

CONWAY

HISTORIC DISTRICT COMMISSION
STAFF REPORT



5:30 pm • September 24, 2018 • City Hall



September 24, 2018 • 5:30 pm • 1201 Oak Street

AGENDA

A. Call to Order

B. Approval of Minutes

1. August 27, 2018

C. Public Hearings

Old Conway Design Overlay District

1. 1720 Bruce Street - +/-200 sf Addition to Residence
2. 1927 College Ave - New +/-1700 sf Single-Family Residence

D. Discussion

1. New commissioner nominations

E. Adjourn

HISTORIC DISTRICT COMMISSION MEMBERS

Steve Hurd, Chairman

Marianne Black, Vice-Chairwoman

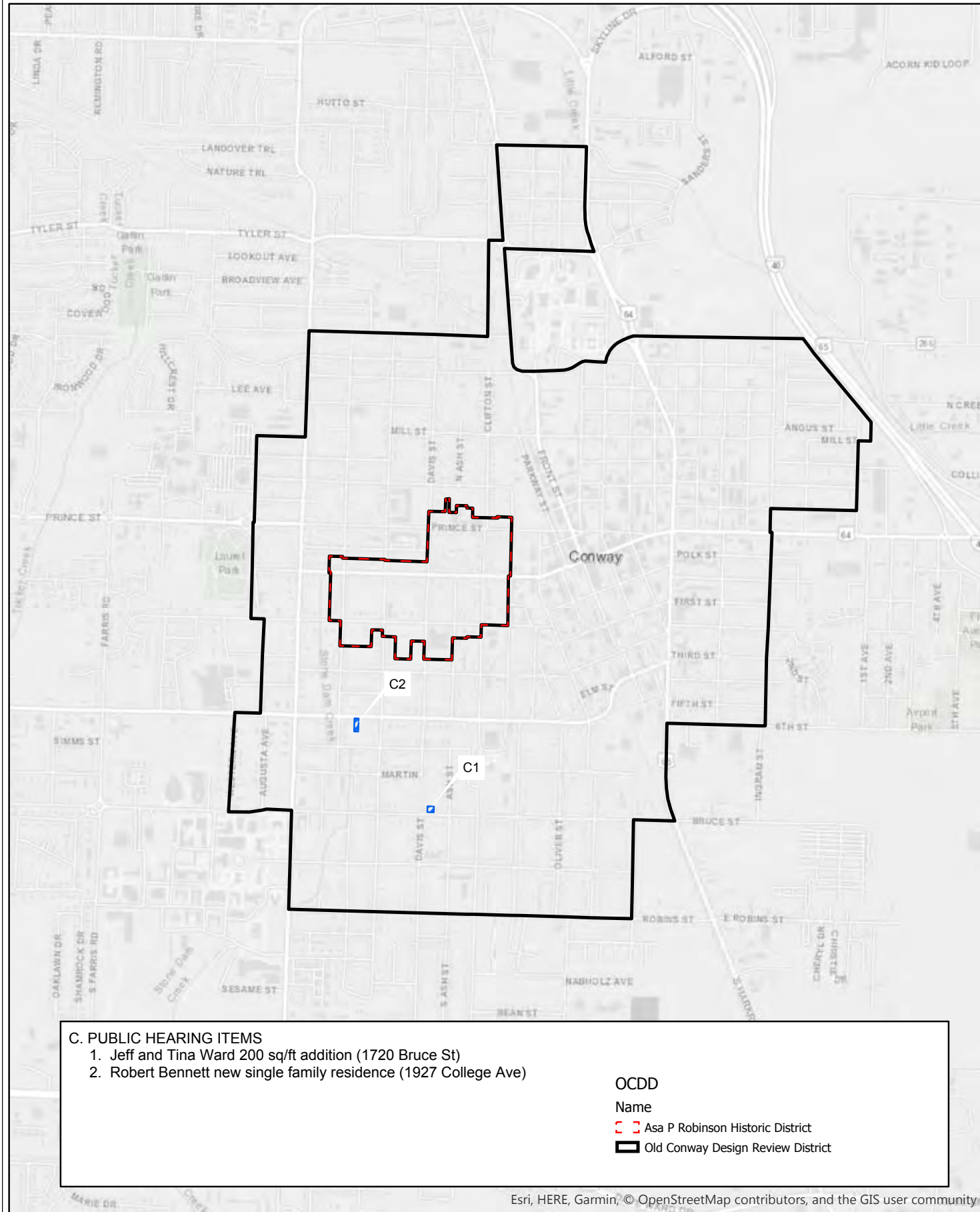
David Carolina

George Covington, Sr.

Shelby Fiegel

Taylor Martin

Gerald Tosh



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Conway Historic District Commission August 27, 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. - absent
- Gerald Tosh - present
- David Carolina - absent
- Shelby Fiegel - absent
- HDC City Staff - Bryan Patrick - present

Finding of a Quorum.

4 Commission members - Quorum present.

Also in attendance:

- Steve Norris - Robinson & Center Church of Christ
- Lori Stedman - 1904 Robinson Ave
- Gayle Lamey - 611 Grove Street
- Margaret West - 920 Center Street
- Sarah Bryan - 1704 Mill Street
- Nikki Thompson - Storybook Homes 831 Faulkner St
- Marilyn and David Larson - 1814 Robinson Street
- Madelyn Adams - 1822 Robinson Street
- Ken & Thea Spatz - 615 Davis Street
- Mike and Monica Argo - 367 Mitchell Street

Meeting Minutes

July 25, 2018 minutes. Taylor Martin motioned for approval, seconded by Marianne Black. Minutes approved unanimously.

Robinson Historic District Certificate of Appropriateness Review - Old Business

Argo New Single Family Home 815 Mitchell Street

Presentation: Mike Argo stated that he and his wife had considered the neighbor's request for a 6 foot south side setback and they would like to comply.

Neighborhood Discussion:

In Favor. None
 Opposition. Lori Stedman stated that she was ok with the 6 foot side setback. It would allow her room to weed eat around the fence.

Commission Discussion:

Mr. Hurd stated that the side setback issue was the only remaining item to be settled from the July meeting.

Motion made by Marianne Black to to approve the new single family home with amended staff conditions:

1. The residence and garage shall be constructed as shown in plans submitted 8-27-2018.
2. The residence's front setback shall be approximately 19 feet from the east property line.
3. An understory tree with a minimum 2" caliper shall be planted to remediate removal of the large hackberry tree.
4. Floor to ceiling height shall be 9 foot minimum.
5. Siding material shall be fiber cement siding such as Hardie board or similar.
6. One over one windows may be used in lieu of false window dividers.
7. Wide trim around windows and doors and mixture of roofing shall be used as shown.
8. Driveway shall be 10 feet wide concrete driveway accessing the rear garage and turn around area.
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.
11. South side setback shall be 6'-0".

Motion seconded by Gerald Tosh. Motion approved unanimously.

