



CONWAY

HISTORIC DISTRICT COMMISSION
STAFF REPORT

5:30 pm • October 22, 2018 • City Hall



October 22, 2018 • 5:30 pm • 1201 Oak Street

AGENDA

A. Call to Order

B. Approval of Minutes

1. September 24, 2018

C. Public Hearings

Old Conway Design Overlay District

1. 713-719 Front Street - Facade Renovation
2. 1614 College Avenue - Garage Addition

D. Discussion

1. New commissioner nominations

E. Adjourn

HISTORIC DISTRICT COMMISSION MEMBERS

Steve Hurd, Chairman

Marianne Black, Vice-Chairwoman

David Carolina

George Covington, Sr.

Shelby Fiegel

Taylor Martin

Gerald Tosh

Conway Historic District Commission September 24, 2018 Meeting Minutes

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

Roll Call Steve Hurd, Chairman - present Marianne Black, Vice Chairperson - present Taylor Martin - present George Covington, Sr. - present Gerald Tosh - present David Carolina - absent Shelby Fiegel - present HDC City Staff - Bryan Patrick - present

Finding of a Quorum. 6 Commission members - Quorum present.

Also in attendance: Marilyn Fritts - Fritts Construction Jeff and Tina Ward - 1720 Bruce Street Robert Bennett - 371A W Republican Rd, Greenbrier Sarah Bryan - 1704 Mill Street Emily Walter - Center Street

Meeting Minutes August 27, 2018 minutes. Taylor Martin motioned for approval, seconded by Marianne Black. Minutes approved unanimously.

Old Conway Design Overlay District Certificate of Appropriateness Review

Addition and Renovation 1720 Bruce Street

Presentation: Marilynn Fritts presented the project stating that it was a simple addition on the east side of the residence adding a new bedroom, closet, and storm shelter. The addition would blend with the existing residence using the same siding materials, etc.

Neighborhood Discussion: In favor: None Opposition: None

Commission Discussion: Mr. Hurd asked if thought had been given to matching the existing east facade's roof pitch on the new addition? Ms. Fritts explained that the roof pitch was the same as the garage on the west side of the residence. This possibly creates a more symmetrical look. Ms. Black asked if any additional windows would be used. Me. Fritts replied that a

large window will be placed on the front facade. The rear of the addition was storage and a storm shelter.

Motion made by George Covington to approve with staff recommended conditions:

- 1. The addition shall be constructed as shown on the submitted plans. 2. New shutters matching the existing shall be allowed. 3. Matching windows with false dividers shall be allowed. 4. Asphalt roof matching existing shall be used. 5. Matching horizontal steel siding shall be allowed.

Motion seconded by Marianne Black. Motion approved unanimously

New Single Family Residence - 1927 College Avenue

Presentation: Robert Bennett presented plans for a new single family residence. Mr. Bennett explained that the plans show only horizontal siding. He asked if it could be possible to use vertical or a combination of horizontal and vertical siding?

Neighborhood Discussion: In favor: None Opposition: None

Commission Discussion: There was general discussion concerning the appropriateness of vertical siding in relation to other area residences. The HDC consensus was to allow.

Motion made by Shelby Fiegel to approve with amended HDC Staff conditions:

- 1. The residence shall be constructed as shown in submitted plans. 2. The residence's front setback shall be approximately 46 feet from the curb or 26.1 feet from the newly platted north property line. 3. One canopy tree with a minimum 2" caliper shall be planted to remediate removal of the two large trees. 4. Floor to ceiling height shall be 9 foot minimum. 5. Siding material shall be fiber cement siding such as Hardie board or similar. Vertical or horizontal siding allowed. 6. One over one windows may be used in lieu of false window dividers. 7. Wide trim around windows and doors shall be used as shown. 8. Concrete driveway shall be nominally 8 feet wide accessing the rear garage. 9. HVAC and utility equipment shall be appropriately located at the rear or side of the structure and/or appropriately screened.

- 10. Any damage to the sidewalk during construction shall be repaired.

Motion seconded by Gerald Tosh. Motion approved unanimously.

Discussion 2019 Historic District Commissioner Membership

Marianne Black will roll off the Historic District Commission on December 31, 2018. Marianne is at the end of her 2nd term and may not be renominated at this time. The recently amended City board membership ordinance states that members of the Historic District Commission are allowed (2) 3 year terms, with a rest period of 3 years and then another 3 year term. An HDC member could possibly alternate 3 years on and 3 years off the Commission.

A new 2019 HDC member position will be advertised throughout October. Nominations will be taken until October 31. Please reach out to qualified members of the community for nominations.

Taylor Martin stated that he would be absent from the October HDC meeting.

Adjourn

George Covington made the motion to adjourn. Shelby Fiegel seconded. The meeting was adjourned.

C1 FACADE RENOVATION - 713 - 719 FRONT STREET

**OLD CONWAY DESIGN OVERLAY DISTRICT
CERTIFICATE OF APPROPRIATENESS REVIEW
FACADE RENOVATION
713-719 FRONT STREET**

APPLICANT

KSI Construction
298 Pickwick Drive
Conway, AR 72034

OWNERS

Speaker Legacy Properties

SITE

Address. 713-719 Front Street

Lot Area. ± 0.16 acre.

Present Zoning. C-1 (Downtown Commercial). The property is within the Old Conway Design Overlay Urban District.

Abutting Zoning. C-1 (Downtown Commercial). The property is within the Old Conway Design Overlay Urban District.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Urban District on the west side of Front Street between the Express Employment office and Firestone Auto Service Center. Area structures consist of commercial structures from various time periods and styles.

General Description of Property and Proposed Development.

The applicant is proposing to renovate the front facade of the building; particularly the parapet. The existing mansard style parapet/roof will be removed. A more appropriate vertical parapet will be constructed along with awnings at office entrances.

