



CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

November 27, 2023 • 5:30pm • 1111 Main Street



City of Conway

HISTORIC DISTRICT COMMISSION

November 27, 2023

MEMBERS

Emily Walter, Chairman
Liz Hamilton, Vice-Chairman
Jenny Davis, Secretary
Marianne Black
Shelby Fiegel
Shane Lind

Call to Order.

Roll Call.

Approval of Minutes. August 28, 2023 September 25, 2023, October 23, 2023

I. Public Hearing Item - Robinson Historic District

A. 824 Davis Street - New single-family residence (HDR-1123-0190)

II. Public Hearing Items - Old Conway Design Overlay District

A. 2002 & 2006 Weems Street - 2 new single-family residences (HDR-0923-0143)

B. 2005 Harkrider Street - Monument sign (HDR-0923-0189)

C. 565 Front Street - Adaptive Reuse (HDR-0923-0191)

III. Additional Business

A. Adoption of 2024 Calendar

B. Election of Officers for 2024 term

C. Additional items as decided by the Commission

Adjourn.

824 Davis Street - New Single-Family Residence

Robinson Historic District

I.A

APPLICANT/AUTHORIZED AGENT

Susan Lee
15 Crafton St
Mayflower, AR 72106

OWNER

Hope Jones, Trustee
55 River Road Dr W
Mayflower, AR 72106



SITE DATA

Address. 824 Davis St.

Present Zoning. R-2A (Two-Family District), Asa P. Robinson Historic District.

Abutting Zoning. R-2A (Two-Family District), Asa P. Robinson Historic District.

Lot Area. ± 0.19 acres (~8,276 sf).

Surrounding Area Structures.

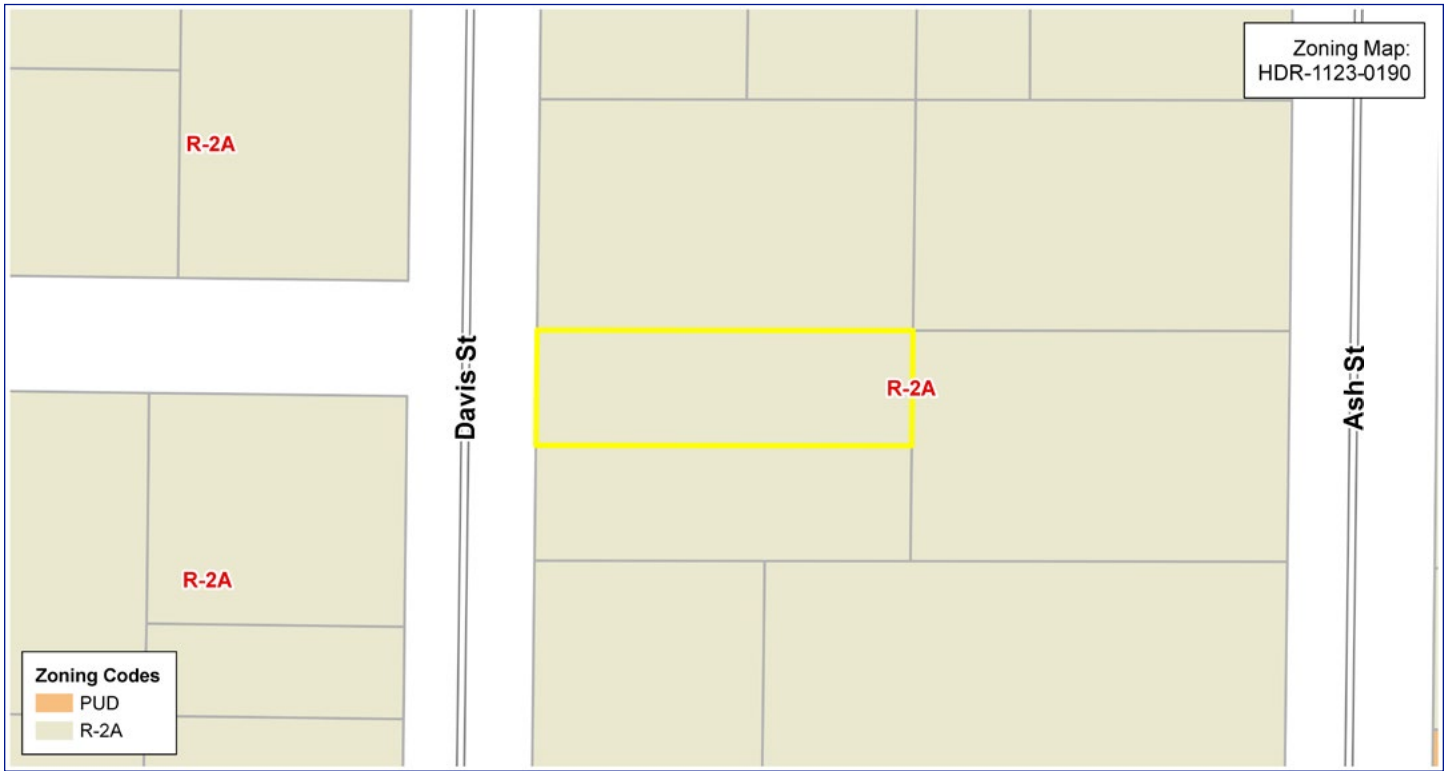
- West – 819-821 Davis St; c. 1970 (Multi-Family Ranch; Non-Contributing)
- East – 821 Ash St; Opie Hartje House c. 1915 (Plain/Traditional; Non-Contributing)
- North – 854 Davis St; Paul J. Enderlin House c. 1935 (English Revival; Contributing)
- South – 818 Davis St; Robert M. McHenry House c. 1929 (Bungalow; Non-Contributing)

General Description of Property and Proposed Development. The proposal is for new construction on a vacant lot. The lot was made vacant when extreme storm damage necessitated the removal of a single-family residence. The previous single-family residence was a bungalow built in 1927; it was non-contributing. The applicant is proposing a new 2,853 sf single-family residence with an 821sf attached garage.

824 Davis Street - New Single-Family Residence

Robinson Historic District

I.A



NEIGHBORHOOD

Public Rights of Way and Alleys. Preserve and maintain the topography, patterns, features, materials, and dimensions of streets, sidewalks, alleys and street plantings that contribute to the overall historic character of the historic district. Screen utility elements, such as gas meters, trash cans, and dumpsters with landscaping or approved materials.

Any HVAC equipment will need to be screened from the public right of way or positioned in a location where it is not visible (or minimally visible) from the public right of way.

NEW CONSTRUCTION

Building Orientation. Align the front façade of the new building with the established setbacks of the area and to the street. Design the proportion of the proposed new building's front façade to be compatible with the front façade proposition of surrounding historic buildings.

The front façade is proportional to the residence it replaces and other residences in the area.

Fencing. It is not appropriate to introduce vinyl or metal chain-link fencing. Walls or fences taller than 42" or that are more than 65% solid should not be constructed in the front yard area (and/or street side yard area of a corner lot). Privacy fences shall be restricted to the rear and side yard and should be no more than 6 feet in height. The upper two feet of privacy fencing should have a 50% opacity provided by a wooden or iron gird lattice.

No fencing is proposed. Should the applicant wish to construct a fence it will need to be approved by the HDC.

Roof. Roof types on new buildings should conform to surrounding historic structures in shape and pitch.

This is a gable roof type with what appears to be shingles. It mimics the single-family residence it replaces from the front façade with one variation being a side porch gable located near the center of the residence.

Materials & Finishes. Select materials and finishes that are compatible with historic materials and finishes found in the surrounding buildings that contribute to the special character of the historic district.

Proposal includes brick, 6" shiplap siding, and board & batten accents. In addition to the brick, the material types will need to be wood or fiber cement. Synthetic siding such as vinyl, aluminum, and synthetic stucco (EIFS products) are prohibited. The proposed material pattern complements that in the neighborhood in terms of variation between different sections of the façades.

Windows & Doors. Select windows and doors for proposed new buildings that are compatible in material, subdivision, proportion, pattern, and detail with the windows and doors of surrounding buildings that contribute to the special character of the historic district. Design the spacing, placement, scale, orientation, proportion, and size of window and door openings to be compatible with the surrounding buildings. Shutters used in new construction should be mounted on hinges to allow for opening or sized and mounted to appear operable.

The door and window material types are not indicated on the submitted plans. They will need to be true divided light as fake muntin bars are prohibited. There appear to be fixed windows in the attic, some of which are styled as dormers. These fixed windows are supportable. There also appear to be rectangular, horizontal fixed windows in one bathroom and another square, frosted glass fixed window in the master bathroom. These are on the side elevations and are subordinate to the other detailing on the house. As a result, staff can support their use. The spacing of windows and doors is appropriate. No shutters are proposed.

Site & Landscaping. Design new construction so that the site and landscaping reflect existing lot and landscaping patterns on the street. Protect significant trees over 8 inches in diameter from immediate damage during construction and from delayed damage due to construction activities. Also, as part of this review, street canopy trees shall be planted along street frontages at a rate of (1) tree per thirty feet (30') of street frontage.

This is a narrow lot which does not afford much room for landscaping. It was previously occupied by a small bungalow with simple landscaping. It is staffs' understanding that a large canopy tree fell on the previous residence. It does not appear that there are other significant trees which will be impacted by development. The planting of one canopy tree is required.

Setbacks. Front setback: New construction shall be located between 85% and 115% of the average front setback distance established by the existing adjacent historic structures. If all buildings along a block have similar setbacks, that setback line shall be respected. Secondary Front (adjacent to street): 8 feet minimum; Side: 6 feet minimum in all residential zones; Rear: 3 feet or 15 feet from centerline of alleyway in residential zones. (Note: Fire code requires a 5' setback from property lines for roofed structures.)

