



CONWAY
HISTORIC DISTRICT COMMISSION
JUNE

5:30pm • June 26, 2017 • City Hall

Robinson Historic District & Old Conway Design Overlay District

CONWAY HISTORIC DISTRICT COMMISSION MEETING

JUNE 26, 2017 • 5:30PM • CITY HALL • 1201 OAK STREET

AGENDA

MINUTES
May 22, 2017

PUBLIC HEARINGS

ROBINSON HISTORIC DISTRICT

- A. Larson Covered Breezeway - 1814 Robinson Avenue
- B. Lincoln Apartments Restoration + New Apartment Building - 1616, 1620, and 1624 Robinson Avenue

OLD CONWAY DESIGN OVERLAY DISTRICT

None

DISCUSSION

- CLG 2016 Grant Status - Faulkner County Museum
- CLG 2017 - Remaining 2016 CLG Grant Funds
- Scull Historic District - 2 Residence Handmade Concrete Block District - 428 & 432 Conway Boulevard
- 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
Gerald Tosh

This page left blank intentionally

**Conway Historic District
Commission May 22, 2017
Meeting Minutes**

City Hall - Downstairs Conference Room, 5:30 p.m.

Roll Call

Steve Hurd, Chairman - present
Marianne Welch Black, Vice Chairperson - arrived later
Scott Zielstra, Secretary - present
Taylor Martin - present
George Covington, Sr. - present
Betty Pickett - present
Gerald Tosh - present
HDC City Staff - Bryan Patrick - present

Finding of a Quorum.

5 Commission members - Quorum present.

Also in attendance:

Steve Norris, pastor Robinson and Center Church of Christ
Greg Oaks - 18 Jewell Ln, Greenbrier, AR
Stephan Hogan - Tyler Group, 240 Skyline Dr, Conway, AR
Chris Odom - 1811 Caldwell, Conway AR - Faulkner County
Museum Commission
Gayle Lamey - 611 Grove St, Conway AR

Meeting Minutes

April 24, 2017 minutes. George Covington motioned for approval, seconded by Taylor Martin. Minutes approved unanimously.

**Robinson and Center Church of Christ
Parking Lot Addition - 709 & 715 Grove
Street**

Presentation:

Mr. Greg Oaks stated that the Church parking is at capacity. During church services, members are parking in the street and blocking neighbor's driveways. The intent of this parking lot is to increase the parking capacity of the church to relieve neighborhood problems. Pastor, Steve Norris stated that the church has owned these lots for several years and they have not done anything with them. They are not looking to purchase more lots to expand the church parking.

There was some discussion concerning possible parking lot lighting. Mr. Stephan Hogan stated that because some of the trees are so large, that may have to use lower lighting posts to stay out of the trees. Currently, there are no plans to light the parking lot.

Neighborhood Discussion:

None

Commission Discussion:

Ms. Pickett asked about surrounding property uses? The Commission discussed the adjacent parking lots to the west and east. Mr. Hurd stated that It is best to preserve as many trees as possible and it appears the plans have taken steps towards tree preservation.

Motion made by Mr. George Covington to approve the parking lot addition with the following conditions:

Commission Conditions:

1. Parking lot shall be constructed as submitted Areas shown with hatched pattern shall be grass landscaped areas and not asphalt/pavement
2. The 24" pecan and 24" magnolia may be removed. Best tree preservation practices as outlined in the Old Conway Design Overlay District Pattern book shall be used during construction. 9 new 2" caliper d.b.h. canopy trees shall be planted as shown on submitted plans.
3. Low screening brick walls shall be constructed along Grove Street frontage as shown.
4. Lighting shall be directed inward, downward, and shrouded. Parking light poles shall be no more than 25 feet in height.

Motion seconded by Ms. Betty Pickett to approve with the above conditions. Motion approved unanimously.

Discussion

CLG Grant Status – Faulkner County Museum

The Conway HDC can now release all remaining 2016 grant funds to the Faulkner County Museum if desired. There are no upcoming scheduled projects that will be completed before September 2017. By Federal Rules, the 2016 grant money must be spent by the end of September on a completed project.

Steve Hurd recused himself from voting since he is the architect of record for the Faulkner County Museum.

Mr. Chris Odom, Chairman of the Faulkner County Museum Commission presented the need for a drainage study of the Museum and it's grounds. The Museum is requesting \$3,500 of available CLG grant money to be used for a drainage study. The museum has a standing water problem and water is getting under the structure. This causes mold inside the museum. The proposed drainage study has received preliminary approval from the Arkansas Historic District Preservation Program. Money has to be used towards the design work and can't be used towards any of the actual work on the project.

Motion made by Ms. Betty Pickett to approve and release \$3,500 to the Faulkner County Museum for the museum's drainage engineering study. Motion seconded by Mr. George

Covington. Motion approved unanimously with Mr. Hurd abstaining.

With the use of this \$3,500, the HDC will have \$785 remaining in the 2016 CLG grant that could be used for other projects. The Commission expressed a desire to use the funds to place additional historic signage in one of the National Register districts. HDC Staff will check on the possibility of additional signage and costs. Another possibility is an educational program for real estate agents. The program could train agents on historic district properties so that they can educate prospective historic district/Old Conway buyers.

College Avenue District National Register Nomination and 2017 CLG Grant

Mr. Patrick, HDC Staff, stated that the requested 2017 CLG Grant of \$2,500 for Sandra Taylor Smith's nomination consultant fee for the College Avenue Historic was approved. Ms. Taylor Smith is proceeding with the nomination and should submit the documents to the AHPP in September 2017. The nomination will be presented to the state review board in December 2017.

Scull Historic District National Register Nomination

Mr. Patrick also updated the Commission on the Scull Historic District, the 2 residence handmade concrete block historic district consisting of 428 and 432 Conway Boulevard. The nomination is complete and has been submitted to the Arkansas Historic Preservation Program. Aryn Denette, Conway resident and daughter of the HDC staff, prepared the nomination pro-bono with the help of AHPP staff, Travis Ratermann. The nomination should be presented to the State Review Board in August.

Ward Mansion Auction - Signage

Mr. Patrick also stated that a call had been received from Wilson Auctioneers. The Auctioneers are planning to auction the Ward Mansion mid July. Mr. Patrick said the Auctioneers will be placing a temporary sign announcing the auction on the property until the auction is held. Since the sign is temporary, no HDC approval would be necessary.

Adjourn

The meeting was adjourned by consensus.

