



Monday, September 28, 2015 • 6:00 pm
City Hall • Downstairs Conference Room
1201 Oak Street • Conway, AR

CONWAY HISTORIC DISTRICT COMMISSION MEETING

SEPTEMBER 28, 2015 • 6:00PM • CITY HALL • 1201 OAK STREET

AGENDA

Minutes
August 24, 2015

Public Hearings Certificate of Appropriateness Reviews

1. Old Conway Design Overlay District

A. Johnston Request for New Residence Design Approval - 340 Conway Boulevard

2. Robinson Historic District

A. Gilden Request for Replacement Siding Approval - 930 Davis Street

Discussion

2016 HDC Nominations

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 August 24, 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 - absent
George Covington, Sr. - present
Trey Massingill - present
Marianne Welch - present
Betty Pickett - absent
Aaron Nicholson - present
Taylor Martin - present
HDC City Staff, Bryan Patrick - present

Finding of a Quorum

7 Commission members - Quorum present. Also in attendance:

Jay and Molly Bernard - Applicants
Bill Milburn - Applicant
Tim Britton, Pastor First Church of the Nazarene - Applicant
Matt Jordan - Area neighbor
Joanne Stephens - Area neighbor
Bob and Betty Townsell - Area neighbor
Tom Kitts - Area neighbor
Other area residents

Meeting Minutes

July 27, 2015 minutes. George Covington motioned for approval, seconded by Trey Massingill. Minutes approved unanimously.

PUBLIC HEARING - CERTIFICATE OF APPROPRIATENESS

First Church of the Nazarene – Van Cover 1516 Scott Street

Presentation: Bill Milburn presented the Church’s plan to place a metal cover over their church vehicles at the northwest corner of a gravel lot formerly occupied by a duplex structure that was demolished. The land was donated to the Church and they now park their van there. Matt Jordan, a neighbor spoke in favor of the cover.

Commission Discussion: Steve Hurd began the discussion by asking if the structure would be “temporary”; that it would not have a permanent foundation. No, the structure would only be anchored to the ground. Marianne stated that she thought the structure was not appropriate and out of character for the area. Trey Massingill agreed. George Covington state that he did not like the appearance either, however, he felt it was better than several small covers as could be allowed. Marianne asked if the Church had considered alternative structures more in keeping with the area such as a pergola. Pastor Tim Britton stated that the

cover offered more “bang for the buck” and would provide the necessary shelter without a large expenditure. He also stated that if the church renovated the lot not an approved parking lot, they could add a more fitting structure later.

Motion made by George Covington to accept the plan as submitted with two conditions.

Committee Conditions:

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

Seconded by Velton Daves. Motioned approved 5-2 with the Chairman voting in favor.

Jay and Molly Bernard – Demolition Request 819 Mitchell Street

Presentation: Jay Bernard presented his plan to demolish the duplex structure. His presentation included a cost estimate of \$106,700 to refurbish the structure and return it to a livable single-family residence. He also provided an appraisal valuing the structure at \$0 and the land valued at \$85,000. Molly Bernard, Tom Kitts, Betty Townsell, and JoAnne Stephens all spoke in favor of allowing the demolition.

Commission Discussion: Steve Hurd stated that he had inspected the structure and wasn’t surprised at the high cost estimate to renovate the structure. He also stated that the structure had been a contributing structure, but shortly after the 1998 national register survey was completed, the owner converted the structure to a duplex, removed the original windows, and put on vinyl siding. Due to these modifications and neglect, a new survey would find the structure non-contributing. General discussion led to the conclusion that the structure constituted an economic hardship. George Covington stated that he would rather see the duplex torn down and replaced with a new single family residence that fit with the historic houses.

Motion made by George Covington to allow demolition. Seconded by Velton Daves. Motion approved 6-0.

Amendments to the Old Conway Design Overlay and Robinson District Design Regulations Concerning Sidewalks

Discussion: Bryan Patrick explained the recommended revisions to the sidewalk regulations of the OCDOD. There was discussion about the overall intent of these revisions as reported on page 22:

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.

The Staff revision recommendations were examined and discussed. From this discussion, the below revisions should be forwarded to the City Council for adoption:

OCDOD Sidewalks Regulations Amended:

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

A new residence in the Old Conway Design Overlay or the Robinson Historic District is required to construct sidewalks.

Sidewalk Exception:

Sidewalks will not be required with the construction of an addition or outbuilding with a footprint area less than 30% of the primary structure's footprint.

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

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.

Adjourn

The meeting was adjourned by consensus.

**OLD CONWAY DESIGN OVERLAY
CERTIFICATE OF APPROPRIATENESS REVIEW**

APPLICANT/OWNER

Lance Johnston/Design Build Properties
344 Conway Blvd
Conway, AR 72034

SITE

Address. 340 Conway Boulevard

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

Abutting Zoning. R-2A (Large Lot Duplex) and S-1 (Institutional) in the Old Conway Design Overlay Suburban and Urban Transition District.

Lot Area. ~.30 acre

Surrounding Area Structures. To the north, is a Queen Anne vernacular residence, abutting on the south, is a new tudor/craftsman inspired residence approved by the HDC in May 2014. Further to the south, are Queen Anne vernacular residences. To the east across Conway Blvd. is the Central Baptist College campus.

General Description of Property and Proposed Development.

