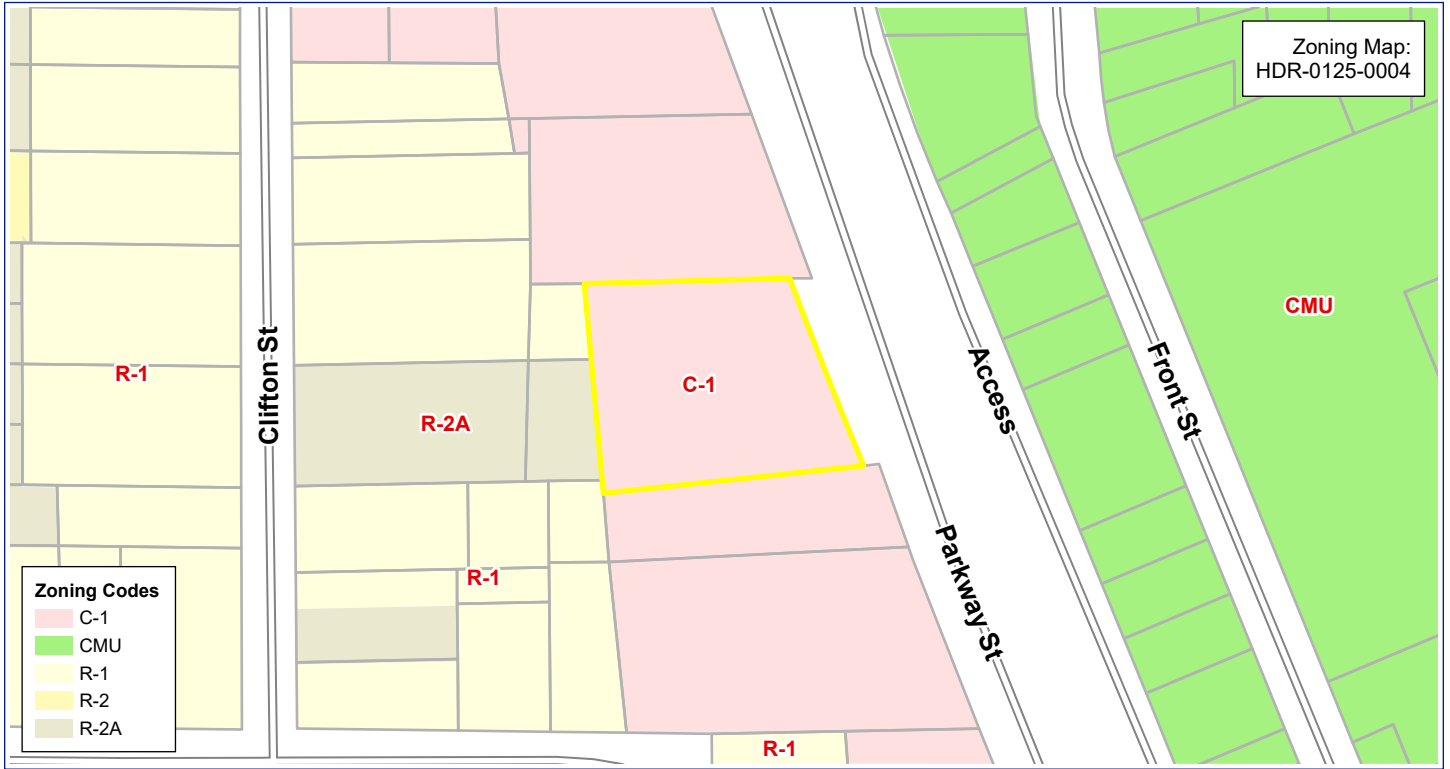
**Abutting Zoning.** North/South: C-1, OCDOD-TR; West: R-1 (One-Family Residential) & R-2A (Two-Family Residential), OCDOD-TR; East: Railroad.

**Lot Area.** 0.45 acres ±.

**Surrounding Area Structures.** The property is located in the OCDOD-TR, west of the railroad tracks, three parcels south of Mill St. Area structures consist of the rear façade of Front Street businesses, pre-engineered metal buildings, and contemporary offices.

