



**CONWAY**  
HISTORIC DISTRICT COMMISSION  
JANUARY



**6:00pm • January 23, 2017 • City Hall**

# Robinson Historic District & Old Conway Design Overlay District

## **CONWAY HISTORIC DISTRICT COMMISSION MEETING**

JANUARY 23, 2017 • 6:00PM • CITY HALL • 1201 OAK STREET

### **AGENDA**

MINUTES  
December 28, 2016

PUBLIC HEARINGS  
ROBINSON HISTORIC DISTRICT  
None

**OLD CONWAY DESIGN OVERLAY DISTRICT**  
Cottage Housing Pocket Neighborhood - 710 Spruce Street  
Open Covered Carport - 1623 Bruce Street

DISCUSSION  
College Avenue National Register Nomination and 2017 CLG Grant  
Historic District Commissioner Training Opportunity  
Other items as decided by the Commission

### **HISTORIC DISTRICT COMMISSION MEMBERS**

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

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### Conway Historic District Commission December 28, 2016 Meeting Minutes

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

#### Roll Call

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

#### Finding of a Quorum.

4 Commission members - Quorum present.

#### Also in attendance:

Robbie Wills  
Dana Wills

#### Meeting Minutes

November 28, 2016 minutes. Taylor Martin motioned for approval, seconded by George Covington. Minutes approved unanimously.

#### Downtown Self Storage Building - 1510 Mill Street

##### Presentation:

Robbie and Dana Wills, owners of Downtown Storage, explained that the current facility is at capacity and they receive requests for climate controlled storage. They have loyal customers and are trying to address the growing demand for a climate controlled building. There is an open flat lot area at the north of the facility where the new building will be located. From a visibility standpoint, the location is far off any roads and is hard to notice it. You can see it a little from the Washington Street Curve going into Spruce/Front street mainly during the off-leaf winter months. The new building would be similar to what the existing metal buildings. They have spoken to Mr. Roland (owner of the adjoining duplexes) and he has had no objection to the proposed new building. Along the west property line abutting the duplexes, there is a 6 foot fence that has been taken over by Kudzu. This existing growth would be left in place to provide screening. The rear wall of the new storage building will act as a fence along the north property line.

##### Committee Discussion:

It is difficult to apply Old Conway Overlay traditional building requirements to the proposed structure due to the location and the existing mini-storage structures. The building site has limited visibility from public streets. The most visible street view occurs looking southwest from Front Street during winter months. The new structure will be slightly

viewable from Clifton Street and the rear of the Inverness duplexes.

Staff was in a quandary on applying Old Conway Overlay regulations and city-wide development review standards to the already existing development. The metal storage buildings were constructed prior to either regulation. The front structure is dressed up with brick and wrought iron fencing. The remainder of the storage buildings are metal sided. Looking at the bare development review regulations, 51% masonry is required. The Conway Overlay regulations would require a structure to blend with existing historic structures. However, there are no area historic structures and the storage complex is mostly made of metal buildings.

Motion made by George Covington Sr. to approve the new storage structure with the following conditions:

#### Committee Conditions:

1. The structure shall be constructed as shown in the submitted plans.
2. If green space is created, densely planted evergreen screening trees shall be used to adequately hide the structures metal siding. However, property security will be considered in any screening vegetation.
3. Adequate landscaping, screening, and fencing will be reviewed during Planning Staff development review.

Seconded by Taylor Martin. Motion approved unanimously.

#### Discussion - Update on Possible National Register Historic Districts and 2017 HDC CLG Grant

HDC Staff updated the Commission on possible new National Register historic district creation; An RFP has been mailed and emailed to consultants. The RFP deadline is January 13, 2017. A homeowner packet of information was mailed to homeowners within the proposed districts the week before Christmas. These packets included a letter, explanatory brochure, maps, an approval form, and self-addressed stamped envelope. So far, 7 approval forms have been returned. A public homeowner meeting is scheduled for January 12, 2017 at 5:30 pm at the Conway downtown Police Station. The HDC can examine any submitted RFPs at the January 23 HDC meeting. Based on the homeowner approvals and consultant fees, a 2017 CLG grant application will be written and submitted by the February 1 deadline.

#### Adjourn

Mr. Covington made the motion to adjourn. The meeting was adjourned by consensus.

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# A DEXTER COVERED CARPORT - 1623 BRUCE STREET

