



CONWAY
HISTORIC DISTRICT COMMISSION
MAY



5:30pm • May 22, 2017 • City Hall

Robinson Historic District & Old Conway Design Overlay District

CONWAY HISTORIC DISTRICT COMMISSION MEETING

MAY 22, 2017 • 5:30PM • CITY HALL • 1201 OAK STREET

AGENDA

MINUTES
April 24, 2017

PUBLIC HEARINGS
ROBINSON HISTORIC DISTRICT
None

OLD CONWAY DESIGN OVERLAY DISTRICT
A. Robinson & Center Church of Christ, Parking Lot Addition - 709 & 715 Grove Street

DISCUSSION
CLG 2016 Grant Status - Faulkner County Museum
CLG 2017 Grant Status - National Register Nomination College Avenue and Scull District
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
Betty Pickett
Gerald Tosh

MEETING MINUTES - APRIL 24, 2017

Conway Historic District Commission April 24, 2017 Meeting Minutes

City Hall - Downstairs Conference Room, 5:30 p.m.

Roll Call

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

Finding of a Quorum.

5 Commission members - Quorum present.

Also in attendance:

Nikki and Rory Thompson – 1549 Haley Lane, Conway AR.
Jay and Molly Bernard – 1905 Caldwell Street, Conway, AR
Ellen Gordy – 310 Davis Street, Conway, AR
Douglas Isanhart – 2610 TJ Drive

Meeting Minutes

March 27c, 2017 minutes. George Covington motioned for approval, seconded by Taylor Martin. Minutes approved unanimously.

Remodel - 1917 Caldwell Street

Presentation:

The applicants will be remodeling the house and want to enclose the garage and add a functional garage door. On the house, the board and batten is crumbling and needs to be replaced. They also plan to replace the purple front doors. The corbel on the front door is going to be made into a normal square door entrance. They would also like to add a couple of brackets at the front entry once it is squared up and the doors located symmetrically. They plan to repair the old windows, however, if a buyer would like new windows, can they provide them? The kitchen window is a large fixed glass non-original window. They would like to replace this window with new windows that symmetrical in appearance and match the existing windows. The structure is not a contributing structure to the historic district. There have been several remodels and additions done to the home over the years. They are not planning to keep all 3 of the fireplaces currently on the house. The big rock fireplace will be torn out.

Neighborhood Discussion:

Jay and Molly Bernard stated that they are in support of the remodel and of the work that the Thompson's have done in general area. They have given the property life and the neighborhood a different feel and revival.

Commission Discussion:

The proposed work is a vast improvement over the existing condition of the home. The Thompson's are to be applauded for keeping the house instead of tearing it down and starting over.

The Commission discussed the value of keeping the original windows in a non-contributing residence. It was generally decided that the windows could be replaced, since the majority of the home has been historically compromised. The Commission decided to allow HDC Staff to approve the type of replacement window.

Motion made by Betty Pickett to approve the remodel with the following conditions:

Commission Conditions:

1. Carport may be remodeled to create an enclosed garage. Garage siding shall be board and batten to match existing residence. Cement board siding shall be used.
2. The non-historic kitchen area picture window may be replaced with approximately 2 foot x 4 foot sash windows to match existing historic windows.
3. Existing historic windows may be replaced with like-kind and style with final approval by HDC Staff.
4. Old board and batten may be replaced with matching cement-board board and batten.
5. The double entry doors may be replaced with new 1/2 glass double doors as proposed.
6. Existing door corbeled brick entry may be straightened to a rectangular opening with brackets as proposed.
7. Asphalt roof may be replaced with in-kind asphalt roof.
8. Landscaping and/or screening is required around HVAC equipment viewable from the public right of way.

Seconded by Taylor Martin. Motion approved unanimously.

New Residential Outbuilding & Carport– 310 Davis Street

Presentation:

The applicant wants to build a small cottage behind the existing house. The house is situated on 2 lots. The applicant's sister wants to move back to Conway and has not found a home to her liking, therefore, she is seeking permission to build a "mother in law's quarters" of approximately 838 square feet. The original house centered on the central property. The cottage will be placed catty cornered at the rear of the lot. The plan is basic and simple. The exterior of the house will have a screened in porch and be similar in appearance to the existing main house.

The carport will be placed on the existing garage footprint. The single car carport will be the same size as the existing garage and will have a storage room built into the rear. The

MEETING MINUTES - APRIL 24, 2017

existing garage is old and has years of water damage. It unsafe for use.

