

crushing
CUPID LOVE
I'M YOURS
HUGS & KISSES
SWEETHEART
BE MY VALENTINE
BE MINE xoxoxo
KISS ME
ALL YOU NEED IS LOVE
and they lived happily ever after

Arkansas Historic
Preservation Program
Training Session
4:45 pm

**CONWAY**
HISTORIC DISTRICT COMMISSION
FEBRUARY

MONDAY, FEBRUARY 22, 2016 ~ 6:00 PM

CITY HALL ~ DOWNSTAIRS CONFERENCE ROOM

1201 OAK STREET ~ CONWAY, AR

ROBINSON HISTORIC DISTRICT AND OLD CONWAY DESIGN OVERLAY DISTRICT

**CONWAY
HISTORIC DISTRICT COMMISSION
MEETING**

FEBRUARY 22, 2016 • 6:00PM • CITY HALL • 1201 OAK STREET

AGENDA

Minutes

January 25, 2015

Public Hearings

Certificate of Appropriateness Reviews

Old Business

Old Conway Design Overlay District

Thompson Office Addition - 2010 Washington Avenue

New Business

None

Discussion

2016 AHPP CLG Grant

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HISTORIC DISTRICT COMMISSION MEMBERS

Steve Hurd, Chairman
Marianne Welch, Vice-Chairwoman
Scott Zielstra, Secretary
George Covington, Sr.
Taylor Martin
Aaron Nicholson
Betty Pickett

**Conway Historic District
Commission January 25, 2016**

Meeting Minutes

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

Roll Call

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

Finding of a Quorum

7 Commission members - Quorum present. Also in attendance:

Rick Sowell - Architect for First Baptist Church
Kyle Cochran - Pastor, First Baptist Church
Harry Starns - Neighbor to First Baptist Church
Sara Starns - Neighbor to First Baptist Church
Clay Bumpers - 2025 Robinson Avenue

Meeting Minutes

December 21, 2015 minutes. George Covington motioned for approval, seconded by Scott Zielstra. Minutes approved unanimously.

PUBLIC HEARING - CERTIFICATE OF APPROPRIATENESS

First Baptist Church Pavilion + Dumpster Enclosure - NW Corner of Scott and Ash Streets

Presentation: Mr. Rick Sowell explained that this is the location where a house had to be demolished due to disrepair. First Baptist Church would like to make it a park-like area. The pavilion will be open to the neighborhood and will not be cut off. The roofing will be asphalt shingles. They are also considering not putting a railing around the pavilion which would make the elevation shorter to the ground. The dumpster has already been constructed and is not part of this request.

Community discussion:

1. Will there be a fence around the perimeter? *There will be a small metal fence around the perimeter.*
2. Will there be any lights on the corner? *ConwayCorp will install a small security light on the corner of the park.*
3. There are concerns that this will become a 'hangout' during the evenings. *The church doesn't want anyone to hang out there in a "bad way."*

Commission Discussion: A small fence will be required along Scott and Ash Streets.

Motion made by George Covington to approve with the following conditions:

1. The pavilion enclosure shall be construed as shown in the submitted plans.
2. Fencing shall be an 8-foot wooden privacy fence along the west boundary and decorative metal fencing around the remaining perimeter as shown on the submitted plans.
3. Gable siding material shall be hardiboard siding.
4. A 4-foot sidewalk shall be constructed along Scott Street.

Seconded by Betty Pickett. Motioned approved unanimously.

Bumpers Residence Remodel - 2025 Robinson Avenue

Presentation: Homeowner, Clay Bumpers, presented the proposed plan to add a master bedroom to the back of the property and enclose the carport. Brick will be used on the front of the carport when enclosed. Brick is preferred for the bedroom addition in the back instead of siding, but this decision has not yet been finalized. The house's existing brick was able to be matched, though there are several different color bricks on the existing house.

Community Discussion: None

Commission Discussion: It would be preferable that the entire addition be brick since brick will be used on the front and the bedroom. This leaves the side as the only unknown as to be siding or brick. The garage door has not been decided but will probably not have windows on it.