## OLD CONWAY DESIGN OVERLAY DISTRICT CERTIFICATE OF APPROPRIATENESS DEXTER COVERED CARPORT 1623 BRUCE STREET

### APPLICANT/OWNER

Johnnie and Serena Dexter  
1623 Bruce Street  
Conway, AR 72034

### SITE

**Address.** 1623 Bruce Street at the southeast corner of Bruce and Ash Streets

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

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

**Lot Area.** ± 0.21 acres

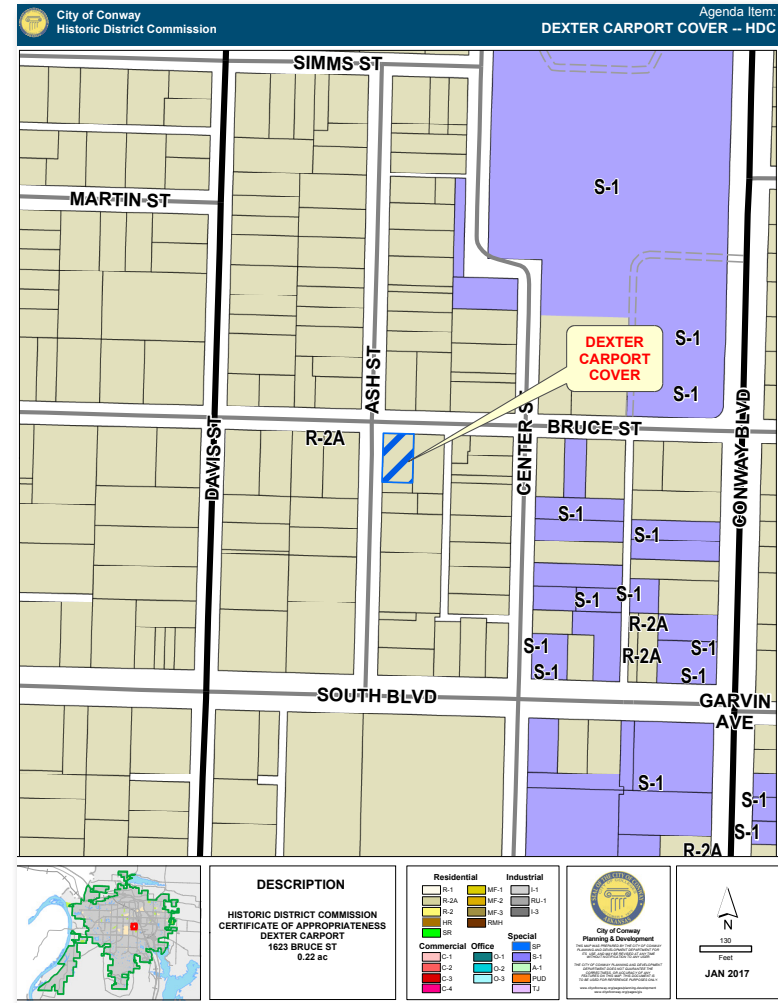
**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Suburban District at the southeast corner of Bruce and Ash Streets. Area historic structures consist of single family and multi-family residences in ranch, vernacular cottage, and minimal traditional.

### General Description of Property and Proposed Development.

The applicant constructed an open, 230 square foot, 2 car carport cover on the west side of their single family residence. A building inspector discovered the cover at near completion and informed the residents that a building permit and Historic District Commission approval was necessary. The carport cover is constructed of wooden beams, rafters, and posts. The posts measure 5" x 5". It has a metal shed roof that is largely invisible from the streets.

**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. The west setback from the carport cover is approximately 21 feet from the curb. This places the cover out of the street right of way and on private property. It appears that the property line is 19 feet from the curb. The setback is about 2 feet from the west property line. Ash Street has an extra wide 60 foot right of way. There are no other structures along Ash Street this close to the property line, however there is precedent in the area for structures within 2-3 feet from the property line; 1615 Bruce Street and 1722 Simms Street are examples..

**Spacing.** Established spacing distance pattern between area structures. Spacing is similar to other residences as the carport does not change the overall spacing of the residence.



**Lot Coverage.** The Old Conway District allows up to 60% impervious lot coverage. The carport and addition concrete driveway is well under the maximum impervious percentage.

**Orientation.** The direction in which the front of a building faces. The carport faces Ash Street the front facade orientation of the residence is not affected.

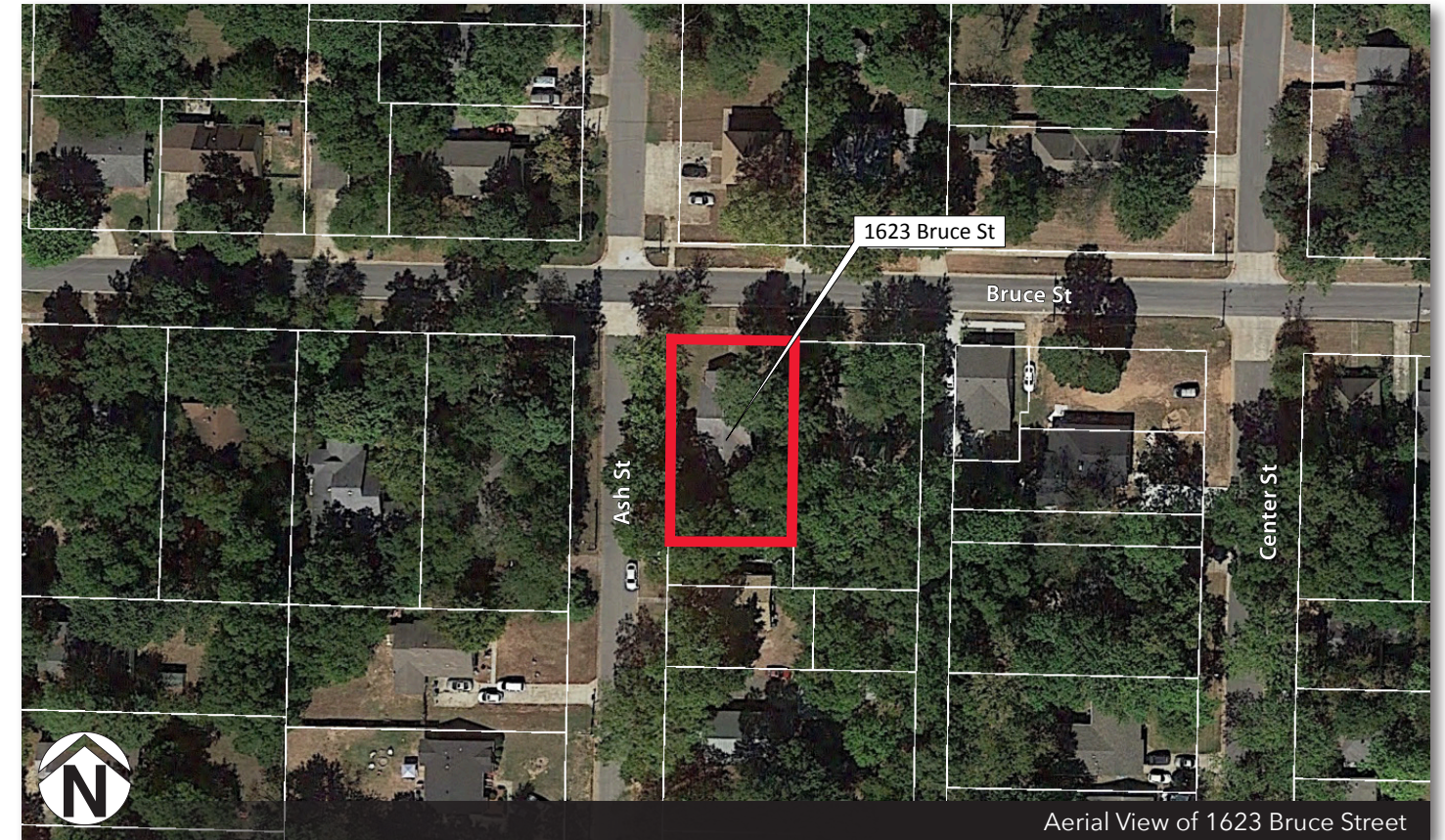
**Alley.** Alley. There is a north/south alley in the middle of the block. It does not abut the property.