A BREEZEWAY CANOPY ADDITION - 1814 ROBINSON AVENUE

**ROBINSON HISTORIC DISTRICT
CERTIFICATE OF APPROPRIATENESS REVIEW
BREEZEWAY CANOPY
1814 ROBINSON AVENUE**

APPLICANT

David Kordsmeier
Kordsmeier Remodeling
806 Garland Street

OWNERS

David and Marilyn Larson
1814 Robinson Ave
Conway AR 72034

SITE

Address. 1814 Robinson Avenue

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

Abutting Zoning. R-2A (Large Lot Duplex), HR (Historic Residential), and R-1 (Single Family Residential) in the Robinson Historic District.

Lot Area. ± 0.57 acres

Surrounding Area Structures. The property is located in the Robinson Historic District on the north side of Robinson Avenue. Area structures consist of single family residences in craftsman cottage, four square, Queen Anne, and neoclassical.

General Description of Property and Proposed Development.

The applicant is proposing to add a pre-fabricated breezeway roof cover between the front of the existing rear garage to the rear porch. The breezeway cover is approximately 8 feet deep, 41 feet in length, and will be 8 feet above the ground. The cover is largely out of the public view except for approximately 18 feet of the east end immediately in front of the garage.

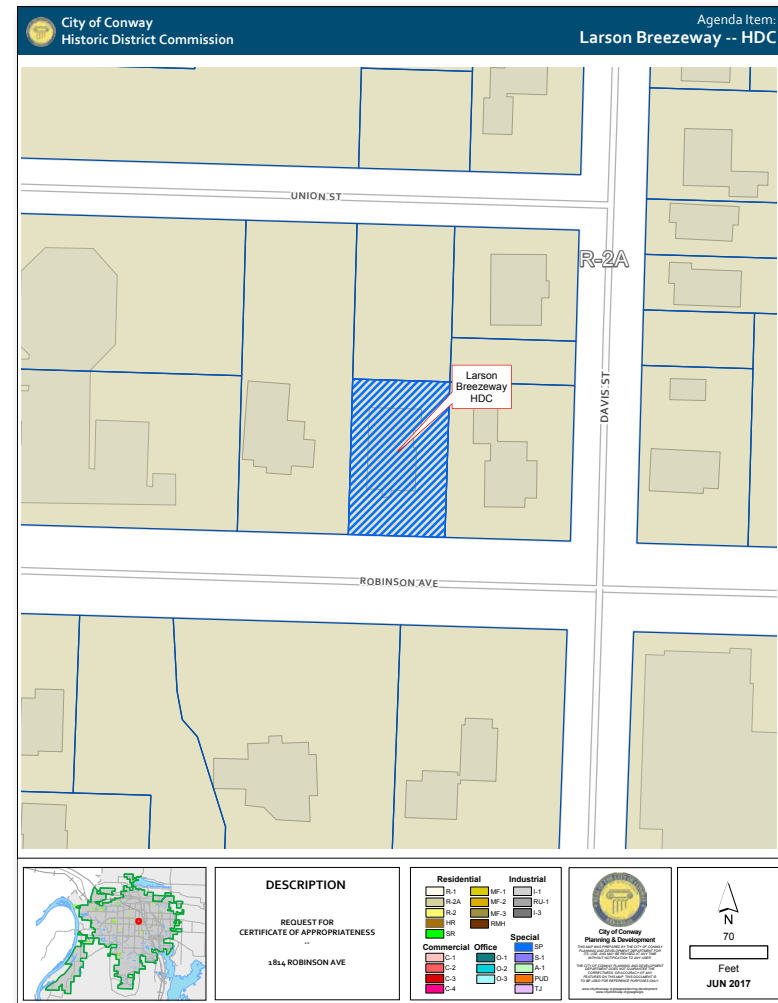
Setbacks. Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 80% to 110% of the average area front setback. The setback will remain unchanged.

Spacing. Established spacing distance pattern between area structures. Spacing will remain unchanged.

Lot Coverage. Lot coverage will remain unchanged.

Orientation. The direction in which the front of a building faces. The orientation will remain unchanged.

Alley. There is an unbuilt "Union Street" abutting the rear of the property. The unbuilt street is not related to this project.



Driveway/Parking/Carport. There is an existing concrete driveway leading to the rear garage. The driveway will remain unchanged.

Sidewalks. There is a sidewalk along Robinson at the front of the property. No sidewalk construction is required.

Fences. No fencing is proposed.

Tree preservation. No significant trees will be affected.

MASSING

Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The overall scale of the residence and garage will not be changed.

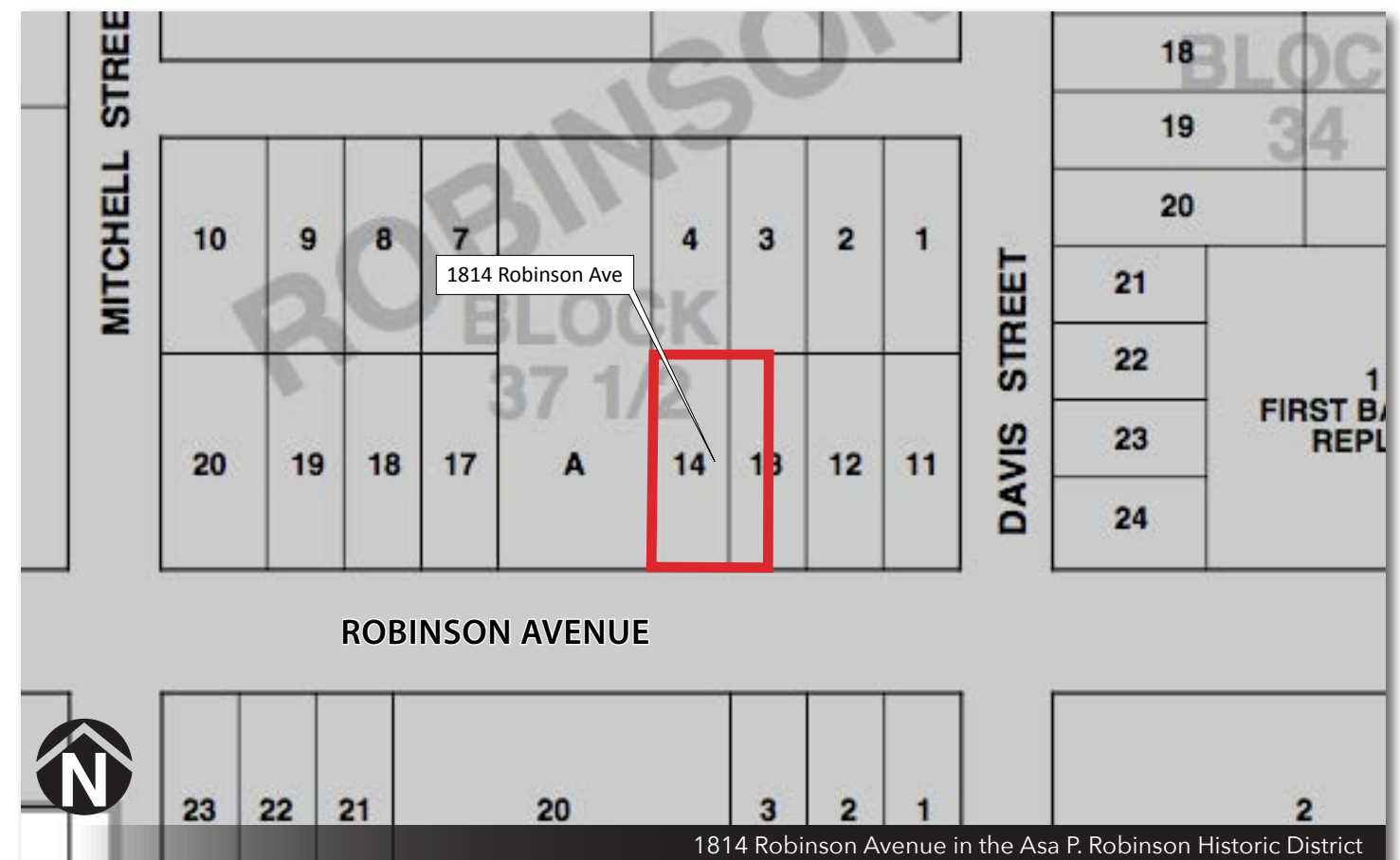
Height. The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. The overall height and eave lines of the residence and garage remain unchanged.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The residence and garage's width would remain unchanged.

