



FEBRUARY
STAFF REPORT

Monday, February 23, 2015 • 6:00 pm
City Hall • Downstairs Conference Room
1201 Oak Street • Conway, AR

**CONWAY
HISTORIC DISTRICT COMMISSION
MEETING**

FEBRUARY 23, 2015 • 6:00PM • CITY HALL • 1201 OAK STREET

AGENDA

Minutes

January 26, 2014

Public Hearings

**Old Conway Design Overlay District
Certificate of Appropriateness Review**

1. Gary Tumlinson - detached 16'x16' pavilion - 1221 Mitchell Street

Discussion

2015 AHPP CLG Grant Request
Markham Street Neighborhood Specific Plan
Other items as decided by the Commission

HISTORIC DISTRICT COMMISSION MEMBERS

Steve Hurd, Chairman
Velton Daves, Vice Chairman
Scott Zielstra, Secretary
George Covington, Sr.
Trey Massingill

Betty Pickett
Marianne Welch
Aaron Nicholson
Taylor Martin

Conway Historic District Commission January 26, 2015

Meeting Minutes

City Hall - Downstairs Conference Room, 6:00 p.m.

Roll Call

Steve Hurd, Chairman – present
Velton Daves, Vice-Chairman – present
Scott Zielstra, Secretary – present
George Covington, Sr. – present
Trey Massingill – present
Marianne Welch – present
Betty Pickett – present
Aaron Nicholson – present
Taylor Martin - present
HDC City Staff, Bryan Patrick – present

Finding of a Quorum

Nine Commission members – Quorum present. Also in attendance:

1. Alexander Binnie – 1613 Simms Street

Meeting Minutes

November 24, 2014 minutes. Mr. Velton Daves motioned for approval, seconded by Mr. Trey Massingill. Minutes approved unanimously.

PUBLIC HEARING - CERTIFICATE OF APPROPRIATENESS

Binnie Residence – New Attached Garage and Drive 1613 Simms Street

Presentation: Mr. Binnie stated that the existing driveway will remain even though it is underwater a lot of time. He is proposing to build an attached garage/utility room in place of the former garage that has recently fallen in on itself.

Commission Discussion: The question was posed to Mr. Binnie about moving the garage to the back of the property. He stated that he preferred to not do that because it would change the appearance of the house. A recommendation concerning an additional window was brought to Mr. Binnie's attention. He stated that he is ok with adding the window. It is an appropriate solution to the carport that was in its place originally.

Motion is made by Mr. George Covington to accept the plan as submitted along with the additional window on the west elevation.

HDC Conditions:

1. The addition shall be constructed as shown on the submitted plans.
2. Any site lighting shall be inward, downward, and shrouded.

3. One additional window on the west elevation shall be provided as shown on staff sketch. Re-use of one of the original historic windows is encouraged.
4. The new entry door shall have 50% glass minimum.
5. HVAC equipment shall be appropriately screened and located at the rear.
6. Matching asphalt shingles shall be used.

Seconded by Ms. Betty Pickett. Motioned approved unanimously.

Arkansas Historic Preservation Program CLG Training

A CLG training session in Little Rock for staff and commissioners is scheduled on February 24th 2015. Staff will attend the session. Commissioners are encouraged to attend. A link to RSVP the meeting will be emailed to the HDC members.

Grant Money

The 2015 CLG grant cycle application is due on March 6. Currently, training money is the only request to be submitted but depending on whether the AHPP survey is review is completed, additional money for surveys may be requested.

Robinson Survey

The recent architectural survey is at the AHPP for review and approval. Staff will inquire AHPP when their review may be complete. After state approvals, the area may be placed on the National Register with 51% approval of area property owners. The entire process will take several months.

Meeting Dates

Bryan presented the HDC meeting dates for 2015. A conflict was noted for Memorial Day and the meeting date will be Wednesday, May 27 following the Holiday.