Setbacks. Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 85% to 115% of the average area front setback. Setbacks remain unchanged.

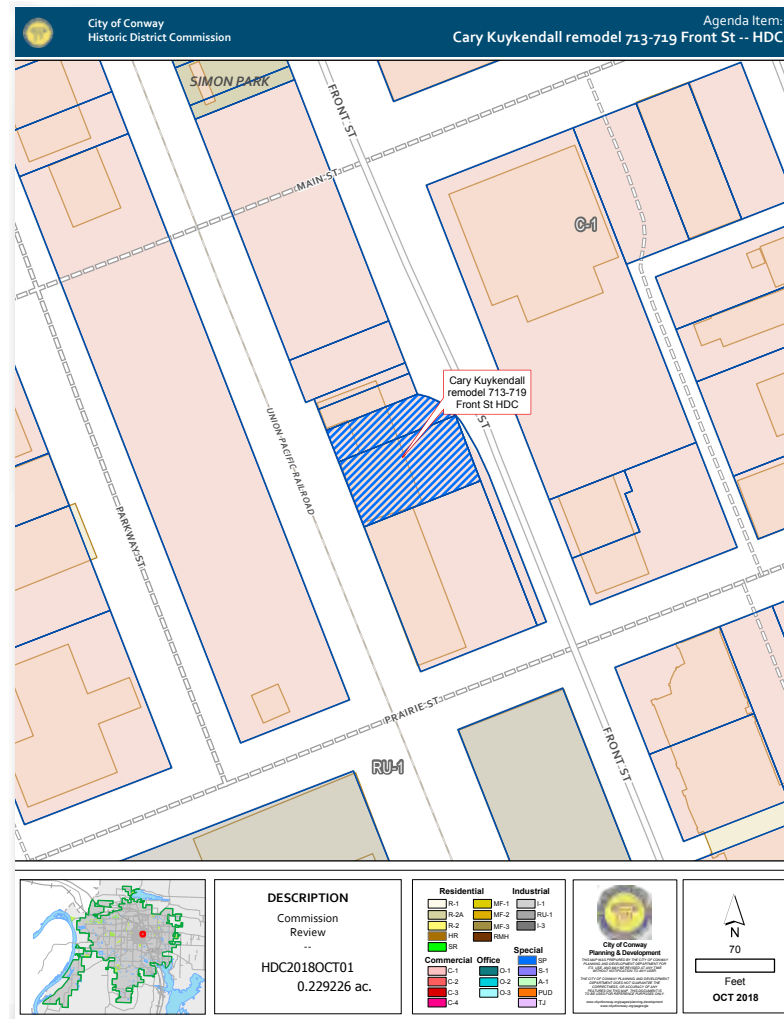
Spacing. Established spacing distance pattern between area structures. Spacing is not changed.

Lot Coverage. The Old Conway Urban District allows up to 100% impervious lot coverage. The pervious area will not be changed.

Orientation. The direction in which the front of a building faces. The residence's orientation will not be changed.

Orientation. The direction in which the front of a building faces. The residence's orientation will not be changed.

Alley. An unofficial alley provides rear access to the property.



Driveway/Parking. Existing driveways and parking will not be changed.

Sidewalks. Existing sidewalks will remain unchanged.

Fences. No fencing is proposed.

Tree preservation. No trees will be affected by the project.

