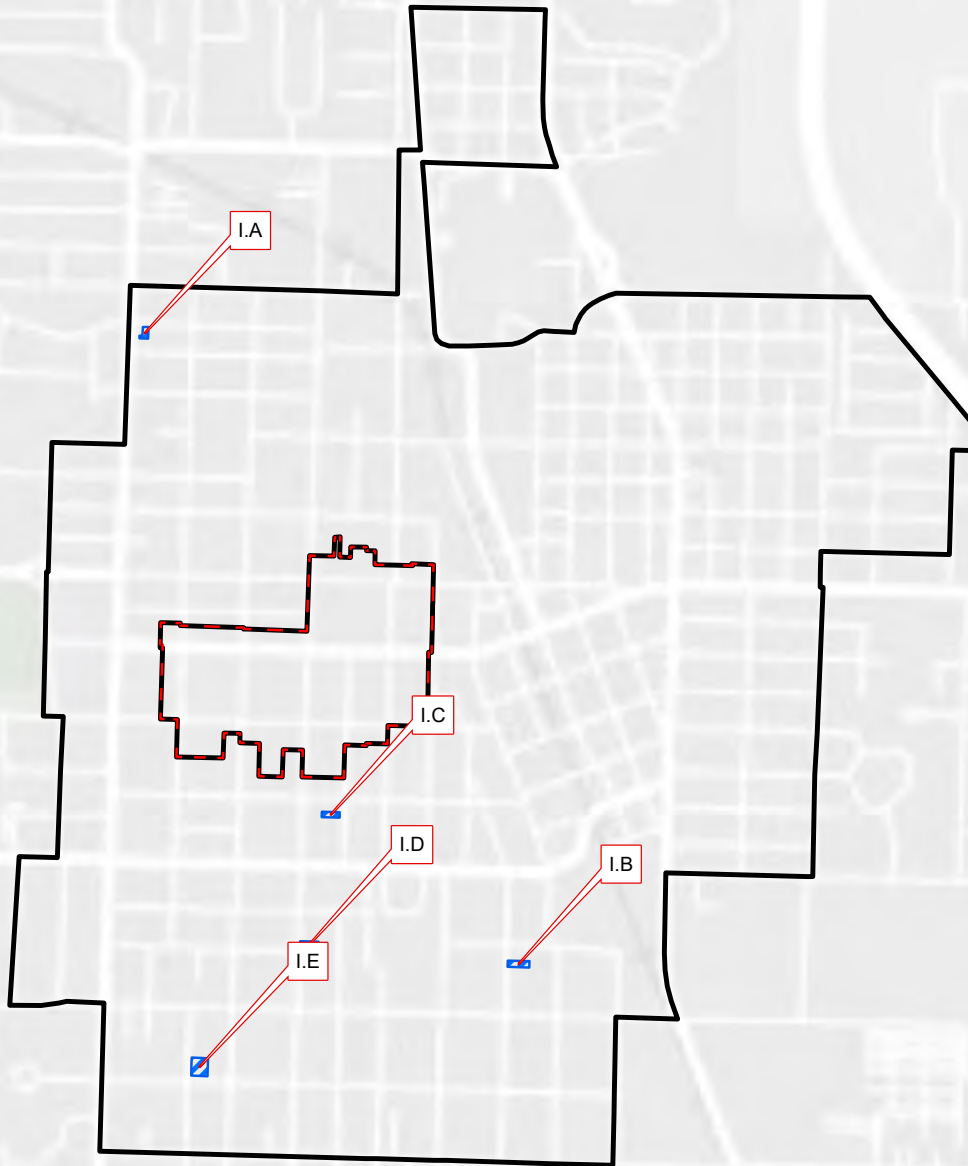




CONWAY
HISTORIC DISTRICT COMMISSION
STAFF REPORT



5:30 pm • November 25, 2019 • City Hall



I. Public Hearings - Asa P. Robinson Historic District
None

II. Public Hearings - Old Conway Design Overlay District

- A. 2035 Independence Avenue - new single-family residence
- B. 332 Oliver Street - Exterior Modifications
- C. 535 Ash Street - New portico
- D. 350 Davis Street - New accessory building
- E. 1920 South Boulevard/212 Baridon Street - New student ministry building

III. Discussion

- A. Proposed 2020 Meeting Schedule
- B. Nominee interviews

Name

 Asa P Robinson Historic District

 Old Conway Design Review District

 City Limits



City of Conway

HISTORIC DISTRICT COMMISSION

Agenda • November 25, 2019

Call to Order

Approval of Minutes - October 28, 2019

I. Public Hearings - Asa P. Robinson Historic District

None

II. Public Hearings - Old Conway Design Overlay District

- A. 2035 Independence Avenue - New single-family residence
- B. 332 Oliver Street - Exterior Modifications
- C. 535 Ash Street - Exterior Modification
- D. 350 Davis Street - Rear/Garage addition
- E. 1920 South Boulevard/212 Baridon Street - New student ministry building

III. Discussion

- A. Proposed 2020 Meeting Schedule
- B. 2020 HDC Commissioner selection

Adjourn

Submissions approved by Planning Staff; not requiring HDC review

- 1825 College Avenue - New accessory structure, 160 sf

HISTORIC DISTRICT COMMISSION MEMBERS

Steve Hurd
David Carolina
George Covington, Sr.
Shelby Fiegel
Taylor Martin
Gerald Tosh
Emily Walter

II.A 2035 INDEPENDENCE AVENUE - NEW SINGLE-FAMILY RESIDENCE

OLD CONWAY DESIGN OVERLAY DISTRICT NEW SINGLE-FAMILY RESIDENCE 2035 INDEPENDENCE AVENUE

APPLICANT/OWNER

Reed Weaver
1335 Salem Rd
Conway, AR 72034

LOCATION

Address. 2035 Independence Ave.

Lot Area. 0.14 acres ±.

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

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

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the south side of Independence Avenue. Area structures consist of single-family residences in ranch and minimal traditional styles.

General Description of Property and Proposed

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

SITE

Setbacks and Spacing. Front setbacks are allowed within a range of 85% to 115% of the average front setback of the area. The average setback from the property line for the area is 27.5', based on the properties to the east and west. The included drawings indicate a setback of 26'. The other proposed setbacks conform to the zoning requirements, but the rear setback may be reduced to meet the minimum requirements of the fire code.

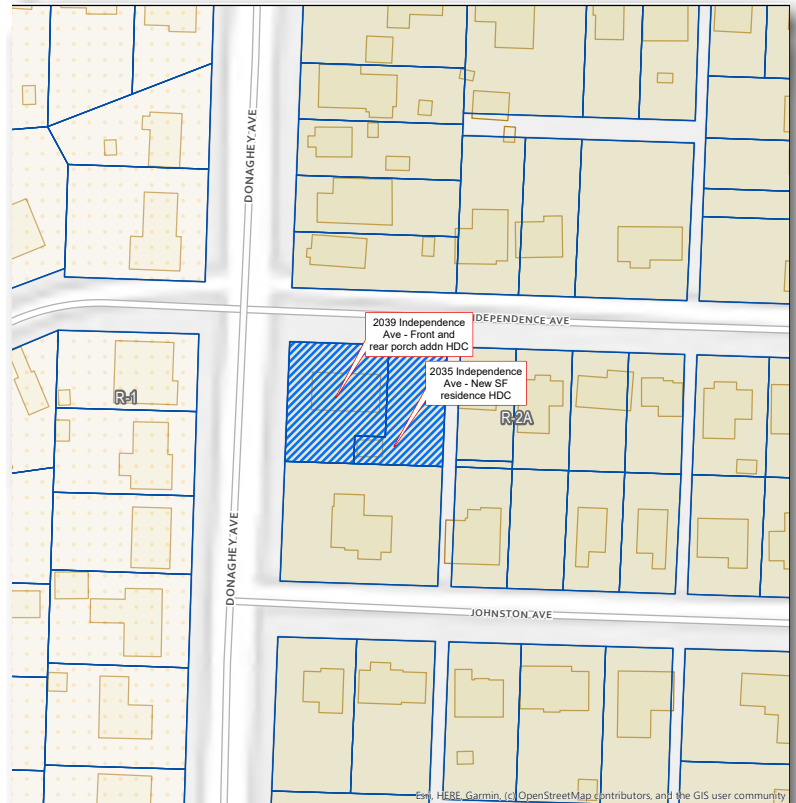
The proposed setbacks and spacing are appropriate.

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

Lot coverage for the site is approximately 30%.

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

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



	DESCRIPTION Commission Review -- HDC2019OCT09 0.141967 ac.	Residential R-1 MF-1 R-2 MF-2 R-3 MF-3 HR RMH SR Commercial Office C-1 DO-1 C-2 DO-2 C-3 TO-1 C-4 T-2	Industrial I-1 I-2 I-3 Special SP S-1 S-2 A-1 A-2 PLD T-1 T-2		
	City of Conway Planning & Development 1000 South Main Street, Conway, AR 72034 (501) 325-2200 www.cityofconway.com OCT 2019				

Alley. There is no alley access to this lot.

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

The applicant is proposing parking in an attached garage that is recessed from the front of the house by 28 feet. The proposed parking is appropriate.

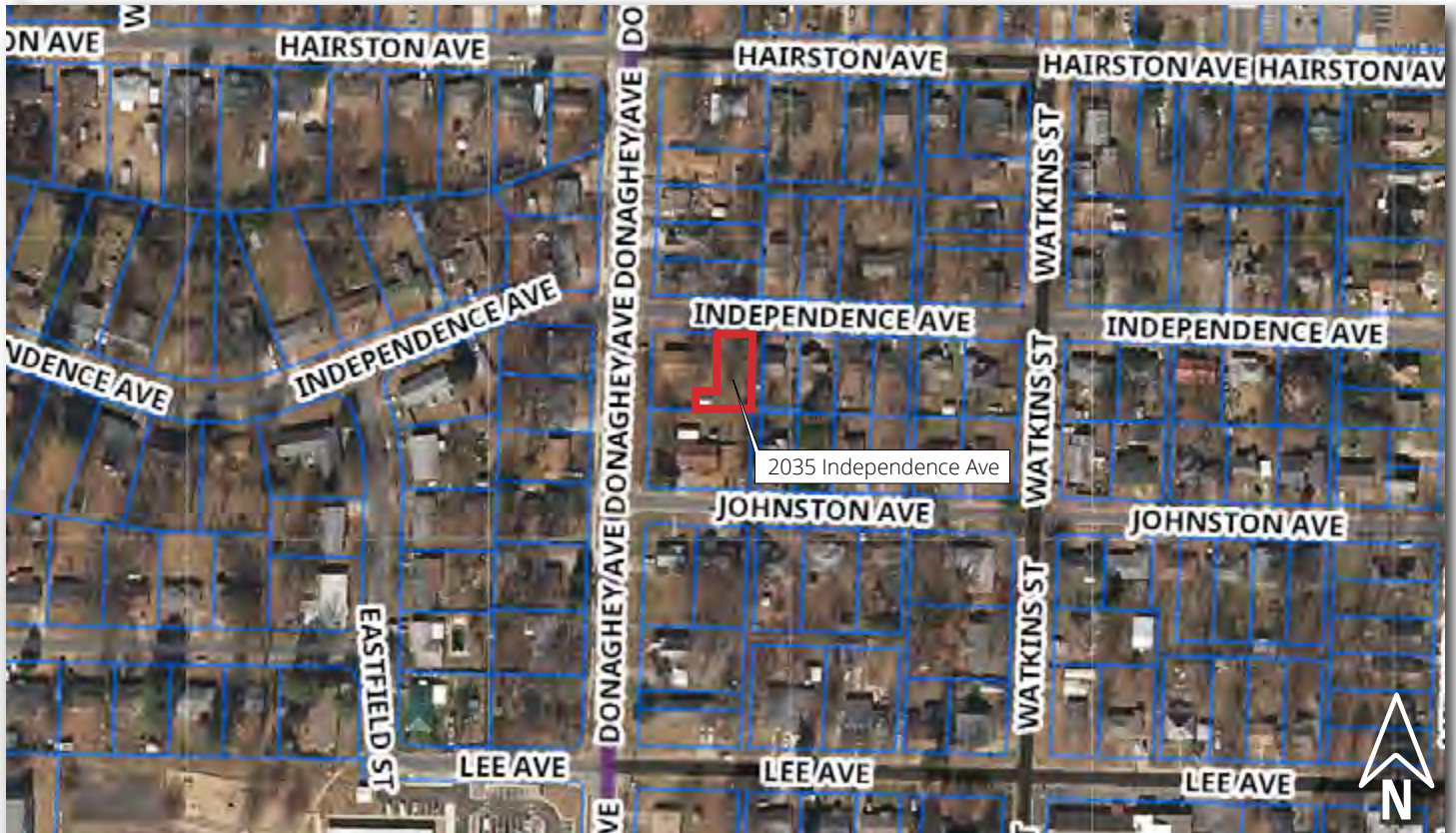
Sidewalks. There is no existing sidewalk along the property.