1. Tumlinson Residence - Detached Pavilion - 1221 Mitchell Street

OLD CONWAY DESIGN OVERLAY DISTRICT CERTIFICATE OF APPROPRIATENESS REVIEW

APPLICANT/OWNER

Gary Tumlinson
1221 Mitchell Street
Conway, Arkansas 72034

SITE

Address: 1221 Mitchell Street

Present zoning: R-2A (Large Lot Duplex) in the Old Conway Design Overlay Suburban Zone.

Abutting zoning: R-2A (Large Lot Duplex)

Lot area: .24 Acre

Structures on Property and Surrounding Area Structures:

On property: An existing single family residence and accessory buildings. Surrounding: Ranch and minimal traditional residences.

General description of property and proposed

development: The applicant would like to construct a 16'x16' pavilion with a galvalume roof.

Setbacks: Proposed structures should respect the predominant setbacks of area structures, especially the front setback. Old Conway suburban guidelines state that the front of a structure should be between 80% and 110% of the average area front setback. The pavilion will not affect the front setback. The pavilion will be placed over an existing non-covered carport slab. The pavilion front setback will be behind the adjacent home's front setback at approximately 50 feet from the curb.

Spacing: Established spacing distance pattern between area structures. The proposed pavilion is in keeping with typical neighborhood spacing.

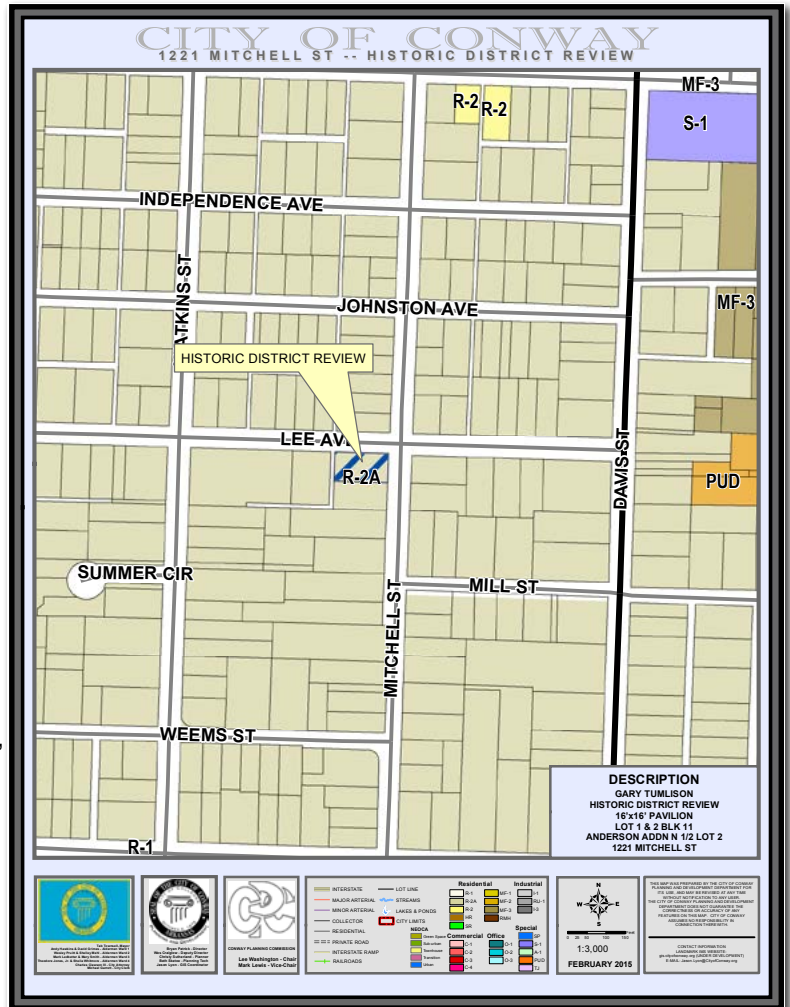
Lot coverage: The Old Conway Suburban District allows up to 60% impermeable lot coverage. The proposed lot coverage is unaffected as the concrete slab is already in place.

