



CONWAY

HISTORIC DISTRICT COMMISSION
STAFF REPORT



5:30 pm • February 25, 2019 • City Hall



February 25, 2019 • 5:30 pm • 1201 Oak Street

AGENDA

Call to Order

Approval of Minutes - November 26, 2018; January 28, 2019

I. Public Hearings - Asa P. Robinson Historic District

None

II. Public Hearings - Old Conway Design Overlay District

A. New single-family residence - 141 Oliver Street

III. Discussion

A. 2019 Officer Elections

B. Remaining 2018 CLG Funds

C. 2019-2020 CLG Application

Adjourn

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HISTORIC DISTRICT COMMISSION MEMBERS

Steve Hurd

David Carolina

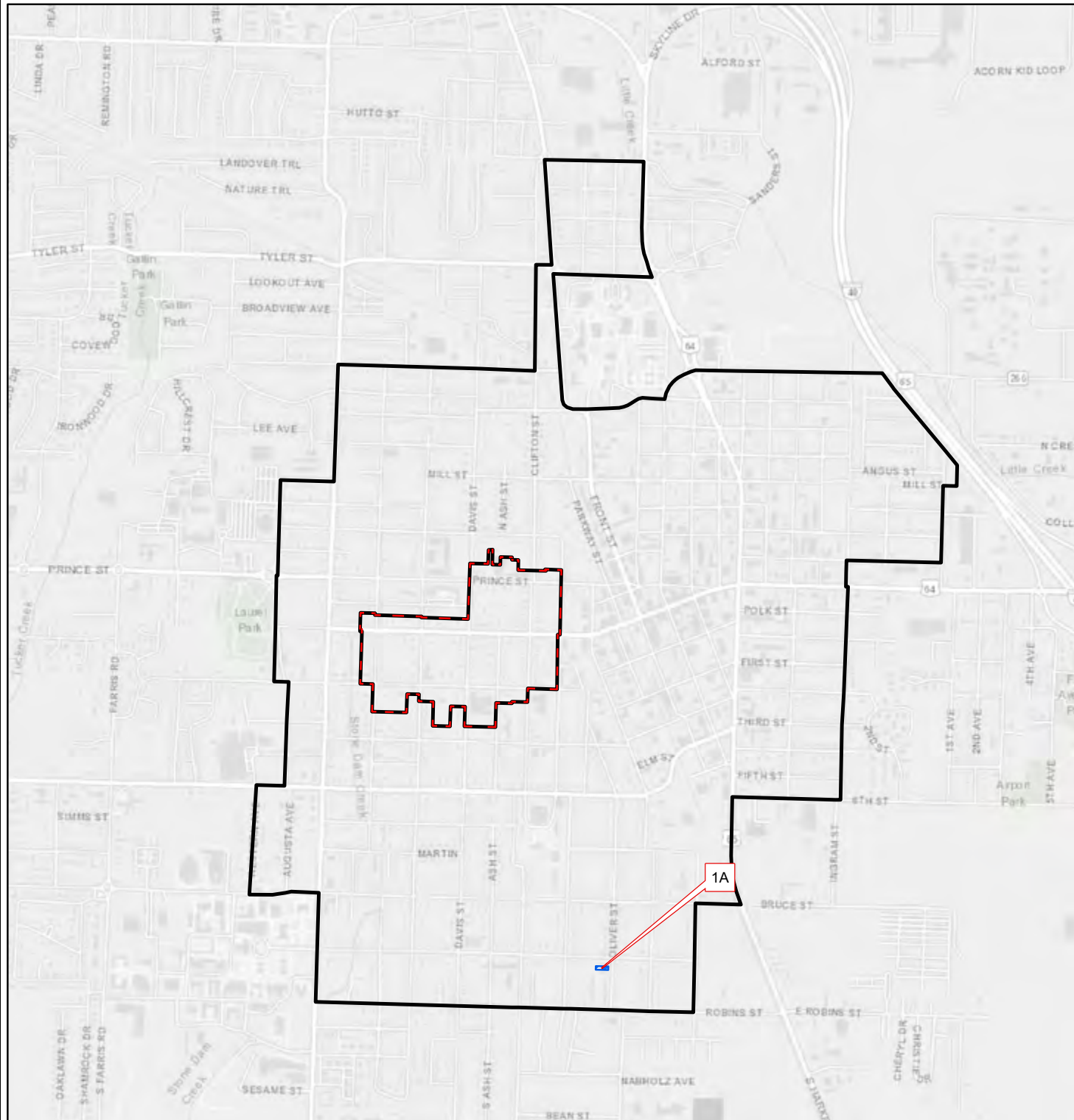
George Covington, Sr.