The proposed residence has a 27' front setback, 3' rear setback, a 6' side yard setback, and a 14' side yard setback. The average front yard setback among 7 residences on the same block is 25'. To comply, the proposal needs to have a front yard setback between 21' and 28'. The proposal conforms to front yard setbacks. The proposal conforms to side yard setbacks. The proposal conforms to rear yard setbacks according to the Robinson Historic Guidelines, however, it does not meet fire code. The house will need to be shifted 2 feet west or 2 feet of the residence will need to be removed.

Lot Coverage. 60% in residential areas. Lot coverage is defined as the ratio of impermeable area such as buildings, sidewalks, drives, etc to the total area of the lot.

The single-family residence with attached garage results in a lot coverage of 44%. Including the driveway with a concrete turnaround, the lot coverage is approximately 62%. The driveway needs to be concrete, concrete ribbons, or permeable pavers. The applicant should be able to reduce the lot coverage by constructing concrete ribbons or permeable pavers. Alternatively, the HDC may grant an exception and permit the project with a lot coverage of 62% given the following:

All specific numbers listed in these guidelines such as setbacks, lot coverage, heights, footprints, etc shall be used as minimal guidelines to produce desired development in the Robinson Historic District. However, due to the unique nature of the Historic District and its traditional pattern of development, the HDC may grant exceptions to these numbers on a case-by-case basis without considering or setting precedent in order to allow development that is appropriate to unique circumstances. (Note, Conway's Zoning Code does not include driveways in lot coverage tabulations for residential districts.)

Sidewalks. A sidewalk shall be constructed or repaired as part of new construction.

A sidewalk exists on Davis St. If damaged during construction, it shall be repaired.

Mass, Scale, and Height. Should be compatible with neighboring structures.

The front façade matches the scale of homes in the neighborhood. The length of the residence exceeds the established pattern of the neighborhood as it is 133' long. The height of the structure is compatible with the neighborhood.

Complexity of Form. A building's form or shape can be simple or complex depending upon the number of boxes or projections and indentations. The level of complexity usually relates to the style or type of building.

The proposal conforms. It appropriately applies bungalow elements which echo historical attributes without being a replica. Many of the residences in the neighborhood are bungalows, minimal traditional, or mid-century ranch so both the style and complexity conform.

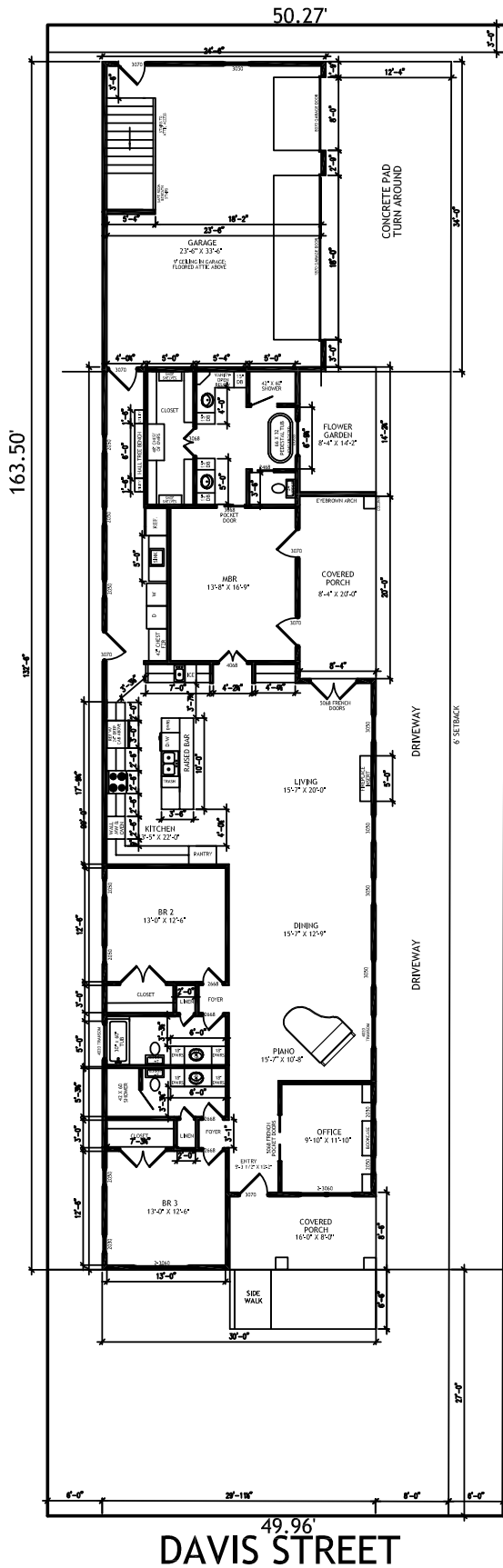
Garages/Accessory Structure. These structures should be smaller than the primary structure, located at the rear of the primary structure, and incorporate similar detailing as the primary structure.

The garage is located at the rear of the primary structure and is accessed via a long driveway which runs along the side of the residence. Although larger than historical garages, it is not visible from the street and the detailing echoes that of the residence.

No accessory structures are proposed.

Lighting. Introduce new site and street lighting that is compatible with the human scale and the historic character of the district.

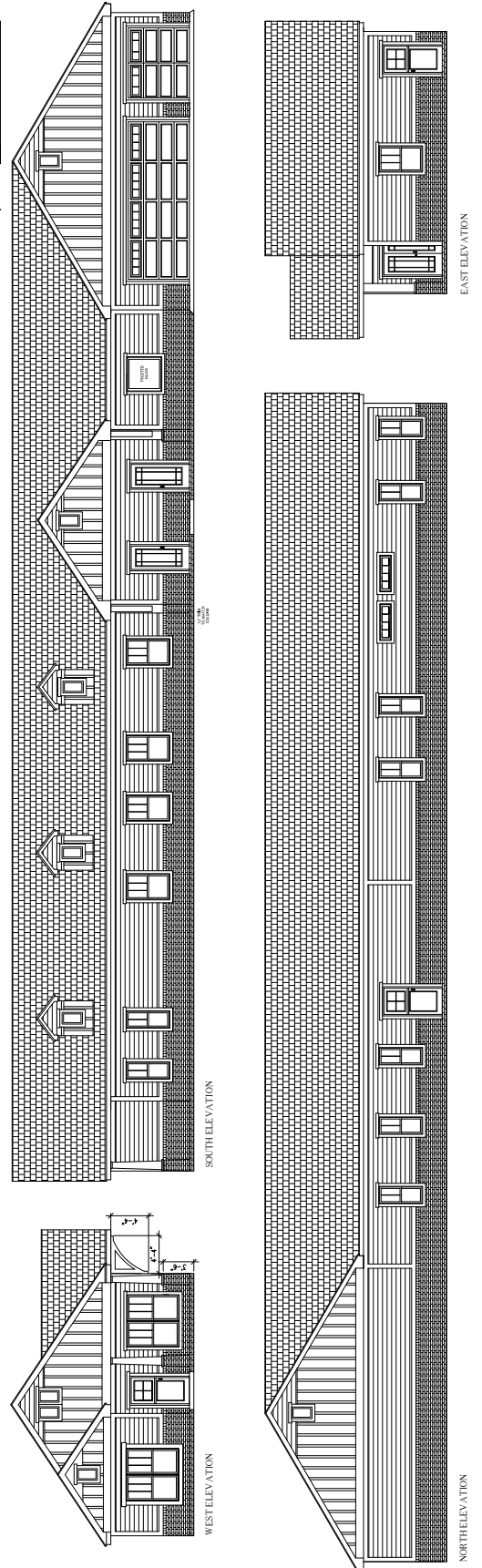
No new lighting has been indicated in the project description or on the site plans/elevations.



PLAN INFORMATION:

1ST FLOOR PLAN	2853 SQ. FT.
3-CAR GARAGE	821 SQ. FT.
TOTAL UNDER ROOF	3674 SQ. FT.
HEATED & COOLED	2508 SQ. FT.

IVO JONES DESIGNS



RECOMMENDATION

Staff recommends approval of the application with the following 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. HVAC equipment shall be screened from the public right-of-way through its positioning in relation to other structures or through vegetative cover.
3. Prior to issuance of a Certificate of Appropriateness, applicant shall provide Planning Staff with a site plan indicating the residence adhering to 5' rear yard setback.
4. Roofing shall be asphalt or composition type shingles. Metal roofing is not allowed.
5. Siding shall be composed of brick and wood or a wood-like material such as Hardie® siding/LP® SmartSide®.
6. Driveway shall be 8'-10' in width and be composed of concrete, concrete ribbon, or permeable pavers. If HDC will not permit an exception to the lot coverage maximum, the driveway must be composed of a concrete ribbon or permeable pavers.
7. Windows must be true divided light, fake muntin bars are prohibited. Fixed windows are allowed in the bathroom areas and in the attic dormers. All other windows must be at least one-over-one.
8. One canopy tree from the approved tree list must be planted in the front yard, outside of the public right of way.
9. If the existing sidewalk is damaged during construction, it must be repaired.
10. Lighting shall be inward, downward, and shrouded to stay within the bounds of the property.

824 Davis Street - New Single-Family Residence

Robinson Historic District

I.A



View of subject property from Davis St looking E



Property adjacent to the S



Property adjacent to the W



Property adjacent to the NW



Property adjacent to the N

2002 & 2006 Weems Street - New Single-Family Residences

Old Conway Design Overlay District

APPLICANT/AUTHORIZED AGENT

EAC Investments, LLC
604 Spruce St
Conway, AR 72032

OWNER

Shriya Properties, LLC
816 E Oak St
Conway, AR 72032



SITE DATA

Address. 2002 & 2006 Weems St.

