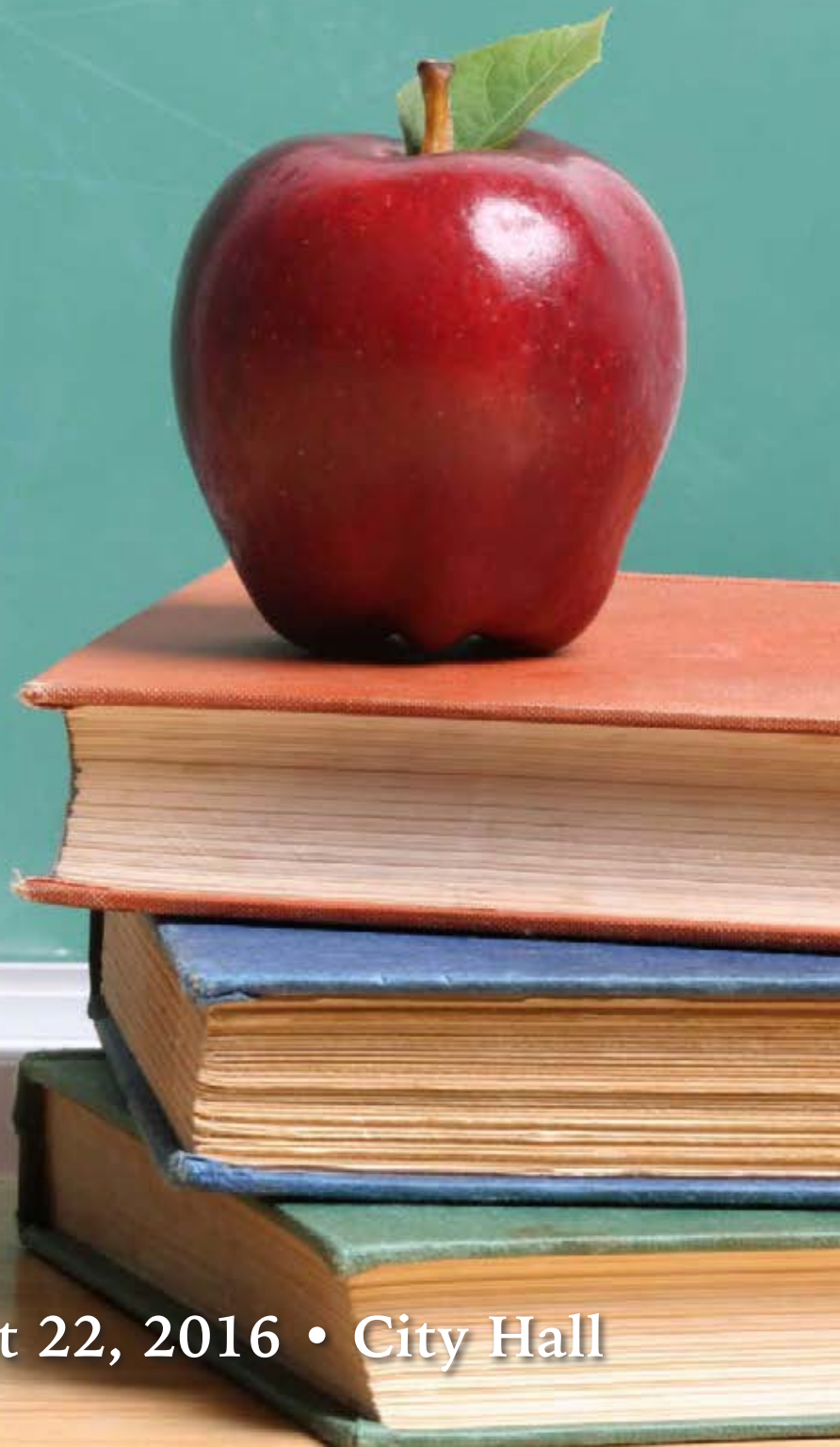




CONWAY
HISTORIC DISTRICT COMMISSION
AUGUST



6:00pm • August 22, 2016 • City Hall

Asa P. Robinson Historic District & Old Conway Design Overlay District

CONWAY HISTORIC DISTRICT COMMISSION MEMBERS

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

CONWAY HISTORIC DISTRICT COMMISSION MEETING

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

AGENDA

Minutes
July 25, 2016

Public Hearings
ROBINSON HISTORIC DISTRICT

None

OLD CONWAY DESIGN OVERLAY DISTRICT

- A. Macon Freestanding Carport - 1936 Johnston Avenue
- B. Seiter New Dental Office - 2157 Prince Street
- C. St. Joseph Church & School Parking Lot - 1115 College Avenue
- D. Roussell/Abundant Grace Properties Remodel - 712 Ash Street