Shelby Fiegel

Taylor Martin

Gerald Tosh

Emily Walter



I. PUBLIC HEARING ITEMS
A. Storybook Homes - new single family home @ 141 Oliver St

- OCDD
- Name
- Asa P Robinson Historic District
 - Old Conway Design Review District
 - City Limits

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II.A NEW SINGLE-FAMILY RESIDENCE - 141 OLIVER STREET

OLD CONWAY DESIGN OVERLAY DISTRICT CERTIFICATE OF APPROPRIATENESS REVIEW NEW SINGLE-FAMILY RESIDENCE 141 OLIVER STREET

APPLICANT/OWNER

Niki Thompson
Storybook Renovations, LLC
2016 Duncan Street
Conway, AR 72034

SITE

Address. 141 Oliver Street.

Lot Area. ± 0.16 acre.

Present Zoning. R-2A (Large Lot Duplex), Old Conway Design Overlay Suburban District.

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

Surrounding Area Structures. The property is located in the Old Conway Design Overlay District Suburban Zone on the west side of Oliver Street. Area structures consist of single-family residences as well as an apartment complex in minimal traditional and modern minimal styles.

General Description of Property and Proposed Development.

The applicant is proposing to construct a new single-family residence following a lot split that separated the lot in question from its parent parcel on the lot to the north. The proposed structure will be a modern Tudor replica style home using a shotgun form.

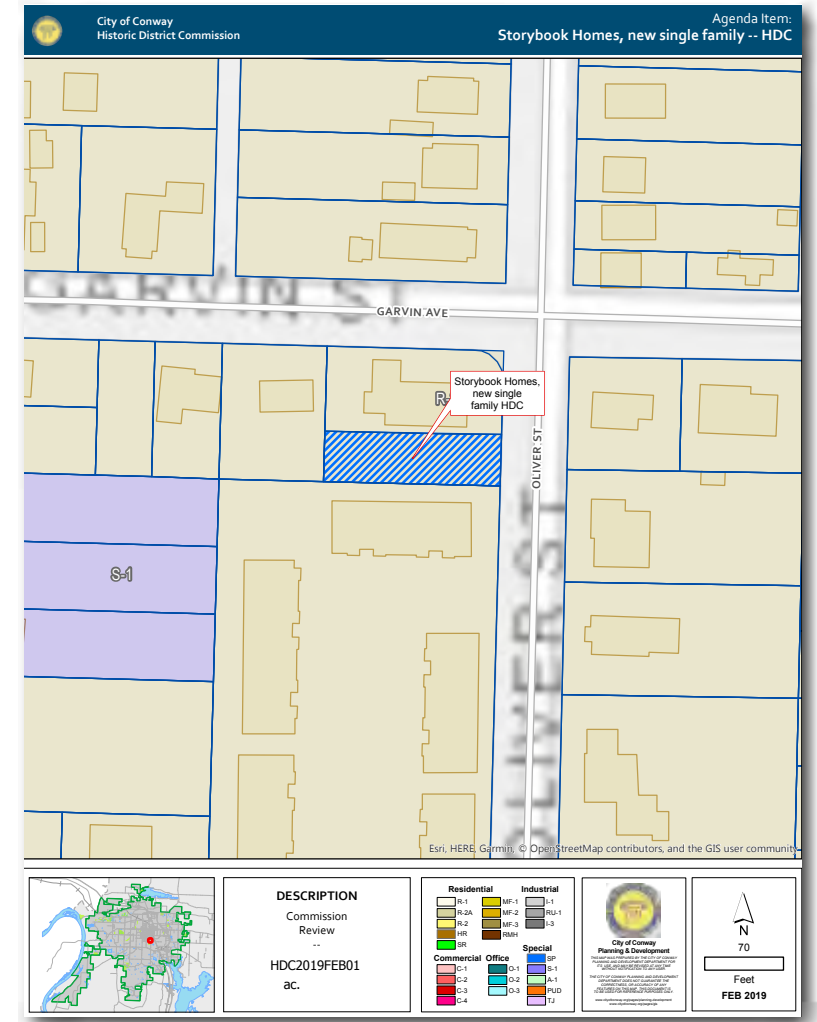
Setbacks and Spacing. Front setbacks are allowed within a range of 85% to 115% of the average front setback of the area. The average setback from the property line for the area is 30', based on the property to the north. The included drawings indicate a setback of 33'. The other proposed setbacks conform to the zoning requirements. The proposed setbacks and spacing are appropriate.