Motion made by Marianne Welch to accept the plans as submitted with the following conditions:

1. The remodel and addition shall be constructed as shown on the submitted plans, with brick in the front of the residence and/or vertical siding on the sides and back of the residence.
2. Siding materials should be matched as closely as possible.
3. Asphalt shingles should match existing roofing as closely as possible unless the entire roof is replaced with new asphalt shingles.

Seconded by Betty Pickett. Motion approved unanimously.

Thompson Office Addition - 2010 Washington Avenue

Discussion: Applicant was not present and Commission prefers to have applicant present in order to discuss the proposed project.

Motion made by Marianne Welch to hold this proposal in committee until the next meeting. Motion was seconded by Betty Pickett. Motion passed unanimously.

DISCUSSION - 2016 Officer Selection

Selection of officers for the 2016 year.

Motion made by Betty Pickett to nominate Scott Zielstra to continue as Secretary.

Discussion: Scott Zielstra indicated that he was willing to continue in the office of Secretary.

Motion seconded by Marianne Welch. Motion passed unanimously.

Motion made by Betty Pickett to nominate Steve Hurd to continue as Chairman and Marianne Welch to become the Vice Chairwoman.

Discussion: Steve Hurd indicated that he was willing to continue in the office of Commission Chairman and Marianne Welch indicated that she was willing to serve as the Vice Chairwoman.

Motion seconded by Taylor Martin. Motion passed unanimously.

**OLD CONWAY DESIGN OVERLY DISTRICT
CERTIFICATE OF APPROPRIATENESS REVIEW**

APPLICANT/OWNER

Rhett Thompson
2010 Washington Avenue
Conway, AR 72032

SITE

Address. 2010 Washington Ave

Present Zoning. O-2 (Quiet Office). The property is within the Old Conway Design Overlay Suburban District.

Abutting Zoning. R-2A (Large Lot Duplex - abutting and across Washington) in the Old Conway Design Overlay Suburban District. MF-3 (Multi-family 3 - across Fleming)

Lot Area. 0.28 acre ±

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District. The area consists mostly of ranch style single family residences. Diagonally across the roundabout are duplexes and an office structure.

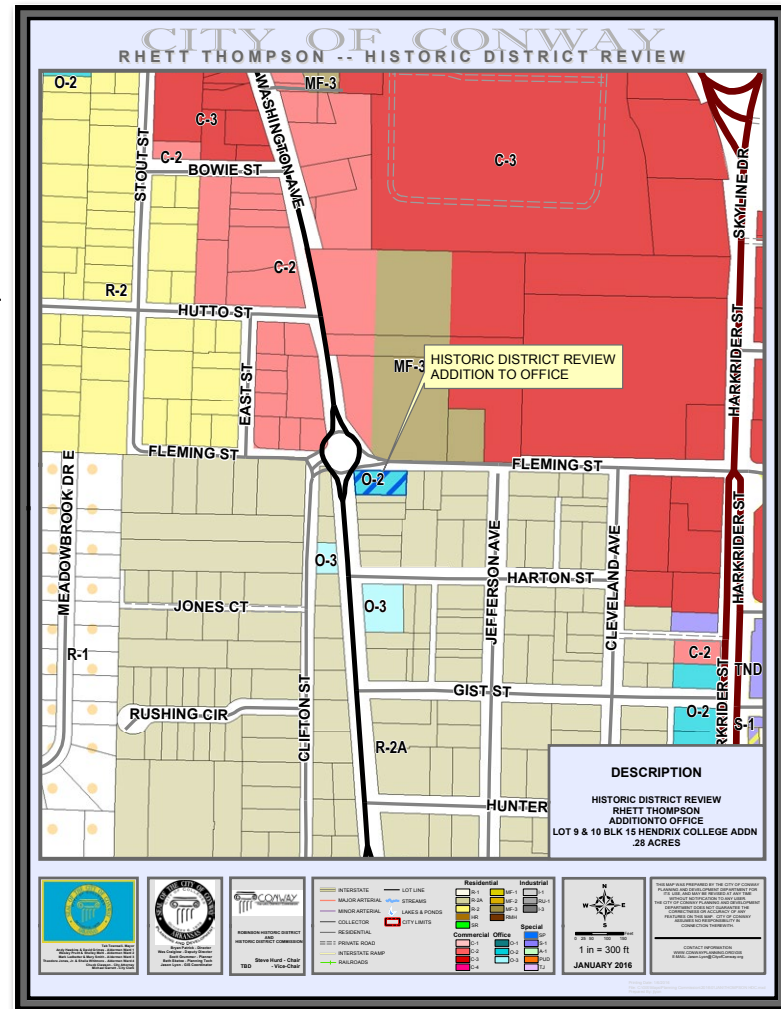
General Description of Property. The office structure was formerly a 1233 s.f. residence. The property was rezoned in 2010 from duplex to office zone. The structure was remodeled shortly thereafter. No HDC review of this 2010 remodel was required as no new square footage was added to the structure. The parking lots were also added at this time. Construction of the roundabout soon followed the remodel. A good portion of the former front yard was dedicated for the roundabout right of way. The applicant would like to construct a 384 s.f. addition extending from the southeast corner of the structure.