Discussion

Other items as decided by the Commission

**Conway Historic District
Commission July 25, 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 – present
Betty Pickett – present
Aaron Nicholson – present
HDC City Staff – Bryan Patrick – present

Finding of a Quorum.

7 Commission members – Quorum present.

Also in attendance:

Rick Sowell – 330 Conway Blvd.
Cody Quattlebaum - 1031 Watkins St.
David Stobaugh – 47 Lakeview Dr
Chris Thornberry – 830 and 831 Donaghey Ave.
Joe Kilduff – 822 Donaghey Ave.

Meeting Minutes

June 27, 2016 minutes. Mr. George Covington, Sr motioned for approval, seconded by Taylor Martin. Minutes approved unanimously.

PUBLIC HEARINGS - CERTIFICATE OF APPROPRIATENESS

Sowell/Johnston New Residence – 1425 McKay Avenue

Presentation: Mr. Rik Sowell presented his proposal to construct a 1900 square foot residence. He explained that the house has been designed to look appropriate with surrounding area structures. Appropriate Old Conway building materials will be used. Cement board or smart side composite siding will be used. There is a 6 foot setback on one side. The other side has a driveway but will be at least 10 feet off of the property line. The new drawing presented adds windows to the exterior of the house which answered staff member questions.

Neighborhood Discussion: None

Committee Discussion: None

Motion made by George Covington to accept the plan as submitted with the addition of one condition:

Committee Conditions:

1. The residence and driveway shall be constructed as shown in the submitted plans.
2. Fiber cement siding shall be used.

3. The driveway shall be constructed of concrete as shown on the submitted plans.
4. Windows shall be installed as shown on drawing submitted at meeting.
5. A Sidewalk must be constructed along McKay Avenue or an in-lieu fee of \$600 must be paid into the sidewalk fund. City Engineer and Planning Director may determine if an in-lieu fee is appropriate.

Seconded by Aaron Nicholson. Motioned approved unanimously.

Quattlebaum Carport enclosure & porch expansion – 1031 Watkins Street

Presentation: Mr. Cody Quattlebaum explained that he intends to enclose the carport. The carport currently has a low brick wall and he intends to side above the existing wall will be hardiboard or similar siding. The HDC discussed the final dimension of the columns. The column trim should be built out to at least 8 inches in width. The front porch concrete will be extended out another 3 feet and then extended along the front of the house for a total width of around 20 feet. This front door porch area will not be enclosed. No new windows will be added to the existing house facade, but new windows will be added to the newly enclosed carport street facade. The height of the window will be determined by how far down the wood sill comes down from the roofline of the expansion.

Neighborhood Discussion: No neighborhood discussion.

Committee Discussion: The proposed carport enclosure should blend appropriately with the existing residence. The appropriate size and placement of new enclosure windows was discussed.

Motion made by Marianne Welch to accept the plan as submitted with the addition of one condition and modification of a second condition:

Committee Conditions:

1. The carport enclosure and porch addition shall be constructed as shown in the submitted plans.
2. Hardiboard siding or similar shall be allowed on the enclosure walls.
3. Porch columns minimum of 8 inches in width
4. Low brick wall may be incorporated into the south side carport enclosure wall with building inspector approval.
5. Windows of the carport enclosure shall match head and sill levels of the existing windows.

Seconded by Taylor Martin. Motioned approved unanimously.

Stobaugh New Restaurant (Stoby's) – 805-817 Donaghey Ave.