Old Conway Design Overlay District Certificate of Appropriateness Review - Old Business

Robinson and Center Church of Christ Freestanding Metal Carport Parking Lot at the SE Corner of Robinson Avenue and Faulkner Street and 615 Faulkner Street

Presentation:

Robinson and Center Church of Christ Pastor, Steve Norris explained that of the 2 proposed metal van cover locations in the parking lot on the SE corner of Robinson and Faulkner, Location 1 behind the bail bondsman office was the actual location to consider. Location 2 was too close to the street and would be difficult to maneuver. Location 1's actual location would be across the drive lane and would allow the vans to pass through the structure. Location 3, behind the residence at 615 Faulkner Street could also work, but will necessitate the removal of a couple of trees and relocation of a power pole. The residence is owned by the Church and is currently rented as a quadplex. The Church will not take on new renters as the current renters leave. Mr. Norris

stated that he did not have a preference between Location 1 or Location 3.

Neighborhood Discussion:

In favor: None

Opposition: Gayle Lamey stated that she loves Location 3. She felt that if the cover was located in the parking lot Location 1, that the short end of the structure would be unsightly.

Commission Discussion:

Marianne Black asked what the undercover parking surface would be at Location 3? Mr. Norris stated that gravel would likely be used to allow some rain water percolation. The Commission agreed that gravel would be better for drainage. Taylor Martin stated that as a Faulkner Street resident, he would prefer Location 3. Mr. Norris said that a conditional use permit to allow Church activities at 615 Faulkner was given a recommendation of approval by the Planning Commission at their last meeting. The City Council will likely approve at tomorrow night's Council meeting.

Motion made by Marianne Black to deny the request to allow the van cover at parking lot Location 1. Motion seconded by Gerald Tosh. Motion approved unanimously.

Motion made by Marianne Black to approve the rear residence Location 3 at 615 Faulkner Street with amended HDC Staff conditions:

- 1. The van cover shall be located as proposed on the rear yard of 615 Faulkner Street.
- 2. Parking surface under van cover shall be gravel.

Motion seconded by Gerald Tosh. Motion approved unanimously.

Old Conway Design Overlay District Certificate of Appropriateness Review

Carport Enclosure and Rear Addition 705 Davis Street

Presentation:

Nikki Thompson of Storybook Homes explained that they would like to enclose the carport and expand it 3.5 feet towards the front. The gable and moulding would be reconstructed to match the existing gable. The inappropriate rear addition would be demolished and replaced with a more appropriate addition matching the house. Additional square footage will be added to the back of the current lean-to addition to create a bedroom.

Neighborhood Discussion:

In favor: None

Opposition: None

Commission Discussion:

Chairman Hurd stated that matching siding could probably be obtained from Greenfield Millworks in Maumelle. Mr. Hurd also stated that this house was intact from a historical perspective and that could likely be a contributing structure if the Robinson District were expanded. The property is abutting the district on the north. There was discussion concerning Staff recommended two smaller garage doors vs. one large garage door. Ms. Thompson stated that the owner did not think two doors would work with his vehicles. Mr. Hurd, acting as the HDC Architect, explained that the carport was constructed around 1955 and many neighbors thought that the garage was too large at that time. He presented 3 sketches of the residence; the first existing, the second with the proposed extended garage, and the third showing a garage recessed into the existing carport. The recessed garage would necessitate that the garage be extended further to the rear but this would allow the original facade to remain and lessen the visual impact of the garage. Discussion ensued on the impact of the rear garage extension on a resulting recessed area its exterior view. Shutters were also discussed. Ms. Thompson stated that appropriately sized shutters would be used on the front facade only.

Motion made by Marianne Black to approve the carport enclosure and additions with amended HDC Staff conditions:

- 1. The residence's front setback shall remain unchanged. Side setbacks shall be allowed to continue at 0 feet.
- 2. New doors may be placed as shown. Original windows shall be retained and reused in the new addition.
- 3. Appropriately sized shutters shall be allowed on the front facade.
- 4. Original windows shall be retained and repaired throughout the residence.
- 5. Moulding trim matching historic trim shall be used around windows and doors.
- 6. The existing Davis Street sidewalk shall be repaired.
- 7. Front facade shall be similar to HDC Architect's sketch.

Motion seconded by Taylor Martin. Motion approved unanimously.

Discussion

Additional Regulation in the Old Conway Design Overlay District

Mr. Patrick, HDC Staff, opened discussion of the possibility of strengthening the Old Conway Design Overlay District's regulations. Currently, an exterior building permit triggers the requirement for HDC review and approval. Inappropriate roofs have been replaced, fences constructed, etc. These could possibly be prevented with additional regulation. However, there are 1776 single family homes plus hundreds of duplexes, multifamily, and commercial structures within the Old Conway Design Overlay. Mr. Patrick explained that short of requiring building permits within the OCDOD, he did not see a way to regulate fences, roofing, etc. Mr. Patrick

had spoken with the Permits and Inspections Director concerning the possibility of requiring additional permits. Due to current staffing level and workloads, he was not in favor of requiring additional permits at this time.

Paint Application to Masonry (Brick) Structures

Mr. Patrick stated that upon deeper inspection of the Robinson Historic District guidelines, painting of masonry is currently prohibited within the District. In Section 2.3.1, an illustration contains the words "shall not" paint unpainted brick. This drawing is shown as a recommendation and should actually be specified as a guideline. Mr. Hurd asked if Council approval was needed to correct the illustration title. Mr. Patrick responded, yes.

Motion made by Taylor Martin to correct the illustration's title to solidify as a guideline. Marianne Black seconded. Motion approved unanimously.

Adjourn

Taylor Martin made the motion to adjourn. Marianne Black seconded. The meeting was adjourned.

C1 ADDITION AND RENOVATIONS - 1720 BRUCE STREET

**OLD CONWAY DESIGN OVERLAY DISTRICT
CERTIFICATE OF APPROPRIATENESS REVIEW
ADDITION AND RENOVATIONS
1720 BRUCE STREET**

APPLICANT

Marilyn Fritts
Fritts Construction, Inc.
37 North Coran Drive
Conway, AR 72034

OWNERS

Jeff & Tina Ward

SITE

Address. 1720 Bruce Street

Lot Area. ± 0.26 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 north side of Bruce Street second house east of the intersection of Davis and Bruce. Area structures consist of single family residences in ranch, minimal traditional, craftsman cottage, and colonial revival.

General Description of Property and Proposed Development.

The applicant is proposing to construct a matching 216 square foot addition to 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 front setback remains unchanged. The west side setbacks will remain unchanged. The east side setback will be reduced to around 10 feet.