Orientation: The direction in which the front of a building faces. The pavilion's front facade will face Mitchell Street. This is appropriate.

Alley: There is an unused/unbuilt alley abutting the rear of the property. This alley has no affect on the requested pavilion.

Driveway / Parking: There is an existing "ribbon" driveway from the street to the pavilion. It is unclear whether the applicant intends to park under the structure.

Sidewalks: The OCDOD Ordinance requires that sidewalks be constructed or repaired as part of new construction. There are existing sidewalks along Mitchell and Lee Streets.



Fences: No fencing is proposed.

Tree preservation: No trees will be affected by the pavilion.

MASSING

Scale: The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The scale of the pavilion is appropriate for the existing residence and area.

Height: The average height of area structure's eaves and cornices. Also, the first floor elevation/height relationship. The pavilion's height is appropriate and blends with the residence.

Width: New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The pavilion's width is in character with the residence.

Directional expression: Measurement of the height to width ratio of a structure's elevation. The height/width ratio of the addition is appropriate.

Footprint: The area of land covered by a structure should be in relation to the majority of neighboring structures. The footprint is appropriately in scale with other area structures.

Complexity of form: The level of detailing and breaks in wall planes of a structure. The pavilion is a post and frame exterior “garden” structure. The level of complexity is appropriate.

Façade, wall area, rhythm: Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. Window and door openings should correspond to the rhythm and proportion on existing structures. Generally doors and windows should be proportioned in a range of 25-40% of the total surface area. Not applicable.

DESIGN ELEMENTS

Style: The style should compliment existing and area structures. The pavilion is a post and beam exterior “garden” type structure. It has open rafter tails and will blend the abutting residence.

Entries, porches and porticos: Porches should have a minimum depth of 6’-0”. Not applicable.

Doors and windows. Not applicable.

Awnings: When new construction uses awnings, traditional awning designs, materials, and placement should be used. Not applicable.

Lighting: Any new lighting should be inward, downward, and shrouded so as to stay within the bounds of the property. No light fixtures are proposed.

MATERIALS & DETAILING

Architectural details, siding and bricks: Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The pavilion is a post and beam exterior “garden” type structure. It has open rafter tails and will blend the abutting residence.

