



CONWAY

HISTORIC DISTRICT COMMISSION

AUGUST

Monday, August 24, 2015 • 6:00 pm
City Hall • Downstairs Conference Room
1201 Oak Street • Conway, AR

**CONWAY
HISTORIC DISTRICT COMMISSION
MEETING**

AUGUST 24, 2015 • 6:00PM • CITY HALL • 1201 OAK STREET

AGENDA

Minutes
July 27, 2015

**Public Hearings
Certificate of Appropriateness Reviews**

1. Old Conway Design Overlay District

A. First Church of the Nazarene Metal Van Cover - 1516 Scott Street

2. Robinson Historic District

A. Bernard Request for Demolition - 819 Mitchell Street

Discussion

A. Sidewalk Requirements in the Old Conway Overlay

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 July 27, 2015**

Meeting Minutes

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

Roll Call

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

Finding of a Quorum

8 Commission members - Quorum present. Also in attendance:

Shanel Sandridge - Representing Habitat for Humanity

Meeting Minutes

June 22, 2015 minutes. George Covington motioned for approval, seconded by Marianne Welch. Minutes approved unanimously.

PUBLIC HEARING - CERTIFICATE OF APPROPRIATENESS

**Habitat for Humanity – New Residence
716 Pine Street**

Presentation: Habitat would like to construct a house similar to their Monroe Street home minus the big door that was donated for the other residence. The house will be built with brick from the window down and siding from the bottom of the window to the roof. The house will either be a 3 or a 4 bedroom house but at this time, there has not been a determination on the number of bedrooms. The floor plan submitted was for 3 bedrooms but there is a possibility it will be 4. House will be built on the corner of Pine and Hamilton Streets. There is a dead tree on the property that will come down during construction.

Commission Discussion: The house will be a good compliment to the community houses that surround it. There will be a parking pad for cars that will be off of the street. Sidewalk will need to be constructed in a way to take advantage of the sidewalks on the sides of the proposed house. There was a question concerning fencing. At this time, there is not a fence on the site plan and if there was a fence, it would need to be reviewed by this group. They will need to follow the guidelines for a fence appropriate for the area.

Motion made by Marianne Welch to accept the plan as submitted with the addition of one condition.

Committee Conditions:

1. The residence shall be constructed as shown on submitted plans.
2. The front setbacks 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 long Hamilton Street shall be preserved.
6. Floor to ceiling height shall be a 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.
11. The location of the parking pad is to be determined by the Planning Department once the determination is made on whether there is 3 or 4 bedrooms.

Seconded by Velton Daves. Motioned approved unanimously.

Adjourn

The meeting was adjourned by consensus.

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1A First Church of the Nazarene Metal Van Cover - 1516 Scott Street

OLD CONWAY DESIGN OVERLAY CERTIFICATE OF APPROPRIATENESS REVIEW

APPLICANT
Bill Milburn
65 Wasson Road
Conway, AR 72032

OWNER
First Church of the Nazarene
1501 Scott Street
Conway, AR 72034

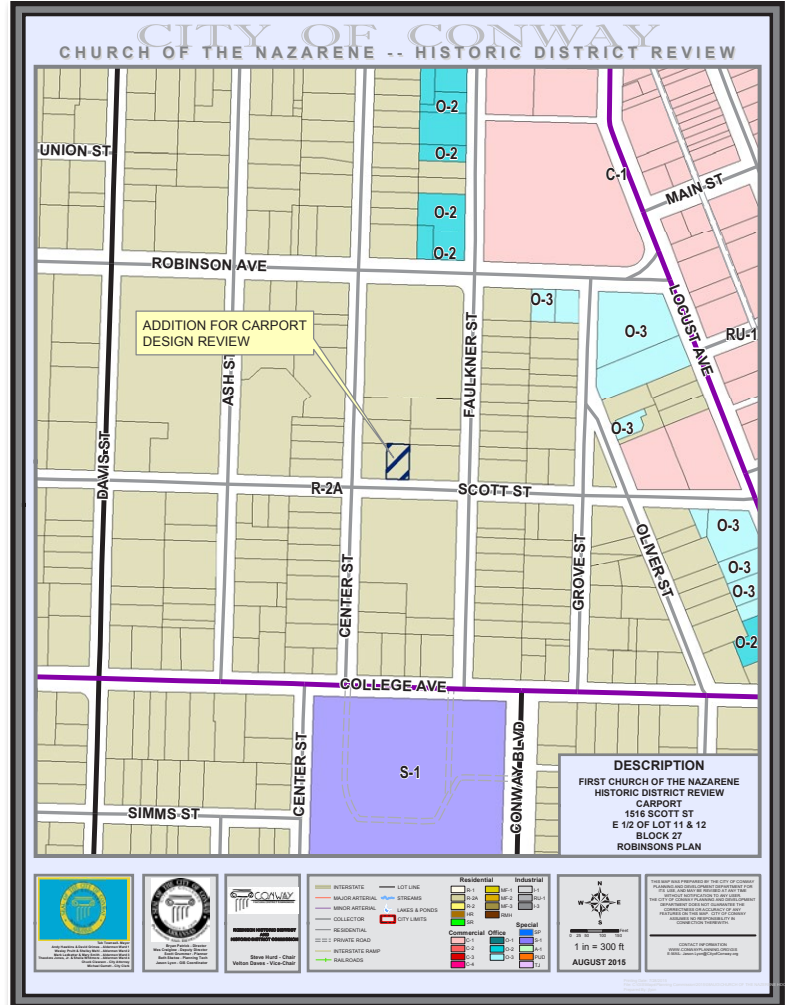
SITE

Address. 1516 Scott Street - Northwest corner of empty lot across from church sanctuary at 1501 Scott Street. The lot was formerly occupied by a “barn like” rock-faced duplex.

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

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

Lot Area. ~.19 acre
Surrounding Area Structures. An eclectic group of structures; First Church of the Nazarene facilities (Gothic revival & metal building) and minimal traditional, ranch, mixed-masonry, craftsman, and Queen Anne residences.



General Description of Property and Proposed Development. The First Church of the Nazarene would like to place a ~540 square foot metal cover over their Church van to protect it from the weather. Because the metal cover is over 160 square feet, it requires review by the Historic District Commission. The proposed location is the northwest corner of the empty lot formerly occupied by a large “barn like” duplex. The metal cover could be seen as a temporary structure.

Setbacks. The proposed cover would be set back 2 feet from the north property line and 0 feet from the west property line.

Spacing. Established spacing distance pattern between area structures. As an “outbuilding”, the cover would typical of other area accessory buildings.

Lot Coverage. The Old Conway District allows up to 60% impermeable lot coverage. The existing impervious area would not be changed.

