



CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

July 22, 2024 • 5:30pm • 1111 Main Street



City of Conway

HISTORIC DISTRICT COMMISSION

July 22, 2024

MEMBERS

Emily Walter, Chairman
Liz Hamilton, Vice-Chairman
Jenny Davis, Secretary
Marianne Black
Josh Hamilton
Nathaniel Johnson Jr.
Corey Parks

Call to Order.

Roll Call.

Approval of Minutes. June 24, 2024

I. Public Hearing Items - Old Conway Design Overlay District

- A. 710 Merriman St (HDR-0624-0085)
- B. 2014 Washington Ave (HDR-0724-0091)
- C. 1405 Hamilton St (HDR-0724-0092)
- D. 1152 Hunter St (HDR-0724-0093)

II. Additional Business

- A. Items as decided by the Commission

Adjourn.

710 Merriman St - Remodel

I.A

Old Conway Design Overlay District-Northeast Old Conway Area (NEOCA)

APPLICANT/AUTHORIZED AGENT

Monty Moix
4106 Mallard Lane
Conway, AR 72034

OWNER

Rankin-Salter LLC
P.O. Box 1735
Conway, AR 72033



SITE DATA

Address. 710 Merriman St.

Present Zoning. T-4 (Transition Zone), Old Conway Design Overlay Transition District.

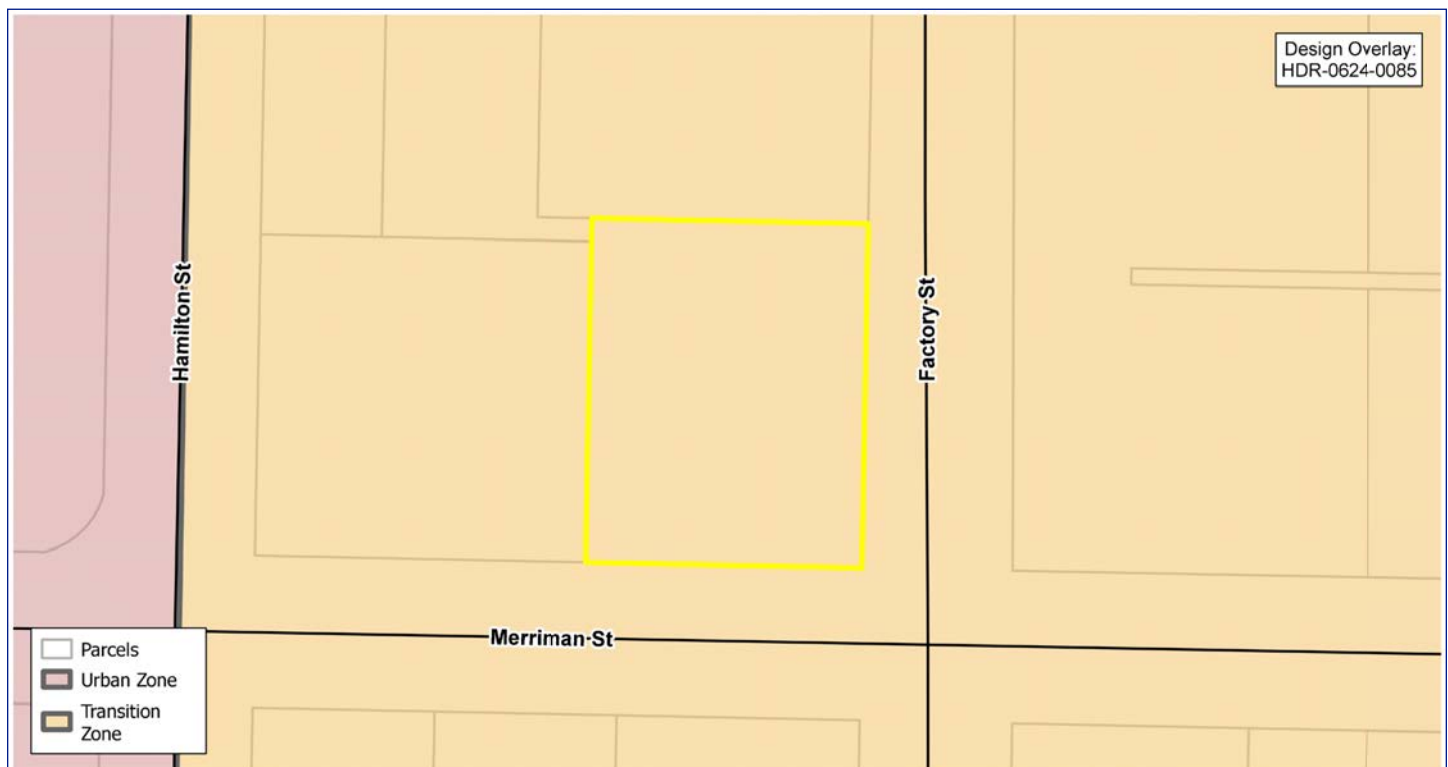
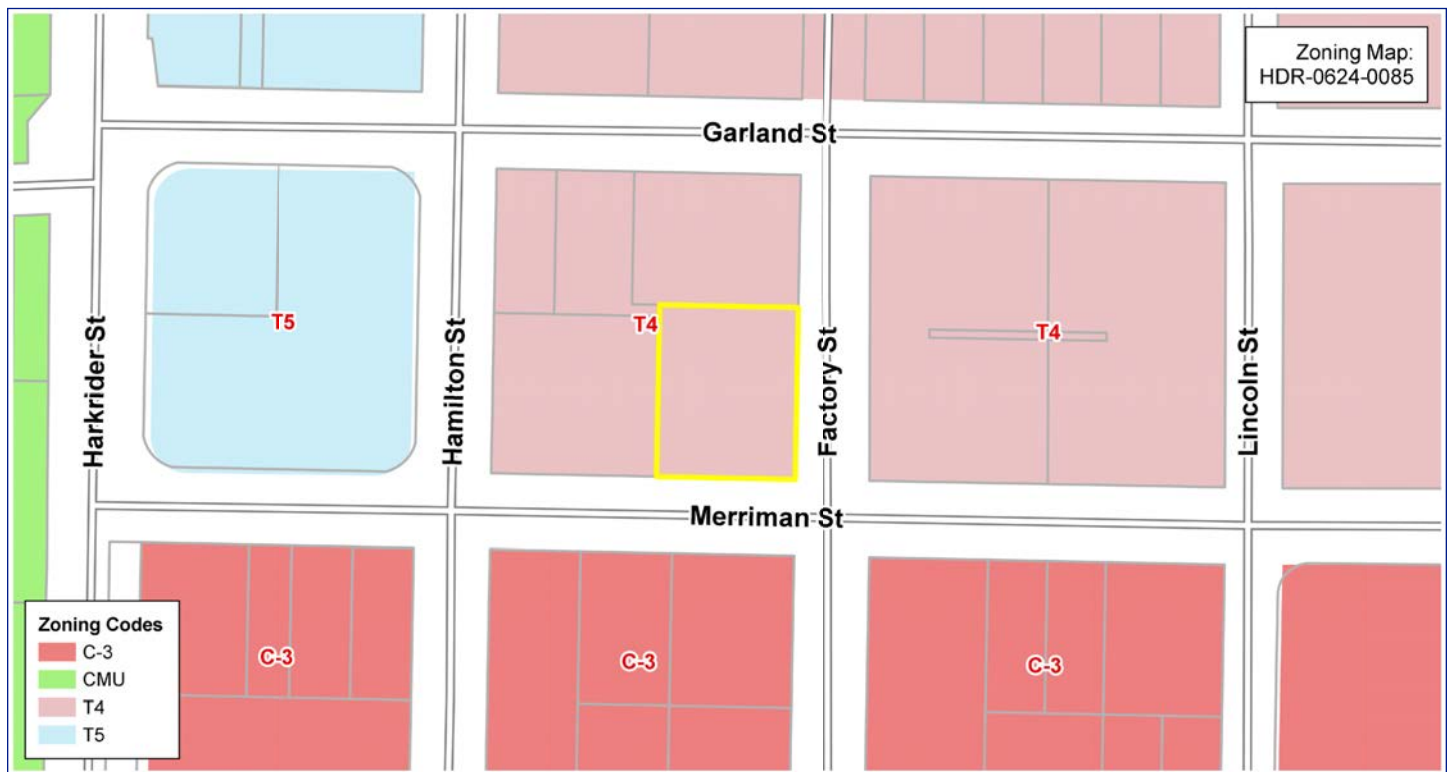
Abutting Zoning. North/East/West: T-4, OCDOD Transition; South: C-3 (Highway Commercial), OCDOD Transition.

Lot Area. 0.41 acres \pm .

Surrounding Area Structures. The property is located in the OCDOD Transition Zone on the southwest corner of Factory St and Merriman St. Area structures consist of pre-fabricated commercial buildings, restaurants, and automobile oriented businesses. There are two single-family residences in the minimal, traditional style on Merriman St.

General Description of Property and Proposed Development. The applicant is proposing to remodel an existing warehouse by adding windows, awning, brick veneer accents, and painting the metal siding. Also proposed is a sidewalk around the perimeter of the building.

Transition Zone Standards. It is the charge of the Conway Historic District Commission to determine where and how criteria from the Urban and/or Suburban zones shall apply within the Urban Transition Zone, basing their determination upon individual project dynamics, location, and desired neighborhood character.



Old Conway Design Overlay District-Northeast Old Conway Area (NEOCA)

Orientation. The front door of the structure should follow the orientation of entries along the street.
The added windows and doors will be oriented towards the street frontages.

Lot Coverage. The maximum allowable lot coverage for the Urban Transition Zone shall be eighty percent.
The current and proposed lot coverage is uncertain. Applicant shall meet this requirement which may be confirmed during Site Development Review as the 80% requirement is consistent between OCDOD, NEOCA and Conway Zoning Code regulations.

Driveway / Parking. Per Conway Zoning Code: Any off-street parking area for five (5) or more vehicles shall be paved with a sealed surface pavement and maintained to prevent dust resulting from continued use. Parking areas shall provide necessary drainage infrastructure and be graded so as to dispose of all surface water which may otherwise accumulate in the area. Where off-street surface parking lots are necessary for multi-family, office, and commercial activities, such lots shall be designed to minimize their size, visibility, and interference with pedestrian safety or comfort. Every effort should be made by developers to shelter adjacent properties, sidewalks, and the public realm as a whole from the unsightliness and clamor of surface parking.
All parking areas will need to be paved. The proposal shows 33 spaces. The proposal is considered over parked per the Conway Zoning Code. The minimum number of parking spaces is 18 and the maximum is 27. The site plan also shows existing parking spaces having continuous access, head-in parking with vehicles backing out onto public streets. Given the existing nature of these head in spaces and the need to meet at least 18 parking spaces, staff recommends removal of the head in parking along Merriman St and the retention of angled parking on Factory St.