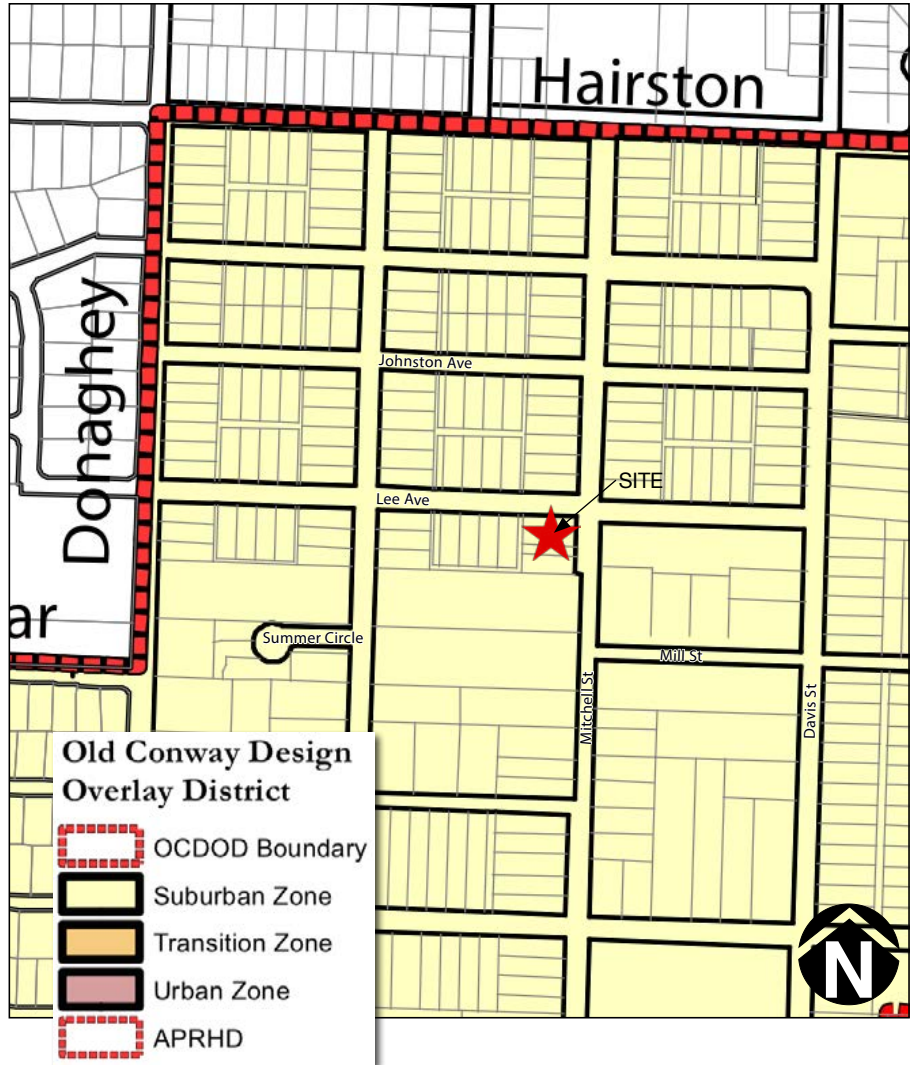
Shutters: Not applicable.

Roof: The roof is a metal galvalume roof. Although not typical for the Old Conway Area, galvalume is appropriate for a “garden” pavilion. The abutting residence also has a metal roof.

Decks/plaza space: The pavilion will be creating a covered plaza area.

