



CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

October 24, 2022 • 5:30pm • 1111 Main Street



City of Conway

HISTORIC DISTRICT COMMISSION

October 24, 2022

MEMBERS

Steve Hurd, Chairman
Emily Walter, Vice-Chairman
Shelby Fiegel, Secretary
Marie Cason
Liz Hamilton
Shane Lind
Margaret West

Call to Order.

Roll Call.

Approval of Minutes. September 26, 2022

I. Public Hearing Items - Old Conway Design Overlay District

- A. 2125 Robinson Avenue - Conway Regional Wound Clinic (HDR-0822-0327)
- B. 1828 Mill Street - New Single-Family Residence (HDR-1022-0357)

II. Additional Business

- A. Items as decided by the Commission

Adjourn.

2125 Robinson Avenue - Permanent Building Conway Regional Wound Clinic

Old Conway Design Overlay District

APPLICANT/OWNER

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

DESIGN PROFESSIONAL

Hurd-Long Architects
Steve Hurd



SITE

Address. 2125 Robinson Ave.

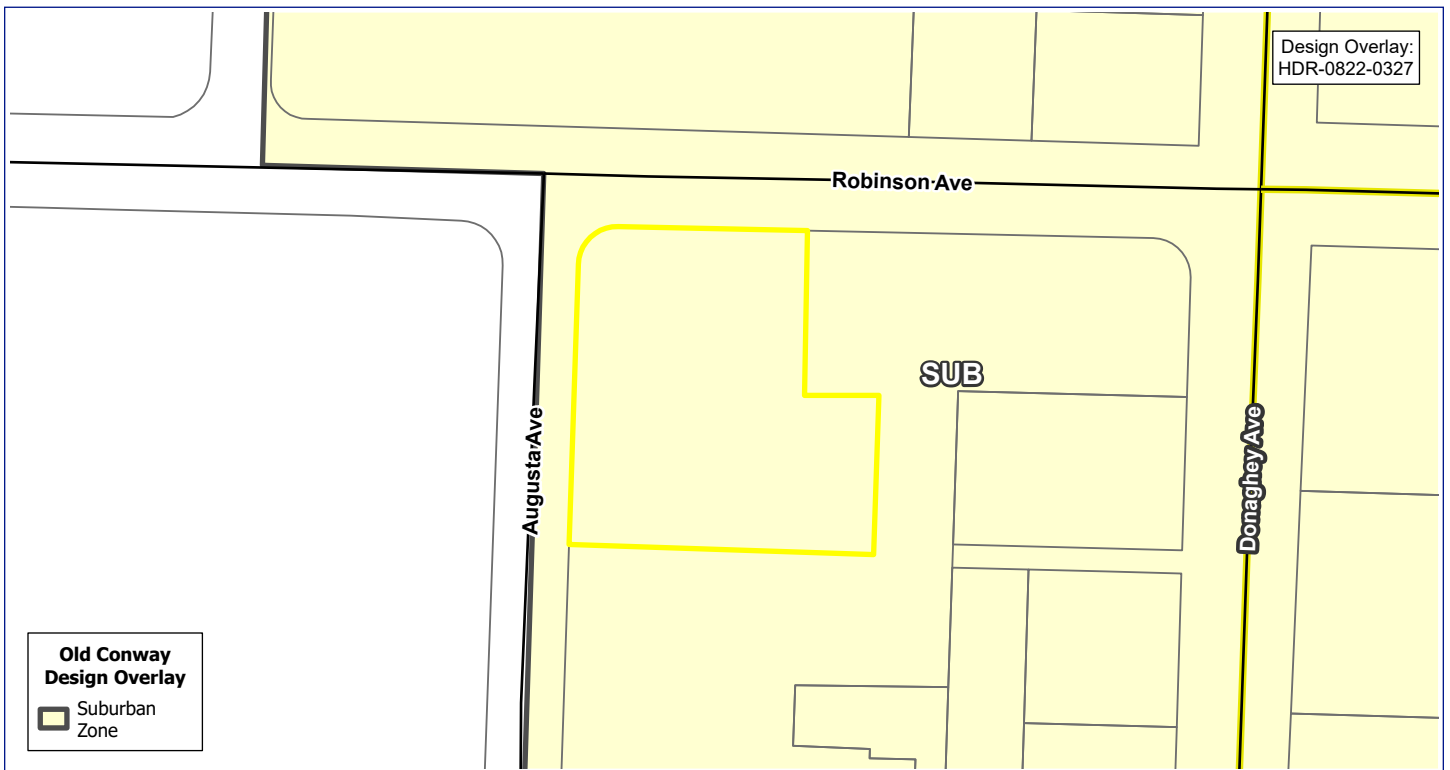
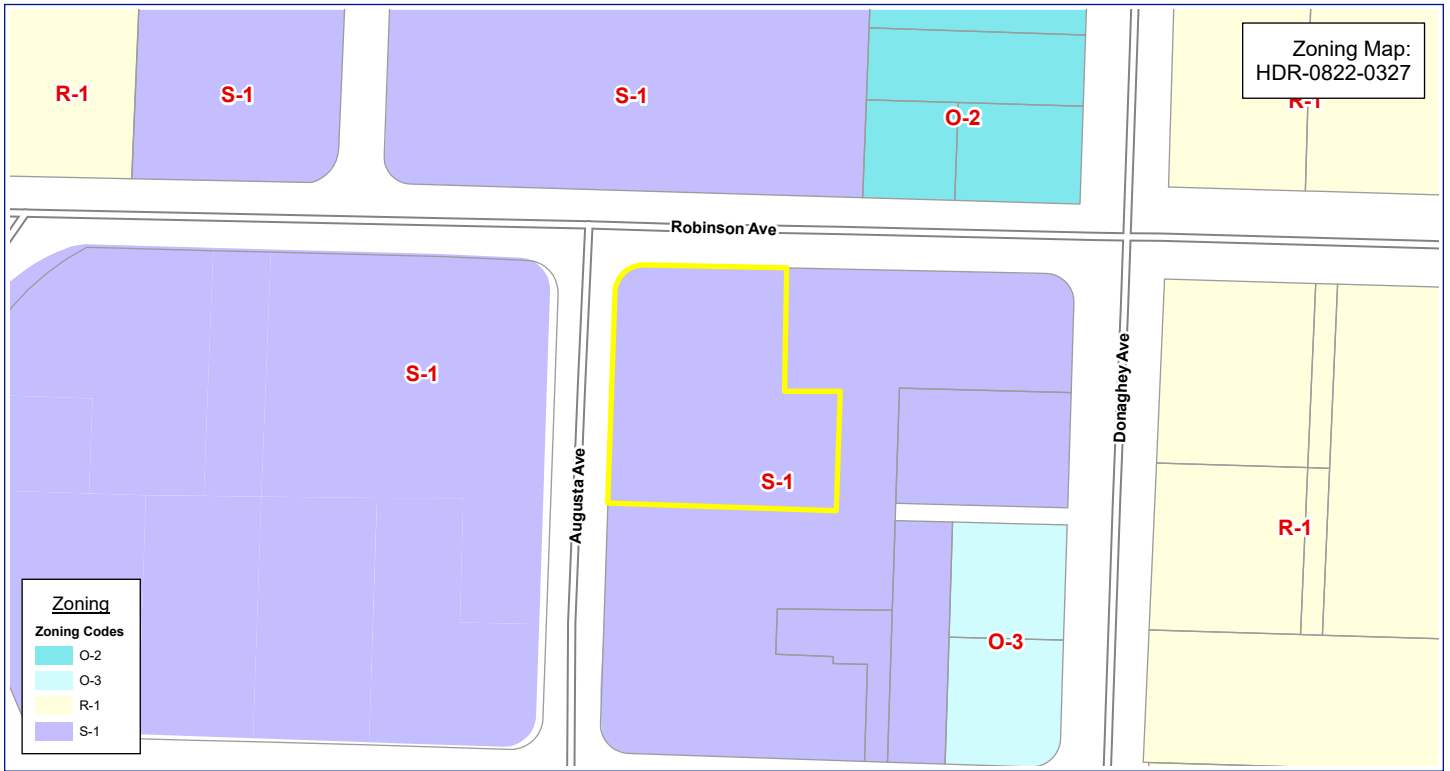
Present Zoning. S-1 (Institutional), Old Conway Design Overlay Suburban District.

