



CONWAY

HISTORIC DISTRICT COMMISSION
STAFF REPORT

5:30 pm • July 25, 2018 • City Hall



July 25, 2018 • 5:30 pm • 1201 Oak Street

AGENDA

A. Call to Order

B. Approval of Minutes

- 1. June 25, 2018

C. Public Hearings - Old Business

Old Conway Design Overlay District

- 1. 2113 Weems St - Moon New Single Family Residence

D. Public Hearings - New Business

Asa P. Robinson Historic District

- 1. 815 Mitchell St - Argo New Single Family Residence

Old Conway Design Overlay District

- 2. Robinson & Center Church of Christ Freestanding Metal Carport

E. Adjourn

HISTORIC DISTRICT COMMISSION MEMBERS

- Steve Hurd, Chairman
- Marianne Black, Vice-Chairwoman
- David Carolina
- George Covington, Sr.
- Shelby Fiegel
- Taylor Martin
- Gerald Tosh

Conway Historic District Commission June 25, 2018 Meeting Minutes

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

Roll Call

- Steve Hurd, Chairman - present
- Marianne Black, Vice Chairperson - present
- Taylor Martin - present
- George Covington, Sr. - present
- Gerald Tosh - present
- David Carolina - absent
- Shelby Fiegel - present
- HDC City Staff - Bryan Patrick - present

Finding of a Quorum.

6 Commission members - Quorum present.

Also in attendance:

- Marilyn Larson - Robinson Ave
- Molly Bernard - 1905 Caldwell St
- Jay Bernard - 1905 Caldwell St
- Katie Bernard - 1905 Caldwell St
- Doug Isanhart - 2610 TJ Dr
- Liz Hamilton - H+N Architects
- Madelyn and Jerry Adams - 1820 Robinson Ave
- Margaret West - 920 Center St
- Mary Mabry - Greers Ferry
- Jacob Mayfield - Robinson & Center Church of Christ
- James and Iona Dorsey - 1417 Bruce Str
- Greg Pinkston - 2450 Donaghey

Meeting Minutes

May 29, 2018 minutes. George Covington motioned for approval, seconded by Marianne Black. Minutes approved unanimously.

Robinson Historic District Certificate of Appropriateness Review

Remodel to Single Family Residences 1620/1624 Robinson Ave

Presentation:

Liz Hamilton explained that the new owners plan to remodel the apartment structures into single family residences. They also plan to add a large porch and entry to the west residence. Both residences would receive carports, new front entries, ribbon driveways, some new windows and doors, relocation of some existing windows, and a low picket fence. Some of the large pine trees on the west side will need to be removed for the new porch. A remedial canopy tree will be planted.

Neighborhood Discussion:

In favor: Neighbors present were favorable to the requested changes.

Opposition: None

Commission Discussion:

Chairman Hurd began Commission discussion concerning the new porch. The new porch is added as part of a new entry on the west. A smaller porch could be used as part of the new entry and not totally change the west facade. Liz Hamilton stated that the owner's would like to have a wrap around porch to provide access from the west to the south facades and new columns would match existing porch columns. Additional discussion concluded that the porch did not detract from the west facade and could be removed without affecting the essential from of the historic structure. The front facade changes were then discussed. The proposed new doors and removal of the upstairs access door were generally deemed as appropriate. The new door adds a more defined entry. The relocated window replacing the upstairs door will blend. There was discussion concerning the east carport building separation meeting fire code. The picket fence was seen as appropriate. Existing windows and doors would be preserved and repaired.

Motion made by Marianne Black to approve the remodel, porch addition, carports, and driveways with staff recommended conditions. Approved conditions:

1. The new porch on the west residence, new carport(s), new driveway(s), renovations, and remodeling shall be constructed and completed as shown on the submitted plans.
2. Windows and doors may be removed and relocated as proposed. The preferred order for use/replacement of windows is; reuse of existing windows, followed by the use of matching reclaimed windows, and new windows. Matching moldings shall be used around doors and trim. New windows and doors must be approved by HDC Staff.
3. Replacement siding shall be wooden with matching profile.
4. A picket fence meeting the Robinson Guidelines section 2.2.2 may be constructed.
5. Pine trees on the west side of the west residence may be removed. If removed, a canopy tree shall be planted in the southwest corner of the property at 1624 Robinson.
6. HVAC equipment must be located at the rear or sides of the structures and screened with a low fence and/or shrubs.

Motion seconded by George Covington. Motion approved unanimously.

**Robinson and Center Church of Christ
Freestanding Metal Carport
1505 Robinson Avenue**

Presentation:
Robinson and Center Church of Christ Youth Pastor, Jacob Mayfield stated that the Church had erected the metal cover without knowing that an HDC review was required. They selected the location thinking that the cover would be most hidden in the rear of the parking lot. He said they were open to alternative locations.

Neighborhood Discussion:
In favor: None
Opposition: Marilyn Larson stated that the Church had been parking their vehicles across the street in another parking lot; not in the Robinson District. To her, the cover looked like a "circus tent". Madelyn Adams was in opposition and read a letter from Tom and Lorraine Duso Kitts stating their opposition to the cover. They want the cover removed and an appropriate carport structure constructed in a proper location. Molly Bernard said the cover was not in the right location for this type of structure and it devalues the area. Mary Mabry stated her opposition followed by Katie Bernard. It was suggested that the cover be placed on the Church's main campus.

Commission Discussion:
Commission discussion centered on the size and location of the structure. A comparison was made to the Church of the Nazarene cover. The Nazarene cover is slightly smaller and located in the Old Conway Overlay District in a more hidden location. A better location should be found for the Church of Christ's cover. The former vehicle parking area south of the Courthouse campus could possibly work. The Church should look at an alternate location and visit with the HDC in July for another review. The structure may remain in place while a new location is researched.

Motion made by Marianne Black to deny allowing the cover to remain at the current location. Motion seconded by Shelby Fiegel. Motion approved unanimously.

**Old Conway Design Overlay District
Certificate of Appropriateness Review**

**Replacement Outbuilding
1417 Bruce Street**

Presentation:
James and Iona Dorsey presented their plans to construct a 384 s.f. outbuilding that will replace a smaller dilapidated shed. The house has vinyl siding. The outbuilding will have fiber cement siding. They plan to one day replace the vinyl on the home with fiber cement siding.

Neighborhood Discussion:
In favor: None
Opposition: None

Commission Discussion:
The Commission felt that this was an appropriate upgrade.

Motion made by Shelby Fiegel to approve the outbuilding with staff recommended condition. Approved condition:

- 1. The outbuilding shall be constructed as shown in submitted plans.

Motion seconded by Gerald Tosh. Motion approved unanimously.

**Pinkston New Single Family Home
1833 Simms Street**

Presentation: Greg Pinkston presented his plan to construct a new 1365 square foot (heated and cooled) single family residence, detached garage, and driveway. Mr. Pinkston shared new plans including the garage and revised elevations with additional windows as noted in the Staff report.