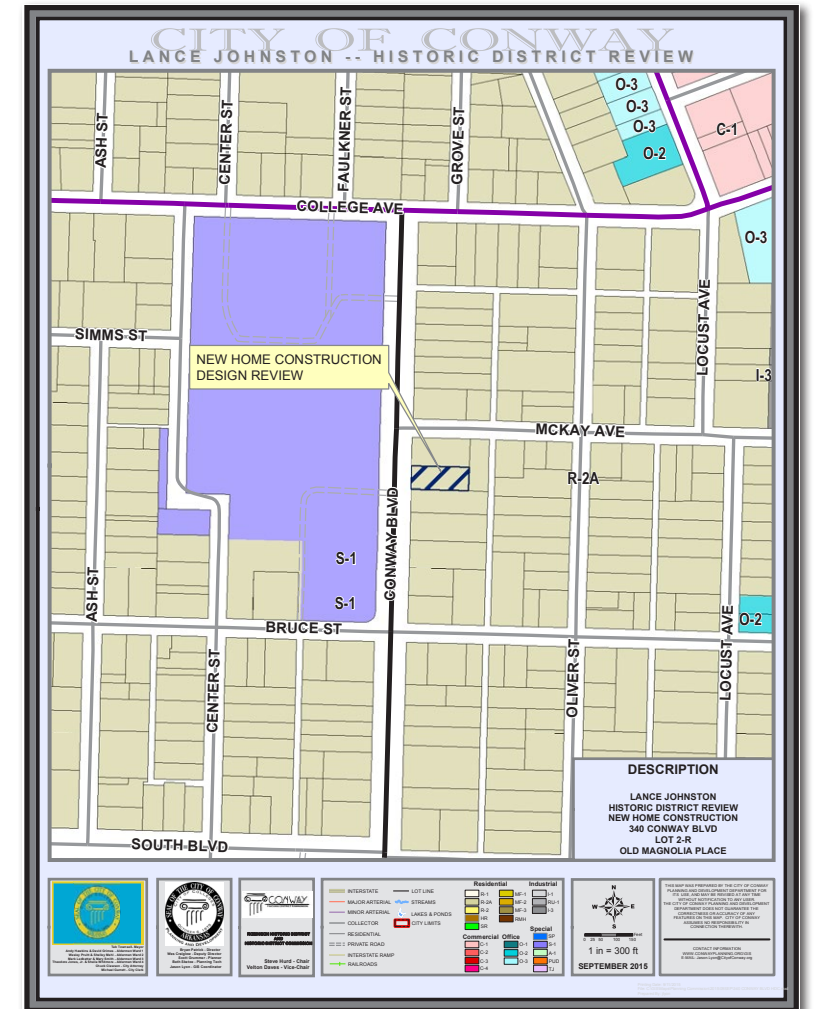
The property is an empty lot created in December 2013 by subdividing the original property. The applicant is proposing to construct an approximately 1900 square foot single family residence and 680 square foot garage/outbuilding.

Setbacks. Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 80% to 110% of the average area front setback. For this area, the acceptable range is 33 to 45 feet. The proposed front setback of 45 feet is appropriate. Side setbacks are appropriately set at 25 feet on the north and 10 feet on the south. The outbuilding has an appropriate 5 foot setback on the north and is well away from the rear of the lot.

Spacing. Established spacing distance pattern between area structures. The proposed spacing is appropriate and in keeping with other area structures. The outbuilding will need to be 10 feet from the residence in order to meet fire code.

Lot Coverage. The Old Conway District allows up to 60% impermeable lot coverage. The proposed impervious area is well below this percentage.

Orientation. The direction in which the front of a building faces. The residence will appropriately face Conway Boulevard.



Alley. There are no alleyways in the affected block.

Driveway / Parking. A driveway is proposed in the approximate center of the lot. It is assumed that the driveway will be concrete. The drive will have a front yard turn around area and travel along the north side of the house to the detached garage/outbuilding. No more than 50% of the front yard may be paved for parking. The proposed driveway is appropriate.

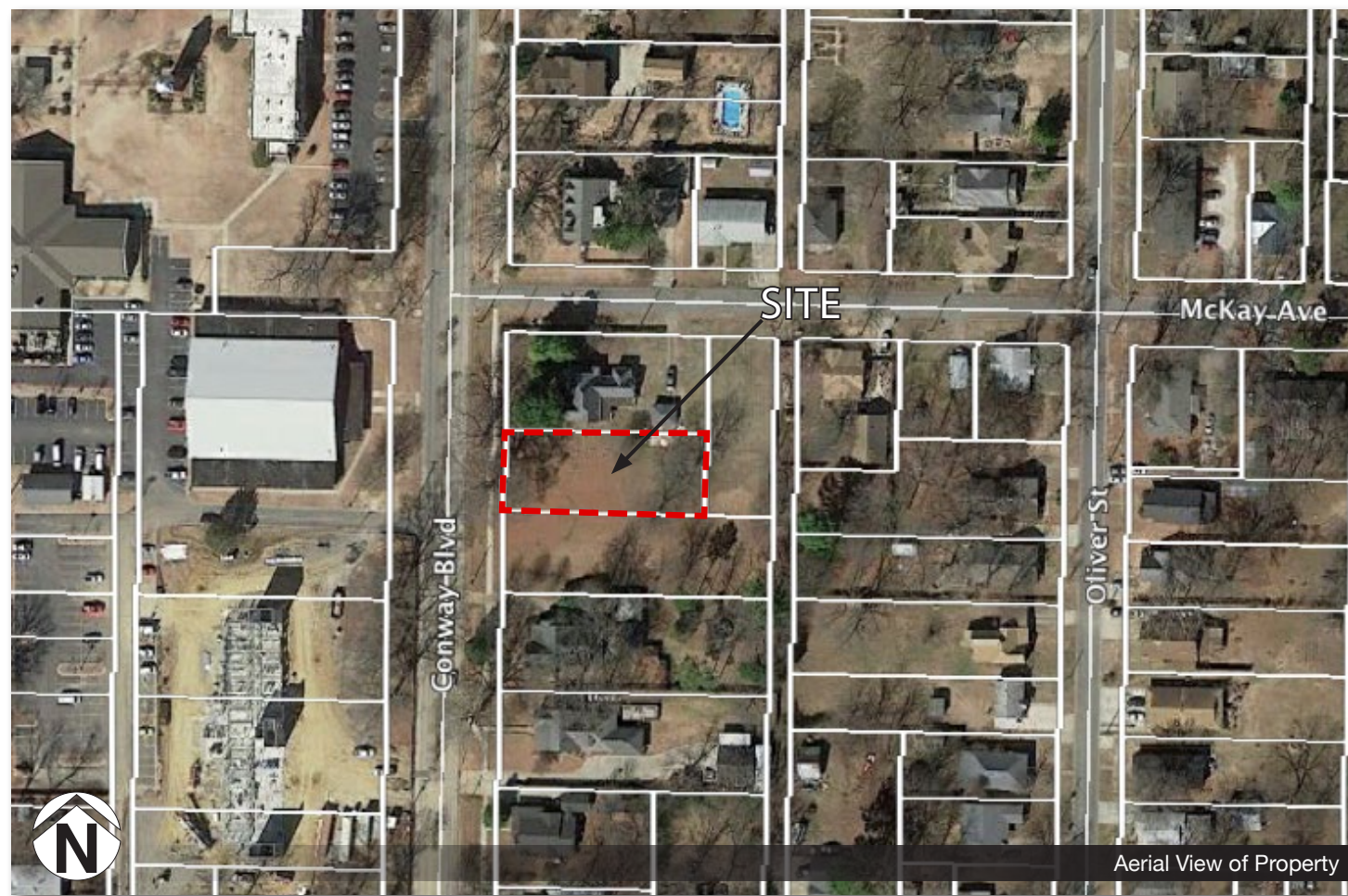
Sidewalks. A new sidewalk is in place across the front yard along Conway Boulevard.

Fences. No fencing is proposed.

Tree preservation. There are 2 significant trees at the front of the lot along Conway Blvd. These are shown as preserved in the submitted site plan. The driveway is spaced well enough away from these trees to not impair them.