Once the carport is built, you will not know there is a structure in the back of the property. The cottage will not be seen from the front of the house.

Neighborhood Discussion:

None

Commission Discussion:

A request has been made that the new outbuilding be used of the same material the house is made of. Since the existing house has vinyl siding, it would be ok to use the same materials on this outbuilding. Since the building will not be seen from the road, these materials are ok to use.

Motion made by George Covington to approve the new residential outbuilding and carport with the following conditions:

Commission Conditions:

1. The outbuilding and carport setbacks shall be as shown on the submitted site plan.
2. Carport shall be constructed similar to existing garage and residence in style and materials.
3. Carport columns shall be a trimmed out to approximately 6 inches by 6 inches.
4. Floor to ceiling height shall be 9 foot minimum.
5. Vinyl siding shall be allowed.
6. Wide trim around windows and doors shall be used as shown.
7. One over one windows may be used in line of false window dividers.
8. HVAC and utility equipment shall be appropriately located at the rear or side of the structure and/or appropriately screened.
9. A 4 foot sidewalk shall be constructed along Davis Street or an in-lieu fee of \$12 per linear foot may be paid (\$940 total).

Seconded by Taylor Martin. Motion approved unanimously.

New Single-Family Home – 1418 McKay Avenue

Presentation:

The applicant is proposing to construct a new house on McKay Avenue. The applicant is planning on living in the house. There is a significant tree in the back of the property but should not be affected by the construction of the new house. The existing house was torn down years ago but was never rebuilt. The property was purchased with the intention of building a new house on the property.

Neighborhood Discussion:

Mr. Patrick had spoken with Ms. Togni the neighbor abutting to the rear earlier in the day. Mr. Patrick relayed Ms. Togni's comments as she was unable to attend. She is happy to see

a new house being put it because it will add to the neighborhood. Was also pleased that the home will be owner-occupied. There was some concern about drainage. Rainwater needs to be diverted away from her property because she already has standing water issues in her back yard. She also did not want the alley access blocked as they occasionally use the unbuilt alley.

Commission Discussion:

The driveway backing area will be partially in the alley. However, this should not block alley access.

Motion by Betty Pickett to approve the new residence with the following conditions:

Commission Conditions:

1. The residence and driveway shall be constructed as shown in submitted plans.
2. The residence's front setback shall be approximately 30 feet from the McKay pavement or 15 feet from the property line.
3. Porch columns shall be a trimmed out to 8 inch by 8 inch minimum.
4. Siding material shall be cementitious siding such as Hardie board or similar.
5. Wide trim around windows and doors, open rather tails, and mixture of roofing shall be used as shown.
6. One over one windows may be used in lieu of false window dividers.
7. HVAC and utility equipment shall be appropriately located at the rear or side of the structure and/or appropriately screened.
8. A 4 foot sidewalk shall be constructed along McKay Avenue or an in-lieu fee of \$696 may be paid.

Seconded by Taylor Martin. Motion approved unanimously.

Discussion

CLG Grant Status – Faulkner County Museum

The Conway HDC can now release all remaining 2016 grant funds to the Faulkner County Museum, if desired. There are no scheduled upcoming projects that will be completed prior to September. By Federal rules, the grant money must be used by the end of September on a completed project.

Sandra Taylor is proceeding with the College Avenue nomination with the intent of submitting the project in September 2017 and presenting the nomination to the State Review board in December 2017. She is working with the understanding that her \$2500 nomination fee will become available in May 2017 as the Conway 2017 CLG grant. Since the college avenue nomination will not be completed by September 2017, no 2016 grant money may be used.

Existing 2016 money cannot be used for registration and airfare for the upcoming National Trust Conference in November. The registration opens in July.

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All remaining 2016 CLG grant funds are currently available for the Faulkner County Museum if the HDC would like to release them. The Museum will need to present a State approved project that will use all of the amount for one project. We can't setup a fund that is drawn from for various uses. It must all go for one complete state approved project.

CAMP Training – May 8

Registration is open for the Conway CAMP (Commission Assistance and Mentoring Program) training sessions. HDC Staff recommends and encourages as many HDC commissioners to attend if possible. CAMP Will be located on the Hendrix College campus in the Campbell Dining Room from 8 am to 4:30 pm.

Adjourn

The meeting was adjourned by consensus.