continued on pg 6



Aerial View of 1814 Robinson Avenue



1814 Robinson Avenue in the Asa P. Robinson Historic District

A BREEZEWAY CANOPY ADDITION - 1814 ROBINSON AVENUE

Directional expression. Measurement of the height to width ratio of a structure's elevation. The height/vertical expression of the residence and garage remain unchanged.

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The residence and garage footprint remains unchanged.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The residence and garage's overall form remains unchanged.

Facade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The home's facade is not affected. The rear garage is slightly visible from the street. The new breezeway's lower flat roof area with support columns will be partially visible in front of the garage.

DESIGN ELEMENTS

Style. The style should compliment the existing and area structures. The residence is listed as a "Craftsman Bungalow" on the 1997 Robinson District survey. The garage is separate from the residence and has simple detailing in relation to the residence. The garage could be considered "minimal traditional" styling.

Entries, Porches, and Porticos. Entry points will not be changed, however, the south facing garage doors will have a roof cover.

Doors and windows. No new doors or windows are proposed.

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 new lighting is proposed

MATERIALS & DETAILING

Architectural Details, Siding, and Bricks. Eaves, brackets, dentils, cornices, moulding, columns, trim, etc. The residence is sided in brick. The garage has vinyl siding. The proposed breezeway cover is a basically flat with a slight slope towards the residence (south). The majority of the breezeway will not be visible from the street. Two supporting posts adjacent to the driveway would receive a decorative bracket similar to the residence's brackets; otherwise, no additional detailing will be used.



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. There is an existing asphalt roof on the residence and garage. Part of the garage roof will be modified as a support for the breezeway. The garage shingles will be removed and replaced as needed.

Decks/Plaza Space. No decks or patio space are proposed.

Skylights. None are shown.

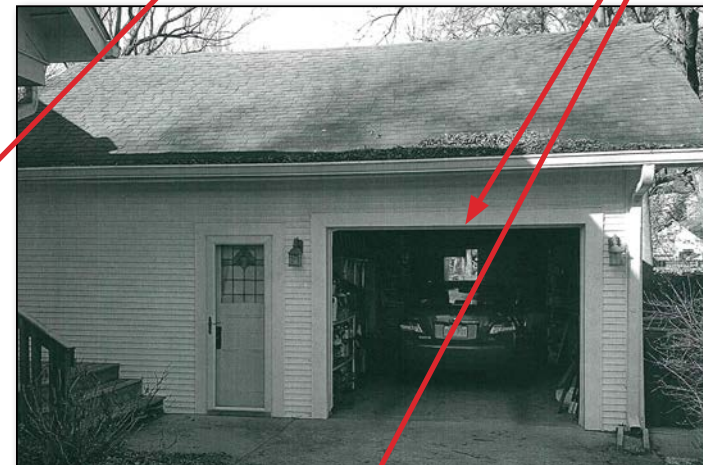
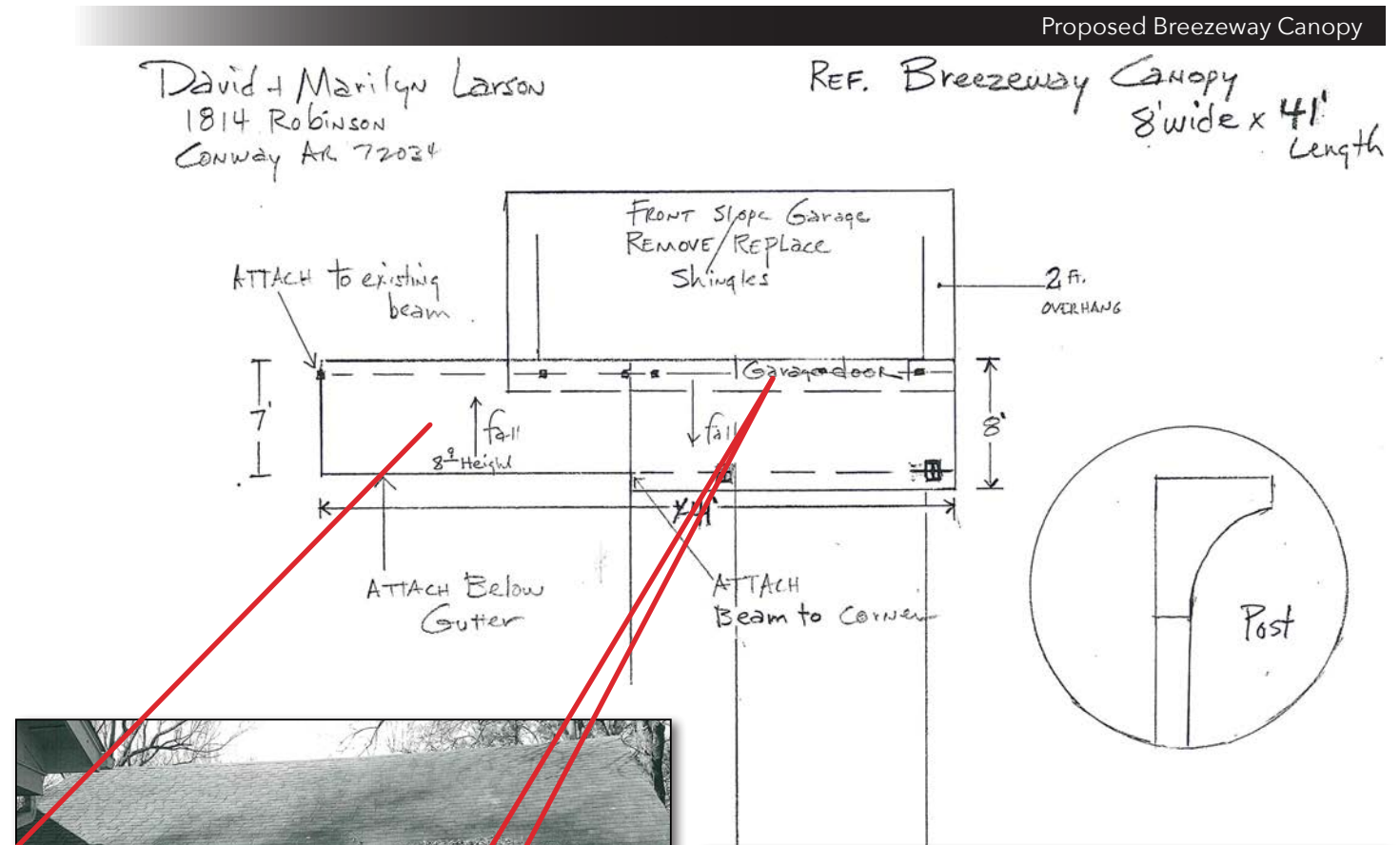
Mechanical Screening. HVAC units should be visually located away from streets or screened by landscaping. Exterior HVAC ductwork should not be visible from the street. Not applicable.