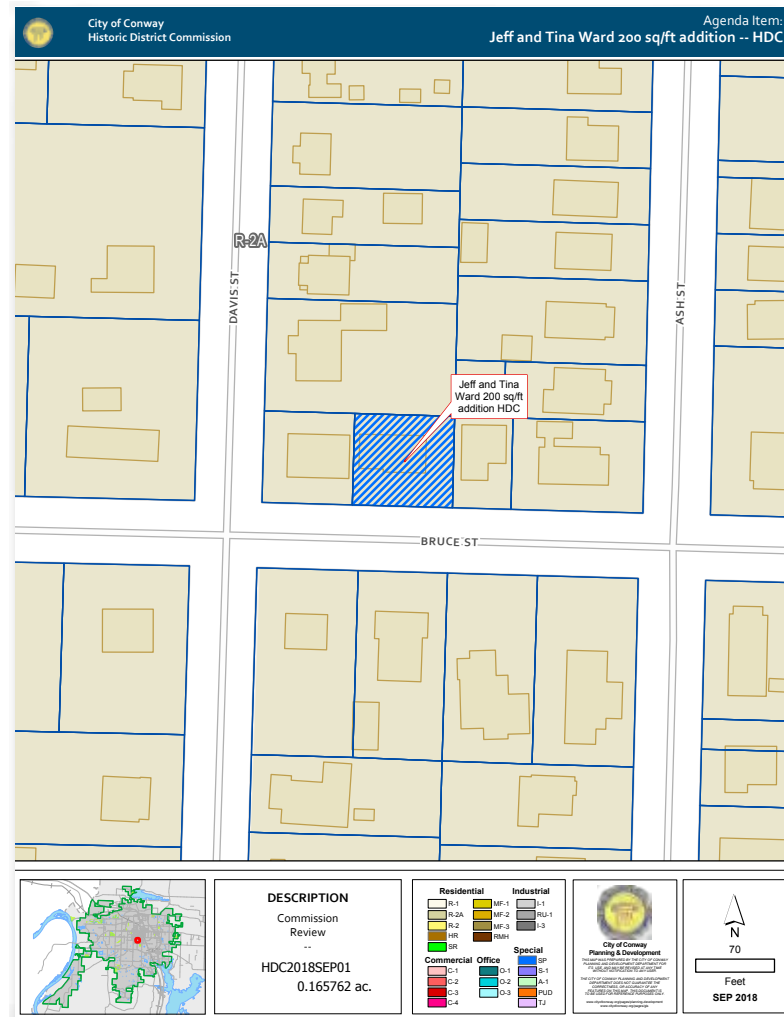
Spacing. Established spacing distance pattern between area structures. Spacing is not substantially changed.

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

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

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

Driveway/Parking. There is an existing concrete driveway onto the property. No change to the driveway is indicated on submitted plans.



Sidewalks. There is an existing sidewalk on the south side of Bruce Street. There is no sidewalk along the requested property's frontage. The addition is less than 30% of the footprint of the residence; no sidewalk construction is required.

Fences. No new fencing is proposed.

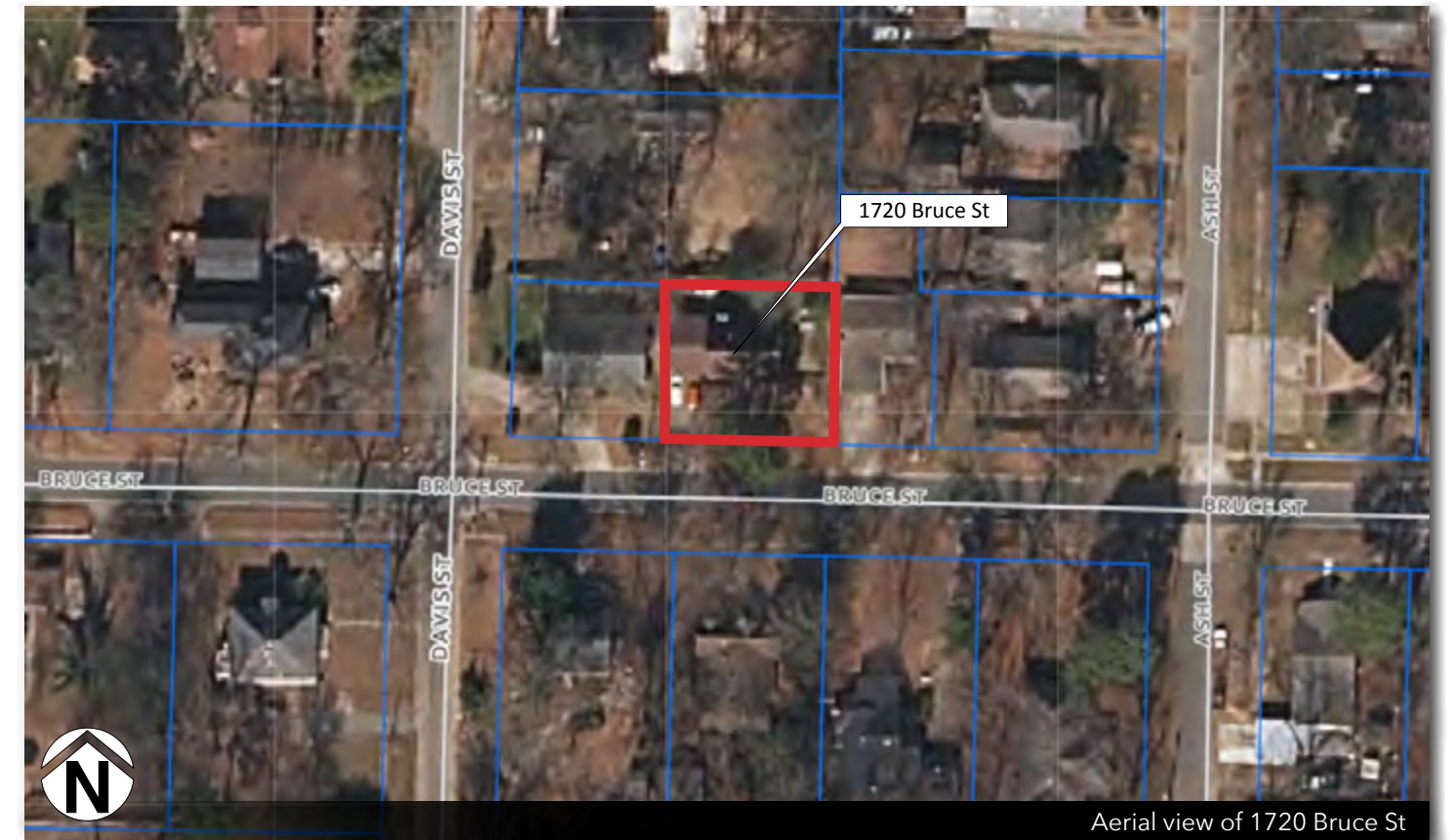
Tree preservation. No significant trees will be affected by the project.

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 overall height and eave lines will not be affected. The height of the addition is proportional with the existing residence.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The residence's width will not substantially change.



1720 Bruce St in the Old Conway Design Overlay District

C1 ADDITION AND RENOVATIONS - 1720 BRUCE STREET

Directional expression. Measurement of the height to width ratio of a structure's elevation. The height/vertical expression of the residence will not substantially change.

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The residence's footprint will increase slightly due to the increased addition. However, the overall scale of the structure remains largely the same.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The residence's overall detailing will remain unchanged. The new addition will match 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.