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. This addition will not affect the front setback or encroach on the side or rear setbacks

Spacing. Established spacing distance pattern between area structures. The addition will not greatly affect the area structure spacing.

Lot Coverage. The Old Conway District allows up to 60% impermeable lot coverage. The addition to the office will increase the amount of impermeable surface. With the new addition, the amount of permeable area is 51%.

Orientation. The direction in which the front of a building faces. The front façade orientation will not be affected.



Alley. There are no alleyways in this property's block.

Driveway / Parking. There is an existing driveway, front, and rear parking area. These will remain unchanged.

Sidewalks. There is a new existing sidewalk along the roundabout, Fleming, and Washington.

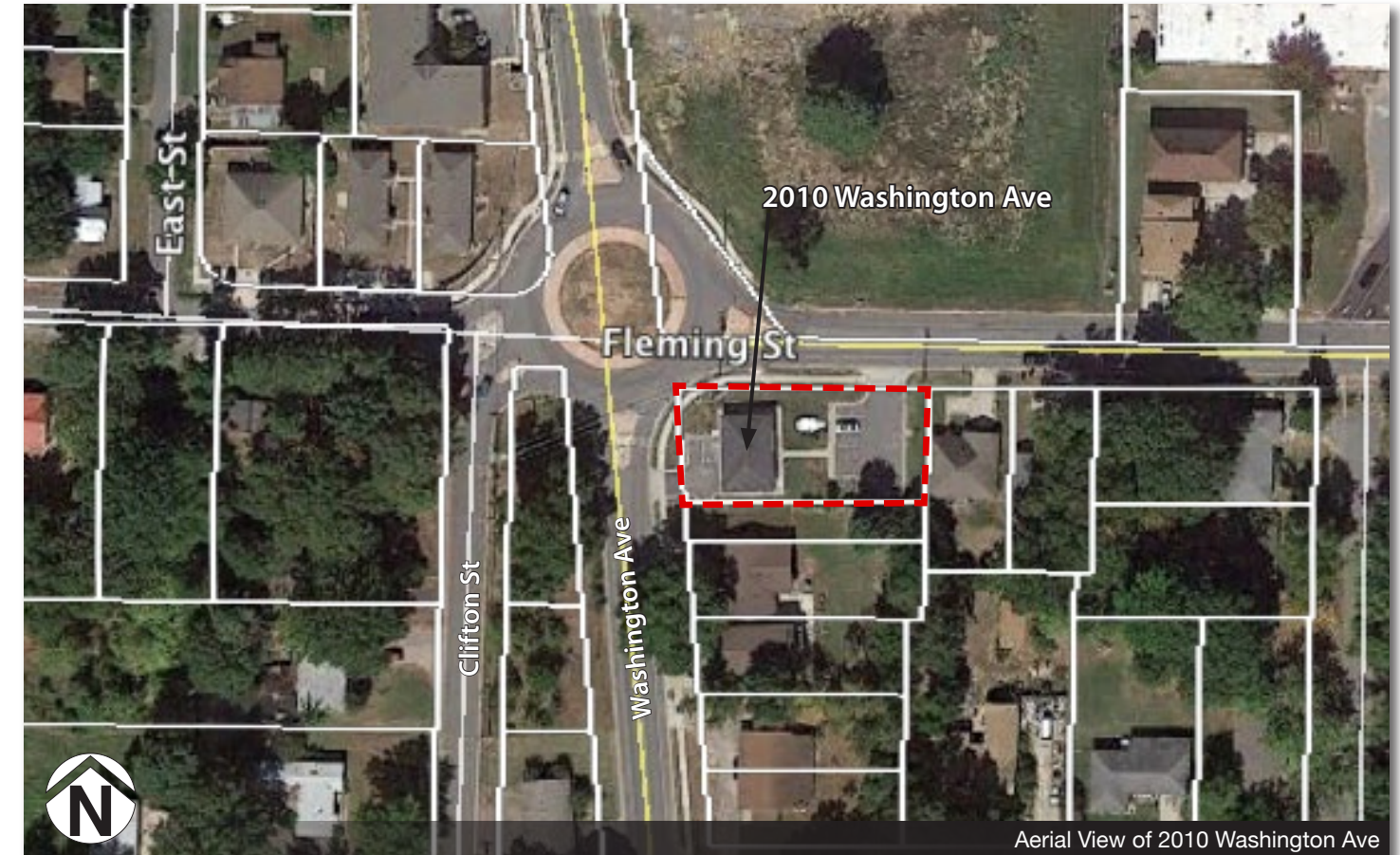
Fences. No fencing is proposed.