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

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

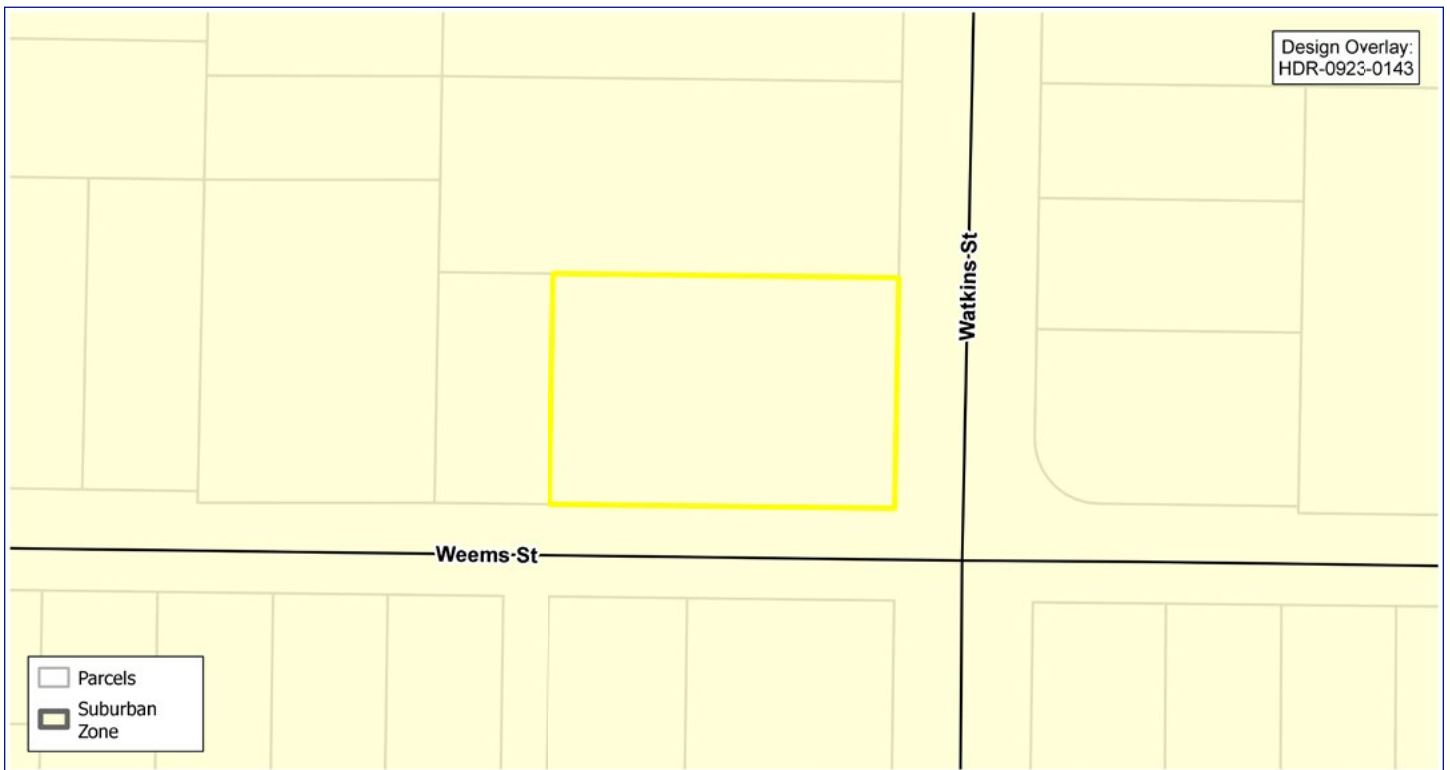
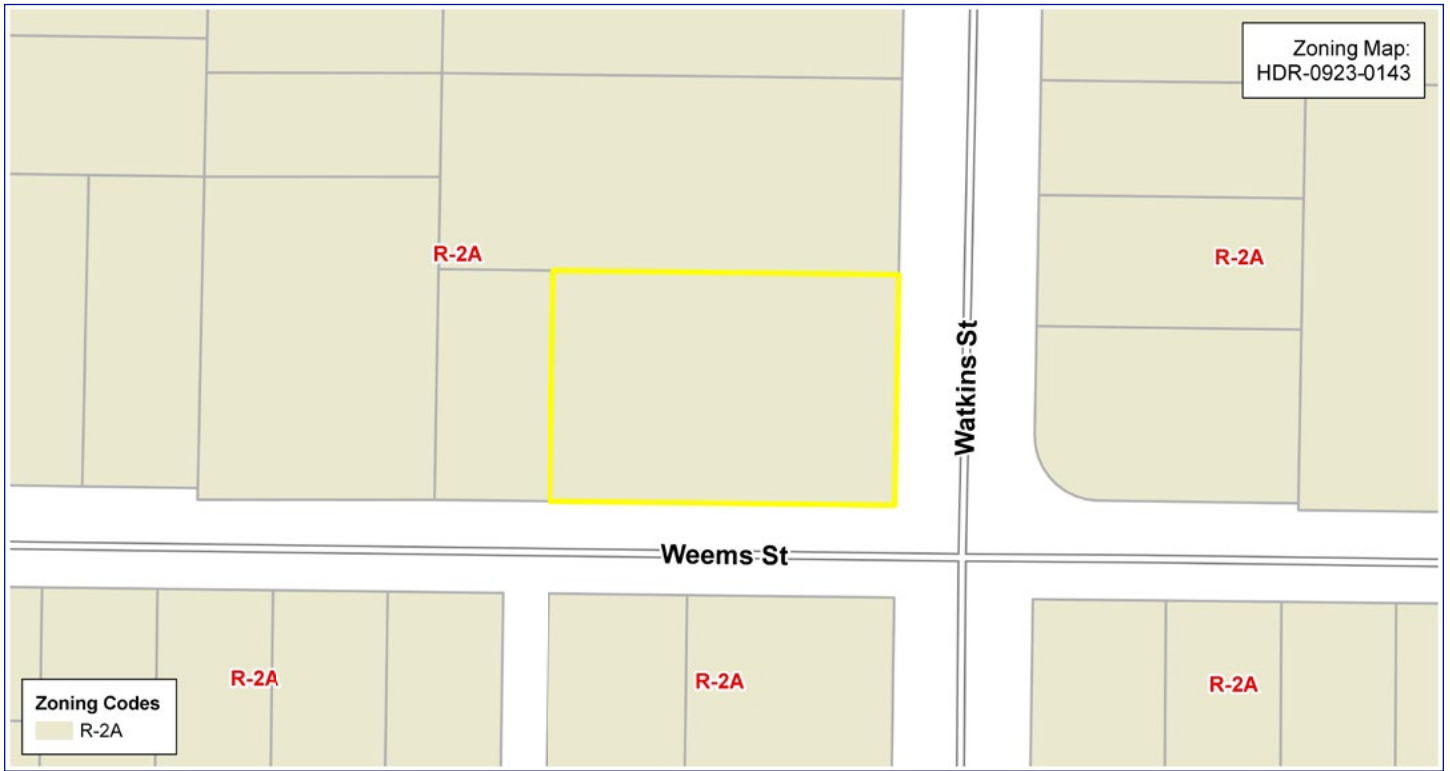
Lot Area. Each site is ±0.16.

Surrounding Area Structures. The property is located in the Suburban Zone of the Old Conway Design Overlay District on the corner of Weems St and Watkins St. Area structures consist of a mix of single-family homes in Craftsman, Gable and minimal traditional styles.

General Description of Property and Proposed Development. The applicant is proposing to demolish an existing residence and appurtenant structures, subdivide the approximately 0.32 acre parcel into two 0.16 acre lots, and construct one single-family residence on each new lot. (The subdivision is a separate application regulated by the Zoning Code and Subdivision Ordinance.) The proposed single-family residences are identical at 1,826 sf each.

2002 & 2006 Weems Street - New Single-Family Residences

Old Conway Design Overlay District



Setbacks and Spacing. Front setbacks are allowed within a range of 85% to 115% of the average front setback of the area; Secondary Front (adjacent to street): 8 feet minimum; Side: 6 feet minimum; Rear: 3 feet or 15 feet from centerline of alleyway. (Note: Fire Code requires a minimum 5' setback from property lines).

The average front setback for the area is 20'. The applicant is proposing a front setback of 21'. To be within 85% to 115% of 20', the setback will need to be between 17' and 23'. The front setback complies with the regulations. Other setbacks for the site comply with all regulations.

Spacing. Spacing should be within 15% of the average distance between existing structures on the block to respect the rhythm of the street.

The average distance between existing structures is 30'. The proposed houses will be 32' from each other. The proposal is in conformance.

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

Lot coverage for both lots is approximately 30%. The proposal conforms.

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

The front doors face the street in a similar fashion to other structures on the street.

Garages/Outbuildings.

No garage, carport, or outbuilding is proposed.

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 driveways off Weems St which terminate at the front of the residences. Other residences on Weems St, including two recently constructed, have similar driveway configurations.

Sidewalks. Sidewalks are required for new construction projects.

Applicant proposes a 5' sidewalk.

Fences/Walls. No fencing is proposed.

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

It appears numerous significant trees will be impacted by the construction, however the site plan does not specify which trees will need to be removed. Each canopy tree removed is required to be replaced by a canopy tree from the approved tree list.

Lot Sizes and Rights of Way. The proposed lots are 72.73' & 75' wide and 93.76' deep. A variance has been issued reducing the lot depth requirement. Right of way is being dedicated.

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 surrounding area.

Height/Width/Directional Expression. The height/width and directional expression of the structure should relate to historic patterns in the neighborhood. New construction should remain within this range of heights in order to relate with the surrounding structures and to preserve and enhance the character of the area. New buildings should be compatible in height to surrounding historic structures (typically not more than a 1 story differential).

The applicant has indicated that the highest point of the roof surface will be 25' above natural grade. The structure will be 2 stories (a 1 story differential). Most houses in the immediate vicinity are single-story. The directional expression is consistent with the neighborhood.

