



# CONWAY

HISTORIC DISTRICT COMMISSION  
STAFF REPORT



5:30 pm • January 28, 2019 • City Hall



January 28, 2019 • 5:30 pm • 1201 Oak Street

# AGENDA

## **Call to Order**

**Approval of Minutes** - December 18, 2018

## **I. Public Hearings - Asa P. Robinson Historic District**

None

## **II. Public Hearings - Old Conway Design Overlay District**

A. New single-family residence - 1935 Simms St

## **III. Discussion**

A. Remaining 2018 CLG Grant Funds

B. 2019-2020 CLG Grant

## **Adjourn**

## **HISTORIC DISTRICT COMMISSION MEMBERS**

Steve Hurd

David Carolina

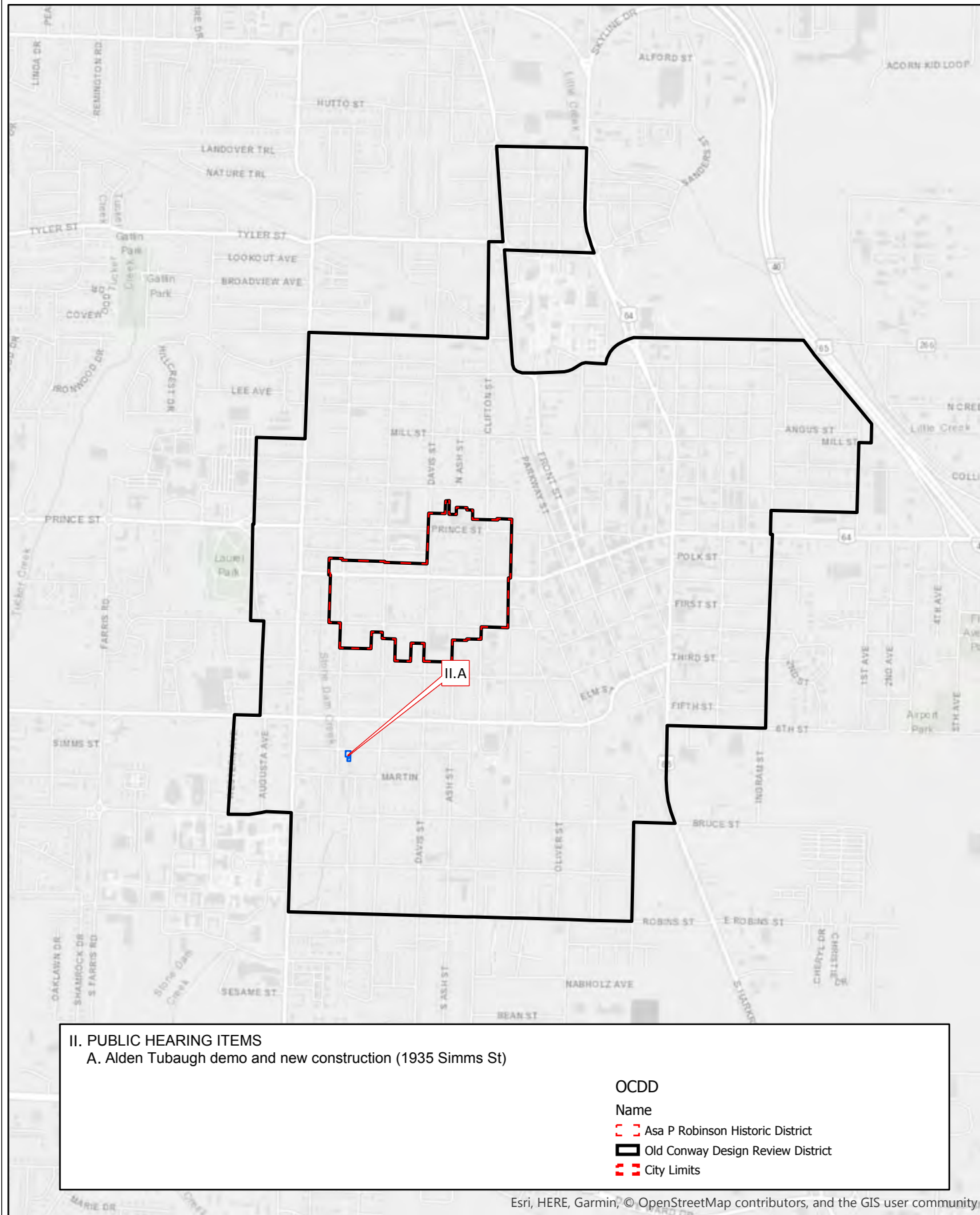
George Covington, Sr.