Skylights: None proposed.

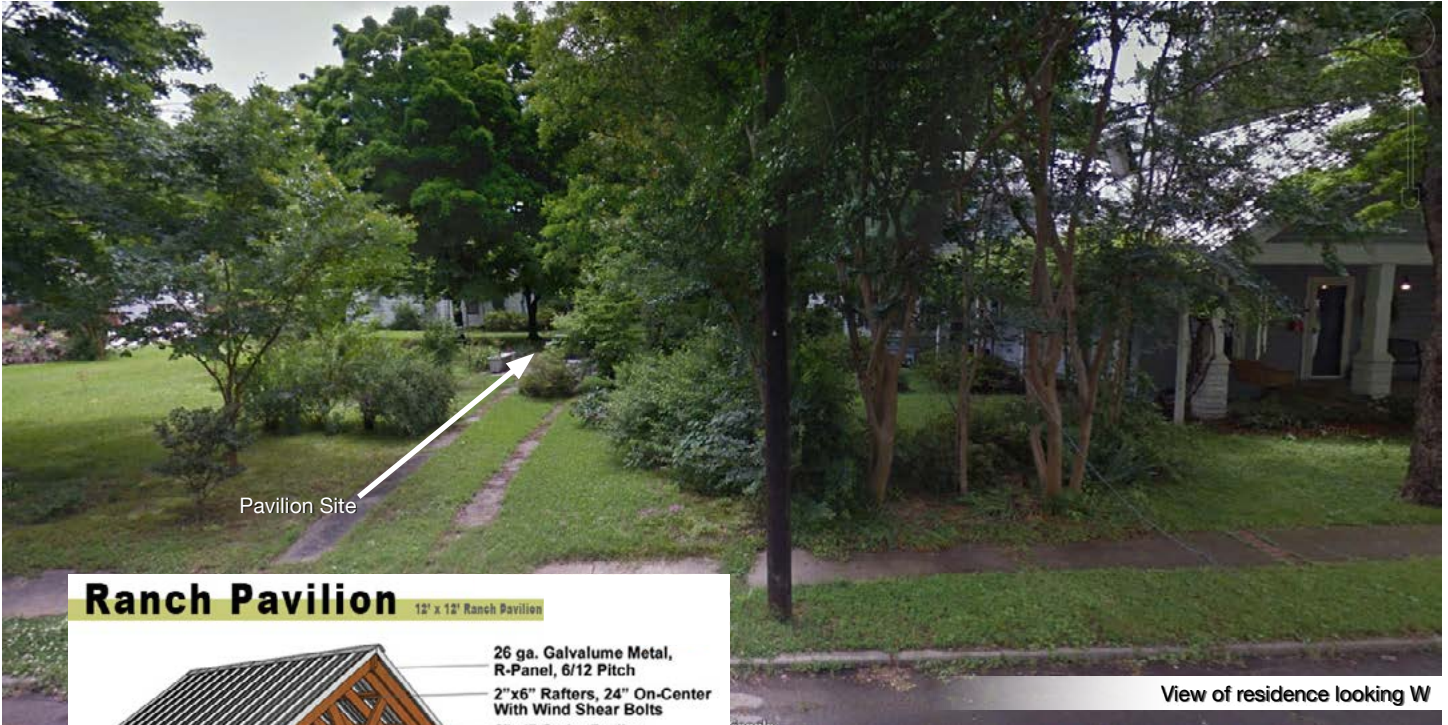
Mechanical screening: HVAC units should be visually located away from streets or screened by landscaping. Exterior HVAC ductwork should not be visible from the street. Not applicable.