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

The proposal conforms.

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 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.

Additional windows are recommended to meet the 25%-40% of the front façade and to enhance the overall rhythm.

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 proposal appears to be generally compatible in design.

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 muntin bars are not permitted.

An open front porch with an 5' depth is proposed. The porch needs to be 6' deep. The proposed windows should feature wide trim and at least one-over-one design. The elevations indicate wide trim with four-over-four panes. If muntin bars are proposed, they must be true divided lights. Fake muntin bars are prohibited.

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

No lighting 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 Hardie® siding/LP® SmartSide® type siding.

The applicant is proposing brick and Hardie® siding as the materials for 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.

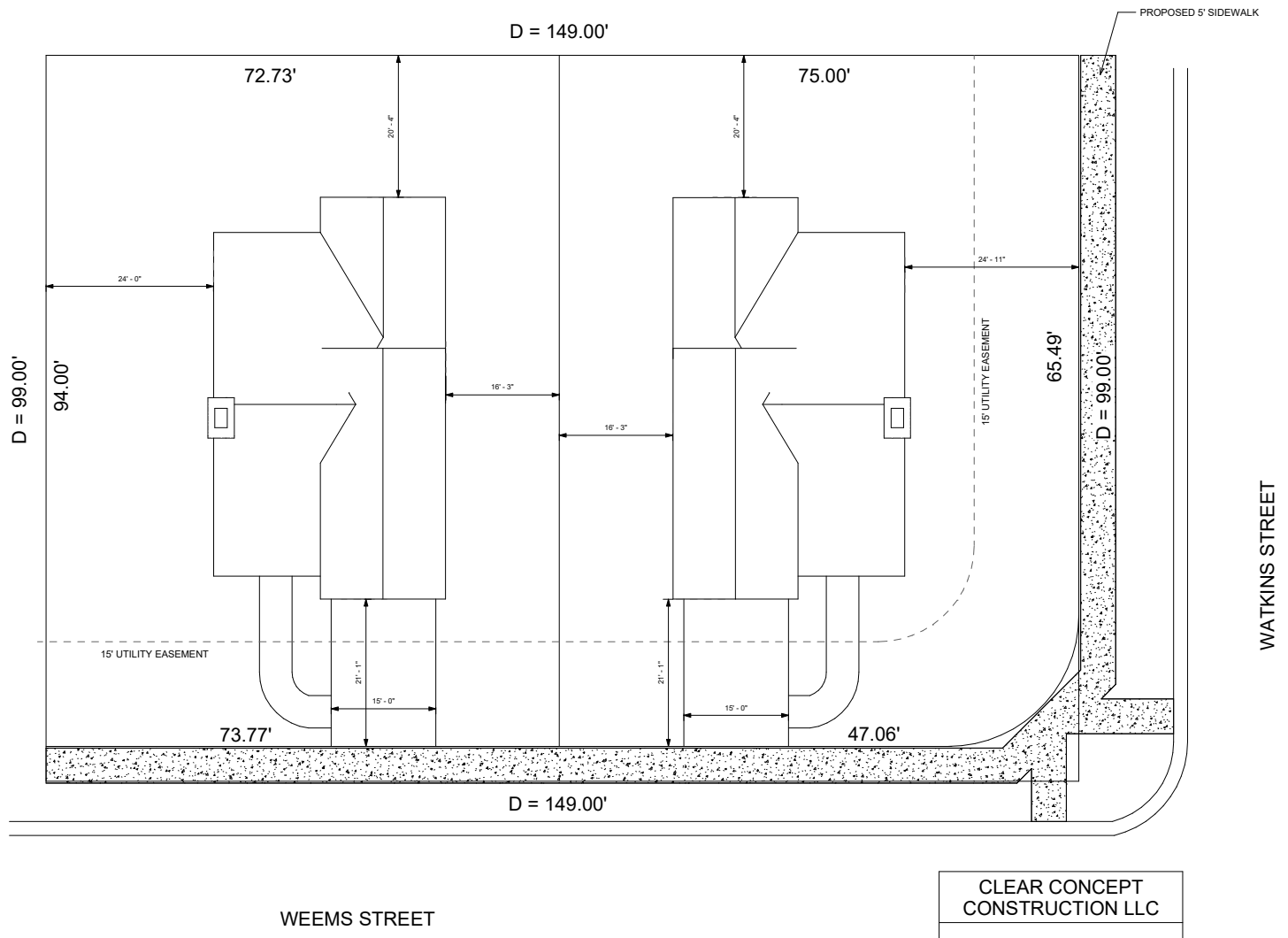
No shutters are being proposed which is desirable. The applicant is proposing a gable roof. This is compatible with surrounding homes. HVAC equipment will need to be screened from view.

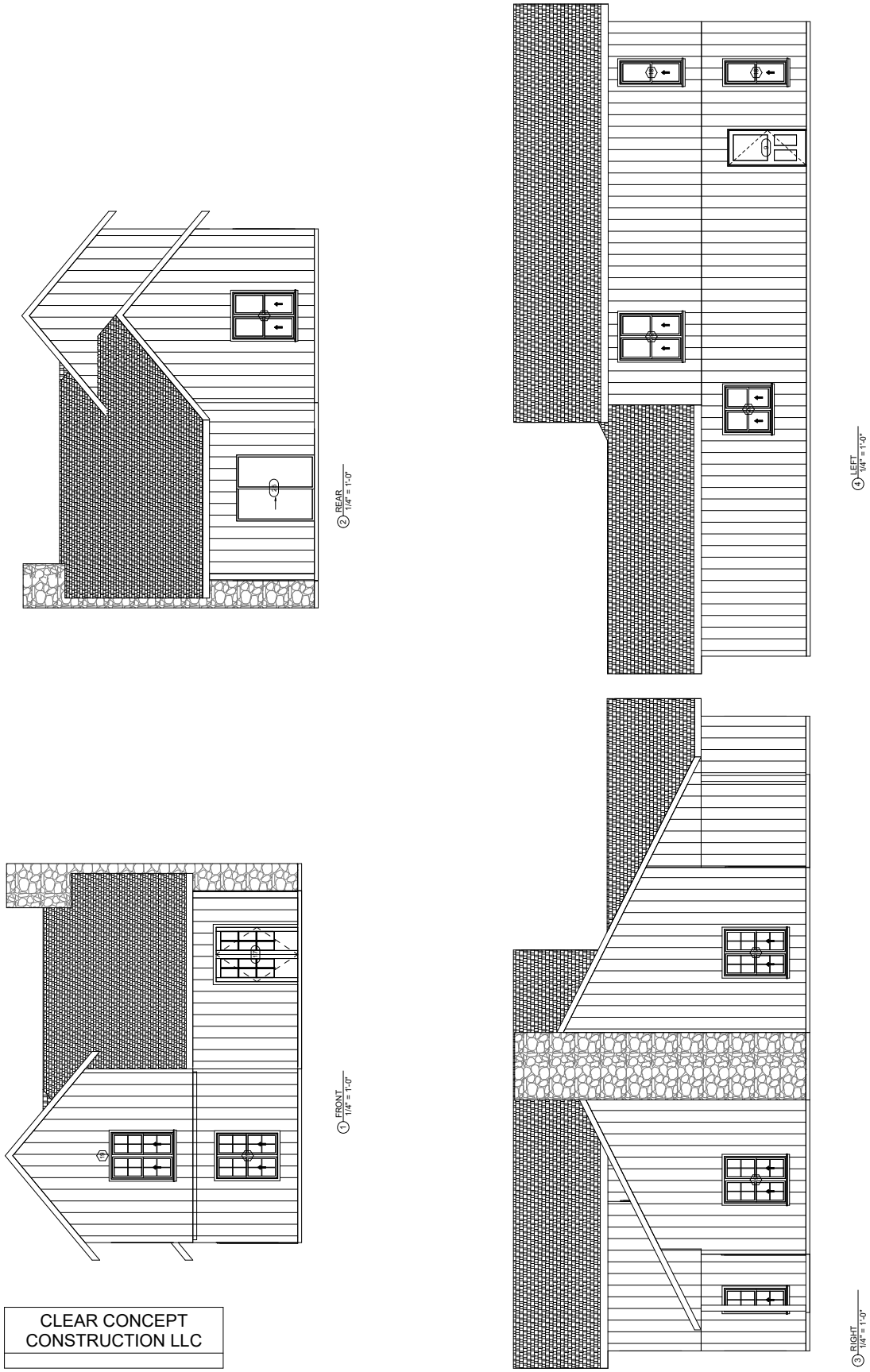
RECOMMENDATION

Staff recommends approval of the request with the following 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 Issuance of a Certificate of Appropriateness (COA), the "Shriya Replat" (SUB-1023-0176) needs to be filed with the Faulkner County Clerk.
3. Windows shall be at least one-over-one (fixed windows are prohibited). If muntin bars are used, they must be true divided lights.
4. 25-40% of front elevation must contain windows. Prior to issuance of a COA revised elevations showing additional windows shall be approved by Planning Staff.
5. The porch must be at least 6' deep. Prior to issuance of a COA, revised plans showing a 6' deep porch must be approved by Planning Staff.
6. Driveway shall be concrete, pavers, or permeable paving and between 10' and 12' wide.
7. Prior to issuance of a Certificate of Occupancy, a 5' wide sidewalk shall be constructed.
8. Care should be taken to preserve all significant trees on the property. Any canopy tree removed must be replaced by a canopy tree from the approved tree list. If canopy trees cannot be replaced due to power lines, understory trees shall be planted along Weems and Watkins Streets with a spacing of one tree every 30 feet and at least one canopy tree planted in the back yard.
9. Lighting shall be inward, downward, and shrouded so as to stay within the bounds of the property.

- 10. HVAC equipment shall be screened from public view.
- 11. Siding shall be composed of brick, stone, wood, or Hardie® siding/LP® SmartSide® type siding.