Presentation: Steve Hurd, passed his role as Chairman to Marianne Welch in order to present the Stoby's project. Mr. Hurd explained that the proposed new restaurant is scaled appropriately to blend with area residences and will be built in place of the existing restaurant that burned down in March. The building was damaged beyond saving and had to be leveled. Parking and dining in the previous restaurant was always tight. However, additional dining and parking space will be added into the new design. Additional dining will be added with a new north dining room in addition to a dining area in the same location as the previous dining area. The exit from the pick up window will no longer exit from the corner of the intersection but will be along Robinson avenue to help alleviate traffic concerns posed by the previous layout. The vision is to make it look like it always did before the fire but with an appropriate addition to the north. Hours of operation will be the same as they were before the fire.

Neighborhood Discussion: The brick house on the lot to the north will be relocated to a different location.

Chris Thornberry spoke in favor of the new proposal. Mr. Throneberry stated that the proposal was a good plan and that it that correlates well with the Donaghey corridor study. Joan and Rodney Kilduff were not favorable to the new design and would like to see a limitation on operating hours.

Committee Discussion: The parking area is also expanding but will be appropriately screened. Additional landscaping will be required as part of the Planning Staff development review process. The new construction will fit into the vision of the Donaghey Corridor Study. Along the south side of the restaurant, there will be outside seating and waiting area in the location of the previous drive through lane. The number of parking spaces is correct for the restaurant's square footage.

There were a number of items in the report that said the applicant would provide more detail at the meeting. One comment concerned fencing. There will be wrought iron fencing on the corner of Donaghey and Robinson and shrub landscaping along those avenues as well to provide additional privacy. Patio lighting will be party lighting and lighting in the parking area will be lit, but will be muted to provide a more intimate setting to not disrupt surrounding neighbors.

Windows along the back of the building (west elevation) are problematic as this area is the kitchen, bathrooms, and pick up window. Possible windows are still being looked at. The owner's are looking at options to make the blank wall more aesthetically appealing for the Patti Cakes customers immediately west of the restaurant.

There will be a canopy attached on the south elevation over the drive through window. The exit to the south serves as both a general exit and waiting for take out orders. There will not be table side service in the outdoor patio/waiting area. City officials asked that the kitchen be moved to the rear of the building. This change changed the dynamic of the

interior kitchen and in turn, the exterior of the building. There are several possible solutions to soften the blank wall, including college themed artwork along the wall, banners on the wall, or fake windows. The Commission wanted to see some treatment to the blank wall.

Motion made by Betty Pickett to accept the plan as submitted with the clarification of one condition:

Committee Conditions:

1. The restaurant and parking area shall be constructed as shown in submitted plans.
2. Siding shall be Hardiboard or similar cement siding.
3. False windows or detailing on the west elevation shall be added pending approval from the Planning Department staff.
4. Screening of the parking spaces along Donaghey is required with landscaping or a low wall.
5. HVAC units shall be visually located away from streets or screened by landscaping.

Seconded by George Covington. Motioned approved unanimously.

Betty Pickett made the motion to adjourn. George Covington seconded. The meeting was adjourned.

A MACON FREESTANDING CARPORT - 1936 JOHNSTON AVENUE

**OLD CONWAY DESIGN OVERLY DISTRICT
CERTIFICATE OF APPROPRIATENESS
MACON FREESTANDING CARPORT
1936 JOHNSTON AVENUE**

APPLICANT/OWNER

Unice Macon
1936 Johnston Street
Conway AR 72034

SITE

Location. 1936 Johnston Avenue

Lot Area. 0.17 acre ±

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

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the north side of Johnston Street one lot east of Watkins Street. Area structures consist of single family residences in primarily ranch and minimal traditional styles.

General Description of Property and Proposed Development. The applicant is proposing to construct a freestanding metal carport in the rear yard of the existing residence.

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 residence's setbacks remain unchanged. The carport is proposed to be set 5 feet from the rear (north) property line, 16 feet from the side (east) property line, and 24 feet north of the residence.