Abutting Zoning. North/East/West/South: S-1 (Institutional District), Old Conway Design Overlay Suburban District

Lot Area. 2.64 acres ±.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the south side of Robinson Ave, between Augusta Ave and Donaghey Ave. Area structures consist of various structures accompanying a medical district to the west and residential structures to the east.

General Description of Property and Proposed Development. The applicant obtained HDC approval in October 2019, to construct a temporary building at the site. Approval for this structure expires on October 28th, 2022. The structure is approximately 3,300 sf. The applicant is proposing to add new storefront, windows, cladding, and parking improvements to make the structure permanent.



MONUMENTAL CHARACTER

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

The structure has a deep setback for a campus-like feel. It is located in a manner to allow a more prominent structure to be placed in front of it in the future.

MATERIALS AND DETAILING

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

The applicant is proposing the use of brick and Hardie® siding across the structure. The applicant is proposing a brick soldier course, a canopy, and false windows to make the structure appear less like a temporary building and fit within the pattern language of structures on the Conway Regional Medical Center campus.

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

Roof forms and materials are appropriate for the intent of the structure.

LANDSCAPING AND PARKING

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

Recommend deferring setting landscaping requirement at the development review phase. Landscaping should be at least 1.25x required landscaping

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

The development at the site will make changes to the parking lot permanent.

RECOMMENDATION

Staff recommends approval of the project with the following conditions:

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.



Date of Historic District Commission Meeting: October 27th, 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 30th, 2022

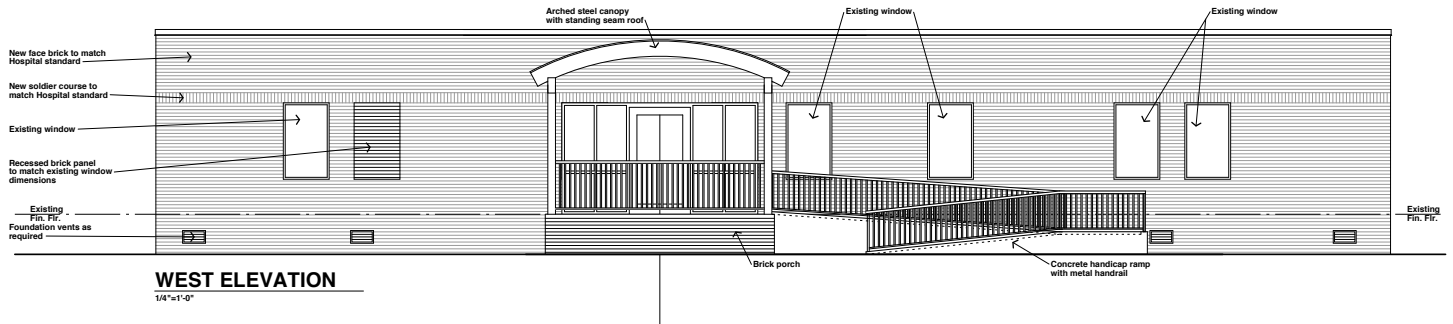
(If Building Permit is not issued by this date, Certificate is null and void)