General comments. Some form of garage is shown on the 1948 Sanborn Fire Map. The garage has been added to and modified since that time. The garage could be considered a non-contributing accessory structure to the contributing home. The garage is sided with vinyl. Garage doors and windows are not original. The proposed modifications would have little impact on the historic residence. The modifications are also reversible. In addition, the majority of the breezeway roof and structure will not be visible from the public right of way.

RECOMMENDATIONS

Staff recommends approval of the remodeling with the following conditions:

1. Breezeway shall be constructed as shown on submitted plans.



Insulated Covers

Ballew's carries the top of the line 3" laminated panel. They may be installed with header, gutter, and side fascia or header and drip edge fascia. The drip edge is designed to accept regular house gutter when the customer or Homeowners Association wants a more uniform appearance. These panels are manufactured with aluminum skin on both sides with a polystyrene core. All covers must have a support beam as posts cannot be attached to gutter. A great advantage to these panels is that they are 4 ft wide so there is less labor involved in them than there is in a traditional cover.

Universal Lock

Concealed Fan Beam

Not only are these panels great for patio covers and walkways, they are also used for screen room and sun-room covers.

B LINCOLN APARTMENTS REHABILITATION + NEW MULTI-FAMILY STRUCTURE - 1616 - 1624 ROBINSON AVENUE

**ROBINSON HISTORIC DISTRICT
CERTIFICATE OF APPROPRIATENESS REVIEW
EXTERIOR REHABILITATION, DEMOLITION, AND
NEW MULTI-FAMILY STRUCTURE
1616, 1620, AND 1624 ROBINSON AVENUE**

APPLICANT

Greg Pillow
Mustela Properties, LLC
510 Whispering Wind Circle
Conway, AR 72034

OWNERS

Frank & Virginia Battles (1616 Robinson Ave)
2414 Robinson Avenue
Conway, AR 72034

Bryan & Karen Dearsbaugh (1620 & 1624 Robinson Ave)
3110 Cresthaven Court
Conway, AR 72034

SITE

Address. 1616 (Single Family Residence), 1620 & 1624 (Historic 2 Story Apartments) Robinson Avenue

Present Zoning. R-2A (Large Lot Duplex) in the Robinson Historic District. Application has been made to rezone to Lincoln Apartments PUD.

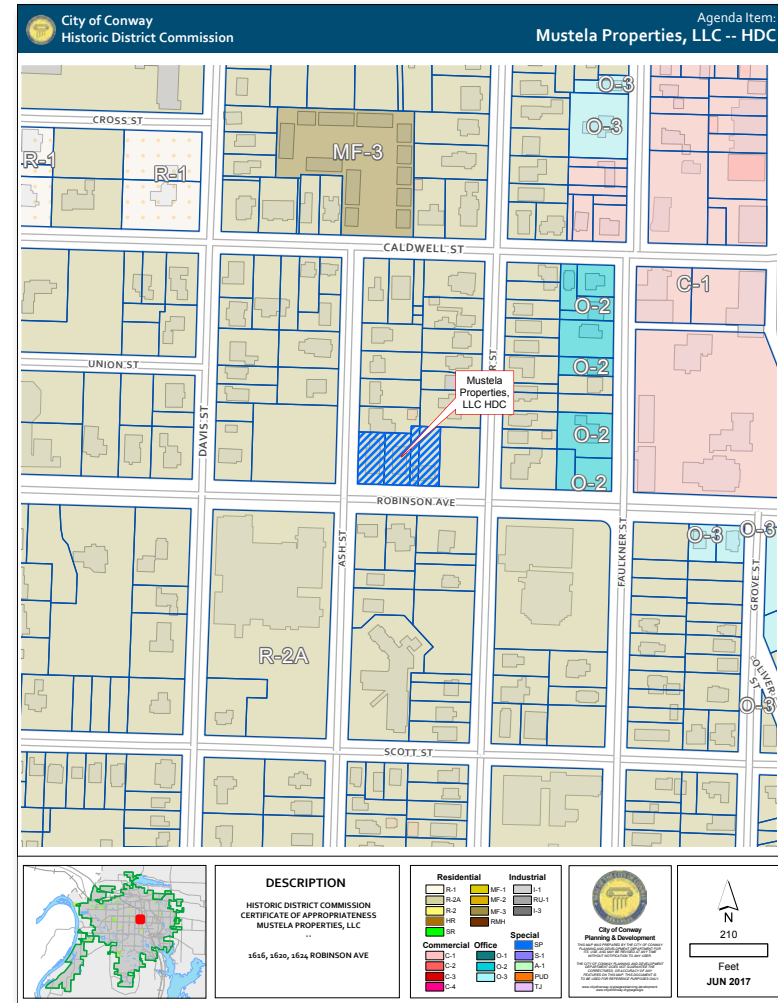
Abutting Zoning. R-2A (Large Lot Duplex), and O-3 (Quiet Office) in the Old Conway Design Overlay District.