Sidewalk construction is required due to the scope of the proposed project.

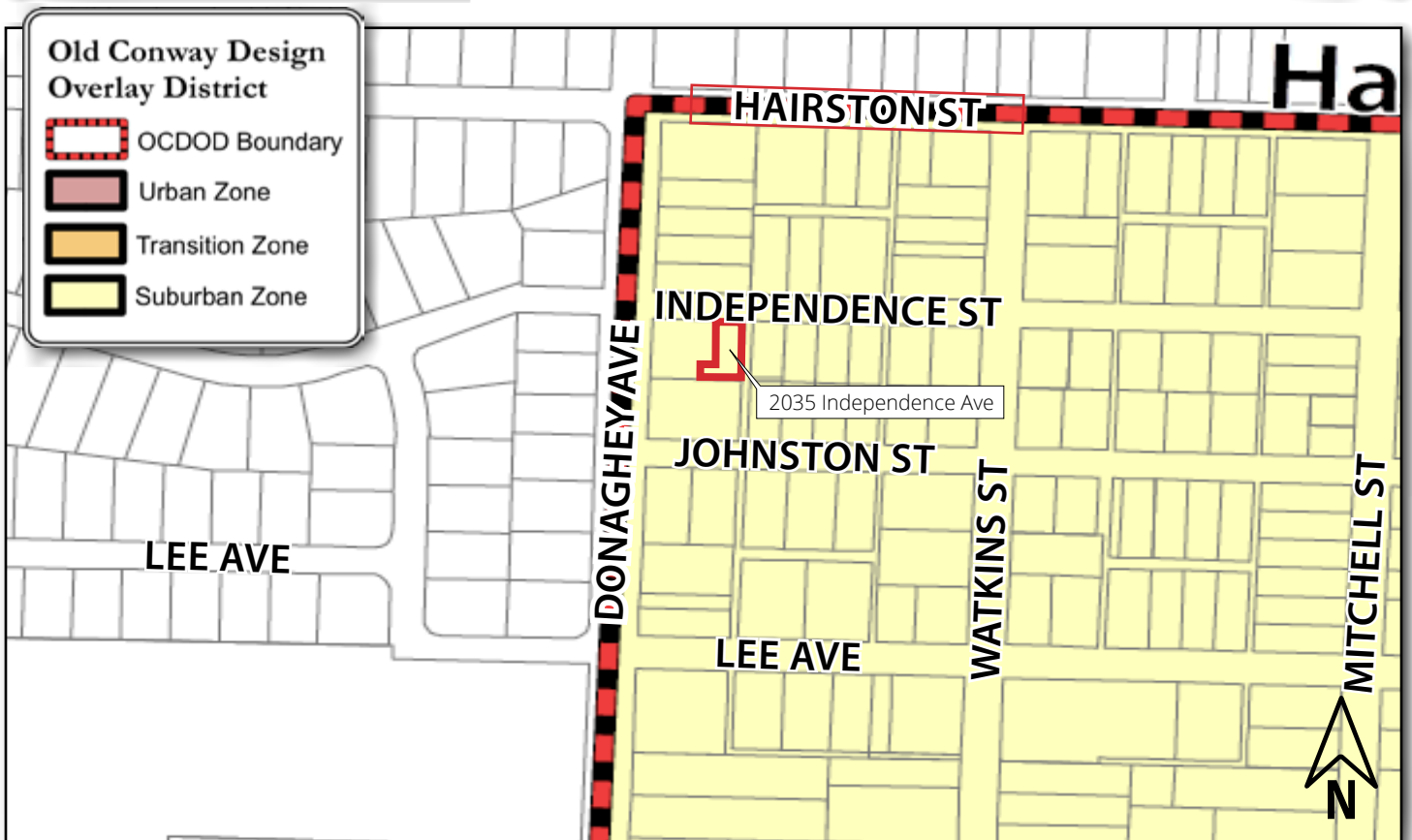
Fences/Walls. No fencing is proposed.

Tree preservation. There are multiple mature trees on the property. An oak tree near the street and a gum tree near the western property line appear to be outside of the footprint of the proposed residence.

Both the oak tree and gum tree in the front yard shall be retained.



Aerial view of 2035 Independence Ave



2035 Independence Ave in the Old Conway Design Overlay District

II.A 2035 INDEPENDENCE AVENUE - NEW SINGLE-FAMILY RESIDENCE

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 (1,860 sf) is compatible to the overall scale of structures in the surrounding area, which appear to range between approximately 1,500 sf and 2,200 sf.

Height. The structure should respect the historical norms within the neighborhood.

The structure shall be 1 story keeping with the pattern of development of surrounding buildings.

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

Surrounding homes appear to range in width between 30 ft and 60 feet. The home will have a width of 39'.

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

The home will be consistent with the existing homes in the area.

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

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

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

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

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

The proposed facades are compatible with the surrounding area. 26% of the front façade's area is devoted to windows and openings.

DESIGN ELEMENTS

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

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



View of property from Independence Ave looking southwest



View of property from Independence Ave looking south

Entries, Porches, and Porticos, Doors and windows, Awnings. Porches are encouraged and should be at least 6' deep, when present. Entries should contain special decorative elements and ornamentation. Windows should be of divided-light construction, where divided-light windows are proposed. Fake muntins are not permitted.

A covered front porch with a 6' depth is proposed. Windows will require true divided lights.

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

No lighting is shown on submitted plans.

MATERIALS & 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.

Siding is proposed. Fascia and soffits should be required to be of wood construction.

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

It's unclear as to what roofing material is proposed. Architectural shingles shall be used.

RECOMMENDATIONS

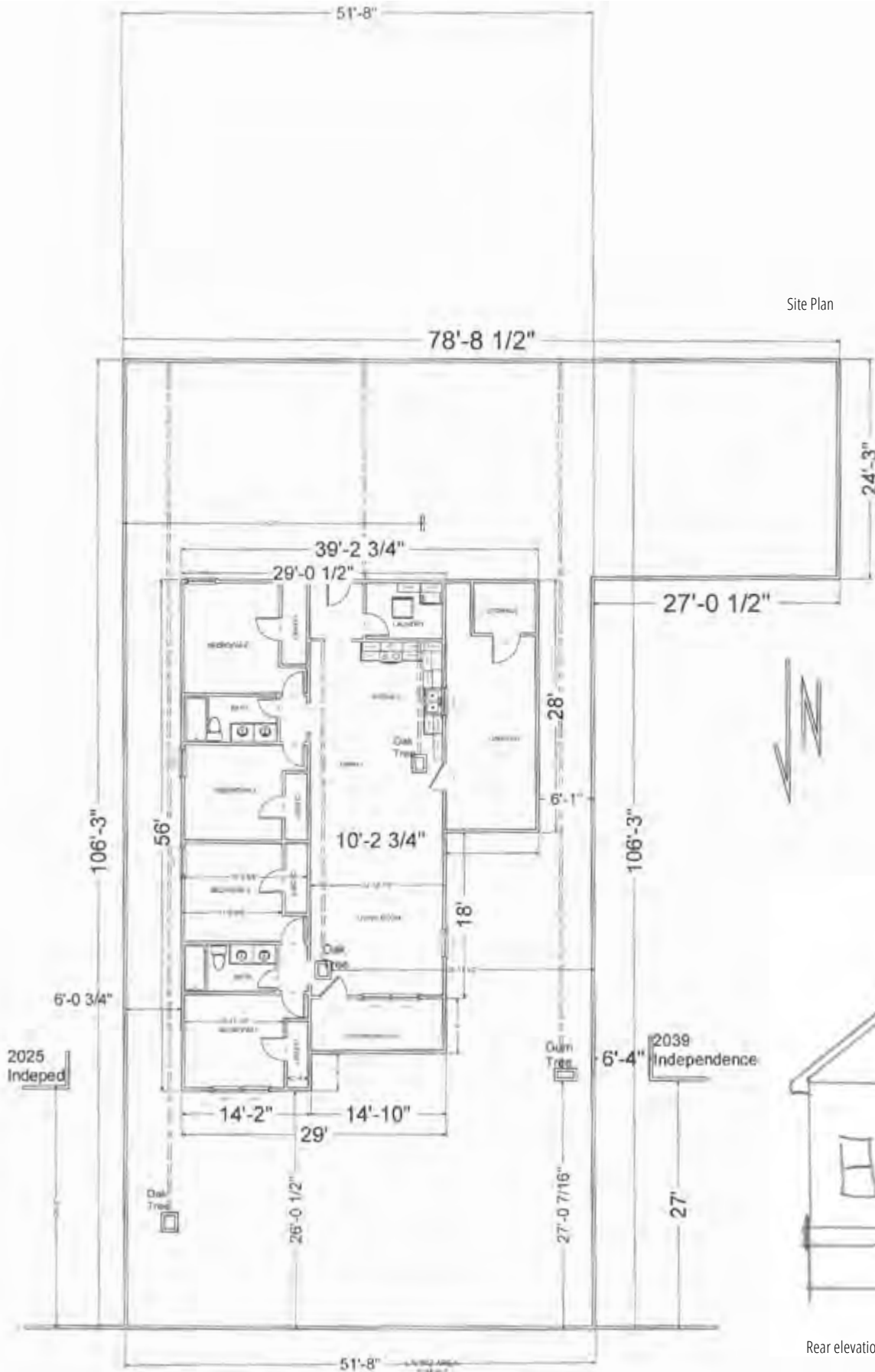
Staff recommends approval of the new residence and driveway with the following conditions:

1. The oak tree and gum tree in the front yard shall be maintained through construction. Proper tree protection shall be executed during construction.
2. Require true divided light windows if 4 over 4 windows are included as proposed. 1 over 1 windows may also be allowed.
3. Require fascia and soffits to be finished with wood construction.
4. HVAC equipment be placed in a manner to minimize its visibility from the street.
5. Architectural shingles shall be used for roofing material.
6. The applicant will provide revised and corrected plans to the Planning Director for review and approval prior to issuance of building permits.