Neighborhood Discussion:
In Favor: None
Opposition: None

Commission Discussion:
Ms. Black asked about the proposed driveway and stated that a ribbon drive might be preferable. Mr. Pinkston explained that the drive would be on the west side of the residence to access the rear garage. The house would need to be pushed slightly to the east to allow additional space for the driveway to pass.

Motion made by Marianne Black to approve the new residence with amended staff recommended conditions:

- 1. The residence and garage shall be constructed as shown in submitted plans.
- 2. Driveway shall be concrete ribbon drive to garage on the west side of the house
- 3. The residence's front setback shall be approximately 25 feet from the property line.
- 4. Porch shall be 6 foot minimum in depth. Porch columns shall be a trimmed out to approximately 8 inches by 8 inches.
- 5. Floor to ceiling height shall be 9 foot minimum.
- 6. Siding material shall be fiber cement board or similar.
- 7. Wide trim around windows and doors shall be used.
- 8. One over one windows shall be used.
- 9. HVAC and utility equipment shall be appropriately located at the rear or side of the structure and/or appropriately screened.

- 10. A new sidewalk shall be constructed along Simms Street or an in-lieu fee of \$528 shall be paid prior to issuance of a Certificate of Occupancy.
- 11. Garage shall be constructed to match house.

Motion seconded by Taylor Martin. Motion approved unanimously.

**Isanhart New Single Family Home
1418 McKay Ave**

Presentation: Doug Isanhart presented his plans for a new 2064 square foot single family residence (1265 heat and cooled and 799 s.f. garage & porch) and driveway. Mr. Isanhart stand that the structure would have fiber cement siding. He noted that the report had a comment on windows and the circular drive. Mr. Isanhart stated that there were around 4 similar circular drives in the area.

Neighborhood Discussion:
In Favor: None
Opposition: None

Commission Discussion:
Mr. Hurd said that the siding orientation mixture was disconcerting. The proposed house will have board and batten on the front and horizontal siding elsewhere. Generally, the Commission did not see a problem with the mixture of siding orientation. Marianne Black asked Mr. Isanhart about shutters. Was he aware that the shutters should be 1/2 the size of the windows? Mr. Isanhart said, "Yes", and that they would like to have operable shutters.

Motion made by Marianne Black to approve the new residence with staff recommended conditions striking number 3; "Driveway shall be limited to typical 20 foot wide concrete driveway accessing the garage."

- 1. The residence shall be constructed as shown in submitted plans.
- 2. The residence's front setback shall be approximately 30 feet from the MacKay pavement or 15 feet from the property line.
- 3. Porch columns shall be a trimmed out to 8 inch by 8 inch minimum.
- 4. Floor to ceiling height shall be 9 foot minimum.
- 5. Siding material shall be fiber cement siding such as Hardie board or similar.
- 6. Wide trim around windows and doors and mixture of roofing shall be used as shown.
- 7. Shutters shall be at least 1/2 width of windows.
- 8. One over one windows may be used in lieu of false window dividers.
- 9. HVAC and utility equipment shall be appropriately located at the rear or side of the structure and/or appropriately screened.
- 10. A 4 foot sidewalk shall be constructed along McKay Avenue or an in-lieu fee of \$696 may be paid.

Motion seconded by Shelby Fiegel. Motion approved unanimously.

**Moon New Single Family Home
2113 Weems Street**

Presentation: No applicant representative attended the meeting.

Neighborhood Discussion:
In Favor: None
Opposition: None

Commission Discussion:
Commission bylaws state that a representative must be present to answer questions.

Motion made by Marianne Black to hold in committee due to lack of representation. Motion seconded by Taylor Martin. Motion approved unanimously.

Discussion

Reminder:
The July HDC meeting will be held on Wednesday, July 25. The meeting was originally scheduled for Monday, July 23. It was moved to allow more recovery time for HDC members and Staff returning from the NAPC Forum in Des Moines, IA.

**Old Conway Overlay and Robinson District Guideline
Amendments
HDC Member Term Amendment**

On June 12, the City Council approved an ordinance amending the Old Conway Design Overlay District and Robinson Historic District guidelines concerning synthetic siding. The Council approved the HDC's proposed amendments unanimously.

At the same meeting, the Council also unanimously approved the HDC's proposed term limit change. HDC members may now serve (2) initial 3 year terms. If reappointed, an HDC member may then serve an alternating 3 year term following a 3 year lapse from the Commission.

Adjourn

Motion to adjourn made by Marianne Black. Seconded by Taylor Martin. Meeting was adjourned.

C1 NEW SINGLE FAMILY RESIDENCE - 2113 WEEMS STREET

Held in committee at June 25, 2018 meeting

**OLD CONWAY DESIGN OVERLAY DISTRICT
CERTIFICATE OF APPROPRIATENESS REVIEW
NEW SINGLE FAMILY RESIDENCE
1833 SIMMS STREET**

APPLICANT/OWNER

Jamie Moon
24 Smoking Oaks
Conway AR 72034

SITE

Address. 2113 Weems Street

Lot Area. ± 0.11 acres.

Present Zoning. R-1 (Single Family Residential). The property is within the Old Conway Design Overlay Suburban District.

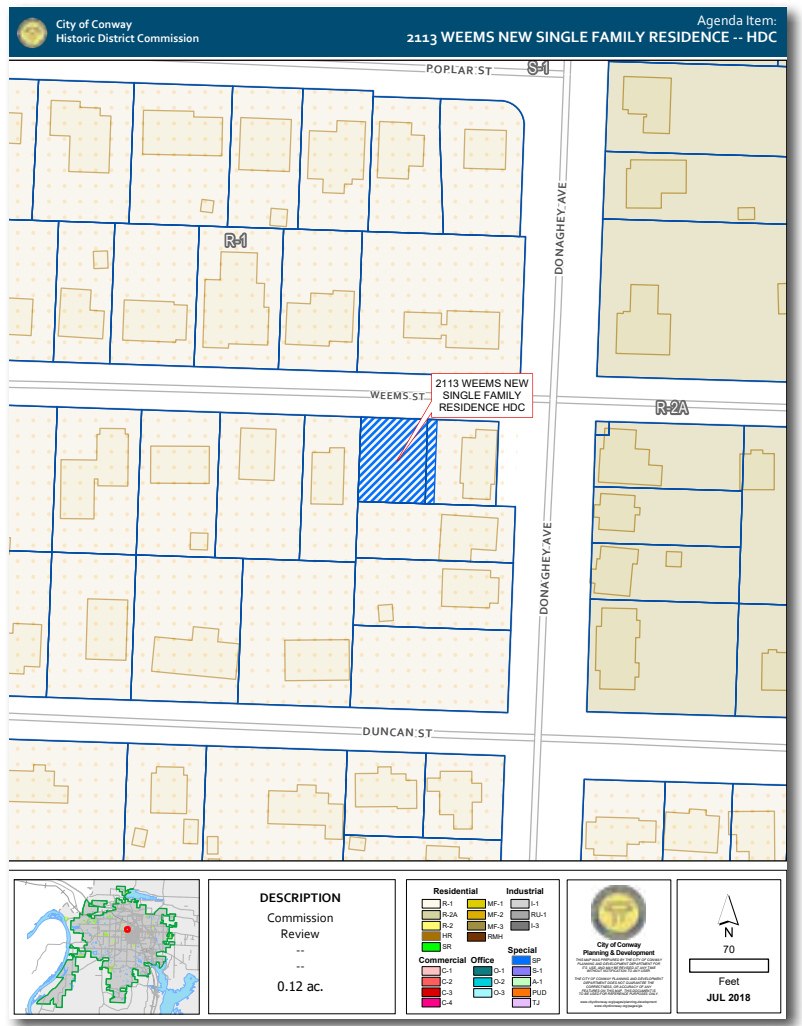
Abutting Zoning. R-1 (Single Family Residential). Within the Old Conway Design Overlay Suburban District.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the south side of Weems Street one lot west of Donaghey Avenue. Area structures consist of single family residences in ozark mixed masonry, minimal traditional, and ranch styles.