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 residence is in scale with other area residences.



Aerial View of Property

Height. The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. Ceiling height should be a minimum of 9 feet high. The proposed eave and roof peak heights would seem appropriately in scale with other area residences.

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

Directional expression. Measurement of the height to width ratio of a structure's elevation. The height/vertical expression of the residence 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 residence's footprint is compatible with other area structures.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The residence would appear to be nicely detailed with painted brick work and contrasting metal porch roof/asphalt shingles. The residence's wall planes are broken by porches and room extensions. The complexity of form is appropriate for the area

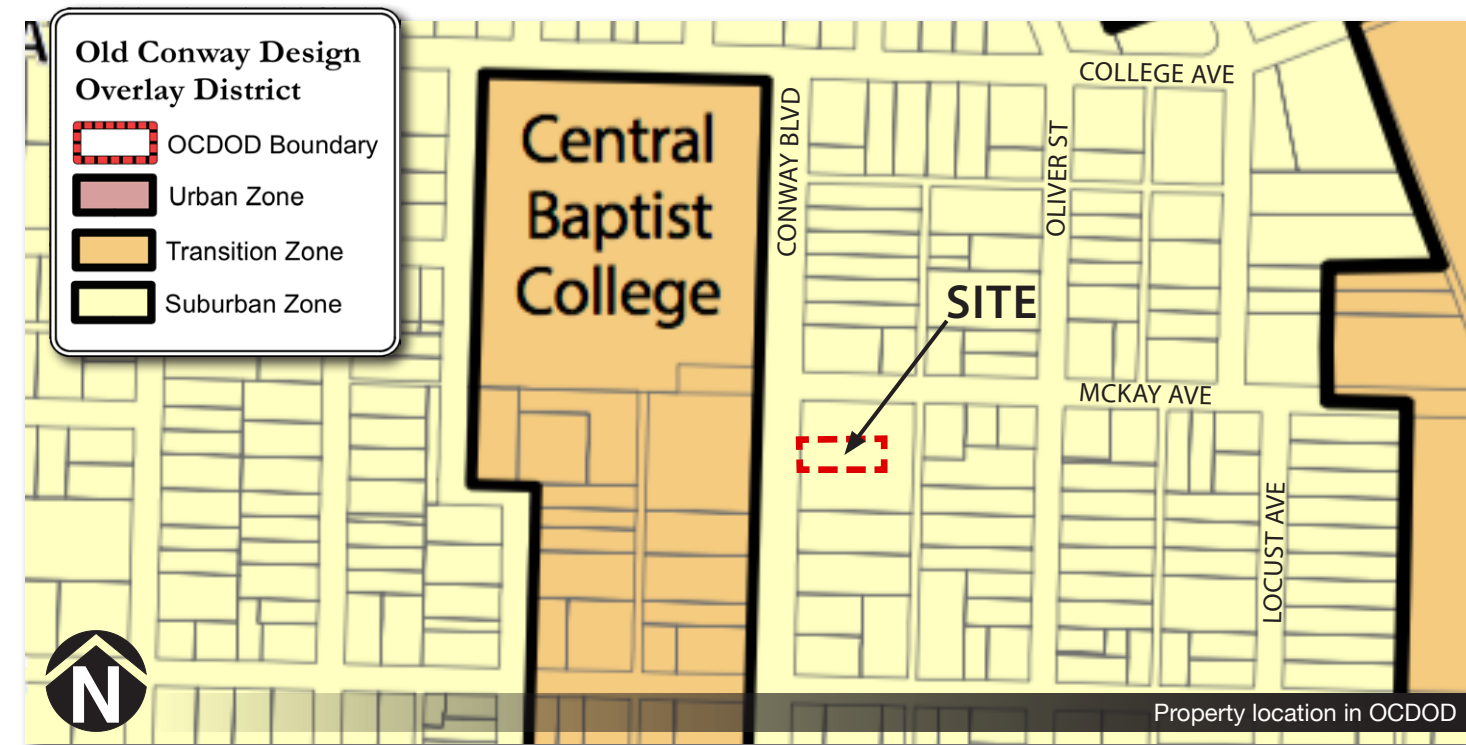
Façade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The residence seems to have an appropriate number of windows and doors providing historically appropriate opening to solid area. The one area possibly lacking in openings is the master bedroom. Another window or two should be considered for this room.

DESIGN ELEMENTS

Style. The style should compliment the existing and area structures. The residence could be considered a modern interpretation of a bungalow/cottage. This is appropriate 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 front porch shown is 6 feet in depth. The columns as shown appear to be too narrow. The column width should be increased to have a solid appearance.

Doors and windows. Doors are shown as single lite doors. Windows are shown as one over one. The garage door has nicely proportional window lites along the upper portion of the door.



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

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 as shown, has minimal details accomplished through brick coursing, contrasting roof materials, painted brick, etc. These details would seem to be appropriate with area residences. The overall siding materials and scheme is unclear based on the supplied drawings. It would appear to be brick, however, the applicant can provide details at the meeting.

Shutters. No shutters are shown on the supplied drawings.

Roof. Metal roof is shown over the porch. Asphalt shingles are shown over the majority of the structure. Roofing as shown is appropriate.

Decks/Plaza Space. A patio area is shown on the south side of the residence. This patio is appropriately screened with privacy behind the front porch.