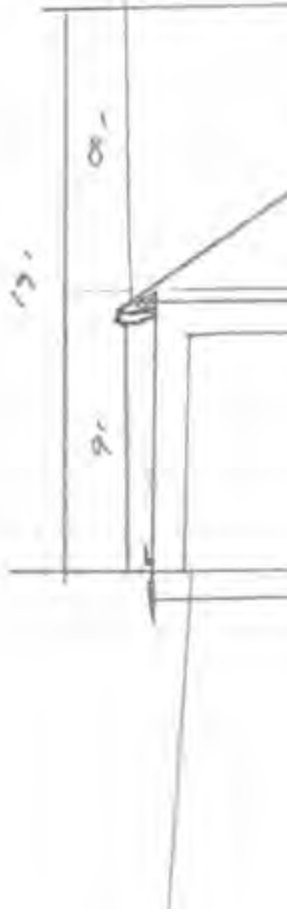


View of property from Independence Ave looking southeast

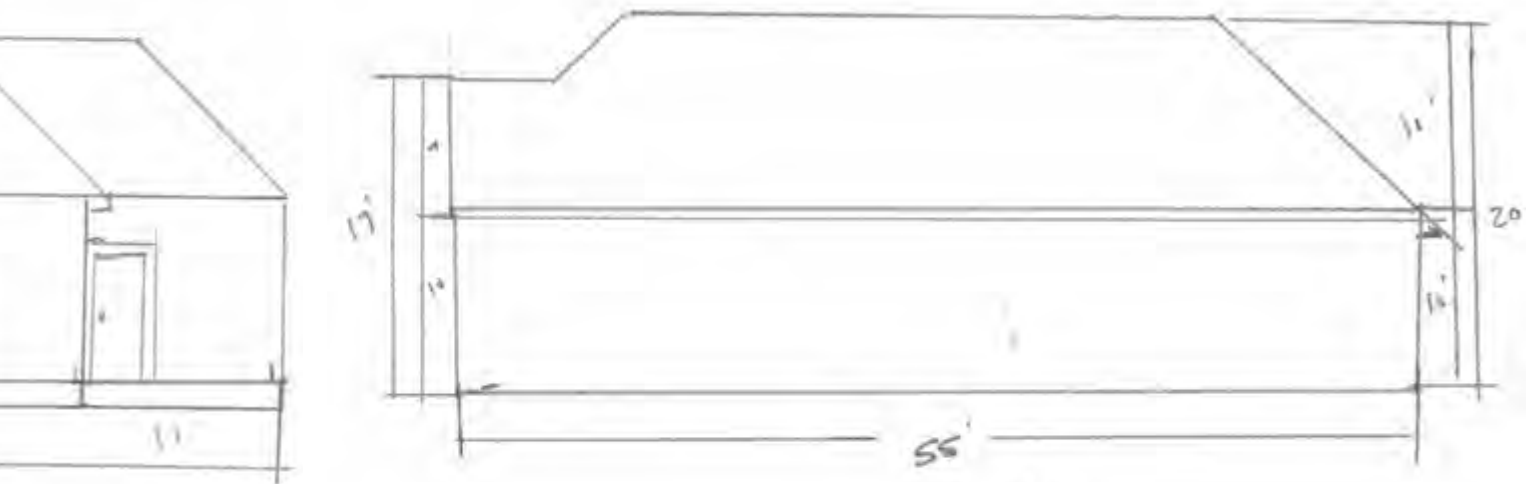
II.A 2035 INDEPENDENCE AVENUE - NEW SINGLE-FAMILY RESIDENCE



Front elevation



Rear elevation



Side elevation

II.B EXTERIOR MODIFICATIONS - 332 OLIVER STREET

OLD CONWAY DESIGN OVERLAY DISTRICT EXTERIOR MODIFICATIONS & ADDITION 332 OLIVER STREET

APPLICANT/OWNER

Donny and Jenny Quick
5135 Lost Canyon Dr
Conway, AR 72034

DESIGNER

Monty Moix, Moix Designs

LOCATION

Address. 332 Oliver St.

Lot Area. 0.27 acres ±.

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

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

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the east side of Oliver Street. Area structures consist of single-family and duplex homes in minimal traditional, contemporary vernacular, and bungalow styles.

General Description of Property and Proposed Development.

The site is occupied by a single-family home in a minimal traditional style. The house has a footprint of 1,575 sf with a 543 sf garage. The applicant is proposing to construct a 682 sf addition to the rear of the house as well as rehabilitate the exterior of the structure.

SITE

Setbacks and Spacing. Existing setbacks are not proposed to be altered by the applicant.

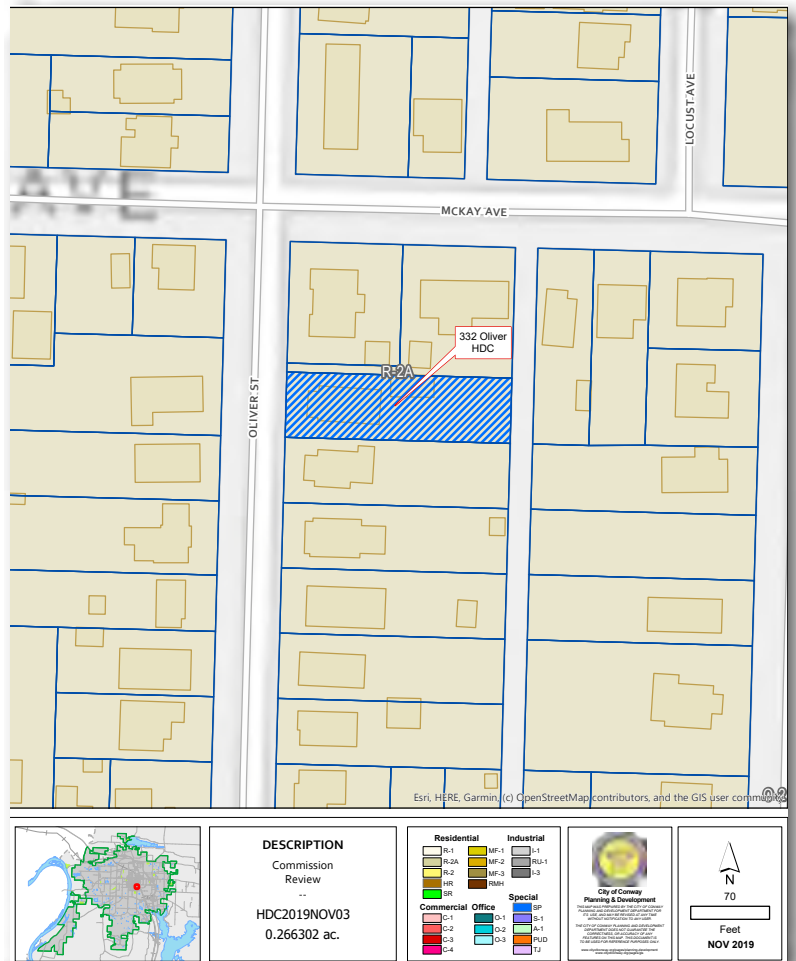
Lot Coverage. Lot coverage for all impervious surfaces shall be less than 60%.

Lot coverage for the site is proposed at 24%.

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

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

Garages/Outbuildings. No significant changes are proposed to the existing garage.



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

The applicant is proposing to extend the existing concrete driveway apron past the sidewalk. This pad would effectively function to create a front yard parking area. Recommend a two-concrete strip driveway be required back to the existing carport instead of the proposed concrete pad.

Sidewalks. There is no existing sidewalk along the property due to removal by the contractor. Sidewalk construction is not required due to the scope of the proposed project. However, given that the existing sidewalk improvements were removed, the sidewalk should be replaced.

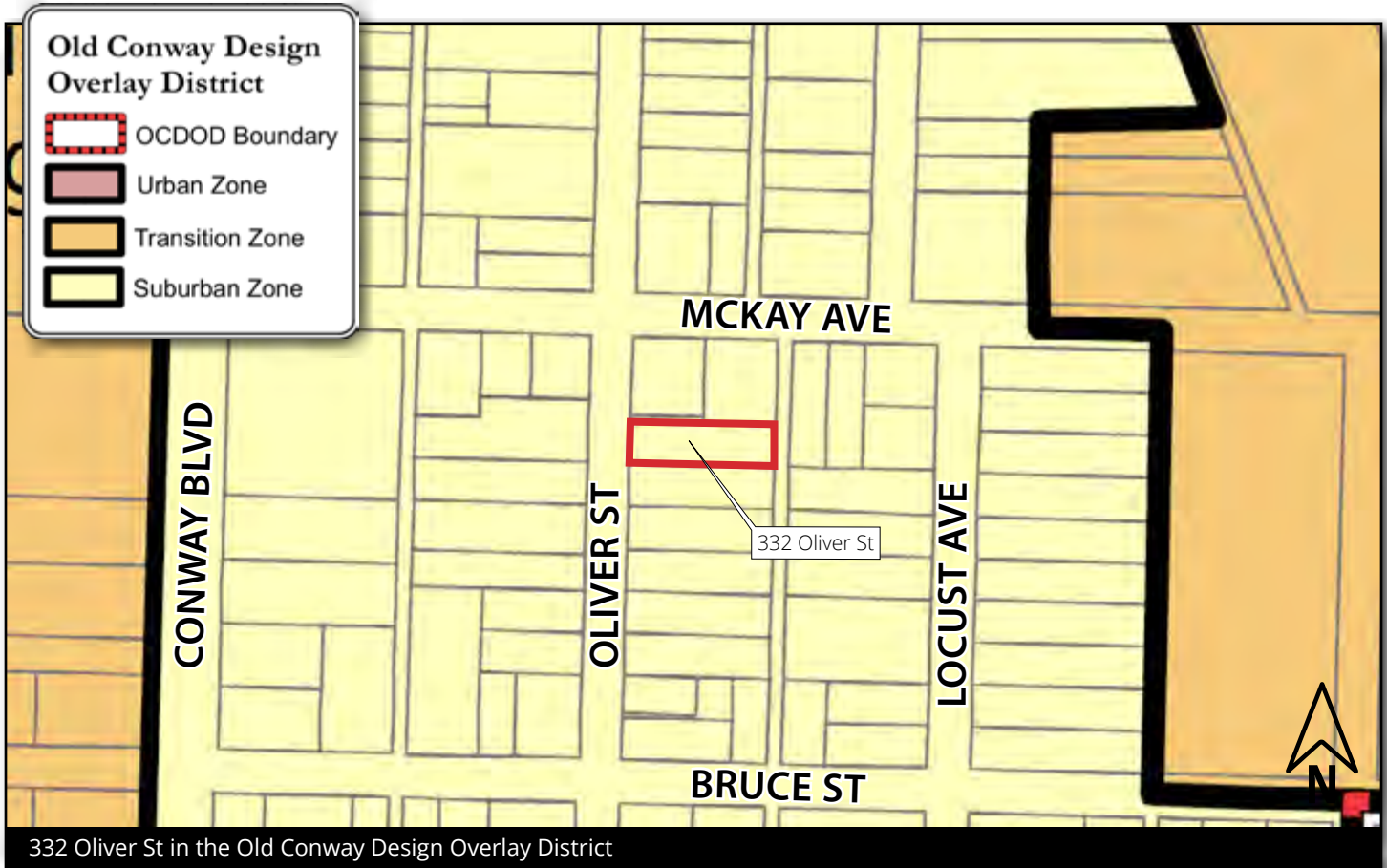
The applicant is proposing to replace the existing sidewalk which was removed with a 5' sidewalk. extend the existing concrete driveway apron past the sidewalk.

Fences/Walls. No fencing is proposed.

Landscaping and Tree Preservation. There is no landscaping proposed with the project. There are no significant trees that will be affected by the project.



Aerial view of 332 Oliver St



332 Oliver St in the Old Conway Design Overlay District

II.B EXTERIOR MODIFICATIONS - 332 OLIVER STREET

DESIGN ELEMENTS

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

The improvements to the façade will make the structure more in keeping with the style of the structures in the surrounding area. In particular the columns will maintain an appearance more appropriate to a bungalow.

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.

The depth of the porch will not be altered. The detailing on the upper façade is appropriate. If the existing windows are removed, true divided lights will be required.