**OLD CONWAY DESIGN OVERLAY DISTRICT
CERTIFICATE OF APPROPRIATENESS REVIEW
ROBINSON & CENTER CHURCH OF CHRIST
PARKING LOT ADDITION
709 & 715 GROVE STREET**

APPLICANT

Stephen Hogan
The Tyler Group
240 Skyline Drive
Conway, AR 72032

OWNER

Robinson & Center Church of Christ
1505 Robinson Avenue
Conway, AR 72034

SITE

Address. 709 & 715 Grove Street

Present Zoning. R-2A (Large Lot Duplex) within the Old Conway Design Overlay District Urban Transitional Zone

Abutting Zoning. R-2A (Large Lot Duplex), and O-3 (Quiet Office) in the Old Conway Design Overlay District.

Lot Area. ± 0.51 acres

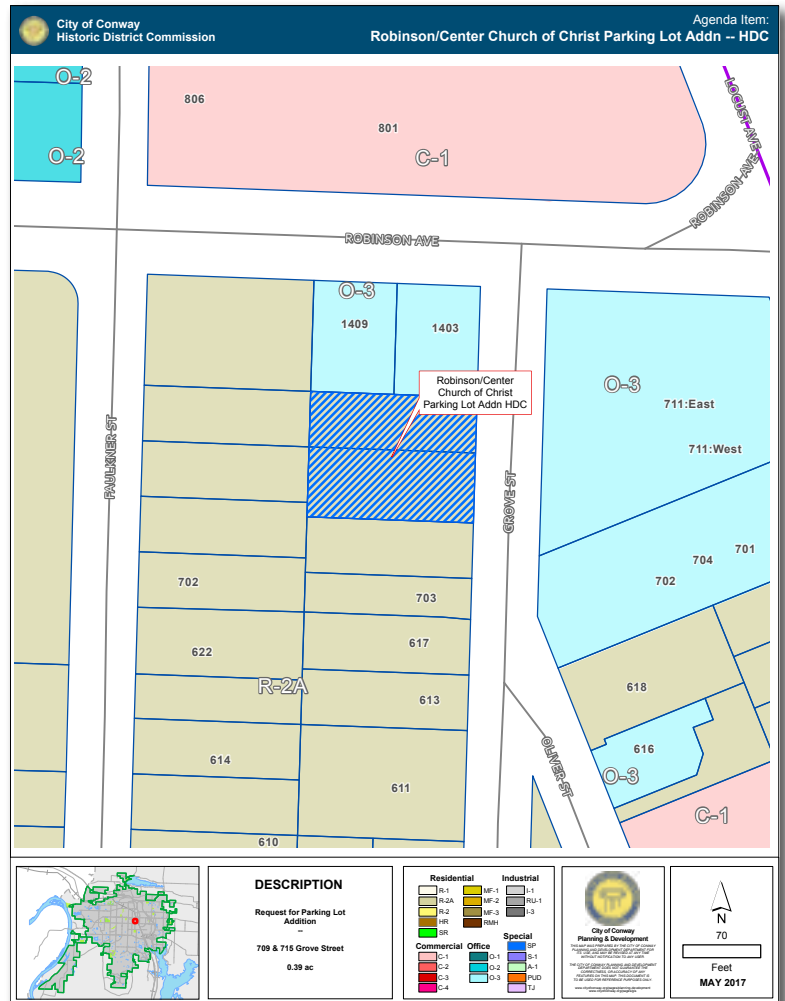
Surrounding Area Structures. The property is located in the Old Conway Design Overlay District on the west side of Grove Street one lot south of Robinson Avenue. Area structures consist of parking lots to the east and west, single family residences in craftsman cottage, minimal traditional, and ranch to the south, there are two residential structures converted to offices on the north.

General Description of Property and Proposed Development. The property is a vacant lot. The applicant is proposing to construct additional parking for the Robinson and Center Church of Christ.

Setbacks. Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 80% to 110% of the average area front setback. Not applicable - no walled/roofed structure.

Spacing. Established spacing distance pattern between area structures. Not applicable - no walled/roofed structure.

Lot Coverage. Lot coverage will remain unchanged. The lot is currently open and permeable. If the areas sown with hatched striping were made into permeable landscape areas, around 27% of the lot will be made impermeable. The Urban Transition area allows a range of coverage from 60% to 100%. This coverage percentage is appropriate, however the Commission should give consideration to requiring that the non-permeable hatched pavement areas be constructed as permeable landscaping areas.



Orientation. The direction in which the front of a building faces. Not applicable - no walled/roofed structure.

Alley. There is no alley near the property.