DESIGN ELEMENTS

Style. The style should compliment the existing and area structures. The residence is in a two story Cape Cod style. The addition will continue this style.

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

Doors and windows. New windows are proposed on the front facade of the addition facing Bruce Street. The windows will match existing windows with 6 over 6 dividers. No new doors are proposed.

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.

MATERIALS & DETAILING

Architectural Details, Siding, and Bricks. Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The existing residence has simple horizontal siding and trim. The addition will continue this same level of detailing.

Shutters. If used, shutters should be in proportion to their window opening. If they were closed, they should cover the window opening. There are currently shutters on the Bruce Street facade. These shutters are not appropriately sized however, they are existing. The proposed shutters for the addition would match the existing shutters.

Roof. An asphalt roof is proposed for the new addition area.

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

Skylights. None are shown.

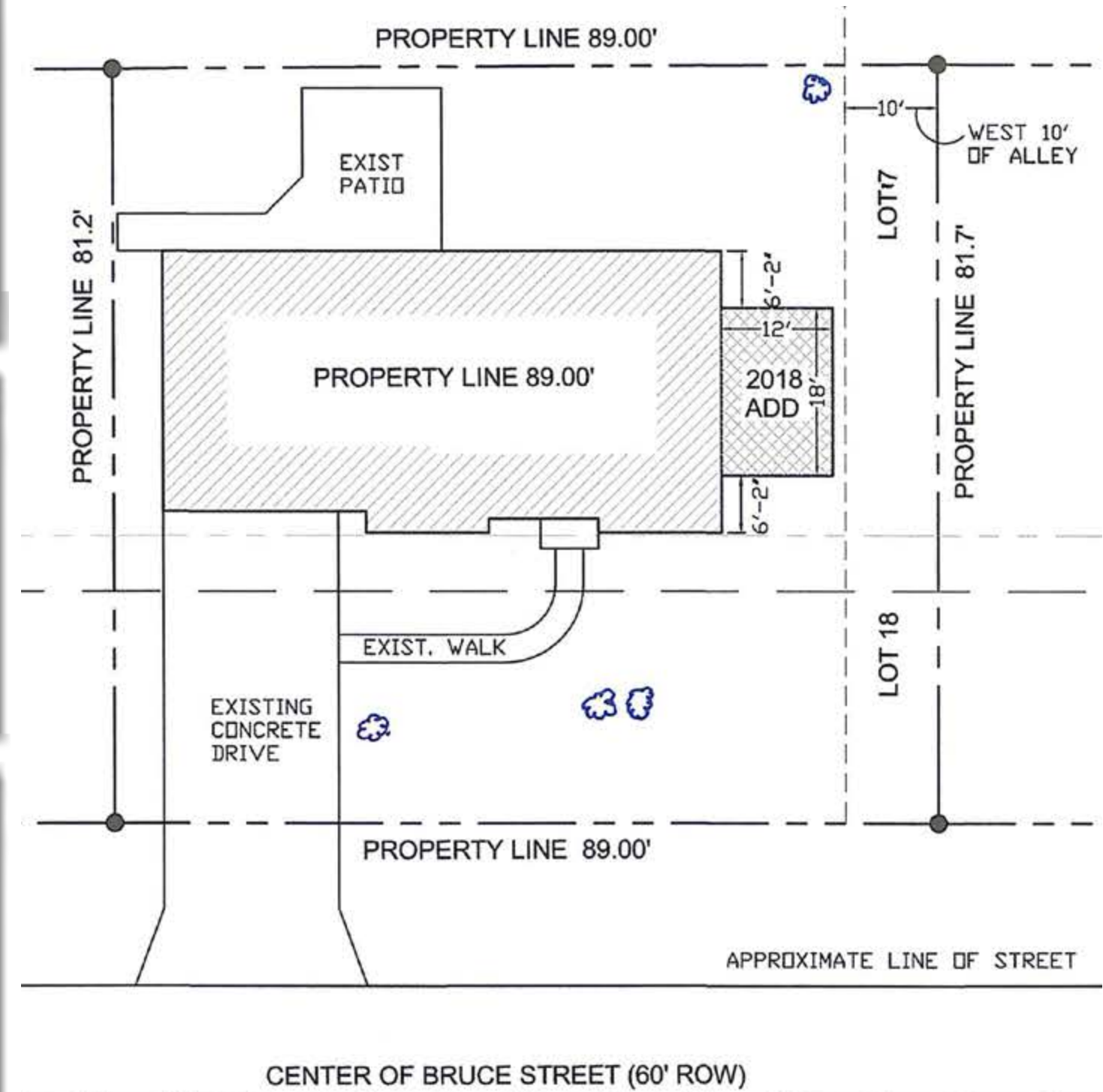
Mechanical Screening. HVAC units should be visually located away from streets or screened by landscaping. Exterior HVAC ductwork should not be visible from the street.



RECOMMENDATIONS

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

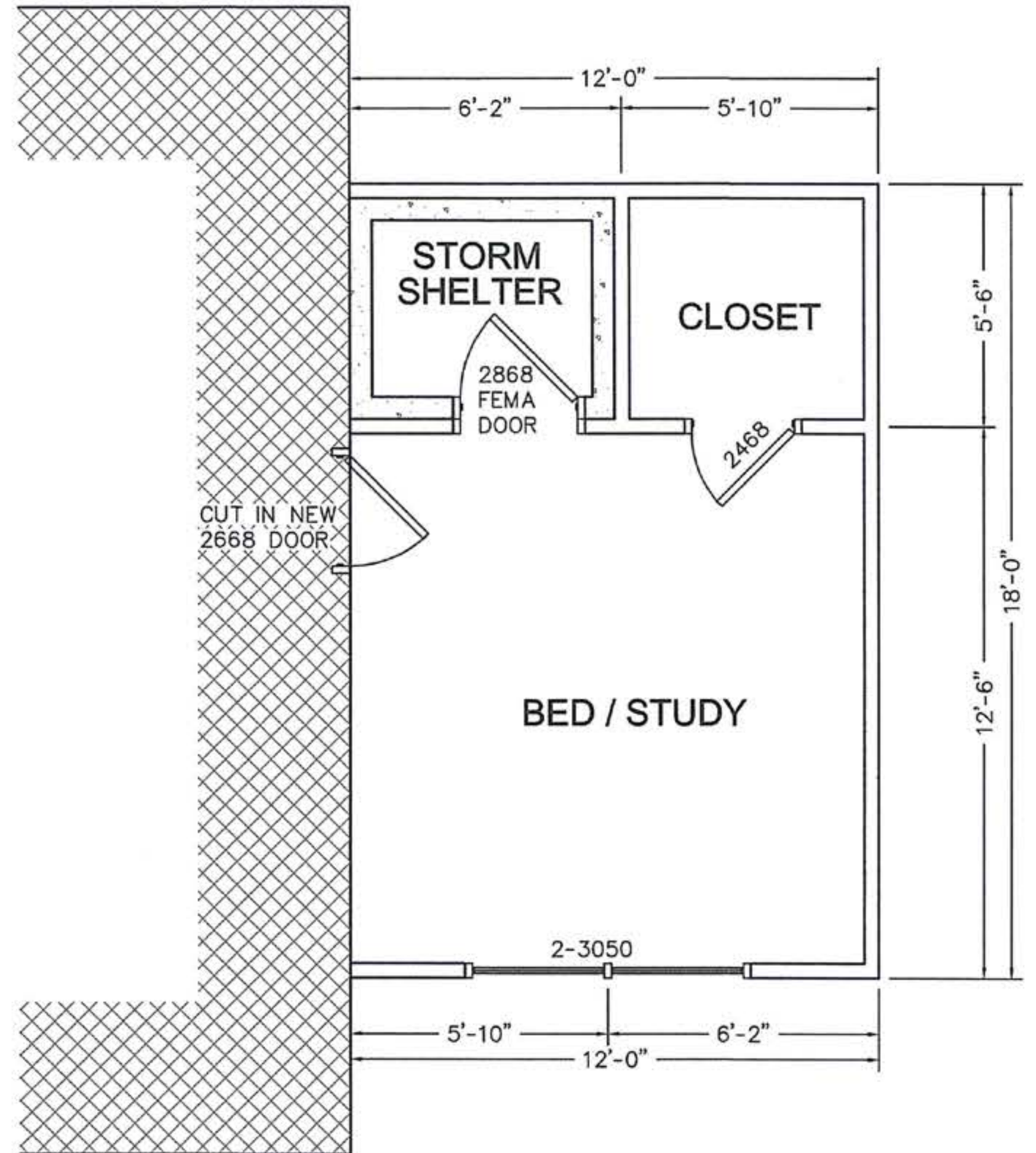
1. The addition shall be constructed as shown on the submitted plans.
2. New shutters matching the existing shall be allowed.
3. Matching windows with false dividers shall be allowed.
4. Asphalt roof matching existing shall be used.
5. Matching horizontal steel siding shall be allowed.