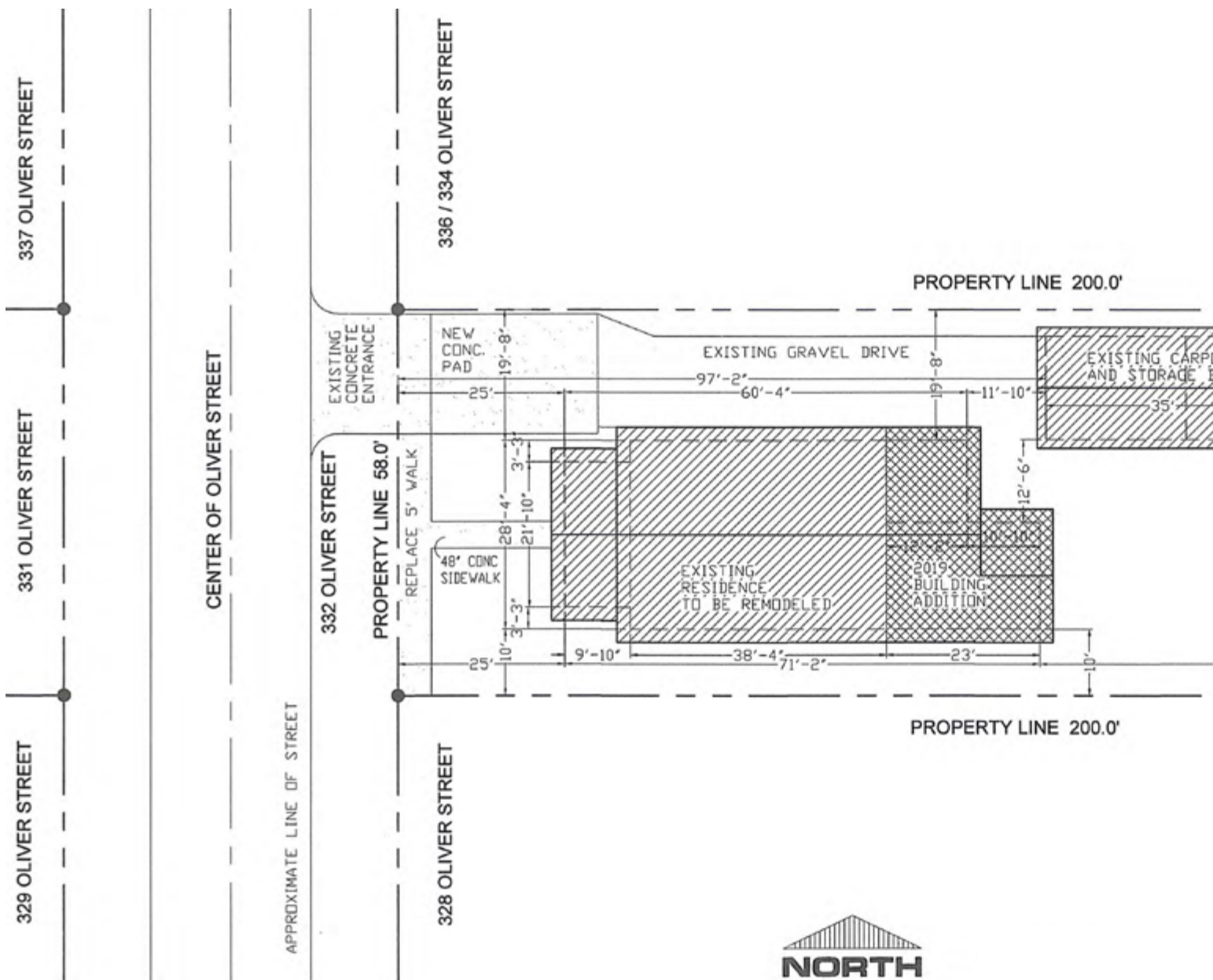
Lighting. Any new lighting should be inward, downward, and shrouded so as to stay within the bounds of the property.

No lighting is shown on submitted plans.

MATERIALS & DETAILING

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

Siding is proposed as Hardieboard. Fascias and soffits should be required to be of wood construction.

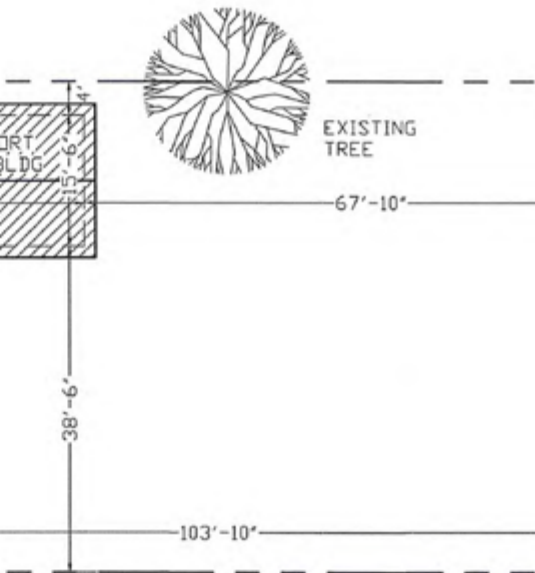


Additions. Additions should be compatible in massing, size, scale and architectural features. Additions should be at the rear and visually secondary. Additions flush to the existing outer edges of the façade are discouraged.

The addition is located at the rear and proposed to be flush with the main structure. Recommend requiring the addition be slightly stepped inside the exterior façade wall to indicate a distinction between the original structure and the addition.



Rear of residence



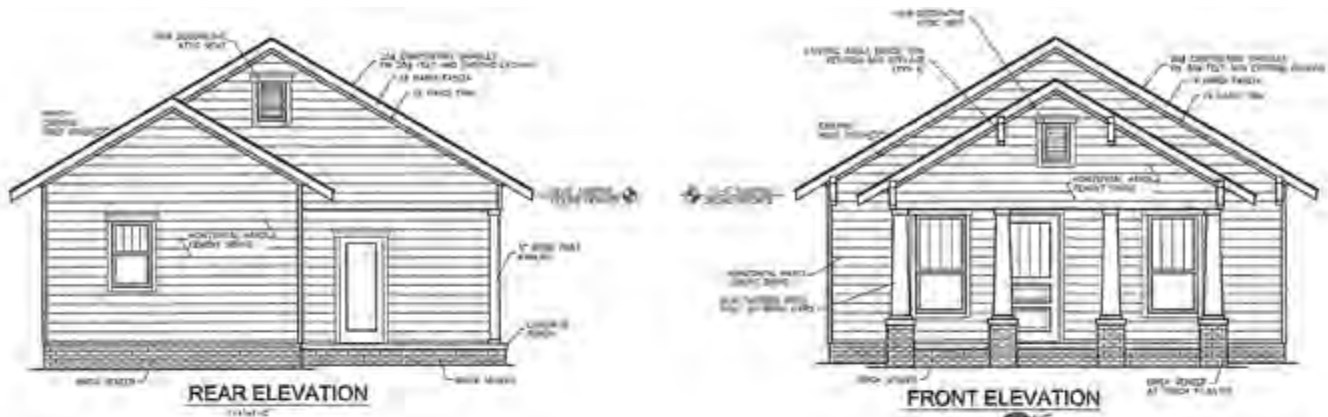
View of 332 Oliver St looking southeast

RECOMMENDATIONS

Staff recommends approval of the application with the following conditions:

1. The proposed rehabilitation and addition shall be clad in either wood siding or cement fiber siding (Hardie Board).
2. The applicant construct a two-concrete strip driveway be required back to the existing carport instead of the proposed concrete pad.
3. If the existing windows are removed, true divided lights will be required.
4. Planting of one canopy tree in the front yard.
5. Require fascia and soffits to be finished with wood construction.
6. HVAC equipment be placed in a manner to minimize its visibility from the street.
7. The applicant will provide revised plans to the Planning Director for review and approval prior to issuance of building permits.

II.B EXTERIOR MODIFICATIONS - 332 OLIVER STREET



NOTE: ALL EXTERIOR FINISHED SIDING, WINDOWS, DOORS, VENTS, TRIM, POST AND RAILWORK TO BE REPLACED AS NEW.
ALL INTERIOR FINISHES TO BE REPLACED AS NEW.



Carport floorplan and elevations



RIGHT SIDE ELEVATION

NOTE: REFRESH AND PAINT ENTIRE STRUCTURE. NEW COMPOSITION SHINGLE ROOF ON EXISTING DECKING.

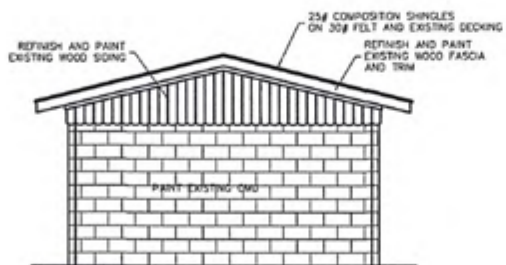
FRONT ELEVATION

Adjacent properties

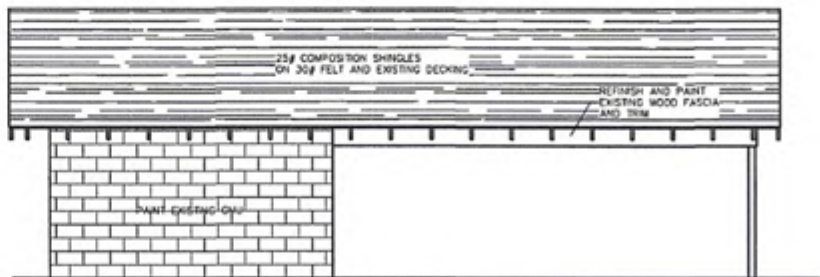


Residence front entry

Carport



REAR ELEVATION



LEFT SIDE ELEVATION

II.C EXTERIOR MODIFICATION - 535 ASH STREET

OLD CONWAY DESIGN OVERLAY DISTRICT EXTERIOR MODIFICATION 535 ASH STREET

APPLICANT/OWNER

Jason and Judith Clark
535 Ash St
Conway, AR 72034

LOCATION

Address. 535 Ash St.

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

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

Lot Area. 0.19 acres ±.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the west side of Ash Street. Area structures consist of single-family residences in craftsman, American foursquare, and minimal traditional styles.

General Description of Property and Proposed

Development. The applicant is proposing to modify the front façade of the residence by adding a portico over the front entry steps.

DESIGN ELEMENTS

Entries, Porches, and Porticos. Porches and porticos are strongly encouraged in the suburban zone. Roofs on porches should match those on the main or existing structure where possible. Entries should contain special decorative elements and ornamentation.

A covered front portico with a 5' depth is proposed.

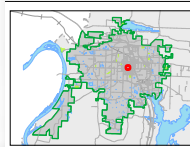
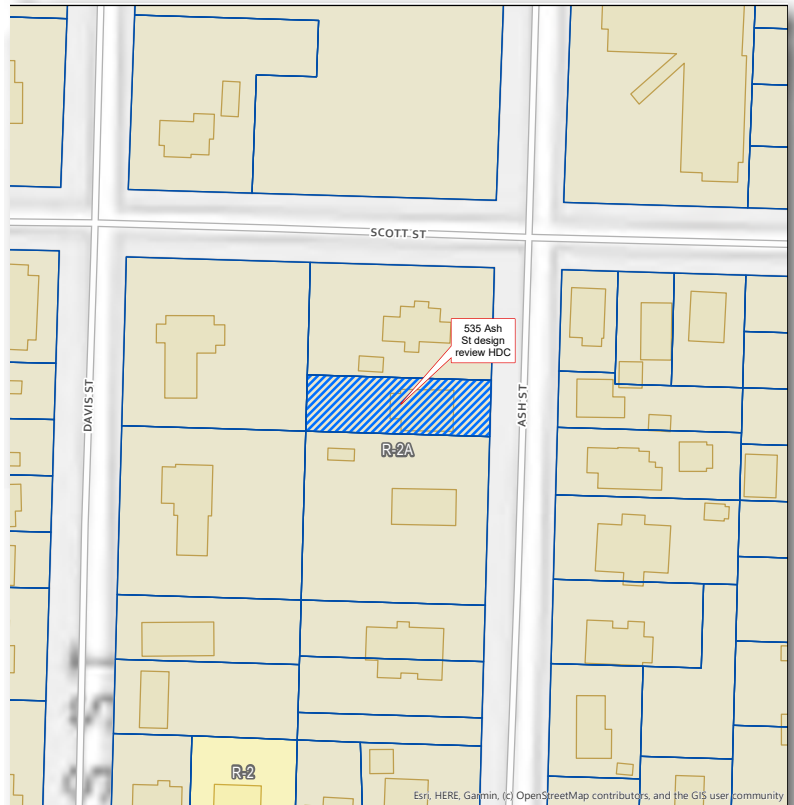
Lighting. Any new lighting should be inward, downward, and shrouded so as to stay within the bounds of the property.

No lighting is shown on submitted plans.

PUBLIC RIGHT OF WAY

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

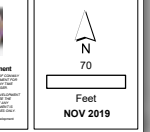
Sidewalks are existing at the site and are not proposed to change.



DESCRIPTION
Commission
Review
--
HDC2019NOV02
0.187667 ac.