CLEAR CONCEPT
CONSTRUCTION LLC

2002 & 2006 Weems Street - New Single-Family Residences

Old Conway Design Overlay District

II.A



View of subject property from Weems St looking N



View of subject property from Watkins St looking W



Property adjacent to the S



Property adjacent to the W



Property adjacent to the S



Property adjacent to the E

2055 Harkrider Street - Sign Variance

Old Conway Design Overlay District

APPLICANT/AUTHORIZED AGENT

Jimmy Parker
Custom Advertising of Arkansas
PO Box 91
Alexander, AR 72002

OWNER

Kattom Retail Center, LLC
1820 Warwick Hills Ln
Conway, AR 72034



SITE DATA

Address. 2055 Harkrider St.

Present Zoning. C-3 (Highway Commercial) Old Conway Overlay District, Suburban Zone

Abutting Zoning. North & East: C-3 (Highway Commercial), South & West: C-3/Old Conway Design Overlay District, Suburban Zone

Lot Area. ± 1.12 acres.

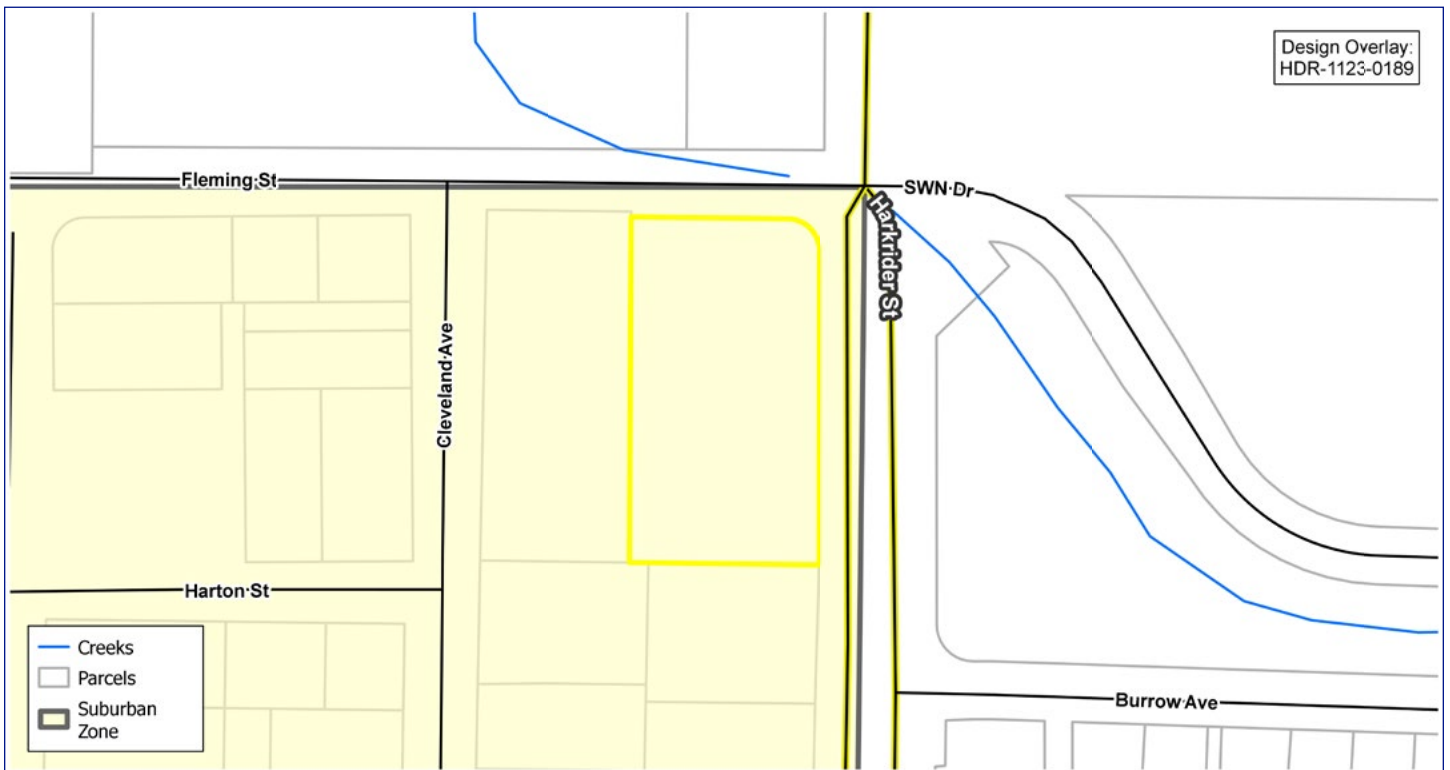
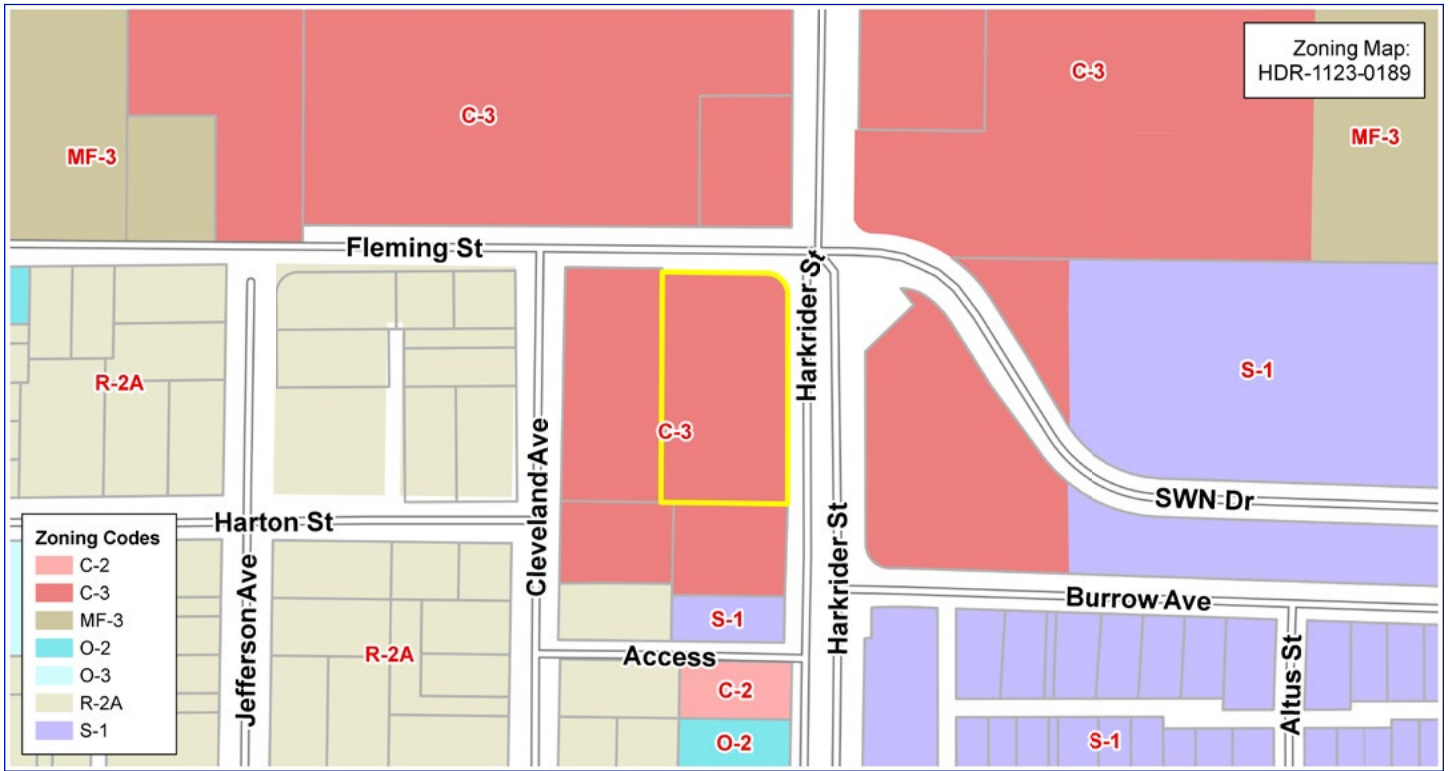
Surrounding Area Structures. The property is located in the Suburban Zone of the Old Conway Design Overlay District on the southwest corner of Fleming St and Harkrider St. Area structures consist of multi-family residences to the west and commercial structures to the north and south.

General Description of Property and Proposed Development. Applicant is proposing to construct a 7'-4" x 8'-3" freestanding sign. This is a fuel sign for Horton's Express which indicates the fuel company logo (Valero®) with a digital display of fuel costs.

2055 Harkrider Street - Sign Variance

Old Conway Design Overlay District

II.B



STREETSCAPE

Signage. All signage shall adhere to the guidelines and regulations detailed within Ordinance #O-06-134 (Article 12, City of Conway Zoning Ordinance) and all amendments thereto, all Overlay District regulations which may apply, and any and all other current laws pertaining to signage.

Signage (District-wide). The one exception to the aforementioned guideline is for the area measurement for those signs most commonly referred to as "freestanding" signs. A freestanding sign is a sign supported permanently upon the ground by poles or braces and not attached to any building. Most commonly, these signs take the form of a 'monument' sign or 'post-and-arm' sign. In no case shall any freestanding sign within the Old Conway Design Overlay District exceed 16 sf in area per side, and a maximum height of 4', without an exception granted by the Historic District Commission.