EXISTING RESIDENCE * NEW ADDITION

FRONT ELEVATION



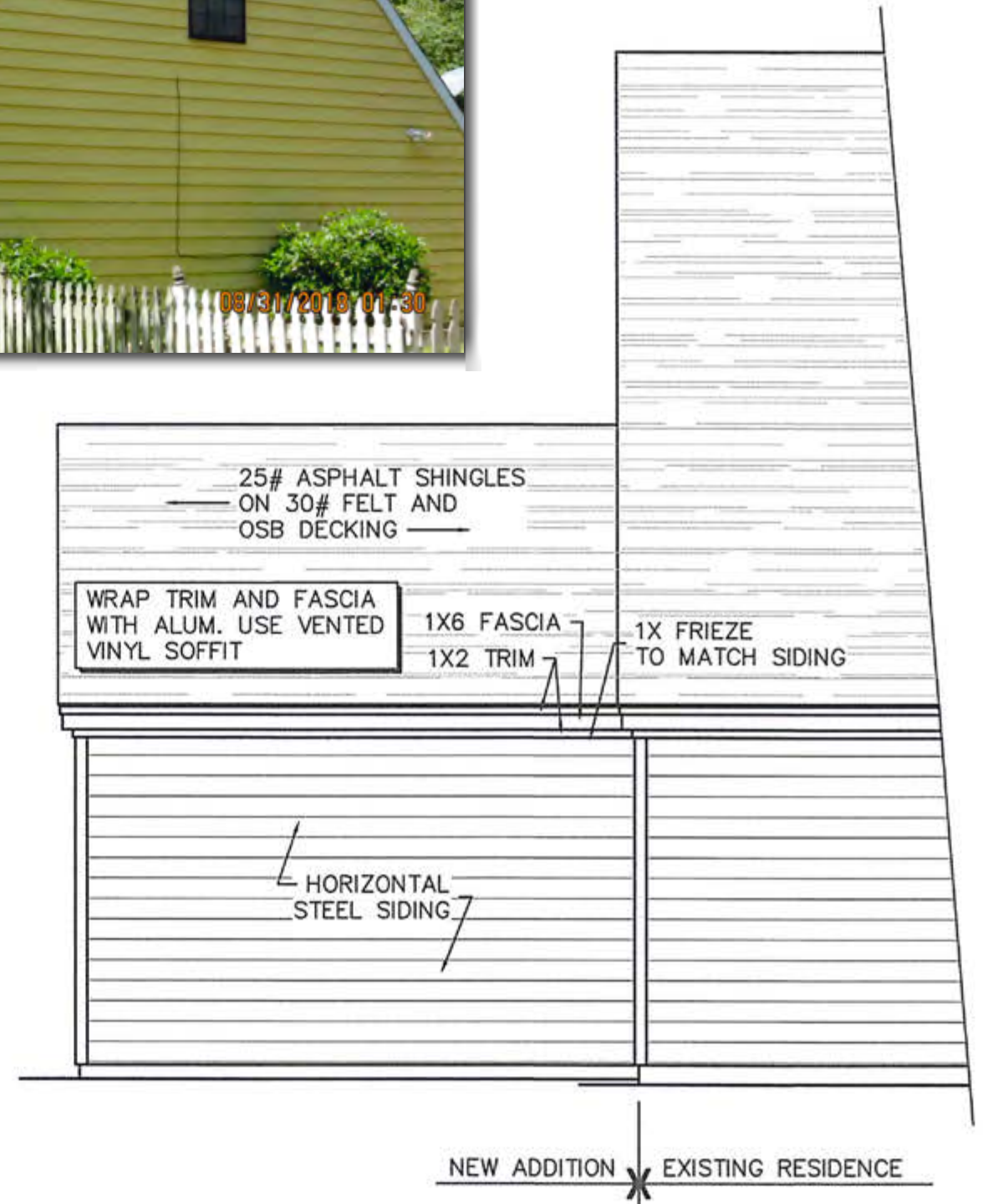
EXISTING RESIDENCE * NEW ADDITION

FLOOR PLAN

1/4"=1'-0"



RIGHT SIDE ELEVATION



REAR ELEVATION

C2 NEW SINGLE-FAMILY RESIDENCE - 1927 COLLEGE AVENUE

**OLD CONWAY DESIGN OVERLAY DISTRICT
CERTIFICATE OF APPROPRIATENESS REVIEW
NEW SINGLE-FAMILY RESIDENCE
1927 COLLEGE AVENUE**

APPLICANT/OWNER

Robert Bennett
371A W Republican Rd
Greenbrier AR 72058

SITE

Address. 1927 College Avenue.

Lot Area. ± 0.24 acres.