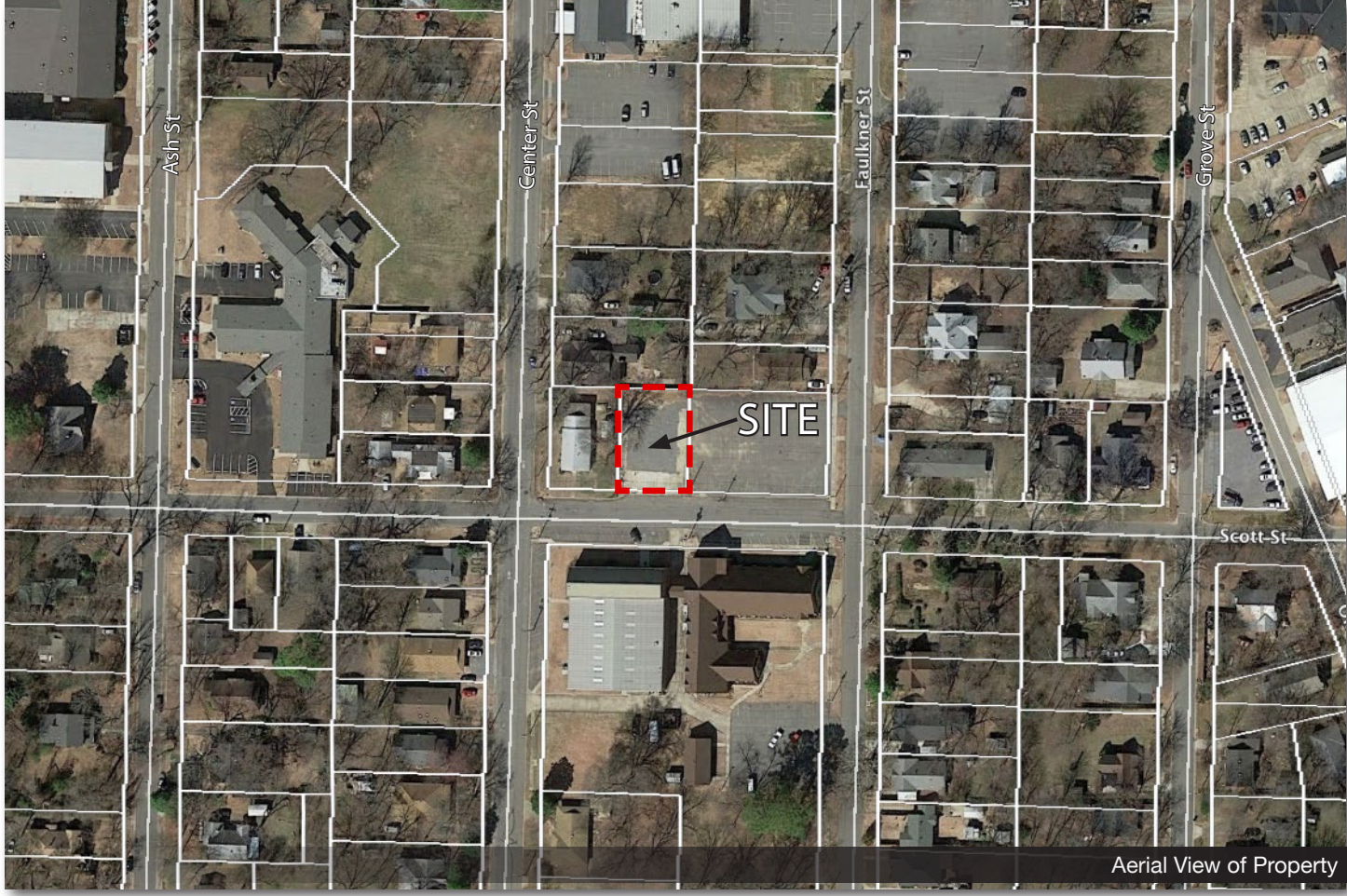
Orientation. The direction in which the front of a building faces. The cover would have the open end facing the Church parking lot.

Alley. There are no alleyways in the affected block.

- Driveway / Parking.** The Church parking lots, driveways, etc, remain unchanged..
- Sidewalks.** The front of the lot is concrete it would seem that a sidewalk is unnecessary along this street frontage.
- Fences.** No fencing is proposed.
- Tree preservation.** No trees will be affected by the placement of the proposed cover.

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 cover is no larger than other area outbuildings and is occupying a large empty lot.
- 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 cover’s height is tall enough to accommodate the Church van.



Aerial View of Property

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

Directional expression. Measurement of the height to width ratio of a structure’s elevation. The height of the cover is in relation to the other area structures.

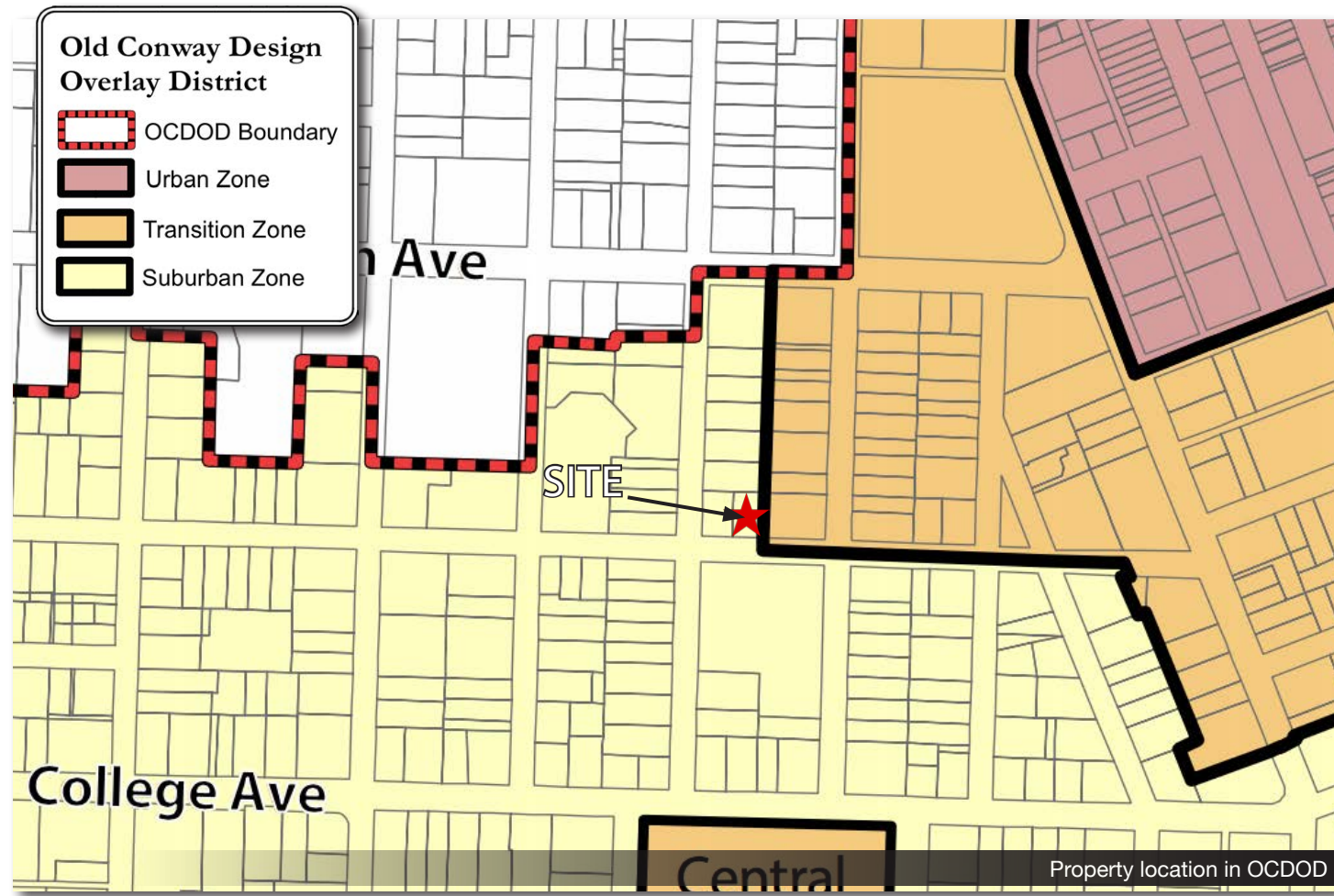
Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The cover’s footprint is compatible with other area structures.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The cover is strictly utilitarian and has no detailing.