Lot Area. ± 0.74 acres

Surrounding Area Structures. The property is located on the north side of Robinson Avenue within the Robinson Historic District. To the east and west, are parking lots. To the south are single family residences in Queen Anne, craftsman, and international/prairie styles. First Baptist Church is diagonal to the southwest.

General Description of Property and Proposed Development. The applicant is proposing to renovate and historically rehabilitate the two existing historic apartment structures, demolish the mid-century single family residence, and replace it with a new 2 story, 4 unit apartment structure. The applicant is seeking federal and state historic tax credits. The Arkansas Historic Preservation Program will be involved in review of restoration materials and methods in order to approve tax credits. The AHPP will also likely require historic easements on the properties helping to insure ongoing historic preservation.

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 two historic apartment building are set at around 40 feet from the property line. The 1965 residence is set at 12



feet from the property line. The new proposed apartment building would be set inline with the historic structures creating a more appropriate setback.

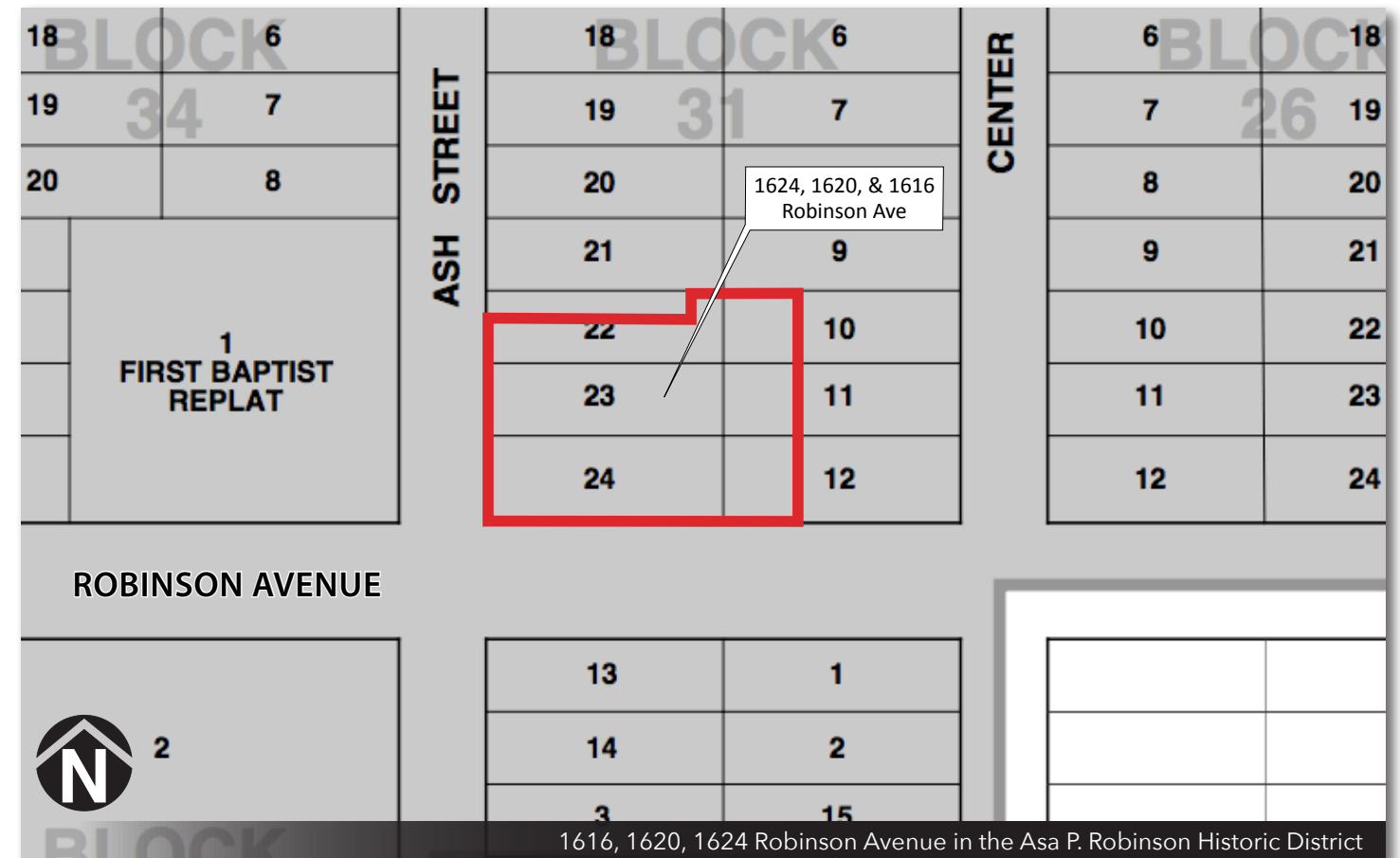
Spacing. Established spacing distance pattern between area structures. The new apartment structure would be set at 36 feet from the abutting existing apartment building similar to current apartment building spacing. The historic apartment buildings are around 32 feet apart. The ranch residence is around 13 feet from the abutting apartment building. The spacing for the new structure would be more appropriate than the existing spacing.

Lot Coverage. Lot coverage will be slightly higher with the additional square footage of a new apartment building and parking areas. However, the coverage will be offset with additional front yard parking area reductions.

Orientation. The direction in which the front of a building faces. The Robinson facing facades will remain unchanged. The new structure would also face Robinson.

Alley. There are no alleys in the reviewed property's block.