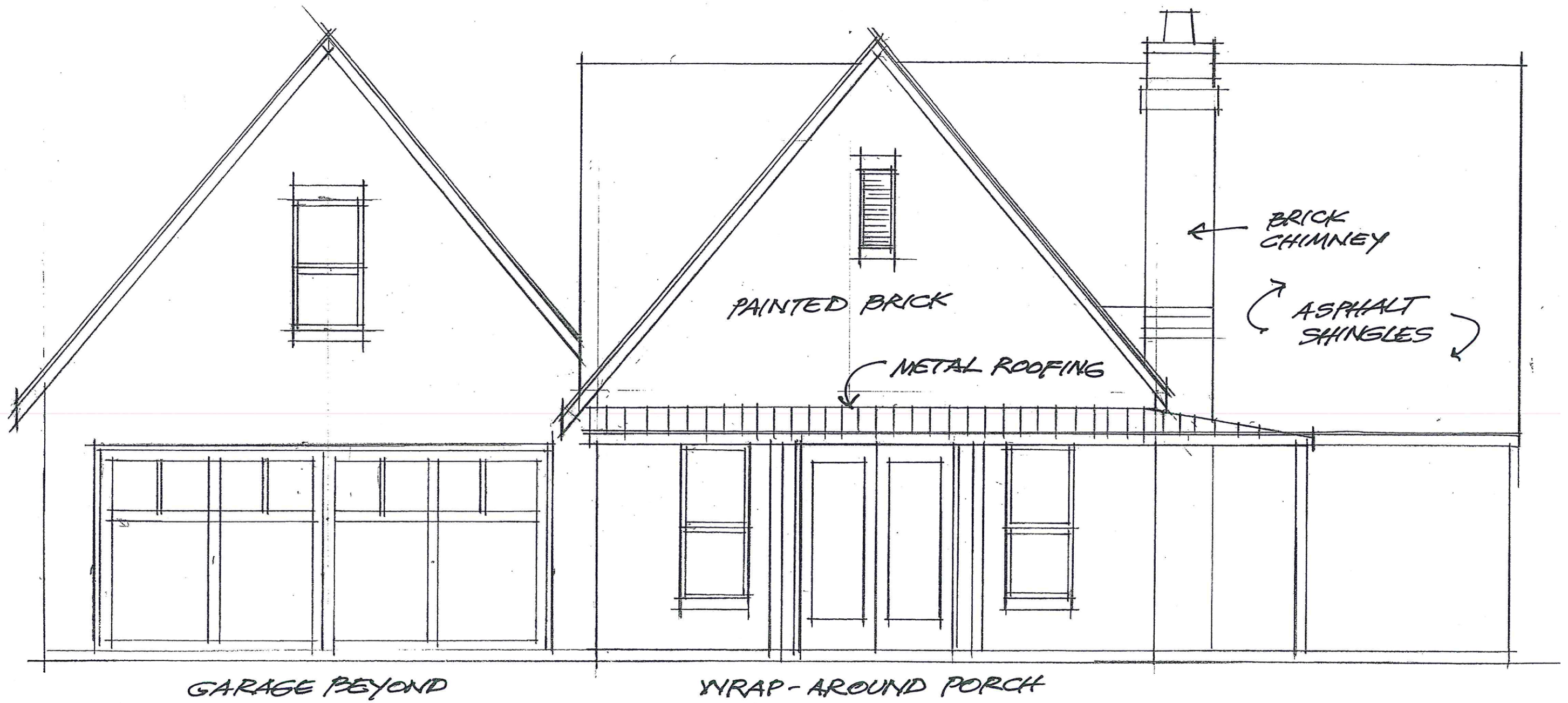
Skylights. None are shown

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

The proposed residence and outbuilding should blend appropriately with surrounding residences.

1. The residence shall be constructed as shown in submitted plans.
2. Driveway shall be concrete.
3. The residence's front setback shall be approximately 45 feet. Side setbacks shall be approximately 10 feet on the south and 25 feet on the north. Outbuilding north setback shall be approximately 5 feet from the north. All setbacks are measured from the structure to the property line.
4. Porch columns shall be a minimum of 8 inches by 8 inches.
5. The two significant trees along Conway Boulevard shall be preserved.
6. Additional windows shall be required in the Master bedroom?
7. Residence and outbuilding siding materials shall be brick?
8. HVAC and utility equipment shall be appropriately located at the rear or side of the structure and/or appropriately screened.

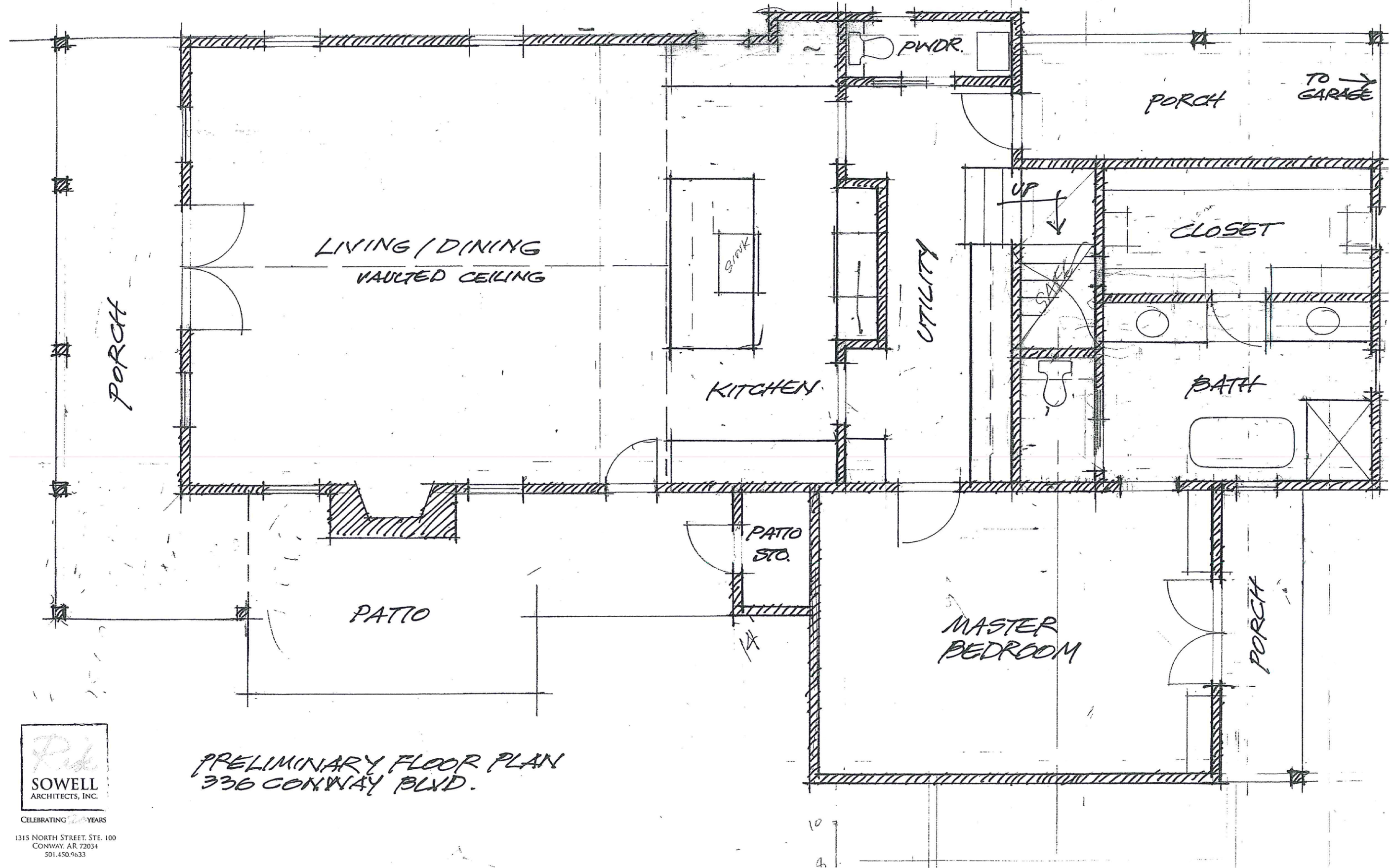


PRELIMINARY STREET VIEW
330 CONWAY BLVD.