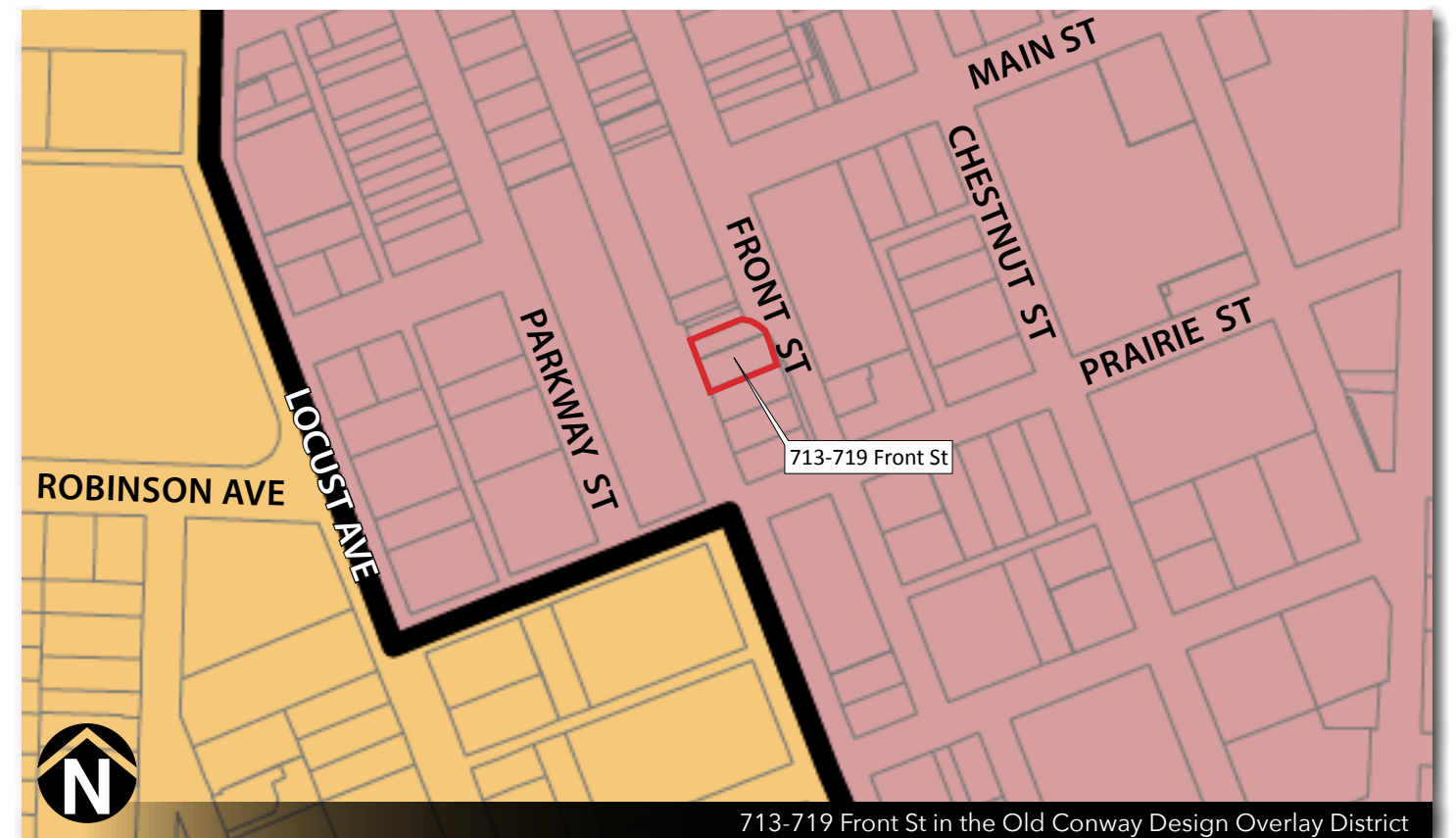
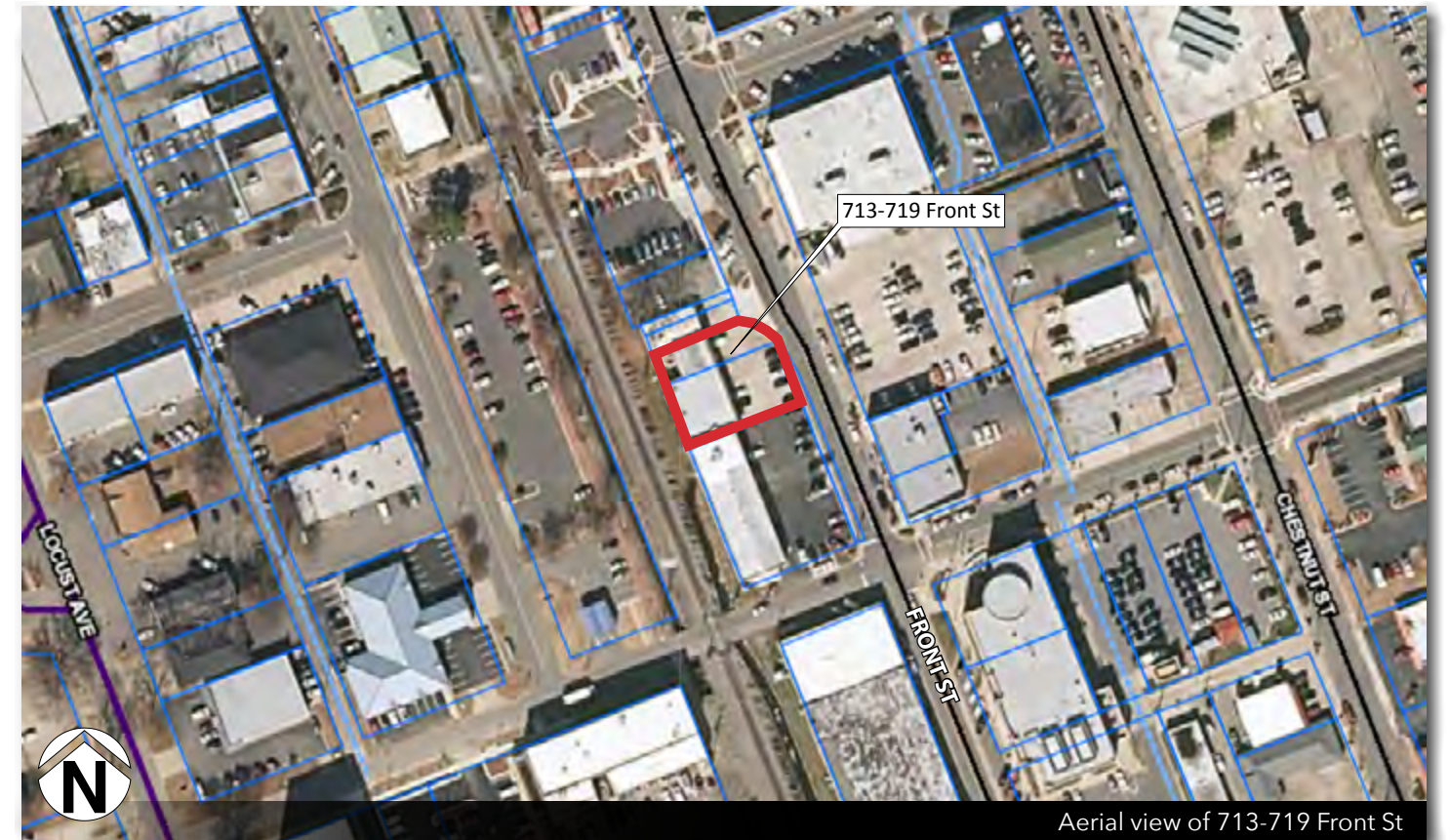
MASSING

Scale. The size of new construction in relation to the existing and neighboring structures and the proportion of structures to the human scale. The structure's overall scale will not be substantially changed.