Shelby Fiegel

Taylor Martin

Gerald Tosh

Emily Walter



### Conway Historic District Commission December 18, 2018 Meeting Minutes

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

#### Roll Call

- Steve Hurd, Chairman - present
- Marianne Black, Vice Chairperson - absent
- 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.

5 Commission members - Quorum present.

#### Also in attendance:

- Emily Walter - 940 Center Street - 2019 New HDC Member
- James Walden - New Conway Director of Planning

#### Meeting Minutes

November 26, 2018 minutes. The Commission did not review or approve the November minutes. The November minutes should be examined at the next available HDC meeting.

#### Presentation

Bryan Patrick introduced the new Conway Planning Director, James Walden.

Arkansas Historic Preservation Program CLG Coordinator Catherine Barrier gave a presentation concerning many online and offline resources available to the HDC concerning historic guidelines, products, older building materials, sources of materials, historic reference materials, National Register, etc.

The HDC asked general questions concerning the materials covered in the presentation. The general discussion turned to a possible 2019-2020 grant for a Conway Preservation Plan.

#### Discussion

##### 2019-2020 CLG Grant

Mr. Patrick asked Ms. Barrier to explain the upcoming grant and its parameters. Ms. Barrier explained that there was only \$100,000 available that might possibly be divided between 3 cities considering a community preservation plan. She stated that \$50,000 was not an unreasonable amount of money for a comprehensive preservation plan. Since there are limited funds, interested cities will need to seriously consider providing matching funds. The bigger the City's

match, the more likely that AHPP funding will be made available. There was further discussion concerning the process of seeking matching city funds, request for proposals, and obtaining "ball park" estimates to meet the February 22, 2019 application deadline.

There was also discussion concerning the College Avenue National Register Historic District. Ms. Barrier explained that the National Park Service was needing additional nomination text to explain the context of the proposed district in relation with surrounding historic areas and the Robinson District. HDC Staff will need to contact Historic Consultant, Sandra Taylor Smith to finalize the nomination.

#### Adjourn

The meeting was adjourned by consensus.

# II.A NEW SINGLE-FAMILY RESIDENCE - 1935 SIMMS STREET

## OLD CONWAY DESIGN OVERLAY DISTRICT CERTIFICATE OF APPROPRIATENESS REVIEW NEW SINGLE-FAMILY RESIDENCE 1935 SIMMS STREET

### APPLICANT/OWNER

Tom & Becky Tubaugh  
1 Downing Circle  
Conway, AR 72034

### SITE

Address. 1935 Simms St

Lot Area. ± 0.19 acre.

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

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

**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Suburban District on the south side of Simms Street. Area structures consist of single-family residences as well as an apartment complex in craftsman cottage, minimal traditional, vernacular Queen Anne, and modern minimal styles.

### General Description of Property and Proposed Development.

The applicant is proposing to construct a new single-family residence following a fire that severely damaged the existing structure on-site. The proposed structure appears to be a modern craftsman replica style home.