**General Description of Property and Proposed Development.** This is a modification to a previously approved Historic Design Review (HDR-0224-0022) in which the applicant proposed to demolish an existing accessory storage building and construct an addition to an existing pre-engineered, metal building. The project was approved in February 2024 and since issuance of the Certificate of Appropriateness, the applicant has replatted the property and finished Site Development Review. The applicant wishes to revisit the design of the project and is seeking a reduction in the amount of masonry originally approved. Everything else remains consistent with the originally approved plans.





## Old Conway Design Overlay District

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

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

*Setbacks are not indicated on the site plan, but the design appears to conform. The existing building is along the front of the property and the rear setback appears to be at least 15'. Applicant should confirm during Post Site Development Review.*

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

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

*The applicant did not include this information in submittal package. Civil plans from Site Development Review indicate that the total area of impermeable surface is 47% and the proposal conforms.*

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

*This is an addition to the rear.*

**Driveway / Parking.** Driveways should be concrete, pavers, or permeable paving and sharing of driveways is encouraged.

*The site is currently served by a gravel driveway and parking. The applicant proposes to pave the first quarter of the property as a driveway.*

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

*Sidewalk is on plans and is currently being installed.*

**Trees/Landscaping.** Canopy trees shall be planted within the public street frontage at ratio of one tree per thirty feet.

*Landscaping is proposed along the frontage, the base of the structure, and along the rear property line where not already in existence.*

**Fences, Railings, & Walls.** Fences, railings, and walls shall be constructed of metal, brick, or stone. Plastic, chain link, and wood are prohibited. Fences and railing shall be a minimum of 70% open.

*Metal ornamental fencing is proposed along the street frontage and along the side yards for about 60'. In order to better screen and enhance the sites articulation, brick corner posts are proposed. Security fencing should not be visible from the public right-of-way, where feasible.*

**Loading Docks.** All loading docks shall be screened from pedestrian view. A combination of doors, gates, walls, fencing, and/or landscaping shall be used to shield the loading dock from view.

*It does not appear that any loading dock will be visible from pedestrian view.*

## **MASSING**

**Scale.** The scale of the building should maintain the relationship of the structure's scale to the lot size of surrounding buildings.

*The scale of the proposed structure is larger than most structures in the area.*

**Building Materials.** Sheet metal sheathing is prohibited in the Urban Zone, the Transition Zone does not specify an appropriate material type.

*This is a pre-engineered metal building addition.*

## Old Conway Design Overlay District

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

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

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

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

**Exterior Building & Accent Lighting.** The use of moving, blinking, or strobe lights is prohibited.

*Lighting must conform to this requirement.*

**CONDITIONS**

1. Applicant must obtain all applicable building permits\* if/when a Certificate of Appropriateness is granted.  
*Applicant shall provide proof of appropriate licensure of professionals performing work to the Building Permits Department.*
2. Applicant must complete Post-Site Development Review and include drawings which show the setbacks and lot coverage tabulation. This must be completed prior to Certificate of Completion being issued.