Façade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The cover is open with metal support poles, therefore, there are no facades.

DESIGN ELEMENTS

- Style.** The style should compliment the existing and area structures. The cover is strictly utilitarian. There is no discernible style.
- Entries, Porches, and Porticos.** Appropriate entry points are provided. Porches are to be a minimum of 6 feet in depth. Not applicable.
- Doors and windows.** Not applicable.
- Awnings.** When new construction uses awnings, traditional awning designs, materials, and placement should be used. Not applicable.
- Lighting.** Any new lighting should be inward, downward, and shielded 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 cover is utilitarian with no architectural detailing.

Shutters. No shutters are proposed.

Roof. The cover is basically all metal roof.

Decks/Plaza Space. Not applicable.

Windows/Doors. None. Not applicable.

Skylights. None.

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

The proposed cover is a utilitarian structure that is basically a metal roof. The structure is not traditional in nature or constructed of traditional materials. However, as a temporary utilitarian structure it could be considered acceptable.

- The cover shall be located and constructed as shown on submitted plans.
- The north setback shall be around 2 feet from the north property line. West side setback shall be allowed at 0 feet.



Church bus as it is currently parked at 1516 Scott St



Representative picture



Representative Picture, actual cover may be slightly different but will be white and 18 1/2 feet by 30 feet

**ROBINSON HISTORIC DISTRICT
CERTIFICATE OF APPROPRIATENESS REVIEW**

APPLICANT/OWNER
Jay and Molly Bernard
1905 Caldwell Street
Conway, AR 72034

SITE

Address. 819 Mitchell Street

Present Zoning. R-2A (Large Lot Duplex) within the Robinson Historic District.

Abutting Zoning. R-2A (Large Lot Duplex) within the Robinson Historic District.

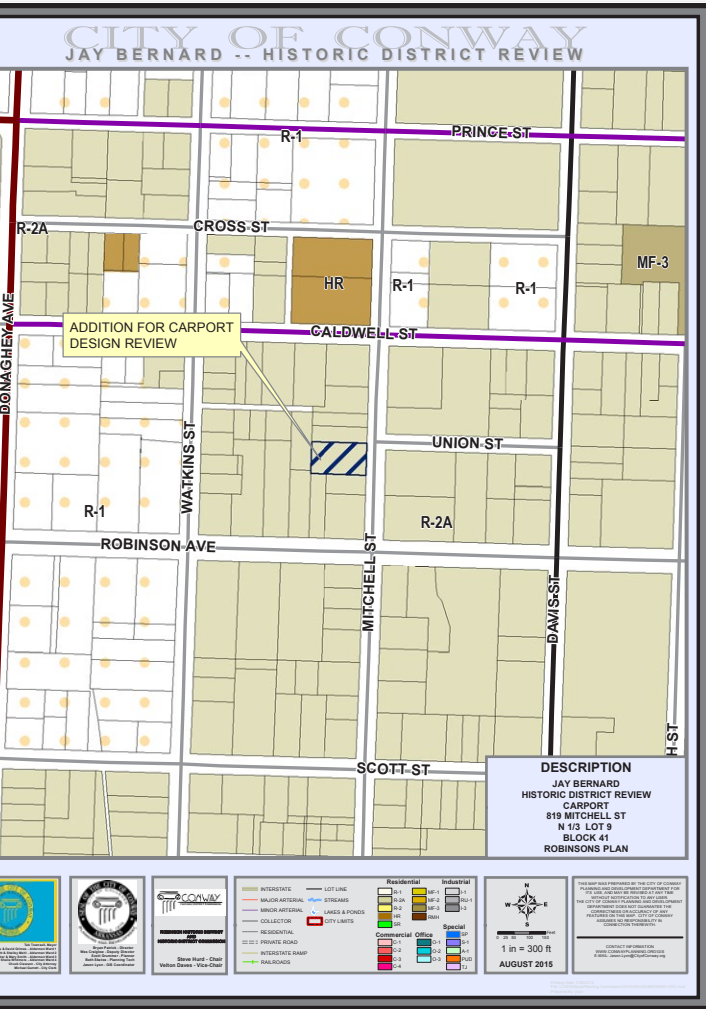
Lot Area. .40 acre

Surrounding Area Structures. This property is in the central area of the Robinson Historic District. Adjacent to the north, are a small one-story minimal traditional residence and a large two-story colonial revival residence. Across Mitchell to the east, is a Spanish revival residence and a mid century church. Further to the north, is another large colonial revival residence. Further to the south, is a large craftsman/prairie residence.

General Description of Property and Proposed Demolition. The Bernards would like to demolish the duplex. The home no longer has the original windows and is covered in vinyl siding. Pictures made of the house for the 1998 Robinson District architectural survey show that there was no vinyl siding and original windows were on the home in 1998. The applicant has supplied an appraisal of the property. The appraisal does not give a value for the structure, only the land value. Also submitted were a renovation proposal and demolition estimate.

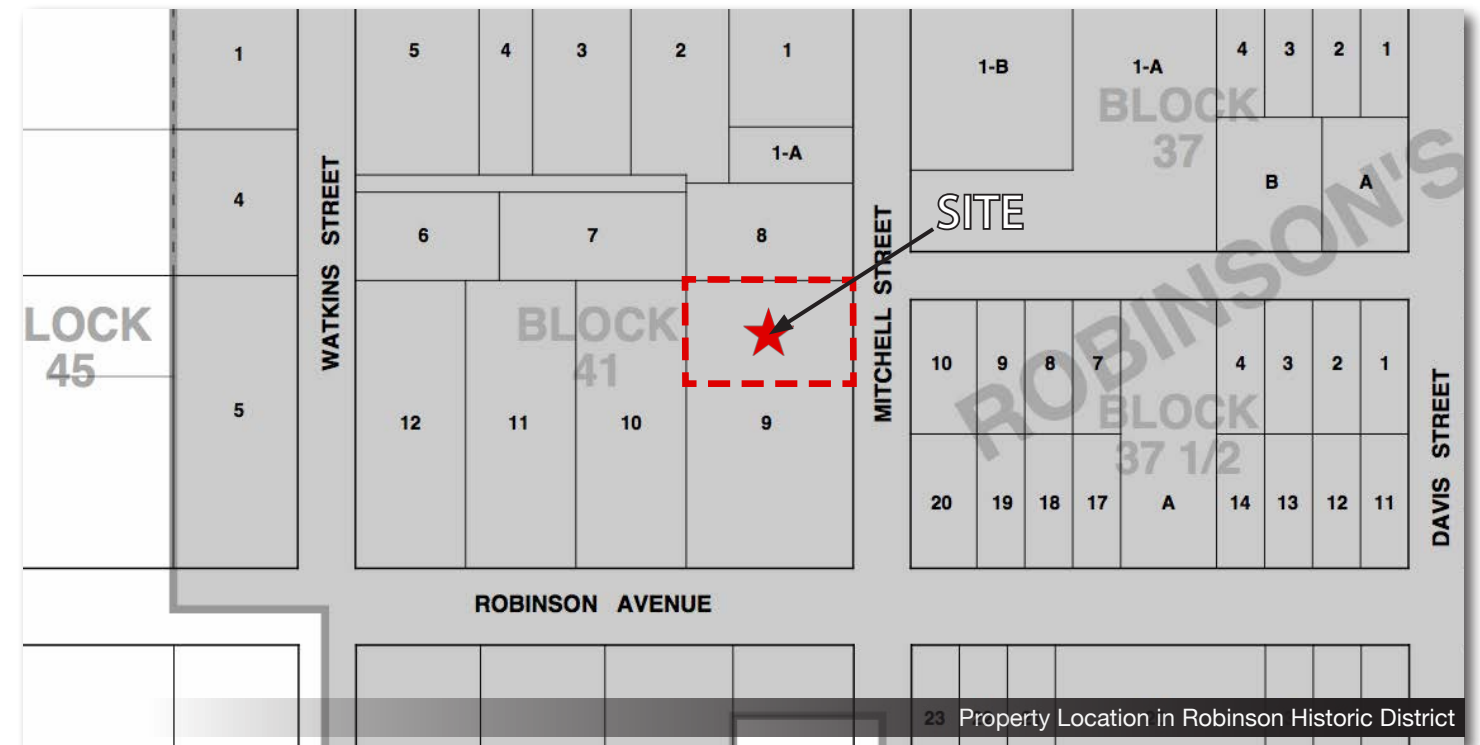
Robinson District Guidelines outline 6 criteria for demolition consideration:

1. Public safety and welfare requires the removal of a building or structure as determined by the building or code inspector and concurring reports commissioned by and acceptable to the Historic District Commission from a structural engineer, architect, or pertinent professional. The building official and pertinent reports shall specify the deficiencies of the structure that cause the structure to be unsafe and an imminent threat to public safety.
2. Where economic hardship (no reasonable return on or use of the building exists) has been demonstrated and proven.
3. Where rehabilitation is undesirable due to severe structural instability or deterioration that has been documented and proven.



4. The building has lost its original architectural integrity and is deemed as no longer contributing to the district.
5. No other reasonable alternative is feasible, including relocation of the building.
6. To ensure public safety and welfare.

The 1998 Robinson District Survey listed the residence as a contributing structure. However, since that time the home was covered with vinyl siding and original windows have been replaced. The survey of the residence is enclosed on pages 10-13. It would appear there is reason for the HDC to consider demolition based on criteria Number 2 - Economic Hardship, Number 3 - Structural Instability, and Number 4 - Loss of architectural integrity. (Possibly was not contributing as noted in the 1998 survey.)



APPRAISAL OF REAL PROPERTY



LOCATED AT
819 Mitchell St
Conway, AR 72034
Part of Lot 9, Firestone's Subdivision

FOR
Estate of Robert Williams
819 Mitchell Street
Conway, AR 72034

AS OF
05/19/2015

BY
Kenny R. Evatt
Evatt Appraisal
7 Medical Lane, Suite D
Conway, AR 72034
(501) 329-8880
kevatt@conwaycorp.net

Evatt Appraisal
7 Medical Lane, Suite D
Conway, AR 72034
(501) 329-8880

05/19/2015

Renee Williams
Estate of Robert Williams
819 Mitchell Street
Conway, AR 72034

Re: Property: 819 Mitchell St
Conway, AR 72034
Client: Robert & Terry Williams
File No.: 15-1165

Opinion of Value: 85,000
Effective Date: 05/19/2015

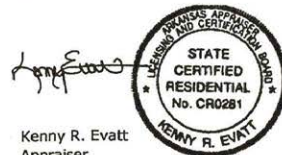
At your request, I have prepared an appraisal report of the above referenced property. The accompanying report uses the GPLND Form as the primary document and based upon a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The purpose of this appraisal is to provide an opinion of the market value of the property subject to the stated Scope of Work. The client and intended user is the Estate of Robert Williams. No additional users are intended. Any other party receiving a copy of this report for any reason is not an intended user; nor does receiving a copy of this report result in an appraiser/client relationship.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached. This report contains 18 pages including exhibits.

Please do not hesitate to call me if I can be of further service.

Sincerely,



Kenny R. Evatt
Appraiser
License or Certification #: CR0281
State: AR Expires: 06/30/2015
kevatt@conwaycorp.net

Client	Estate of Robert Williams		
Property Address	819 Mitchell St		
City	Conway	County	Faulkner
State	AR	Zip Code	72034
Client	Estate of Robert Williams		

Scope of Work Comments:

Data collection, validation and reporting was done through assessment records, multi-listings, real estate agencies and personal files. The purpose of this appraisal is to form an opinion of market value of the property as of the date of inspection. The intended user of this appraisal report is the client, Estate of Robert Williams. No additional users are identified by the appraiser. Any other party receiving a copy of this report for any reason is not an identified user; nor does receiving a copy of this report result in an appraiser/client relationship.

The appraised property is located the central part of Conway along Mitchell Street north of Robinson Avenue and south of Caldwell Street. It is identified by the Faulkner County Tax Assessor in 2 parcels. Parcel #710-06037-000 and 710-06034-000 with the owner identified as Robert C. & Terry H. Williams.

Improvements:

Existing Improvements include an older residence converted to a 2 unit duplex. Based upon the tax assessment the dwelling has an estimated year built of 1917. Updates were completed in 1998. Taking into consideration the site size, neighborhood trends and estimated remaining economic life of the improvements, the property is valued as land only with no value placed on the dwelling.

Zoning:

Based upon Conway Zoning Map Book January 2012, page 25, the current zoning for the subject property is R-2A, Two Family Residential District. As referenced on page 44 of the City of Conway Zoning Ordinance, the R-2A District has a dual purpose. First, the District should provide areas for the development of two family residential structures on larger lots. Second, the District should facilitate conversion of one family residences to two family use in established developed areas. Additional uses may be allowed by condition. Building permits are issued on a case by case basis by the planning commission.

Historical District:

The neighborhood is part of the Old Conway Design Historical District consisting of homes with a wide range in size and value including small cottages to large historical homes on several lots. The Old Conway District was created for the purpose of enhancing, protecting, and preserving the aesthetics and the historic nature and character of the older residential area in Conway. The neighborhood trend is to renovate and restore existing homes and replace depreciated homes with new construction that conforms with the guidelines of the Design District. Occupancy is 100% and demand for property is good.

Highest and Best Use:

Highest and Best Use is defined as: The most probable use of land or improved property, that is legally possible, physically possible, financially feasible (and appropriately supportable) from the market, and which results in the highest value. The subject's highest and best use is for 1 or 2 family residential development.

Legal Description / Site Comments:

Tract 1: The N 1/3 of Lot 9, Firestone's Subdivision of Block 41 of Robinson's Plan of Conway, AR.

100'x174' 17,400 sqft

Tract 2: The East 125' of the North 60 feet of the South 200 feet of Lot 9, Firestone's Subdivision of Block 41, Robinson's Plan of Conway, Arkansas. 60'x125' 7,500 sqft

Total Area 24,900 sqft

A general view and walk over of the property was made. Property lines and corners are not clearly identified and the property was not measured by the appraiser. The legal description was taken from deed 1997-2723 and the site dimensions were taken from Firestone's Subdivision of Robinson's Plan of Conway, AR, Plat Book B, Page 21. It is slightly irregular in shape, generally level and fronts Mitchell Street on the east property line by 160'. Appraiser cannot guarantee that the property is free of adverse easements or soil conditions and tests are recommended to determine any adverse environmental or hazard conditions. Appraiser's conclusion of value is based upon the assumption that there are no hidden or unapparent conditions of the property that might have an adverse impact upon the buildability or continued marketability of the subject property. A survey is recommended to determine final site dimensions, property lines and easements.