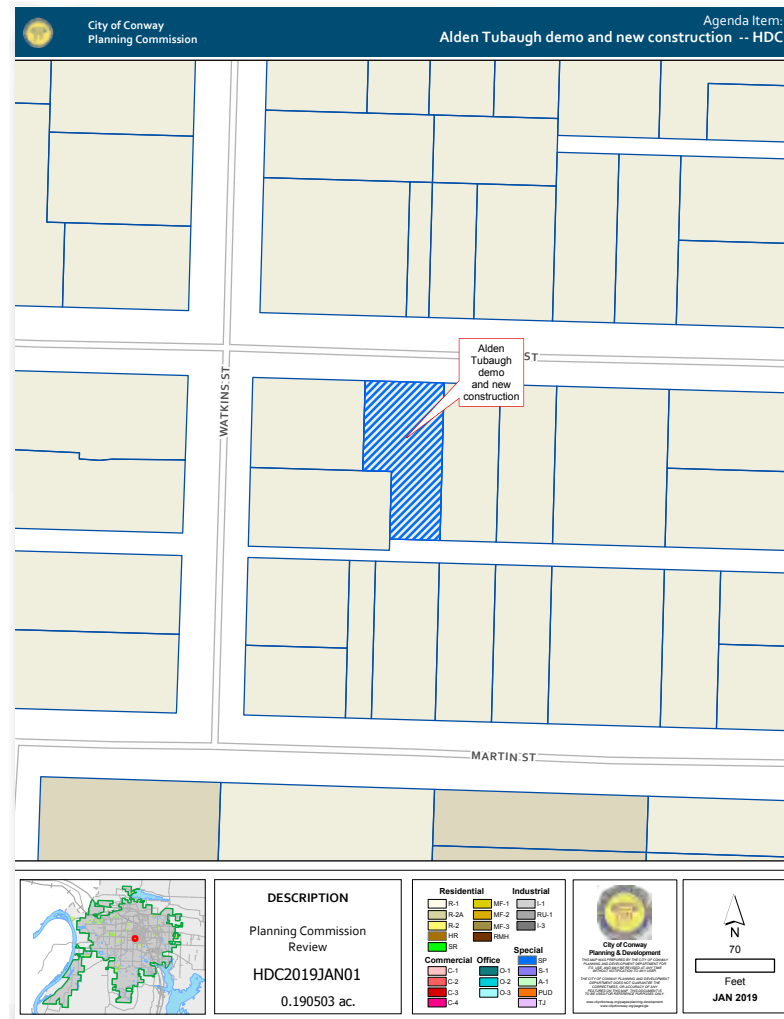
**Setbacks and Spacing.** Front setbacks are allowed within a range of 85% to 115% of the average front setback of the area. The average setback from the property line for the area is 20'. The included drawings appear to indicate a setback of 35'. However, placement may be accidentally shown from the back edge of curb. The maximum permissible setback is 23' and the minimum is 17'. Recommend requiring 20' setback. Spacing appears to be appropriate.

**Lot Coverage.** Lot coverage appears to conform to the 60% impervious maximum.

**Orientation.** The front door of the home will face the street in an appropriate manner.

**Alley.** There is a 20 foot unbuilt alley running east/west through the property's block. The alley will not be used for access.

**Driveway/Parking.** It appears the applicant intends to use the existing gravel driveway and widen it. Given that new construction is occurring, recommend requiring full paving of the driveway.



**Sidewalks.** There is no existing sidewalk along the property. A walk connecting the house to the street is proposed. Sidewalk construction is required due to the scope of the proposed project. Recommend accepting a fee-in-lieu of sidewalk construction due to the drainage channel along the property and lack of sidewalks in the area

**Fences/Walls.** There is a chain link fence running along the drainage channel on the east side of the property. No additional fencing is proposed.