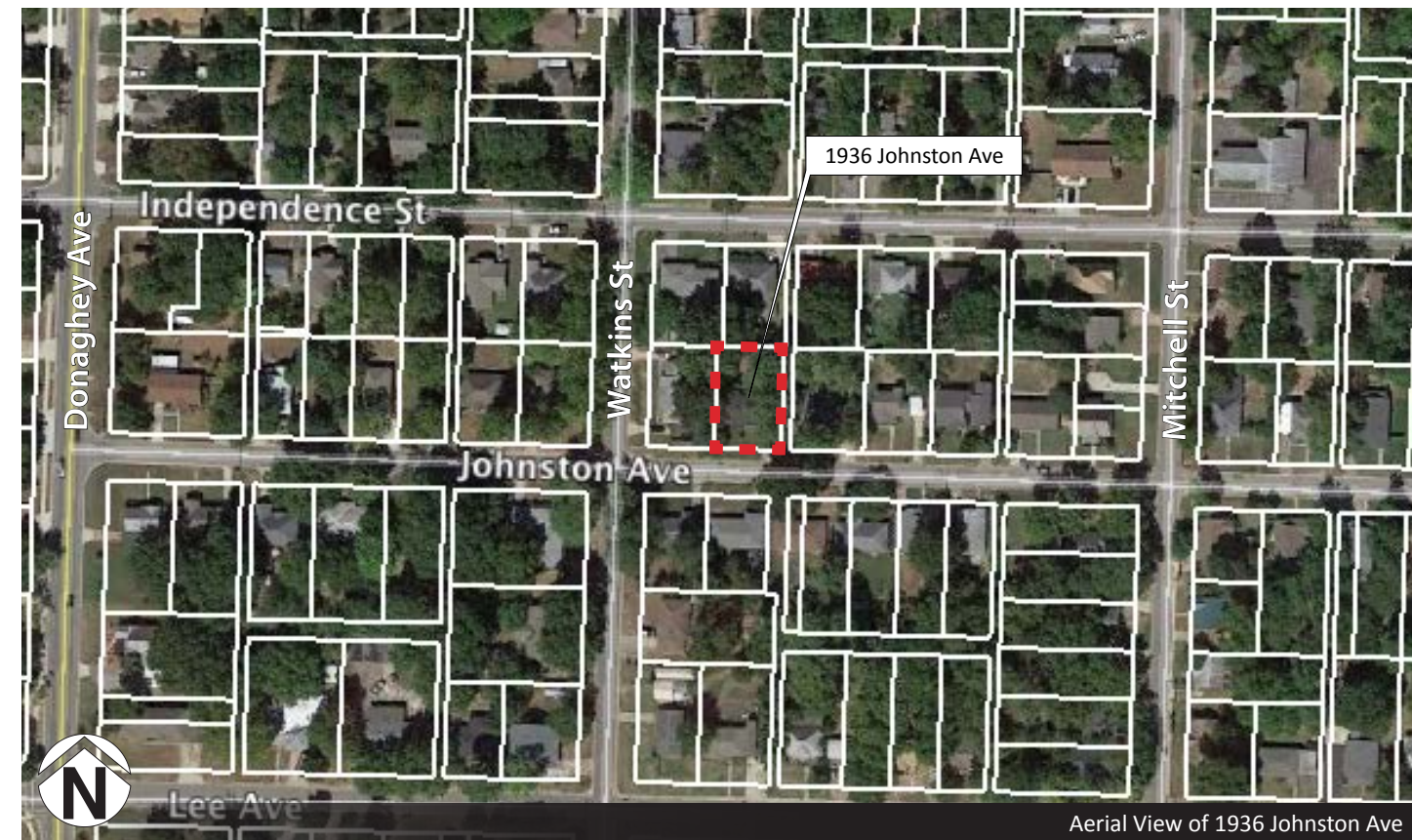
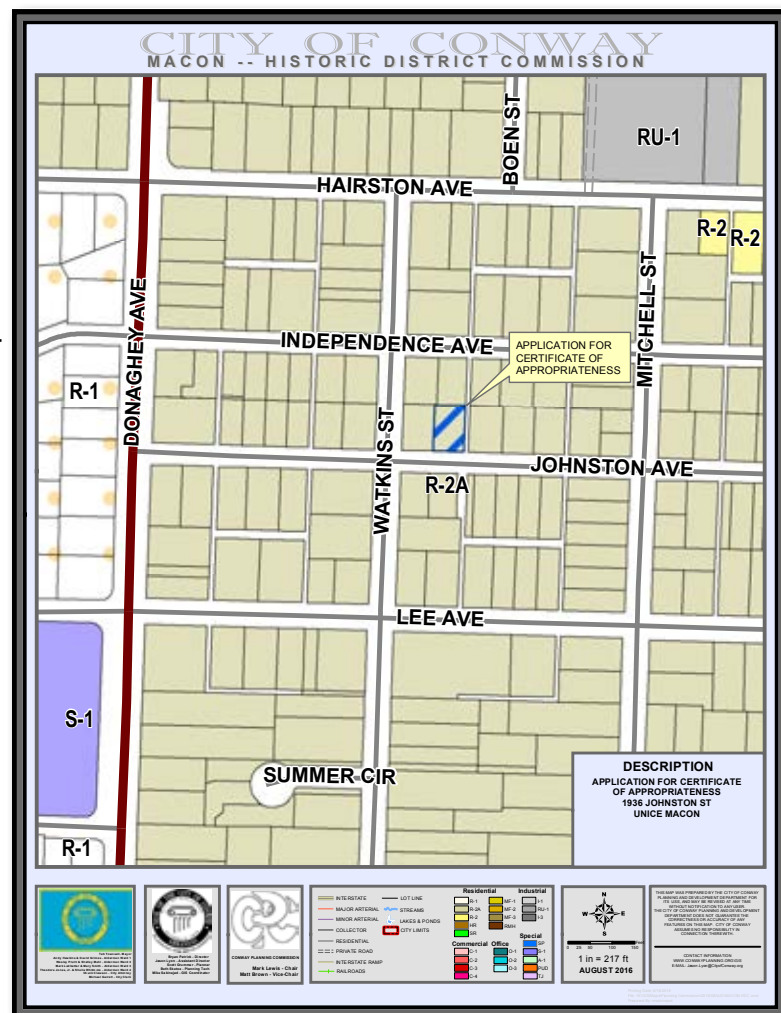
Spacing. Established spacing distance pattern between area structures. The proposed spacing is typical of an accessory building.