CELEBRATING 20 YEARS

1315 NORTH STREET, STE. 100
CONWAY, AR 72034
501.450.9633

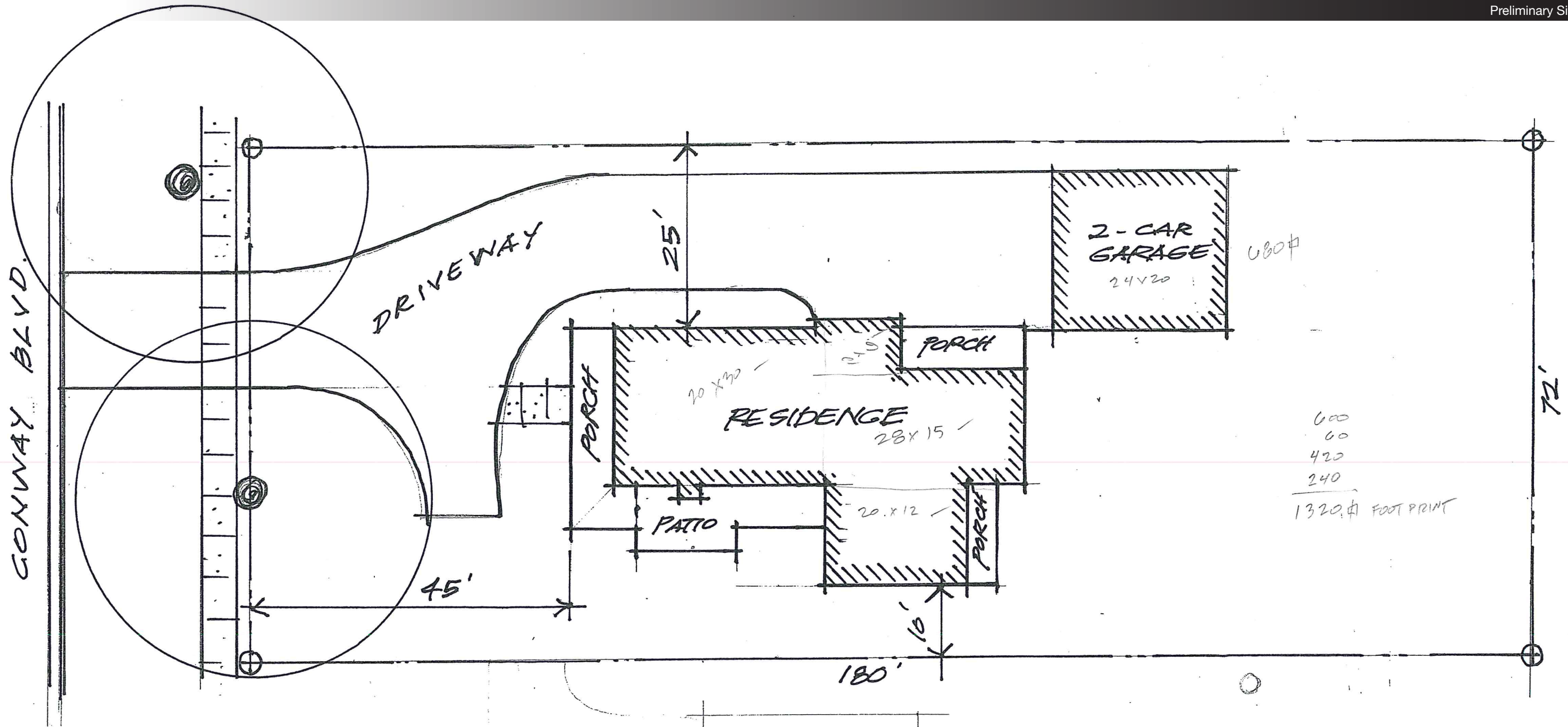


PRELIMINARY FLOOR PLAN
336 CONWAY BLVD.