Driveway/Parking/Carport. The proposed curbed and guttered parking lot is an addition to the existing parking lot to the east. Curbs and islands on the east parking lot will be reconfigured to match the new parking lot drive aisles. The parking lot would create 52 additional parking spaces. The 3 new drive aisles would provide additional access to the existing parking lot.

Sidewalks. There is no sidewalk along Grove Street across the front of the property. Sidewalk construction is required.

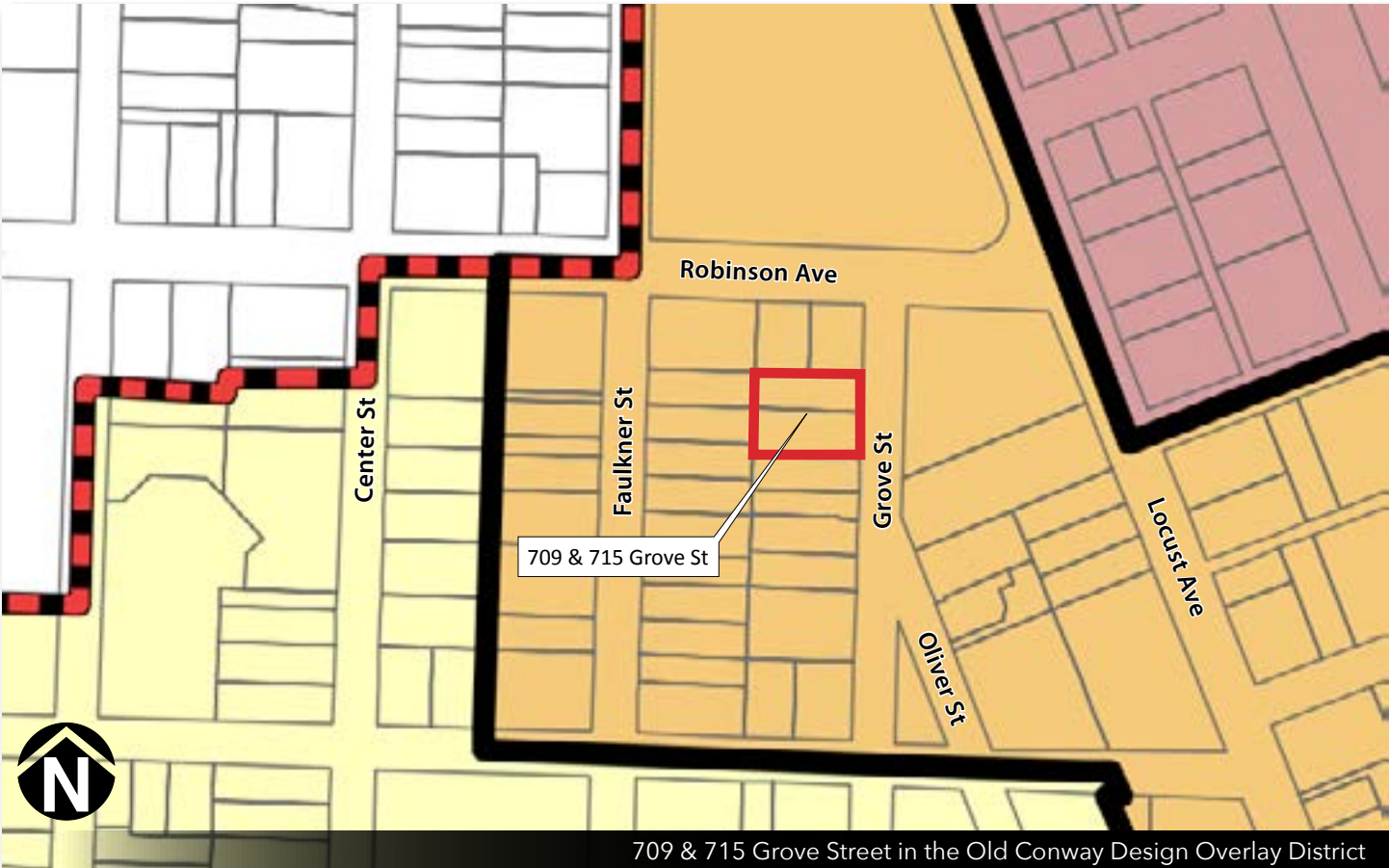
Fences. There is an existing privacy fence along the northwest and southwest boundaries. No additional privacy fencing is proposed. A low screening brick wall is proposed along the Grove Street frontage. Section 6, C. Off Street Parking - requires the use of a low screening wall:

continued on pg 6





Aerial View of 709 & 715 Grove Street



709 & 715 Grove Street in the Old Conway Design Overlay District

Where a parking lot must abut a public sidewalk, a visual buffer shall be provided through the use of a wall or fencing along the sidewalk edge. Materials should be comparable with those of nearby buildings and utilize visually interesting elements, such as masonry patterns, articulation, and vegetation. In situations where walls are not appropriate, a landscape buffer may be utilized. However, landscaping shall be dense and unbroken in order to completely meet the spirit and intent of this section. Planting strips and planter boxes may be incorporated to assist in fulfilling this requirement.