continued on pg 14



1616, 1620, 1624 Robinson Avenue in the Asa P. Robinson Historic District

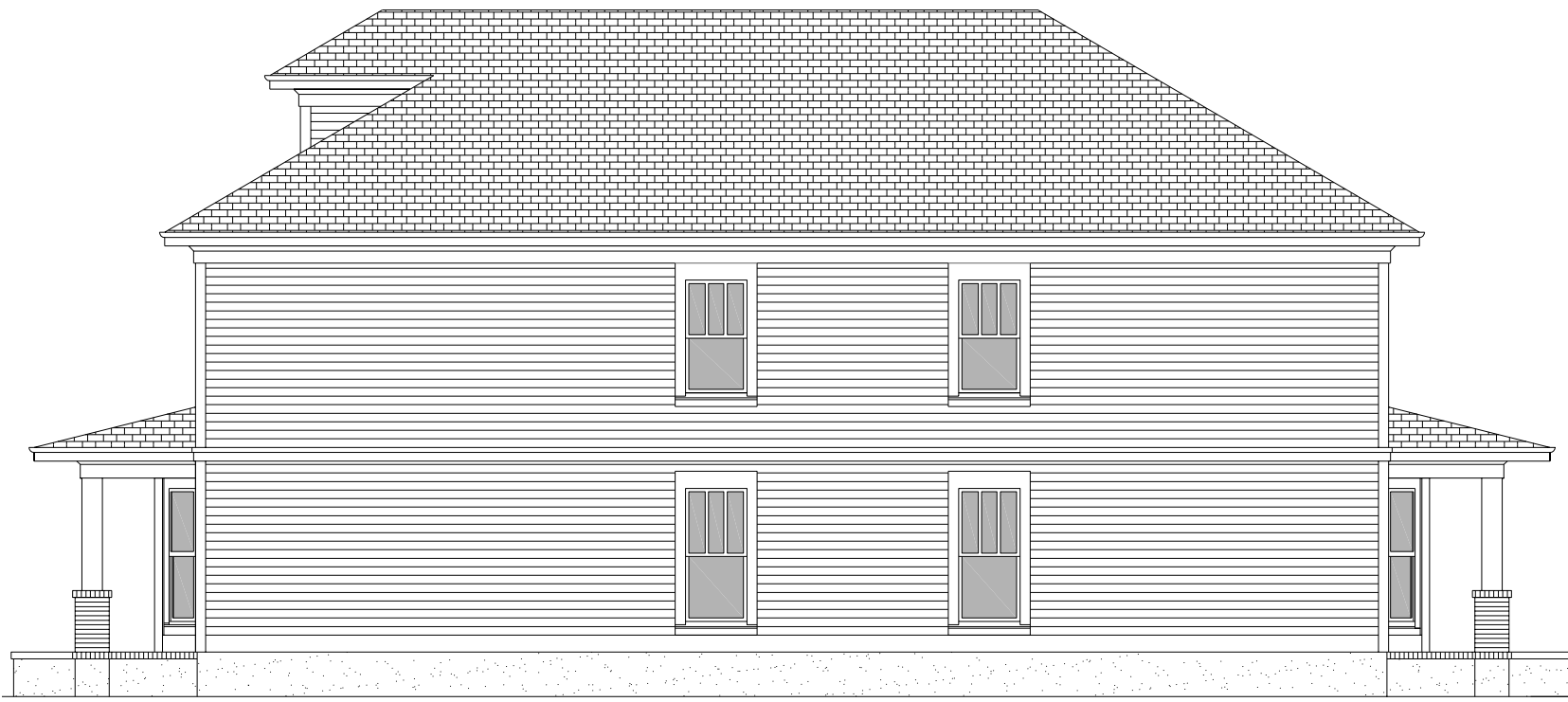
Elevations - proposed new apartment building at 1616 Robinson Avenue



1 NORTH EXTERIOR ELEVATION
SCALE 1/4" = 1'-0"



2 EAST EXTERIOR ELEVATION
SCALE 1/4" = 1'-0"



3 WEST EXTERIOR ELEVATION
SCALE 1/4" = 1'-0"



4 SOUTH EXTERIOR ELEVATION
SCALE 1/4" = 1'-0"

PRELIMINARY
DRAWINGS
NOT FOR
CONSTRUCTION

ARCHITECT
CHRIS EAST, AIA
315 ROCK ST., STE. 1608
LITTLE ROCK, AR 72202
P: 501.920.9558



LOCATION
ARKANSAS

SCALE
VARIES

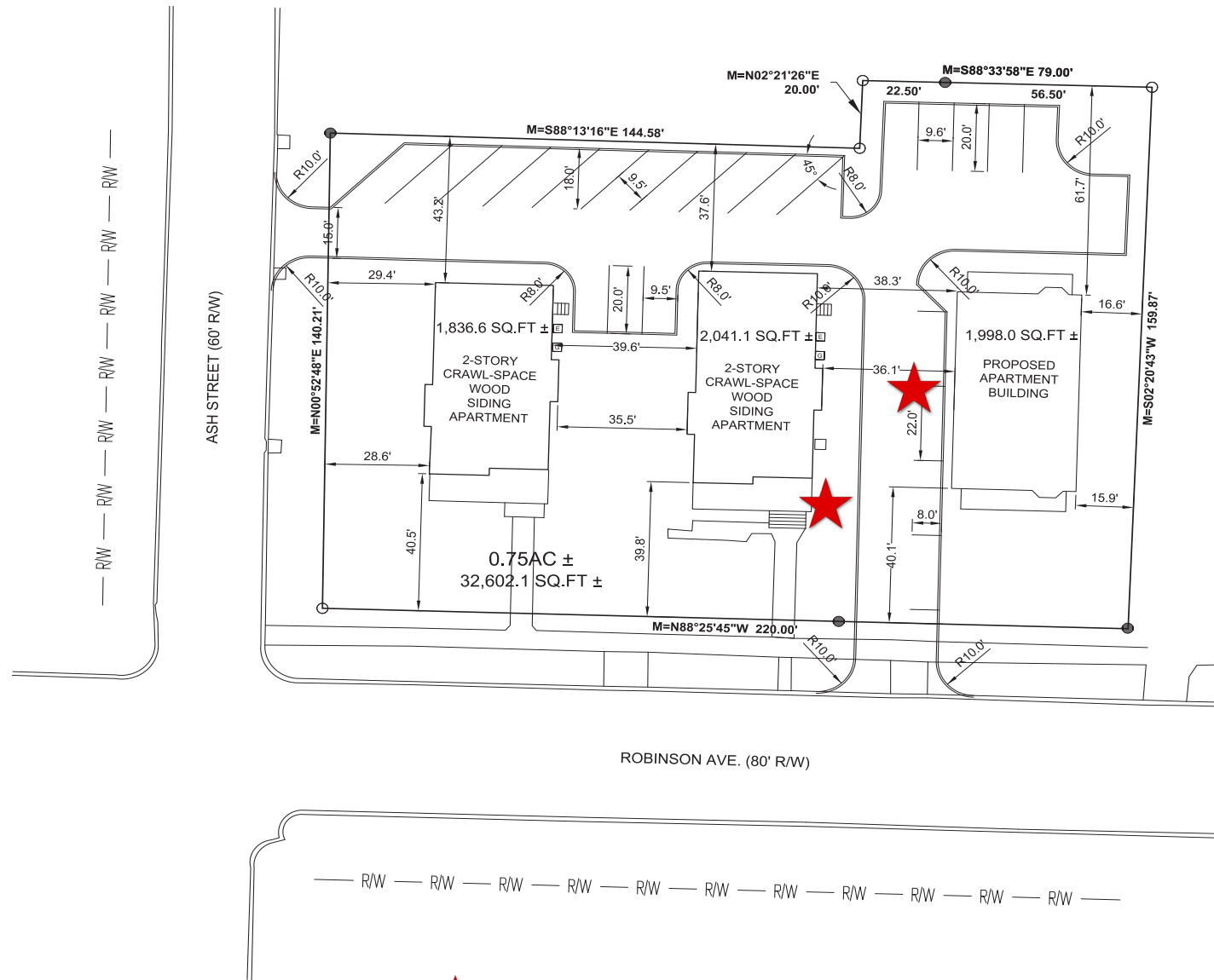
DATE

TITLE
EXTERIOR
ELEVATIONS
AND NOTES

SHEET NO.