Curb Cuts. Curb cuts in the Urban Transition Zone shall be no greater than twenty -four feet in width; however, for projects along quieter, neighborhood streets, twenty feet is encouraged.
Width of curb cut is not clear but may be confirmed during Site Development Review.

Trees. Canopy trees shall be planted within the public street frontage at ratio of one tree per thirty feet.
Applicant will need to submit a landscape plan with their Site Development Review application to confirm that provisions outlined in 1007.9.E are met.

Fences, Railings, & Walls. Fences, railing, and walls shall be constructed of metal, brick, or stone. Plastic, chain link, and wood are prohibited. Fences and railing shall be a minimum of 70% open.
Existing chain link fence/razor wire fence will need to be removed and replaced with fencing of permissible material type.

Massing.

Complexity of form. The detailing and wall breaks should relate well to structures in the area.
The complexity of form is enhanced through this project proposal with the inclusion of additional windows, awnings and brick accents.

Design Elements.

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

Materials and Detailing.

Building Materials. Building materials (other than glass) shall include brick, stone, concrete, architectural metals, stucco/plaster, and wood trim.
The applicant is proposing to repair metal building trim and paint; add new thinbrick wainscot with full height thinbrick veneer, and metal awnings.

Façade Articulation. Facades shall be broken down into distinct twenty to thirty foot “modules” or “bays” from side to side in order to prevent a monolithic edge to the street. The modules can follow structural, historical, aesthetic, or functional dimensions, but should always remain contextual to the street. Building façade designs shall respect the historical context of Old Conway with a clear ground floor, body, and cornice line (i.e. “base, body, and cap”). Designs should be contextual to adjacent buildings, including their cornice lines and horizontal banding. The use of traditional façade components is encouraged.

The only unarticulated wall is the western wall which is an existing condition and is interior to the site. Articulation for the other facades is increased by the project.

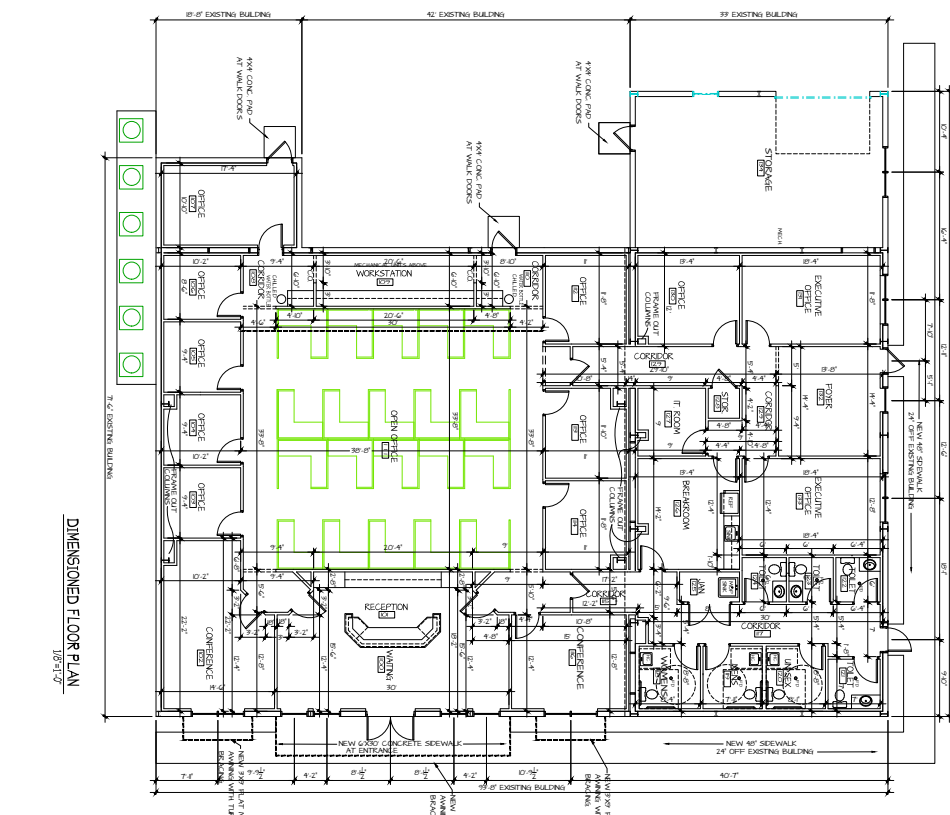
Building entries. Main pedestrian entries shall be located on the street to generate pedestrian traffic on the sidewalk. Building entries shall be emphasized with architectural features, changes in the façade plane, different massing or unique materials and finishes.

The proposal complies in that there are pedestrian entries oriented towards Merriman St and Factory St with changes along the façade plane.

Recommendations

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. Lighting shall be inward, downward, and shrouded so as to stay within the bounds of the property.
3. Utility apparatus, such as HVAC equipment, shall be screened from public view.
4. Materials shall be as shown on elevations. If substitute materials are used they must conform to the regulations for the Urban zone of OCDOD.
5. Lot coverage may not exceed 80%.
6. Curb cut may not exceed 24' in width.
7. Prior to issuance of a building permit, the proposal shall undergo Site Development Review which will require the applicant to provide planning staff with a deed showing the property in its current configuration for at least 10 years. If this deed cannot be provided, the property will need to be replatted.
8. All perimeter screening must conform to Article X of the Zoning Code. Planters shall be placed along the perimeter of the building to lessen the otherwise bulky appearance where the structure meets the ground.
9. Landscaping (planter boxes are appropriate, if desired) between the parking lot and Factory St.
10. Fencing shall be metal, brick or stone. Chain link/razor wire is not permissible.
11. Head in parking spaces will need to be removed from Merriman Street frontage and may be changed to angled parking along Factory Street. A minimum of 18 spaces and a maximum of 27 spaces is required for the site.



- ## FLOOR PLAN NOTES
1. LATEST SHOWN OTHERWISE, DIMENSIONS FROM EXTERIOR FACE OF WALL TO INTERIOR FACE OF WALL. DIMENSIONS REFLECT WALLS ARE TO THE FACE OF FINISH.
 2. DIMENSIONS SHOWN IN NOT IN CONTRACT FOR, FOR REBUILT ONLY.
 3. ALL DOOR, WINDOW, SILL, WEIR, AND REAR WALLS TO BE REBUILT.
 4. TOILETS ARE TO BE REMOVED TO THE OPEN SIDE OF THE ROOM STALL, CL WITH EXISTING CONTRACT.
 5. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS FOR ALL CODES, ORDINANCES, REGULATIONS, AND ALL OTHERS, EQUIPMENT OR MATERIALS.
 6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH EXISTING BUILDING FROM TO THE PROPERTY LINE, AND COORDINATE WITH ALL OTHERS.
 7. DIMENSIONS SHOWN ARE FROM INTERIOR OF WALL, OFF SET OF EXISTING BUILDING.



View of subject property facing N



View of subject property facing W



View of proposed parking area facing W



Property adjacent to the E, across Factory St



Property adjacent to the S, across Merriman St

APPLICANT/AUTHORIZED AGENT

Emily Ferris
1315 North St Ste 100
Conway, AR 72034

OWNER

Fason Properties LLC
13203 Macarthur Dr
Conway, AR 72032

**SITE DATA**

Address. 2014 Washington Ave.

Present Zoning. R-2 (Low Density Residential District), Old Conway Design Overlay Suburban District.

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

Lot Area. .22 acres (Lot 1) & .20 acres (Lot 2).