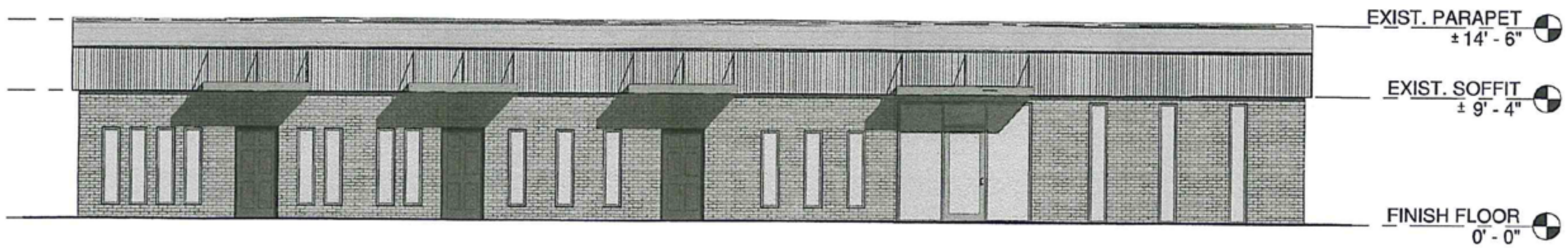
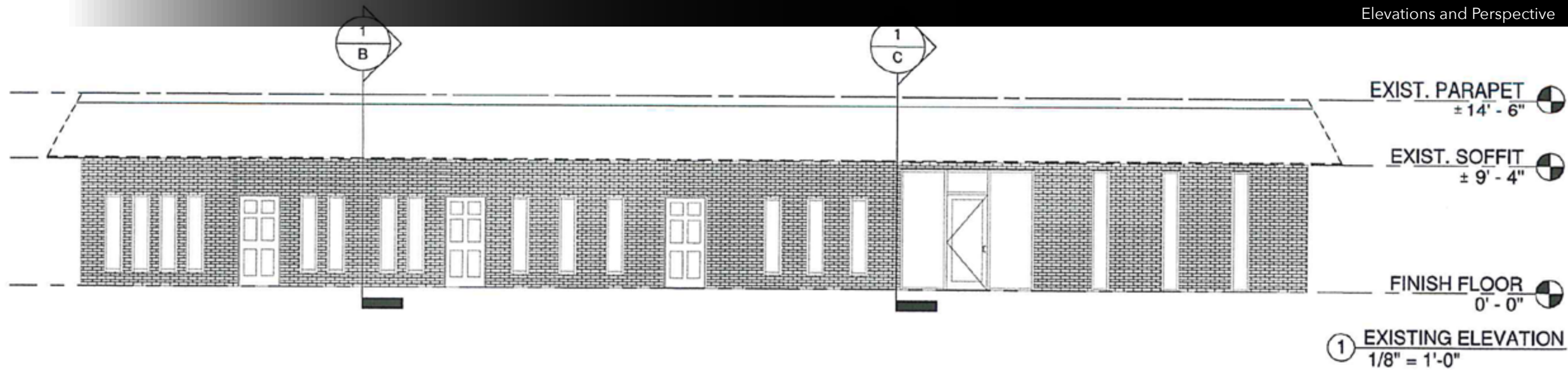
Height. The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. The height will not be changed.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The structure's width will very slightly change with the removal of the mansard parapet ends.

continued on pg 10



Elevations and Perspective



C1 FACADE RENOVATION - 713 - 719 FRONT STREET

Directional expression. Measurement of the height to width ratio of a structure's elevation. The height/vertical expression of the residence will become slightly more vertical in nature. The existing mansard parapet creates a more horizontal residential appearance. A new vertical parapet will give the structure a taller feel.

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The structure's footprint will not change.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The structure is mid century and has little detailing. The mansard roof does little to emphasize the entrances and creates a horizontal feel. The proposed parapet will add a new level of detailing through the use of a band with vertical elements topped capped by a horizontal band. This adds a new more complex vertical detailing to the structure.

Facade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The proportion of wall to opening area remains unchanged.

DESIGN ELEMENTS

Style. The style should compliment the existing and area structures. The structure is a mid-century structure. The mansard parapet is somewhat reflective of the time period in which it was constructed. However, the mansard parapet does not blend well with area historic buildings.

Entries, Porches, and Porticos. Entries will not be changed.

Doors and windows. Doors and windows will not be changed.

Awnings. When new construction uses awnings, traditional awning designs, materials, and placement should be used. Aluminum awnings are proposed over the entry doors. Aside from providing protection from rain, these awnings emphasize the entry areas. The awning are appropriately sized to the door and windows below.

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.



Existing facade

MATERIALS & DETAILING

Architectural Details, Siding, and Bricks. Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The existing structure is simple in nature. A brick face is broken up with narrow vertical windows and doors. The new vertical parapet will add a new level of detailing not currently offered by the mansard roof parapet. The proposed parapet material is metal arranged both vertically and horizontally. The majority of the covering is vertical. Metal in this fashion is not a traditional parapet treatment. However, this is not a historic structure. In this application, metal is probably the most appropriate material. Modern EIFS or traditional stucco could be used however, these materials would likely not offer the longevity of a metal material. Metal could also be seen as more fitting with the mid-century style of the structure.

Shutters. If used, shutters should be in proportion to their window opening. If they were closed, they should cover the window opening. No shutters are proposed.

Roof. The roof remains unchanged.

Decks/Plaza Space. None are shown on the submitted plans.