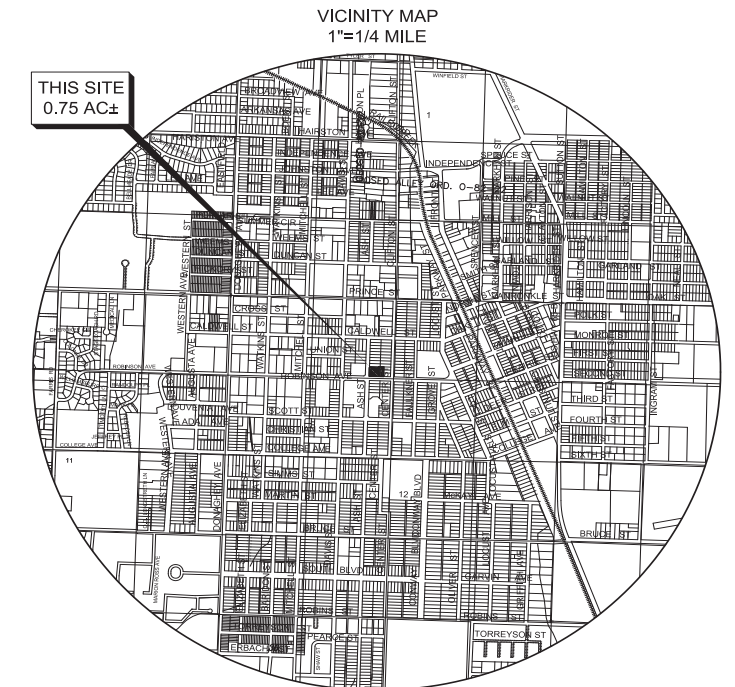
Proposed Site Plan

**LINCOLN APARTMENTS
P.U.D.**



= Large Pecan Trees

SITE INFORMATION
1. 0.75 ACRES 2. GROSS S.F. OF EXISTING BUILDINGS: 3,877.7 S.F. 3. GROSS S.F. OF PROPOSED BUILDING: 1,998 S.F. 4. PARKING SPACE: 9'x20' (MIN) 5. DRIVE AISLE: 15' MINIMUM 6. LOT SLOPE TO BE LESS THAN 5% 7. LIGHTING TO BE PLACED ON BUILDING AND WILL BE INWARD DOWNWARD & SHROUDED. 8. PROPOSED NUMBER OF NEW BUILDINGS: 1 9. NUMBER OF EXISTING BUILDINGS: 2 CURRENT ZONING R2-A
PARKING COUNT
PROVIDED: REGULAR 9'x20': 21
SITE AREA
TOTAL AREA = 32,602.1 SQUARE FEET IMPERVIOUS AREA = 18,211 SQUARE FEET 55.8% GREEN AREA = 14,391 SQUARE FEET 44.1% TOTAL VEHICULAR USE AREA = 10,884 SQUARE FEET
NOTE: LANDSCAPING AREA TO BE GRASS WITH TREES PLANTED AT A RATIO OF ONE TREE PER 30 FEET. 3" CALIPER CHINESE PISTACHE 30" TALL SHRUB



GARDNER CUSTOM HOMES
CITY OF CONWAY
SITE PLAN

CENTRAL ARKANSAS PROFESSIONAL SURVEYING	OFFICE (501) 513-4800 MOBILE (501) 475-2965 FAX (501) 513-5000	ROBERT D. FRENCH P.L.C. 1983
SHEET NO. 1 OF 1	SCALE 1"=20'	DATE 06/12/2017

P:\Subdivisions\ROBINSON'S PLAN\BLOCK31\GARDNER CUSTOM HOMES.dwg

Driveway/Parking/Carport. There is an existing wide asphalt driveway/parking area between the two historic apartment buildings. There is also a driveway and rear parking area accessed from Ash Street. A residential driveway leads to the ranch residence. The applicant would like to reduce the front yard parking area and construct additional parking in the rear of the historic structures and new apartment building. The existing driveway between the existing apartment buildings will be removed and a new drive added between the new apartment building and the existing east building, the new parking lot drive aisles. The parking lot would create 52 additional parking spaces. The 3 new drive aisles would provide additional access to the existing parking lot.

Sidewalks. There is a sidewalk along Robinson across the front of the property. This sidewalk is in disrepair. There is no sidewalk along Ash Street. HDC review, replatting of the property, and development review will require that the Robinson sidewalk be improved and construction of a new sidewalk along Ash Street.

Fences. No fencing is proposed.

Tree preservation. The majority of large trees on the property would seem to be unaffected. However, there are 2 large pecan trees; one close to the front porch of the east apartment building and the other behind the single family residence. Depending on the amount of disturbance, the pecan close the porch should be ok. The pecan behind the residence will need to be removed. Remediation with a new tree could be considered, however, there are ample large trees on the property.

MASSING

Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The new apartment's overall scale is appropriate when compared to the existing historic structures and surroundings. With a parking lot to the east, a similar new 2 story apartment building would "bookend" the two existing structures. It can be argued that the ranch residence was not appropriately scaled when it was constructed in 1965.

Height. The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. The overall height and eave lines match the existing apartments and are appropriate.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The proposed apartment building's width matches the two historic structures.

Directional expression. Measurement of the height to width ratio of a structure's elevation. The height/vertical expression of the residence remains unchanged. The existing ranch residence is low and horizontal in contrast to the historic structures.

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The proposed apartment building's footprint will be slightly larger than the existing residence, but will be in relation to the historic apartment buildings.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The new apartment building's overall form is similar to the historic structures in the level of detailing and complexity.

Facade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The proposed number of windows and doors are similar to the historic structures. The rhythm of windows, doors, columns, etc conform with the abutting historic structures.