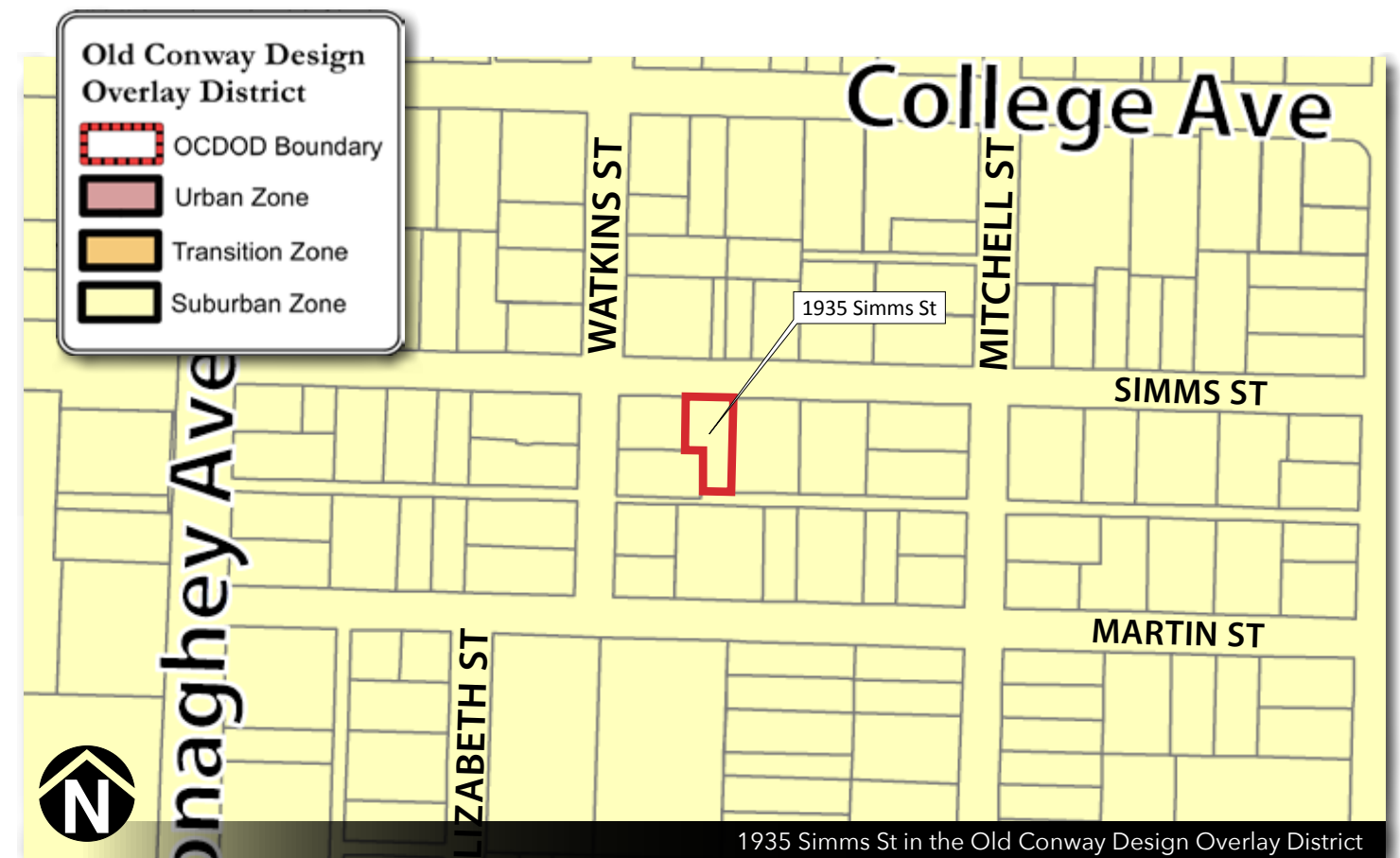
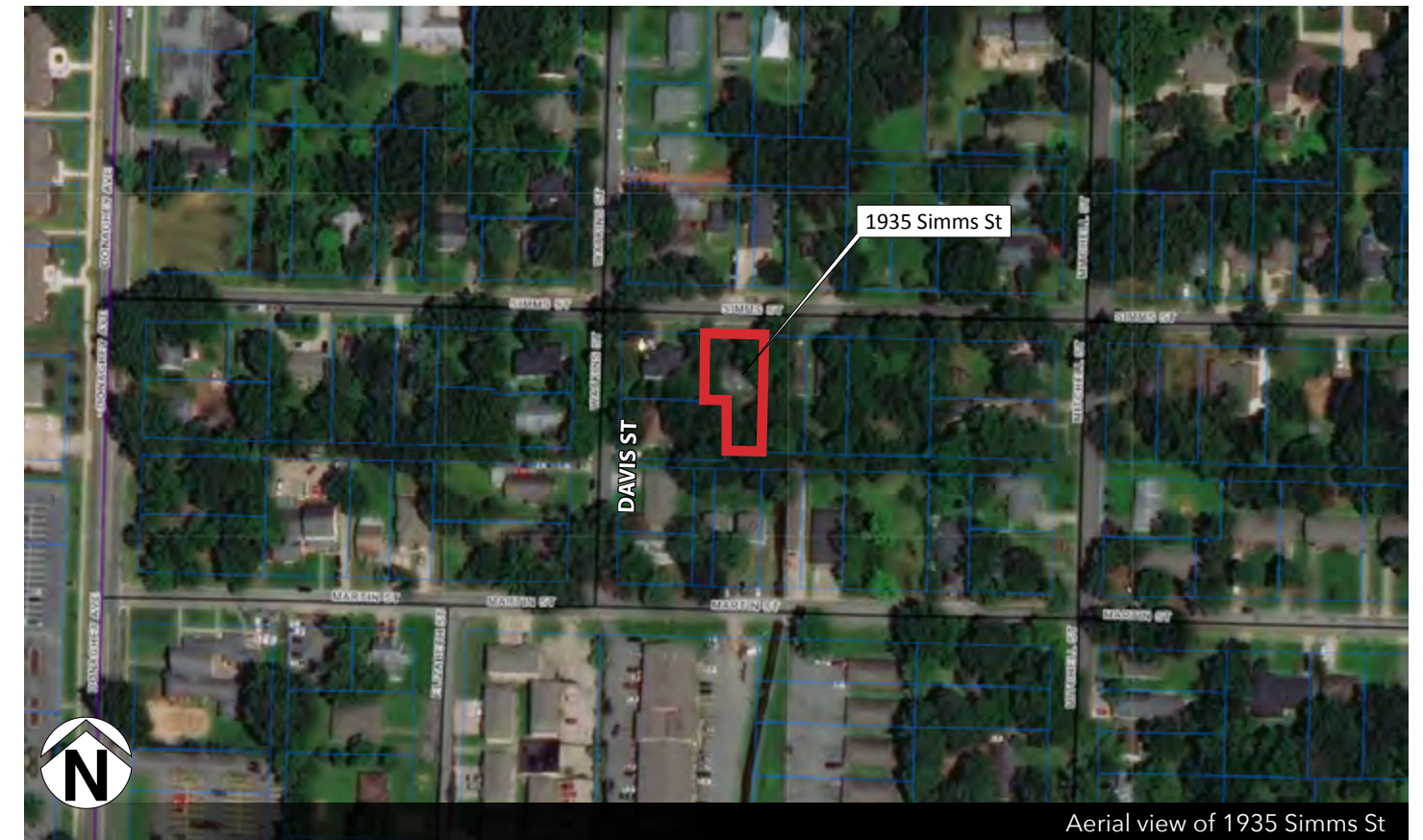
**Tree preservation.** No significant trees will be affected by the project.