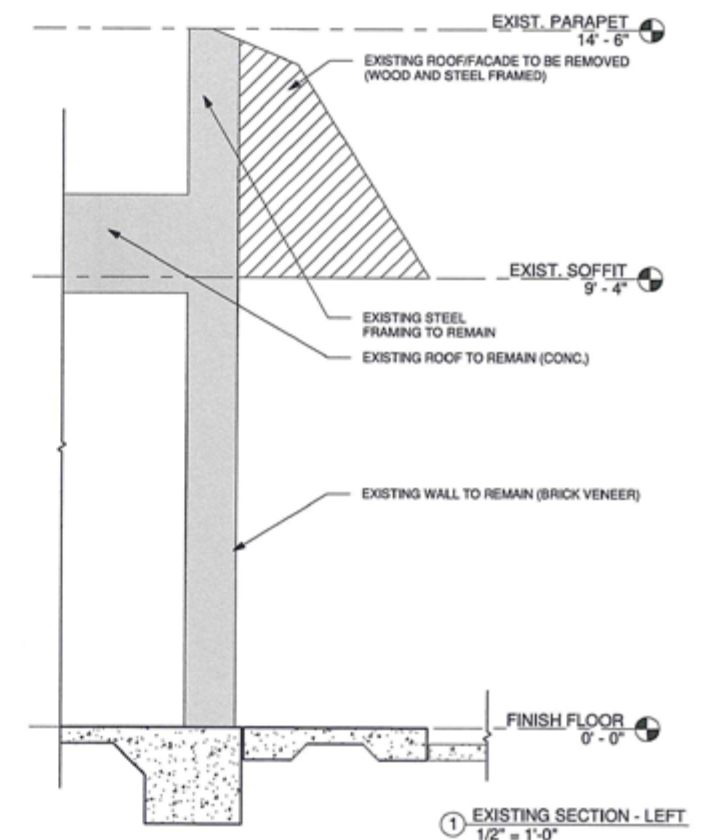
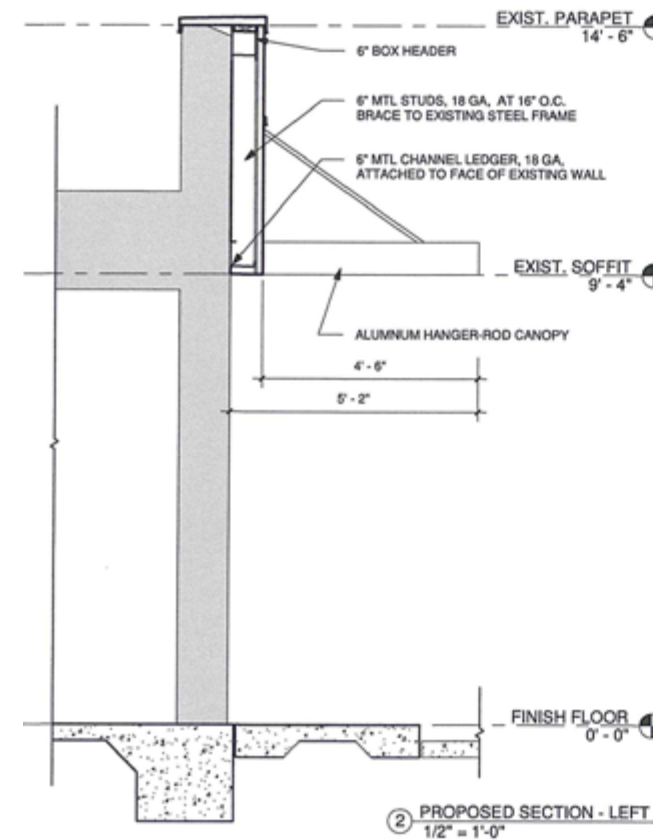
Skylights. None are shown.

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. HVAC should not be affected.

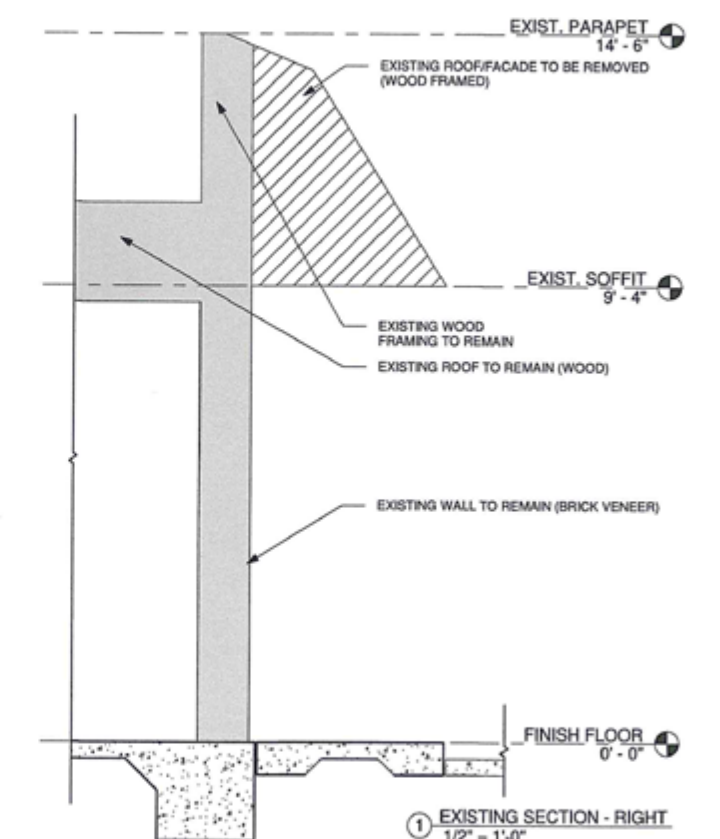
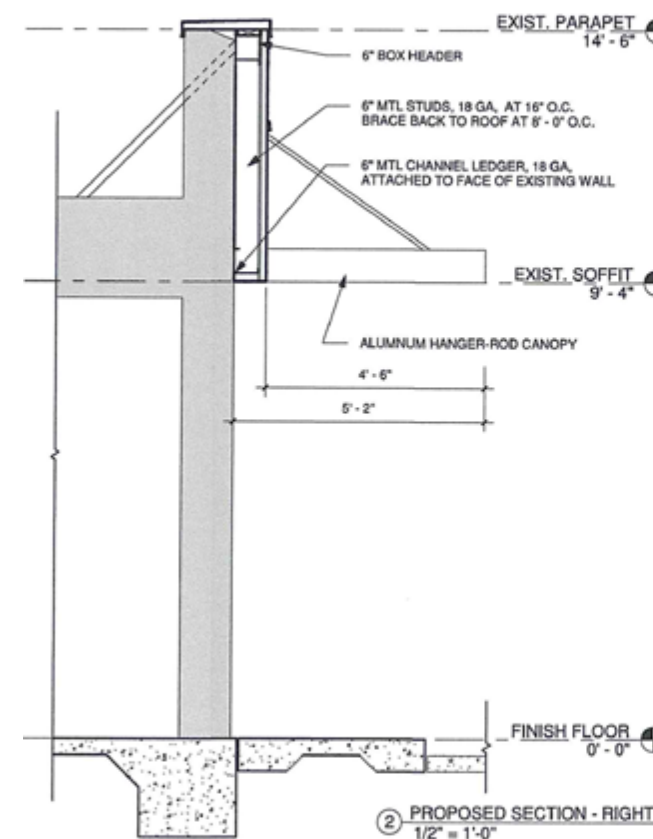
RECOMMENDATIONS