**Driveway / Parking.** The existing concrete driveway on the west side of the residence was widened to accommodate two cars.

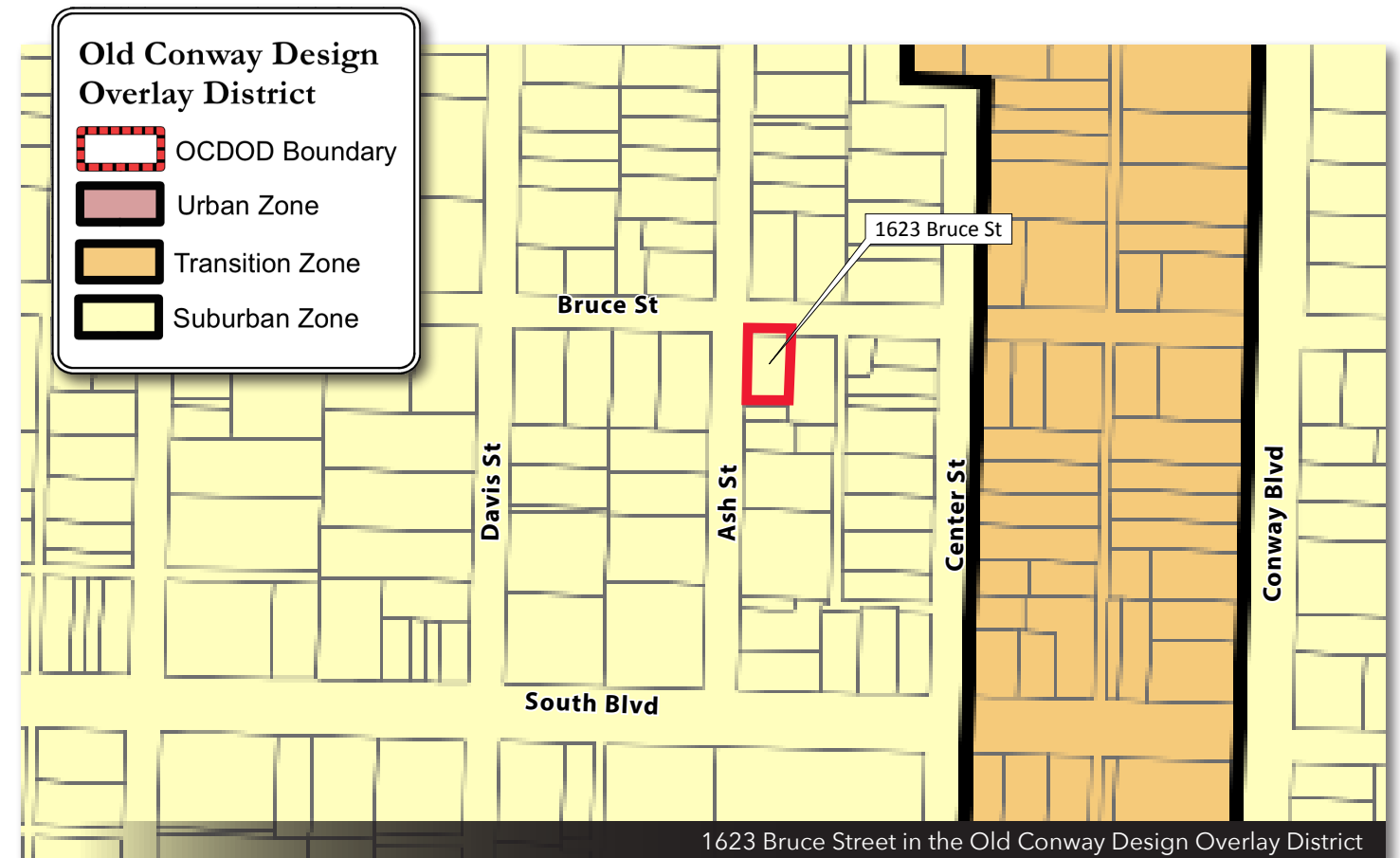
**Sidewalks.** There is an existing sidewalk along Bruce Street. The size of the carport addition would not trigger sidewalk construction.

**Fences.** There is an existing wooden privacy fence around the back yard.

**Tree preservation.** A fairly large sweet gum tree was removed to provide additional driveway area. This tree was one of four significant trees along the west property line. No remedial tree seems necessary. A line of overgrown hedges were removed as part of recent upgrades to the residence. The overall landscaping appearance has been greatly improved.



Aerial View of 1623 Bruce Street



1623 Bruce Street in the Old Conway Design Overlay District

**MASSING**

**Scale.** The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The carport is not substantially large in relation to the residence or other area structures.

**Height.** The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. The carport has a shed roof that slopes slightly to the south. The roof is slightly higher than the eave line of the residence.