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

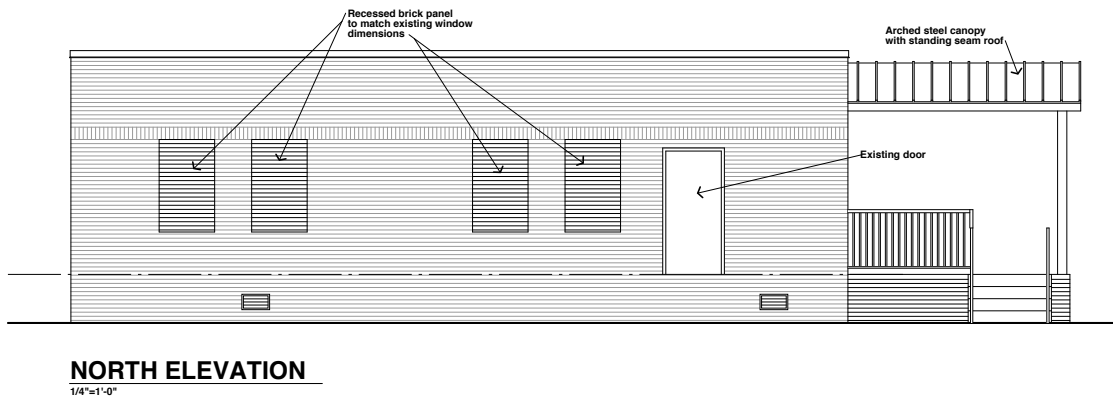
Signed: 
HDC Staff / Director of Planning and Development

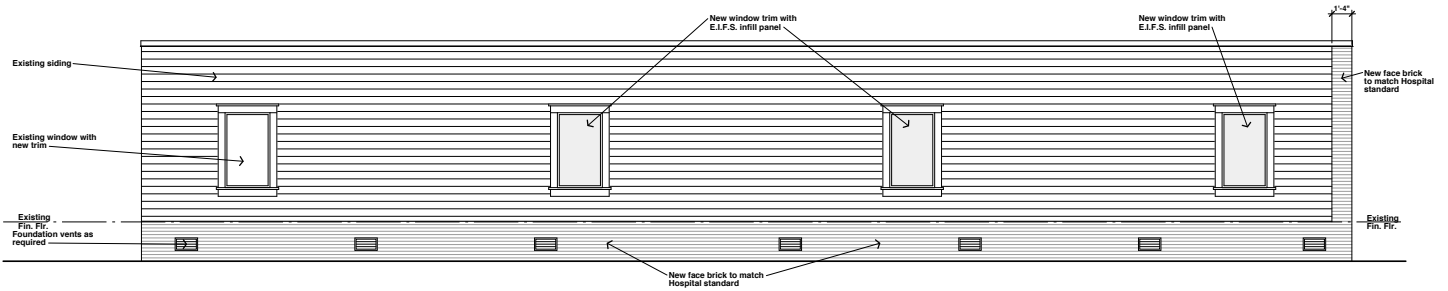
Attachments:

Exhibit A – Approved Development Review Plan



View of subject property from parking area off Augusta Ave looking E





EAST ELEVATION

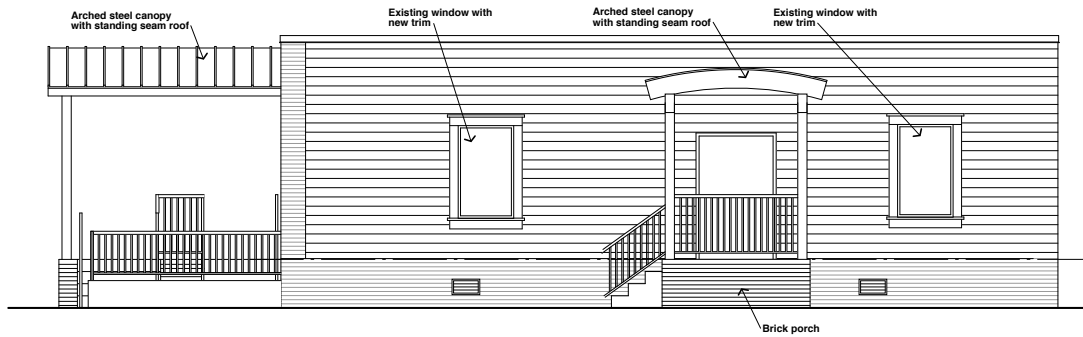
1/4"=1'-0"



