



CONWAY
HISTORIC DISTRICT COMMISSION
NOVEMBER

6:00pm • November 28, 2016 • City Hall

HAPPY
THANKSGIVING



Robinson Historic District & Old Conway Design Overlay District

CONWAY HISTORIC DISTRICT COMMISSION MEETING

NOVEMBER 28, 2016 • 6:00PM • CITY HALL • 1201 OAK STREET

AGENDA

MINUTES

October 24, 2016

PUBLIC HEARINGS

ROBINSON HISTORIC DISTRICT

None

OLD CONWAY DESIGN OVERLAY DISTRICT

None

DISCUSSION

2017 HDC Commissioner Nominations

Possible transfer of HDC CLG Grant funds

Other items as decided by the Commission

HISTORIC DISTRICT COMMISSION MEMBERS

Steve Hurd, Chairman
Marianne Welch, Vice-Chairwoman
Scott Zielstra, Secretary
George Covington, Sr.
Taylor Martin
Aaron Nicholson
Betty Pickett

MEETING MINUTES - OCTOBER 24, 2016

Conway Historic District Commission October 24, 2016 Meeting Minutes

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

Roll Call

Steve Hurd, Chairman - absent
Scott Zielstra, Secretary - present
Taylor Martin - absent
George Covington, Sr. - present
Marianne Welch - present
Betty Pickett - present
Aaron Nicholson - present
HDC City Staff - Bryan Patrick - present

Finding of a Quorum.

5 Commission members - Quorum present.

Also in attendance:

Philip and Melanie Young - 1224 Winfield Street
Adam Treece - Treece Contracting
Melvin Gonzalez - 1718 College Ave.
Vivian Hogue - 1723 College Ave.
Chris Odom - Faulkner County Museum
Lynita Langley-Ware - Faulkner County Museum

Meeting Minutes

September 26, 2016 minutes. Betty Pickett motioned for approval, seconded by George Covington, Sr. Minutes approved unanimously.

PUBLIC HEARINGS - CERTIFICATE OF APPROPRIATENESS

Young Residence Addition - 1224 Winfield Street

Presentation: The Young family is proposing to add a master bed and bath to the rear of the residence. They also plan extend the carport northward to allow for two cars under the carport. Hardi-plank siding will be used in the addition. On the rear (north elevation) there will be a triple siding door with period accent side lights. The roof will be asphalt shingle to match the existing roof. There will be a rear deck area with a small area covered by a metal roof. One significant tree will have to be removed to allow the carport expansion.

Neighborhood Discussion: None.

Committee Discussion: There are many trees on the property so there's no need to add a remediating tree.

Motion made by George Covington, Sr to accept the addition as submitted with the following conditions:

Committee Conditions:

1. The addition, driveway, and carport extension shall be constructed as shown in the submitted plans

2. The addition will be clad with hardiboard siding
3. Roof shall be asphalt composition roof.

Seconded by Aaron Nicholson. Motion approved unanimously.

Gonzalez New Duplex - 1718 College Avenue

Presentation: The applicant plans to construct a duplex. The front gable and columns will use a hardi-board material.

Neighborhood Discussion: Ms. Vivian Hogue asked the applicant to clarify some aspects of the project. Ms. Hogue stated that as long as it fits into the neighborhood, she was in favor of the project. There were concerns about parking, noise, and construction. Parking will be in the back of the house with no parking pad in the front of the house. The tenants will be made aware of trash and grass clipping collection regulations. No trees other than an old cedar tree will be taken down as part of the project. The existing concrete driveway will be used so new concrete will not affect the root or drip line of trees abutting the driveway.

Commission Discussion: The Commission felt that the roof pitch was too steep in relation to other neighborhood residences.

Motion is made by George Covington, Sr to accept the new construction with the following conditions

Committee Conditions:

1. The residence and driveways shall be constructed as shown in submitted plans.
2. The residence will be clad with brick and hardi-board on the gable ends.
3. Two additional windows shall be added; one to the west elevation (front bedroom) and one to the east elevation (front bedroom).
4. Roof shall be asphalt composition roof.
5. A 2" caliper tree will be planted in the front yard to remediate the removal of a significant tree.
6. A 5 foot sidewalk is required along College Avenue or an in lieu fee of \$1,095.00 may be paid to the sidewalk fund. The sidewalk location should be coordinated with City Planning, Engineering, and Permits Department.
7. Pitch of the roof shall be around 5/6 to 12.

Seconded by Aaron Nicholson. Motioned approved unanimously.

