

The background of the entire page is a close-up photograph of several slices of watermelon. The slices are arranged in a somewhat circular pattern, showing the bright red flesh, dark black seeds, and the green rind. The lighting is bright, highlighting the texture of the watermelon.

CONWAY

HISTORIC DISTRICT COMMISSION

JULY

Monday, July 27, 2015 • 6:00 pm
City Hall • Downstairs Conference Room
1201 Oak Street • Conway, AR

**CONWAY
HISTORIC DISTRICT COMMISSION
MEETING**

JULY 27, 2015 • 6:00PM • CITY HALL • 1201 OAK STREET

AGENDA

Minutes

June 22, 2015

**Public Hearings
Certificate of Appropriateness Reviews**

Old Conway Design Overlay District

1. Habitat for Humanity New Residence - 716 Pine Street

Robinson Historic District

None

Discussion

1. Sidewalk Discussion postponed until August 24, 2015

HISTORIC DISTRICT COMMISSION MEMBERS

Steve Hurd, Chairman
Velton Daves, Vice Chairman
Scott Zielstra, Secretary
George Covington, Sr.
Trey Massingill

Betty Pickett
Marianne Welch
Aaron Nicholson
Taylor Martin

Conway Historic District Commission June 22, 2015 Meeting Minutes

Conway Historic District Commission June 22, 2015

Meeting Minutes

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

Roll Call

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

Finding of a Quorum

5 Commission members - Quorum present. Also in attendance:

1. Steve Norris
2. Tommy Shackelford - Conway Corporation
3. Liz Hamilton - Sowell Architects
4. Barbara Mullican - Abutting Homeowner

Meeting Minutes

May 27, 2015 minutes. George Covington motioned for approval, seconded by Betty Pickett. Minutes approved unanimously.

PUBLIC HEARING - CERTIFICATE OF APPROPRIATENESS

Norris – New Residence 2018 Caldwell Street

Presentation: Steve Norris presented his proposal to construct a new single family residence and outbuilding. Marianne Welch asked if an additional window could be added to the front west elevation to more conform with the Old Conway guidelines. Mr. Norris stated that he had considered a window in that location, but had removed it. He stated that he had no problem with adding a window. Barbara Mullican lives at the residence abutting to the east. She asked how close the new driveway would be to a large pecan tree on her property? Mr. Norris stated that the driveway should be no closer than 12-14 feet. There was some discussion about a large tree on the front west side of the property that appears to be dying. Tommy Shackelford, with Conway Corporation, agreed to remove the tree due to power line conflicts if Mr. Norris agreed. There was consensus that the tree should be removed. Three other significant trees will be preserved.

Commission Discussion: The Commission discussed the additional window. Questions were asked about the look and materials proposed for the outbuilding. Staff passed around the submitted elevations. The Commission felt that the outbuilding complemented the residence.

Motion was made by George Covington to accept the proposal with Staff recommended conditions and one additional condition requiring one additional window:

Commission Conditions:

1. The residence and outbuilding shall be constructed as shown on submitted plans.
2. Roofs shall be asphalt architectural shingle.
3. A semi-circular driveway shall be allowed due to the large size of the lot and traffic driveway access difficulty.
4. Setbacks as proposed on submitted plan for residence and outbuilding shall be allowed.
5. Tree preservation best practices shall be used to preserve existing significant trees.
6. HVAC units shall be placed at the rear or side of the structures and screened appropriately if viewable from the public street.
7. One additional window shall be placed on the front west elevation.

The motion was seconded by Taylor Martin. Motion approved unanimously.

Conway Corporation – New Office Building 1307 Prairie Street

Presentation: Liz Hamilton from Sowell Architects presented the proposal to construct a new ~33,000 s.f. office building. She presented new elevations with more brick siding and less “cultured stone”. Tommy Shackelford, with Conway Corporation also spoke in favor of the project. Marianne Welch asked about the reuse of siding stone from the “rock house” that will be demolished. Liz Hamilton explained they were looking at ways to use the rock in the interior of the building; possibly for a reception desk wall. There was also discussion to reuse the stone in landscaping features.