Lot Coverage. The Old Conway District allows up to 60% impermeable lot coverage. Pervious/impervious area is remains well above 60%.

Orientation. The direction in which the front of a building faces. Not applicable.

Alley. There is an unbuilt alleyway abutting the east side of the property.

Driveway/Parking. There is an existing 10 foot wide driveway. Additional driveway will be created to access the carport in the rear yard.



Aerial View of 1936 Johnston Ave

Sidewalks. There is some existing sidewalk along Watkins. The sidewalk appears to be intact across the property however, it has become covered by dirt and grass.

Fences. No fencing is proposed.

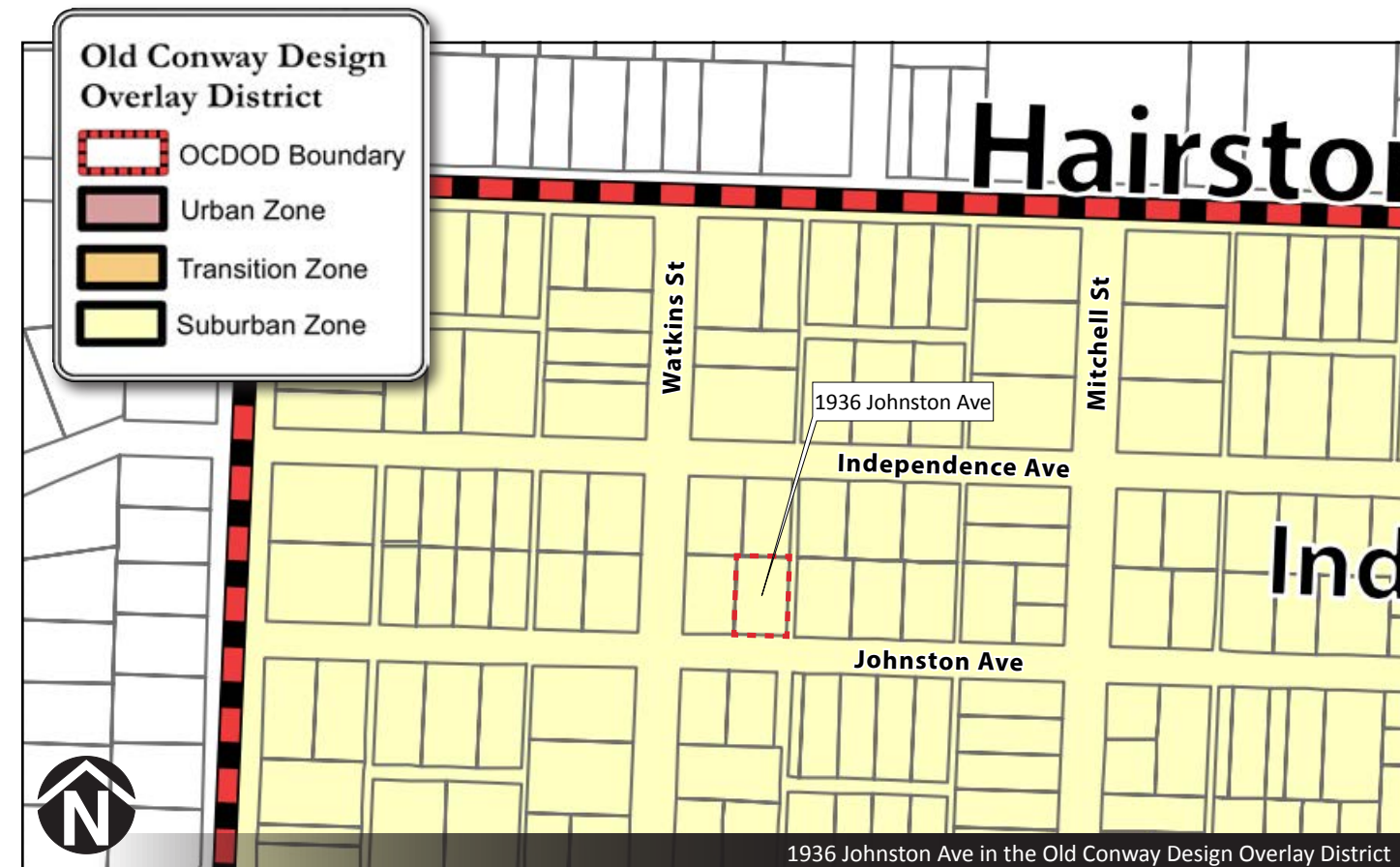
Tree preservation. There are several significant trees along the east side of the property, but they should not be affected by the project.

MASSING

Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The overall size and scale of the carport is appropriate as a rear yard accessory structure.

Height. The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. The overall height of the carport is in relation to the surrounding residences.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The carport's overall width is appropriate as a rear yard structure.



1936 Johnston Ave in the Old Conway Design Overlay District

A MACON FREESTANDING CARPORT - 1936 JOHNSTON AVENUE

Directional expression. Measurement of the height to width ratio of a structure's elevation. The carport's overall directional expression is appropriate as a rear yard structure.

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The carport's footprint is appropriate as a rear yard structure.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The carport's complexity is appropriate as a rear yard structure.

Façade, wall area, rhythm. Façades shall be compatible with surrounding historic structures in proportion of wall to opening area. The carport's metal façade will be mostly hidden from street view in the rear yard.

DESIGN ELEMENTS

Style. The style should compliment area structures. The residence is a brick ranch style house with an open carport. The proposed rear yard carport is a metal structure that does not particularly blend with the residence's style, however, it is mostly hidden from public view in the rear yard.

Entries, Porches, and Porticos. Not Applicable.

Doors and windows. The rhythm, patterns, and ratio of voids to solids of new buildings should relate to and be compatible with adjacent façades; typically a higher proportion of voids to wall area. The carport is an open structure with the exception of the small enclosed area. The enclosed area will have a door facing the house.

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 carport is a metal structure. As a utility structure, there are no architectural details.

Shutters. No shutters are proposed.

Roof. The metal carport will have a metal roof.