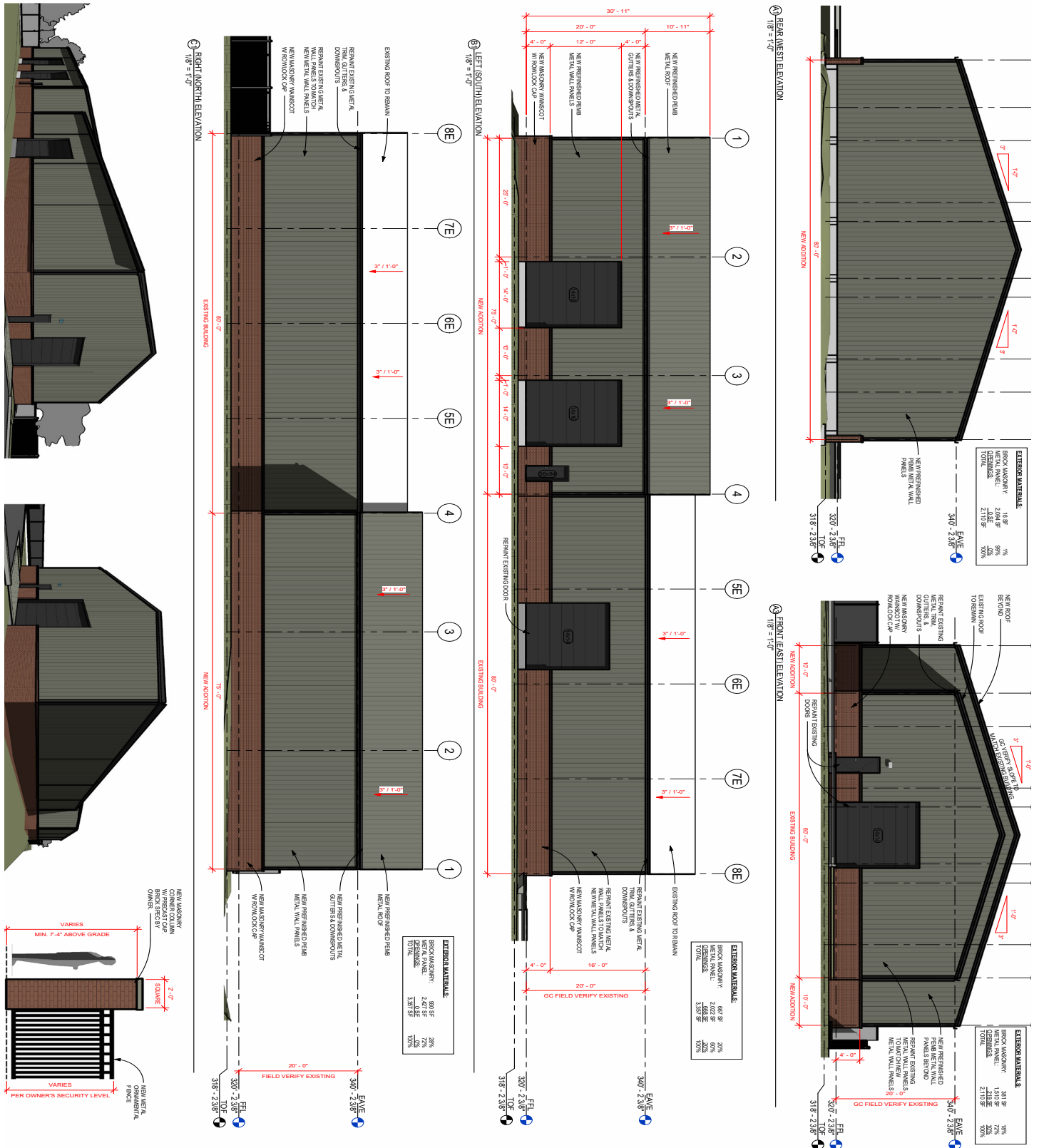


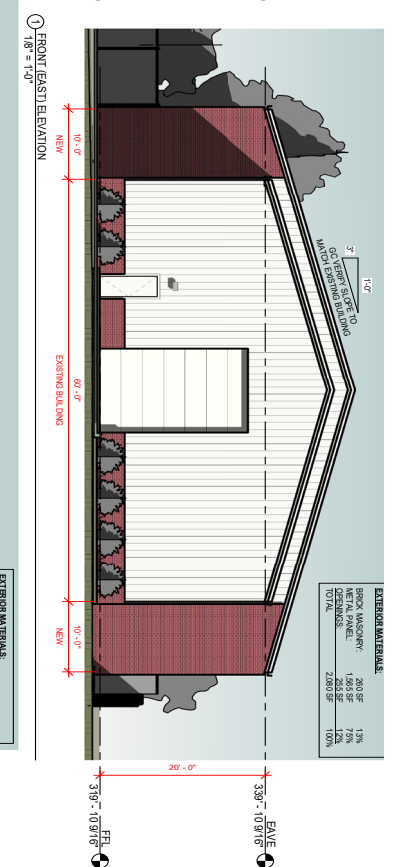
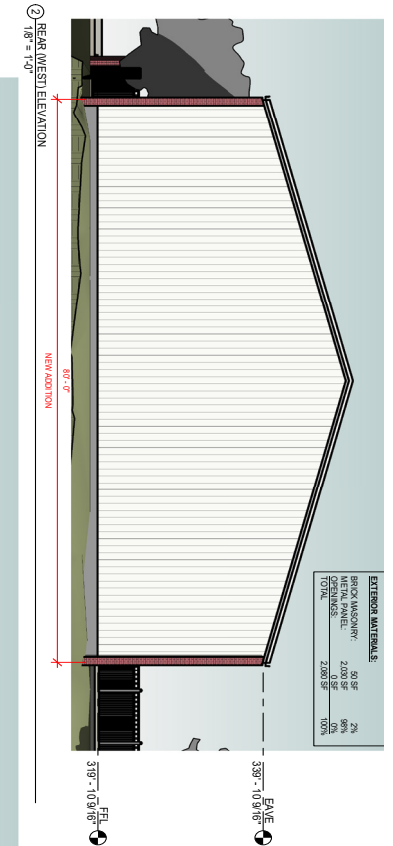