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

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

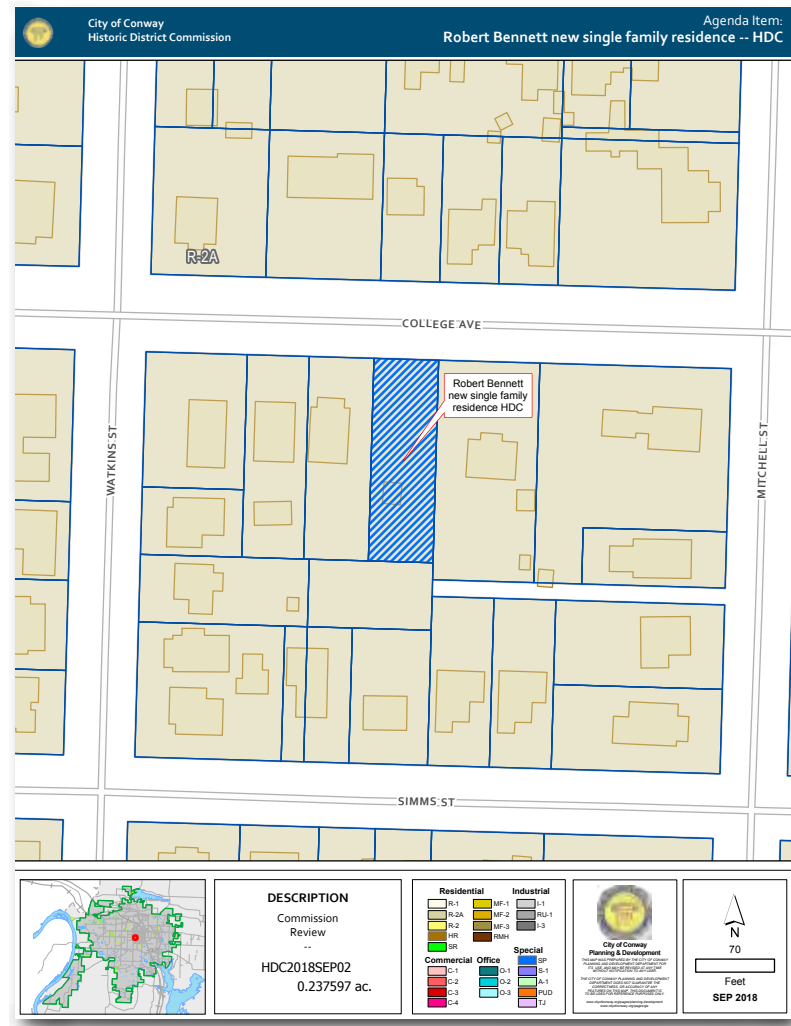
Surrounding Area Structures. The property is located on the south side of College Avenue 4 lots east of the intersection of College Ave and Watkins Street. Area structures consist of single family and duplex residences in craftsman cottage, Arkansas mixed masonry (rock house), and ranch. The surrounding residences are shown as contributing structures in the proposed College Ave Historic District.

General Description of Property and Proposed Development. The applicant is proposing to construct a new 2442 square foot single family residence (1692 s.f. heated and cooled) and 750 s.f. ± garage and porches.

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. Due to varying front property lines a better measurement can be obtained from the residence to the curb. The average area setback from the curb is 42 feet as measured from 4 of the 5 homes on this block. The home to the east, 1917 College, has an unusually deep setback at around 84 feet from the curb. The appropriate front setback range is 36-48 feet. The proposed front setback is around 46 feet from the curb. The side setbacks are 10 feet on the east and 8 feet on the west. The home's rear setback is 63.5 feet. Setbacks are appropriate for the lot and area.

Spacing. Established spacing distance pattern between area structures. Spacing is similar to other residences and fits within the neighborhood spacing pattern.

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



Orientation. The direction in which the front of a building faces. The new residence will face College Avenue and is appropriate.

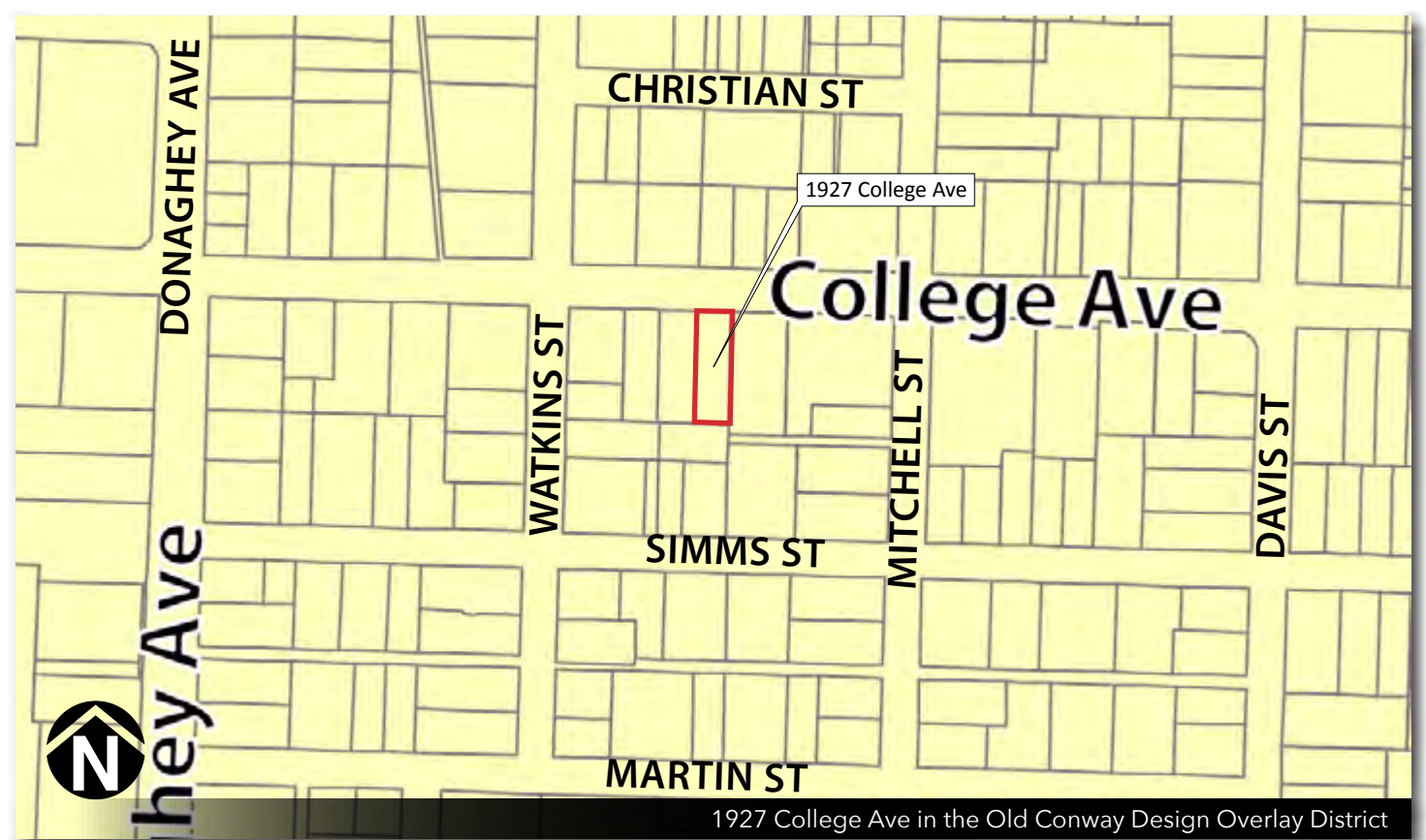
Alley. There is an east-west 10 foot unbuilt alley on the east side mid block. This alley does not abut the requested property and will have no affect on the property in question.