RECOMMENDATIONS

1. The pavilion shall be constructed as submitted
2. Any site lighting shall be inward, downward, and shrouded.

1. Tumlinson Residence - Detached Pavilion - 1221 Mitchell Street



View of residence looking W

Ranch Pavilion

12' x 12' Ranch Pavilion

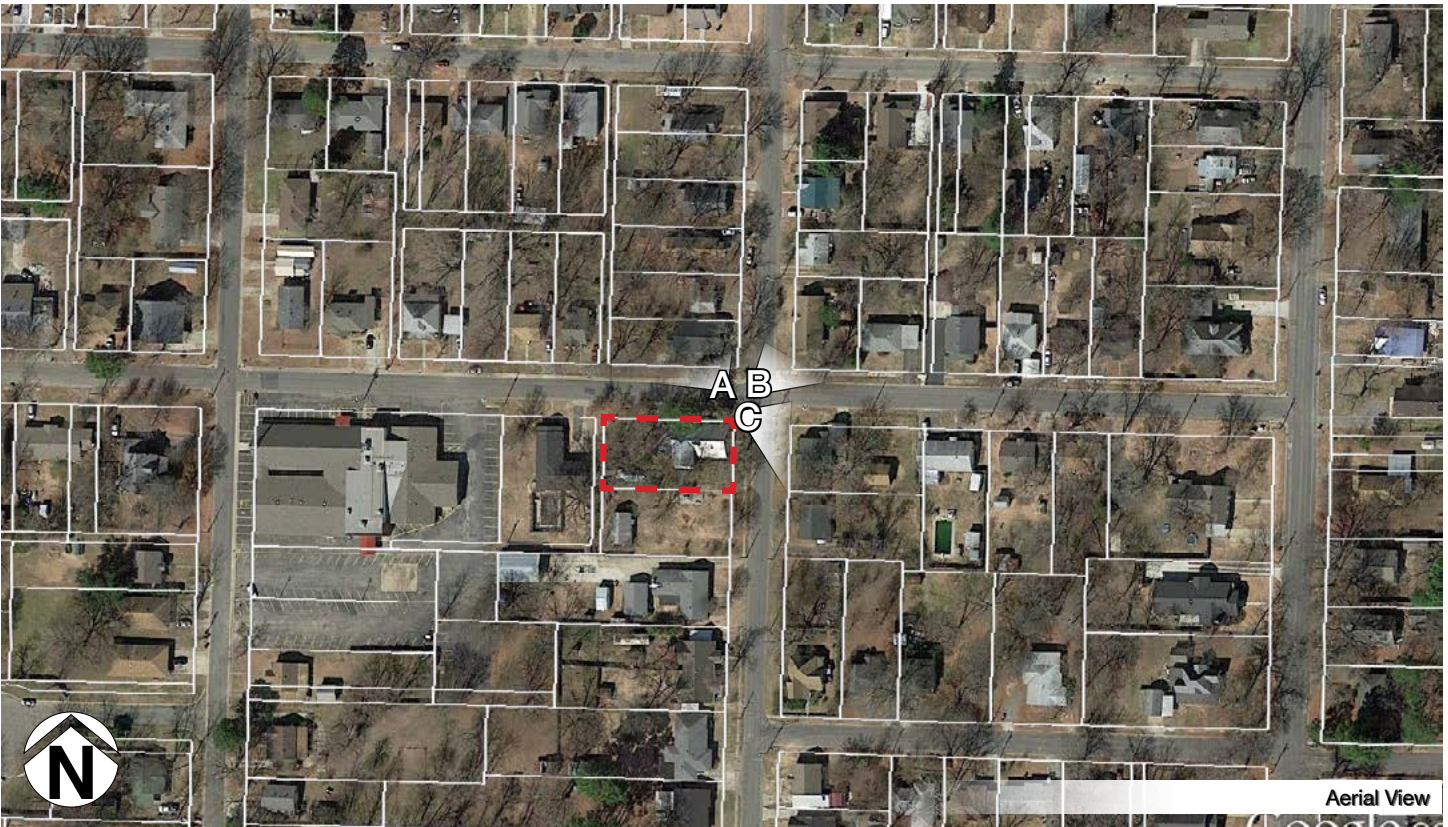


- 26 ga. Galvalume Metal, R-Panel, 6/12 Pitch
- 2"x6" Rafters, 24" On-Center With Wind Shear Bolts
- 2"x4" Cedar Purlins
- 4"x8" Notched Headers
- 6"x6" Posts, 16' Max. Spacing



Pavilion posts are typically 1' inside the roof line.

For example, if your pavilion is 12' x 12', posts will be spaced 10' x 10'.



Aerial View



View of residence looking S



A View from residence looking NW



B View from residence looking NE



C View from residence looking SE

Discussion Items

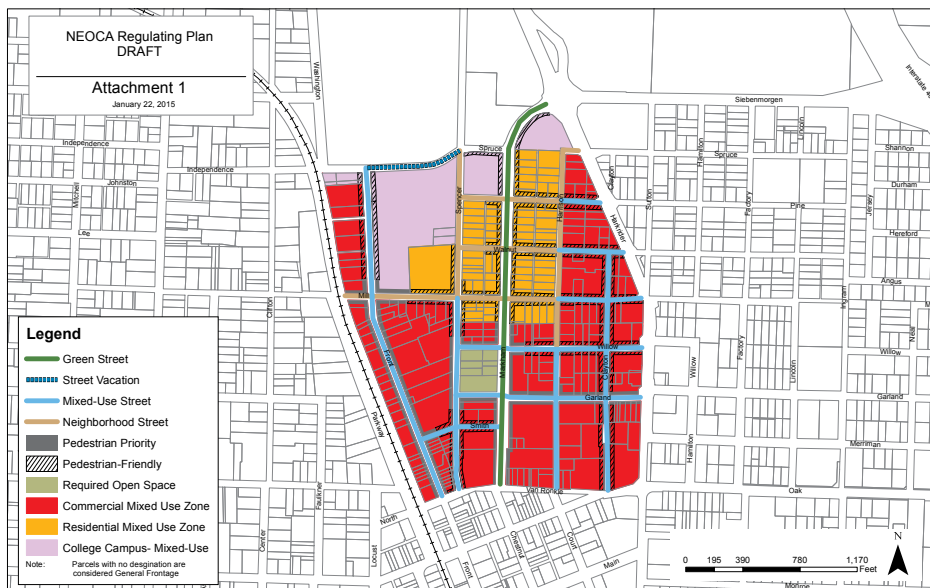
2015 Arkansas Historic Preservation Program - Certified Local Government Grant