### MASSING

**Scale.** The size of the proposed structure (1295 sf) relates well to the over scale of structures in the surrounding area, which appear to range between approximately 1200 - 2000 sf.

**Height.** The structure appears to respect the historical norms within the neighborhood.

**Width.** Homes within the general vicinity appear to have general widths between 25'-45'. The home will have a width of 42' with the widest part of the house recessed by about 25'.



**II.A NEW SINGLE-FAMILY RESIDENCE - 1935 SIMMS STREET**

**Directional expression.** This will be relatively consistent with the surrounding homes.

**Footprint.** The footprint of the structure will be relatively consistent with the surrounding homes.

**Complexity of form.** The structure will contain a level of detailing and form that is more consistent with historic patterns of construction than surrounding non-historic homes.

**Façade, wall area, rhythm.** This will be relatively consistent with the surrounding homes.

**DESIGN ELEMENTS**

**Style.** The style of the home will be a modern craftsman replica. The structure will have a compatible appearance without conveying a false sense historicity.

**Entries, Porches, Porticos, Doors, Windows, and Awnings.** The porch will be approximately 10' depth and be covered with a roof form matching the structure and the surrounding area. The railings and column are compatible. The windows forms appear compatible.

**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 submitted plans.

**MATERIALS & DETAILING**

**Architectural Details, Siding, and Bricks.** Detailing is uncertain from the application. However, the applicant will be using the house plans indicated in the application. The applicant has stated that fiber-cement and wood trim will be used.

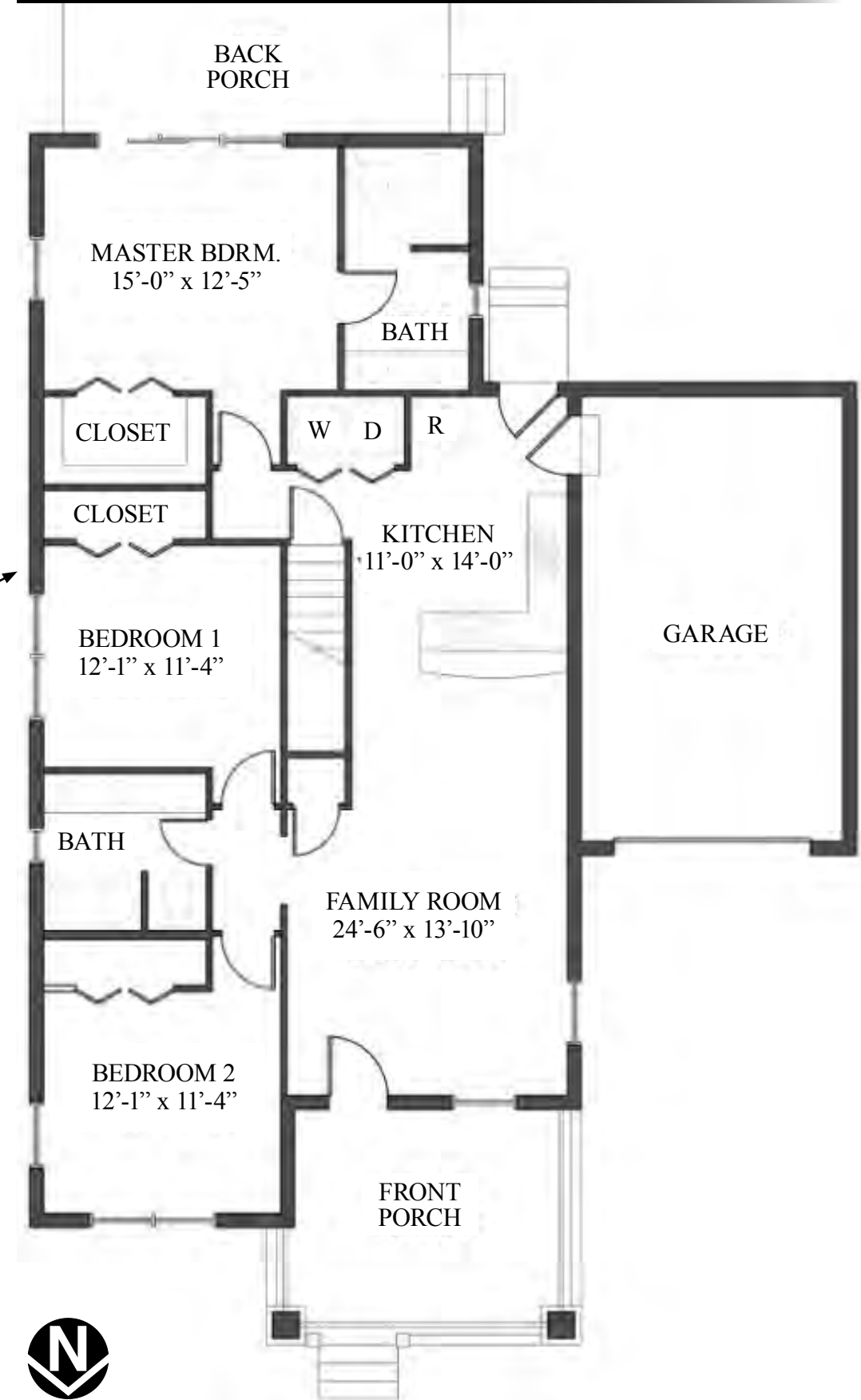
**Shutters, Roof, Decks/Plaza Space, Skylights, and Mechanical Screening.** The applicant is proposing a gable style roof with asphalt architectural shingles. The roofing appears to be a 6:12 pitch or similar. HVAC will not be placed at the front of the house.