Tree preservation. Several significant trees will be affected by this project. However, the parking lot has been designed to maximize the preservation of as many large trees as possible. A 24" pecan and 24" magnolia will need to be removed in order to provide drive aisle access. A large elm, hackberry, and oak have been preserved. Additional trees will also be planted around the perimeter and Grove Street frontage as screening and remediation. These trees should be 2" caliper canopy trees at the time of planting.

MASSING

Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. Not applicable - no walled/roofed structure.

Height. The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. The overall height and eave lines are appropriate. Not applicable - no walled/roofed structure

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. Not applicable - no walled/roofed structure

Directional expression. Measurement of the height to width ratio of a structure's elevation. Not applicable - no walled/roofed structure

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. Not applicable - no walled/roofed structure

Complexity of form. The level of detailing and breaks in wall planes of a structure. Not applicable - no walled/roofed structure

Façade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. Not applicable - no walled/roofed structure.

DESIGN ELEMENTS

Style. The style should compliment the existing and area structures. Not applicable - no walled/roofed structure.

Entries, Porches, and Porticos. Entry points will not be changed. Not applicable - no walled/roofed structure.

Doors and windows. Not applicable - no walled/roofed structure.

Awnings. When new construction uses awnings, traditional awning designs, materials, and placement should be used. Not applicable - no walled/roofed structure.

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 plans. The existing parking lot has one pole with a "night watcher" flood light and typical sodium street lamp. Any new parking lot pole lighting should be modern LED "shoebox" or similar shielded fixtures. Planning Dept. development review regulations state that a pole mounted parking light may be no more than 25 feet tall and must use shielded lighting limiting light to the inside of the property.

MATERIALS & DETAILING

Architectural Details, Siding, and Bricks. Eaves, brackets, dentils, cornices, molding, columns, trim, etc. Not applicable - no walled/roofed structure.

Shutters. If used, shutters should be in proportion to their window opening. Not applicable - no walled/roofed structure.

Roof. There is an existing asphalt roof. Not applicable - no walled/roofed structure.

Decks/Plaza Space. No decks or patio space are proposed.

Skylights. Not applicable - no walled/roofed structure.