General Description of Property and Proposed Development. The applicant is proposing to construct a new 1562 square foot (under roof) 1266 s.f. (heated/cooled) single family residence. The lot was recently created through a variance approved by the Planning Commission (acting as the Board of Zoning Adjustment). The deep lot at 1117 Donaghey was split in two to allow a new residence. Two conditions of this variance are:

1. The existing concrete parking pad shall be demolished and a new, more appropriately located, parking pad shall be created to serve the existing residence. The Historic District Commission shall determine the most appropriate location.
2. A sidewalk shall be constructed along the Weems Street frontage of the west lot as part of the new construction in the Old Conway Design Overlay District or an in-lieu fee may be paid if placement of the sidewalk is not appropriate due to trees, existing sidewalks, utilities, etc. The sidewalk construction or in-lieu fee must take place prior to issuance of a certificate of occupancy for the new residence.

Setbacks. Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 85% to 115% of the average area front setback. The average area setback from the property line is 18'. The proposed front setback is 11'-6". The maximum allowed front setback is 21 feet while the minimum is 15 feet. The proposed front setback of around 11 feet under the minimum. An average of the 2 abutting residence's setbacks is 15 feet. The west side setback is around 18 feet and the east side setback is around 10 feet. The rear is shown at around



15 feet. The side setbacks are appropriate. The front setback should be increased to 13 feet to get closer to the minimum average. This would decrease the rear setback to 13 feet.

Spacing. Established spacing distance pattern between area structures. Spacing is similar to other residences and fits within the neighborhood spacing pattern.

Lot Coverage. The Old Conway District allows up to 60% impervious lot coverage. The pervious area will be at least 48%.

Orientation. The direction in which the front of a building faces. The new residence will appropriately face Weems Street.

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

Driveway/Parking/Carport. There is an existing concrete parking pad used by 1117 Donaghey. This pad is accessed from Weems. The approved variance to allow the lot split requires that this parking pad be demolished and a new more appropriately located pad be built to serve 1117 Weems. The proposed residence will be served by a parking pad on the west side of the new lot. Separating the parking pads prevents a large expanse of concrete.



Aerial View of 2113 Weems St



2113 Weems St in the Old Conway Design Overlay District

Sidewalks. There are no existing sidewalks along Weems Street. Sidewalk construction will be required on the newly created lot or an in-lieu fee of \$504 must be paid (42 feet @ \$12/linear foot).

Fences. No fencing is proposed at this time.

Tree preservation. There is a large tree located close to the new proposed parking area on Weems Street that will need to be removed. This tree appears to be half dead and is possibly a paulownia tree (invasive species).

MASSING

Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The new residence's overall scale is compatible with other area residences.

Height. The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. The overall height and eave lines are appropriate. The first floor's top plate is shown at 10 feet. This will create a finished ceiling height over 9 feet floor to ceiling.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The residence's width is appropriate.

Directional expression. Measurement of the height to width ratio of a structure's elevation. The height/vertical expression of the residence is appropriate.

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

Complexity of form. The level of detailing and breaks in wall planes of a structure. The residence has minimal detailing. Wall planes are broken with a front porch and brick wainscoting on all four sides of the structure. The proposed residence should blend with other area homes as they have minimal detailing.

Facade, wall area, rhythm. Not applicable.

DESIGN ELEMENTS

Style. The style should compliment the existing and area structures. The residence could be considered a modern bungalow/cottage. The basic form resembles a traditional cottage/bungalow; however, there are no added "craftsman" or other features giving the residence a clean modern aesthetic.

Entries, Porches, and Porticos. Appropriate entry points are provided. The front porches are to be a minimum of 6 feet in depth. The front porch is around 8 feet deep. Porch column widths have a solid appearance.

Doors and windows. Doors and windows have a traditional vertical form. Windows on all elevation except the south have mullion dividers creating two over two windows. Simple one over one windows could be more appropriate than windows with false dividers.

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 the plans.

MATERIALS & DETAILING

Architectural Details, Siding, and Bricks. Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The residence has minimal detailing. Other area structures are also minimally detailed. Fiber cement siding is shown on all facades above a brick wainscot.

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. Although illustrated as metal standing seam roofing, the roof is noted as asphalt shingle.