Tree preservation. No trees will be affected by the proposed addition.

MASSING

Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The footprint of the structure will increase by 31%, however, this new coverage seems to be in scale with other area structures.

Height. The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. The addition will keep the same height as the existing structure.



Aerial View of 2010 Washington Ave



Property location in OCDOD

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The width as viewed from Washington will not change.

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

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The structure's footprint will grow slightly at the rear and in a location furthest from the streets. This addition seems compatible with other area structures.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The structure is a fairly simple rectangle former ranch style residence. The new addition would actually make the structure a more complex "L" shape.

Façade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The submitted north elevation shows a new door and no windows. The applicant can provide more information concerning windows and doors at the HDC meeting.

DESIGN ELEMENTS

Style. The style should compliment the existing and area structures. The office began life as a brick 1960s minimal ranch residence with a carport. After the property was rezoned for office in 2010, the applicant remodeled the façades by adding siding and a city required handicap ramp. The style can be described as "21st century enhanced ranch office".

Entries, Porches, and Porticos. A new door is proposed on the north side of the addition. Other entry points remain unchanged.

Doors and windows. As stated, a new door is planned for the north side of the addition. The applicant can give additional information at the meeting concerning any new windows. The south side of the addition will largely be out of public view from Washington. The most visible sides will be the north and east sides, viewable from Fleming.

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 AND DETAILING

Architectural Details, Siding, and Bricks. Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The existing structure is a modified brick ranch residence without much detailing. The enclosed carport area was resided with shingle styled vinyl siding. The concrete base of the ramp and foundation was covered with rock veneer. To the rear, the former utility rooms were covered with vinyl lap siding. The new addition is proposed to be sided with matching vinyl lap siding.

Shutters. None proposed.

Roof. The residence has asphalt shingles. New roofing should be a matching asphalt roof.

Decks/Plaza Space. No deck is proposed.

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. The HVAC condenser is visible from the roundabout, however it is sitting on a sidewalk and was part of previous 2010 renovations.