Land Appraisal

Comments Page 2 of 2		File No. 15-1165	
Client	Estate of Robert Williams		
Property Address	819 Mitchell St		
City	Conway	County	Faulkner
		State	AR
		Zip Code	72034
Client	Estate of Robert Williams		

The sales comparison approach is the primary method to develop an opinion of value in appraising vacant land. The cost and income approaches were not developed which is typical in appraising this type property. This report uses the GP Land Appraisal Form as the primary document. It contains 18 pages, including exhibits which are considered to be an integral part of the appraisal. This report may not be properly understood without reference to the information contained in the complete report.

Extraordinary Assumption:

The physical characteristics, including the site dimensions, used to develop this appraisal is based on the deed description and subdivision plat. The appraiser has used the following Extraordinary Assumption in the development and reporting of the appraiser's opinion of value: the appraiser has assumed that the information contained in the above mentioned sources regarding the site dimensions is correct. If this assumption turns out to be incorrect, then the appraiser's opinion of value is subject to change.

Reasonable Exposure Time:

Exposure Time is defined by Appraisal Standard 6 as: the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.

Based upon the MLS research and considering the physical characteristics and location of the subject property, for purposes of this appraisal, a reasonable exposure time for the subject is estimated at 6 months.

Marketing Time:

Marketing Time as defined as Appraisal Advisory Opinion 7 as: An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal.

Marketing time (DOM) for this type property in this area is estimated to be 3-6 months.

Sales Comments:

The sales data used in this assignment was obtained primarily from CARMLS, public records and appraiser files. CARMLS is the primary MLS provider for Conway and central Arkansas.

Not many transactions of this type property with similar size and location take place in any given year. The search for sales places emphasis on zoning, location and size. There are 6 sales displayed in the report with most emphasis given to 1,2,3. Each sale was viewed from the street and all have a similar zoning and potential land use.

Land is not always sold on the same unit basis. Values are typically estimated by the price per acre for larger tracts and per lot, per square foot or per front foot for smaller urban tracts. After an analysis of the market and review of the available data, the subject was valued on a per square foot basis.

The 6 sales used in the final analysis reflect an unadjusted sale price per sqft range of \$2.79 to \$4.50 with a mid range of \$3.40. Sales 1,2,3 are considered to best represent the subject reflecting a range of \$3.01 to \$3.68. All factors considered, a final value is rounded to \$85,000 which calculates to approximately \$3.41/sqft. (\$85,000 / 24,900 sqft = \$3.41/sf).

Appraisal Report

Evatt Appraisal Service

LAND APPRAISAL SUMMARY REPORT

Williams
File No.: 15-1165

Property Address: 819 Mitchell St City: Conway State: AR Zip Code: 72034
County: Faulkner Legal Description: Part of Lot 9, Firestone's Subdivision

Assessor's Parcel #: See Comment Tax Year: 2014 R.E. Taxes: \$ 1,009 Special Assessments: \$ 0
Market Area Name: Central Conway Map Reference: 05045 Census Tract: 0309.00
Current Owner of Record: Robert & Terry Williams Borrower (if applicable): Robert & Terry Williams
Project Type (if applicable): PUD De Minimis PUD Other (describe) HOA: \$ 0 per year per month
Are there any existing improvements to the property? No Yes If Yes, indicate current occupancy: Owner Tenant Vacant Not habitable
If Yes, give a brief description: Existing improvements consist of an frame duplex with an estimated year built of 1917 with improvements made in 1998. Improvements appear to be at the upper end of it's economic life as observed. All factors considered, the property is valued as vacant land with no value placed on the dwelling.
The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe)
This report reflects the following value (if not Current, see comments): Current (the Inspection Date is the Effective Date) Retrospective Prospective
Property Rights Appraised: Fee Simple Leasehold Leased Fee Other (describe)
Intended Use: Provide an opinion of the market value as of the date of the report.
Intended User(s) (by name or type): Estate of Robert Williams

Client: Estate of Robert Williams Address: 819 Mitchell Street, Conway, AR 72034
Appraiser: Kenny R. Evatt Address: 7 Medical Lane, Suite D, Conway, AR 72034

Characteristics	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
Location: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	<input checked="" type="checkbox"/> Owner	PRICE AGE (yr)	One-Unit 95 %	<input checked="" type="checkbox"/> Not Likely
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	<input type="checkbox"/> Tenant	60 Low 10	2-4 Unit 5 %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	<input checked="" type="checkbox"/> Vacant (0-5%)	400 High 100	Multi-Unit %	
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	<input type="checkbox"/> Vacant (>5%)	125 Pred 50	Comm'l %	
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply				
Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.				

Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Area Comments: The neighborhood is part of an urban area in the central part of Conway, AR consisting predominately of residential property. The neighborhood is part of the Old Conway Design Historical District consisting of homes with a wide range in size and value including small cottages to large historical homes on several lots. The Old Conway District was created for the purpose of enhancing, protecting, and preserving the aesthetics and the historic nature and character of the older residential area in Conway. The neighborhood trend is to renovate and restore existing homes and replace depreciated homes with new construction that conforms with the guidelines of the Design District. Occupancy is 100% and demand for property is good.

Dimensions: See Sketch Site Area: 24,900 Sq.Ft.
Zoning Classification: R-2A Description: Two Family Residential
Do present improvements comply with existing zoning requirements? Yes No No Improvements
Uses allowed under current zoning: 1 and 2 Family Residential
Are CC&Rs applicable? Yes No Unknown Have the documents been reviewed? Yes No Ground Rent (if applicable) \$ /
Highest & Best Use as improved: Present use, or Other use (explain) Residential
Actual Use as of Effective Date: Two Family Use as appraised in this report: Vacant Lot
Summary of Highest & Best Use: Taking into consideration the site size, location, and effective age of the existing improvements, the Highest and Best Use is considered to be for 1 or 2 family residential development.

Utilities	Public	Other	Provider/Description	Off-site improvements	Type	Public	Private	Frontage	160'
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Conway Corp	Street	City Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Generally Level
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reliance	Width	60'	<input type="checkbox"/>	<input type="checkbox"/>	Size	24,900 sf
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Conway Corp	Surface	Asphalt	<input type="checkbox"/>	<input type="checkbox"/>	Shape	Slightly Irregular
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Conway Corp	Curb/Gutter	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Adequate
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City	Sidewalk	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	City Street / Residential
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SWB	Street Lights	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Conway Corp	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: Inside Lot Corner Lot Cul de Sac Underground Utilities Other (describe)
FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone "X" FEMA Map # 05045C0279H FEMA Map Date 12/19/2006
Site Comments: Description was taken from assessment and deed descriptions and dimensions were taken from the Robinson's Plan of Conway, AR. It is two lots with street frontage along the east property line. Typical Conway utilities and services are available. No adverse conditions were noted that might affect the buildability or continued marketability of the subject.