1. The office structure and parking areas shall be constructed as shown on submitted plan.
2. Double public access doors are required for access from Locust St. and Prairie St. Sidewalk shall be designed to provide best access to these entries. A canopy cover shall also be provided at these entrances.
3. Low walls as shown on the submitted plans are required to shield the parking lots. The low walls will use matching brick.
4. Sidewalks shall be allowed as submitted in lieu of wide “urban” sidewalks with tree walls.
5. Rock siding from the demolished mixed masonry rock house shall be reused for an interior finish or landscaping material.

1. Habitat for Humanity New Residence

OLD CONWAY DESIGN OVERLAY CERTIFICATE OF APPROPRIATENESS REVIEW

APPLICANT/OWNER

Habitat for Humanity of Central Arkansas
P.O. Box 1447
1350 E.W. Martin
Conway, AR 72033

SITE

Address. 716 Pine Street

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

Abutting Zoning. Northeast Old Conway Specific Plan T-3 (Suburban) in the Old Conway Design Overlay Suburban District.

Lot Area. .13 acre

Surrounding Area Structures. Ranch style homes to the east, north, and across Hamilton Street. South, across Pine Street is a large vacant lot owned by Pleasant Branch Baptist Church.

General Description of Property and Proposed

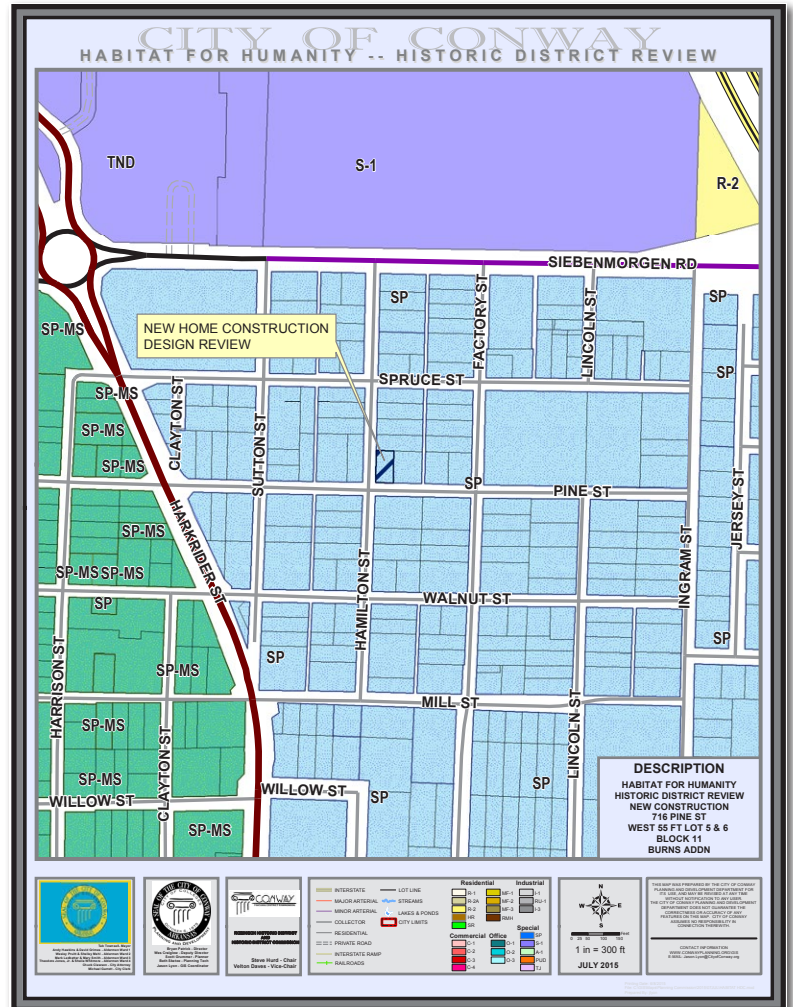
Development. Habitat for Humanity of Faulkner County would like to construct a new 1566 square foot single family residence with 3 or 4 bedrooms. The same design and floor plan was submitted and approved for a new residence at 503 Monroe Street in April 2012. This residence is now complete (*photo on page 6*).