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

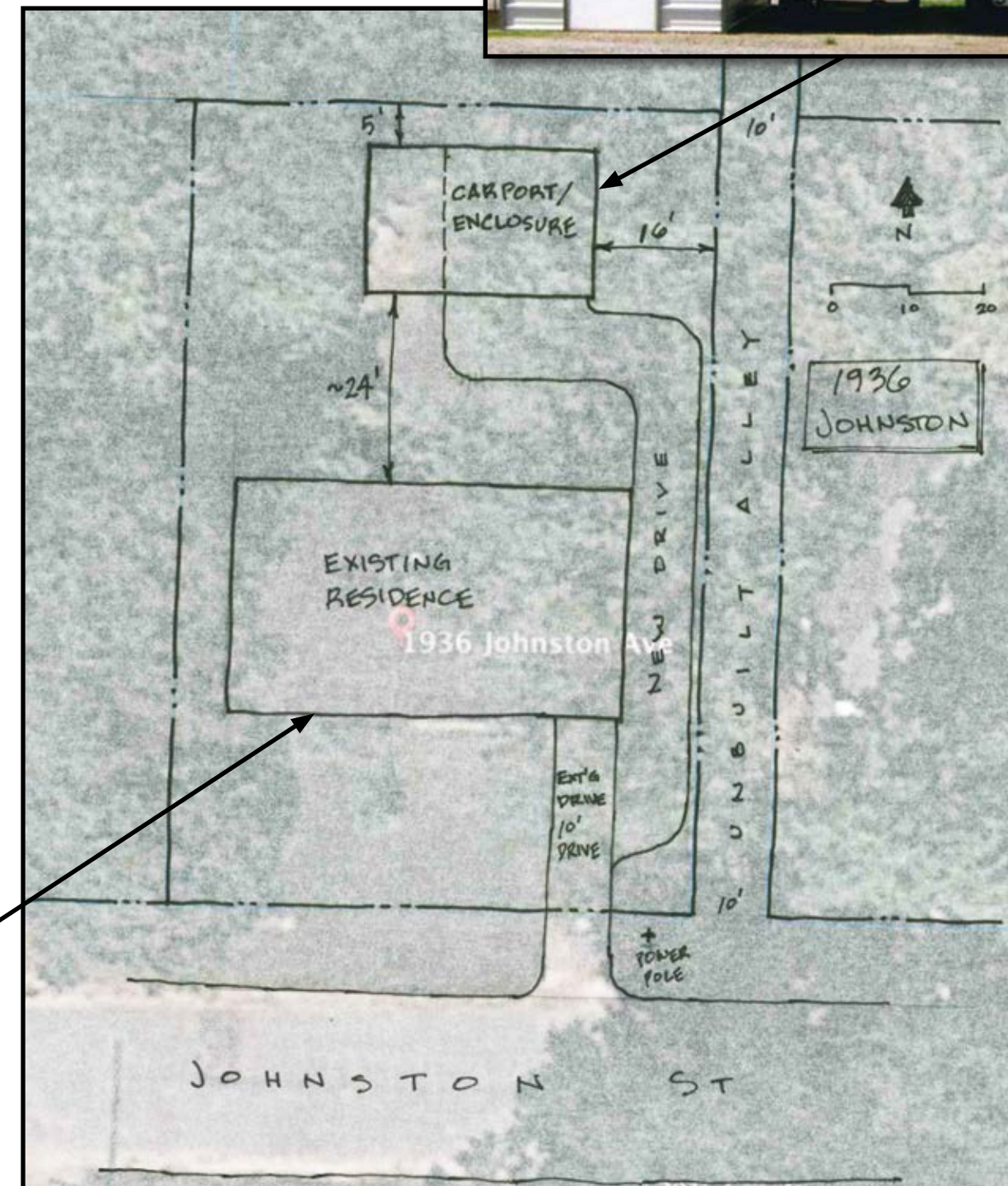
Skylights. None are shown

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. No HVAC equipment is proposed.

RECOMMENDATIONS

The proposed carport is a metal utility structure. Due to the fact that the structure is mostly hidden in the rear yard, Staff recommends approval with the following conditions:

1. The carport and additional driveway shall be constructed as shown in submitted plans.



B SEITER NEW DENTAL OFFICE - 2157 PRINCE STREET

OLD CONWAY DESIGN OVERLY DISTRICT CERTIFICATE OF APPROPRIATENESS SEITER DENTAL CLINIC 2157 PRINCE STREET

OWNER

Jacob Seiter
2445 Landover Trail
Conway AR 72034

APPLICANT

Joshua Stewart - Architect
Hart Cone Construction
100 South Main Street
Searcy, Arkansas 72143

SITE

Location. 2157 Prince Street

Lot Area. 0.71 acre ±

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

Abutting Zoning. O-3 (Restricted Office), R-2A (Large Lot Duplex), R-1 (Single Family Residential) in 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 Prince Street adjacent to the Hair of the Dog Pet Grooming and Elan Salon. Area single family residences mainly consists of minimal traditional styles.