Discussion - Possible Re-purposing of Existing HDC CLG Grant Money

The commission has around \$4200 remaining in the 2016 grant account. This money is specified to be used for training. Federal regulations have changed requiring the money to be spent by September, 2017. There are no major training opportunities available in the near future. AHPP has said that the existing grant money can be used for a "bricks

MEETING MINUTES - OCTOBER 24, 2016

and mortar” project such as the Faulkner County Museum restoration.

Cris Odom and Lynita Langley-Ware with the Faulkner County Museum spoke about the museum. The museum is the oldest public building in the county. They have begun an 8 year process of renovating and repairing the building so it will last another 150 years. They would like to apply the grant money towards masonry restoration. The contractor chosen to do the work has said masonry work should be completed within a month once the project begins. The county has not allocated any funds for the project. The roof was paid for with reserve money from the county. They have a CD that was cashed in for around \$14,000 that has been allocated to the masonry project. This comes close to the \$20,000 for the project but still leaves unallocated funds. The Commission asked Staff if we would receive additional grant funds in 2017. Mr. Patrick answered that the Conway HDC has always received some grant money from AHPP. However, you never know.

The Commission stated that they would like to hold the money for now and look into directing the money towards National Register nomination of the proposed College Avenue district and 2-home Conway Boulevard District. If additional grant funds become available, money could be shifted to the Faulkner County Museum. Staff was instructed to get an estimate of nomination consultant fees and additional guidance on possible 2017 grant opportunities.

2017 HDC Member Nomination and Selection

At the time of the meeting, there were no submitted nominees for the open 2017 position on the HDC. Ms. Welch stated that Gerald Tosh was interested in serving on the commission. The filing deadline is the 31st of October.

Adjourn

The meeting was adjourned.

2017 HDC NEW MEMBER NOMINATION

Aaron Nicholson will be rolling off the HDC on December 31, 2017. The HDC open position was advertised throughout the month of October and three nominations were received. Aaron served as one of the two available "Conway at large" positions. As such, the new member is not required to live within the Old Conway Overlay or Robinson District.

Interviews have been scheduled for November 28th for the three nominees; Rick Green at 6:10 pm and Gerald Tosh at 6:30 pm.

Brandon Ruhl was nominated, but was also nominated for the Conway Planning Commission. He was selected by the Planning Commission to serve a 5-year term at their November 21st meeting.

Nomination forms for the remaining nominees are included on the following pages.

The HDC nomination recommendation will be forwarded to the City Council for approval at the December 13, 2016 meeting.



RECEIVED

10/26/16

(Signature)

City of Conway
www.cityofconway.org
Board/Commission Nomination Form:

Date: 10-26-16

Board applying for: (One board per form)

Historic District Commission

(If you are applying for more than one board, you will only need to fill out the second page once.)

Person Nominated: Rick Green

Address: 1140 Crimson Clover Drive City, State, Zip Conway, Ar. 72034

Phone/Home: 501-276-1081 Work: 501-329-1011

Person making nomination: Rick Green

Address: 1140 Crimson Clover Drive Conway, Ar. 72034

Phone/Home: 501-276-1081 Work: 501-329-1011

Please send to: *Michael O. Garrett*

City Clerk/Treasurer
1201 Oak Street
Conway, AR 72032
(501) 450-6100
(501) 450-6145 (f)
cityclerk@cityofconway.org
felicia.rogers@cityofconway.org

2017 HDC NEW MEMBER NOMINATION - RICK GREEN

Please provide the following information for consideration to a City of Conway Board/Commission. List community/civic activities. Indicate activities in which you (or your nominee) are or have been involved.

Faulkner County Board of Realtors

Board Member of the Oak Grove Cemetery

Indicate why you (or your nominee) are interested in serving on this board or commission and what other qualifications apply to this position.

I am a life long resident of Conway and I love my community. I went to school here and raised my family here.

I have always felt like I have a "Calling" to serve people. My family has always played a big part in serving families of Faulkner County with the ownwership of Bob's Grill in downtown. My father, Bob Green, taught me early in life to alway treat people with respect and sincerity and to alway give your best.

"Treat others the way you would want to be treated"

What contributions do you hope to make?

To Give and Serve with the best of my ability!

Please feel free to attach to this application any additional information.

The City of Conway strives to ensure all City Boards are representative of our diverse community. To assist in these endeavors; please provide the following information on a voluntary basis:

Age: 60 Sex: Male Race: White

Occupation: Realtor Ward C-3

Email Address: rgreen@cbrpm.com

Rick Green 10-26-16
Signature of Applicant or Nominator Date



RECEIVED

10/31/16

City of Conway
www.cityofconway.org
Board/Commission Nomination Form:

Date: 10/28/2016

Board applying for: (One board per form)

Historical District Commission (HDC)

(If you are applying for more than one board, you will only need to fill out the second page once.)