Residential	Industrial
R-1	I-1
R-2A	I-2
R-2	I-3
HR	RMH
SR	

Commercial Office	Special
C-1	SO
C-2	S-1
C-3	A-1
C-4	PLD
	T-2



MATERIALS & DETAILING

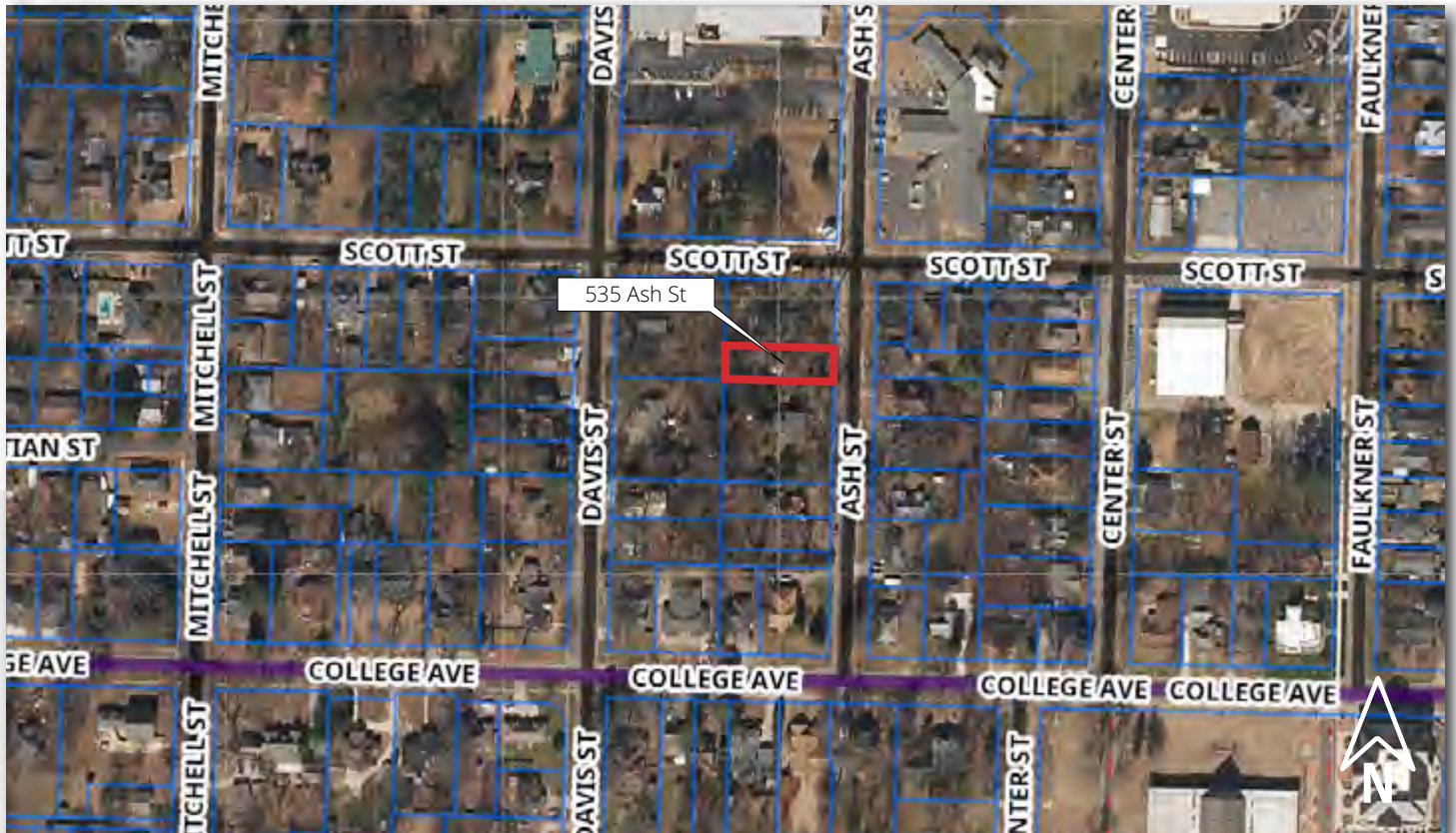
Architectural Details, Siding, and Bricks. Detailing and siding should complement the existing structure. Siding should match the wood siding on the existing house.

Siding is proposed. Fascia and soffits should be required to be of wood construction.

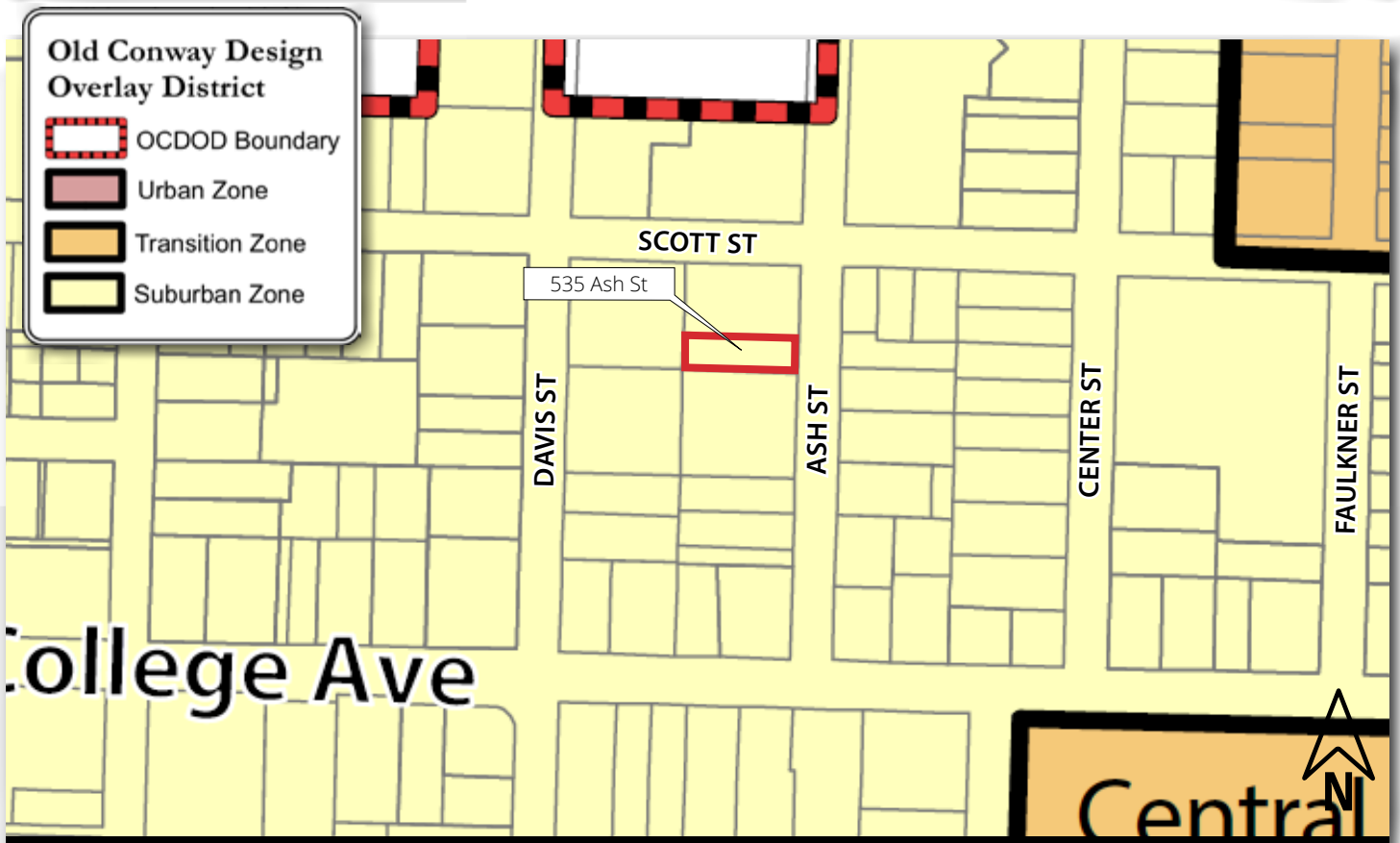
RECOMMENDATIONS

Staff recommends approval of the changes with the following conditions:

1. Materials shall be used that are consistent with the materials of the existing structure. Wood siding shall be used.



Aerial view of 535 Ash St



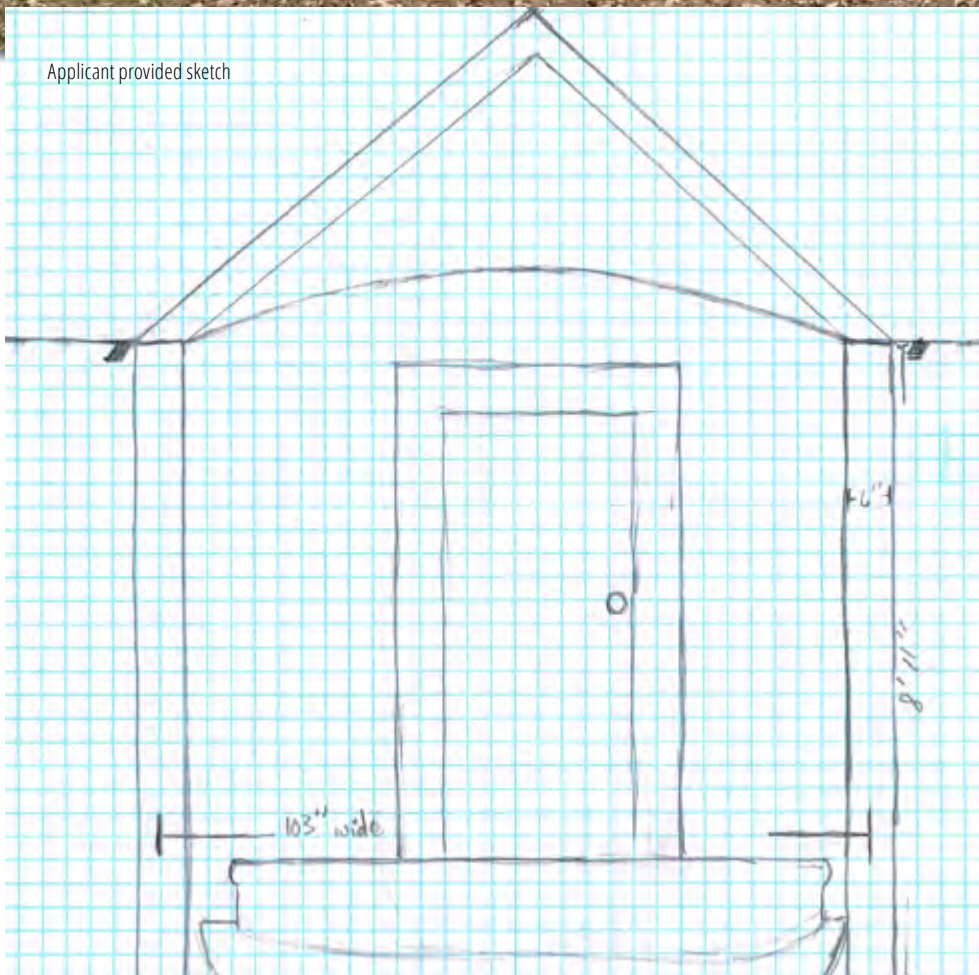
535 Ash St in the Old Conway Design Overlay District

II.C EXTERIOR MODIFICATION - 535 ASH STREET

View of front of residence at 535 Ash St



Applicant provided sketch



Applicant provided concept images





View of adjacent property to the south

View of adjacent property to the north



View of adjacent properties across Ash St to the east

II.D REAR/GARAGE ADDITION - 350 DAVIS STREET

OLD CONWAY DESIGN OVERLAY DISTRICT REAR/GARAGE ADDITION 350 DAVIS STREET

APPLICANT/OWNER

Mark and Mary Anne Hughey
3705 Marleigh Dr
Conway, AR 72034

LOCATION

Address. 350 Davis St.

Lot Area. 7,850 square feet ±.

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

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

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the east side of Davis Street. Adjacent structures consist of single-family residences in craftsman and modern Traditional styles.