**Width.** New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The carport's width is around 20 feet to accommodate 2 cars. 2 car drives and carport areas are fairly common in the area. The overall width seems appropriate with the existing residence and other area structures.

**Directional expression.** Measurement of the height to width ratio of a structure's elevation. The height/vertical expression of the carport is slightly higher than the existing home's eave line however it doesn't seem to detract from the overall form of the residence.

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

**Complexity of form.** The level of detailing and breaks in wall planes of a structure. The carport is simple in design and somewhat contrasts with the existing residence however, the overall appearance does not detract from the residence. Façade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The carport has no facade to speak of. The residences facades remain unchanged.

**DESIGN ELEMENTS**

**Style.** The existing residence appears to be a cottage bungalow style home that has been remodeled with a new larger front porch area? The style is minimal craftsman bungalow with mid century ranch updates?. The style of the carport has somewhat of mid-century form and seems to blend with the existing residence.

**Entries, Porches, and Porticos.** Existing entries and porches are not affected by the carport. Doors and windows. The rhythm, patterns, and ratio of voids to solids of new buildings should relate to and be compatible with adjacent facades; typically a higher proportion of voids to wall area. Not applicable. The carport is open on all sides.

**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 shrouded so as to stay within the bounds of the property. No new lighting was added.

**MATERIALS & DETAILING**

**Architectural Details, Siding, and Bricks.** Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The materials selected for a new dwelling should be compatible with and complement the surrounding structures in the Suburban Zone. Brick, stone, and wood are the most common and most appropriate materials for cladding and are strongly encouraged.

Synthetic materials such as vinyl, aluminum, and synthetic stucco (EIFS products) are not historic cladding materials and should not be used. The carport is simple in nature. The posts are substantially sized at 5" x 5" creating a solid base for the roof.

**Shutters.** If used, shutters should be in proportion to their window opening. If they were closed, they should cover the window opening. Not applicable.

**Roof.** The new carport has used a corrugated metal roof. Only the thin metal side edge is visible.

**Decks/Plaza Space.** Not applicable.

**Skylights.** Not applicable

**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. Not applicable

**RECOMMENDATIONS**

Staff recommends approval of the addition, open carport, and driveway with the following condition:

The carport and additional driveway shall be allowed to remain as constructed approximately 21 feet from the base of curb.



View of Carport from Ash Street looking NE



View of Carport from Ash Street looking SE

"Before" View of Carport location, from Ash Street looking SE



"Before" View of Carport location, from Bruce Street looking S



"Before" View of Carport location, from Ash Street looking E



**B SPRUCE STREET COTTAGES - 710 SPRUCE STREET**

**OLD CONWAY DESIGN OVERLAY DISTRICT  
CERTIFICATE OF APPROPRIATENESS  
SPRUCE STREET COTTAGES,  
A COTTAGE POCKET NEIGHBORHOOD  
710 SPRUCE STREET**

**APPLICANT/OWNER**

Scott Grummer  
City of Conway  
1201 Oak Street  
Conway, AR 72032

**SITE**

**Address.** 710 Spruce Street; the South 1/2 block north of Spruce between Hamilton and Factory Streets.

**Present Zoning.** T-3 (Suburban) and T-4 (Transitional). The property is within the Northeast Old Conway Area Plan.

**Abutting Zoning.** R-2A (Large Lot Duplex) in the Northeast Old Conway Area Plan

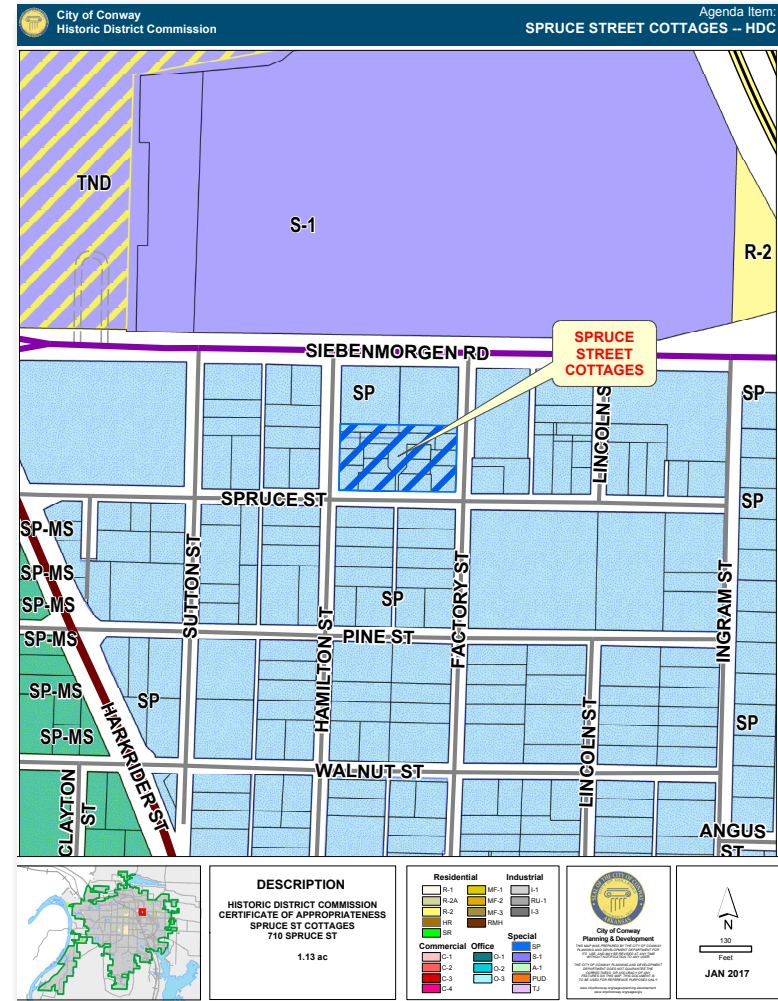
**Lot Area.** ± 1.2 acres

**Surrounding Area Structures.** The property is located in the Northeast Old Conway Area Plan north of Spruce Street between Hamilton and Factory Streets. Area historic structures consist of single family residences in ranch, vernacular cottage, and minimal traditional. The historic Pine Street School (Greater Pleasant Branch Baptist Church) is diagonal from the property.