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

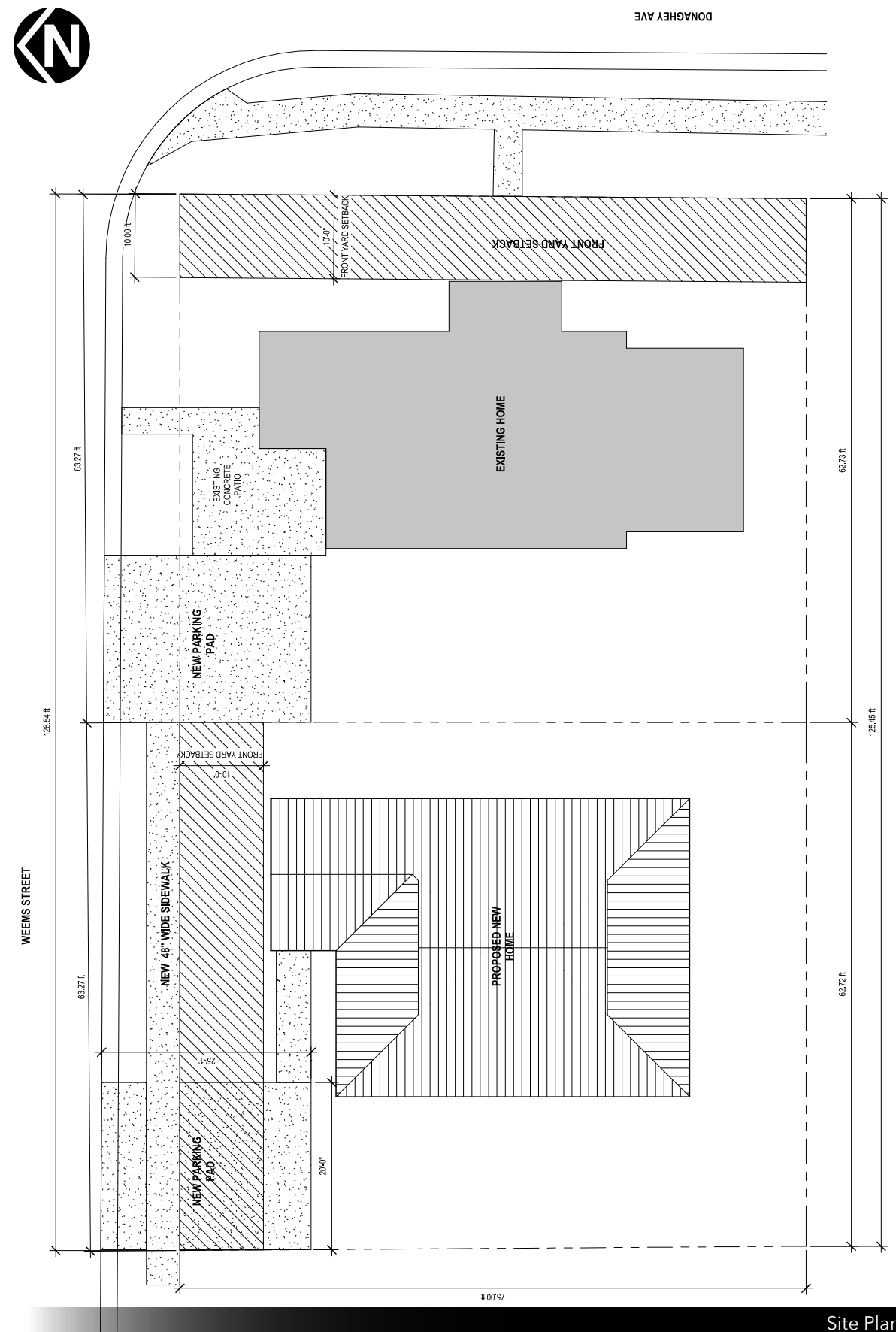
Skylights. None are shown.

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

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

1. The residence shall be constructed as shown in submitted plans.
2. The residence's front setback shall be approximately 13 feet from the property line.
3. Driveway parking pads and interior sidewalks shall be concrete and located as shown on site plan.
4. Porch columns shall be a trimmed out to approximately 8 inches by 8 inches minimum.
5. Floor to ceiling height shall be 9 foot minimum.
6. Siding material shall be fiber cement board with a brick wainscot.
7. One over one windows are preferred rather than windows with false dividers
8. HVAC and utility equipment shall be appropriately located at the rear or side of the structure and/or appropriately screened.
9. A new 4 foot wide sidewalk shall be constructed along Weems Street on the newly created lot or an in-lieu fee of \$504 shall be paid. The sidewalk construction or in-lieu fee must take place prior to issuance of a certificate of occupancy for the new residence.



Site Plan



East Elevation



West Elevation



Front Perspective



South Elevation



North Elevation

D1 NEW SINGLE-FAMILY RESIDENCE - 815 MITCHELL STREET

**ROBINSON HISTORIC DISTRICT
CERTIFICATE OF APPROPRIATENESS REVIEW
NEW SINGLE FAMILY RESIDENCE
815 MITCHELL STREET**

APPLICANT

Mike Argo
367 Mithcell St
Conway, AR 72034

SITE

Address. 815 Mitchell Street

Lot Area. ± 0.17 acre.

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

Abutting Zoning. R-2A (Large Lot Duplex) in the Robinson Historic District District.

Surrounding Area Structures. The property is located in the Robinson Historic District on the west side of Mitchell Street. Area structures consist of single family residences in colonial revival, "Garrison" colonial revival, craftsman, and a mid century church facility.

General Description of Property and Proposed Development. The applicant is proposing to construct a new 3040 square foot single family residence (1800 s.f. heated and cooled) and 600 s.f. ± garage.

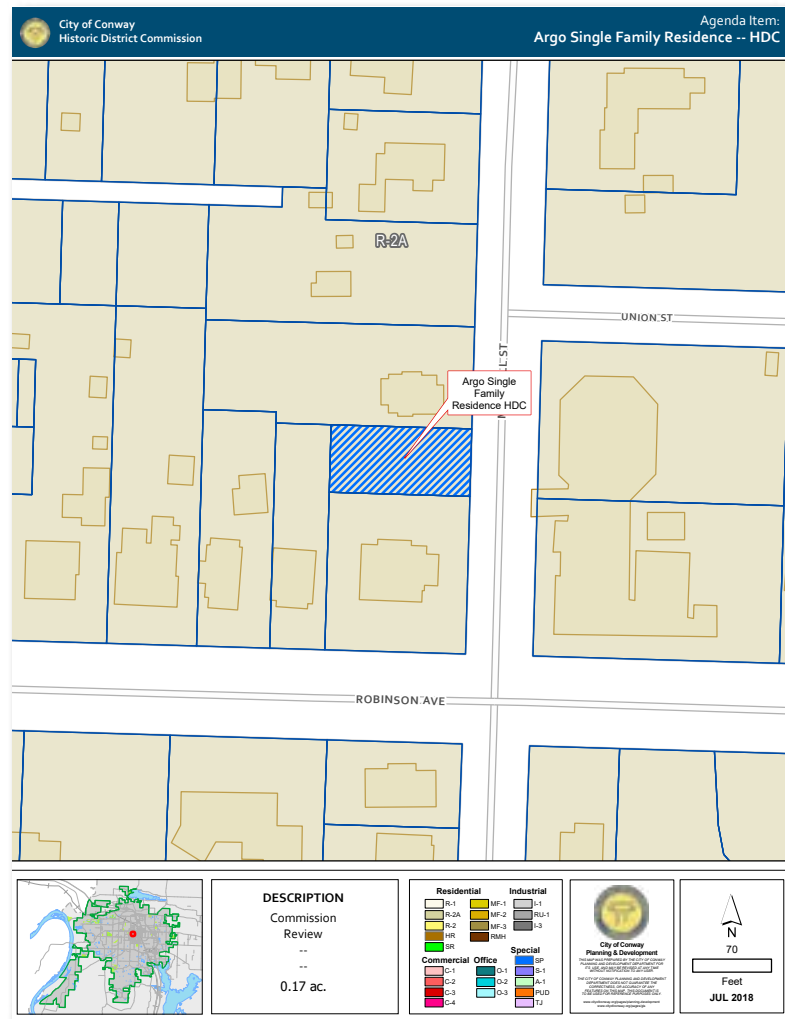
Setbacks. Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 85% to 115% of the average area front setback. The average area setback from the property line is 24 feet. The proposed front setback is 19 feet from the property line. The appropriate front setback range is 20-27 feet. The requested front setback is 1 foot under the minimum. The side setbacks are 5 feet on the south and 11'-2" on the north. The home's rear setback is around 47 feet. The outbuilding is set at 5 feet from the rear and south side and 22'-3" from the house. Side setbacks for the residence and garage are appropriate for the lot and area.