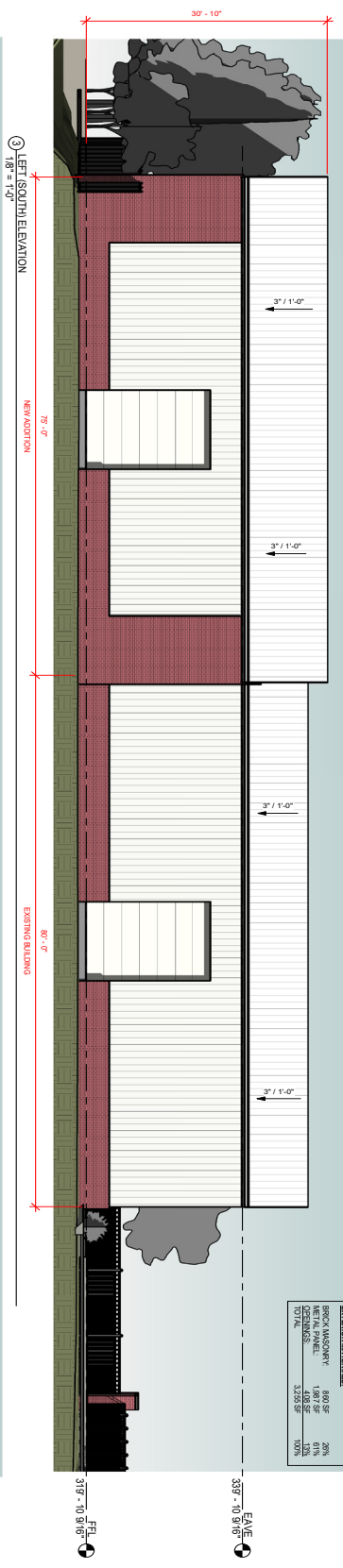
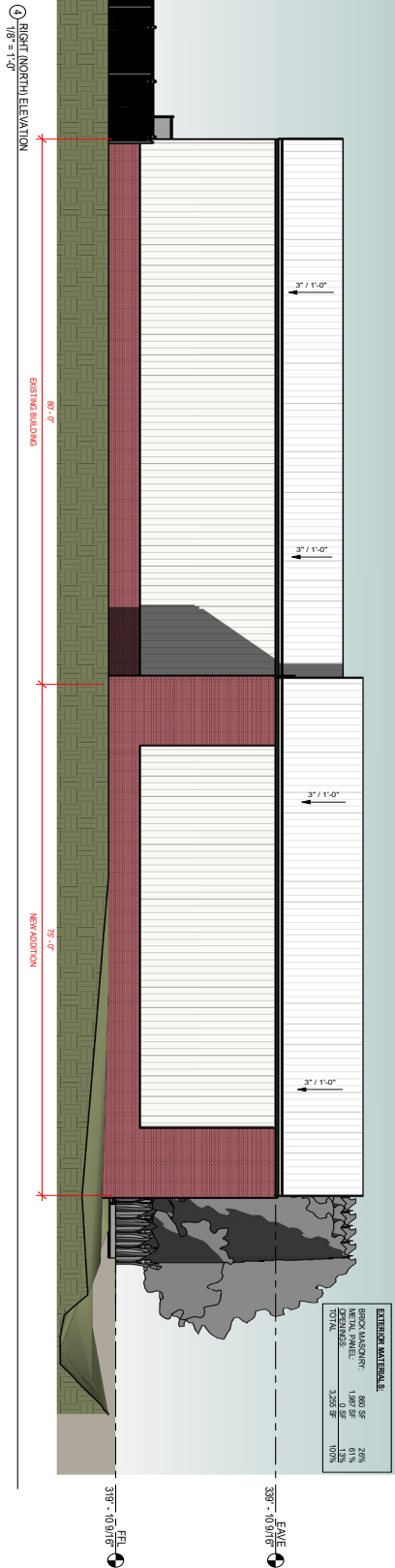