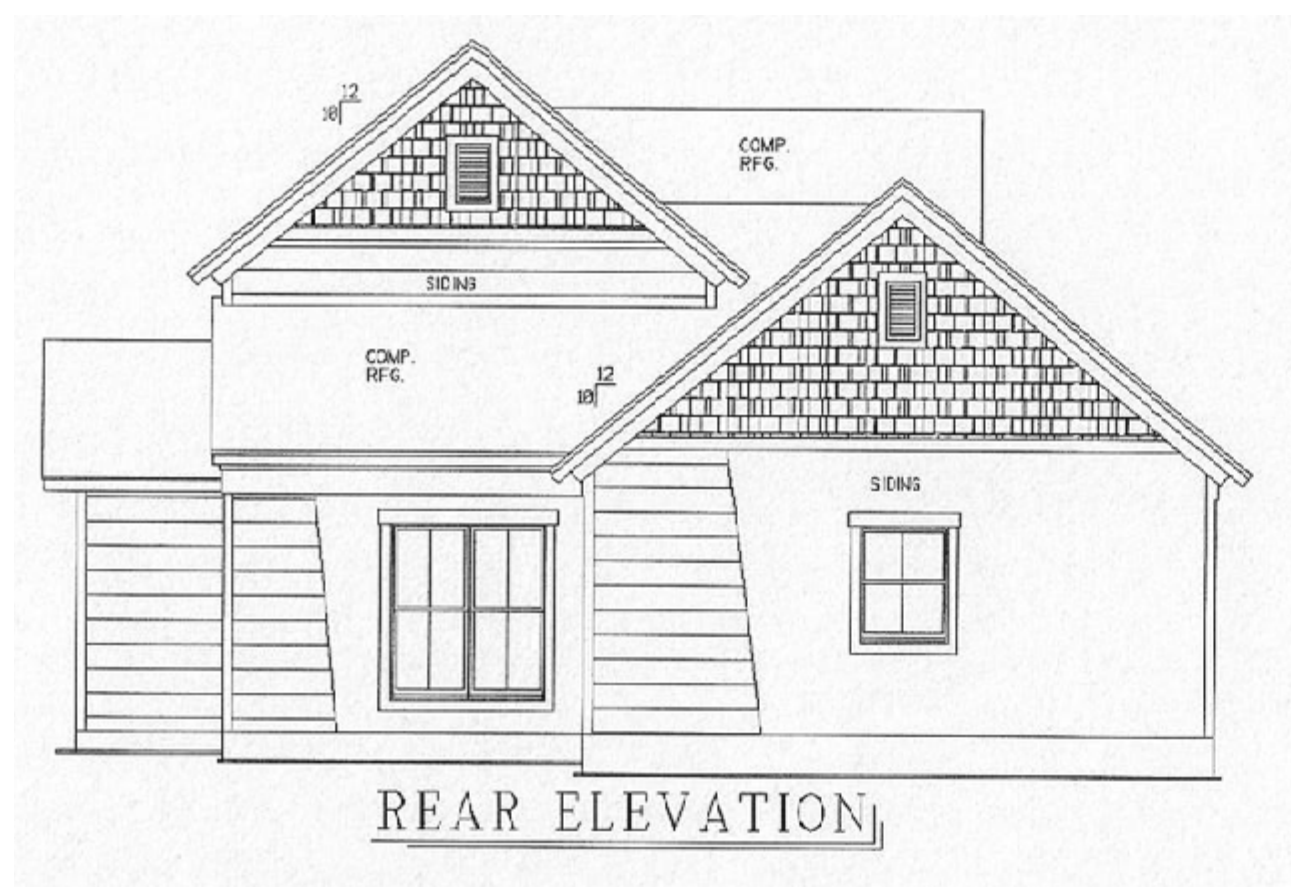
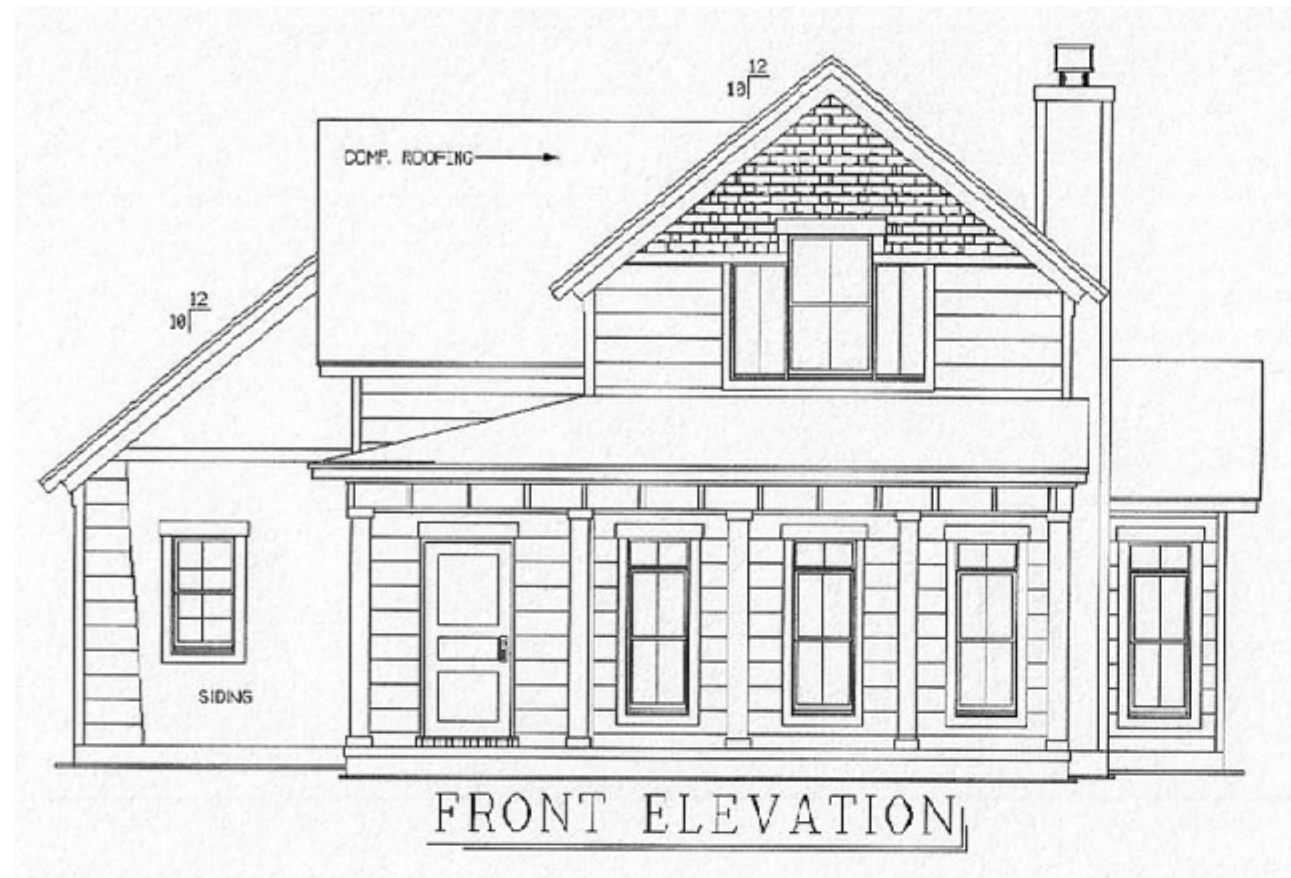
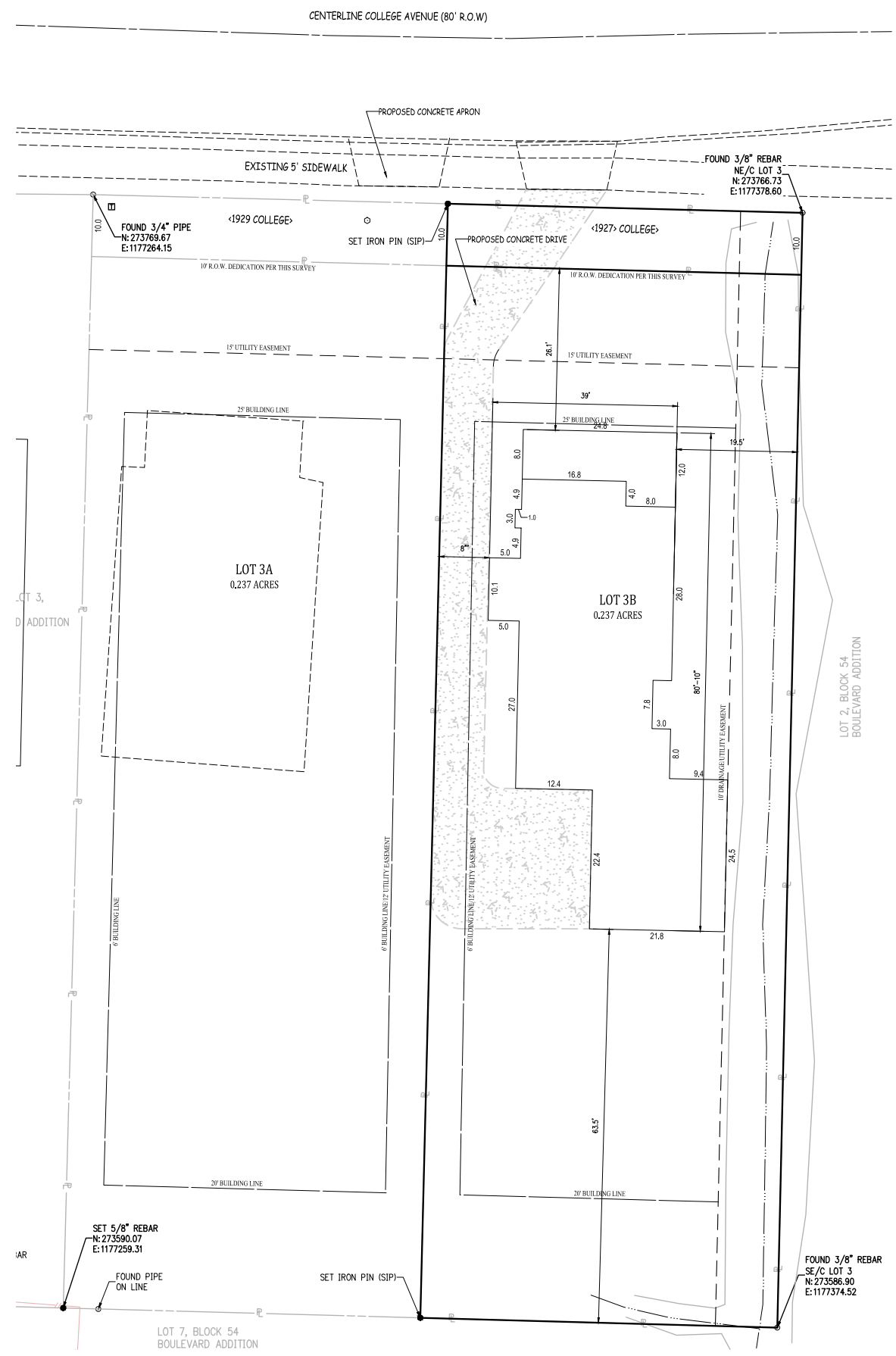
Driveway/Parking/Carport. An 8 foot wide concrete driveway is proposed on the west side of the residence accessed from an existing concrete apron. The driveway runs along the west side of the house to a rear garage.