Lot Coverage. Lot coverage appears to conform to the 60% impervious maximum.

Orientation. The front door of the home will face the street in an appropriate manner.

Alley. There is no alley access to this lot.

Driveway/Parking. The applicant is proposing a 13' driveway adjacent to the south property line. The driveway's placement against the property is not appropriate. Recommend reducing driveway width to 10' to allow for a minimum buffer off the property line of 2.5'. The trees along the fence line will likely need to be removed.



Sidewalks. There is no existing sidewalk along the property. Sidewalk construction is required due to the scope of the proposed project. A sidewalk would connect to an existing sidewalk to the south, but not to the north. Recommend accepting a fee-in-lieu of sidewalk construction due to the lack of sidewalks in the area. The fee will be \$877.06.

Fences/Walls. There is a chain link fence running along the south side of the property. The fence may be removed. No additional fencing is proposed.

Tree preservation. There are no significant trees affected by the project. There is a row of trees along the south property line that will likely need to be removed to accommodate construction of the driveway.

MASSING

Scale. The size of the proposed structure (2229 sf) is compatible to the overall scale of structures in the surrounding area, which appear to range between approximately 825 sf and 2100 sf.

Height. The structure appears to respect the historical norms within the neighborhood.

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Width. Homes within the general vicinity appear to have general widths between 28'-58'. The home will have a width of 22'.

Directional expression. This will be relatively consistent with the surrounding homes.

Footprint. The footprint of the structure will not be consistent with the surrounding homes. However, the long and skinny nature of the home will not detract from the area.

Complexity of form. The structure will contain a level of detailing and form that is more consistent with historic patterns of construction than surrounding non-historic homes.

Façade, wall area, rhythm. As proposed, the front façade of the structure will be dominated by the roof. The window opening on the front is out of proportion without a strong vertical orientation. Recommend the front façade designed be altered in a manner generally consistent with the sketch included to the right.



DESIGN ELEMENTS

Style. The style of the home will be a modern Tudor replica. The structure will have a compatible appearance without conveying a false sense of historicity.

Entries, Porches, Porticos, Doors, Windows, and Awnings. The porch will be covered with a roof form matching the structure and compatible with the surrounding area. The windows forms are appropriate as proposed and should be altered in a manner to allow for more vertical orientation.

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. Detailing is uncertain from the application. Brick and stucco will be used on the exterior façade of the structure. Staff recommends minimum requirements be imposed as a condition of approval.

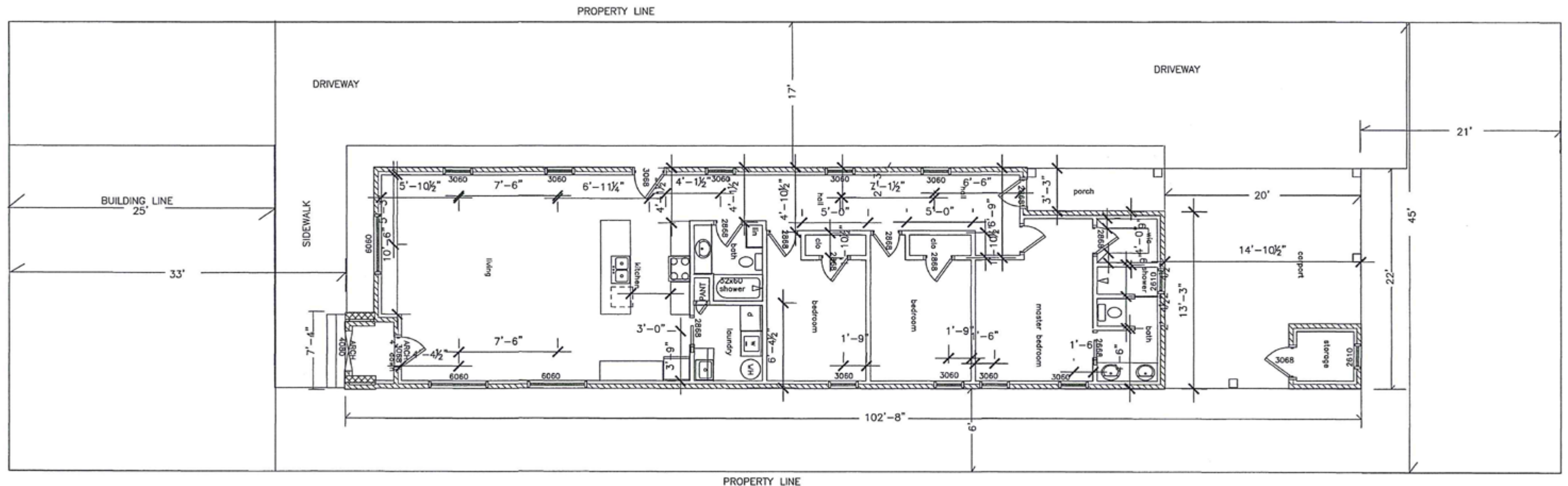
Shutters, Roof, Decks/Plaza Space, Skylights, and Mechanical Screening. The applicant is proposing a gable style roof with asphalt shingles. The roof will have 12:12 pitch for its main gable, front entry elements will feature a 16:12 pitch. HVAC will not be placed at the front of the house.