DESIGN ELEMENTS

Style. The style should compliment the existing and area structures. The two historic apartments are listed as a "Plain traditional/Colonial Revival" on the 1998 Robinson District survey. The new apartment building is similar in style and should blend well with the historic structures. The ranch residence is listed as non-contributing to the Robinson District.

Entries, Porches, and Porticos. Entry points to the existing structures will not be changed. The new apartment building will have 2 entry doors on the south and 2 on the north. These entries will be from a covered porch. The porch appears to be the minimum required depth of 6 feet.

Doors and windows. The existing doors and windows on the historic apartment buildings will be restored. Appropriately sized doors and windows are shown on the elevations of the new apartment buildings. The windows shown are 2 and 3 over one. It is assumed that new windows will use pane dividers and not true muntins. The existing structures have one over one windows. One over one may be preferred on the new structure.

Awnings. When new construction uses awnings, traditional awning designs, materials, and placement should be used. No awnings are proposed. The width of the "throat" of the new entry drive could possibly be reduced to present a more residential sized driveway. It could then widen to accommodate parallel parking.

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 existing apartment buildings have simple detailing in classic proportions. Wide window and door trim is used. A drip edge is above most windows. Additional moulding is used on the Robinson Ave facade around doors and windows. A wide trim board is used at the cornice. Existing porch columns are appropriately sized. The siding is a narrow clapboard.

The new apartment elevations show similar detailing to the historic structures; wide trim board is used at the doors and windows, columns appear to be similar size, wide cornice trim is used. Siding should probably be in a narrower style to better match the historic structures. A Hardieboard or similar material is planned.

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 shown.

Roof. Historic structures have an asphalt roof. Roofing will be replaced with in-kind material. The new structure would also have an asphalt roof.

Decks/Plaza Space. No decks or patio space are shown on the submitted plans. However, the applicant has discussed using the area between the historic structures current used as a driveway for a common gathering area. It is unclear if any structures would be involved in this area.

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. Screening shrubs will be needed for any existing or new exterior HVAC units.

RECOMMENDATIONS

The applicant is seeking approval of renovation/rehabilitation, demolition, and new construction. Any approvals should also be contingent on City Council's approval of the proposed Planned Unit Development.

Renovation/rehabilitation. Additional information may be necessary to issue a certificate of appropriateness. No Certificate of Appropriateness may be required if all repairs are "in-kind". Arkansas Historic Preservation Commission coordination may also be necessary. Additional information and specifications may be needed.

Demolition. By the Robinson District Guidelines, the Historic District Commission shall consider the following demolition criteria: Robinson Historic District Guidelines. Section 11. Determination On An Application. B

"Proposed repairs, alterations, new construction, moving, or demolition in the Historic District shall respect and relate to the special character of the District. In making its determination, the HDC shall consider without being limited to the following criteria within the context of the Secretary of Interior's Standards for Rehabilitation adapted specifically to Conway:

1. The purpose of this Ordinance; *To protect and preserve the Robinson Historic District structures and ensure the appropriateness of new construction within the district.*
2. The architectural or historic value or significance of a building and its relationship to the surrounding area; *The non-contributing ranch residence is over 50 years old. However, its architectural significance and relationship to area historic structures is questionable. The massing, scale, site disposition do not relate to area historic structures.*

3. The general compatibility of proposed changes; *The proposed new structure would be more in style, massing, scale, and site disposition with area historic structures.*
4. Any other factor, including visual and aesthetic, considered pertinent."

If the HDC feels that demolition of 1616 Robinson Avenue is appropriate, the condition should include the above criteria 2 and 3 as justification.

New Construction. The applicants have supplied a site plan and building elevations for a new 4 unit apartment building.

HDC STAFF RECOMMENDED CONDITIONS

General.

1. Project is contingent on City Council's approval of the Planned Unit Development. If the PUD is not approved, no Certificate of Appropriateness will be issued without PUD approval.
2. All approvals are limited to Mustela Properties, LLC.

Renovation/Rehabilitation of the Historic Apartment Buildings.

Rehabilitation may proceed with coordination of HDC Staff and the Arkansas Historic Preservation Program. Additional Certificates of Appropriateness may be requested and reviewed by the HDC as necessary.

Demolition.

1. The ranch style residence at 1616 Robinson may be demolished. The HDC determines that criteria 2 and 3 as listed in Robinson Historic District Guidelines, Section 11, Determination On An Application, are in compliance:
 - A. The non-contributing structure is lacking in architectural significance.
 - B. The structure's massing, scale, and site disposition is not in relation to area historic structures.
 - C. The proposed new structure's style, massing, scale, and site disposition will better relate to area historic structures.

New Construction.

1. New apartment structure shall be constructed as proposed on submitted elevations and site plan with any changes as required in following conditions.
2. Windows shall have one over one sashes similar to historic apartment buildings.
3. Wide trim around windows and doors shall be used similar to historic apartment buildings. Wide cornice trim band shall also be used. Additional trim and moulding similar to existing historic apartment buildings shall be used on doors and windows on Robinson Ave facade.
4. Hardie-siding or similar cementitious siding shall be used.
5. Trees?
6. Site lighting must be inward downward and shrouded, meeting development review regulations.
7. HVAC equipment must be located at the rear or sides of the structures and screened with a low fence and/or shrubs.

CLG 2016 Grant Status • Faulkner County Museum

The Arkansas Historic Preservation Program has approved the Faulkner County Museum drainage study project. An agreement between the City and the FCM has been signed and work is under way. The engineering fee for the study is \$3500.

CLG 2017 • Remaining 2016 CLG Grant Funds

\$2500 was awarded for the consultant fee for the completion of the College Avenue Historic District National Register nomination. HDC staff was instructed to see if funds were available for a realtor training workshop and historic district street signage for the Hendrix Addition. The AHPP says grant funds may no longer be used for street signage, banners, etc. There is currently \$4804.13 available in the 2016 CLG Grant. \$3500 will be used for the FCM engineering study leaving \$1304.13 available for training workshops. AHPP Staff has given preliminary approval of a realtor training or similar activity.

Scull Historic District • 2 Residence Handmade Concrete Block Historic District 428 and 432 Conway Boulevard

The Arkansas Historic Preservation Program has reviewed and recommended approval of the Scull Historic District National Register nomination to the State Review Board. The nomination was completed pro-bono by Aryn Denette, Conway resident and daughter of HDC Staff, with the assistance of Travis Ratermann, AHPP staff. The nomination is scheduled to be presented to the State Review Board at 10 am, Wednesday, August 2, 2017. A letter of approval has been composed for the HDC Chairman's signature to be forwarded to the AHPP to support the nomination. Copies of the full nomination are available via email.