CELEBRATING 20 YEARS

1315 NORTH STREET, STE. 100
CONWAY, AR 72034
501.450.9633

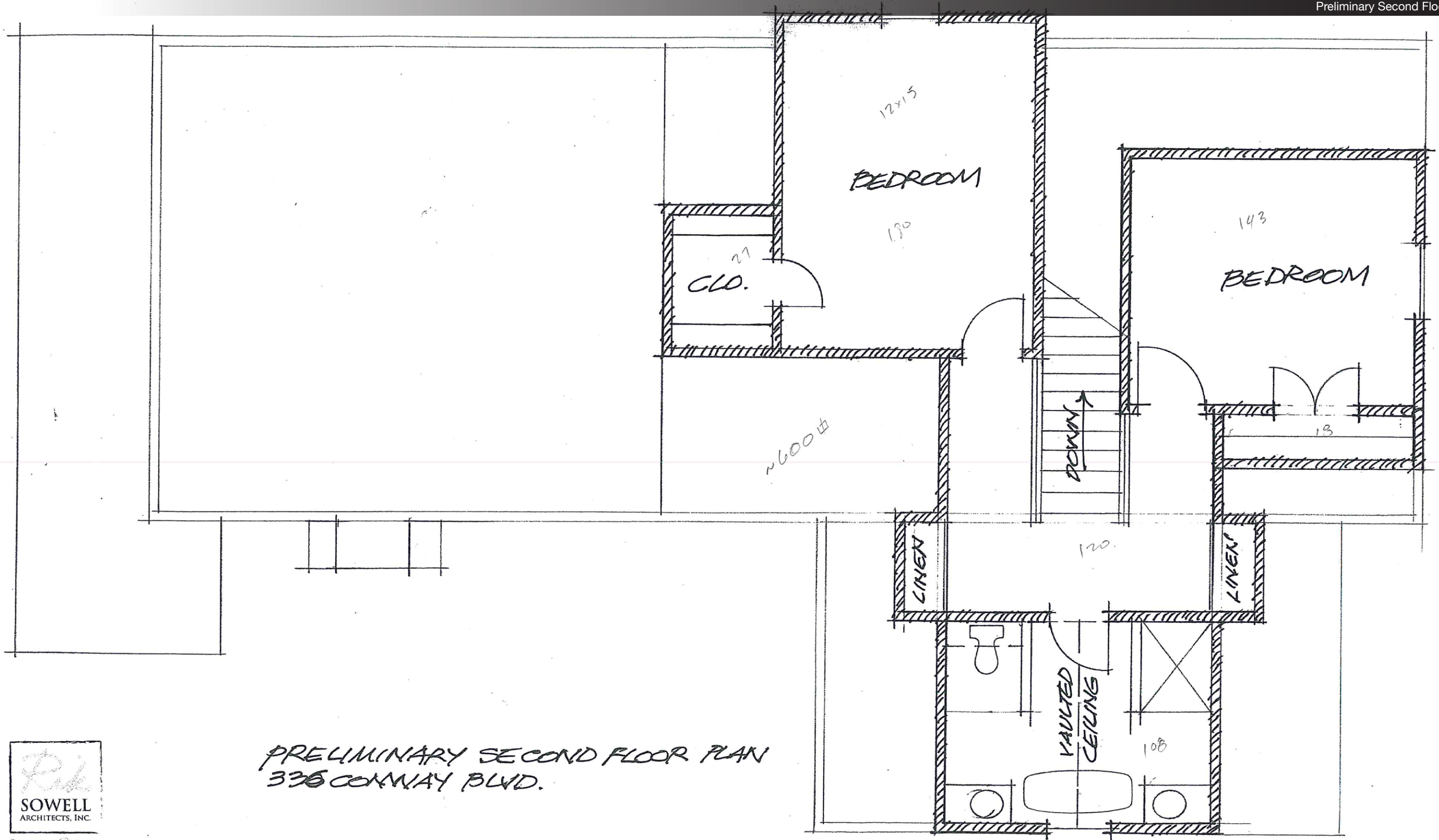


PRELIMINARY SITE PLAN
330 CONWAY BLVD.



CELEBRATING 75 YEARS

315 NORTH STREET, STE. 100
CONWAY, AR 72034
501-450-9633



PRELIMINARY SECOND FLOOR PLAN
336 CONWAY BLVD.



CELEBRATING 20 YEARS

1315 NORTH STREET, STE. 100
CONWAY, AR 72034
501.450.9633

2A GILDEN REMODEL - CHANGE OF SIDING MATERIAL - 930 DAVIS ST

**ROBINSON HISTORIC DISTRICT
CERTIFICATE OF APPROPRIATENESS REVIEW**

APPLICANT/OWNER

Kristine Gilden
PO Box 2308
Conway AR 72033

SITE

Address. 930 Davis 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.

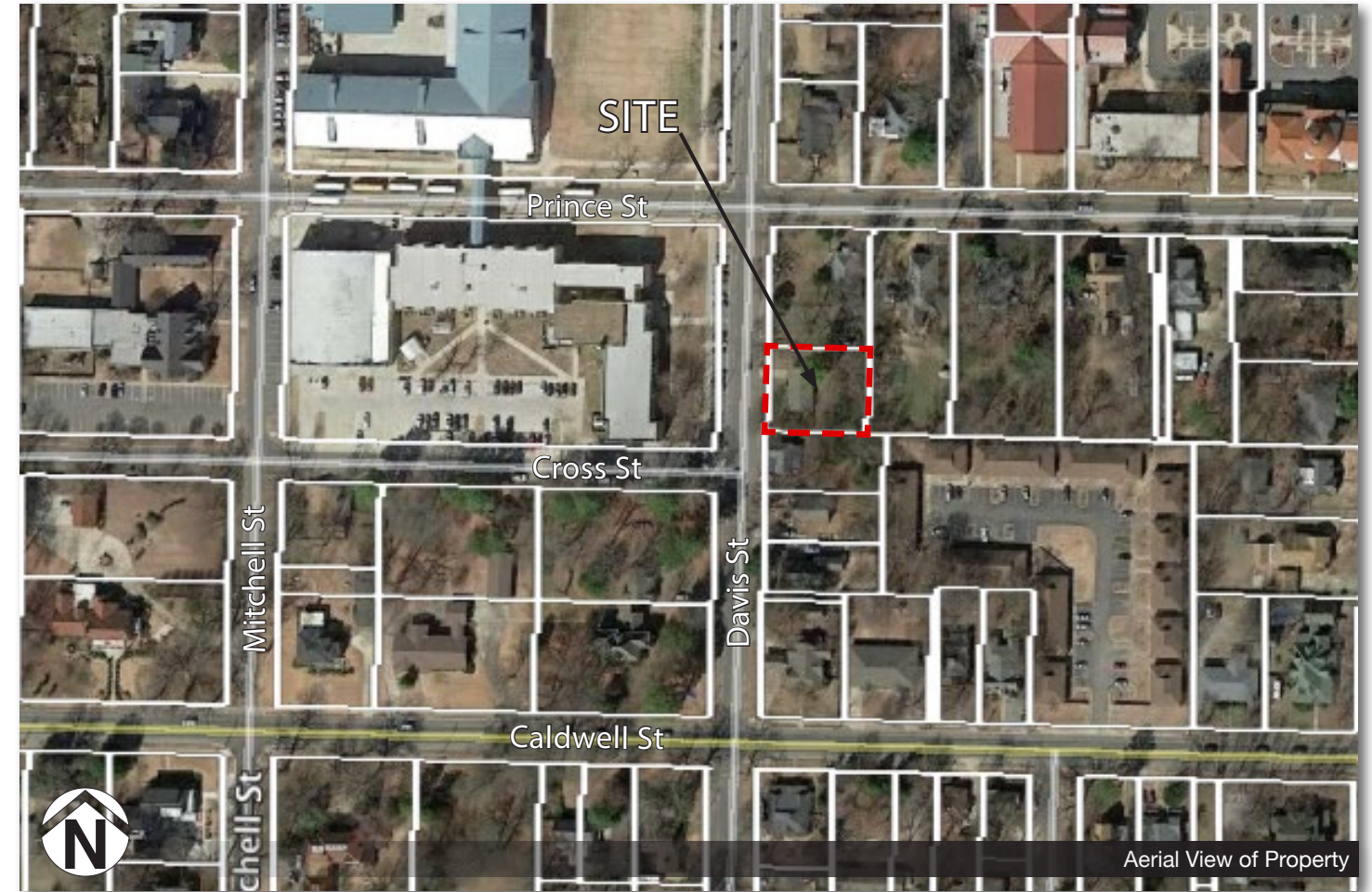
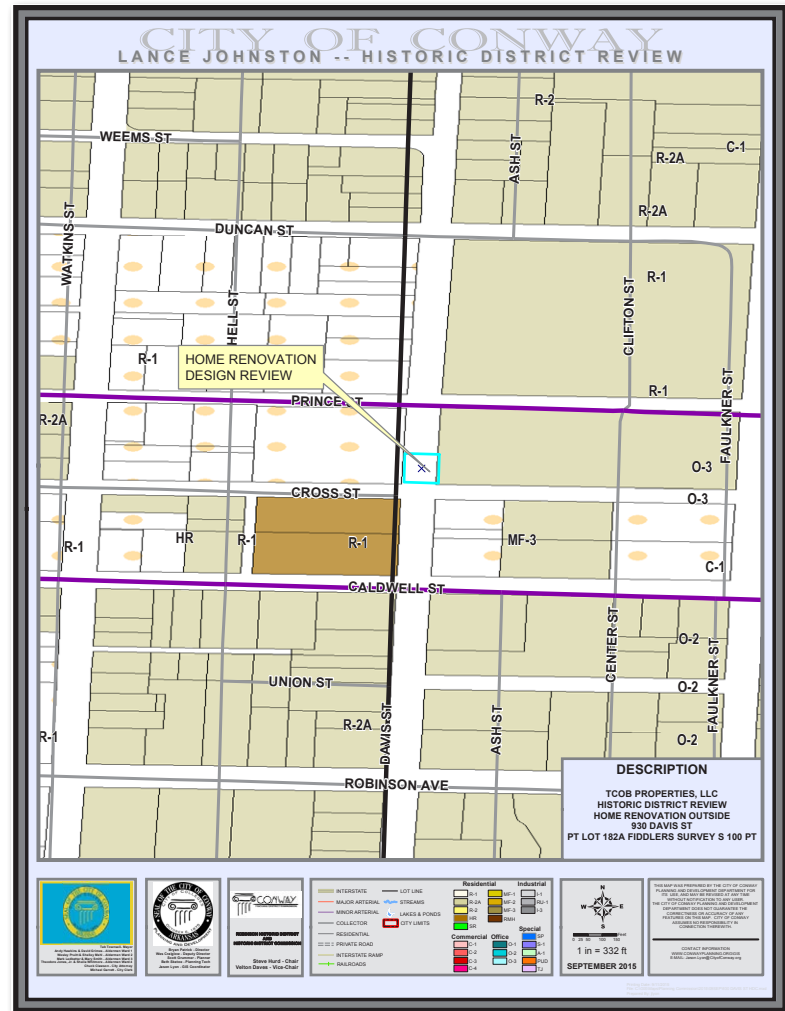
Lot Area. .28 acre