RECOMMENDATIONS

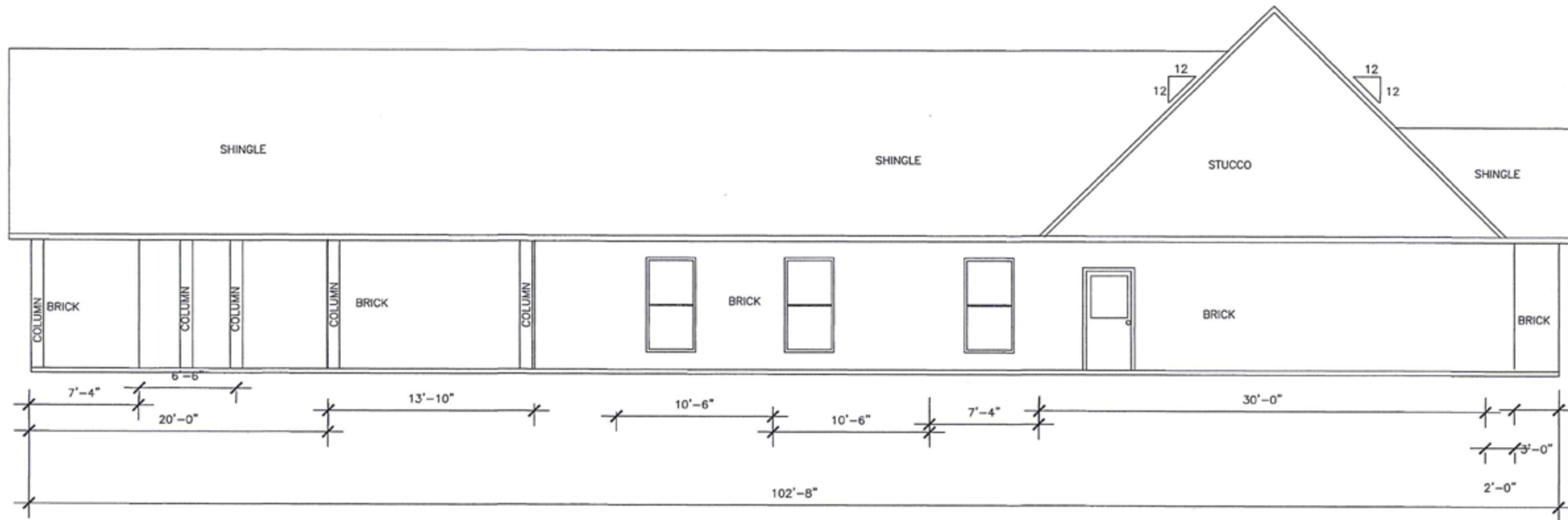
Staff recommends approval of the new residence and driveway with the following conditions:

1. Driveway shall be paved with asphalt, concrete, or appropriate pervious pavers. The driveway shall be required to be reduced in width to 10' from the 13' shown on the plans.
2. A fee of \$877.06 be accepted in-lieu of sidewalk improvements due to the lack of sidewalks in the area.
3. Vertical separation elements be added to the front and side windows which are proposed to include a diamond grid pattern.
4. The gabled front entry area include an all brick façade surface.
5. A front facing gable be added to the front façade with the addition of a small vertically oriented window or half-radius picture window. The gable shall be clad with stucco or wood shakes/shingles.
6. HVAC equipment be placed in a manner to minimize its visibility from the street.
7. The applicant will provide revised plans to the Planning Director for review and approval prior to issuance of building permits.