Spacing. Established spacing distance pattern between area structures. Spacing is similar to other residences and fits within the neighborhood spacing pattern.

Lot Coverage. The Old Conway District allows up to 60% impervious lot coverage. The pervious area will be well over the required 40% pervious.

Orientation. The direction in which the front of a building faces. The new residence will face Mitchell Street and is appropriate.

Alley. There is a 15 foot east-west unbuilt alley on the north end of the block. This alley will have no affect on the property



in question.

Driveway/Parking. An 10 foot wide concrete driveway is proposed on the north side of the residence. The driveway runs along the north side of the house to a turn around area accessing the rear garage.

Sidewalks. There is a fairly new sidewalk along the property's Mitchell Street frontage. Any damage to the sidewalk during construction will need to be repaired.

Fences. No fencing is proposed.

Tree preservation. There is a 24"+ hackberry tree that appears to be in the center of the proposed driveway. The hackberry has been somewhat "hacked" by utility tree trimmers. There are existing overhead power lines. A remedial understory tree could be planted between the sidewalk and the new residence.

MASSING

Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The new residence's overall scale is compatible with other area residences.



Aerial view of 815 Mitchell St



815 Mitchell St in the Robinson Historic District

D1 NEW SINGLE-FAMILY RESIDENCE - 815 MITCHELL STREET

Height. The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. The overall height and eave lines are appropriate. The floor to ceiling height is unclear. Ideally, the floor to ceiling height should be minimally 9 feet. The overall height of the residence will blend with area residences.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The residence's overall width is slightly similar to the home immediately west. The recessed garage will help create lesser visual width across the property.

Directional expression. Measurement of the height to width ratio of a structure's elevation. The residence's height/vertical expression blends with area homes.

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

Complexity of form. The level of detailing and breaks in wall planes of a structure. The residence has a moderate level of detailing accomplished with breaks in the wall planes, gables, a dormer, and varying materials.

Facade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The residence appears to have an appropriate number of windows and doors - void to solids ratio.

DESIGN ELEMENTS

Style. The style should compliment the existing and area structures. The residence is a modern interpretation of vernacular craftsman/farmhouse style. This style should blend with area historic structures. The garage is similarly styled and is appropriate.

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 shown at around 8'-6" to 11'-4" in depth. Porch columns are shown with substantial width and base in a craftsman style.

Doors and windows. Windows are shown with muntin dividers creating mostly two and two over two windows. Simple one over one windows would be more appropriate than windows with false dividers.

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 the plans.

MATERIALS & DETAILING

Architectural Details, Siding, and Bricks. Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The residence has detailing provided through wide door and window trim, rafter brackets, varying siding, and brick skirting. These features add traditional detailing. The applicant has not provided the type of siding material. Fiber cement siding is preferred. The garage has a similar level of detailing and is appropriate. However, the garage will largely be unseen at the rear of the residence.

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. An asphalt composition roof proposed.

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

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

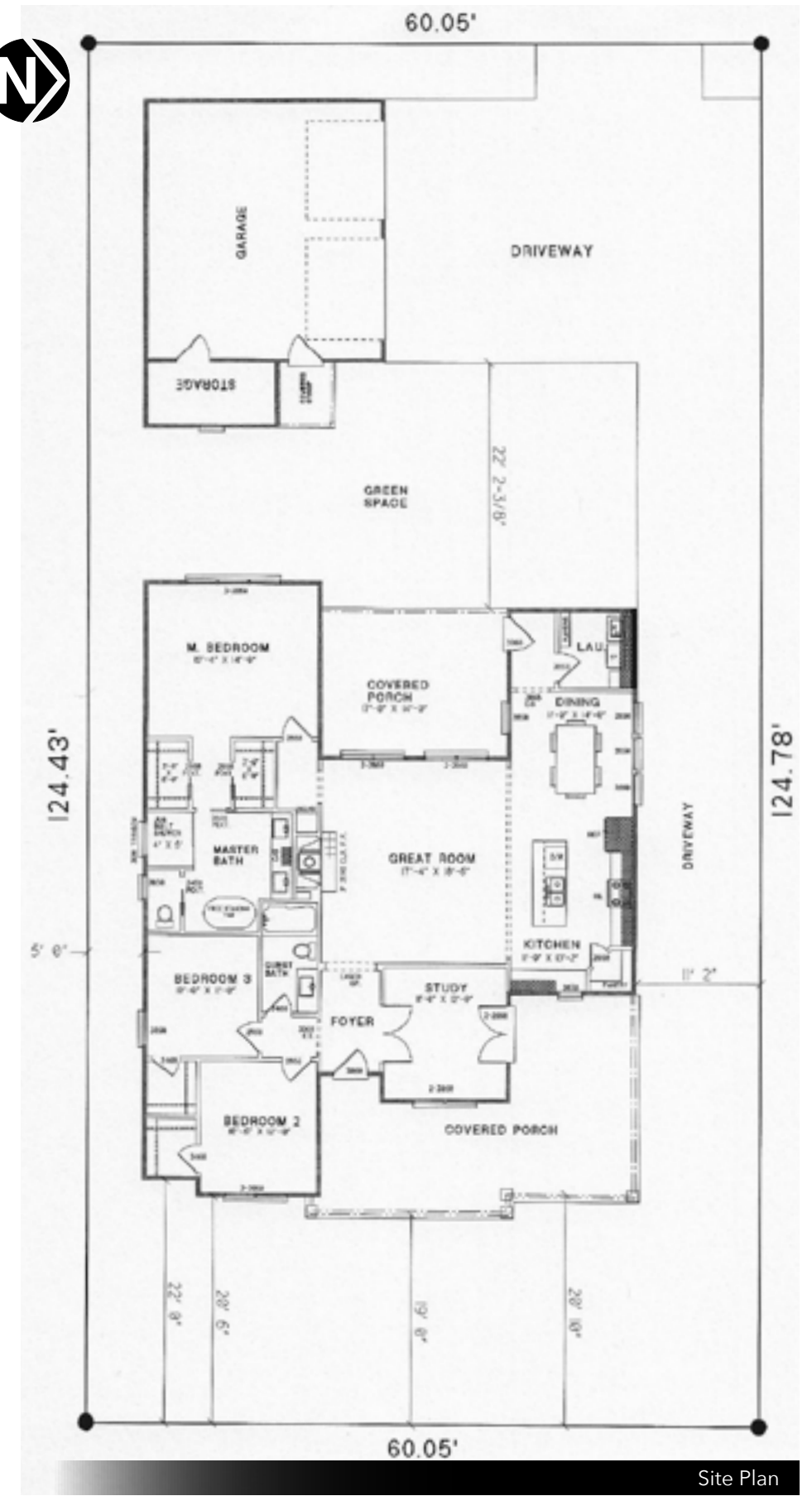
Staff recommends approval of the new residence and driveway with the following conditions:

1. The residence and garage shall be constructed as shown in submitted plans.
2. The residence's front setback shall be approximately 19 feet from the east property line.
3. An understory tree with a minimum 2" caliper shall be planted to remediate removal of the large hackberry tree.
4. Floor to ceiling height shall be 9 foot minimum.
5. Siding material shall be fiber cement siding such as Hardie board or similar.
6. One over one windows may be used in lieu of false window dividers.