LAND APPRAISAL SUMMARY REPORT

Williams
File No.: 15-1165

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Data Source(s): Assessment
1st Prior Subject Sale/Transfer: Analysis of sale/transfer history and/or any current agreement of sale/listing: No transfer of the property within the 3 years prior.
Date: _____ Price: _____
Source(s): _____
2nd Prior Subject Sale/Transfer: _____
Date: _____ Price: _____
Source(s): _____


FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	
Address	819 Mitchell St Conway, AR 72034	340 Conway Blvd Conway, AR 72034	2018 Caldwell St Conway, AR 72034	222 Ash Street Conway, AR 72034	
Proximity to Subject		0.60 miles SE	0.16 miles NW	0.67 miles SE	
Sale Price	\$ N/A	\$ 39,000	\$ 90,000	\$ 84,000	
Price/Sq.Ft.		\$ 3.01	\$ 3.08	\$ 3.64	
Data Source(s)	N/A	Deed #2014-479	Deed #2013-18733	MLS#10337160	
Verification Source(s)	N/A	Assmt 710-02334-000	MLS#10273137 & 10273142	Deed 2013-10170	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing Concessions	N/A	Typical Closing		Typical Closing	
Date of Sale/Time	N/A	01/10/2014		10/10/2013	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple	
Location	R2-A Zone	R2-A Zone		R2-A Zone	
Site Area (in Sq.Ft.)	24,900	12,960		29,238	
Improvements	Duplex	None		None	
				SF Residence	
S/Sq. Ft.					
Net Adjustment (Total, in \$)		\$ + - \$	\$ + - \$	\$ + - \$	
Net Adjustment (Total, in \$ / Sq.Ft.)		Net %	Net %	Net %	
Adjusted Sale Price (in \$ / Sq.Ft.)		Gross % \$ 3.01	Gross % \$ 3.08	Gross % \$ 3.64	

Summary of Sales Comparison Approach Not many sale transactions of this type property with similar zoning and location take place in any given year. Older sales were considered. The sales displayed are within the subject's competitive market area and represent similar property transactions in this area. Sale 1 is near CBC and a new home is currently being built. Sale 2 is on Caldwell & Cross Street and two new homes have been built facing Cross. Sale 3 is similar in size sold by Moore Trust and purchased by the Faulkner County Day School. Sale 4 is located near UCA and purchased by UCA sets the upper end in terms of \$/sqft. Sales 5 & 6 are smaller tracts in the Historical District. Most consideration was placed on sales 1,2,3. Other sales not shown were considered. After an analysis of the market and review of the available data, the subject was valued on a per square foot basis. The 6 sales displayed reflect an unadjusted sale price per sqft range of \$2.79 to \$4.50. Sales 1-3 reflect a value of \$3.01 to \$3.68 with a mid point range of \$3.30 to \$3.40 per sqft.

PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Planned Unit Development.
Legal Name of Project: _____
Describe common elements and recreational facilities: _____

Indicated Value by: Sales Comparison Approach \$ 85,000 or \$ per Sq.Ft.
Final Reconciliation All factors considered, a final value is rounded to \$85,000 which calculates to approximately \$3.41/sqft. (\$85,000 / 24,900 sqft = \$3.41/sf).
This appraisal is made "as is", or subject to the following conditions: This is appraisal report subject to the attached appraiser Certification and Limiting Conditions.

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.
Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 85,000, as of: 05/19/2015, which is the effective date of this appraisal.
If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.
A true and complete copy of this report contains 18 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: Scope of Work Limiting cond./Certifications Narrative Addendum Location Map(s) Flood Addendum Additional Sales Photo Addenda Parcel Map Hypothetical Conditions Extraordinary Assumptions

Client Contact: Renee Williams Client Name: Estate of Robert Williams
E-Mail: gallery26@gmail.com Address: 819 Mitchell Street, Conway, AR 72034
APPRAISER

Appraiser Name: Kenny R. Evatt
Company: Evatt Appraisal
Phone: (501) 329-8880 E-Mail: kevatt@conwaycorp.net
Date of Report (Signature): 05/19/2015 State: AR
License or Certification #: CR0281
Designation: Appraiser
Expiration Date of License or Certification: 06/30/2015
Inspection of Subject: Did Inspect Did Not Inspect (Desktop)
Date of Inspection: 05/19/2015

Supervisory or Co-Appraiser Name: _____
Company: _____
Phone: _____ Fax: _____
E-Mail: _____
Date of Report (Signature): _____ State: _____
License or Certification #: _____
Designation: _____
Expiration Date of License or Certification: _____
Inspection of Subject: Did Inspect Did Not Inspect
Date of Inspection: _____

Demolition Estimate

J Black Inc.
24 Gibson Rd.
Mayflower, Ar. 72106
501 499 0132
7/21/15

Jay Bernard
Project Location:
819 Mitchell St.
Conway, Ar. 72032

This is a bid for demolition and removal of house site located at 819 Mitchell St. in Conway, Ar. Bid also includes that site is to be left clean and with positive drainage so there are no areas holding water where site was demolished.

1300 sq.ft. structure @\$5.25/sq.ft. = \$6,825.00

Topsoil (3 loads) = \$600.00

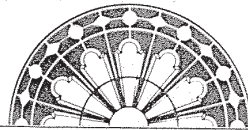
Sawcutting = \$350.00

Total Bid Price \$7,775.00

Thank You ,
Jimmy Black

Submitted Photos





ARKANSAS HISTORIC PRESERVATION PROGRAM

ARKANSAS ARCHITECTURAL RESOURCES FORM

AHPP USE: Registrar _____
 ONLY Mapped _____
 D.O.E. _____
 Priority _____

- 1. Resource Number FA0476
- 2. Survey Number _____
- 3. Film Numbers _____
- 4. Date Recorded 02-20-98
- 5. Recorder STS

GENERAL DATA

- 6. Historic Name _____
- 7. Alt-Name 819 MITCHELL ST. HOUSE
- 8. Quad Map C250
- 9. Geographic Location S 12 T 05N R 14W
- 10. UTM Coordinates _____
- 11. Town/Nearest Community CONWAY
- 12. Street Address/Directions to Resource 819 MITCHELL ST.
- 13. Street Name Mitchell Street
- 14. Owner ROBERT E. WILLIAMS
- 15. Owner Address 857 MITCHELL CONWAY, AR 72032
- 16. Owner Phone Number _____
- 17. Informant and Informant Phone # _____



DESCRIPTIVE DATA

- 18. Use, Original 9101 Other _____
- 19. Use, Present 9800 Other _____
 0101-Single Family Dwelling 0301-General Retail Store 0308-Bank
 0401-Church 0601-School 9800-Structure Aban/Unocc 9900-Other
- 20. Setting 5 Other _____
 1-Rural, Undisturbed 2-Rural, Built-Up 3-Urban Encroachment 4-Small Town
 5-Urban 9-Other
- 21. Threats to Property 2 Other _____
 1-None/Property Stable 2-Neglect/Deterioration 5-Private Development
 7-Urban Encroachment 9-Other
- 22. Total Number of Site Features & Description 0
- 23. Total Number of Ancillary Structures 0