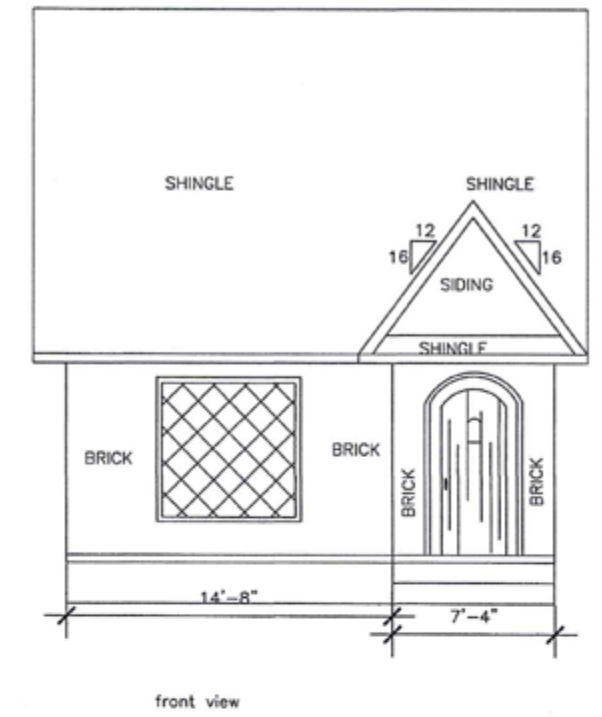
Site plan



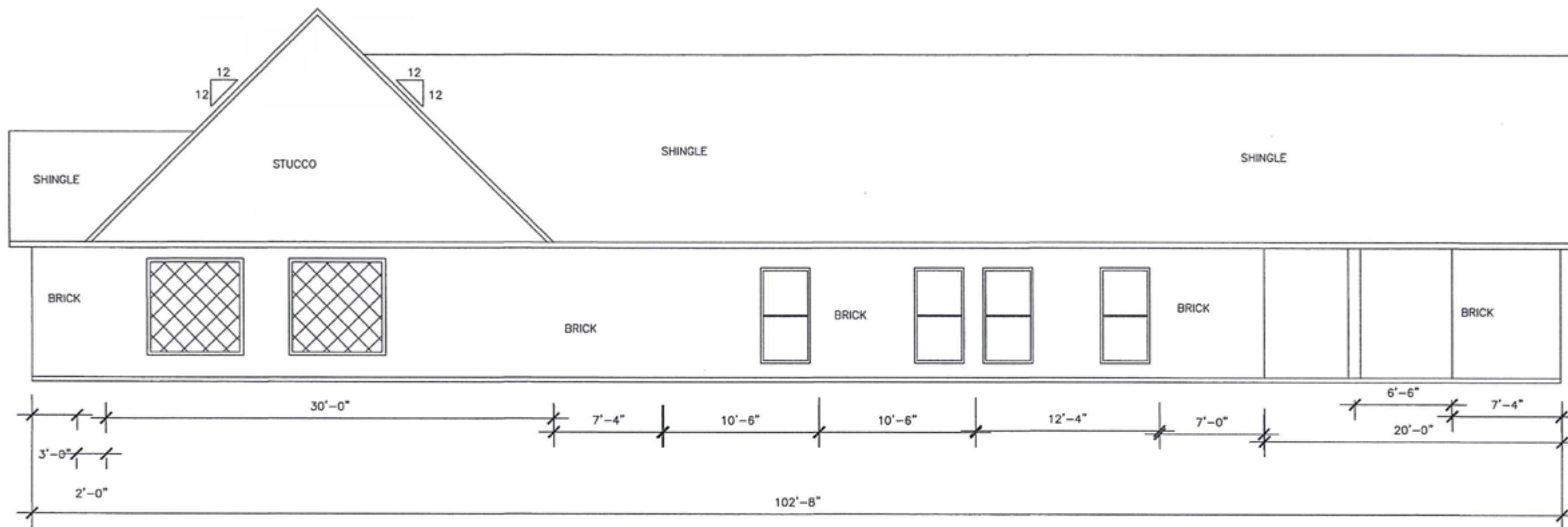
II.A NEW SINGLE-FAMILY RESIDENCE - 141 OLIVER STREET