General Description of Property and Proposed

Development. The existing structure is a single-story, 1,565 sf minimal traditional style home. The applicant is proposing to construct a 1,200 sf addition to the single-family residence to serve as a new garage with an apartment.

SITE

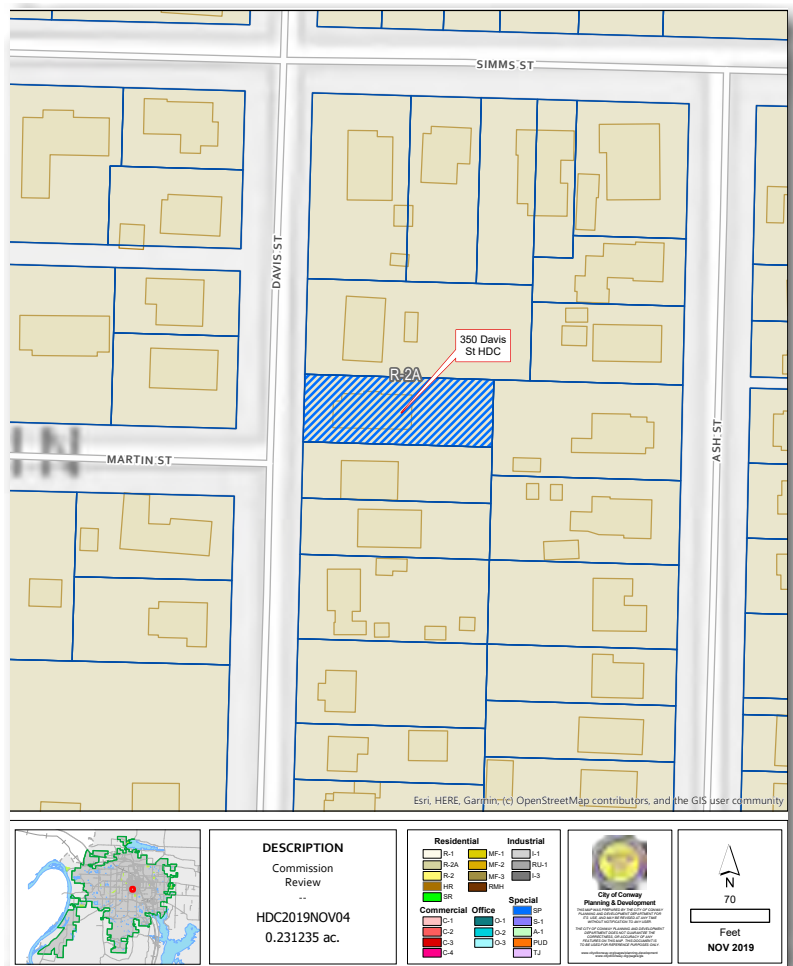
Setbacks and Spacing. The structure will maintain the same side setbacks with 14 feet to the east and 5 feet to the west. The rear setback is proposed to be 33 feet.

The proposed setbacks are appropriate. The structure's spacing relationship to the homes on its east and west sides will not be altered.

Lot Coverage. Lot coverage conforms to the 60% impervious maximum.

Orientation. The front door of the home faces the street in an appropriate manner.

Garages/Ancillary Structures. The proposed construction involves a new attached two-story garage with an apartment located on the second floor. The addition is considered part of the home and not an accessory or ancillary structure.



While the addition is located to the rear of the existing structure, it is proposed at two stories with a total of 1,200 square feet. As proposed, the addition would be a more dominant feature of the site than the existing residence. The structure would be visible from the street.

Alley. There is no alley access to this lot.

Driveway / Parking. The applicant will not be altering the existing driveway or parking area.

Sidewalks. There are currently no sidewalks on site. Sidewalks would not be triggered by this type of request.

Fences/Walls. No fencing is proposed.

Tree preservation. There are numerous significant trees on-site. One tree shall be removed to accommodate construction.



Aerial view of 350 Davis St



350 Davis St in the Old Conway Design Overlay District

II.D REAR/GARAGE ADDITION - 350 DAVIS STREET

MASSING

Scale. The size of the structure should not dominate adjacent structures.

While the footprint of the addition is roughly 600 square feet, the total area of the addition is only 300 square feet less than the existing structure. The scale of the addition is inconsistent with guidelines of the overlay district.

Height. The structure should respect and be consistent with the height of structures in the surrounding area.

The proposed addition is 2 stories. Existing structures in the surrounding area are all single story.

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

This proposed addition will be relatively consistent with the surrounding homes, however given the proposed height, it will be visible from the street.

Footprint. The footprint of the structure should be consistent with homes in the vicinity.

The footprint of the structure will be generally consistent with the surrounding homes, though it will likely be larger however given the proposed height, it will be visible from the street and appear more massive than surrounding structures.

Complexity of form. The detailing and articulation of the structure should respect the forms of the vicinity.

The addition will maintain consistency with the existing form of the structure.

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 front façade of the addition meets this requirement however the remaining sides fall short of minimum 25% requirement for windows.

DESIGN ELEMENTS

Style. The structure's style should respect the context of the surrounding buildings.

The style of the structure shall remain consistent with the area and maintain its minimal traditional style.

Entries, Porches, and Porticos, Doors and windows, Awnings. Windows should be of divided-light construction, where divided-light windows are proposed. Fake muntins are not permitted.

Windows will require true divided lights.

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

No lighting is shown on submitted plans.

MATERIALS & DETAILING

Architectural Details, Siding, and Bricks. Detailing, materials, and siding should be consistent with and complement the existing structure.

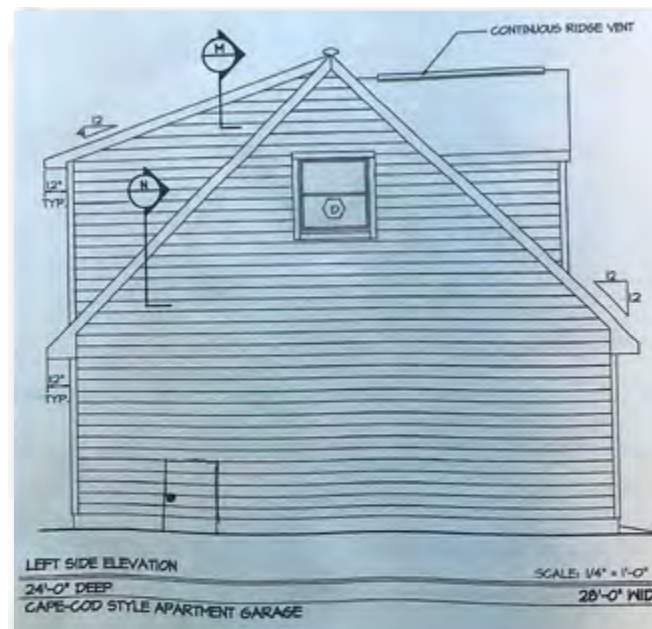
No information has been provided indicating proposed materials. The existing house appears to be clad with wood siding. Any additions should be constructed with compatible materials including wood siding or Hardieboard/LP Smartside type siding.

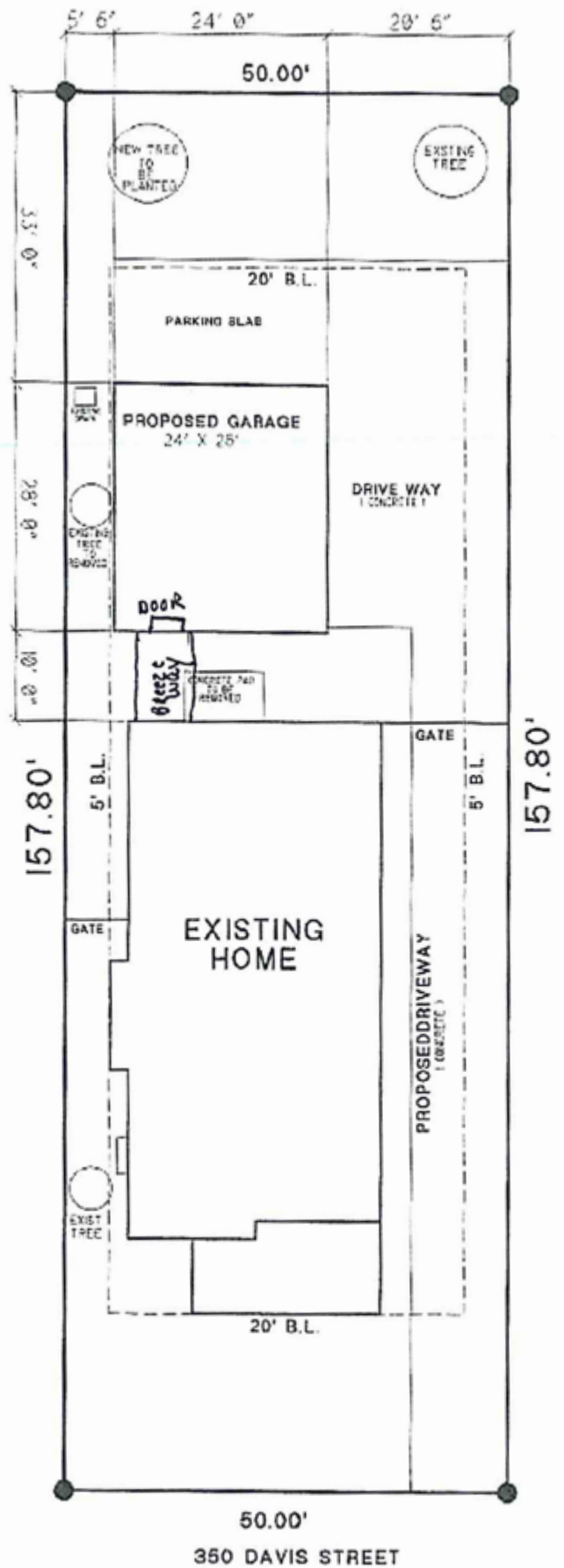
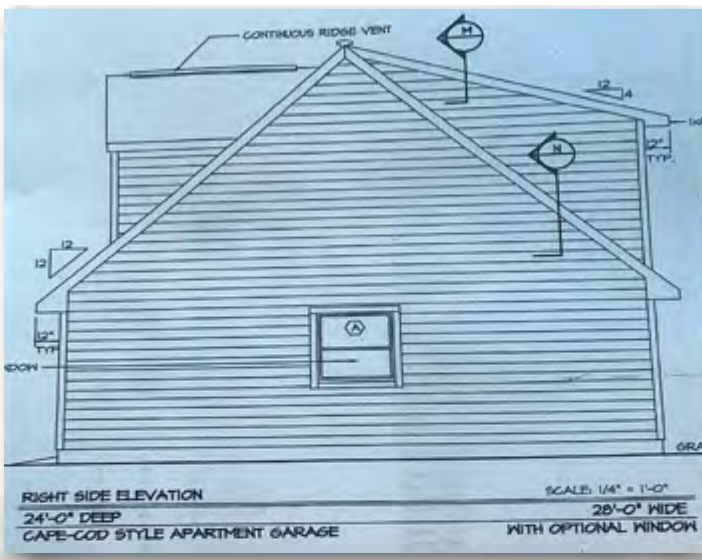
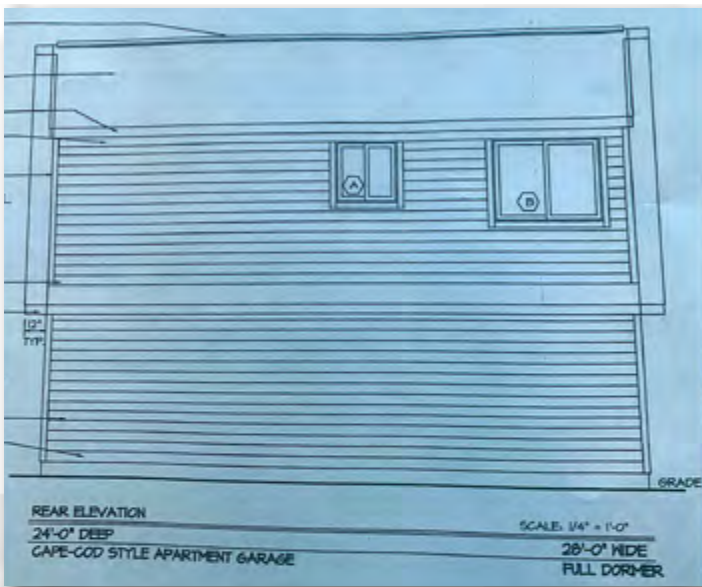
Additions. Additions should remain consistent and compatible with the materials, form, size, and scale of the existing structure.