**General Description of Property and Proposed Development.** This project is a unique public-private partnership development. It consist of a 12 cottage pocket neighborhood. The single family cottages will be built around a central green area and the site will be heavily landscaped. Parking is remotely located from the cottages with the exception of four cottages with garages facing Spruce Street. The development is a public/private collaboration between the City and a private developer. The City purchased the property and provided infrastructure improvements. Once these improvements are complete, a private developer will construct and sell the cottages. Seven of the units will be subsidized, the others sold at market rate. There will also be an extensive list of covenants and restrictions..

**Setbacks.** Area regulations were amended to allow the minimal setbacks necessary for a cottage pocket neighborhood. The reduced setbacks as shown on the plan are within the allowed requirements.

**Spacing.** Established spacing distance pattern between area structures. Structure spacing in this project is unique and sets a new pattern for the neighborhood and Conway. The structures are more tightly spaced to create a condensed “pocket neighborhood”.



**Lot Coverage.** The Old Conway District allows up to 60% impervious lot coverage. The lot coverage on this development is approximately 61% pervious.

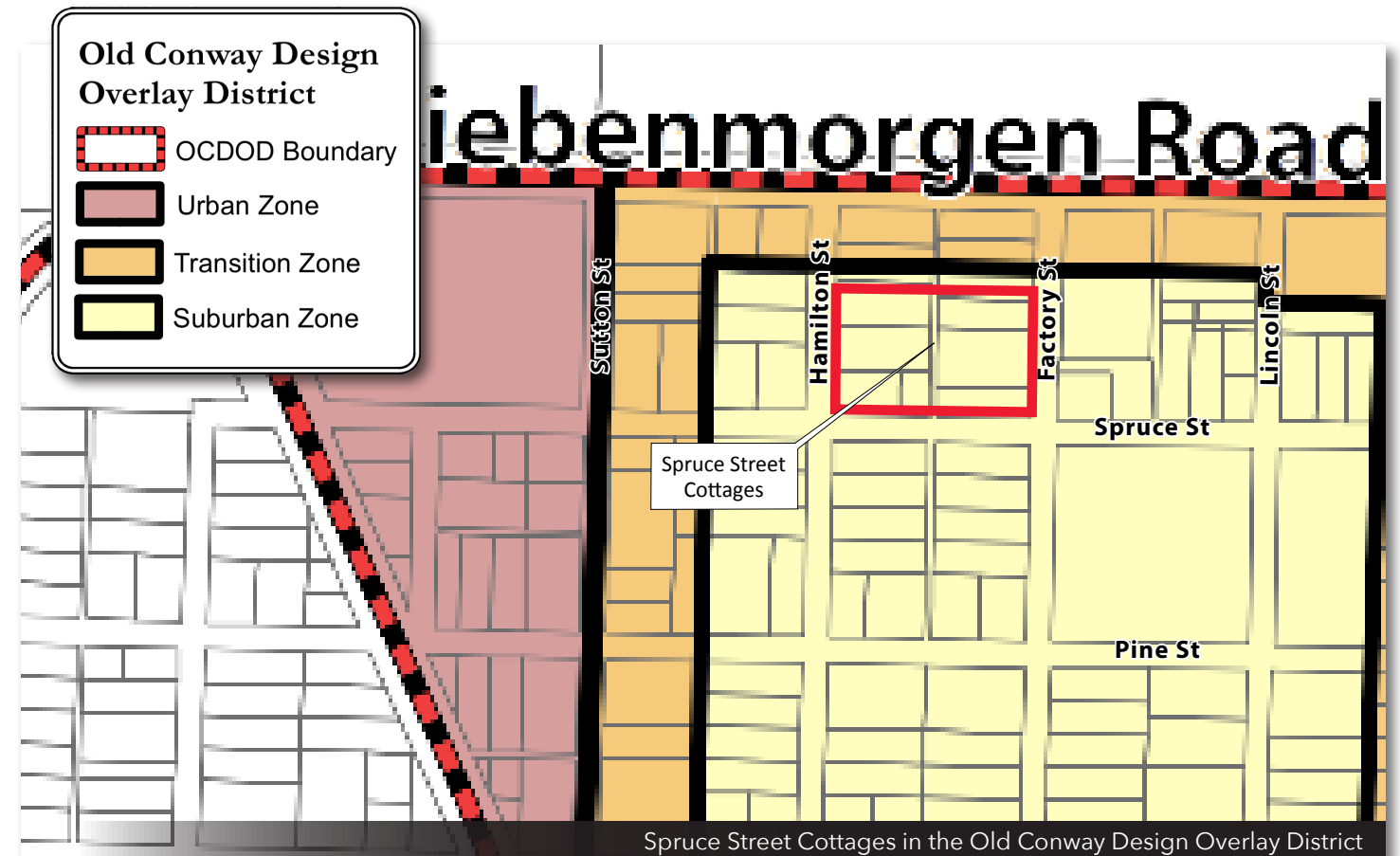
**Orientation.** The direction in which the front of a building faces. Cottages 3, 10, 6, and 7 face Hamilton and Factory Streets. Cottages 11 and 14 face Spruce Street. Cottages 4, 5, 8, 9, 12, and 13 face the interior promenade and green space.

**Alley.** There is a newly created east/west alley in the middle of the block. It provides access and parking to the development. The alley and parking have been constructed..

**Driveway / Parking.** The east/west alley provides access and 17 parking spaces on the north side of the development. Cottages 11, 12, 13, and 14 have garages. There should be ample off street parking for the residents and visitors.