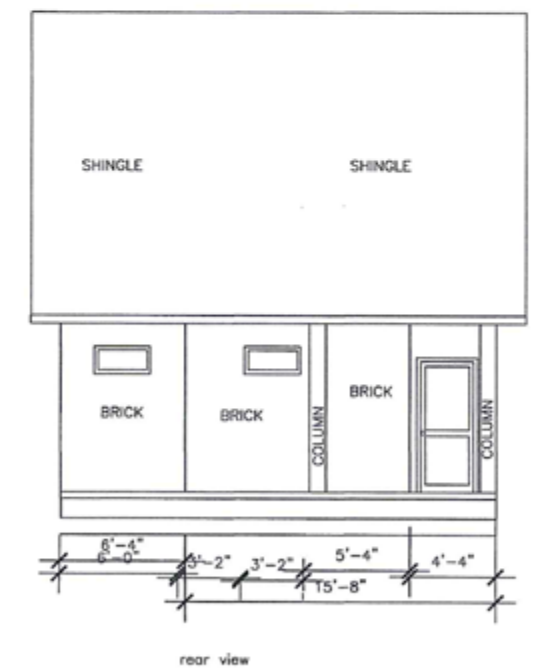
South elevation



East (front) elevation



North elevation



West (rear) elevation

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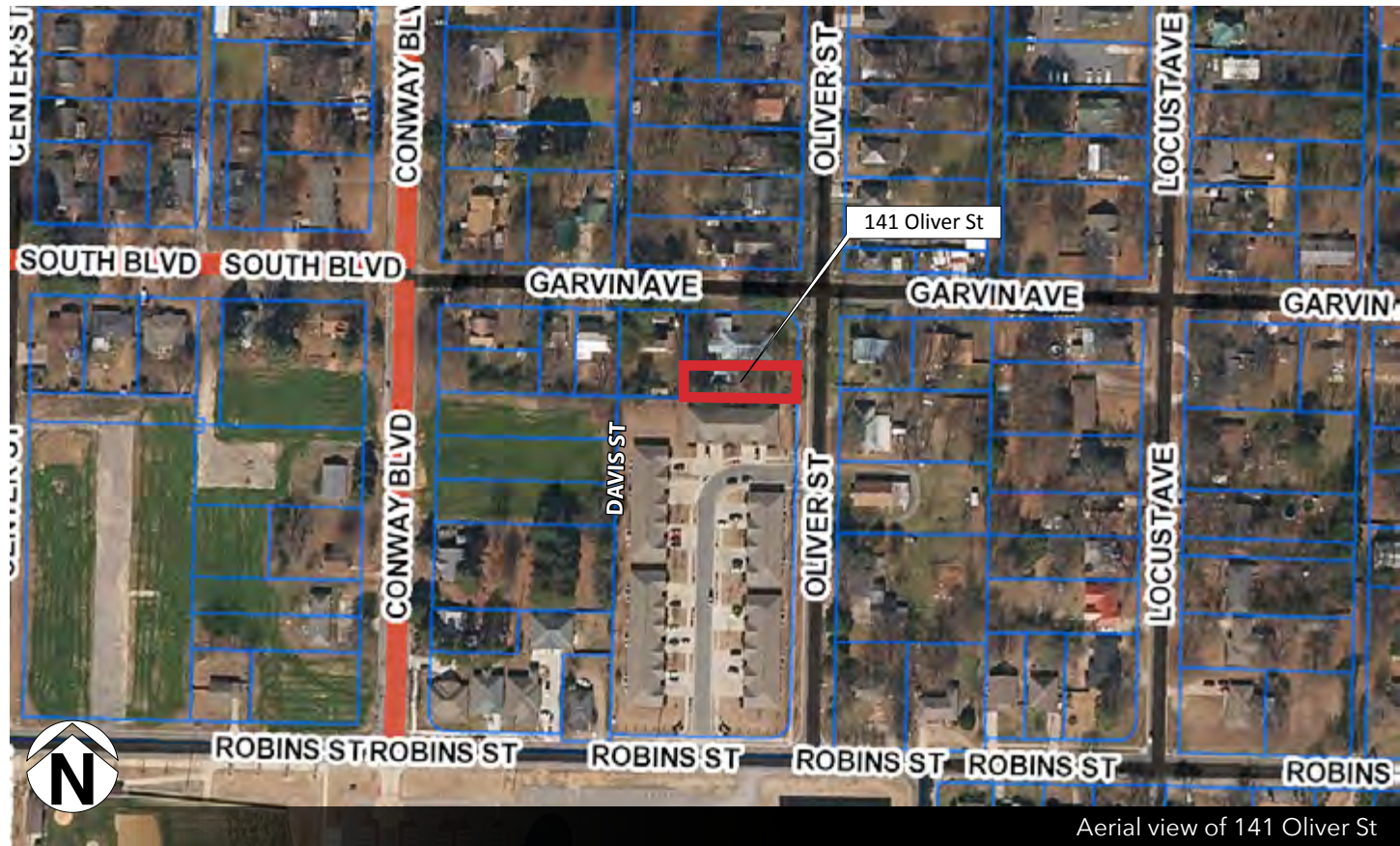