Setbacks. Proposed structures should respect the predominant setbacks of area structures, especially the front setback. The proposed home is shown as 42 feet from the back of the curb. The average area front setback is 34 feet from the back of curb. Old Conway regulations state that the front setback should be between 85 and 110% of the average: 29 and 37 feet, respectively. The front setback should be reduced by 8 feet in order to better line up with other area homes. The rear setback is shown at 16 feet. By sliding the home south 8 feet, the rear setback will increase to 24 feet, which is more appropriate. Side setbacks are approximately 10 feet from the east property line and 15 feet from the west property line (Hamilton St). The side setbacks are appropriate.

Spacing. Established spacing distance pattern between area structures. The proposed spacing of the home is typical of other area structures and is appropriate.

Lot Coverage. The Old Conway District allows up to 60% impermeable lot coverage. The planned pervious area is appropriate.

Orientation. The direction in which the front of a building faces. The home will face Pine Street. This orientation is appropriate.



Alley. There is one unbuilt mid-block alleyway. This alleyway has no affect on the proposed residence and lot.

Driveway / Parking. The site plan does not show the driveway location. It would be appropriate for a 12 to 20 foot wide driveway to be placed on the east side of the property or at the rear (north). A maximum width of 20 feet would insure that no more than 50% of the front yard is paved. The location can be determined at the HDC meeting.

Sidewalks. Sidewalk construction is required as part of the Old Conway C of A review. There are no sidewalks along Pine or Hamilton Streets. Sidewalks must be constructed. There is a power pole on the southwest corner and a couple of significant trees on the west side of the property against Hamilton. It would appear that the sidewalk path could be routed to around the existing trees. Street crossings and handicap details will need to be coordinated with utility companies and the Street Department as construction takes place.

Fences. No fencing is proposed.

Tree preservation. There is a dead tree in the southwest corner that will be removed. There are two significant trees close to

Hamilton Street on the west side. These two trees should be preserved.

MASSING

Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The size of the new home blends well with area residences.

Height. The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. Ceiling height should be 9 feet high. The home's height is appropriate.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The proposed home's width is appropriate with other area homes.

Directional expression. Measurement of the height to width ratio of a structure's elevation. The height of the home is in relation to the other area homes.

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

Complexity of form. The level of detailing and breaks in wall planes of a structure. The home has an appropriate level of wall breaks and detailing achieved through the use of a porch and trim details.

Façade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The home has a correct ratio of windows and doors providing an appropriate level of wall to void rhythm. However, one additional window should be provided in the northeast bedroom as noted on the floor plan.

DESIGN ELEMENTS

Style. The style should compliment the existing and area structures. The home has a craftsman form. This style should blend well with other area structures.

Entries, Porches, and Porticos. Appropriate entry points are provided. Porches are to be a minimum of 6 feet in depth. The proposed porch is 8'-10" deep.

Doors and windows. Proposed doors and windows are appropriately styled and fitting.

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 proposed.

MATERIALS AND DETAILING

Architectural Details, Siding, and Bricks. Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The home will be clad with vinyl siding with wide trim at the doors and windows. Vinyl siding is not the preferred material, but is acceptable. Columns will have tapered craftsman styling.

Shutters. No shutters are proposed.

Roof. The roofs will be an asphalt architectural shingle.

Decks/Plaza Space. Not applicable.

Windows/Doors. The windows and doors feature a traditional wide trim detail.

Skylights. Not proposed.