Surrounding Area Structures. This property is on the western edge of the Robinson Historic District across from Conway Junior High School. Adjacent to the north, is a one-story bungalow residence. To the south, is an oddly remodeled vernacular residence that is very close to the street. Further south, is a craftsman cottage residence.

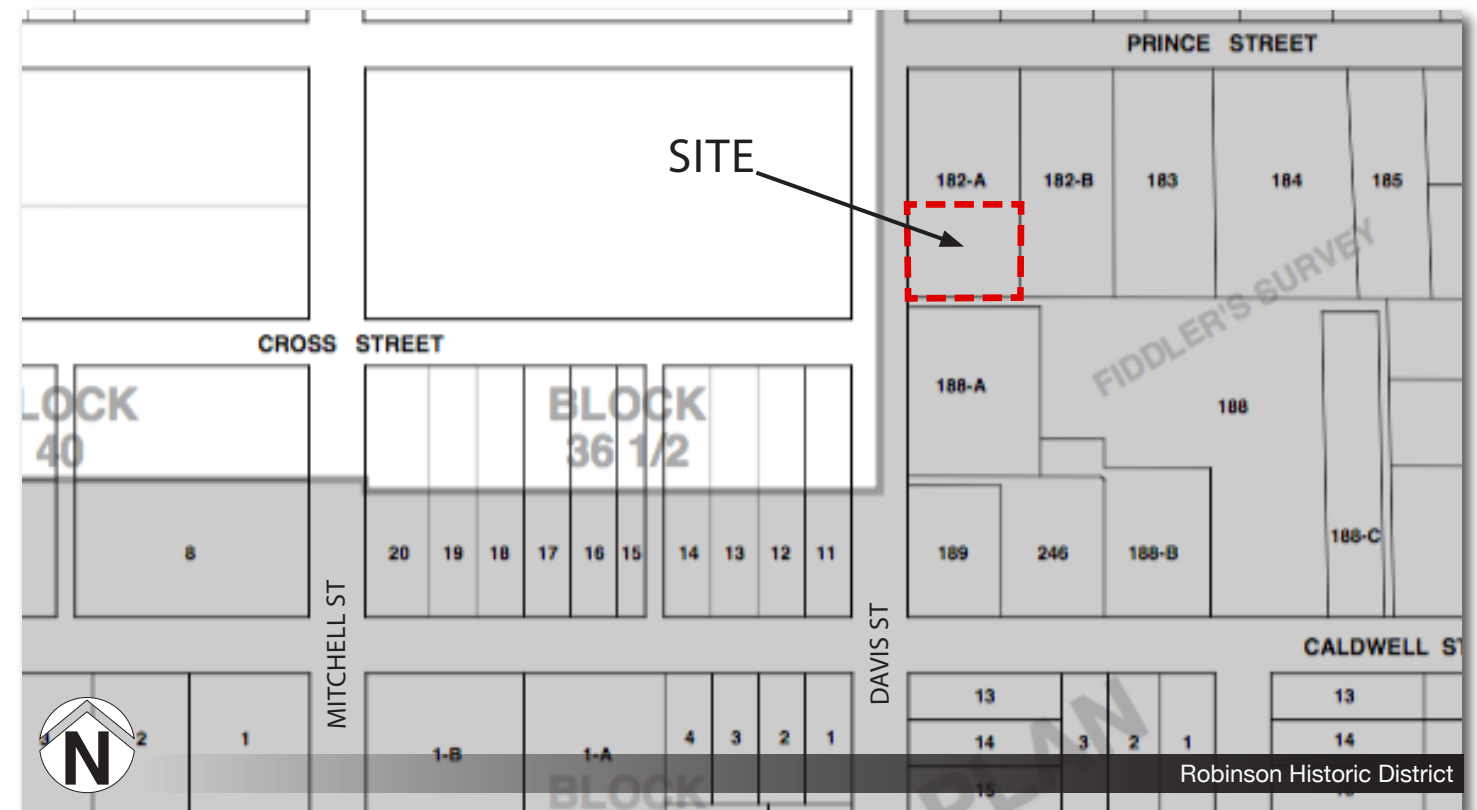
General Description of Property. The residence is clad with plywood siding and board battens. The applicant would like to either repaint or replace the plywood siding with vinyl siding. Paint and color does not require HDC approval, however a change of siding material will require an approved HDC Certificate of Appropriateness. The house is a non-contributing structure. Although vinyl siding is seen as a non-historic material, the current plywood sheathing is also non-historic. Vinyl siding could be seen as an "upgrade".