Panoramic view from property look N to S along Oliver St

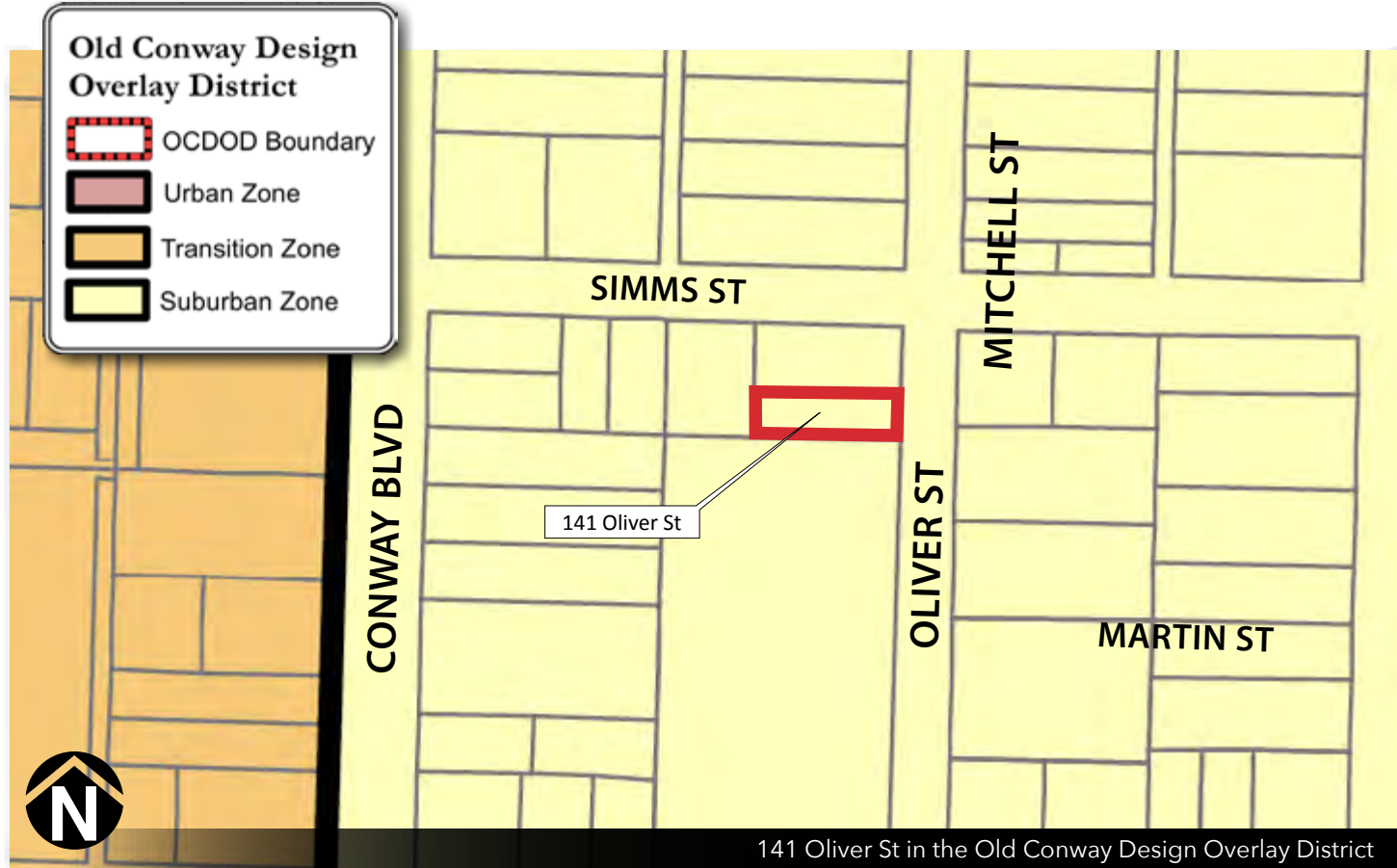


View of property from Oliver St looking W

II.A NEW SINGLE-FAMILY RESIDENCE - 141 OLIVER STREET



Aerial view of 141 Oliver St



141 Oliver St in the Old Conway Design Overlay District

III.A 2019 OFFICER ELECTIONS

The Commission should select, for the 2019 term, a chairman, vice-chairman, and secretary. According to the Historic District Commission By-Laws, Article II, Section B, Officers:

The Chair, Vice-Chair and Secretary

1. The Commission shall elect from its membership a Chair, a Vice-Chair, and a Secretary for terms of one (1) calendar year each.
2. The Chair shall preside at all meetings and hearings of the Commission. The Vice-Chair shall preside in the Chair's absence. in the event of the absence or inability of the Chair and Vice-Chair to perform their duties at any meeting, the other members shall elect a member to serve as the temporary Chair. The Vice-Chair shall assume all duties of the Chair in the Chair's absence.
3. The Chair shall present to the Commission for its approval the names of all persons appointed to committees established by the Commission, The Chair shall designate one (1) member of each Committee to serve as the Committee Chair.
4. The Chair shall sign all approved minutes, and other appropriate documents on behalf of the Commission.
5. The Chair shall be responsible for the orientation and training of new members.
6. The Secretary shall be responsible for:
 - a. Monitoring the minutes of each meeting.
 - b. Maintaining a record of the By-Laws of the Commission.
 - c. Maintaining a record of current membership of the Commission with their terms of office.
 - d. Maintaining a record of the organization of the Commission.
 - e. Distribution of conflict of interest forms at the appropriate time.

III.B REMAINING 2018 CLG FUNDS

The 2018 CLG Grant included funds for 4 tasks:

- \$3524.16 for attendance at the July 2018 NAPC Forum in Des Moines. *Task complete.*
- \$600 for in state trainings up until June 30, 2019. **Task incomplete.**
- \$360 for Robinson District brochure and mailing. *Task complete.*
- \$934 for materials for a realtor education session; \$543 for printing of 100 black and white Robinson District Guidelines and \$400 for 100 1 gigabyte thumb drives with digital versions of the Robinson and Old Conway Design Overlay Guidelines, wood windows documents, maps, and other relevant Old Conway/Robinson District preservation information. **Task incomplete.**