**Sidewalks.** New sidewalks will be constructed along Hamilton, Spruce, and Factory Streets. There will also be an internal network of sidewalks for resident access.

**Fences.** No new fencing is proposed.



**Tree preservation/Landscaping.** The lot was recently cleared of underbrush and dead trees. Several large trees were preserved. A dense cottage neighborhood will need to be extensively landscaped in order to provide privacy and better define public/private areas. Trees as shown on the plan will be sufficient to provide the necessary level of screening and definition. Additional shrubs and plants should be placed where it is appropriate.

**MASSING**

**Scale.** The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The proposed cottages have traditional proportions that blend well with one another and to the human scale.

**Height.** The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. The interior ceiling height appears to be at least 9 feet. This lifts the height of the eaves and creates a more vertical traditional structure.

**Width.** New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The cottage's widths blend with each other and area structures. The proposed widths are appropriate.

**Directional expression.** Measurement of the height to width ratio of a structure's elevation. The cottages have a traditional height creating a more vertical structure. The Finished floor elevation is elevated. The floor elevation along with higher ceilings creates a more traditional vertical residence.

**Footprint.** The area of land covered by a structure should be in relation to the majority of neighboring structures. The cottage's footprints are similar to other area residences. However, the footprints are more closely spaced creating a dense cottage development.

**Complexity of form.** The level of detailing and breaks in wall planes of a structure. The proposed cottages have traditional detailing and create an appropriate level of complexity. Façade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The placing of windows, doors, and porch columns create a traditional symmetric pattern.

**DESIGN ELEMENTS**

**Style.** The proposed cottage style could be describes as traditional southern vernacular cottage. The 4 proposed cottage plans are varied yet maintain a style that unifies the entire development. Entries, Porches, and Porticos. All cottages have front porches. Old Conway regulations state that a porch must be 6 feet in depth. The proposed porches are shown as at least 6 feet and are appropriate. Porch columns appear to have an appropriate width.

**Doors and windows.** The rhythm, patterns, and ratio of voids to solids of new buildings should relate to and be compatible with adjacent facades; typically a higher proportion of voids to wall

area. The number of windows and doors are proportionately appropriate. The main facades have an appropriate number of windows and doors. Facades that face another structure have a reduced number of windows and doors in order to provide privacy.

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

**Lighting.** Any new lighting should be inward, downward, and shrouded so as to stay within the bounds of the property. No lighting is shown on submitted plans.

**MATERIALS & DETAILING**

**Architectural Details, Siding, and Bricks.** Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The materials selected for a new dwelling should be compatible with and complement the surrounding structures in the Suburban Zone. Brick, stone, and wood are the most common and most appropriate materials for cladding and are strongly encouraged.

Synthetic materials such as vinyl, aluminum, and synthetic stucco (EIFS products) are not historic cladding materials and should not be used. The cottages are shown clad with a ship lap siding and traditional wide trim boards around windows and doors. In order to keep the structures affordable, a high quality vinyl siding is proposed. The type of exposed foundation material is unclear.

**Shutters.** If used, shutters should be in proportion to their window opening. If they were closed, they should cover the window opening. No shutters are proposed.

**Roof.** Asphalt shingle roofing is proposed.

**Decks/Plaza Space.** None proposed.

**Skylights.** None 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. The location of HVAC equipment is unclear. In a dense development care should also be taken in HVAC location to reduce noise for residents.

**RECOMMENDATIONS**

Staff recommends approval of this cottage development with the following conditions:

1. The development shall be built as proposed on the submitted plans. HDC Staff shall be allowed to make minor adjustments of landscaping, structure placement, etc as the project is constructed.
2. Vinyl siding shall be allowed. However, traditional wide trim details shall be used around all windows and doors.
3. Trees shall be planted as shown as a minimum. Additional trees and shrubs as necessary to provide additional privacy, screening, and aesthetic appeal are encouraged.

SPRUCE STREET COTTAGES  
SITE PLAN

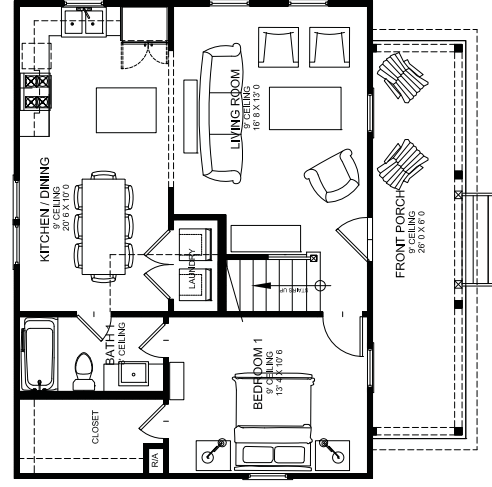


- HOMES**
- 8, 9, 10 and 12- DANVILLE
  - 11, 13, and 14- CENTERTON
  - 3 and 6- DAMON
  - 4 and 7- DRAKE