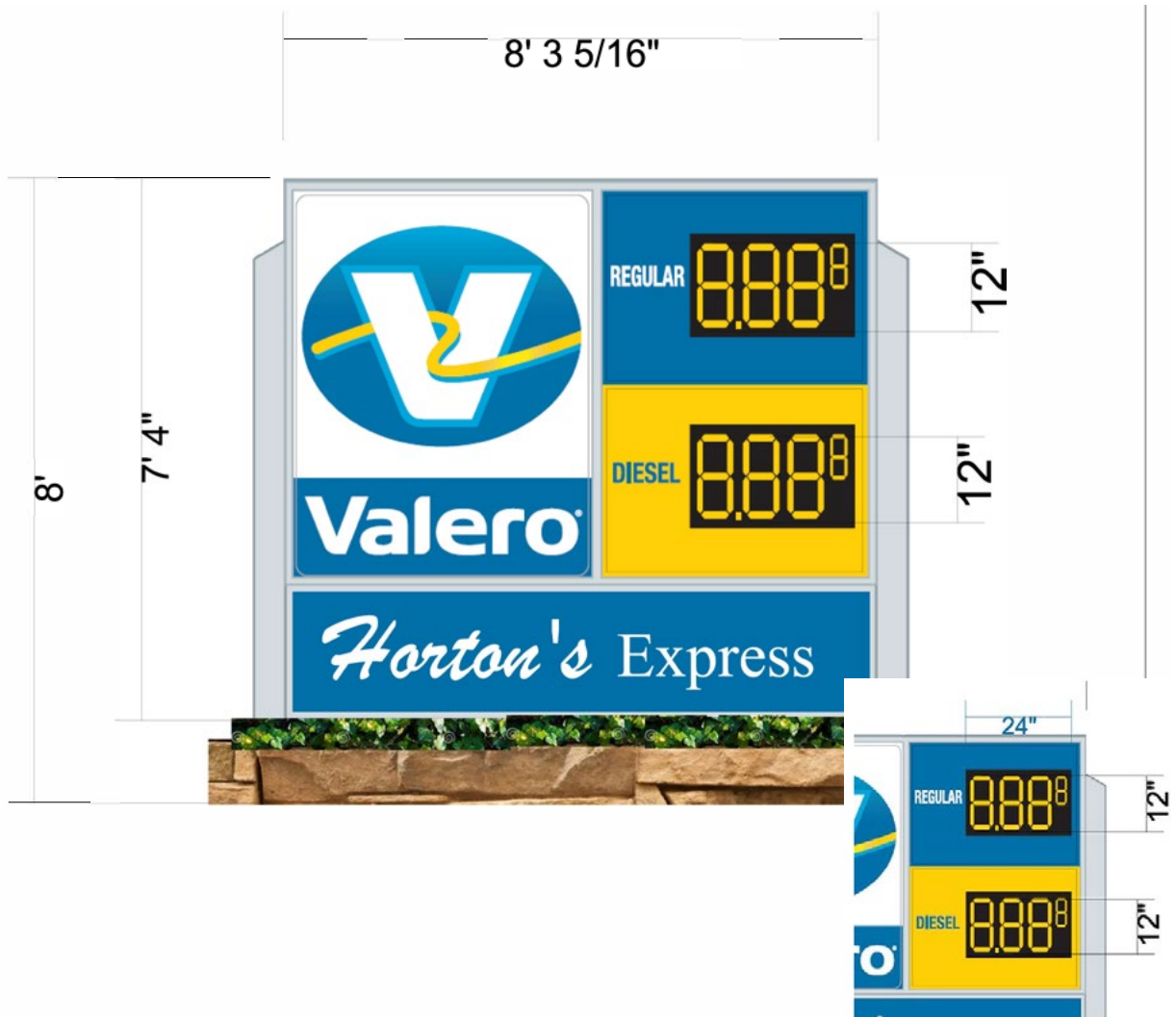
The proposed sign is 8' tall and approximately 60 sf in area, necessitating an exception by the HDC.

This sign is typical for fuel stations and is located on a major thoroughfare at the corner of the historic overlay and other commercial businesses on Harkrider St.

RECOMMENDATION

Staff recommends approval of the signs with the following conditions:

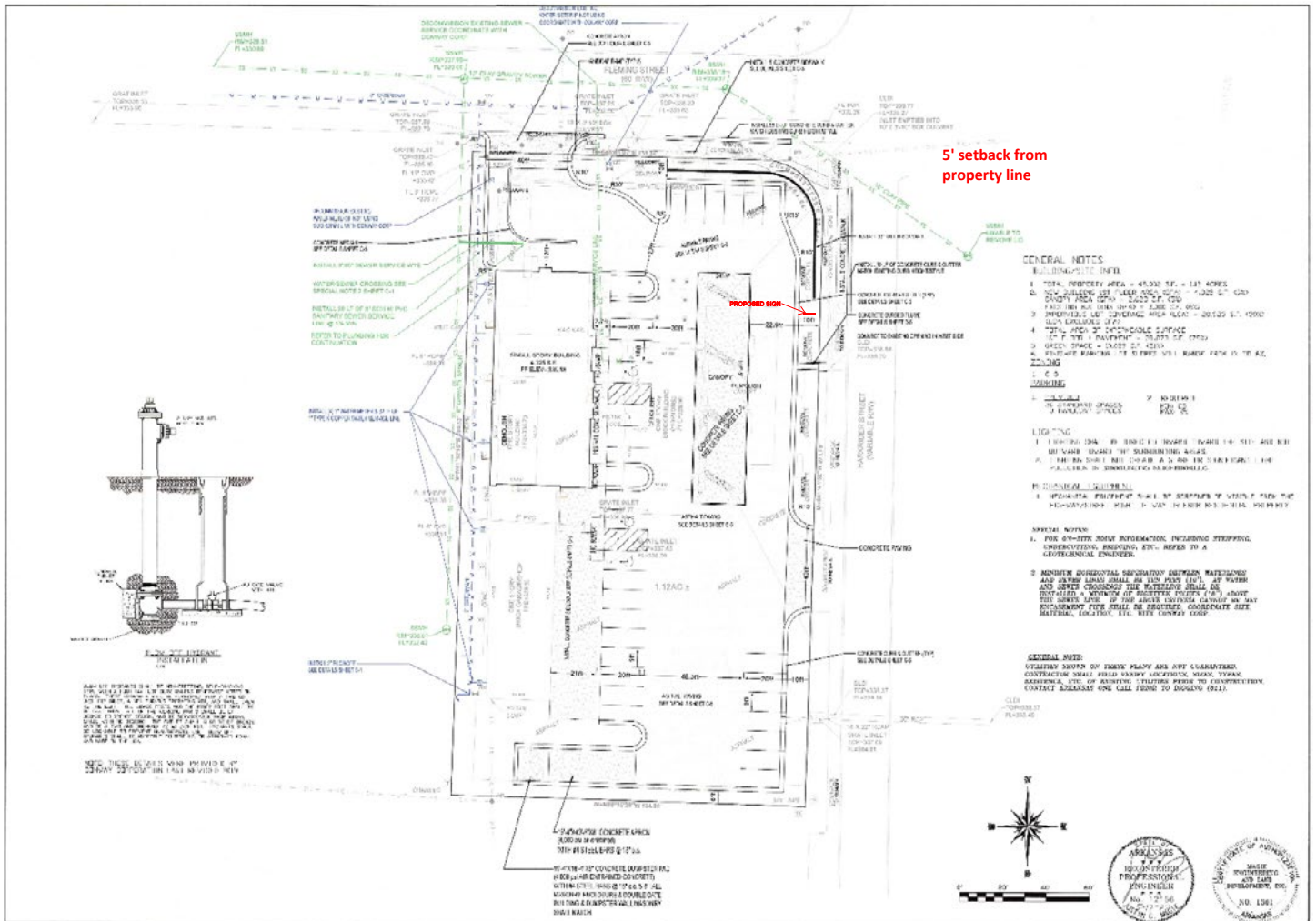
1. Applicant shall adhere to regulations outlined in Article 12 (Sign Code) of the Conway Zoning Code.
2. Landscaping is required around the base of the sign.
3. Sign shall be located out of the right-of-way and at least 5' from the property line.



2055 Harkrider Street - Sign Variance

Old Conway Design Overlay District

II.B



2055 Harkrider Street - Sign Variance

Old Conway Design Overlay District

II.B



View of subject property from Harkrider St looking S



View of subject property from Harkrider St looking N



View of subject property from Harkrider St looking SW



View of subject property from Fleming St looking S



Property adjacent to the N



Property adjacent to the S

APPLICANT/AUTHORIZED AGENT

Brandon Ruhl
Taggart Architects
600 Main St, Ste 300
Little Rock, AR72114

OWNER

Eagle Rock Capital, LLC
1090 Spencer St
Conway, AR 72032



SITE DATA

Address. 565 Front St.

Lot Area. ±0.81 acres (35,282 sf)

Present Zoning. C-1 (Central Business District), Old Conway Design Overlay District, Urban Zone.