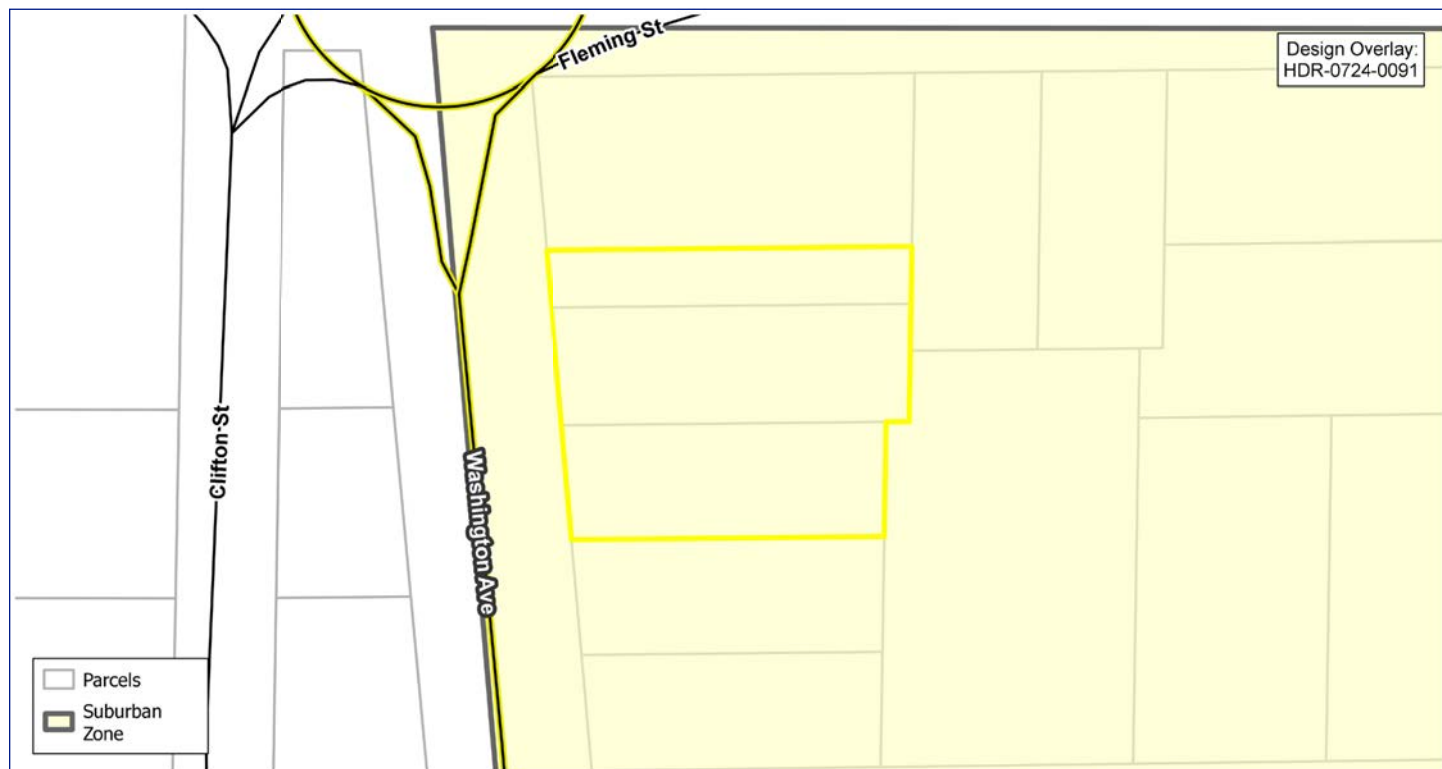
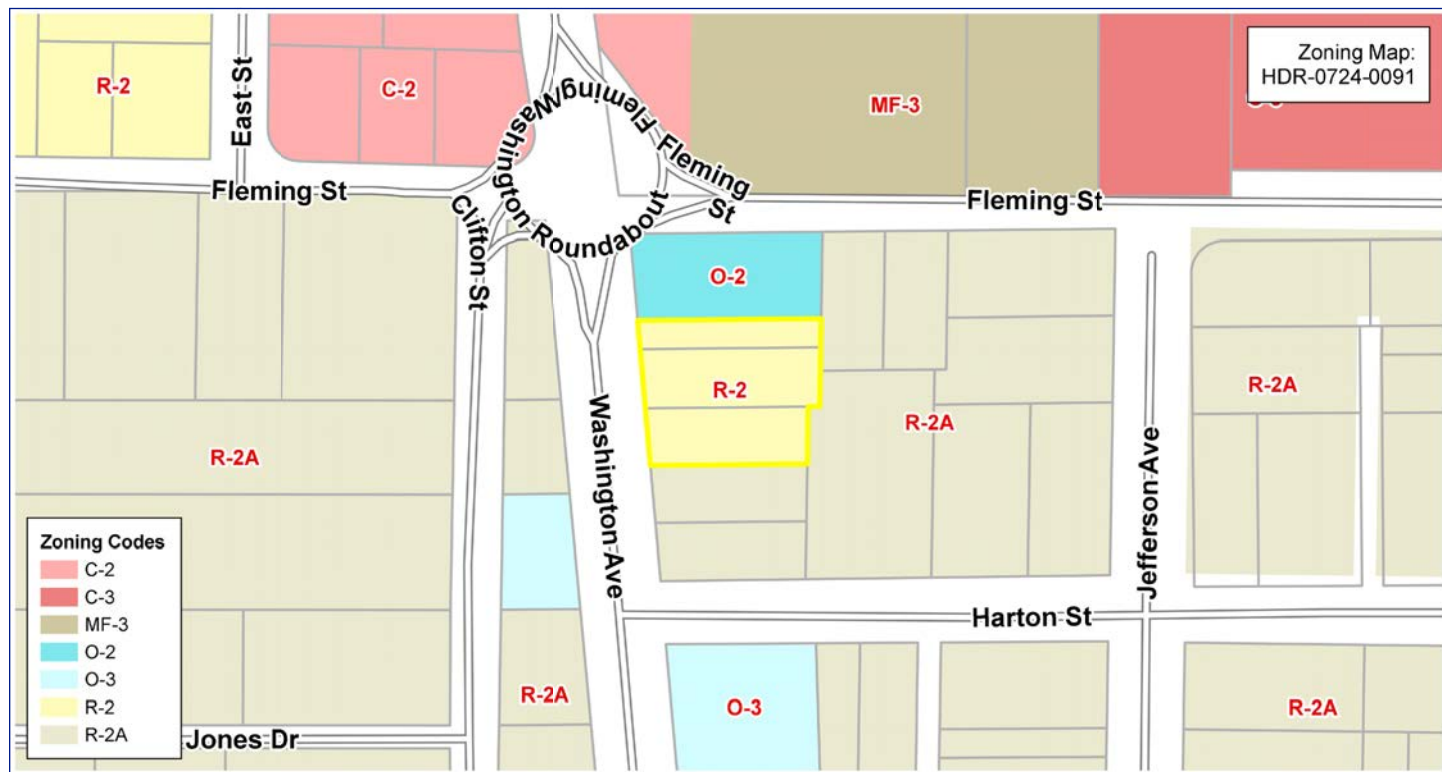
Surrounding Area Structures. The property is located in the OCDOD Suburban Zone east of Washington Ave between Fleming St and Harton St. Area structures consist of a mix of single-family homes in contemporary and minimal traditional styles.

General Description of Property and Proposed Development. The applicant is proposing to construct two new, identical 1855 sf duplexes with front and rear porches. Also proposed are four parking spaces per duplex at the rear. The proposed driveway is asphalt. This is an infill development. The current residence was destroyed by fire and is proposed for demolition. The property was recently rezoned from R-2A to R-2 and is in the process of being replatted to accommodate the proposed density. The style of the proposed residence is reflective of a craftsman.

2014 Washington Ave-New Construction: Duplexes

Old Conway Design Overlay District

I.B



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 23', based on five homes in area. The front setback is not clearly called out on the site plan but appears to be 15' and 16' from the right of way. To meet the guidelines, the front setbacks would need to be between 19.5' and 26'. The existing residence on the site has a front setback of approximately 12'. Given the existing conditions, staff can support a setback of less than 85% and 115% of the average in the area.*

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

Lot Coverage. Coverage:60% impermeable surfaces maximum in all residential zones.. *Lot coverage for Lot 1 is approximately 26% which conforms. Lot coverage for Lot 2 is approximately 28% which conforms.*

Orientation. The front door of the structure should follow the orientation of entries along the street. *The front door for this structure faces the street in a similar fashion to other structures on the street.*

Driveway / Parking. Parking in the front yard is not permitted. Parking is to be placed at the rear or side. Parking areas should be concrete, pavers, or permeable parking surfaces such as grass pavers. Asphalt is not appropriate for single or two family residences. Two parking spaces per dwelling unit are required. Driveways should be concrete, pavers, or permeable paving and sharing of driveways is encouraged. The use of permeable materials is strongly encouraged. Historic driveways such as concrete strips with a grass median are encouraged. The use of permeable materials is encouraged. Shared driveways are encouraged to lessen the amount of non-permeable surface. *The applicant has indicated a 20' shared driveway off Washington Ave. The driveway leads to the parking area which consists of four spaces per duplex. The surface material needs to be concrete, pavers or permeable paving. Considering the density of the proposal and its location, staff can support a concrete drive rather than concrete ribbons.*

Sidewalks. Sidewalks are required for new construction projects. *A sidewalk exists.*

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. *The applicant has indicated that one significant tree will be retained in addition to trees and shrubs being planted between each duplex and the driveway/parking area. It does not appear that any other trees will be impacted.*

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. *A cohesive style/orientation does not exist in the neighborhood as there is a mix of structures and use types. The duplexes do respect traditional square footages, height, and directional expression for their residence type.*

Footprint. The structure should respect the ratio building footprint to lot area of homes within the general vicinity. *The building footprint for Lot 1 is 20% and the footprint for Lot 2 is 21%, similar to other homes in the general vicinity.*

Complexity of form. The detailing and wall breaks should relate well to structures in the area. *The proposed structures contain greater detailing and wall breaks than other structures in the immediate vicinity.*

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. *All elevations contain windows including several on the front facade. The front facades are 25%-40% windows.*

Design Elements.

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

The surrounding area does not have a cohesive theme of styles, mixing traditional, historic vernacular, modern, and contemporary elements. The design of the proposed residence seems to reflect a Craftsman style and complements the neighborhood.

Entries, Porches, and Porticos, Doors and Windows, Awnings. Porches are encouraged and should be at least 6' deep, when present. Entries should contain special decorative elements and ornamentation. Windows should be of divided-light construction, where divided-light windows are proposed. Fake muntin bars are not permitted. *The depth of the porch is not specified but appears to be more than 6' deep. The proposed windows feature wide trim and are three over one. 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. *Lighting is not indicated on the site plan.*

Materials and Detailing.

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

The applicant is proposing vertical Hardiboard siding, wood columns, brick veneer posts, and stucco accents.

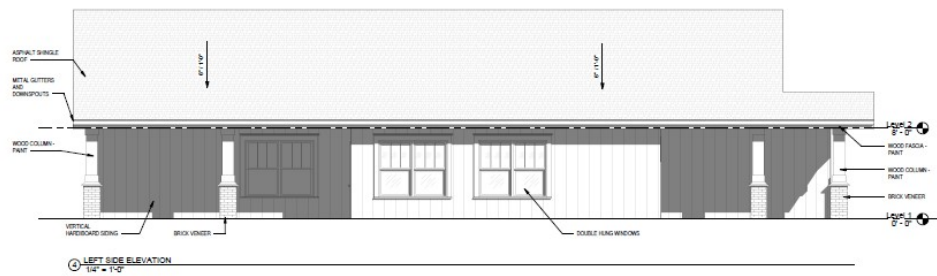
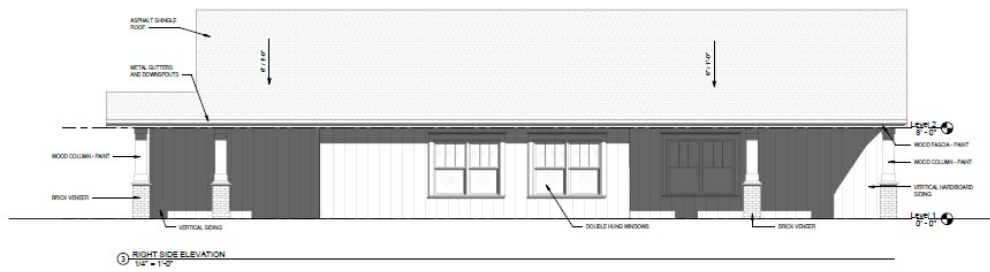
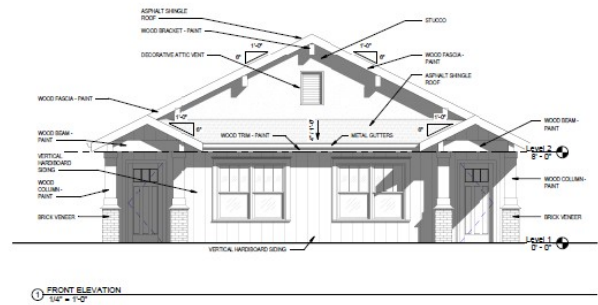
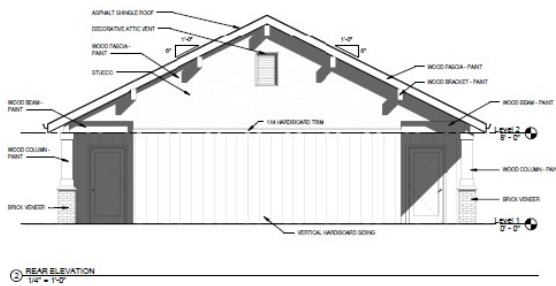
Shutters, Roof, Decks/Plaza Space, Skylights, Mechanical Screening. Roofing should respect the character of the surrounding area with respect to materials, pitch, and form. Metal roofing is prohibited unless historically used on the structure. *The applicant is proposing a gable roof with asphalt shingles. This is compatible with surrounding homes.*