DESCRIPTIVE DATA OF PRINCIPAL STRUCTURE

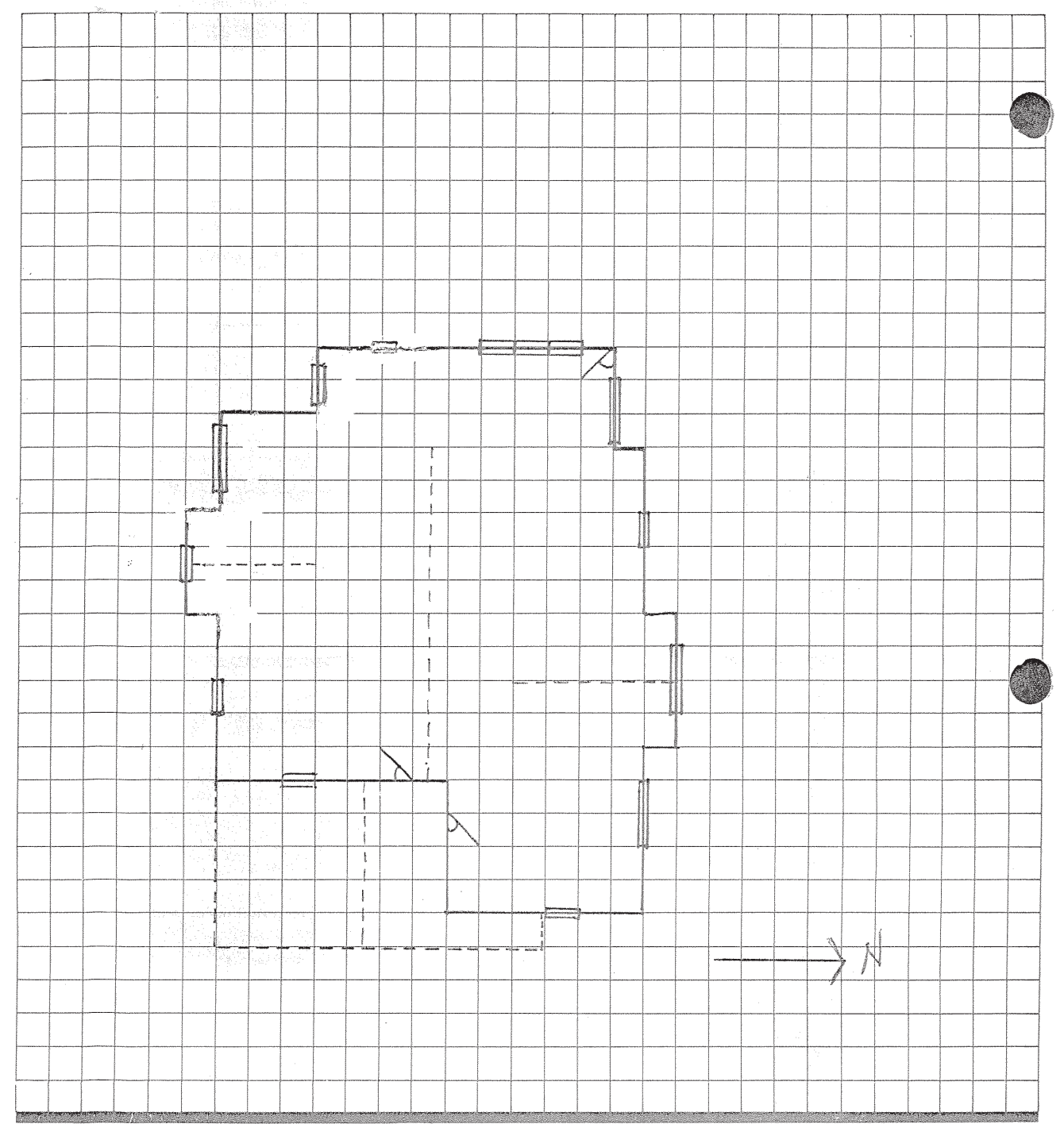
- 24. Style Influence: Primary 16 Secondary _____ Other _____
 01-Plain/Traditional 04-Greek Revival 05-Italianate 09-Queen Anne/Eastlake
 15-Craftsman 16-Bungalow 24-English Revival 25-Colonial Revival 99-Other
- 25. Plan 01 Other _____
 01-One Room/Single-pen 03-Double-pen 04-Dogtrot 05-Single Pile w/Central Hall
 07-Rectangular 08-Square 09-Irregular 11-T-shaped 12-L-shaped 99-Other
- 26. Height (Stories) 01
 01-One 02-One & One-Half 03-Two 04-Two & One-Half 99-Other
- 27. Basement/Cellar 3 Other _____
 1-Full 2-Partial 3-No Cellar 8-Unknown 9-Other
- 28. Wings and/or Projections: A 08 B 08 C 01 Other _____
 01-Rear Shed 02-Rear L 03-Rear T 04-Side 05-Prow 08-Bay Projection 99-Other
- 29. Construction: A 06 B _____ Other _____
 01-Log 06-Frame 07-Box 08-Brick 09-Stone 12-Reinforced Concrete 99-Other
- 30. Wall Material, Original: A 02 B _____ Other _____
- 31. Wall Material, Present: A 02 B _____ Other _____
 01-Log 02-Weatherboard 03-Novelty Siding 04-Board/Batten 05-Brick 09-Synthetic Siding
 10-Stucco 12-Cut Stone 13-Field Stone 14-Asbestos 97-Unknown 99-Other
- 32. Roof Type(s): A 01 B _____ C _____ Other _____
 01-Gable 02-Gable w/Parapet 03-Clipped Gable 06-Hip 07-Pyramid 08-Gambrel
 12-Flat 13-Flat w/Parapet 99-Other
- 33. Roof Features (if present): A 0 B _____ Other _____
 01-Dormer(s) 02-Steeple 03-Cupola 04-Cresting 05-Clock Tower
 07-Tower/Turret 08-Belfry 99-Other
- 34. Roof Materials: A 02 B _____ Other _____
 01-Wood 02-Composition Shingle 03-Metal 05-Tile 06-Tar/Built-up 99-Other

1998 Architectural Survey

- 35. Chimney Placement: A B C D Other _____
1-Exterior End 2-Interior End 3-Other Exterior 4-Interior Central 5-Other Interior 9-Other
- 36. Chimney Material: A B C D Other _____
1-Brick 4-Cut Stone 5-Field Stone 6-Metal 9-Other
- 37. Foundation Type Other _____
1-Continuous 2-Piers 9-Other
- 38. Foundation Material Other _____
1-Wood Block 2-Stone 3-Brick 4-Cast Concrete 5-Concrete Block 9-Other
- 39. Porch Type(s): A B C Other _____
01-Full, Front 03-One Bay, Central Front 05-Wrap-around 06-Awning 07-One-Half, Front
 08-Recessed, Front 10-Side 11-Full, Rear 99-Other
- 40. Porch Height (Stories): A B C Other _____
1-One 2-One & One-Half 3-Two 4-Two & One-Half 9-Other
- 41. Porch Roof Type(s): A B C Other _____
1-Gable 2-Hip 3-Flat 4-Shed 9-Other
- 42. Porch Detail(s): A B C Other _____
01-Chamfered Posts 02-Turned Posts 03-Columns 04-Balustrade 05-Wood Ornament
 06-Lattice 08-Columns on Piers 11-Posts 99-Other
- 43. Window Type(s): A B C Other _____
1-Double-hung 2-Triple-hung 3-Casement 4-Stationary 9-Other
- 44. Light/Pane Arrangement: A B C Other _____
1-4/1/1 2-1/1/1 3-1/1/1
- 45. Condition Comments: _____
1-Excellent 2-Good 3-Fair 4-Deteriorated 5-Ruin
- 46. Architectural Comments: *Triangular Knee Braces under wide eaves
 Stucco in front facing porch gable end*

HISTORIC DATA

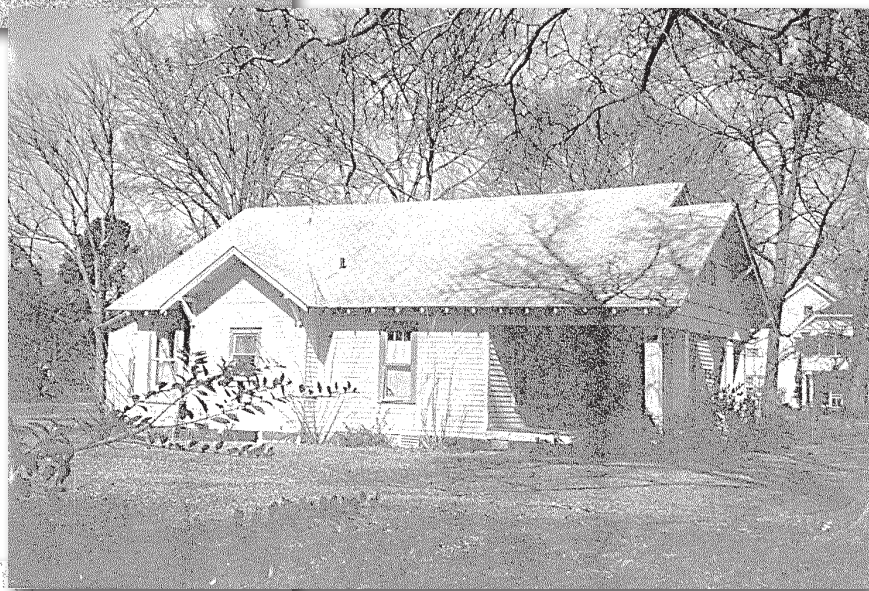
- 47. Architect _____
- 48. Builder _____
- 49. Construction Date 1926 Comments: _____
- 50. Historic Context _____
- 51. Are any significant archeological features located on the property? _____