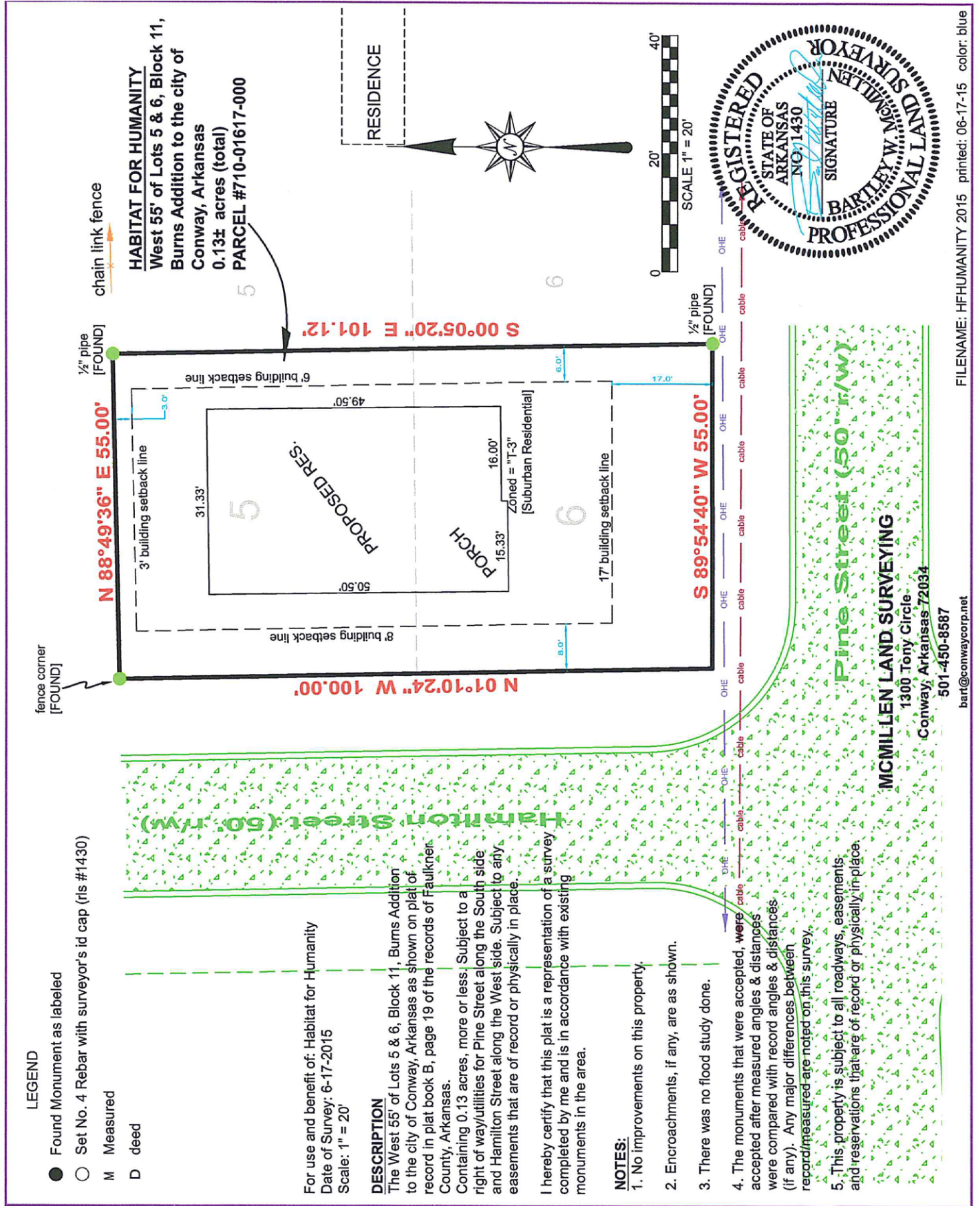
Mechanical Screening. HVAC units should be visually located away from streets or screened by landscaping. Exterior HVAC ductwork should not be visible from the street. No HVAC equipment is shown on the plans. It is assumed that units will be located at the rear or side of the residence. The applicant can provide more details at the meeting.