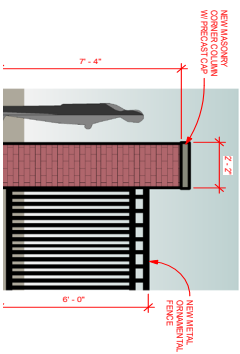
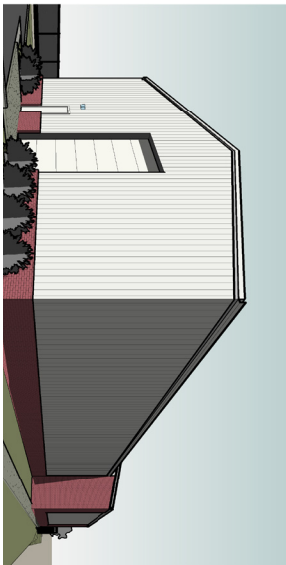
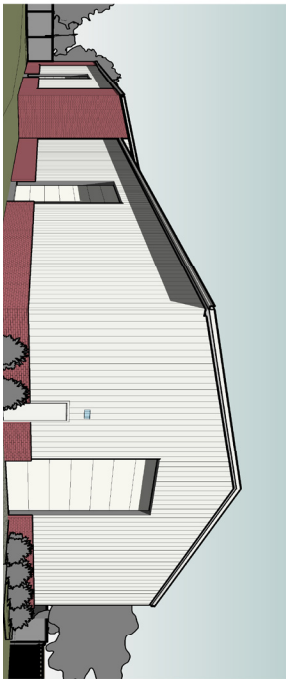