Given the proposed height and the overall size of the addition, it's likely that it will become a dominant feature of the property. The addition will be visible from the street and will represent one of the only 2-story structures in the surrounding area.

RECOMMENDATION

Given the subjectivity of the guidelines as it pertains to ancillary structures and garage additions, Staff provides no recommendation for this request.





II.D REAR/GARAGE ADDITION - 350 DAVIS STREET





View of 350 Davis St looking east

Adjacent properties



II.E NEW STUDENT MINISTRY BUILDING - 1920 SOUTH BOULEVARD

OLD CONWAY DESIGN OVERLAY DISTRICT NEW STUDENT MINISTRY BUILDING 1920 SOUTH BOULEVARD

APPLICANT

Ryan Scantling
Conway Baptist Collegiate Ministry
UCA Box 5164
Conway, AR 72035

OWNER

Arkansas Baptist State Convention

LOCATION

Address. 1920 South Blvd.

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

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

Lot Area. 0.57 acres ±.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay suburban District near the UCA campus on the north side of South Blvd. Area structures consist of a mix multi-family, single-family homes, and UCA related uses of various styles.

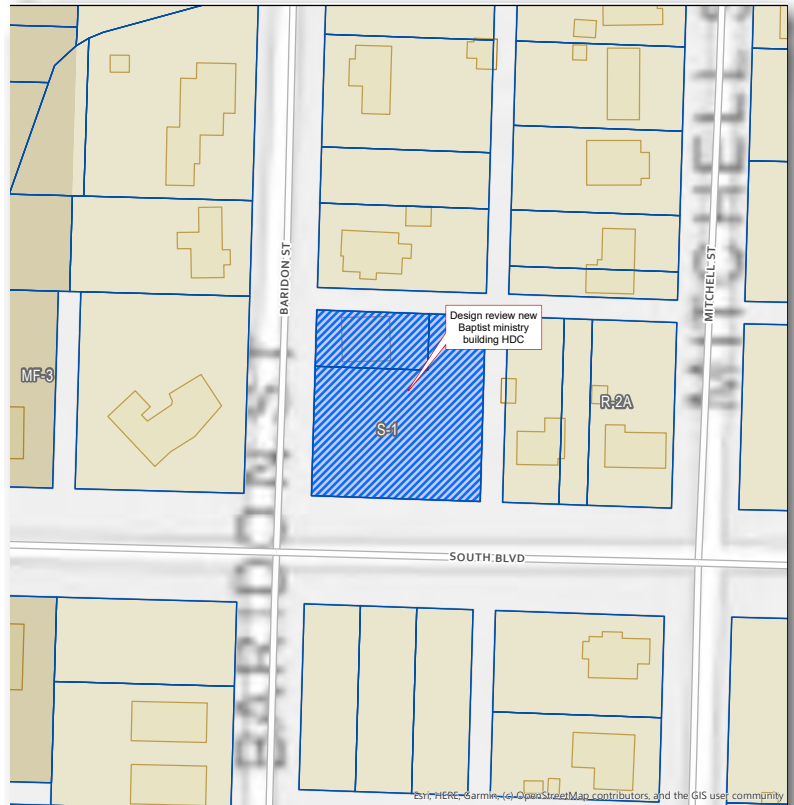
General Description of Property and Proposed Development.

The applicant is proposing to construct a new 9,000 sf student religious facility for the Baptist Collegiate Ministry. The proposed structure features a contemporary design. It will feature a sanctuary, ministry offices, and 12 beds of student housing.

MONUMENTAL CHARACTER

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

The function of the structure necessitates a primary entrance off of Baridon Street. Such entrance is properly distinguished with an accompanying patio area. Setbacks for the structure are narrow and appropriate. The structure addresses South Blvd in a limited way, but is a function of the structure's use. Recommend requiring additional architectural detailing on the South Blvd façade to create proper visual interest toward the street.



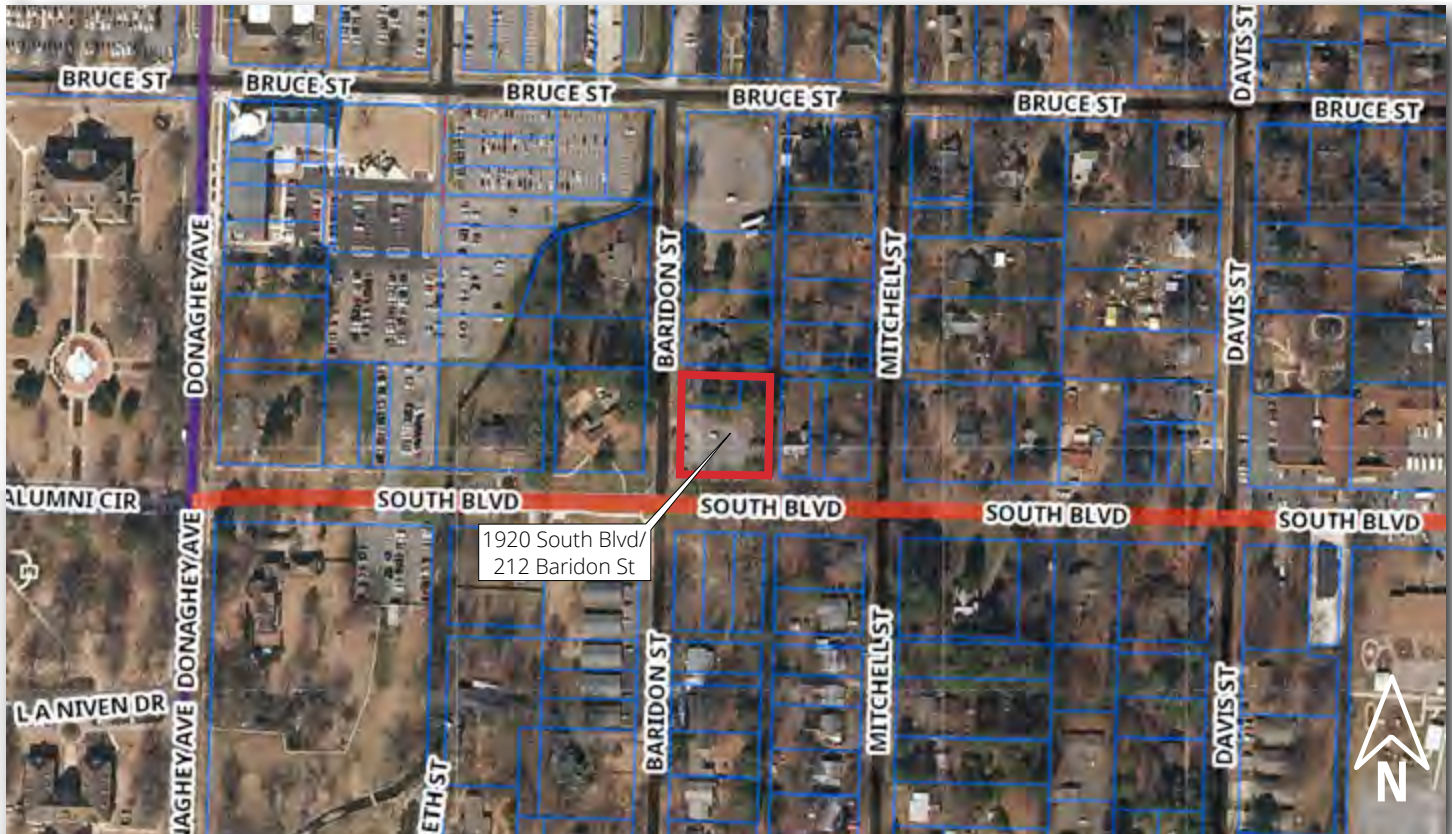
	DESCRIPTION Commission Review -- HDC2019NOV05 ac.	<table border="0"> <tr> <td>Residential</td> <td>Industrial</td> </tr> <tr> <td>R-1</td> <td>I-1</td> </tr> <tr> <td>R-2A</td> <td>I-2A</td> </tr> <tr> <td>R-2</td> <td>I-3</td> </tr> <tr> <td>HR</td> <td>RMH</td> </tr> <tr> <td>SP</td> <td></td> </tr> </table>	Residential	Industrial	R-1	I-1	R-2A	I-2A	R-2	I-3	HR	RMH	SP			
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R-1	I-1															
R-2A	I-2A															
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Commercial Office	Special															
C-1	S-1															
C-2	A-1															
C-3	PLD															
C-4	T-2															

MATERIALS & DETAILING

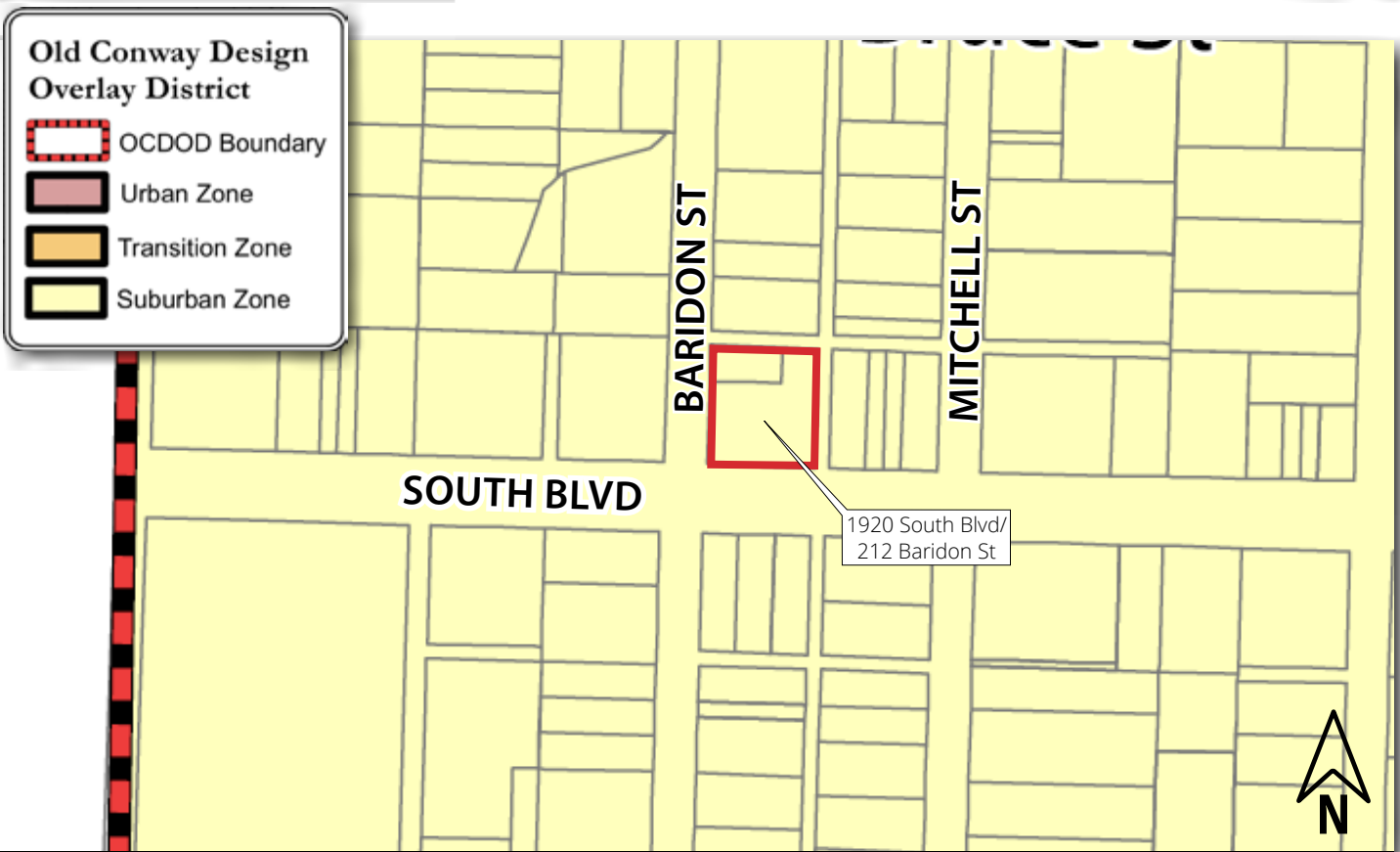
Architectural Details, Siding, and Bricks. Detailing and siding should complement the surrounding area. Siding should include brick, stone, wood, or Hardieboard/LP Smartside type siding.