View of storage area at north end of subject property

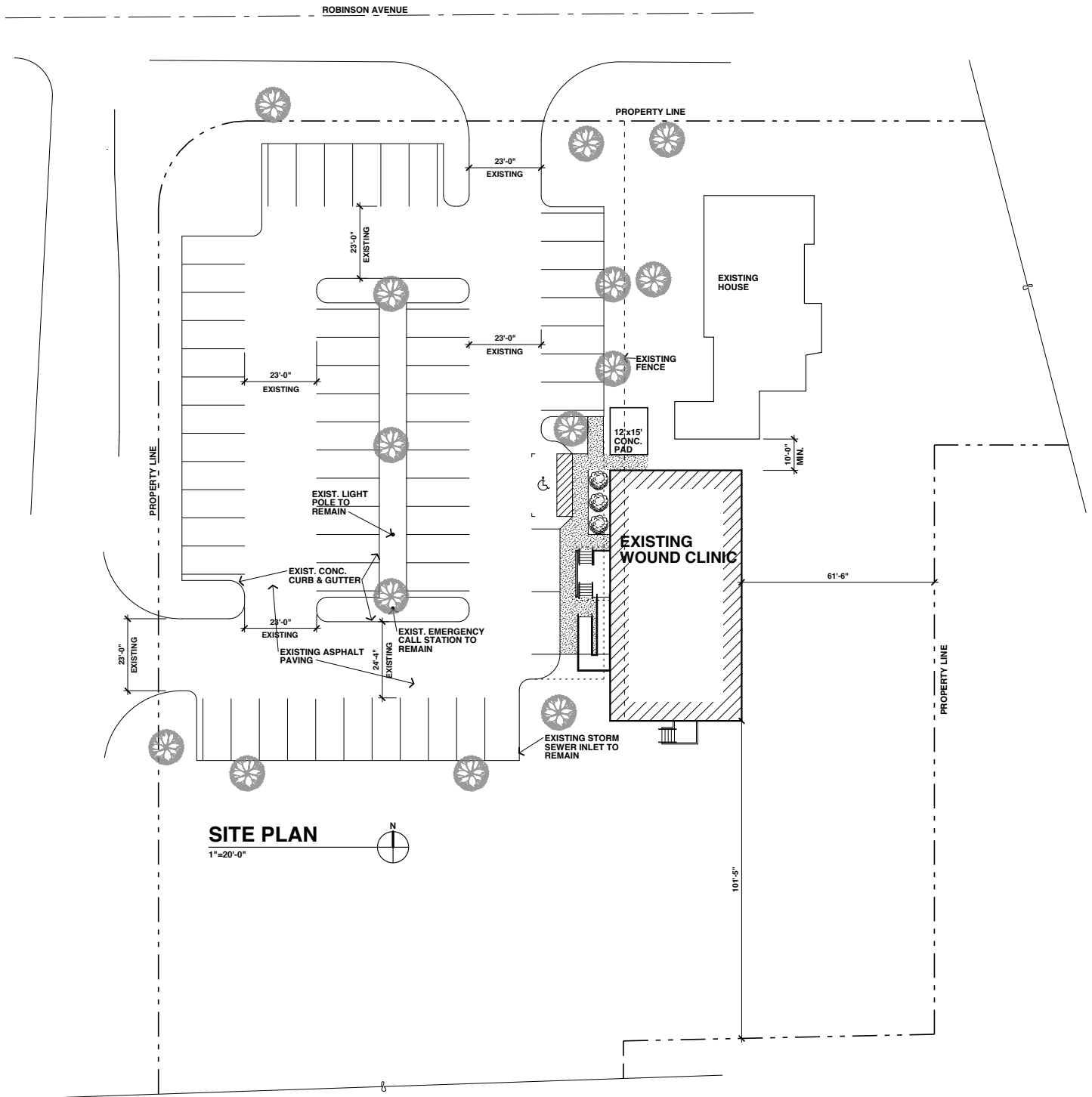


View of south entry to subject property



SOUTH ELEVATION

1/4"=1'-0"





Property adjacent to the S (temporary construction laydown area)



Property adjacent to the N



CRMC facility across Robinson Ave to the N



CRMC Medical Office Building SW of subject property

1828 Mill Street - New Single-Family Residence

Old Conway Design Overlay District

APPLICANT/OWNER

Zac Hendricks
Hendricks Remodeling / IHN Properties, LLC
350 S Harkrider St, Ste 600
Conway, AR 72032

DESIGN PROFESSIONAL

Quality Design



SITE

Address. 1828 Mill St.