RECOMMENDATIONS

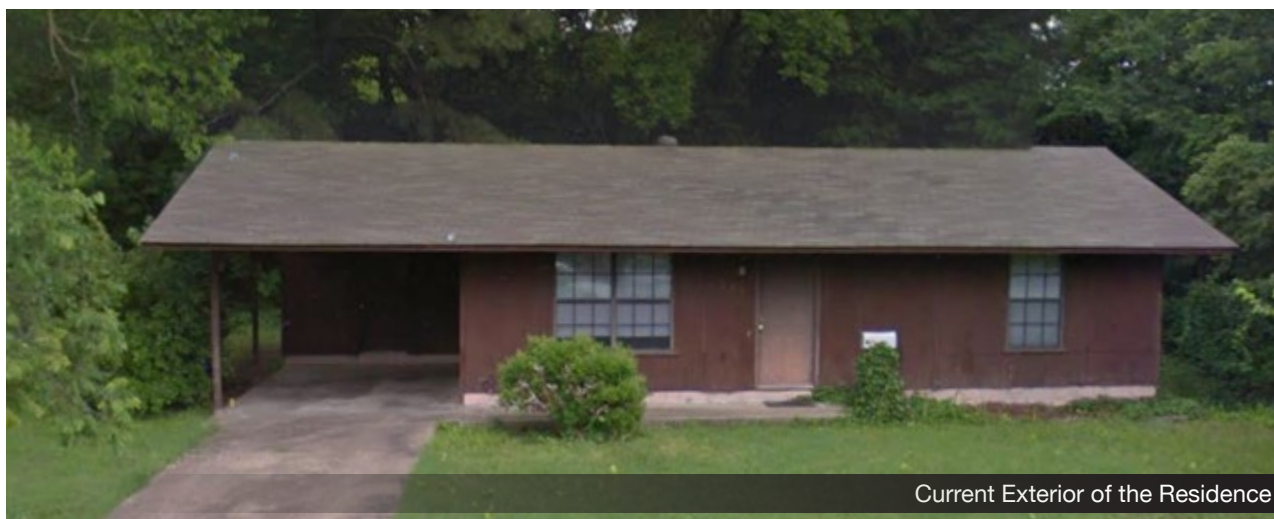
Since the residence is a non-contributing structure with non-historic plywood siding and battens, Staff recommends allowing the residence to be covered with vinyl siding.



Aerial View of Property



Robinson Historic District



Current Exterior of the Residence

Discussion - 2016 HDC Member Nomination and Selection

Members With Terms Expiring December 31, 2015

Velton Daves, Marianne Smith Welch, and Trey Massingill. All are eligible to serve one more term. New terms would expire on December 31, 2018. If there is a nomination opening, the City will need to advertise for the position(s) throughout the month of October.

Terms and Term Limits

In March, 2011 the Old Conway Design Review Board and the Historic District Commission were combined into one group. At that time, all terms of then serving members were "reset". The 2011 current term was seen a "partial" term. Conway board and commission regulations treat partial terms as not counting towards term maximums.

A minor board or commission's term is set at 3 years. A minor board or commission member may serve two terms maximum.

Looking back at the 2011 HDC Roster

Steve Hurd - 2011 expiration 2013

- 1st Term (14, 15, 16)
- 2nd Term (17, 18, 19)
- As Architect to the Commission - Unlimited Terms

Velton Daves - 2011 expiration 2012

- 1st Term (13, 14, 15)
- 2nd Term (16, 17, 18)
- Final end date: 12-31-2018

Scott Zielstra - 2011 expiration 2011

- 1st Term (12, 13, 14)
- 2nd Term (15, 16, 17)
- Final end date: 12-31-2017

George Covington - 2011 expiration 2013

- 1st Term (14, 15, 16)
- 2nd Term (17, 18, 19)
- Final end date: 12-31-2019

Betty Pickett - 2011 expiration 2011

- 1st Term (12, 13, 14)
- 2nd Term (15, 16, 17)
- Final end date: 12-31-2017

Trey Massingill - 2011 expiration 2012

- 1st Term (13, 14, 15)
- 2nd Term (16, 17, 18)
- Final end date: 12-31-2018

Members Joining Since 2011:

Marianne Smith Welch - 2013

- 1st Term (13, 14, 15)
- 2nd Term (16, 17, 18)
- Final end date: 12-31-2018

Aaron Nicholson - 2014

- 1st Term (14, 15, 16)
- 2nd Term (17, 18, 19)
- Final end date: 12-31-2019

Taylor Martin - Began 2014 filling Becky Harris' term expiring 2014. New term began 2015

- 1st Term (15, 16, 17)
- 2nd Term (18, 19, 20)
- Final end date: 12-31-2020



1201 Oak Street
Conway, AR 72032

T 501.450.6105
F 501.450.6144

2015 Historic District Commission Roster

Steve Hurd
Chairman, Commission Architect

Ward 4
607 Davis 72034
arquiteque@conwaycorp.net
501.336.9447
Term Expires: December 31, 2016

Architect, Hurd - Long Architects

Aaron Nicholson
Ward 2
2325 Linda Drive 72034
501.230.6634 m
anicholson@sagepartners.com
Term Expires: December 31, 2016

Commercial Realtor - Sage Partners

George Covington, Sr.
Downtown Partnership Member
Ward 1
1053 Front Street 72032
501.450.6217 h
501.329.3357w
gcovington@conwaycorp.net
Term Expires: December 31, 2016

Owner of Covington Companies
Multiple historic downtown properties

Velton Daves
Vice Chairman

Ward 3
12 Cambridge Dr 72034
501.499.6382 h
veltond@uca.edu
Term Expires: December 31, 2015

Assistant Director of Physical Plant
University of Central Arkansas

Taylor Martin
Ward 4
528 Faulkner Street 72034
tmartin@coremedicalinc.com
501.733.3170 m
Term Expires: December 31, 2017

Self Employed

Betty Pickett
Pine Street Community Development
Corporation Member
Ward 4
1903 College Ave 72034
501.329.5862 h
bpickett@conwaycorp.net
Term Expires: December 31, 2017

Retired

Scott Zielstra
Secretary

Ward 4
2610 Orchard Park, 72034
zielstra@yahoo.com
501.475.5820 h
501.342.0521 w
Term Expires: December 31st, 2017

Arkansas Department of Higher Education

Marianne Smith Welch
Ward 2
1146 Davis St 72034
501.269.8789 m
welch851@aol.com
Term Expires: December 31, 2015

Clinical Director at Conway Regional
Hospital
President of the Old Conway Preservation
Society

(Trey) Glen Massingill III
Ward 2
1722 Caldwell St 72034
trey.massingill@gmail.com
501.613.3832 h
501.342.3173 w
Term Expires: December 31, 2015

Software Engineer - Acxiom

The Historic District Commission normally meets the 4th Monday of each month at City Hall in the Downstairs Conference Room at 6:00 pm.

For information or documentation, go online: www.conwayplanning.org or call the Planning & Development Department at 501.450.6105.