Staff recommends approval of the new parapet with the following conditions:

1. The parapet shall be constructed as shown on the submitted plans.
2. Metal siding material and aluminum awnings as presented shall be allowed.



[Left] Section Details



[Right] Section Details

C2 GARAGE & COVERED WALKWAY - 1614 COLLEGE AVENUE

**OLD CONWAY DESIGN OVERLAY DISTRICT
CERTIFICATE OF APPROPRIATENESS REVIEW
GARAGE & COVERED WALKWAY
1614 COLLEGE AVENUE**

APPLICANT
Pinkston Custom Homes
118 Sunshine Farms Road
Bigelow, AR 72016

OWNER
Matthew Frederick

SITE.....
Address. 1614 College Ave

Lot Area. ± 0.20 acre.

Present Zoning. R-2A (Large Lot Duplex). The property is within the Old Conway Design Overlay Suburban District.

Abutting Zoning. R-2A (Large Lot Duplex) in the Old Conway Design Overlay Suburban District.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the northeast corner of College Avenue and Ash Street. Area structures consist of single family residences in ranch, traditional vernacular, craftsman cottage, and foursquare.

General Description of Property and Proposed Development. The applicant is proposing to construct a 777 square foot freestanding garage on the east side of the existing residence.

Setbacks. Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 85% to 115% of the average area front setback. The residence's front setback remains unchanged. The garage is setback at the mid point of the residence and is connected by a breezeway. The garage's east side setback is 9 feet and the rear setback is approximately 18 feet from the north property line.

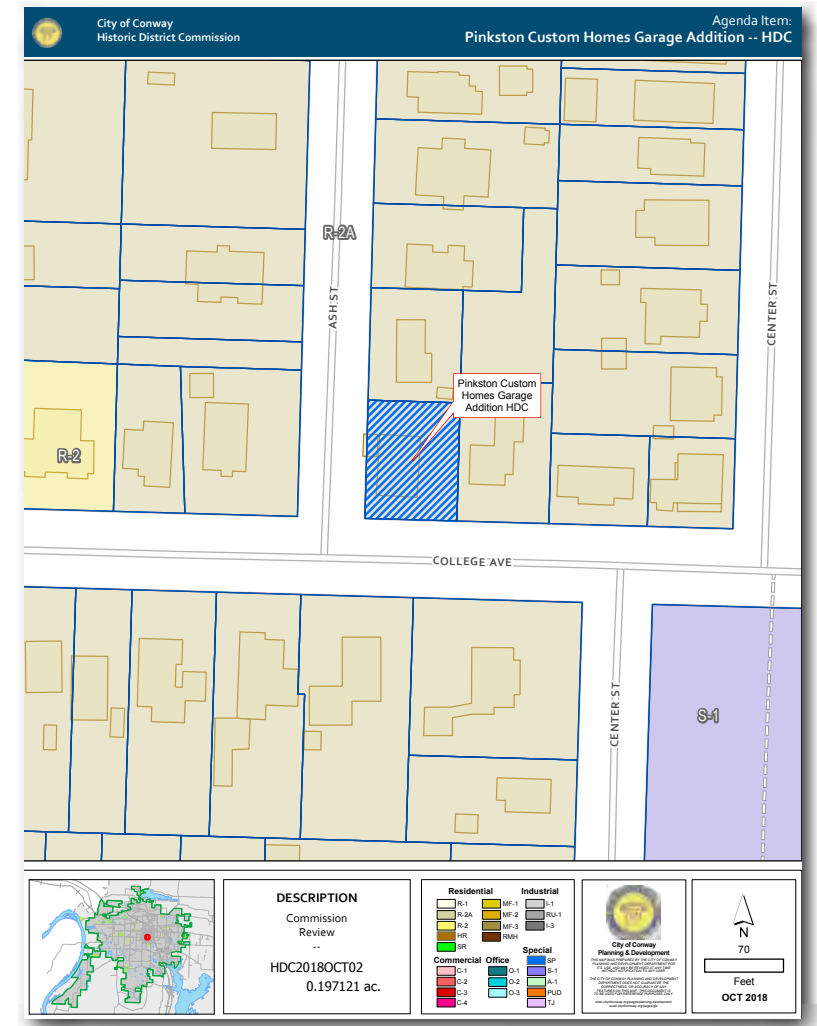
Spacing. Established spacing distance pattern between area structures. Spacing is not substantially changed..

Lot Coverage. The Old Conway Suburban District allows up to 60% impervious lot coverage. The pervious area will be well over the required 40%.

Orientation. The direction in which the front of a building faces. The residence's orientation will not be changed. The garage front will be oriented towards College Ave.

Alley. There are no alleys within the property's block.