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

Abutting Zoning. North/South/East/West: R-2A (Two-Family Residential District), Old Conway Design Overlay Suburban District.

Lot Area. 0.18 acres ±.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the north side of Mill St between Mitchell St and Davis St. Area structures consist of single-family residences in ranch, neotraditional, and minimal traditional styles.

General Description of Property and Proposed Development. The applicant is proposing to construct a new 1,412 square foot single-family home in a minimal traditional style.

Setbacks and Spacing. Front setbacks are allowed within a range of 85% to 115% of the average front setback of the area. The average front setback for the area is 24', based on three homes on the north side of the block. The applicant is proposing a front setback of 24'. Other setbacks for the site comply with all regulations.

The setbacks meet the requirements of the regulations.

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

Lot coverage for the site is approximately 25%.

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

The front door for the 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 not proposing a garage.

Alley. There is no alley access to these lots.

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

The applicant has proposed a 13' driveway with two parking spaces located at the side of the structure. Recommend requiring the driveway not exceed 12' in width and the house be sited to allow a 2' buffer from the edge of the driveway to the side lot line.

Sidewalks. Sidewalks are required for new construction projects.

Sidewalks exist on the site. Recommend requiring a front walkway connecting the front door of the house to the street

Fences/Walls. No fencing is proposed.

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 appears one significant tree could be impacted, but removal isn't certain. If removed, planting of one canopy tree in the front yard shall be required.

MASSING

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

The scale of the proposed structure (1,412 sf) is compatible to the overall scale of structures in the surrounding area.

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

The height of the structure at 21' and the width at 29' will not be out of scale of the pattern of the neighborhood. The structure will be one story. There are predominantly one-story structures in the immediate vicinity. The area features a mix of forms.

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

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

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

The structures will contain a level of detailing and form that is compatible with the patterns of the area as there is a mix of complex and simple structures.

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

The front façade will be composed of 24% windows and openings, which is appropriate. Recommend requiring one additional window on the west side of bedroom 4.

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, and contemporary elements. *The design of the house will blend well with the surrounding structures.*

Entries, Porches, and Porticos, Doors and windows, Awnings. Porches are encouraged and should be at least 6' deep, when present. Entries should contain special decorative elements and ornamentation. Windows should be of divided-light construction, where divided-light windows are proposed. Fake muntins are not permitted. *An open front porch with a 6' depth is proposed. The proposed vinyl windows are appropriate and should be of 1-over-1 design and should feature wide trim.*

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

MATERIALS AND DETAILING

Architectural Details, Siding, and Bricks. Detailing and siding should complement the surrounding area. Siding should include brick, stone, wood, or Hardie® siding/LP SmartSide®. *The applicant is proposing to use brick and Hardie® siding for the home, which is appropriate.*

Shutters, Roof, Decks/Plaza Space, Skylights, Mechanical Screening. Roofing should respect the character of the surrounding area with respect to materials, pitch, and form. Metal roofing is prohibited unless historically used on the structure. *Roof forms and materials are appropriate. The applicant is proposing a 8/12 roof pitch.*