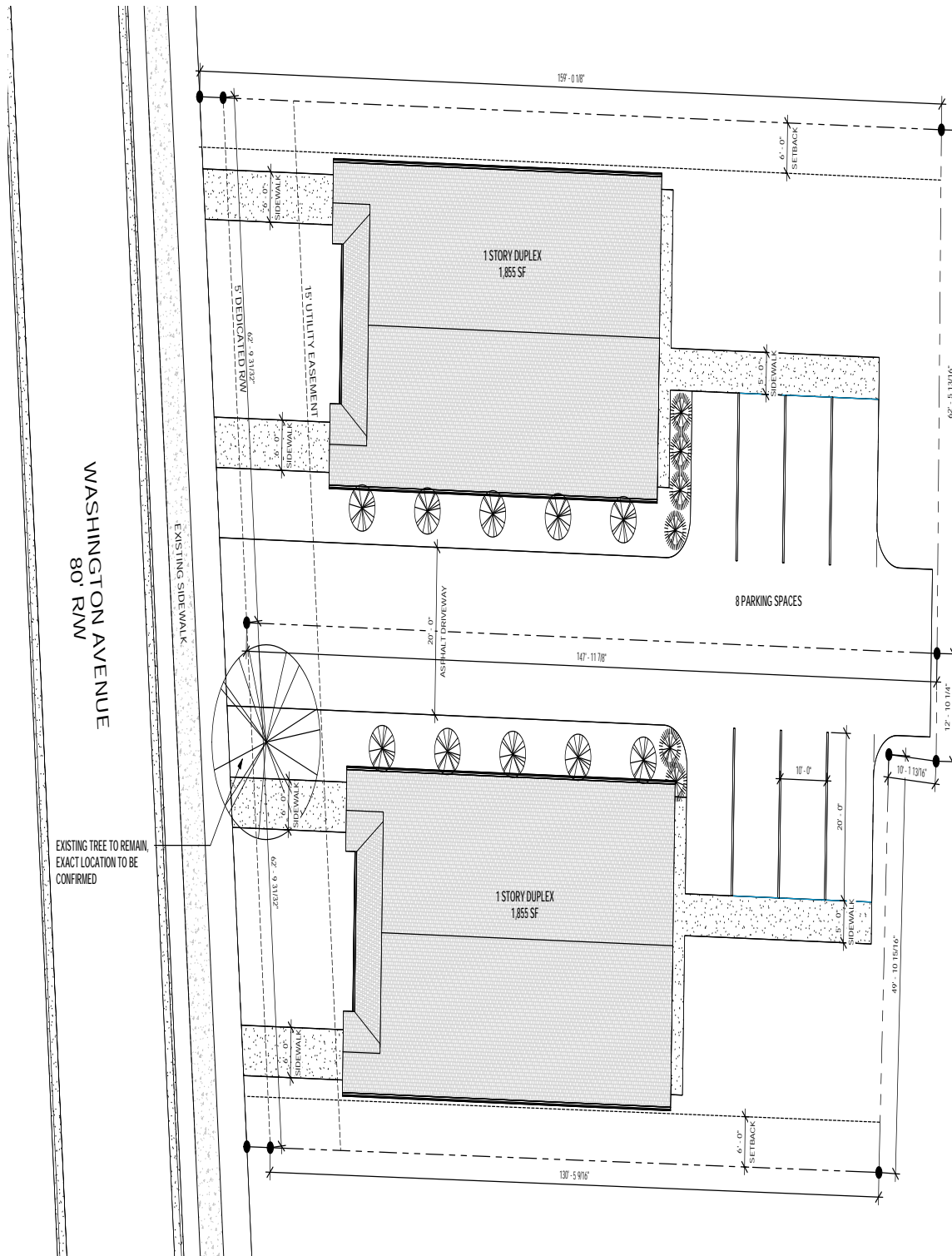
Mechanical system screening. HVAC units should be located where they are not readily visible from the street. If visible, they should be screened with shrubbery or fencing. *No HVAC equipment is shown on the site plan.*

Recommendations

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 building permit, SUB-0524-0073 needs to be completed with the filing of the final plat.
3. Landscaping shall conform to that shown on the site plan.
4. Driveway shall be concrete, concrete ribbon, pavers, or permeable paving; asphalt is not permitted.
5. Lighting shall be downward and inward toward the property.
6. HVAC equipment shall be screened from public view.
7. Addressing shall conform to that shown on the final plat.
8. Prior to issuance of a Certificate of Appropriateness, applicant shall submit for review and approval a site plan showing:
 - The front property lines after ROW dedication and the setback between the duplexes and the property lines.
 - Depth of front porch.
 - Driveway composed of allowed materials.





1 SITE PLAN
1" = 10'-0"

NEW CONSTRUCTION
WASHINGTON AVE. DUPLEX
2014 WASHINGTON AVE. CONWAY, AR



07.01.2024

24220

ARCHITECTURAL SITE
PLAN

A0.1

2014 Washington Ave-New Construction: Duplexes

Old Conway Design Overlay District

I.B



View of subject property facing E



View of adjacent property to the W across Washington Ave



Adjacent property to the N



Property adjacent to the S



View of intersection to the N

1405 Hamilton St-Porch Additions & Fence

I.C

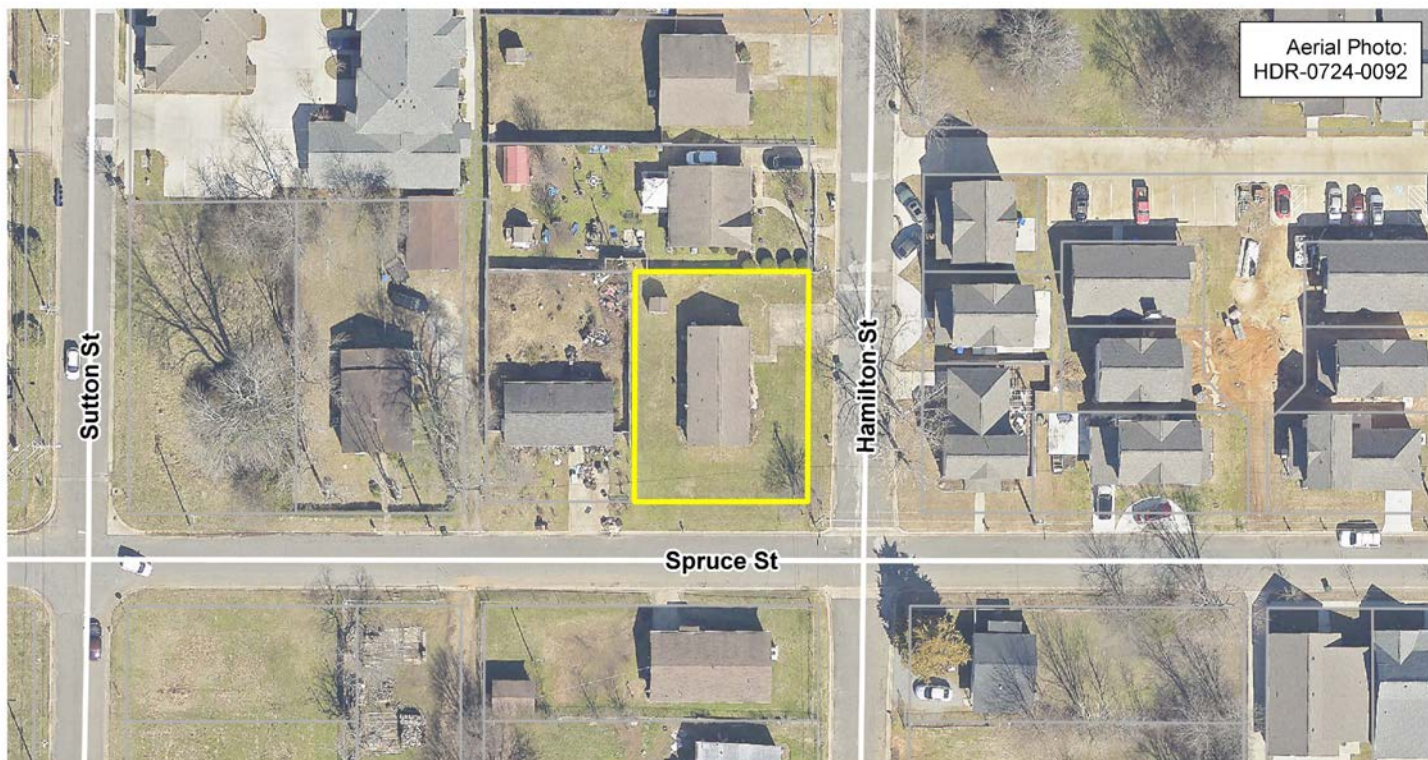
Old Conway Design Overlay District-Northeast Old Conway Area (NEOCA)

APPLICANT/AUTHORIZED AGENT

Josh Furgerson
1216 Clifton St
Conway, AR 72034

OWNER

Ossie Dixon
710 Bonnie Ln
Conway, AR 72034



SITE DATA

Address. 1405 Hamilton St.

Present Zoning. T-3 (Suburban Transect), Old Conway Design Overlay Suburban District.

Abutting Zoning. North/South/East/West: T-3, Old Conway Design Overlay Suburban District.

Lot Area. 0.17 acres \pm .

Surrounding Area Structures. The property is located in the NEOCA, OCDOD Suburban District on the southwest corner of Hamilton St and Spruce St. Area structures consist of a mix of single-family homes in Gable, contemporary, and minimal traditional styles.

General Description of Property and Proposed Development. The applicant is proposing to add a gabled roof over an existing concrete porch pad and construct a back porch with a gable roof. A fence is also proposed. The residence was built in 2005.

Setbacks and Spacing. Front: 17ft min, 23ft max; Secondary front: 8ft min; Side (Interior): 6ft min; Rear: 3ft min (fire code requires at least 5ft from the rear property line).

The front porch is 36' from the front property line and the rear porch is 8' from the rear property line.