Driveway/Parking. There is an existing gravel driveway onto the property. Submitted plans show no change to the driveway. The existing driveway will access the new garage.



Sidewalks. There is an existing sidewalk on the south side of College Avenue. There are no sidewalks along the requested property's frontages. The garage is less than 30% of the footprint of the residence; no sidewalk construction is required.

Fences. No new fencing is proposed.

Tree preservation. No significant trees will be affected by the project.

MASSING.....
Scale. The size of new construction in relation to the existing and neighboring structures and the proportion of structures to the human scale. The residence's overall scale will not be substantially changed.

Height. The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. The residence's height and eave lines will not be changed. The height of the garage is typical for area garages.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area.

C2 GARAGE & COVERED WALKWAY ADDITION - 1614 COLLEGE AVENUE

Since the garage is actually an addition to the residence, the residence's width will become wider. However, the overall appearance is that of a detached garage. The overall width is representative of other area residences and garages.

Directional expression. Measurement of the height to width ratio of a structure's elevation. The height/vertical expression of the residence will not change. The garage blends with the overall vertical expression of the exiting residence.

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The residence's footprint will basically remain the same. The footprint of the garage will add additional coverage to the lot, but is appropriate and typical for the surrounding area.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The residence's overall detailing will remain unchanged. The garage is simple in nature and will blend the existing residence.

Facade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The proportion of wall to opening area will continue with the addition. As a garage, the ratio of wall openings is appropriate.

DESIGN ELEMENTS

Style. The style should compliment the existing and area structures. The residence is one story craftsman style. The garage does not have any craftsman elements, but as a utilitarian structure its style does not detract from the home.

Entries, Porches, and Porticos. The garage will have a double car width door. With the garage is at the midline of the residence, this large door shouldn't overpower the facade of the existing residence.

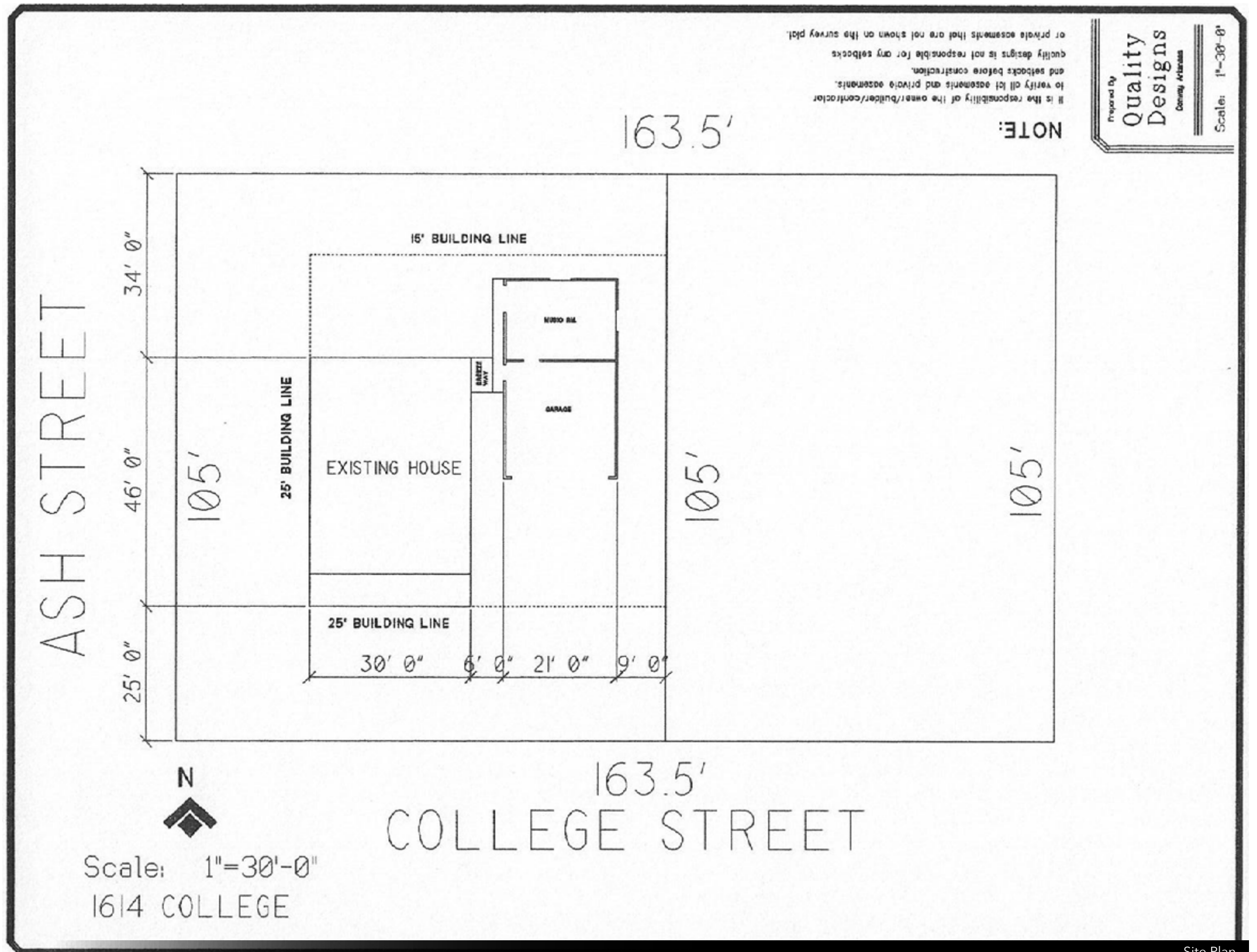
Doors and windows. Two small windows are proposed on the north and east facades of the garage. These windows are modern in nature, but as windows on an accessory building and placed on largely unseen facades, they are appropriate. Two side entry doors are shown on the west side of the garage.