Sidewalks. There is a fairly new sidewalk along the property's College Avenue frontage. Any damage to the sidewalk during construction will need to be repaired.

Fences. No fencing is proposed.

Tree preservation. There are 2 18"+ trees mid-lot that will need to be removed to make way for the new residence. There are several significant trees on the west side of the property. A remedial canopy tree could be planted. In the front yard area.





MASSING.....

Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The new residence's overall scale is compatible with other area residences.

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. The floor to ceiling height is shown as 9 feet minimum. The overall height of the residence will blend with area residences.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The residence's overall width is similar to other area homes.

Directional expression. Measurement of the height to width ratio of a structure's elevation. The residence's height/vertical expression blends with area homes.

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The residence's footprint is appropriately scaled in relation to other area structures.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The residence has a large amount of detailing accomplished with breaks in the wall planes, gables, porch, and varying materials.

Facade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The residence appears to have an appropriate number of windows and doors - void to solids ratio.

DESIGN ELEMENTS.....

Style. The style should compliment the existing and area structures. The residence is a modern interpretation of vernacular farmhouse style. This should blend with area historic structures.

Entries, Porches, and Porticos. Appropriate entry points are provided. Porches are to be a minimum of 6 feet in depth. The front porch shown is shown at 8' minimum in depth. Porch columns are shown with substantial width.

Doors and windows. Windows are shown with muntin dividers creating mostly two over two windows. Simple one over one windows would be more appropriate than windows with false dividers. The front facade windows appear to have transom lites.

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.

MATERIALS & DETAILING.....

Architectural Details, Siding, and Bricks. Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The residence has detailing provided through wide door and window trim, front porch rafter brackets, and varying siding. These features add traditional detailing. The applicant has not provided the type of siding material. Fiber cement siding is preferred.

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. An asphalt composition roof proposed.

Decks/Plaza Space. No decks are shown. A small patio/grilling area is shown on the east side of the residence.

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 residence and driveway with the following 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. A 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 feet minimum.
5. Siding material shall be fiber cement siding such as Hardie board or similar.
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.

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.