**RECOMMENDATIONS**

Staff recommends approval of the new residence and driveway with the following conditions:

1. Driveway shall be paved with asphalt, concrete, or appropriate pervious pavers. Consider requiring the driveway to taper from a double driveway at the front edge of the house to a single driveway towards the street.
2. A fee-in-lieu of sidewalk be accepted due to the presence of the drainage channel along the east side of the property.
3. The applicant use the house plans indicated in the application including all the detailing included with those plans (Allison Ramsey House Plan K20015).
4. The house shall be placed at a 20' front setback from the property line.
5. Fiber-cement and wood siding/trim be used on the house.
6. HVAC equipment be placed in manner to minimize its visibility from the street.

Floor plan (Allison Ramsey Architects K20015)

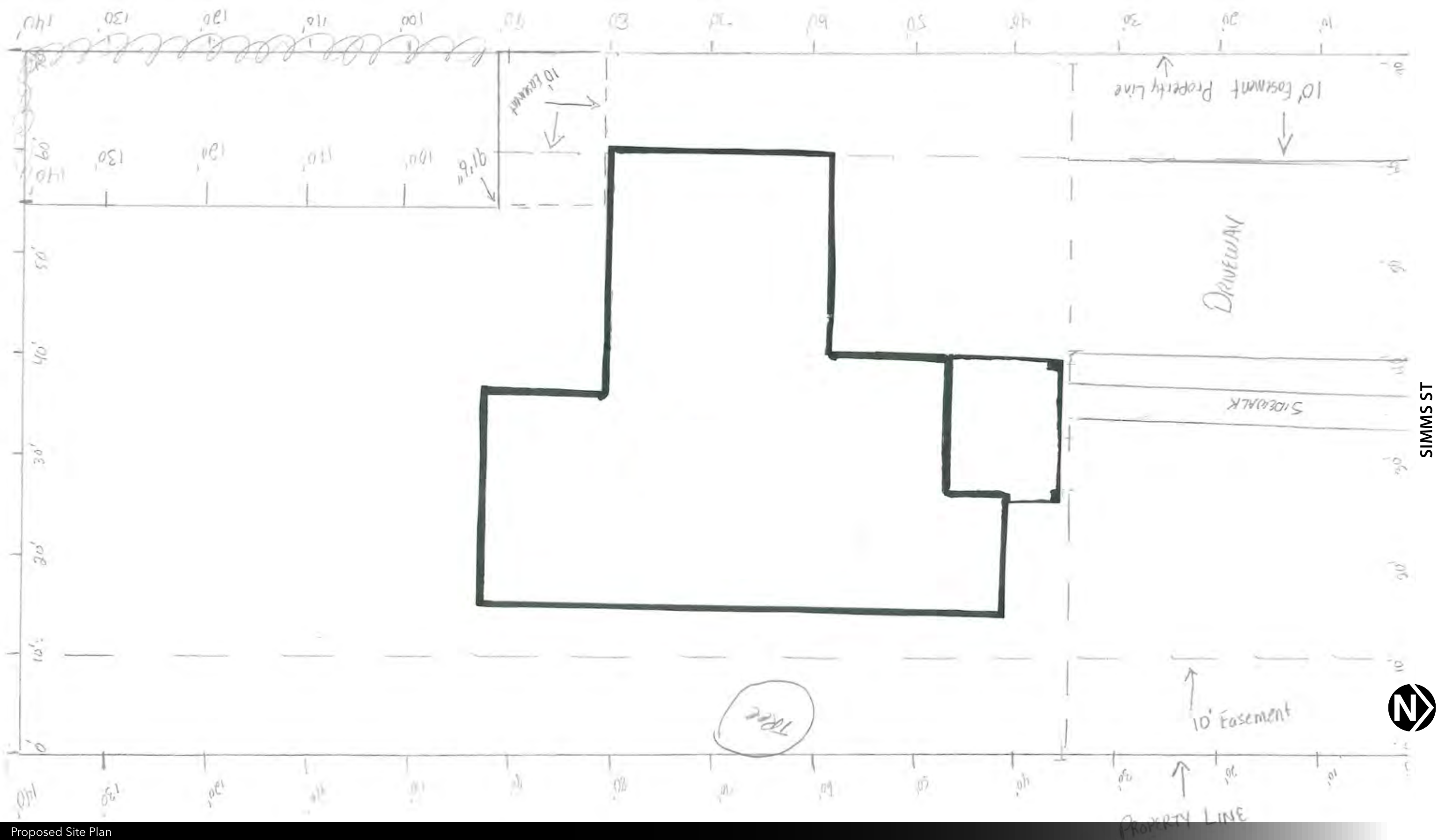


*residence layout will be reversed on site*



Rendered perspective of proposed residence

II.A NEW SINGLE-FAMILY RESIDENCE - 1935 SIMMS STREET



**II.A NEW SINGLE-FAMILY RESIDENCE - 1935 SIMMS STREET**



View of surrounding properties from site looking N



Existing condition of site

### III.A REMAINING 2018 CLG GRANT FUNDS

The 2018 CLG Grant included funds for 4 tasks:

\$3524.16 for attendance at the July 2018 NAPC Forum in Des Moines. Task complete.

\$600 for in state trainings up until June 30, 2019. Task incomplete.

\$360 for Robinson District brochure and mailing. Task complete.

\$934 for materials for a Realtor education session; \$543 for printing of 100 black and white Robinson District Guidelines and \$400 for 100 1 gigabyte thumb drives with digital versions of the Robinson and Old Conway Design Overlay Guidelines, wood windows documents, maps, and other relevant Old Conway/Robinson District preservation information. Task incomplete.

The Realtor Training Session is the last big item in the 2018 grant. This should be held next year prior to May 15. Coordination with Planning Department Staff will be needed to ensure printing and thumb drives are ready.