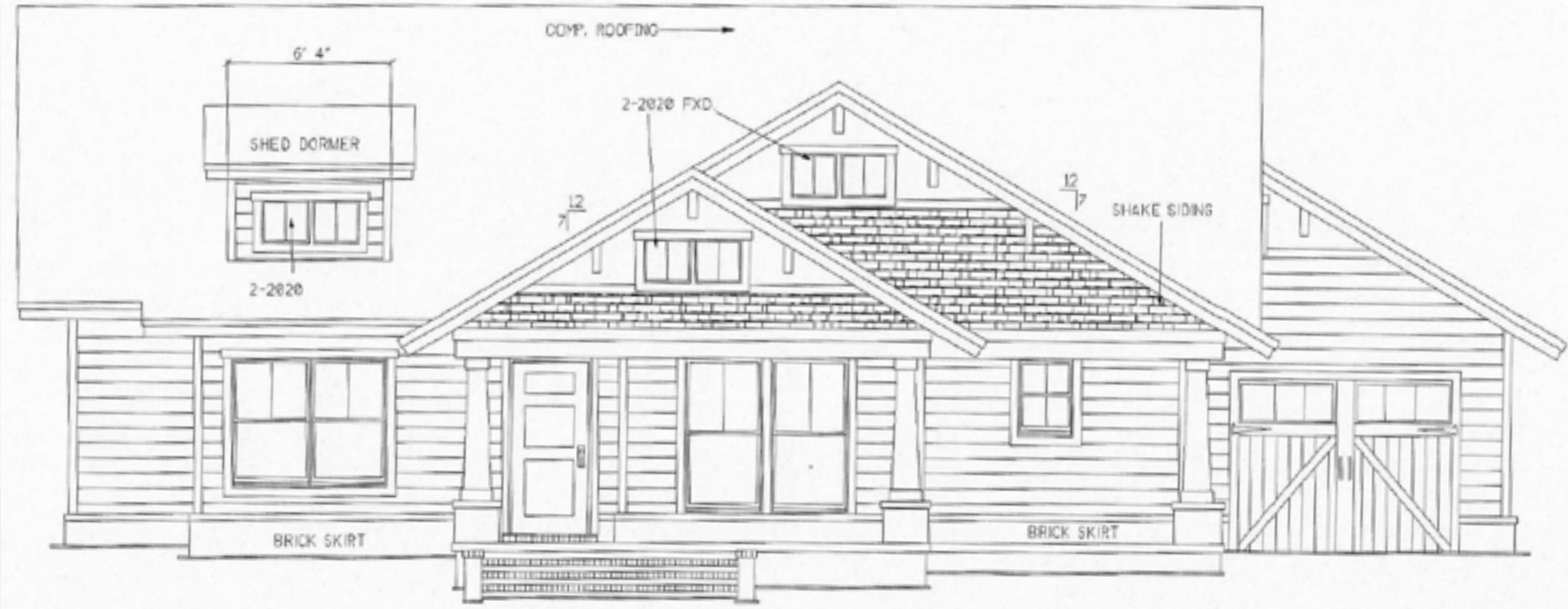
7. Wide trim around windows and doors and mixture of roofing shall be used as shown.
8. Driveway shall be 10 feet wide concrete driveway accessing the rear garage and turn around area.
9. HVAC and utility equipment shall be appropriately located at the rear or side of the structure and/or appropriately screened.
10. Any damage to the sidewalk during construction shall be repaired.