The Realtor Training Session is the last big item in the 2018 grant. This should be held next year prior to May 15. Coordination with Planning Department Staff will be needed to ensure printing and thumb drives are ready.

III.C 2019-2020 CLG APPLICATION

The Arkansas Preservation Program has announced the availability of the new Certified Local Government (CLG) grant funds for 2019, which cover activities between May 15, 2019, and September 30, 2020. CLG grants are made possible by a Historic Preservation Fund grant administered by the National Park Service, Department of the Interior. The Arkansas Historic Preservation Program (AHPP) will award approximately \$100,000 in this grant cycle.

Because of issues noted in the quadrennial assessment process, this year the AHPP is prioritizing grant proposals for community preservation plans. Preservation plans identify resources for future survey and registration, assess current preservation efforts, plan for new initiatives, and make the case for preservation to decision makers and community members. They can also assist in planning for future CLG grant projects. To see examples of preservation plans from Arkansas communities go to: <https://goo.gl/iF6uFm>

The Planning staff was informed that applications which include a local match will be likely be more favorably reviewed than those which do not. The City Council approved the HDC request to apply for the grant with a dollar for dollar match of up to \$25,000 for the amount awarded. The Planning staff will apply for a grant of \$25,000 from AHPP.

2019-2020 Grant Application Process

The application process consists of two steps: 1) the optional submission of a Letter of Intent by December 14, 2018, and 2) the submission of a complete application by February 22, 2019. AHPP strongly recommends submission of a Letter of Intent (LOI) if you intend to submit a grant application. The LOI gives AHPP staff a chance to help you prepare for the application phase. The content of your LOI does not restrict project changes in the final grant application. Substantive changes or additions to applications will not be allowed after February 22, 2019, as the AHPP evaluation schedule is fairly short.

A letter of intent stating Conway's interest in seeking a consultant to create a Conway Preservation Plan was mailed to the AHPP on December 10, 2018.