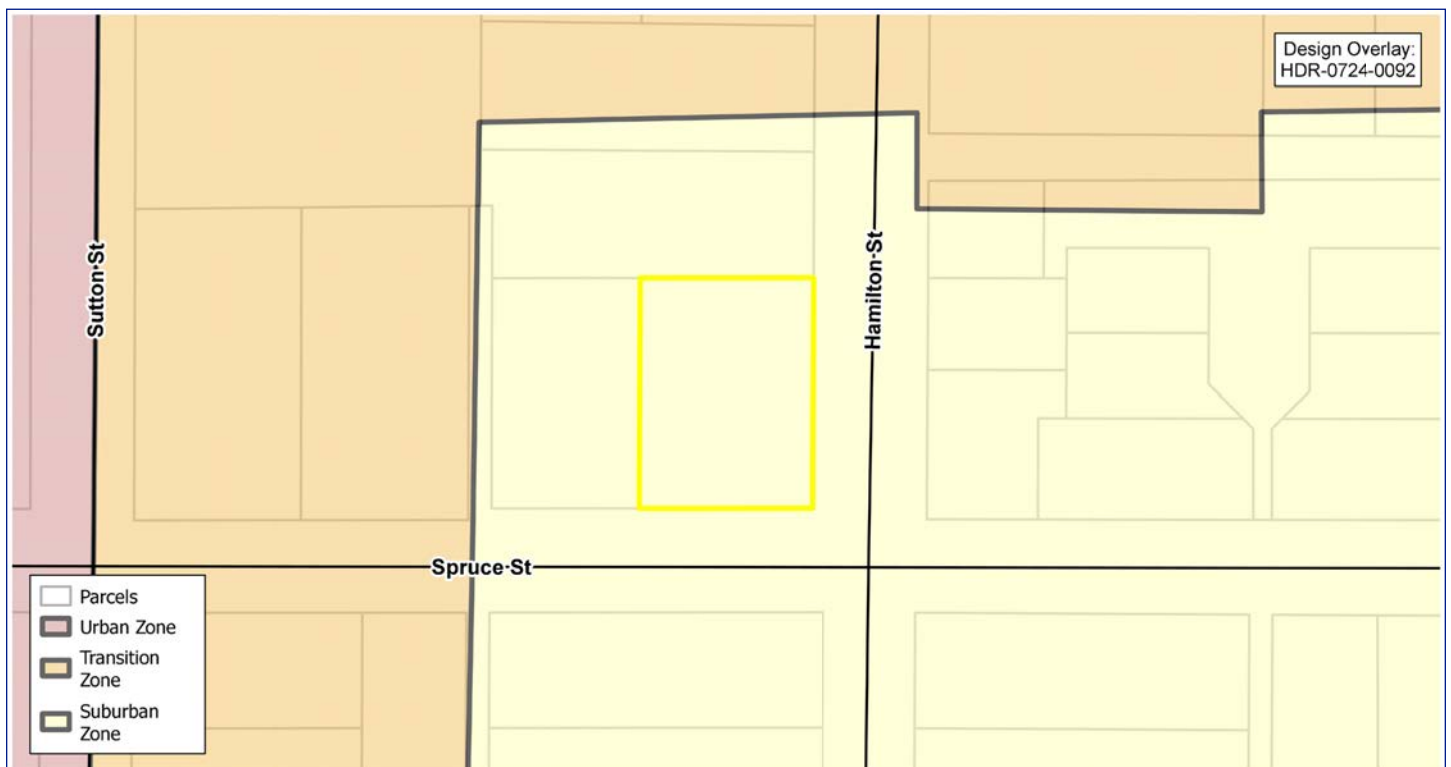
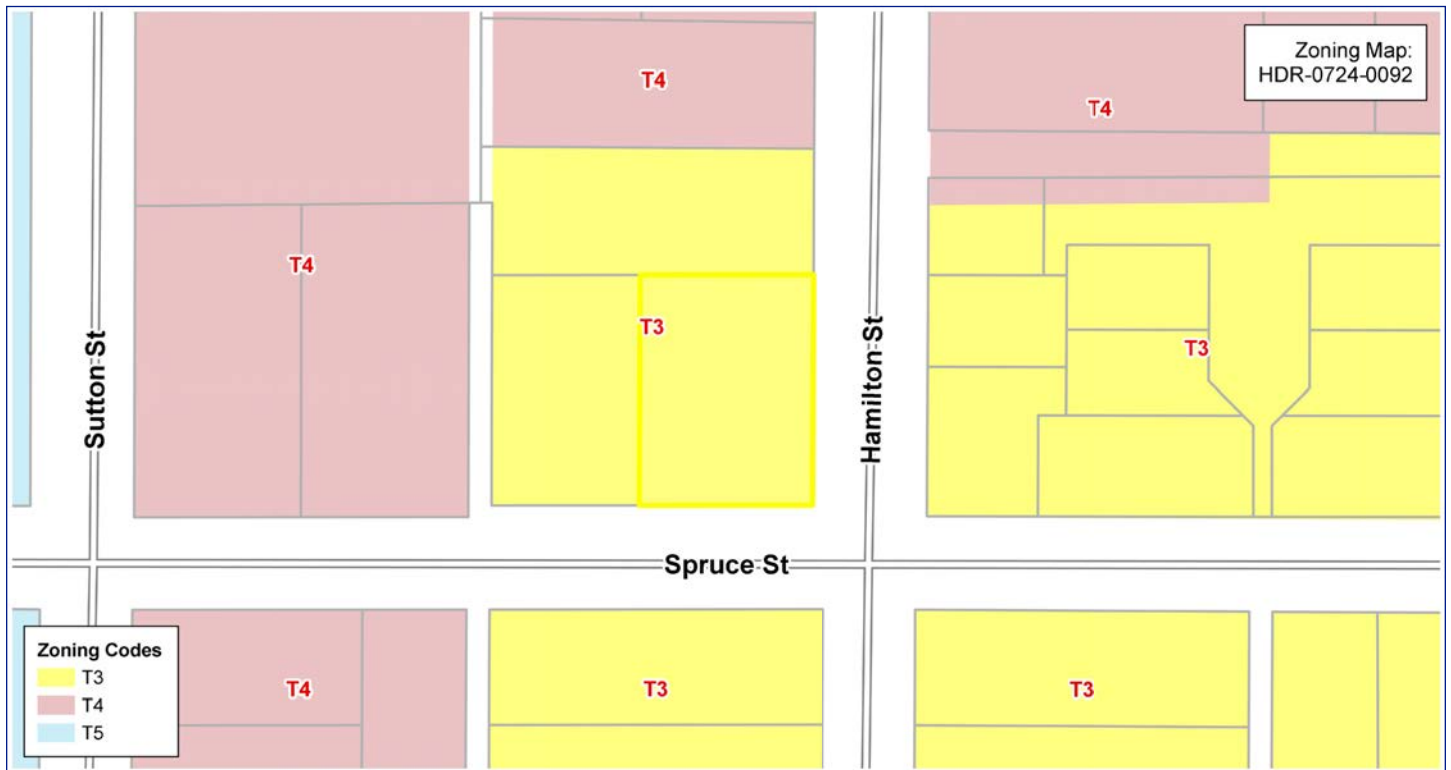
Lot Coverage. 60% maximum.

Lot coverage for this site is approximately 26%. The proposal conforms.

1405 Hamilton St-Porch Additions & Fence

Old Conway Design Overlay District-Northeast Old Conway Area (NEOCA)

I.C



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

Applicant is proposing a fence which shall conform to these specifications.

Massing.

Scale. The scale of the building should maintain the relationship of the structure's scale to the lot size of surrounding buildings. The height/width and directional expression of the structure should relate to historic patterns in the neighborhood.

The proposal does not significantly impact the scale, height, width, or directional expression of the existing residence.

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

The proposal conforms.

Complexity of form/Façade/Wall Area/Rhythm. The detailing and wall breaks should relate well to structures in the area. New facades shall be compatible with those of the surrounding area. Window and door openings should relate to the size and proportions contained in the surrounding area.

The addition of porches with eaves brings the existing residence further into conformance with this requirement.

Design Elements.

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.

The front porch is greater than 6ft in depth with the entry being enhanced with a gable roof.

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

No lighting is shown on the proposed plans.

Materials and Detailing.

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

No siding is proposed. Porch columns appear to be wood.

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.

Porch roof is a gable with asphalt shingles to match existing.

Recommendations:

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. Fencing shall be no more than 3.5 feet tall in front yard along the Hamilton Drive frontage and the secondary front yard along the Spruce St frontage. Pickets may be no more than 4 inches wide and 3 inches apart. Privacy fences shall be no more than 6 feet tall and are only allowed in rear yards. Fence may be constructed of wood, iron, aluminum mimicking iron, or composite wood-like material.

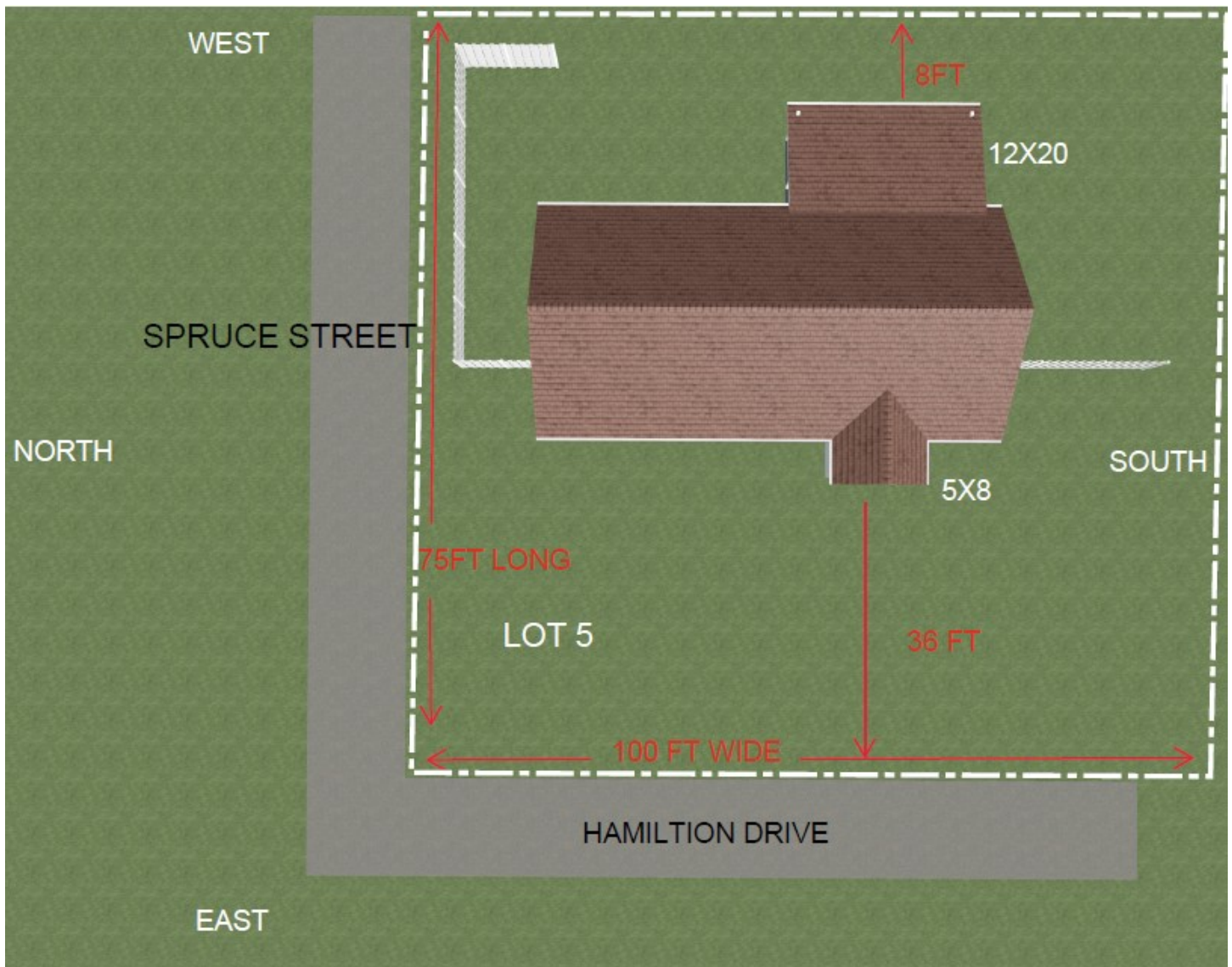
3. Lighting shall be downward and inward toward the property.