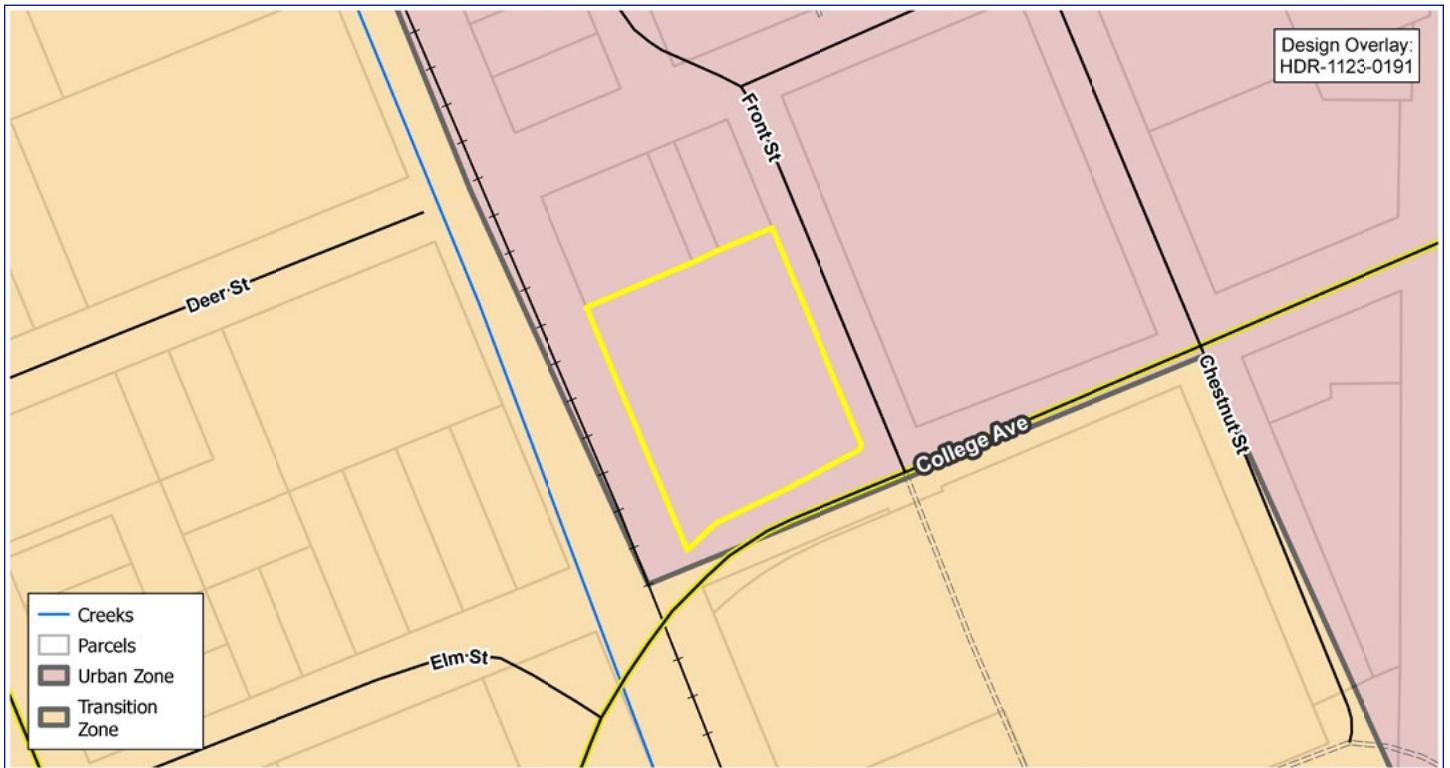
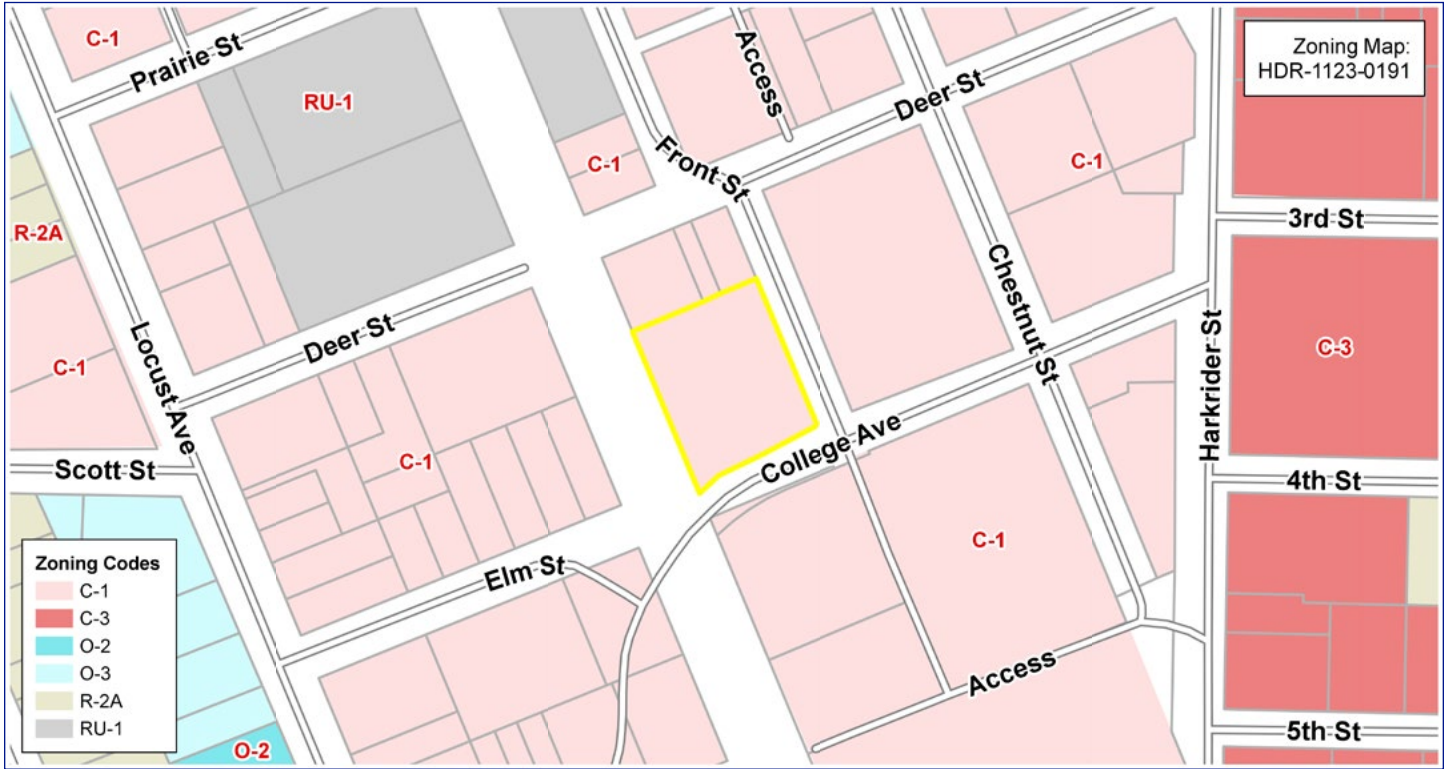
Abutting Zoning. C-1 (Central Business District), Old Conway Design Overlay District, Transition and Urban Zones.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Urban District on the southwest corner of the intersection of Front St and College Ave. Area structures include a private high school and associated parking to the south, a multi-tenant office development to the east, and an unimproved parking and small retail building to the north. The site abuts an active railroad to the west.

General Description of Property and Proposed Development. The applicant is proposing an adaptive reuse of the former Conway Block Co. location consisting of multiple concrete block and metal industrial buildings and office buildings, and support structures and elements. The new establishment, Conway Social, is a restaurant with indoor/outdoor dining options and pickleball courts. On February 27, 2023 the Historic District Commission reviewed this project proposal and approved staff recommendations. On June 26, 2023, HDC approved modifications to the previously approved design. The applicant has stated that they are having to “value engineer Conway Social pretty significantly to keep it in budget.” Staff determined that the changes warranted review by HDC. The changes include a reduction in height, the opening of some walls to provide an open-air courtyard, material articulation changes, and signage.

565 Front Street - Adaptive Reuse

Old Conway Design Overlay District



SITE & DENSITY

Setbacks and Spacing. In the Urban Zone, a zero setback is appropriate. A minimum of 80% of any building facade shall be within 3' of all property lines.

The existing structures to be reused are built to the property line or within the allowed build-to zone and are therefore appropriate.

Building Height. Buildings shall have a front facade which is no fewer than 2 stories in height.

The proposed modifications of the existing structures will create varied primary facades of one and two stories along Front St and College Ave with a maximum height of approximately 30'. Given the adaptive reuse nature of the project and its location in the Urban Zone, the proposed building heights are appropriate.

SITE & SERVICE

Landscaping & Paving. Recessed entries shall be paved with terrazzo, concrete pavers, concrete, stone, brick, tile or another high-quality hardscape material; asphalt and loose paving such as gravel are prohibited. Any proposed landscaping shall not block pedestrian access to storefronts or building entrances.

One courtyard is proposed. It is interior to the building, but is open air along College Ave and Front St. The primary entrance to the establishment is located interior to the site, abutting on-site parking. No landscaping is proposed that would interfere with patrons entering the establishment. Additional landscaping may be required as part of the site development review process.

Fences, Railings, & Walls. Fences, railings, and walls on private property is discouraged except when used to screen surface parking, protect pedestrians against grade changes, or to delineate a private courtyard. Fences, railings, and walls shall be constructed of metal, brick, or stone. Plastic, chain link, and wood are prohibited. Fences and railings shall be a minimum of 70% open.

No fencing, railings or walls are proposed along College Ave. A fence is proposed surrounding an outdoor pickleball court along Front St, but the fence material is not noted. The use of the fence is appropriate to delineate the private pickleball court from the abutting public pedestrian pathway and it should be 70% open.

The design proposes to utilize an existing approximately 7.5' solid masonry screen wall along the west property boundary which will screen on-site parking from abutting railroad, school, and residential uses beyond.

Vehicular Access Points. Alleys, where they exist should be counted as curb cuts and considered the primary vehicular access point for the block. On blocks without alleys, access points should be minimized to no more than one per block and be located as close to mid-block as possible. Curb cuts in the Urban Zone shall be no wider than 20'.

There is no alley access to this lot. The applicant is proposing one curb cut at approximately mid-block on Front St which appears to be 20' in width. The applicant shall confirm that the curb cut does not exceed 20' in width.

Off-Street Parking. Surface parking lots should be located in the interior of a block.

The off-street parking proposed is appropriately located in the interior of the block. Two ADA accessible parking spaces are proposed, which are adjacent to each other and share an access aisle. Additional off-street parking is proposed to the north on adjacent private property not owned by the applicant. A shared parking agreement will be required; a landscape screen will be required to separate all on-site parking from proposed adjacent off-street parking. This Historic District Commission review does not encompass the proposed shared parking; this component will be reviewed during site development review.