View of subject property from Mitchell St looking NW



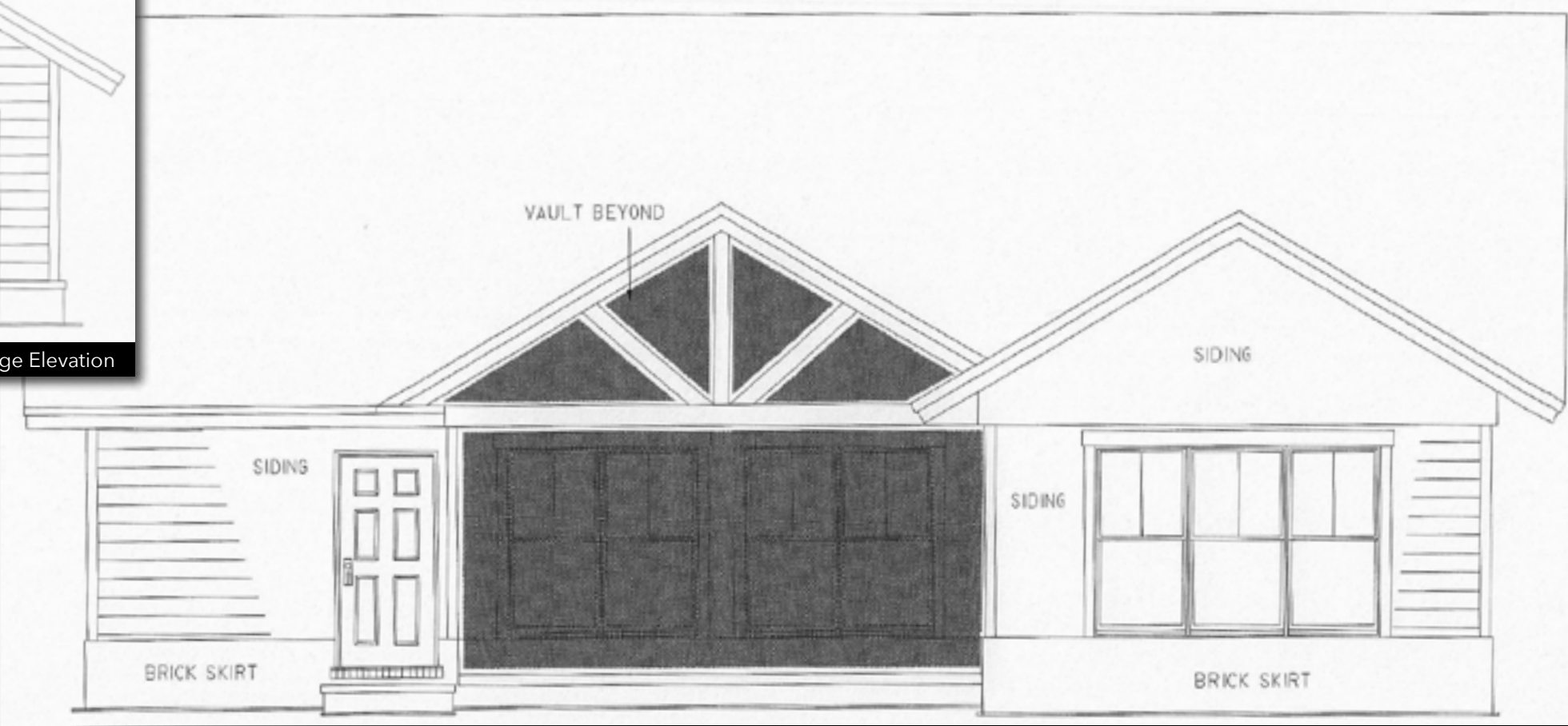
Site Plan



Front Elevation



Garage Elevation



Rear Elevation

D2 FREESTANDING METAL CARPORT - SE CORNER OF ROBINSON AVE & FAULKNER ST

**OLD CONWAY DESIGN OVERLAY DISTRICT
CERTIFICATE OF APPROPRIATENESS REVIEW
FREESTANDING METAL VAN COVER
SE CORNER OF ROBINSON AVE & FAULKNER ST**

APPLICANT/OWNER
Robinson & Center Church of Christ
1505 Robinson Avenue
Conway, AR 72034

SITE
Address. Parking lot at the SE Corner of Robinson Avenue and Faulkner Street. Location 1: behind County offices, Location 2 SW corner of parking lot.

Lot Area. ± 1.40 acres.

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

Abutting Zoning. R-2A (Large Lot Duplex), O-3 (Residential Office), and C-1 (Central Business District).

Surrounding Area Structures. The Robinson and Center Church of Christ facilities (mid century and contemporary), former residences used as offices, residences in minimal traditional, Tudor craftsman, and colonial revival.

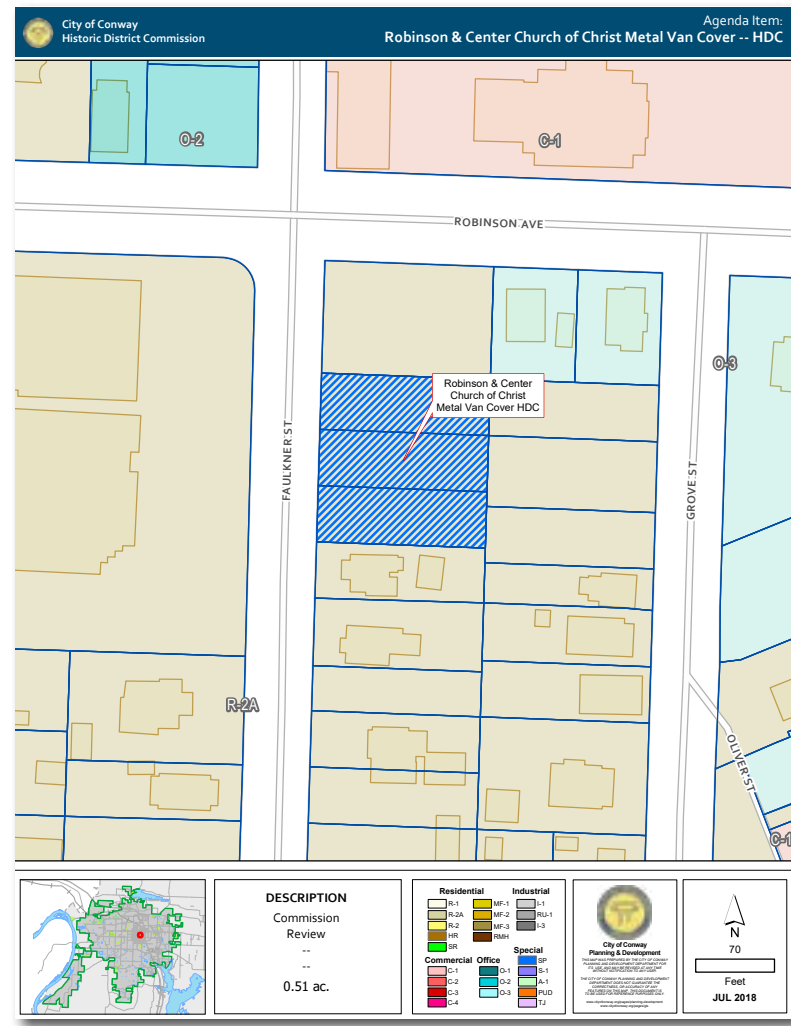
General Description of Property and Proposed Development. Robinson and Center Church of Christ has constructed a 1080 s.f. metal cover to protect their Church van and other vehicles. This metal cover was assembled without first obtaining HDC approval or a building permit. The structure was constructed in one day. HDC Staff was alerted that the cover was constructed on June 6, 2018. The cover is now located in the Robinson District in the northwest corner of a parking lot at the NW corner of Robinson and Faulkner Streets.

At the June 2018 HDC meeting, the HDC denied continuance of the cover's current location. The Church was told to find a more appropriate location, preferably in the Overlay District.

The Church has selected a couple of locations in the recently expanded/remodeled parking lot at the southeast corner of Robinson and Faulkner. Location 1 places the cover on the north closer to the County offices. Due to the parking lot configuration and drive aisle, this location would require the removal of several large trees. The parking lot was designed and constructed to preserve trees. The entry would be on the west side of the cover.

Location 2 is the southwest corner of the parking lot closer to Faulkner Street. The entry would be on the east side of the cover. At this location, the low side panel could be placed on the south side of the cover.

Setbacks. Location 1 is well away from the property lines. Location 2 places the cover around 3-4 feet from the south and west property lines.



Spacing. Established spacing distance pattern between area structures. As an outbuilding or accessory structure, the cover is similar located comparing to other area outbuildings.