Person Nominated: Gerald R Tosh

Address: 1825 College Avenue City, State, Zip Conway, AR, 72034

Phone/Home: 334-868-2486 (cell) Work: Same as Home

Person making nomination: Marianne Welch

Address: Conway, AR, 72032

Phone/Home: 501-269-8789 Work: _____

Please send to: Michael O. Garrett

City Clerk/Treasurer
1201 Oak Street
Conway, AR 72032
(501) 450-6100
(501) 450-6145 (f)
cityclerk@cityofconway.org
felicia.rogers@cityofconway.org

2017 HDC NEW MEMBER NOMINATION - GERALD TOSH

Please provide the following information for consideration to a City of Conway Board/Commission. List community/civic activities. Indicate activities in which you (or your nominee) are or have been involved.

Fairly new citizen to Conway, moved from Montgomery, Alabama in 2015. In Montgomery, I was on the Church Pastoral Council and served as Usher. I belonged and still belong to the Knights of Columbus. In Montgomery, I was a street captain for our Neighborhood Watch. I look forward to taking on some civic activities in my new town of Conway.

Indicate why you (or your nominee) are interested in serving on this board or commission and what other qualifications apply to this position.

I love old/vintage communities, homes and buildings. My wife and I recently restored the outside of our home to its original dignity. We removed old shingle siding, and repaired, sanded and painted the original clapboard that was hidden underneath for decades. There are many things to like about Conway, but the one I most like is the quintessential, historical neighborhoods that have a "back in the day" air about them. I believe I have the passion it takes to be on the HDC board.

What contributions do you hope to make?

Ensure neighborhoods, homes and other buildings preserve the historical nature of Conway. I've owned my own and rental homes (one a 1940 cottage style house) and understand how to maintain their appearance and landscaping appropriate to their unique environments. As a result of repairing/upgrading and resolving issues with these homes, I'm somewhat familiar with city requirements/processes.

Please feel free to attach to this application any additional information.

The City of Conway strives to ensure all City Boards are representative of our diverse community. To assist in these endeavors; please provide the following information on a voluntary basis:

Age: 57 Sex: Male Race: Caucasian

Occupation: Software Tester Ward 4

Email Address: geraldrtosh@gmail.com

Gerald R Tosh  10-28-2016
Signature of Applicant or Nominator Date

DISCUSSION - 2016 AND 2017 CLG GRANT STATUS

At the October 2016 HDC meeting, the HDC discussed creating a sub-grant to the Faulkner County Museum for restoration work. The HDC agreed that the transfer of money to the museum was a worthy cause, however follow up on the creation of new Conway historic districts is needed. A documenting consultant would need to be hired to produce a National Register of Historic Places nomination. This nomination would then be submitted to the Arkansas Historic Preservation Program for approval. There are possibility 2 new distinct national register districts; one along College Avenue and a two-home district on Conway Boulevard. Travis Ratermann at the AHPP, volunteered to create the two-home district nomination. Therefore, only the College Avenue district would require a consultant generated national register nomination.

The 2017 CLG Grant cycle has been accelerated due to new federal government rules. In former years, grant applications were submitted to the AHPP by March 1 with no prior paper work. A letter of intent must now be submitted no later than December 7, 2017 and grant application submission no later than February 6.

A 2017 CLG grant submittal can be made requesting funds for the College Avenue national register nomination documentation. To begin this process, the letter of intent describing the project can be submitted followed by the application in February. Grants will be awarded in May 2017.

Prior to the grant application, the AHPP will want assurance that there is 51% participation in the national register nomination areas. Letters and/or public meetings to gauge area owner participation can be mailed and held in December and January. Documentation concerning participation can be submitted along with the 2017 grant application.

The AHPP does not have a solid cost for a consultant fee to write the College Avenue nomination. Recent nomination costs have been \$4000 - \$10,000. A request for proposal for the proposed 21 structure district will need to be made as soon as possible to determine the 2017 grant request amount.

At this time, the Conway Historic District Commission currently has \$4285 remaining in 2016 grant funds. These funds must be spent by September 2017. Based on the desire to fund the College Avenue national register nomination and the non-clarity of any additional funding. The HDC will need to hold onto the \$4285. Once additional information concerning area owner participation, consultant nomination fees, and possible additional grant funds become available, current money may become available to distribute to the Faulkner County Museum.