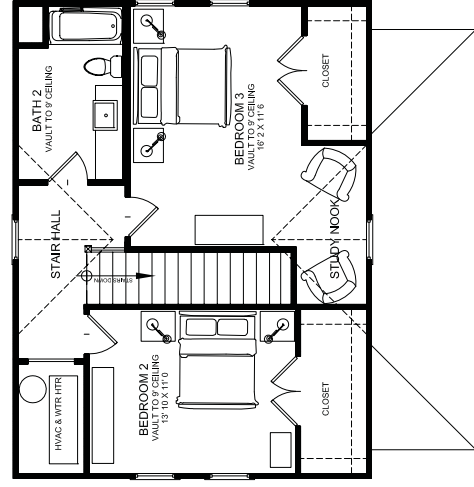
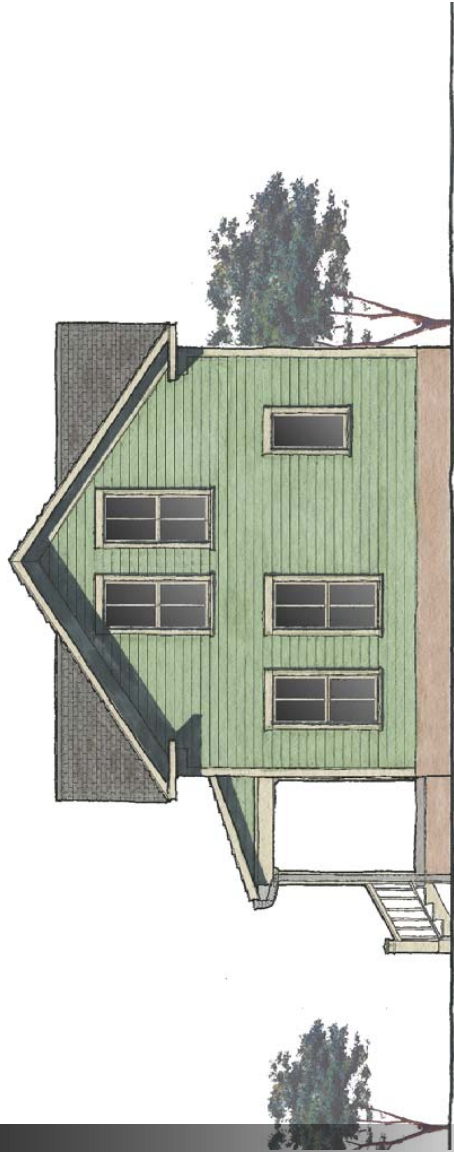


SPRUCE STREET COTTAGES

DAMON



MAIN FLOOR



UPPER FLOOR

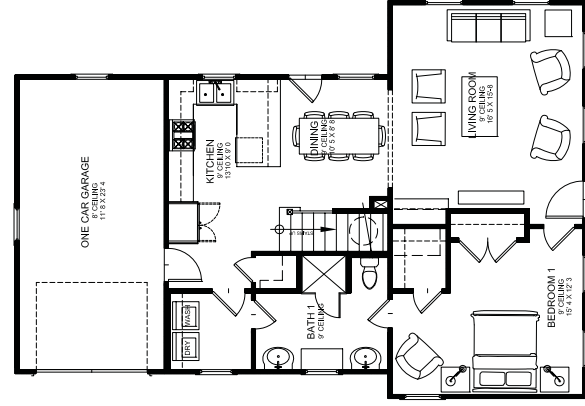
3 Bedrooms, 2 Baths, 1,510 Square Feet  
Marketed Exclusively by Realty Group  
479-123-4567

Drawings are provided to illustrate the conceptual design of the home and may reflect options and features not included in the base price. Consult with a builder for price of house as shown. All dimensions approximate. Plans are property of Spruce Street Development LLC and redistribution of the drawing is restricted.

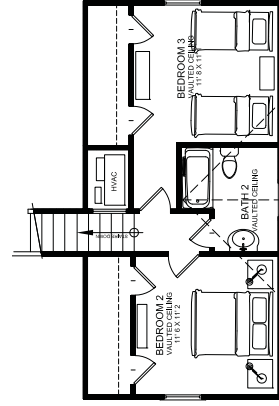
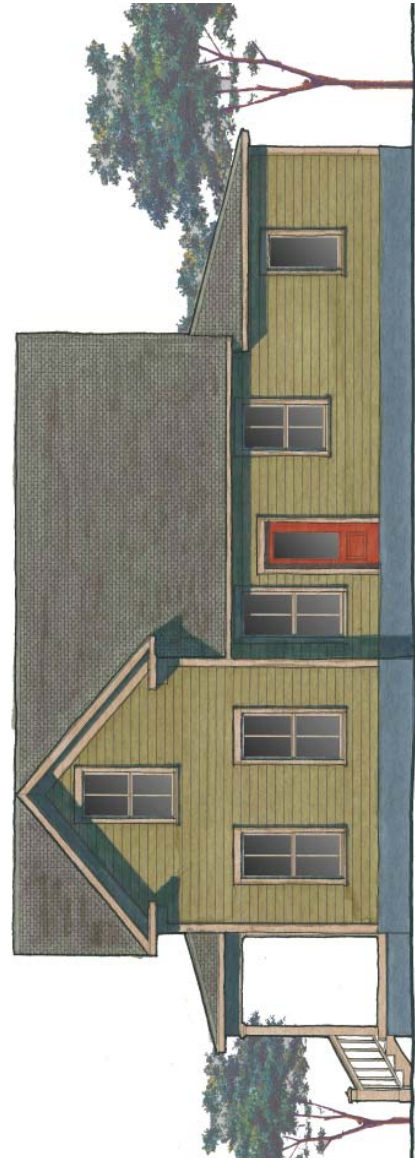
'Damon' House Design