The applicant is proposing use of EIFS on the south end of the building. This is not appropriate. The structure has no windows facing South Blvd and does not properly address the street. The use of metal siding on the façade facing South Blvd is also inappropriate.

continued on pg 24



Aerial view of 1920 South Blvd/212 Baridon St



1920 South Blvd/212 Baridon St in the Old Conway Design Overlay District

Recommend requiring:

- Replacement of the EIFS with brick and use of soldier course of contrasting brick and corbelling to create additional visual interest.
- False windows or similar glazing comprising between 25-40% of the façade wall along South Blvd.
- Replacement of the metal siding along South Blvd with an alternative architectural feature such as a wood slat wall with limited voids. Such voids could be used with appropriate lighting to create a unique visual architectural feature.
- Applicant provide more detail on the types of metal siding proposed for the structure's main entrances. Standard R-panel should not be permitted.



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. Recommend requiring screening of the rooftop air conditioners to deflect noise generated by the units toward the north.

LANDSCAPING / 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 and include the planting of street trees along Baridon St and South Blvd.

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

Proposed parking is appropriately located. Recommend requiring a low brick wall to screen parking areas along South Blvd.

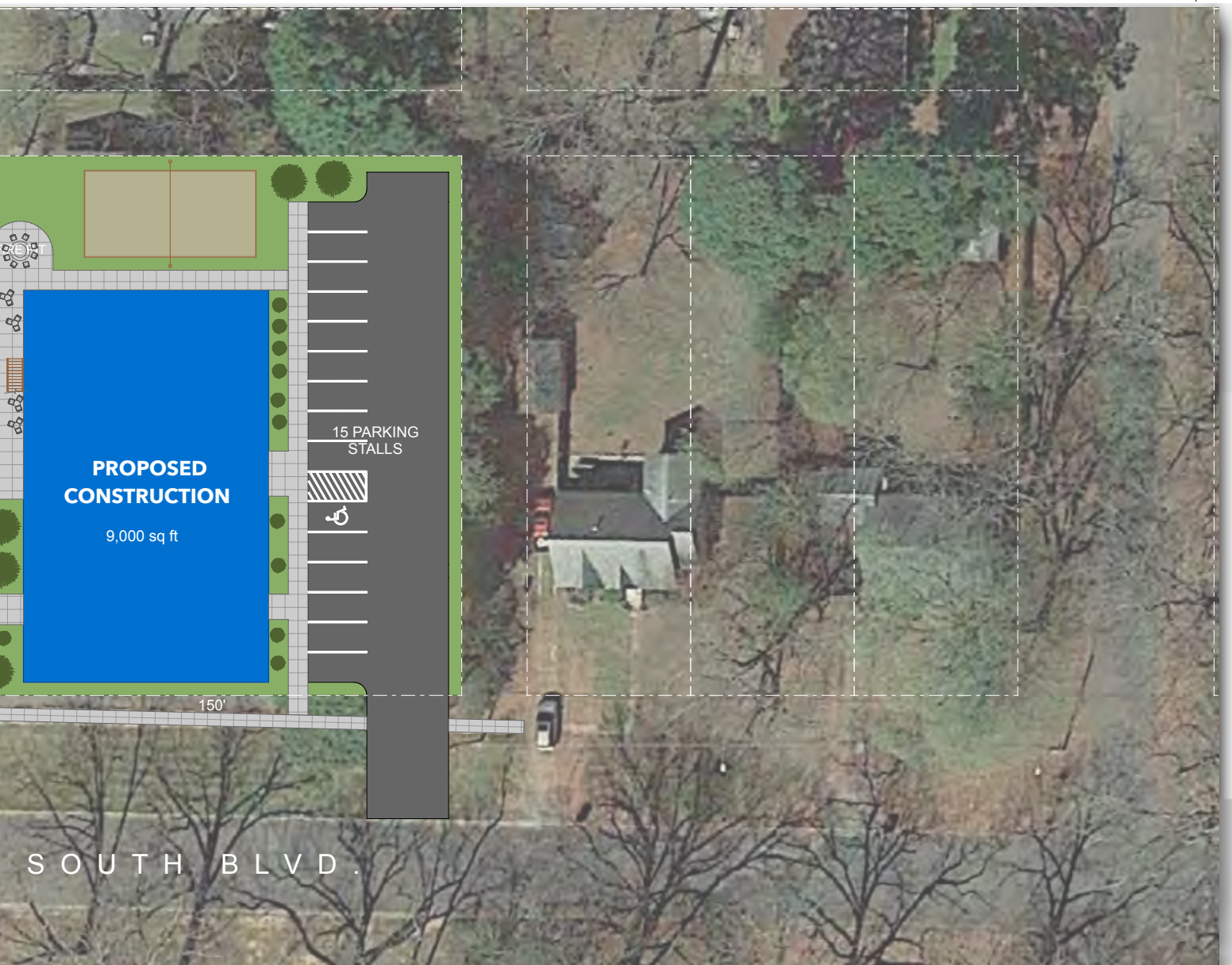


RECOMMENDATIONS

Staff recommends approval of the project with the following conditions:

1. Require additional architectural detailing on the South Blvd façade to create proper visual interest toward the street.
2. Require replacement of the EIFS with brick and use of soldier course of contrasting brick and corbelling to create additional visual interest.
3. Require false windows or similar glazing comprising between 25-40% of the façade wall along South Blvd.
4. Require replacement of the metal siding along South Blvd with an alternative architectural feature such as a wood slat wall with limited voids. Such voids could be used with appropriate lighting to create a unique visual architectural feature.
5. Require applicant provide more detail on the types of metal siding proposed for the structure's main entrances. Standard R-panel should not be permitted.
6. Provide plans for external lighting of the facility.
7. Require screening of the rooftop air conditioners to deflect noise generated by the units toward the north.
8. HVAC equipment be placed in a manner to minimize its visibility from the street.
9. Defer setting landscaping requirement at the development review phase. Landscaping should be at least 1.25X required landscaping and include the planting of street trees along Baridon St and South Blvd.
10. Require a low brick wall to screen parking areas along South Blvd.
11. Provide revised plans to the Planning Director for approval prior to issuance of the Certificate of Appropriateness.

Master site plan



II.E NEW STUDENT MINISTRY BUILDING - 1920 SOUTH BOULEVARD



Adjacent property to the east



Adjacent property to the west

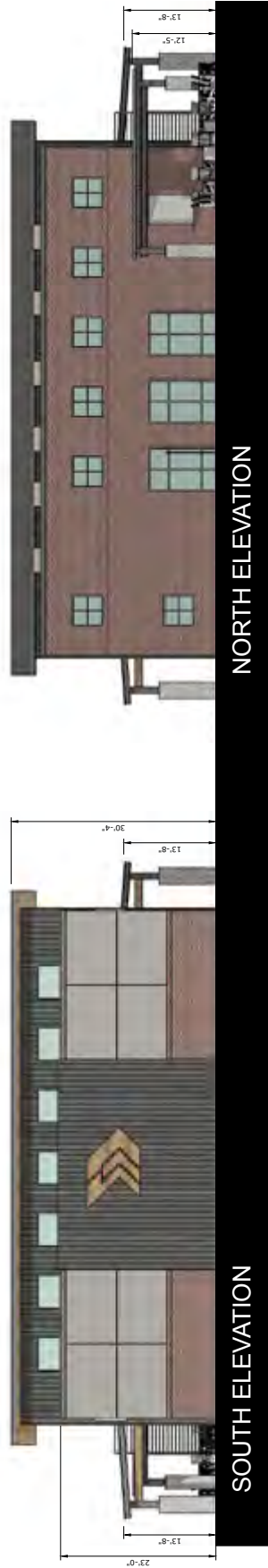


Rendered perspective of proposed student ministry building



Adjacent property to the north

II.E NEW STUDENT MINISTRY BUILDING - 1920 SOUTH BOULEVARD



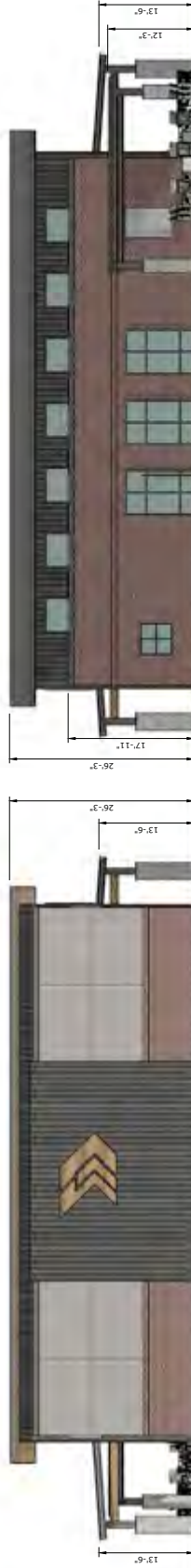
Baptist College Ministries
1920 South Blvd.
Conway, AR 72034

10/2/19

**Exterior Elevations - 2
Story**



WEST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION



EAST ELEVATION

Exterior Elevations - 1 Story

10/2/19

Baptist College Ministries
1920 South Blvd.
Conway, AR 72034





2020
SCHEDULED MEETING DATES

Application Deadline	Historic District Commission Meeting
January 10, 2020	January 27, 2020
February 7, 2020	February 24, 2020
March 6, 2020	March 23, 2020
April 10, 2020	April 27, 2020
May 8, 2020	May 27, 2020 ¹
June 5, 2020	June 22, 2020
July 10, 2020	July 27, 2020
August 7, 2020	August 24, 2020
September 11, 2020	September 28, 2020
October 9, 2020	October 26, 2020
November 6, 2020	November 23, 2020
December 11, 2020	December 28, 2020

- Historic District Commission meetings are held the 4th Monday of each month at 5:30pm.
- All meetings are held in City Hall at 1111 Main Street.
- All applications/submissions are due by 3:00pm on the submission deadline date.
- Incomplete applications will be deferred to another month’s agenda. (*refer to applications checklists*)
- The Historic Commission Meeting date associated with the Application Deadline is the earliest an item can be heard by the Planning Commission if Staff determines that all comments have been addressed.

¹ Meeting moved due to Memorial Day and City Council meeting

III.B 2020 COMMISSIONER SELECTION

6 HDC member nominations were received during the October nomination period. There will be 2 vacancies on the Commission as George Covington, Sr. and Gerald Tosh's terms are expiring on December 31, 2019. Interviews are scheduled prior to/following the regular meeting as follows:

5:00 Angie Longing
6:15 Dillon Richard
6:30 Gates Booth
6:45 Jeff Stires
7:00 Margaret West
7:15 Liz Hamilton

The Historic District Commission membership regulations state that HDC membership shall consist of:

- 1 representative of the Pine Street Community Development Corporation
- 1 representative of the Conway Downtown Partnership
- 2 residents and/or property owners in a locally designated or national registered historic district or the Old Conway Design Overlay District
- 2 citizen's of Conway
- 1 architect or other appropriate design professional who may serve any number of terms

Current the HDC membership representation:

David Carolina - Pine Street Community Development Corporation

George Covington, Sr. - Conway Downtown Partnership

Emily Walter, *Gerald Tosh*, and Taylor Martin- Residents of the Old Conway/Robinson District

Shelby Fiegel - Citizen of Conway

Steve Hurd - Architect