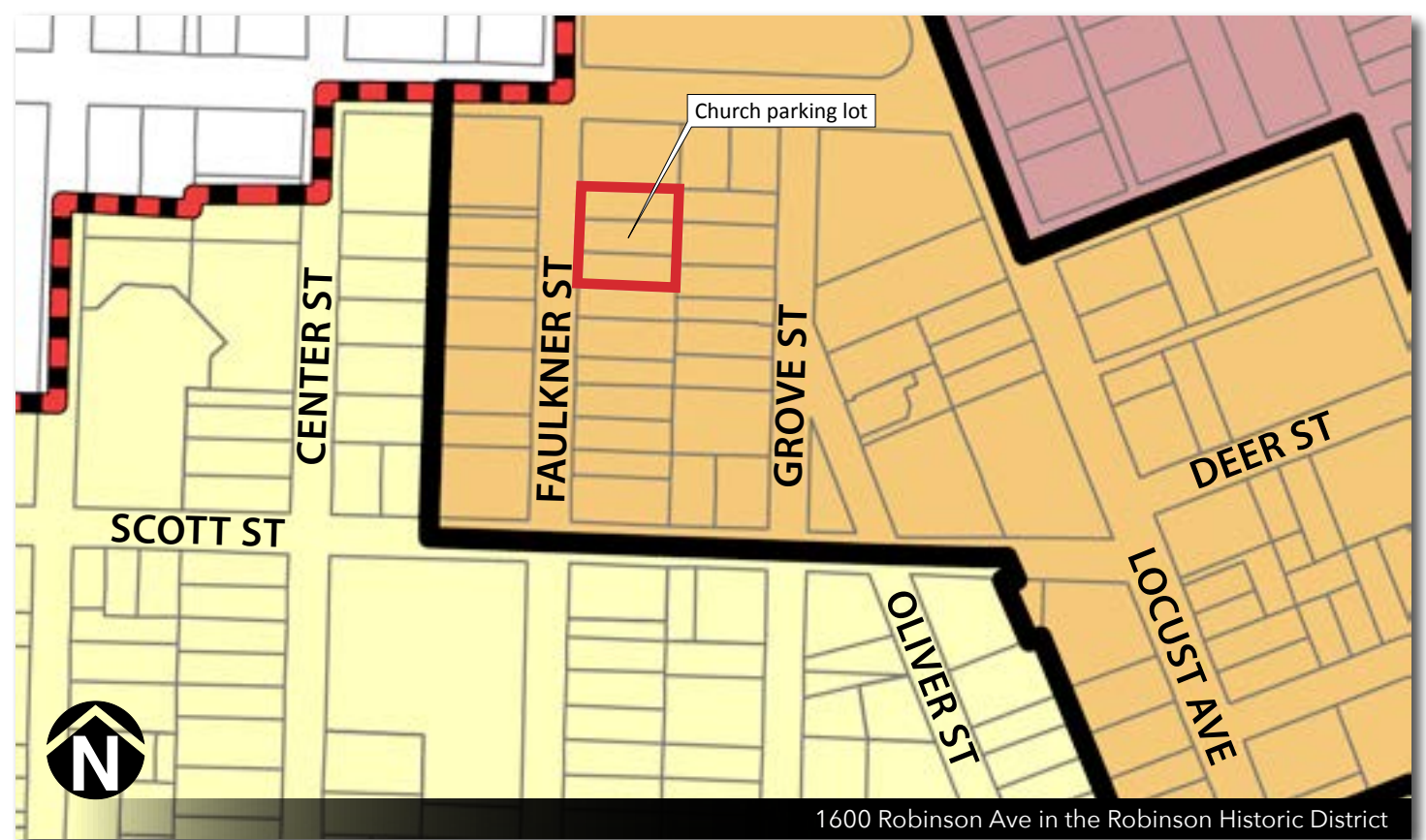
Lot Coverage. The existing permeable area could be affected if the cover were placed at Location 1. The cover and pavement would replace existing green space.

Orientation. The direction in which the front of a building faces. The cover is open sided. As proposed, the east and west ends of the cover are the most open.

Alley. There are no alleyways in the affected block.

Driveway/Parking/Carport. The Church parking lots, driveways, etc, remain unchanged with placement at Location 2. Location 1 would require paving and covering of an existing green space.

Sidewalks. Sidewalks were constructed long Grove Street as part of the new parking lot expansion. There are no sidewalks along Faulkner or Robinson Streets.



D2 FREESTANDING METAL CARPORT - SE CORNER OF ROBINSON AVE & FAULKNER ST



photo of actual freestanding carport



D2 FREESTANDING METAL CARPORT

Fences. No fencing is proposed. There is an existing privacy fence behind the County offices on the north and between the parking lot and residence on the south.

Tree preservation. No trees would be affected by placing the van cover at Location 2. Trees would need to be removed at Location 1.

MASSING

Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The van cover is 45 feet long by 24 feet wide and 13 feet tall. It covers 1080 square feet. This is quite large as an accessory structure. Some area homes are almost this size. The van cover constructed by the Church of the Nazarene one block south covers 720 s.f. The Church of the Nazarene cover is in the Old Conway Design Overlay.

Height. The average height of area structure’s eaves and cornices. Also, the first floor elevation / height relationship. Roof height is around 13 feet tall to accommodate the large Church van.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The proposed cover’s width is on the large side in relation to other area outbuildings.

Directional expression. Measurement of the height to width ratio of a structure’s elevation. The height of the cover is about the same height as adjacent one story homes.

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The cover’s footprint is almost as large as smaller area homes.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The cover is strictly utilitarian and has no detailing.

Facade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The cover is open with metal support poles, therefore, there are no true facades.

DESIGN ELEMENTS

Style. The style should compliment the existing and area structures. The cover is strictly utilitarian. There is no discernible style.

Entries, Porches, and Porticos. Not applicable.

Doors and windows. Not applicable.

Awnings. Not applicable.

Lighting. No additional lighting has been constructed.

MATERIALS & DETAILING

Architectural Details, Siding, and Bricks. Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The cover is utilitarian with no architectural detailing.

Shutters. Not applicable.

Roof. The cover is basically all metal roof.

Decks/Plaza Space. Not applicable.

Skylights. Not applicable.

Mechanical Screening. Not applicable.

RECOMMENDATIONS

The proposed cover is a utilitarian structure that is basically a metal roof. The structure is not traditional in nature or constructed of traditional materials.

The two proposed locations have varying degrees of public visibility:

Location 1 places the cover farther from Faulkner and Robinson and the public view. However, in order to place the cover at this location, recently constructed drive aisles, green spaces, and trees would have to be removed. There is a 24”+ American Elm and 30”+ Hackberry.

Location 2 is close to Faulkner Street. The “open” end of the cover would face Faulkner. Vehicles would enter and exit the cover from the open end on the east side. The low metal panel currently visible from Faulkner Street would be placed on the south side of the cover. The existing green space islands near Location 2 have no landscaping. Landscaping could be required in order to better screen the cover from public view.

Staff recommends that Location 1 not be approved due to tree removal and possible conflict with storm water drainage.

Possible conditions:

1. The van cover shall be located at proposed Location X.
2. The dead tree on the west end of the new parking lot expansion shall be replaced with a new 2” caliper tree of the same species.

If placed at Location 1 (Not recommended by Staff):

3. Remedial canopy trees 2” caliper minimum shall be planted at 30 feet on center along the Faulkner Street frontage.
4. A contiguous hedgerow, 30” at the time of planting shall be added to the Faulkner Street frontage.

If placed at Location 2:

3. (2) canopy trees 2” caliper minimum shall be added to the vacant green spaces. One on either side of the south parking lot entry.
4. An evergreen hedge row with a minimum height at time of planting of 30” shall be added to the south green space abutting Location 2 to screen vehicles.