Awnings. When new construction uses awnings, traditional awning designs, materials, and placement should be used. No awnings are proposed.

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.

DESIGN ELEMENTS

Architectural Details, Siding, and Bricks. Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The existing residence has horizontal siding, wide trim, and open rafter tails. The proposed garage plan also shows horizontal siding, trim around windows, but no rafter tails. As a more utilitarian structure this should blend with the existing residence. The type of siding material is not specified. Per Old Conway Design Overlay regulation, vinyl should not be used.



C2 GARAGE & COVERED WALKWAY ADDITION - 1614 COLLEGE AVENUE

Shutters. If used, shutters should be in proportion to their window opening. If they were closed, they should cover the window opening. No shutters are proposed.

Roof. The residence was recently re-roofed with a metal roof. The garage is proposed with matching metal roofing.

Decks/Plaza Space. None are shown on the submitted plans.

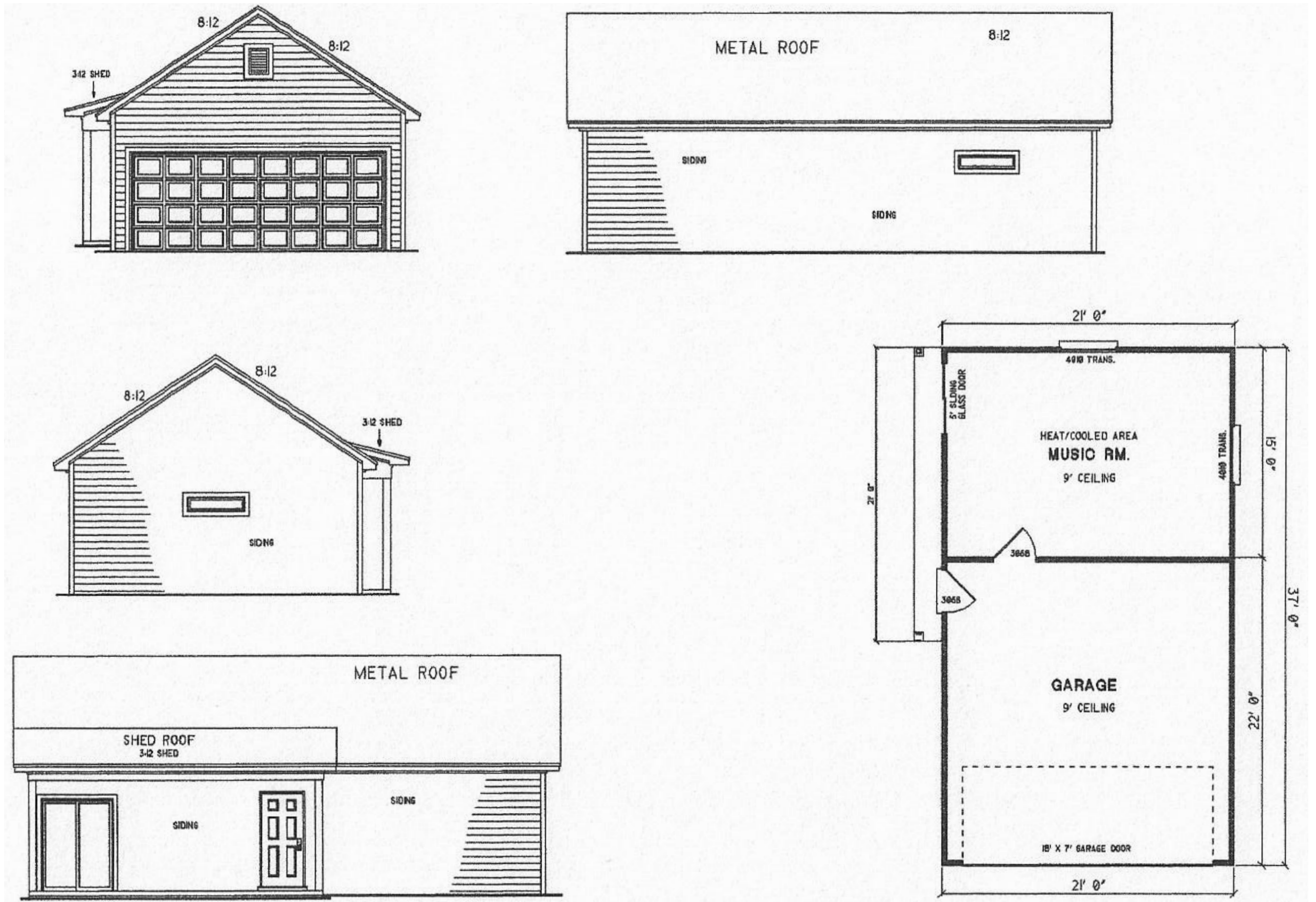
Skylights. None are shown.

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.

RECOMMENDATIONS

Staff recommends approval of the new garage with the following conditions:

1. The garage and breezeway shall be constructed as shown on the submitted plans.
2. Metal roof matching existing shall be used.
3. Horizontal cement board siding shall be allowed.



Elevations and Floor Plan

2019 HISTORIC DISTRICT COMMISSIONER MEMBERSHIP

Marianne Black will roll off the Historic District Commission on December 31, 2018. Marianne is at the end of her 2nd term and may not be renominated at this time. The recently amended City board membership ordinance states that members of the Historic District Commission are allowed (2) 3 year terms, with a rest period of 3 years and then another 3 year term. An HDC member could possibly alternate 3 years on and 3 years off the Commission.

A new 2019 HDC member position will be advertised throughout October. Nominations will be taken until October 31. Please reach out to qualified members of the community for nominations. On November 1, received nominations will be released to the HDC for review. Typically, the HDC interviews the nominees before or after a regular HDC meeting. Interviews could be conducted at the November 19 HDC meeting.

As of October 12, the City has received 2 nominations.