AHPP USE ONLY

- 52. Ethnic Heritage: A B
01-Asian 02-Black 03-European 04-Hispanic 05-Native American 09-Other
- 53. Areas of Significance (Refer to Handbook): A B C
- 54. NR Eligibility 1-Eligible 2-Ineligible 3-Listed 4-Delisted
- 55. Destroyed: (Y or N) Date _____
- 56. Archeological Potential

1998 Architectural Survey Photos



SIDEWALK DESIGN REQUIREMENTS IN THE OLD CONWAY DESIGN OVERLAY DISTRICT

The HDC began review of the Old Conway Design Overlay District sidewalk requirements in April 2015. Further discussion took place at the May and June meetings. HDC Staff was absent in July and sidewalk discussion was postponed until the August meeting. During past discussion, HDC Staff was instructed to look at other sidewalk variance methods. Suggestions included; not requiring sidewalks in areas where at least one sidewalk exists, pedestrian need, and requirements based on the size of the proposed structure. The question of other City's HDC sidewalk requirements was raised. Staff spoke with the HDC staff persons for Little Rock and North Little Rock. Neither HDC reviews or requires sidewalks. This would seem to be the norm.

Based on past discussion, HDC Staff has revised and recommends adoption of the below amended current sidewalk regulations. Changes are noted in bold type:

Current OCDOD Sidewalks Regulations Amended:

A Sidewalk shall be constructed or repaired as part of any new commercial, office, or multi-family construction in the Old Conway Design Overlay District. Any exceptions to commercial, office, or multi-family construction shall be issued during the subdivision review and/or development review process.

Sidewalk Exception:
The construction of an addition or outbuilding with a footprint area greater than 30% 40% of the primary structure will require the construction or repair of sidewalks.

Sidewalks are historically correct and add an essential pedestrian element to the area. Sidewalks shall be constructed / repaired for all street frontages and shall be 5 feet wide unless the width differs historically. **Sidewalks shall pass through driveways:**

If sidewalks are not prevalent in the area or not technically feasible due to utilities, easements, rights of way, etc., an in-lieu fee of \$3 per square foot may be paid into the general sidewalk fund to be used within the boundaries of the Old Conway area. The Conway Historic District Commission will determine if a request for a sidewalk exception is reasonable. **The maximum residential in-lieu fee shall be \$1875.**

Alternative Amendment

As an alternative to the recommended existing regulation revisions, the HDC could pursue a more exhaustive amendment. The amendment below is a revision of the amendment presented at the June meeting. These criteria are based on current subdivision sidewalk regulations.

Staff Recommendation Summary: Require sidewalks for all new commercial construction. Exempt sidewalk construction for any additions or outbuildings 40% or less than the primary structure. Use additional criteria to determine eligibility to pay an in-lieu fee on residential sidewalks and provide a maximum in-lieu fee.

1. Sidewalk construction is required with any new commercial, office, or multi-family structure. Any exceptions to construction shall be issued during the subdivision review and/or development review process.
2. Sidewalks shall not be required with additions or outbuildings with a footprint of 40% or less than the primary structure's footprint. Sidewalk construction is required for all other new residential structures unless the majority of the following exception criteria can be met.
 - A. Pedestrian traffic generators such as parks and schools in the area are not present.
 - B. Lack of area sidewalk network or future sidewalk network development.
 - C. Current and future area development density will not increase.
 - D. The terrain is such that a sidewalk is not physically practical or feasible.
 - E. Trees, ground cover, and natural areas would be adversely impacted by the construction of the sidewalk.
 - F. Utility structures, rights of way, easements, etc., create conditions making sidewalks impractical.
 - G. The proposed development will not generate a large amount of pedestrian traffic.
 - H. The overall need for a sidewalk to be constructed on the lot.
3. If a residential exception is approved by the HDC, then an in-lieu fee of \$12 per linear foot may be paid instead of sidewalk construction. The maximum residential in-lieu fee shall be \$1875.

PREVIOUS COMMENTARY FROM THE MAY HDC REPORT:

City of Conway Sidewalk Regulations:
Subdivision - New subdivisions both residential and commercial require the construction of sidewalks with the exception of I-3 Intensive Industrial zones and large lot subdivisions within the Territorial Jurisdiction. Sidewalks are not required to be constructed at the time of the subdivision, but when actual building construction takes place.

New construction, additions, remodeling, or outbuildings in any residential subdivision subdivided before 2006 (outside of the Old Conway Design Overlay District) does not require sidewalk construction.

Discussion - Sidewalks in the Old Conway Overlay Design District

Development Review - All office, multi-family, and commercial structures must have Design Development Review approval prior to the issuance of a building permit. Development Review requires the construction of sidewalks in conjunction with these projects.

PUD - Planned Unit Development - Any project zoned PUD must include sidewalks.

In areas where sidewalks are not practical or undesirable, the Planning Commission, City Council, or Planning Director (depending on the review process) may allow the payment of an in lieu fee of \$15 per linear foot. In the case of residential in-lieu payment, a maximum of \$1875 is required. This maximum offers relief for large residential lots with multiple street frontages.

Complete Street Ordinance - Ordinance O-09-56, approved in April 2009 requires that all city road projects be built to "Complete Street" principles. Complete street's guiding principle is to design, operate, and maintain streets for all users; pedestrians, bicyclists, transit riders, as well as motor vehicle drivers while including compliance with the ADA standards.

Robinson District Sidewalk Regulations:

There are no specific requirements concerning sidewalks in the Robinson District regulations. Sidewalk repair and/or construction is currently not required. A requirement to maintain or construct could be inferred by the nature of district preservation. For example, if a structure in the Robinson District has a sidewalk, it could be considered part of the historic "fabric" of the property. The sidewalk could not be removed without HDC approval.

Current OCDOD Sidewalk Regulations:

Sidewalk repair and/or construction is required in conjunction with an Old Conway Overlay Certificate of Appropriateness review.

Exceptions:

1. An outbuilding 160 s.f. or less does not require sidewalk repair/construction.
2. An outbuilding with a footprint less than 30% of the primary structure does not require the construction or repair of sidewalks.
3. An exterior addition or remodel project 75 s.f. or less does not require sidewalk repair/construction.

The Historic District Commission may allow the payment of an in lieu fee of \$12 per linear foot in areas where sidewalk construction is not practical or undesirable. There is currently no maximum fee.

Considering other city sidewalk regulations, current Old Conway Overlay sidewalk requirements seem punitive. If the HDC would like to more closely match current city regulations, staff recommends the following amendments to the HDC regulations:

1. Require the construction of sidewalks with any commercial, office, multi-family, or new residential structure.
2. Sidewalks would not be required with additions or outbuildings.
3. A maximum residential in-lieu fee of \$1875.