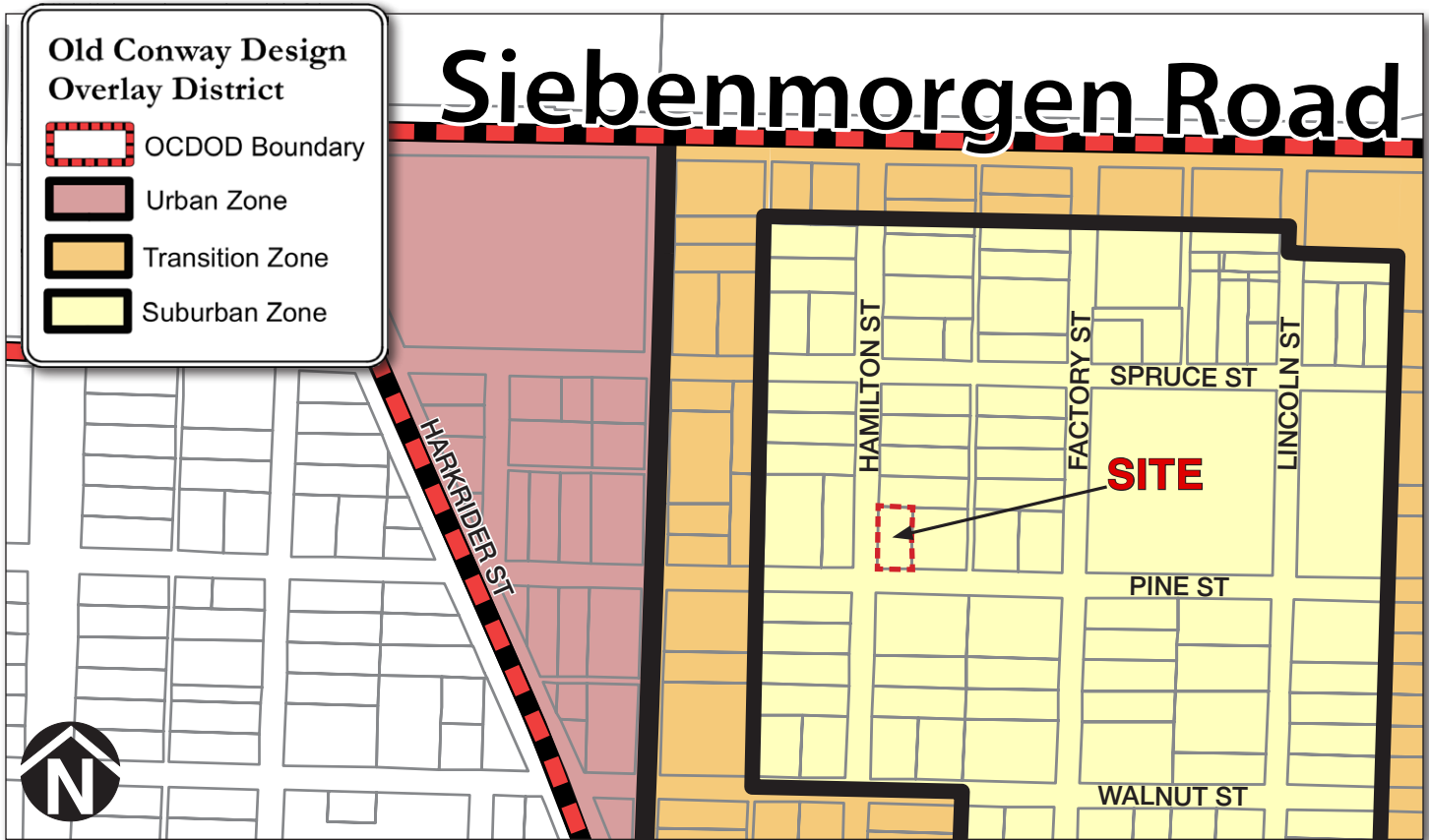
RECOMMENDATIONS

The proposed residence should be a nice addition to the area. Staff recommends the following conditions:

1. The residence shall be constructed as shown on submitted plans.
2. The front setback shall be around 34 feet from the back of curb or approximately 27 feet from the south property line. The rear setback shall be around 24 feet. Hamilton Street side setback shall be no less than 15 feet from the west property line. East side setback shall be no less than 6 feet.
3. A concrete driveway shall be located along the east side lot line and shall be no more than 20 feet wide.
4. A 4 foot wide sidewalk shall be constructed along Hamilton and Pine Streets approximately 5 feet from the back of curb. Location can be adjusted to minimize damage to trees. Crosswalk and utility locations shall be determined as the project progresses.
5. The two significant trees along Hamilton Street shall be preserved.
6. Floor to ceiling height shall be 9 feet minimum.
7. Roof shall be asphalt shingle.
8. One additional window is required on the east wall as shown on plans.
9. Craftsman style, wide trim shall be used around windows and doors. Tapered columns shall be scaled accordingly; approximately 12" wide at base. Vinyl siding may be used.
10. HVAC units shall be placed at the rear or side of the structures and screened appropriately if viewable from the public street.

1. Habitat for Humanity New Residence





Old Conway Design Overlay District Map



Aerial View of 716 Pine Street

1. Habitat for Humanity New Residence



View of 716 Pine Street looking NE



Proposed Front Façade with Suggested Modifications

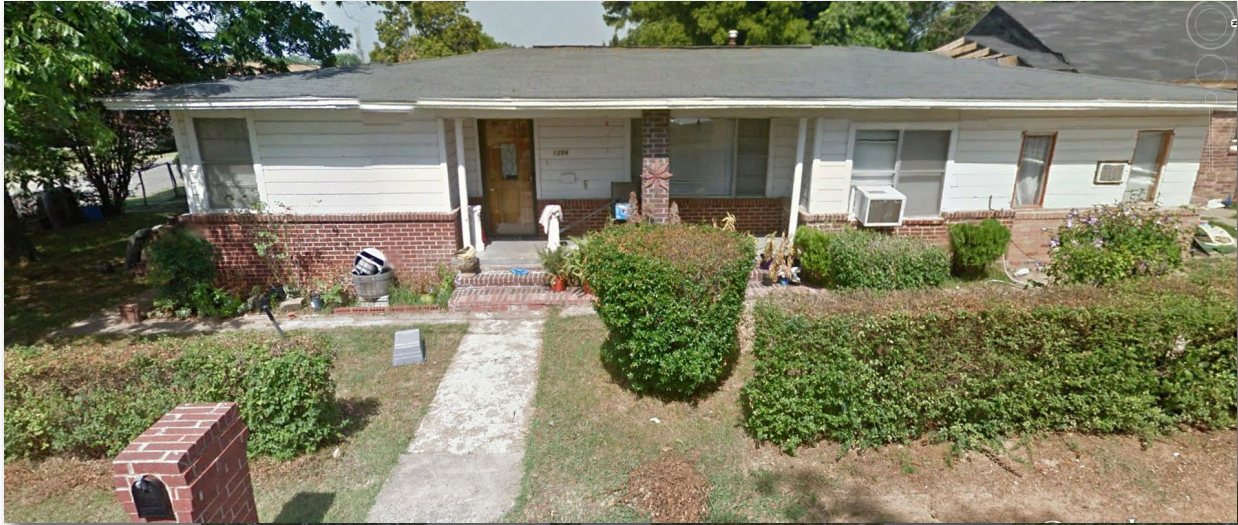


503 Monroe Street
Identical home design (incl. modifications)
approved in April 2012



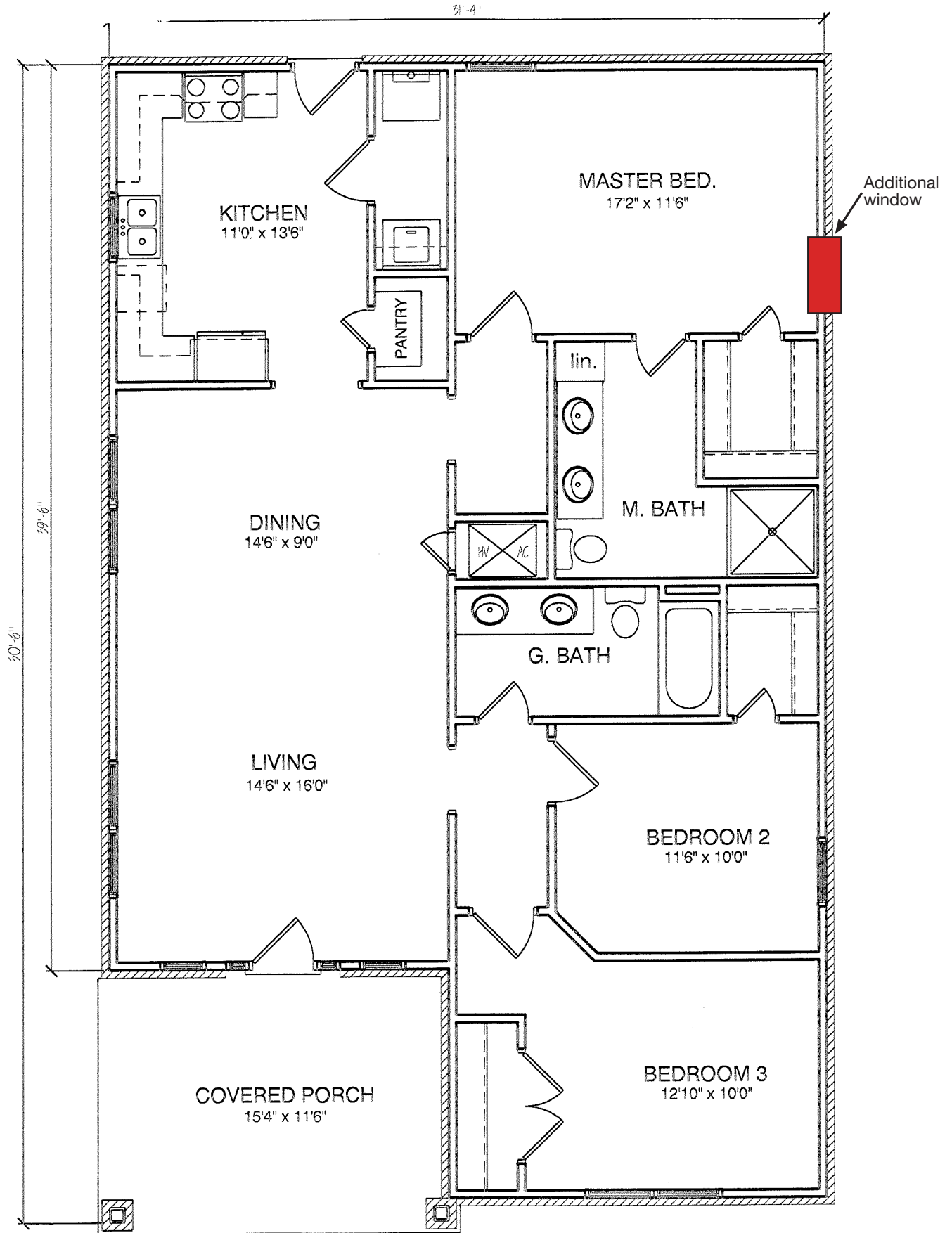
View abutting lot to the E

View from property looking W



View from property looking S

1. Habitat for Humanity New Residence



Proposed Floor Plan with Suggested Modification