**ARCHITECTURAL SITE PLAN**  
3/32" = 1'-0"



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View of subject property facing W



View of subject property, northern property line



View of subject property and adjacent property to the S



View of subject property facing W



Eastern property line with sidewalk



Property adjacent to the E





**Approved Tree List**

It is suggested, but not required, that materials used to meet the standards for plantings within open spaces be from this list.

New landscape plantings need to become well established before they become effectively drought tolerant. Therefore, it is imperative that new plantings receive food follow-up care until they are established.

**Deciduous Canopy Trees**

Acer rubrum species	Red Maple
Acer saccharum species	Sugar Maple
Aesculus spp.	Buckeye
Betula nigra	River Birch
Carya illinoensis	Pecan
Carya spp.	Hickories
Catalpa speciosa	Northern Catalpa
Celtis occidentalis	Hackberry
Diospyros virginiana	Persimmon
Fagus grandifolia	American Beech
Fraxinus americana	White Ash
Fraxinus pennsylvanica	Green Ash
Ginkgo biloba	Ginkgo Tree
Gymnocladus dioicis	Kentucky Coffeetree
Juglans nigra	Black Walnut
Liquidambar styraciflua	Sweetgum
Liriodendron tulipifera	Tuliptree
Magnolia acuminata	Cucumbertree
Nyssa sylvatica	Blackgum
Platanus acerifolia	London Planetree
Platanus occidentalis	Sycamore
Prunus serotina	Black Cherry
Quercus acutissima	Sawtooth Oak
Quercus alba	White Oak
Quercus coccinea	Scarlet Oak
Quercus falcata	Southern Red Oak
Quercus lyrata	Overcup Oak
Quercus macrocarpa	Bur Oak
Quercus michauxii	Swamp Chestnut Oak
Quercus muehlenbergii	Chinkapin Oak
Quercus nigra	Water Oak
Quercus nuttalli	Nuttall Oak
Quercus pagoda	Cherrybark Oak
Quercus palustris	Pin Oak
Quercus phellos	Willow Oak
Quercus prinus	Chestnut Oak
Quercus rubra	Northern Red Oak
Quercus shumardii	Shumard Oak
Quercus stellata	Post Oak
Quercus velutina	Black Oak
Salix babylonica	Weeping Willow
Sassafras albidum	Sassafras
Taxodium distichum	Baldcypress
Tilia americana	American Linden
Tilia cordata	Littleleaf Linden
Ulmus parvifolia	Chinese/Lacebark Elm
Zelkova serrata	Japanese Zelkova
Robinia pseudoacacia	Black Locust

**Deciduous Understory Trees**

Acer buergeranum	Trident Maple
Acer ginnala	Amur Maple
Acer palmatum	Japanese Maple
Acer pensylvanicum	Striped Maple
Acer spicatum	Mountain Maple
Aesculus pavia	Red Buckeye
Amelanchier arborea	Serviceberry
Asimina triloba	Pawpaw
Bumelia lycioides	Buckthorn Bumelia
Carpinus betulus	European Hornbeam
Carpinus caroliniana	Hornbeam
Cercis canadensis	Eastern Redbud
Chionanthus virginicus	Fringetree
Cladrastis kentukea	Yellowwood
Cornus florida	Flowering Dogwood
Cornus kousa	Kousa Dogwood
Cotinus obovatus	Smoketree
Crataegus phaenopyrum	Washington Hawthorne
Crataegus viridis 'Winter King'	Winter King Hawthorne
Franklinia alatamaha	Franklin Tree
Halesia carolina	Carolina Silverbell
Hamamelis virginiana	Witch Hazel
Koelreuteria paniculata	Golden Raintree
Magnolia x soulangiana	Saucer Magnolia
Malus species	Crabapple
Ostrya virginiana	Hophornbeam
Prunus 'Okame'	Okame Cherry
Prunus caroliniana	Caroline Cherry Laurel
Prunus x yedoensis	Yoshino Cherry
Rhus copallina	Shining Sumac
Rhus typhina	Staghorn Sumac
Styrax spp.	Snowbel
Symplocos tinctoria	Sweetleaf
Syringa reticulata	'Ivory Sue' Lilac Tree

**Evergreen Canopy Trees**

Abies concolor	White Fir
Cryptomeria japonica	Japanese Cryptomeria
Cupressocyparis leylandii	Leyland Cypress
Juniperus scopulorum	Rocky Mountain Juniper
Juniperus virginiana	Eastern Red Cedar
Magnolia grandiflora	Southern Magnolia
Picea abies	Norway Spruce
Picea pungens	Colorado Spruce
Pinus bungeana	Lacebark Pine
Pinus echinata	Shortleaf Pine
Pinus nigra	Austrian Pine
Pinus strobus	White Pine
Pinus taeda	Loblolly Pine
Pinus thunbergii	Japanese Black Pine
Pinus virginiana	Virginia Pine
Thuja plicata	Western Red Cedar
Tsuga canadensis	Canadian Hemlock
Tsuga caroliniana	Carolina Hemlock

**Evergreen Understory Trees**

Ilex opaca species	American Holly
Ilex latifolia	Lusterleaf Holly
Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly
Ilex x attenuata 'Fosteri'	Foster's Holly
Ilex x attenuata 'Savannah'	Savannah Holly
Magnolia virginiana	Sweetbay
Prunus caroliniana	Cherry Laurel