### III.B 2019-2020 CLG Grant

The Arkansas Preservation Program has announced the availability of the new Certified Local Government (CLG) grant funds for 2019, which cover activities between May 15, 2019, and September 30, 2020. CLG grants are made possible by a Historic Preservation Fund grant administered by the National Park Service, Department of the Interior. The Arkansas Historic Preservation Program (AHPP) will award approximately \$100,000 in this grant cycle.

Because of issues noted in the quadrennial assessment process, this year the AHPP is prioritizing grant proposals for community preservation plans. Preservation plans identify resources for future survey and registration, assess current preservation efforts, plan for new initiatives, and make the case for preservation to decision makers and community members. They can also assist in planning for future CLG grant projects. To see examples of preservation plans from Arkansas communities go to: <https://goo.gl/iF6uFm>

*The Planning staff was informed that applications which include a local match will be likely be more favorably reviewed than those which do not. It is anticipated a match of \$20,000-\$25,000 will be needed to fund a plan costing between \$40,000-\$50,000. The Planning staff needs direction from the HDC on its desire in further pursuing a preservation plan and asking the City Council for a special allocation to fund the likely required match.*

#### **2019-2020 Grant Application Process**

The application process consists of two steps: 1) the optional submission of a Letter of Intent by December 14, 2018, and 2) the submission of a complete application by February 22, 2019. AHPP strongly recommends submission of a Letter of Intent (LOI) if you intend to submit a grant application. The LOI gives AHPP staff a chance to help you prepare for the application phase. The content of your LOI does not restrict project changes in the final grant application. Substantive changes or additions to applications will not be allowed after February 22, 2019, as the AHPP evaluation schedule is fairly short.

A letter of intent stating Conway's interest in seeking a consultant to create a Conway Preservation Plan was mailed to the AHPP on December 10, 2018.