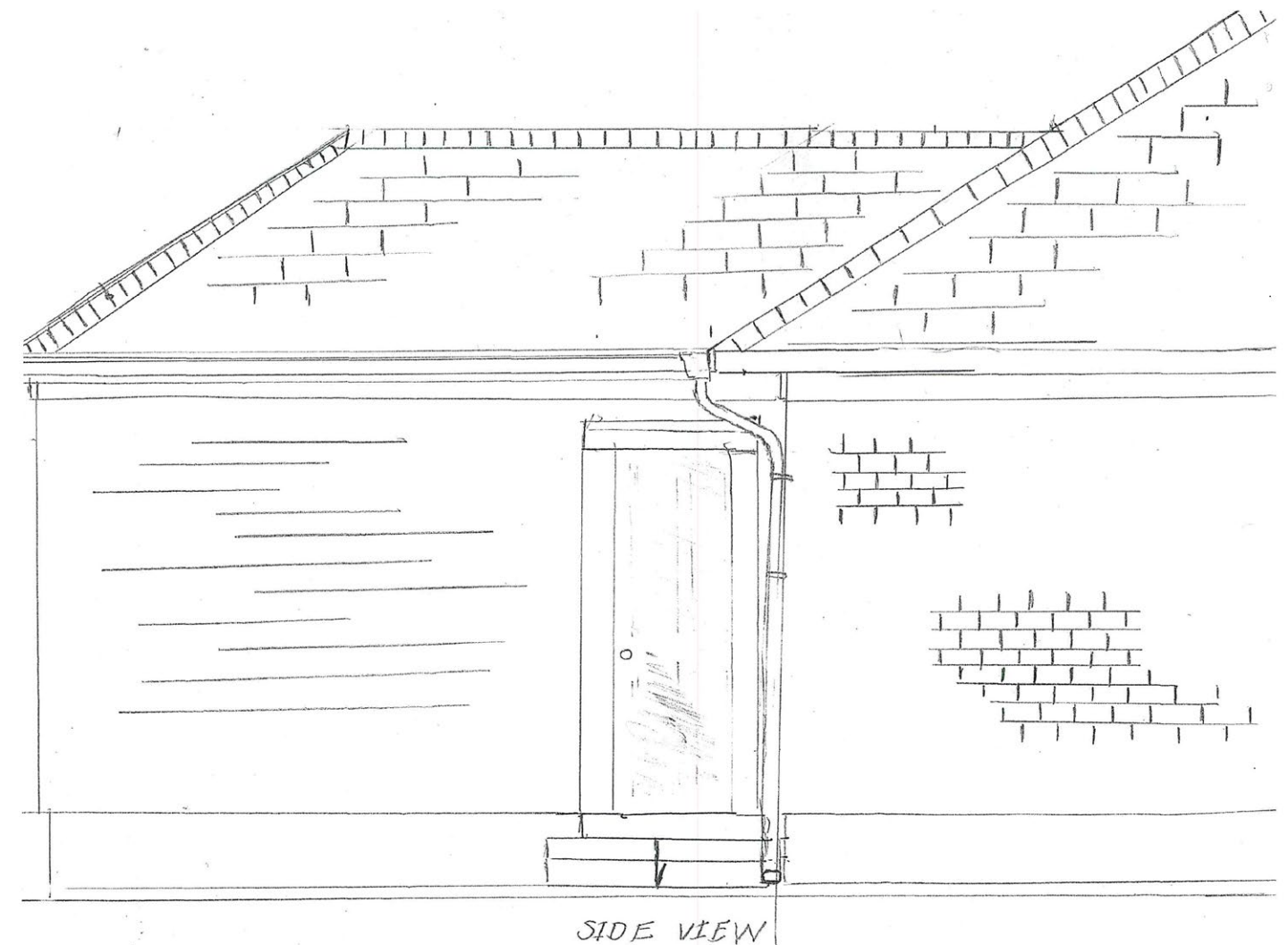
RECOMMENDATIONS

The proposed addition should blend appropriately with the existing structure.

1. The addition shall be constructed as shown in submitted plans with vinyl lap siding matching existing vinyl lap siding.
2. Windows? _____ additional window(s) shall be added to the north and/or east elevation(s).
3. Asphalt shingles should match existing roofing as closely as possible.



Applicant provided site plan indicating location of proposed addition



Applicant provided sketch of proposed addition

DISCUSSION

2016 AHPP CLG Grant (Arkansas Historic Preservation Program Certified Local Government Grant)

The Arkansas Historic Preservation Program is now taking applications for the 2016 Certified Local Government Grant. This grant money would become available for the period between July 1, 2016 to June 30, 2017. The National Alliance of Preservation Commissions will be holding Forum 2016 in Mobile, Alabama July 27-31, 2016. 2016 Grant money can be requested for this event. Estimated cost per attendee is \$1600. If you are interested in attending, let HDC Staff know and the request for funding will be made. Also, please think of any other possible grant funded activities for 2016.