RECOMMENDATION

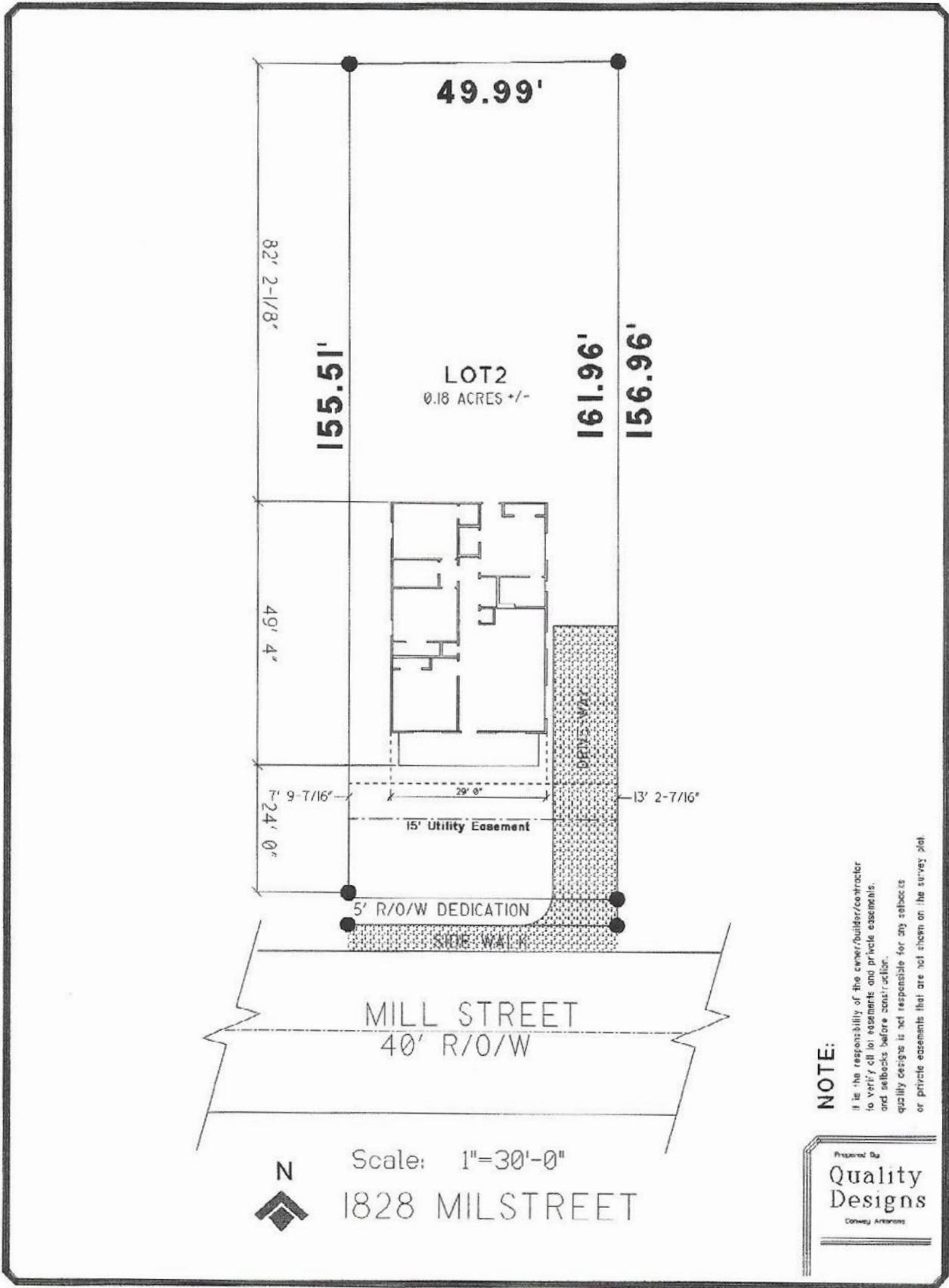
Staff recommends approval of the application with the following conditions:

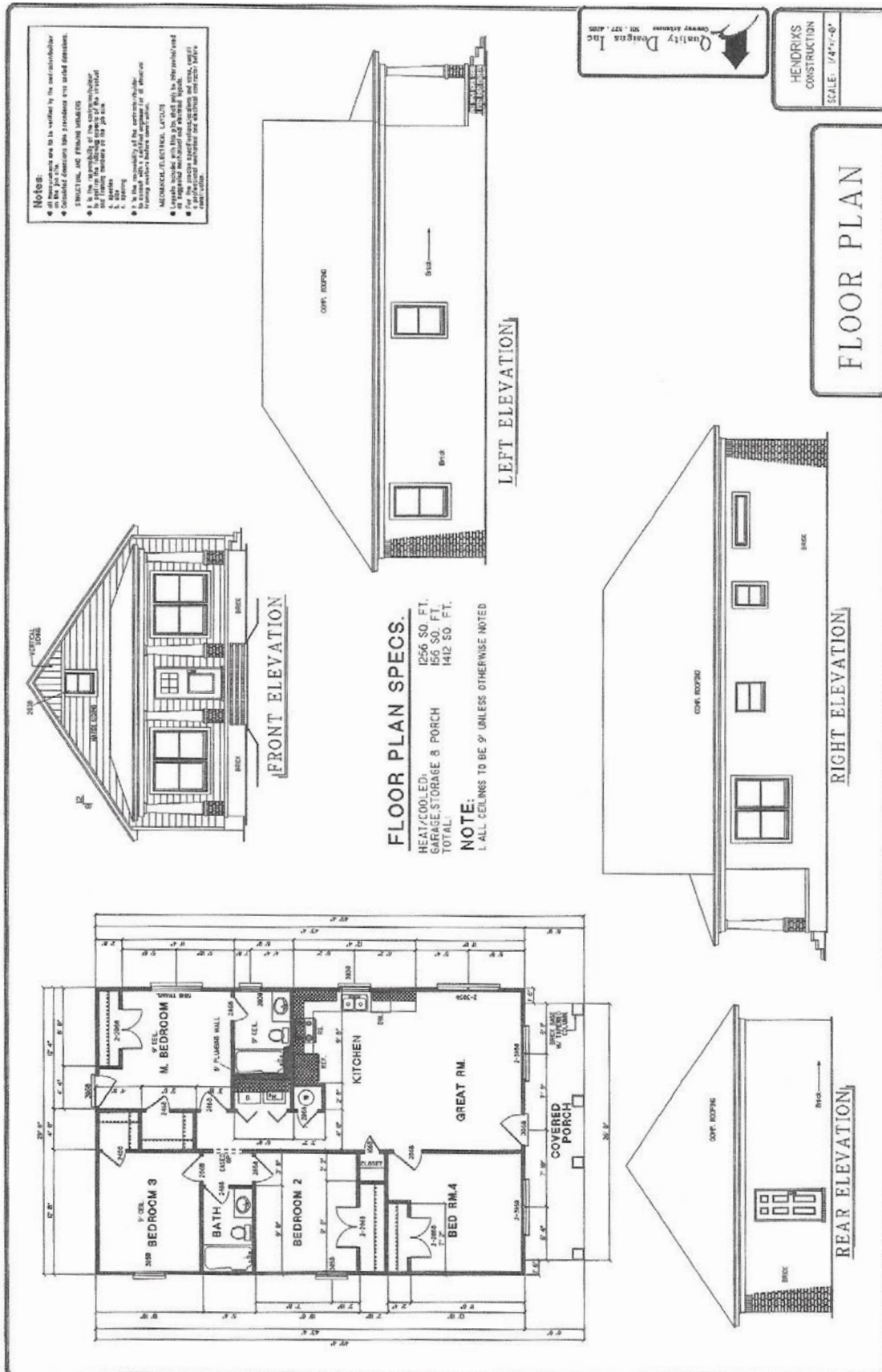
1. Require a front walkway to connect to the required sidewalk.
2. Planting of 1 canopy tree in the front yard is required, if the existing tree is removed.
3. Require all windows be 1-over-1 design and feature wide trim.
4. Require an additional window on the west elevation of the structure in bedroom 4.
5. Require fascia and soffits to be finished with wood or wood equivalent construction (Hardie® siding).
6. HVAC equipment be placed in a manner to minimize its visibility from the street.
7. Driveway shall not exceed 12' width and shall be placed at least 2' from the east property line.
8. ***Submit revised drawings to the Planning Director for approval prior to release of the COA.***

1828 Mill Street - New Single-Family Residence

Old Conway Design Overlay District

I.B





1828 Mill Street - New Single-Family Residence

Old Conway Design Overlay District

I.B



Property adjacent to the W



View of subject property from Mill St looking N



Property adjacent to the S



Property adjacent to the E



Property adjacent to the SE



Property adjacent to the SW