The AHPP will not complete review of the submitted Robinson Historic District expansion survey in the next few months. Staff will request \$9000 for training only and no new surveys. This training request would fund attendance of local CLG training sessions, National Trust for Historic Preservation Conference in Washington DC in November 2015 - 3 HDC members, and possible Arkansas state historic conference (location to be determined) Fall 2015 - 5 members. The grant cycle is for the Arkansas fiscal year of July 1, 2015 through June 30, 2016. If City travel funds remain available, a match can be made for Staff's attendance at the NTHP Conference in Washington.

From Catherine Barrier, CLG Coordinator at AHPP:

2016 will be the 50th anniversary of the National Historic Preservation Act [signed into law October 15, 1966], which established the NRHP and the federal historic preservation program. We in the office here [AHPP] have been trying to plan for events celebrating this anniversary, and we thought one way to do that was for local CLGs to do some sort of outreach celebration, maybe a birthday party with outreach materials, etc., during Preservation Week 2016. I'd encourage all of you to consider this, and to write a request for some outreach funds in your 2015 CLG grant applications.

Markham Street Neighborhood Specific Plan



The Markham Street Neighborhood Specific Plan (MSN-SP) is the result of workshops and studies conducted by Gateway Planners of Dallas, TX. The project was funded with a grant from Metroplan. Several HDC members participated in the public meetings. The MSN Plan takes a deeper look at the Markham Street Neighborhood and creates more in-depth regulations for the area. All but a small portion of the Markham Street Neighborhood is currently regulated by the Northeast Old Conway Specific Plan. The NEOCA Plan will be amended to allow the MSN Plan to regulate the Markham Street neighborhood. Like the NEOCA Plan, the MSN Plan is a form based code. As such, it allows a more diverse mixture of land uses but has basic building form regulations. These forms correspond to the "transect zone" within the plan. For example, structures along Harkrider and

Oak Street must be constructed in a more traditional urban form. In the suburban zone, structures will be residential and must be built in a more residential form. All new structures in the Northeast Old Conway Area must be approved by the Historic District Commission. The Old Conway Design Overlay regulations match those of the NEOCA and MSN Plans. The MSN Plan goes slightly further in regulating structure forms and streetscapes to best suit the redevelopment of the Markham Street corridor and neighborhood.

The HDC should be aware of a change in the MSN Plan from the NEOCA Plan. This change allows the Planning Director to approve a structure if all regulations are met. If a developer will not, or cannot meet the regulations, then an HDC review is required to issue any pertinent variances. This is a departure from the usual requirement for all structures in the area to have HDC approval. The approval procedure has been drafted in this manner to encourage and facilitate Markham Street area redevelopment. The approval procedures are laid out in Section 4 starting on page 7 of the MSN-SP Plan.

The 80 page MSN Plan is posted on-line at: http://www.conwayplanning.org/pdfs_and_docs/MSN-SP-Draft.pdf. The plan is the final draft available for public comment. As per state law, the Planning Commission reviewed the document at their February 17 Planning Commission meeting (AR state law requires that the Planning Commission review all changes to the Zoning Ordinance). Staff asked the Planning Commission for comments and a recommendation of approval to the City Council. The Council will review the plan at their February 24 or March 10 meeting. Staff will attempt to explain and answer any questions at the February 23 HDC meeting. If you have any questions or concerns prior to then, feel free to call or email.