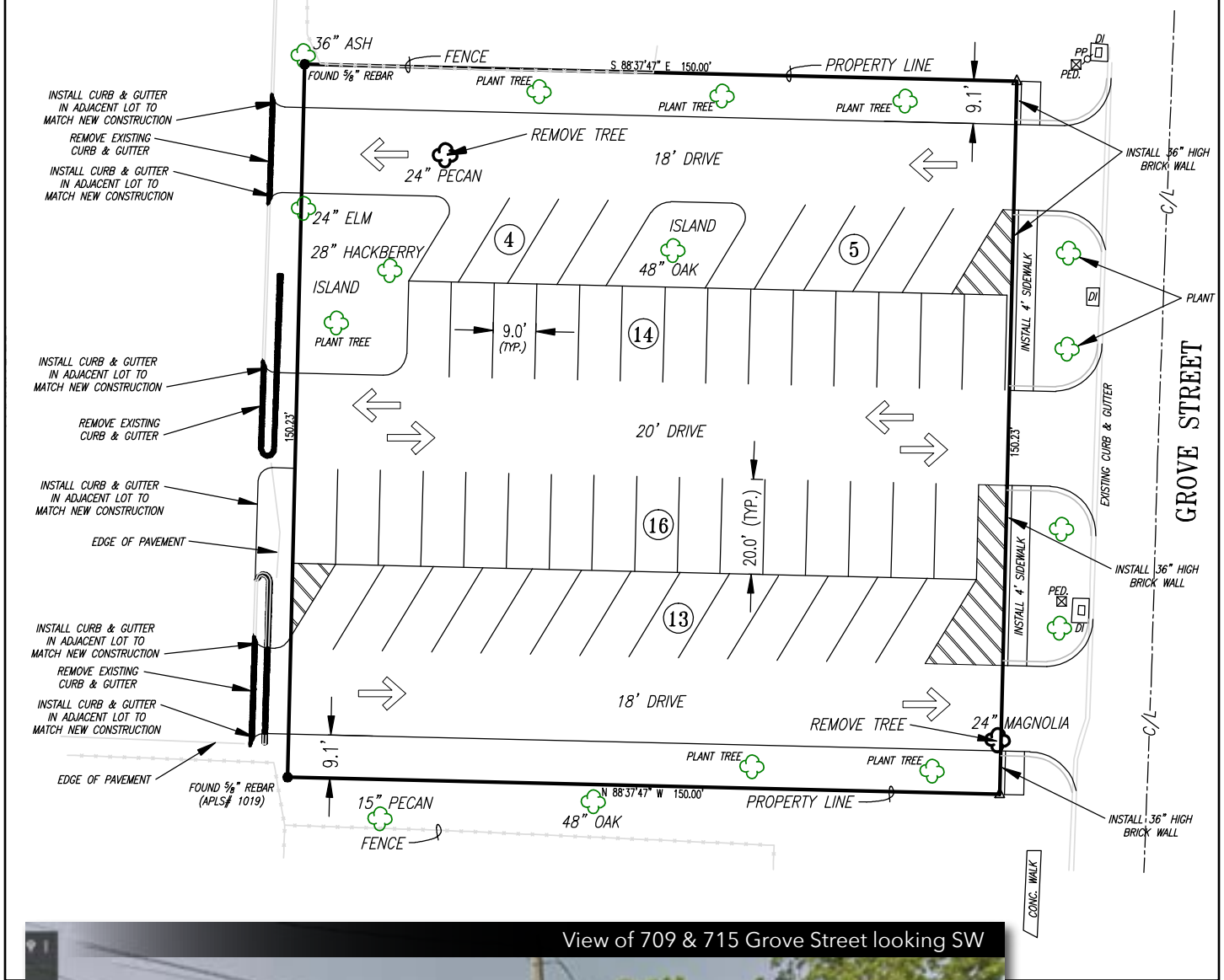
Mechanical Screening. HVAC units should be visually located away from streets or screened by landscaping. Not applicable - no walled/roofed structure.

RECOMMENDATIONS

Staff recommends approval of the remodeling with the following conditions:

1. Parking lot shall be constructed as submitted. Areas shown with hatched pattern shall be grass landscaped areas and not asphalt/pavement.
2. The 24" pecan and 24" magnolia may be removed. Best tree preservation practices as outlined in the Old Conway Design Overlay District Pattern Book shall be used during construction. 9 new 2" caliper d.b.h. canopy trees shall be planted as shown on submitted plans. (*Section 6.A.Landscaping and Tree Preservation and Section 6.B.Trees - also Conway Development Review Regulations*)
3. Low screening brick walls shall be constructed along the Grove Street frontage as shown. (*Section 6.C.Off Street Parking*)
4. Lighting shall be directed inward, downward, and shrouded. Parking Light poles shall be no more than 25 feet in height. (*Section 6.A.Lighting - also Conway Development Review Regulations*)

Proposed Overflow Parking Lot at 709 & 715 Grove Street



View of 709 & 715 Grove Street looking SW



DISCUSSION

CLG 2016 Grant Status • Faulkner County Museum

The Conway HDC can now release all remaining 2016 (\$4285) grant funds to the Faulkner County Museum if desired. There are no upcoming scheduled projects that will be completed before September 2017. By Federal rules, the 2016 grant money must be spent by the end of September on a completed project. Ms. Lynita Langley-Ware will be presenting an engineering drainage study project that has received preliminary approval from the Arkansas Historic Preservation Program.

CLG 2017 Grant Status - National Register Nomination College Avenue and Scull District

College Avenue Historic District - The State has approved the requested 2017 CLG grant of \$2500. Sandra Taylor Smith, the National Register consultant, is proceeding with the College Avenue nomination with the intent of submitting the project in September 2017 and presenting the nomination to the State Review Board in December 2017. Sandra is working with the understanding that her \$2500 nomination fee will become available in May 2017 as the Conway 2017 CLG grant.

Scull Historic District - The 2 residence handmade concrete block historic district consisting of 428 and 432 Conway Boulevard is complete and has been submitted to the Arkansas Historic Preservation Program. Aryn Denette, Conway resident and daughter of HDC Staff, prepared the nomination pro-bono with the help of AHPP staff, Travis Ratermann. The nomination should be presented to the State Review Board in August.