4. Porch roofing shall be asphalt to match existing residence.

1405 Hamilton St-Porch Additions & Fence

Old Conway Design Overlay District-Northeast Old Conway Area (NEOCA)

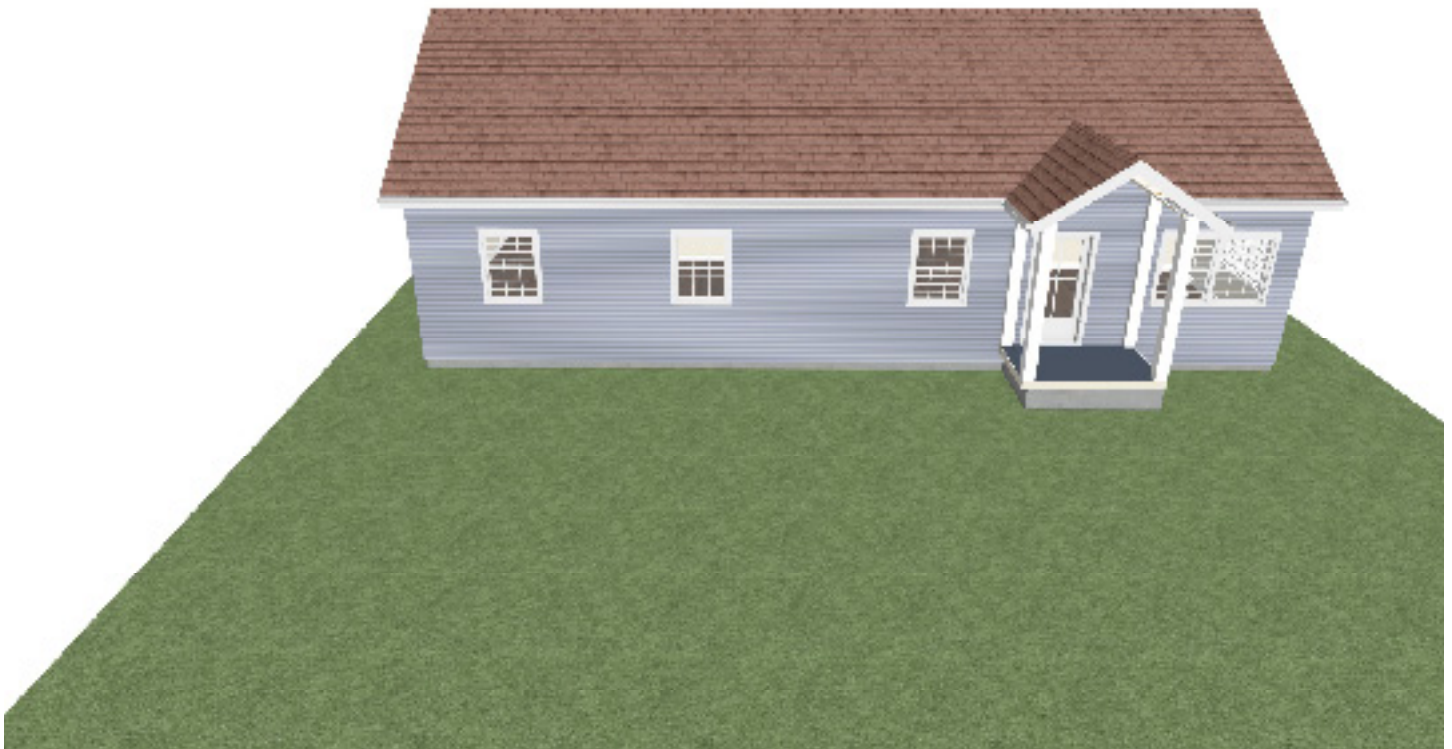
I.C



1405 Hamilton St-Porch Additions & Fence

Old Conway Design Overlay District-Northeast Old Conway Area (NEOCA)

I.C



Front Elevation



Back Elevation

1405 Hamilton St-Porch Additions & Fence

Old Conway Design Overlay District-Northeast Old Conway Area (NEOCA)

I.C



View of subject property facing W



View of subject property facing N



View of adjacent property to the E across Hamilton St



View of adjacent property to the N



View of adjacent property to the S across Spruce St

1152 Hunter St-New Construction: Duplexes

Old Conway Design Overlay District-Hendrix College Addition

I.D

APPLICANT/AUTHORIZED AGENT

Jason Oury
318 S. Washington Ave
Fayetteville, AR 72701

OWNER

Greg Lasker
28 Lakeview Dr
Conway, AR 72032



SITE DATA

Address. 1152 Hunter St.

Present Zoning. PUD (Planned Unit Development), Old Conway Design Overlay Suburban District (OCDOD).

Abutting Zoning. North: PUD; South/West: R-2A (Two Family Residential District)-OCDOD; East: S-1 (Institutional District)-Traditional Neighborhood Development Overlay District (TNDOD).

Lot Area. 0.24 acres ± (Lots 1 &2).

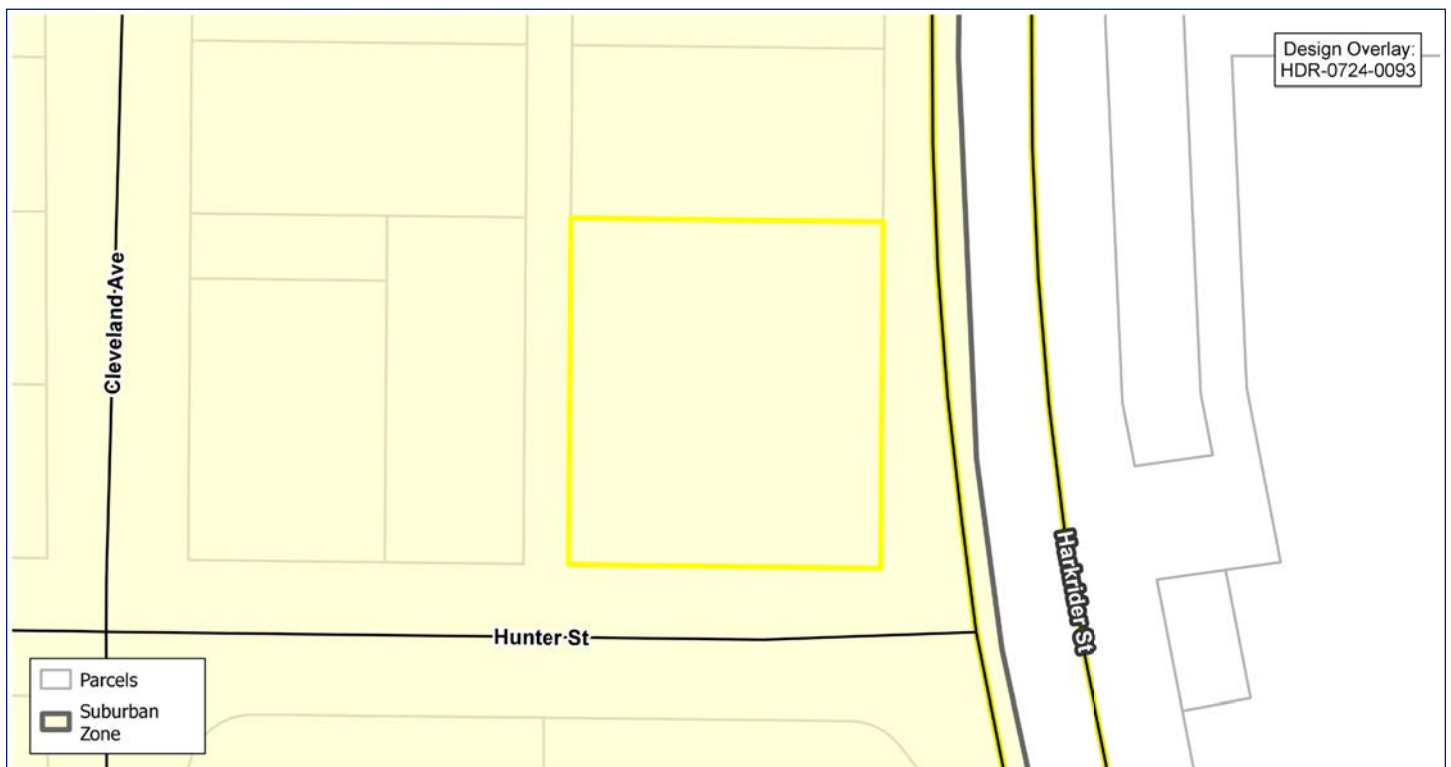
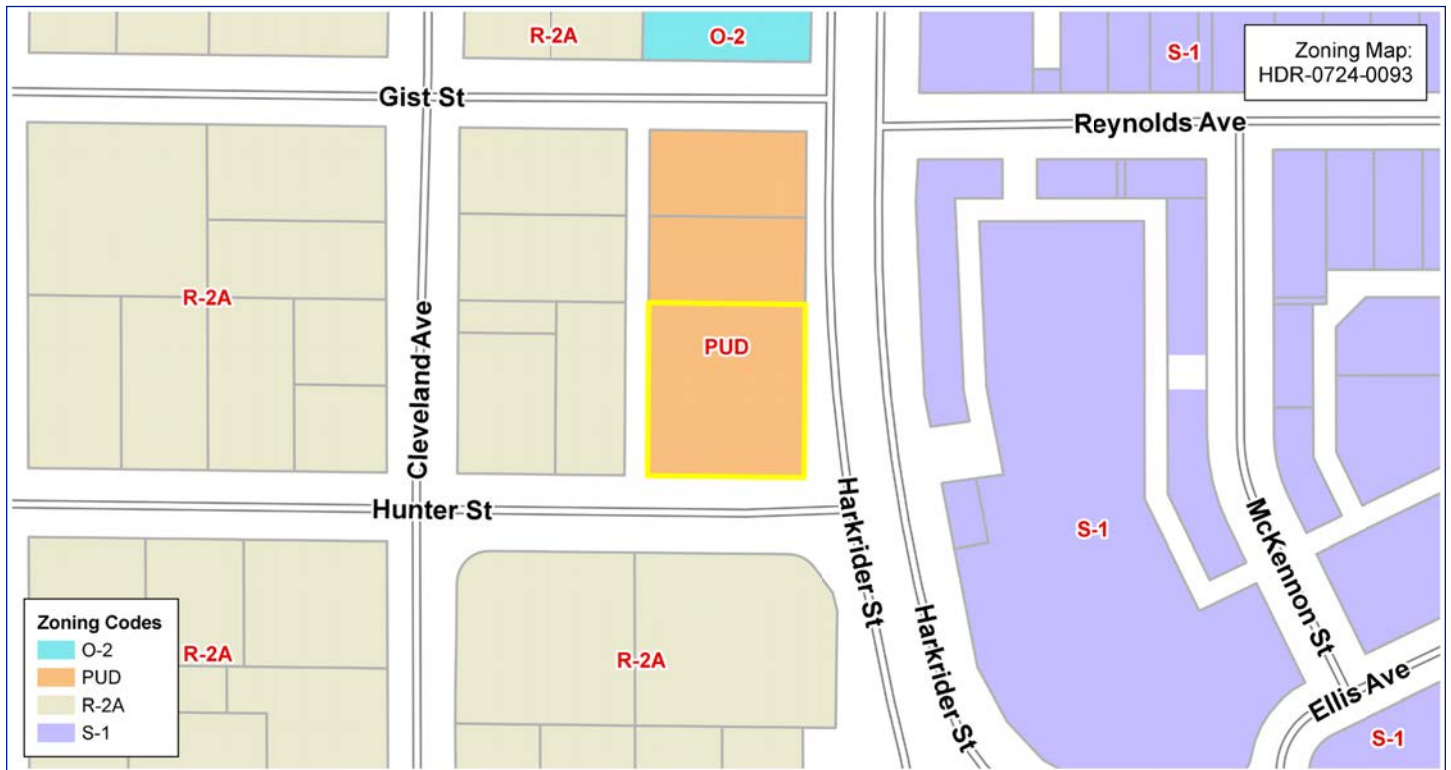
Surrounding Area Structures.