On-Street Parking. On-street parking is critical to the Urban Zone. Every effort should be made by both the City and developer to provide the maximum number of curbside spaces along streets.

There is very limited on-street parking available in the immediate area. 5 on-street parking spaces are available along College Ave abutting the multi-tenant development to the east. While these spaces are located in public right of way, they appear to be primarily utilized by the businesses which front College Ave. There is no other feasible option to provide on-street parking due to street design, etc.

Dumpster. Trash dumpsters are essential, but they should not be visible from streets or sidewalks and should be located center-block. They shall be screened by gates which complement the design of the primary building and utilize similar materials.

The dumpster enclosure is proposed center-block in an appropriate manner. The applicant needs to provide proposed gate material. Dumpster enclosure will be more closely reviewed during site development review for size compliance.

Utilities & Equipment. Mechanical and utility equipment [exclusive of fire hydrants], while essential, are unattractive and detract from the pedestrian environment. They should be located out of view from the public realm such as at the rear of the structure, screened by a gate or landscaping if along frontage, or behind a parapet or other architectural feature if roof-mounted.

The design indicates roof-mounted mechanical equipment screened by an architectural metal screen wall.

ARCHITECTURE

Façade Articulation & Ground-Level Façade Detail. A minimum of 35% of each upper story shall be windows. Facades shall be broken down into 20-30' "modules" or "bays" to prevent a monolithic edge to the street. Large, unarticulated walls are discouraged and shall have either a window or a functional public access at least every 10'. Building corners which face an intersection should strive for a high level of articulation; unique corner treatments are strongly encouraged. A minimum of 2/3 of the first story shall be windows. First story windows shall be 3' above ground level.

All 4 façades incorporate an appropriate amount of articulation. While the western and southern elevations do not incorporate the appropriate number of windows, staff understands that this is due to the adaptive reuse of existing building materials, interior design needs, as well as desired ambiance (i.e. not wanting headlights to encroach into dining and recreational areas). The differing types of building materials and visuals throughout all 4 façades provide an appropriate rhythm.

Building Materials. Urban Zone buildings are encouraged to include a large amount of transparent glass. 85% of first-story glass shall be transparent; the remaining 15% may be frosted or stained. Tinted or reflective glass is discouraged on all floors. Building materials (other than glass) shall include brick, stone, concrete, architectural metals (on no more than 20% of any facade), stucco/plaster, and wood trim. Prohibited materials shall include wood siding, pressed wood siding, composite siding, vinyl siding, and basic sheet metal sheathing. Exterior insulated finishing systems (EIFS) are discouraged and shall only be applied in upper story areas or areas not susceptible to impact damage. Materials covering the original architectural features of historic or significant buildings are strongly discouraged.

Applicant shall confirm that proposed glazing meets transparency requirements. In addition to glass, the applicant is proposing to apply stucco over the existing CMU. Material must be true a stucco material, not EIFS. The following is a list of proposed materials:

- Masonry
- Wood Siding
- Architectural Metals
- Glazing
- Stucco/Polycard
- Metal Screen Wall

(Wood siding has been proposed and approved for each iteration of this project.)

Building Entries. The primary pedestrian entry to each building shall be along the street frontage or along each or at the corner if the building is at an intersection. Recessed entries are encouraged.

As the development is located outside the primary downtown core where pedestrian traffic is primary to entries and as it provides some on-site parking, the primary entrance corresponding with the parking area is appropriate. Additionally, the façades along street frontages will include ample windows to adequately engage pedestrian traffic.

Overhead Cover. Overhead cover is generally encouraged along and above all sidewalks within the Urban Zone.

An overhead cover is not applicable due to the adaptive reuse nature of the development with limited building height at the street.

Exterior Building & Accent Lighting. All projects should provide appropriate levels of building mounted lighting on the facade; it helps light the sidewalk and improve safety and security within the public realm.

It is unclear if any exterior building or accent lighting is proposed other than string lights above the roof deck. This element will be reviewed further during site development review.

STREETSCAPE

Sidewalks. Sidewalks shall be provided along all street frontages located within the public realm.

All frontages have existing sidewalks. If any sidewalks are damaged during construction the builder/developer will be required to repair them.

Signage. All signage should be considered integral to site and structure design and should complement the design character. All signage shall adhere to the guidelines and regulations detailed in Article 12 of the Conway Zoning Code.

Signage is proposed on all but the west elevation and all complement the design character. All signage shall be permitted separately. HDC approval of the project design does not include approval of signage.

RECOMMENDATION

Staff recommends approval of the proposed adaptive reuse design with the following 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. The property shall be re-platted prior to issuance of building permits.
3. The sidewalks along Front St and College Ave shall remain in place and shall be replaced/repared if damaged during construction.
4. Landscaping requirements will be reviewed as part of site development review. Additional landscaping may be required along west façade and screen wall.
5. Fencing proposed around outdoor pickleball court shall be 70% open and shall be constructed of metal. Plastic, chain link, and wood are prohibited.
6. Any material treatment applied to existing CMU be true stucco; EIFS is not permitted on any first-floor areas.
7. 85% of all first story glazing shall be transparent.
8. All signage shall comply with Old Conway Overlay District guidelines and regulations detailed in Article 12 of the Conway Zoning Code. All signage is permitted separately from all review and building permit processes.
9. Some level of exterior building/accent lighting should be provided; this element will be reviewed as part of site development review.
10. HVAC equipment be placed in a manner to minimize its visibility from the street and screened adequately.

TAGGART
ARCHITECTS



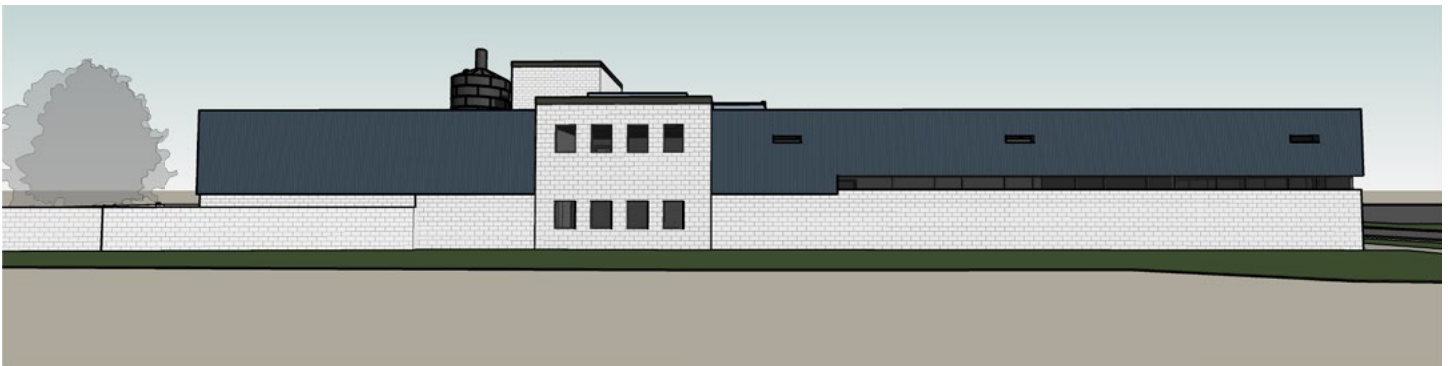
FRONT ST PERSPECTIVE



SOUTH PERSPECTIVE



NORTH PERSPECTIVE



WEST ELEVATION

Changes proposed to approved design

TAGGART
ARCHITECTS



East Elevation



South Elevation



North Elevation



West Elevation

565 Front Street - Adaptive Reuse

Old Conway Design Overlay District

II.C



View of subject property from Front St looking NW



View of subject property from Front St looking SW



View of subject property from College Ave looking NW



View of subject property from College Ave looking NE



Property adjacent to the E



Property adjacent to the S



2024 SCHEDULED MEETING DATES

Application Deadline	Historic District Commission Meeting
January 5, 2024	January 22, 2024
February 9, 2024	February 26, 2024
March 8, 2024	March 25, 2024
April 5, 2024	April 22, 2024
May 10, 2024	May 29, 2024 ¹
June 7, 2024	June 24, 2024
July 5, 2024	July 22, 2024
August 9, 2024	August 26, 2024
September 6, 2024	September 23, 2024
October 11, 2024	October 28, 2024
November 8, 2024	November 25, 2024
November 29, 2024 ²	December 17, 2024 ³

- Historic District Commission meetings are held the 4th Monday of each month at 5:30pm.
- All meetings are held in the City Council Chambers of City Hall at 1111 Main Street.
- All applications/submissions are due by 3:00pm on the submission deadline date. The Planning & Development Department receives submissions for historic district review via the Civic Access Portal at the following link. [APPLY ONLINE](#)
- 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 Commission if Staff determines that all comments have been addressed.

¹ Meeting moved due to Memorial Day observance & May 28th City Council meeting date

² Application deadline moved to accommodate new December meeting date

³ Meeting moved due to holiday closures

In accordance with Historic District Commission By-Laws, Article II, Section B, *“The Commission shall elect, each November, from its membership a Chair, a Vice-Chair, and a Secretary for terms of one (1) calendar year each. Officer terms shall run from January to December.”*

Chair: _____

The Chair shall preside at all meetings and hearings of the Commission, shall sign all approved minutes and other appropriate documents on behalf of the Commission, and, in coordination with Planning staff, be responsible for the orientation and training of new members.

Vice-Chair: _____

The Vice-Chair assumes all duties of the Chair in the Chair's absence.

Secretary: _____

The Secretary, in coordination with staff, is responsible for monitoring the minutes of each meeting, maintaining a copy of the by-laws for the Commission, maintaining a record of the current membership including terms of office, maintaining a record of the organization of the Commission, and the distribution of conflict of interest forms at the appropriate time.