SPRUCE STREET COTTAGES

CENTERTON



MAIN FLOOR



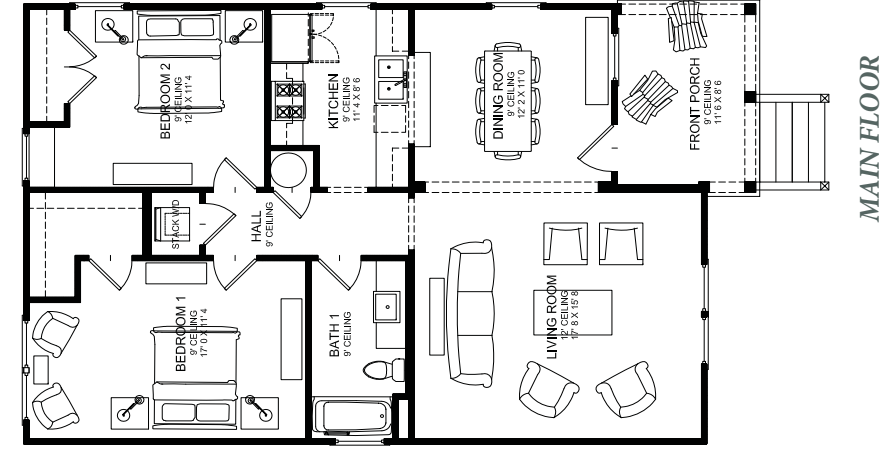
UPPER FLOOR

3 Bedrooms, 2 Baths, 1,430 Square Feet  
Marketed Exclusively by Realty Group  
479-123-4567

Drawings are provided to illustrate the conceptual design of the home and may reflect options and features not included in the base price. Consult with a builder for price of house as shown. All dimensions approximate. Plans are property of Spruce Street Development LLC and redistribution of the drawing is restricted.

'Centerton' House Design

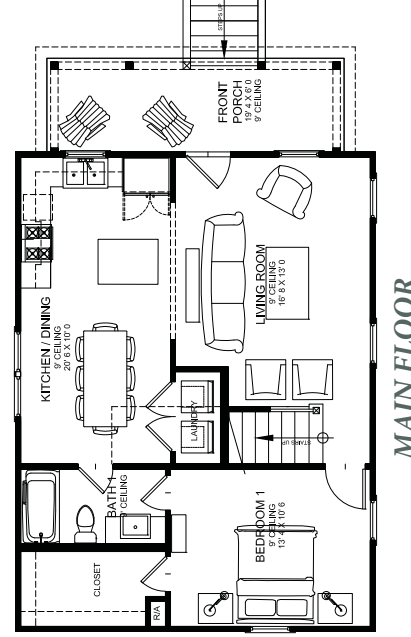
SPRUCE STREET COTTAGES  
DRAKE



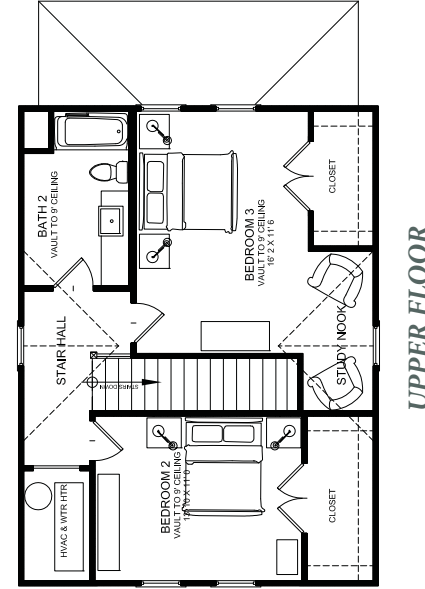
**2 Bedrooms, 1 Bath, 1,120 Square Feet**  
Marketed Exclusively by Realty Group  
479-123-4567

Drawings are provided to illustrate the conceptual design of the home and may reflect options and features not included in the base price. Consult with a builder for price of house as shown. All dimensions approximate. Plans are property of Spruce Street Development LLC and redistribution of the drawing is restricted.

SPRUCE STREET COTTAGES  
DANVILLE



'Danville' House Design



**3 Bedrooms, 2 Baths, 1,510 Square Feet**  
Marketed Exclusively by Realty Group  
479-123-4567

Drawings are provided to illustrate the conceptual design of the home and may reflect options and features not included in the base price. Consult with a builder for price of house as shown. All dimensions approximate. Plans are property of Spruce Street Development LLC and redistribution of the drawing is restricted.

### College Avenue National Register Nomination and 2017 CLG Grant

#### Neighborhood Information Meeting - January 12, 2017

The Proposed National Register historic districts neighborhood meeting seemed to be successful in educating everyone on why, how, and what's next. Almost all in attendance seemed to be in favor of the nominations.

There were many good questions concerning regulation, contributing vs. non-contributing, Old Conway Design Overlay vs. Robinson District regulations, and general historic questions. Ralph Wilcox, with the AHPP helped explain the ins and outs of tax credits, the general nomination process, as well as add perspective as a homeowner in a NRHP district. Ralph made a good point about increased home values in the last 10 years in and close to his historic district in Little Rock.

A few more "yes" signatures were gained along with one additional "no". We are at 50% yes. Adding in the non-responses as "yes", we are well above the necessary 51%.

#### National Register Nomination Request for Proposals

One proposal was received on the January 13 deadline date. Sandra Taylor Smith submitted a proposal to create the College Avenue nomination for \$2500. Sandra states that the project will take six months and the nomination would be presented to the State Review Board on December 6, 2017. The HDC should take a vote to authorize Sandra Taylor Smith to move forward with the nomination creation.

### 2017 CLG Grant

Catherine Barrier at the Arkansas Historic Preservation Program, has suggested that the Conway HDC request \$2500 as part of the 2017 CLG grant. The \$4285 2016 Conway CLG grant could be used for an AHPP approved specific restoration project at the Faulkner County Museum. The 2016 grant money must be spent by September 2017. Sandra Taylor Smith's 6 month nomination creation timeline should work with a 2017 CLG grant. In order for the nomination to be reviewed by the State Review Board in December 2017, the nomination must be submitted to the AHPP in September, 2017.

### Historic District Commission Member Training Opportunity

There will be a Historic District Commissioner training session in Little Rock on Wednesday, February 1 with light breakfast at 8 am and training beginning at 9:00 am. Lunch is provided. The training session will be held at the new Department of Heritage Building at 1100 North Street.

The training session will center on mock-commission meetings led by Devereaux Bemis of Mobile, AL. He will be speaking on commission best practices and leading a mock commission training session. It's billed to be a fun and educational session.

The link for registration is <https://goo.gl/forms/ZWfGUXVTYWw8XJ9j1>.