South - 1151 Hunter St - C.A. Towner House - c.1936 (Colonial Revival).
South - 1171 Hunter St - Ivan Grove House - c.1931 (English Revival).
West - 1156 Hunter St - Neal Class House - c. 1948 (Plain Traditional).
West - 1170 Hunter St - Leach House - c. 1932 (English Revival).

1152 Hunter St-New Construction: Duplexes

Old Conway Design Overlay District-Hendrix College Addition

I.D



General Description of Property and Proposed Development. The property is located in the OCDOD Suburban Zone/Hendrix College Neighborhood Addition on the northwest corner of Harkrider St and Hunter St. The Hendrix College Addition was listed on the National Register of Historic Places in 2007. The neighborhood had a series of development periods which has led to a mix of styles which include, Tudor/English Cottage, Prairie, Craftsman, Colonial Revival, American Foursquare, minimal traditional, ranch, gabled ell, and contemporary multi-family.

The applicant proposes constructing two new duplexes on two separate lots. One duplex is modeled as a Prairie style home with modern accents. The second duplex is modeled as a Tudor Revival/English Cottage style home. Each duplex includes attached garages and covered porches. An internal sidewalk system is proposed in addition to privacy fencing, greenspace, and a one-way private drive. The properties were rezoned from R-2A to PUD through Ordinance O-24-03.

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 35 feet, based on four structures fronting Harkrider Street in the Hendrix College Addition. To meet the requirement the applicant would need to be between 29 feet and 40 feet. Staff measures setbacks in the area from aerial imagery which is not 100% accurate. The applicant is proposing a front setback of 25 feet. Given that aerial imagery measurements are not 100% accurate and that the applicant must accommodate a 20 feet driveway at the rear of the property, staff supports the 25-foot front setback.*

Secondary Front (adjacent to street): 8 feet minimum.
Applicant is proposing 8 feet.

Side: 6 feet minimum in all residential zones.
Applicant proposes a 6 feet side yard setback.

Rear: 3 feet or 15 feet from centerline of alleyway in residential zones.
Each unit is approximately 40 feet from the rear property line.

Spacing. Spatial relationships among existing buildings on a block and neighborhood suggest an appropriate width and spacing for new construction in the area. The historic range of building widths is an important guide, which will help determine an appropriate width for infill structures and will also suggest a module for dividing the façade and massing of an exceptionally large new building into a series of smaller visual units. Spacing should be within 15% of the average distance between existing structures on the block to respect the rhythm of the street. *The proposed duplexes are divided into a series of smaller visual units. In looking at ten houses on the block, the average distance is 56' with the shortest distance being 13' and the largest being 132'. The proposed duplexes are 12' from each other and approximately 50' from the residence to the west. Given the range within the neighborhood (between 13' and 132') 12' between the two proposed duplexes and 50' from the residence to the west is supportable.*

Lot Coverage. 60% impermeable surfaces maximum in all residential zones.
Lot coverage for Lot 1 is 59%. Lot coverage for Lot 2 is 60%. The proposal conforms.

Lot Sizes. Many lots in the OCDOD were originally platted anywhere from 25 feet to 100 feet wide. Further subdivision over the years added to the small lot sizes. *The originally platted lots are Lots 1 and 2 Block 7 of the Hendrix College Addition. They each have 75' of width/street frontage along Harkrider and 135.5' of depth. When a single-family residence was built across the lot line in 1966 it merged the parcels into one. The intention is to divide the lot into two, essentially of their original configuration. As stated in the staff report for the PUD, "For duplex development in R-2A, lots must be at least 10,000 sf in area, have a minimum of 100' of street frontage, and be a minimum of 100' deep....due to the property configuration, street frontage requirements cannot be met to create 4 separate conforming lots." The proposed lot configuration can support the duplexes and meets the intent of the PUD.*

Street Rights of Way. This ordinance shall allow the construction of residences without the requirement of dedication of additional street right of way unless the street is classified as a collector or above on the Conway Master Street Plan.

Hunter is classified as a collector and Harkrider as a Major Arterial. If not already platted accordingly, right of way will need to be dedicated.

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

The main entryways face Harkrider St in a similar manner to other residences and businesses along the street. The southern elevation of Unit 1 faces Hunter with an entryway and a garden which maintains the Hunter St orientation.

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.

Garages are attached at the rear of the buildings with access from a private, one-way drive.

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

There is an alley to the rear of the duplexes. It will not be utilized by the development because a private access drive is being constructed. The alley provides additional buffering between the duplexes and the single-family residences to the west.

Driveway / Parking. Parking in the front yard is not permitted. Parking is to be placed at the rear or side. Parking areas should be concrete, pavers, or permeable parking surfaces such as grass pavers. Asphalt is not appropriate for single- or two-family residences. The use of permeable materials is encouraged. Parking areas shall be screened with landscaping if the area is prominently visible from the public right of way.

The primary parking area is the garages which provide enough space for two cars per unit. The concrete driveway in front of the garages provides additional parking for 2 cars per unit. Per the PUD conditions of approval, a minimum of 16 parking spaces is required which includes development on Lots 3 and 4.

Sidewalks. Sidewalks are required for new construction projects.

A sidewalk is present on Harkrider St. The applicant is proposing a new cut in the retaining wall with a sidewalk leading to each unit. A sidewalk path from Hunter St is also proposed but no sidewalk in the right of way on Hunter St. There are no sidewalks along Hunter St between Harkrider and Cleveland Ave. Planning staff recommends construction of a 5' sidewalk with 6 ½ feet of greenspace.

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

Per the PUD conditions of approval, an 8'-foot-tall privacy fence is required along the western property boundary and is shown on the submitted site plan. 3' 4" brick landscape walls are proposed along the southern façade of Unit 1 near the side entrance.

Tree preservation. Any trees over 8" in diameter or greater must be protected and preserved. New trees reaching a mature height of 60 feet shall be planted at a distance of no more than 30 feet apart along the street right of way. No street tree shall be planted within 15 feet of a street intersection. Understory trees shall be planted in cases of overhead power lines. Limit the amount of landscaping in the front yard of small lots in order to retain the neighborhood scale of landscaping to the size of the house. In instances where construction or other site work may affect significant trees on a given lot, all appropriate tree protection measures must be taken. *The site plan shows four significant trees being retained and two being planted in the greenspace at the rear of each duplex. The planting of another tree near the southeast corner of Lot 1 is recommended (outside of right of way and the clear view zone). The significant trees to be retained will need to be protected during construction with fencing. In comparing the survey and the site plan it appears that three Willow Oaks and one Hackberry will be removed to accommodate development but the planting of the trees in the greenspace with one additional tree near the Harkrider frontage will meet the replacement requirement.*

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 duplexes is greater than the residences along Hunter St. Across Harkrider St are comparable townhomes with Hendrix College about a block and a half south.*

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 building should be compatible in height to surrounding historic structures (typically not more than a 1 story differential).

Maximum Heights:

Principal Building: 3 stories maximum

Outbuilding: 2 Stories maximum

Per the PUD conditions of approval, the height of the structures may not exceed 30' and 2 stories. The proposed height of Unit 1 is 26' and the proposed height of Unit 2 is 28'. Both units are 56' wide. Many of the residences in the Hendrix College Addition are single story. Across Harkrider St are multi-story townhomes and Hendrix College borders the Hendrix College Addition Neighborhood to the South.

Footprint. The structure should respect the ratio building footprint to lot area of homes within the general vicinity. *The building footprint for Unit 1 is approximately 35%. The building footprint for Unit 2 is approximately 35%. This appears to be 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 their detailing and wall breaks are reflective of a Prairie style and a Tudor/English Cottage.*

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 proposal complies. The front façade of each unit contains approximately 40%. There is architectural rhythm through materials and wall breaks.*

Design Elements.

Style. New design should respect the context of the area while expressing the contemporary nature of the structure. Contemporary architecture that reflects the traditional elements of the area is encouraged.

The proposed Prairie and Tudor/English Cottage style duplexes are appropriate for the neighborhood as the Prairie style occurred between 1900-1920 and the Tudor/English Cottage between 1890-1940. The Hendrix College Addition Neighborhood was listed in the National Register of Historic Places in part based upon "Criterion C in the area of Architecture for its collection of architectural styles popular within the United States and central Arkansas during the period of significance, 1903 to 1957." The neighborhood includes Tudor/English Cottage, Prairie, Craftsman, Colonial Revival, American Foursquare, minimal traditional, ranch, gabled ell, and contemporary multi-family.

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. *Each unit contains a front porch. Unit 1 has porches which are 6' deep. The depth of the front porches on Unit 2 are unclear but should be 6' deep. The porch supports, overhanging eaves and window boxes provide decorative elements on Unit 1. On Unit 2 the header course brick arches and gabled roof provide decorative elements on the porches. Windows are primarily one over one with some fixed windows along the southern elevation on Unit 1.*

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

Materials and Detailing.

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

Unit 1 includes brick veneer, metal awnings painted wooden columns, fiber cement lap siding and aluminum clad wood windows. Unit 2 is mostly comprised of brick veneer with aluminum clad wood windows.

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. Both units have architectural asphalt shingle roofs. The Tudor style duplex has a steeply pitched roof with a side gable and the Prairie style duplex has a low-pitched hip roof. Front and rear porches are proposed, but no decks. Unit 1 includes a south facing garden patio.

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

No HVAC equipment is shown on the site plan.

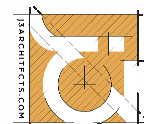
Recommendations:

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.*

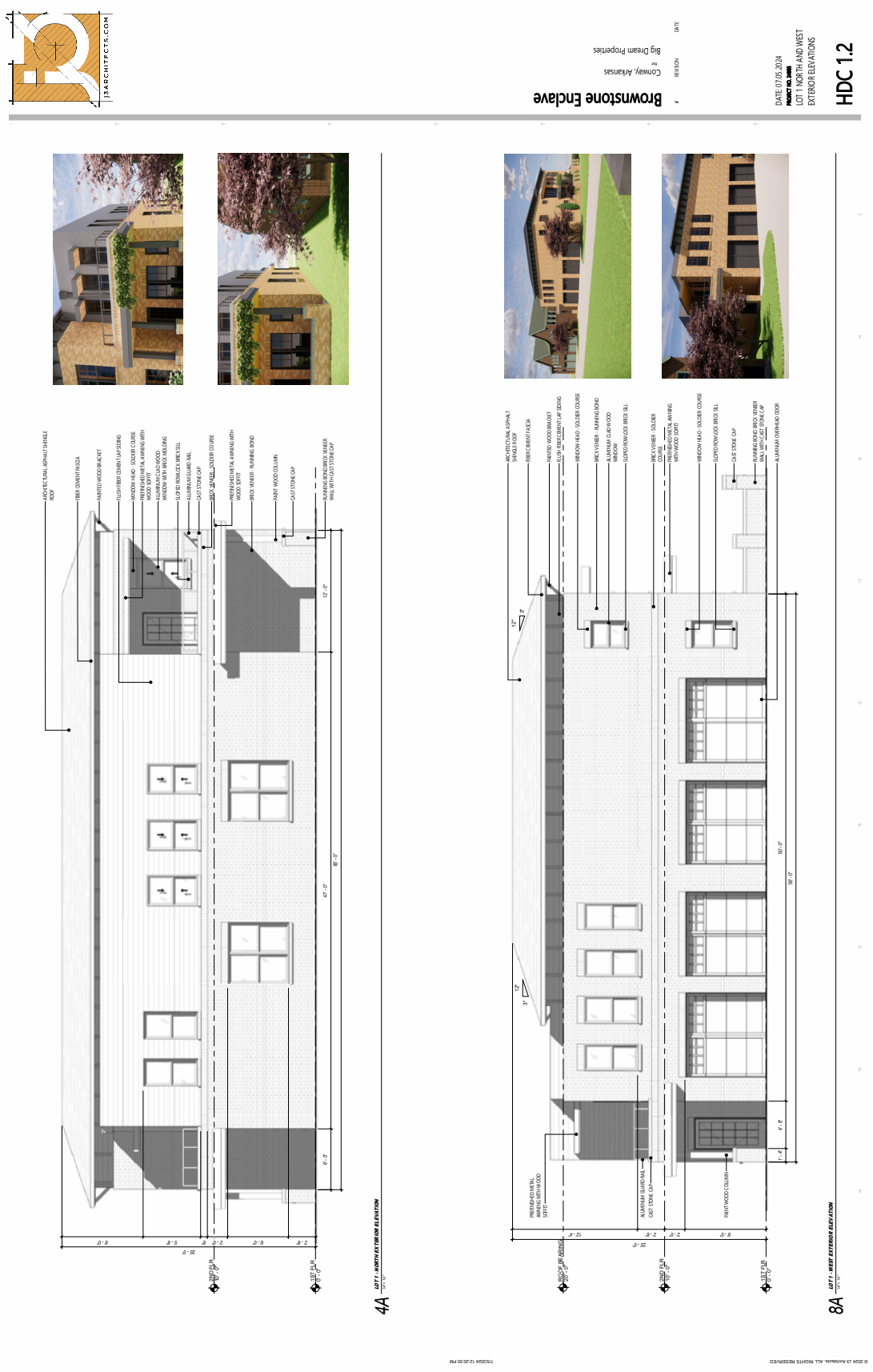
2. A landscape plan shall be submitted with the Site Development Review application which shows trees to be removed, trees to be retained and the species type to be planted as permitted by the OCDOD approved tree species list. Any tree removed will need to be replaced at a 1:1 ratio.
3. Significant trees to be retained must be protected through fencing.
4. Prior to issuance of a building permit, the lots will need to be platted.
5. The rear privacy fence shall be wood, stone, brick or a material approved by Planning Staff prior to installation. Chain link or barbed wire are not allowed.
6. The private access drive and driveways shall be concrete or permeable pavers.
7. A 5' sidewalk with 6.5' greenspace is required for the Hunter St frontage.
8. Lighting shall be downward and inward toward the property.
9. HVAC equipment shall be screened from public view.



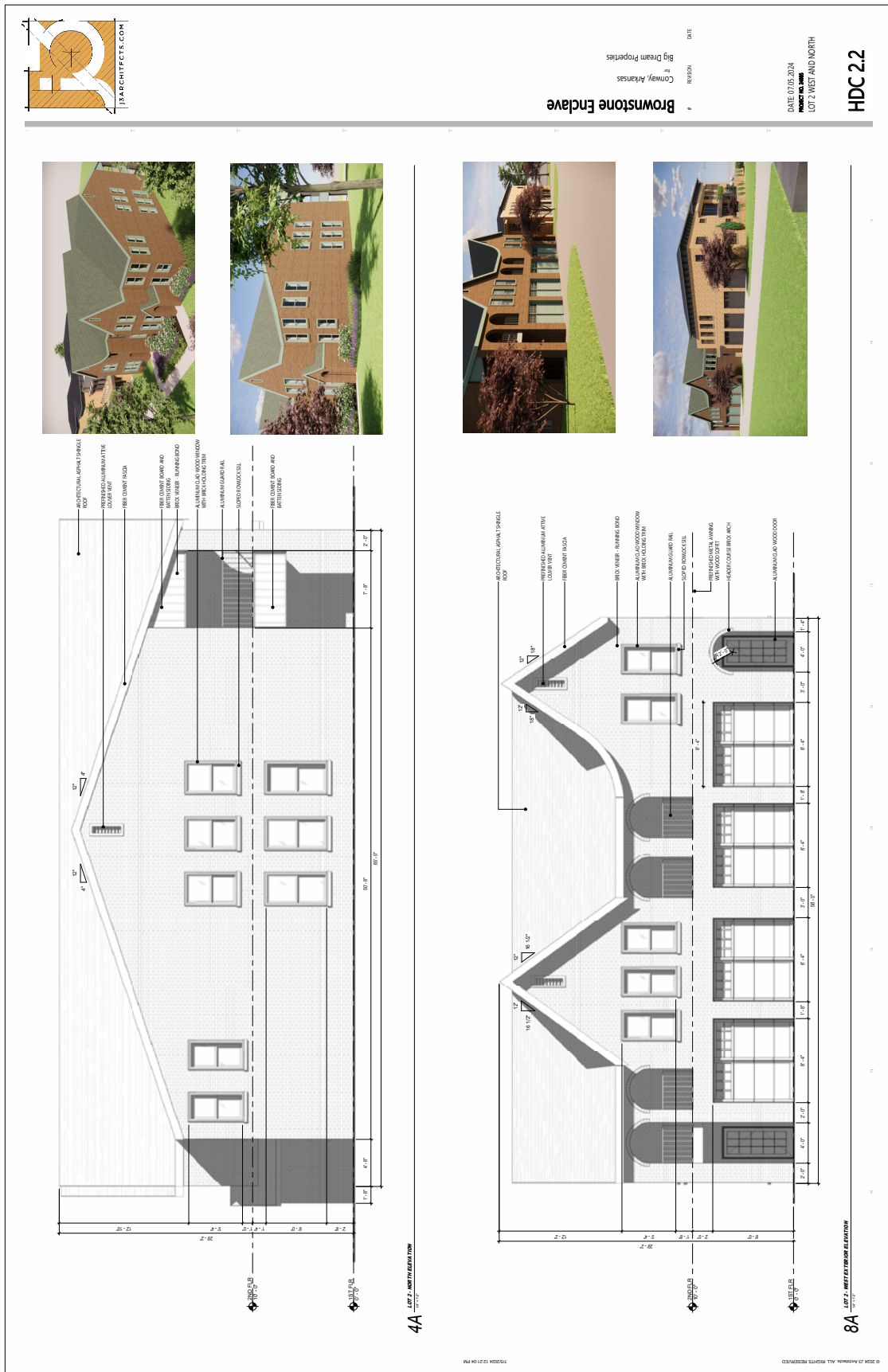
Conway, Arkansas
for
Big Dream Properties

DATE: 07.05.2024
PROJECT NO. 20005
LOT 1 EAST AND SOUTH
EXTERIOR ELEVATIONS
HDC 1.1











CITY OF CONWAY
Planning and Development

1111 Main Street
Conway, AR 72032
T 501.450.6105
F 501.450.6144
www.conwayarkansas.gov

January 23, 2024

LASKER PLANNED UNIT DEVELOPMENT FINAL DEVELOPMENT PLAN
1811 & 1813 HARKRIDER STREET AND 1152 HUNTER STREET
CONWAY, AR 72032

The Conway City Council approved The Lasker Planned Unit Development on January 23, 2024 (#O-24-03)

Applicant:

Gregory Lasker
28 Lakeview Drive
Conway, AR 72032

Legal Description:

LOTS 1, 2, 3 & 4, BLOCK 7, HENDRIX COLLEGE ADDITION, TO THE CITY OF CONWAY, ARKANSAS

Lasker PUD Final Development Plan Conditions:

1. The development shall be constructed in a manner consistent with Historic District Commission guidelines for the Old Conway Design Overlay District.
2. The site shall be limited to the following uses: 8 residential dwelling units, not to exceed four 2-family structures.
3. The height of structures shall not exceed 30 feet and 2 stories.
4. Vehicular access shall only be taken from Hunter St and routed towards Gist St as one-way traffic.
5. A minimum of 16 on-site parking spaces are required.
6. The development shall meet all applicable standards for Article 10 of the Zoning Code.
7. Prior to issuance of Development Review approval for the site, the applicant shall replat the property.
8. All other zoning requirements not addressed via this approval shall be governed by the provisions of R-2A zoning.
9. The formation of a Property Owner's Association shall be required as part of the development plan approval.
10. An 8-foot-tall privacy fence shall be installed along the western property boundary. Fencing type and placement shall be approved by Planning Staff prior to installation.
11. Trash pickup will be located independently at each dwelling unit at the rear of each unit to the west.

1152 Hunter St-New Construction: Duplexes

Old Conway Design Overlay District-Hendrix College Addition

I.D



View of subject property facing N



View of subject property facing W



View of Harkrider St frontage and property adjacent to the E



Property adjacent to the S across Hunter St



View of alley and property adjacent to the W



Property adjacent to the W