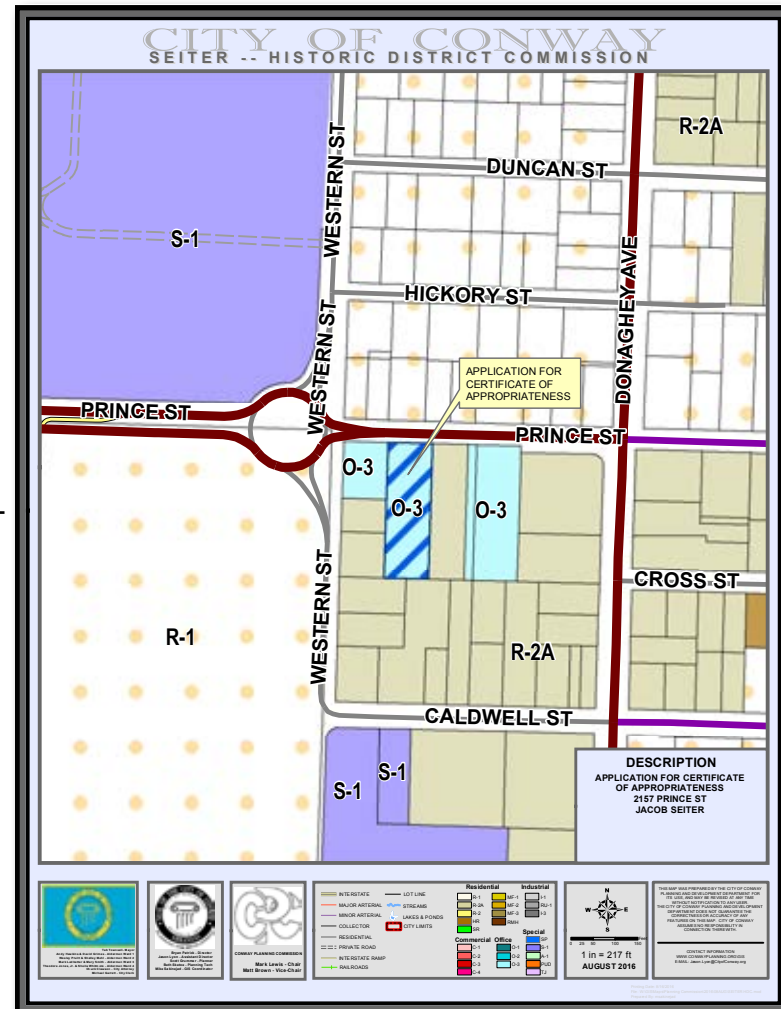
General Description of Property and Proposed Development.

The applicant is proposing to construct a new 1624 s.f. dentist office on the vacant lot. The property was rezoned from duplex to office in July 2016 to allow the construction of the dental office. The applicant has plans to construct additional office space at the rear (south) part of the lot in the future.

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 of 42.5 feet from the curb. The front setback is appropriately located at 39.9 feet from the the curb. The west side setback is 10 feet. The east side setback and the south rear setback are well over the typical setbacks. These setbacks are appropriate.

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

Lot Coverage. The Old Conway District allows up to 60% impervious lot coverage. The proposed impervious area percentage is well under the 60% requirement.



Orientation. The direction in which the front of a building faces. The office's front façade will face Prince Street.

Alley. There are no alleys in the block.

Driveway/Parking. A 24 foot wide curb cut from Prince Street is proposed. This driveway leads to a side parking area with 8 parking spaces. Old Conway guidelines encourage a rear parking arrangement over a side parking area. However, a side parking area allows more developable land on the south side of the lot. The curb cut width could be decreased to a more residential style width of 12-18 feet.

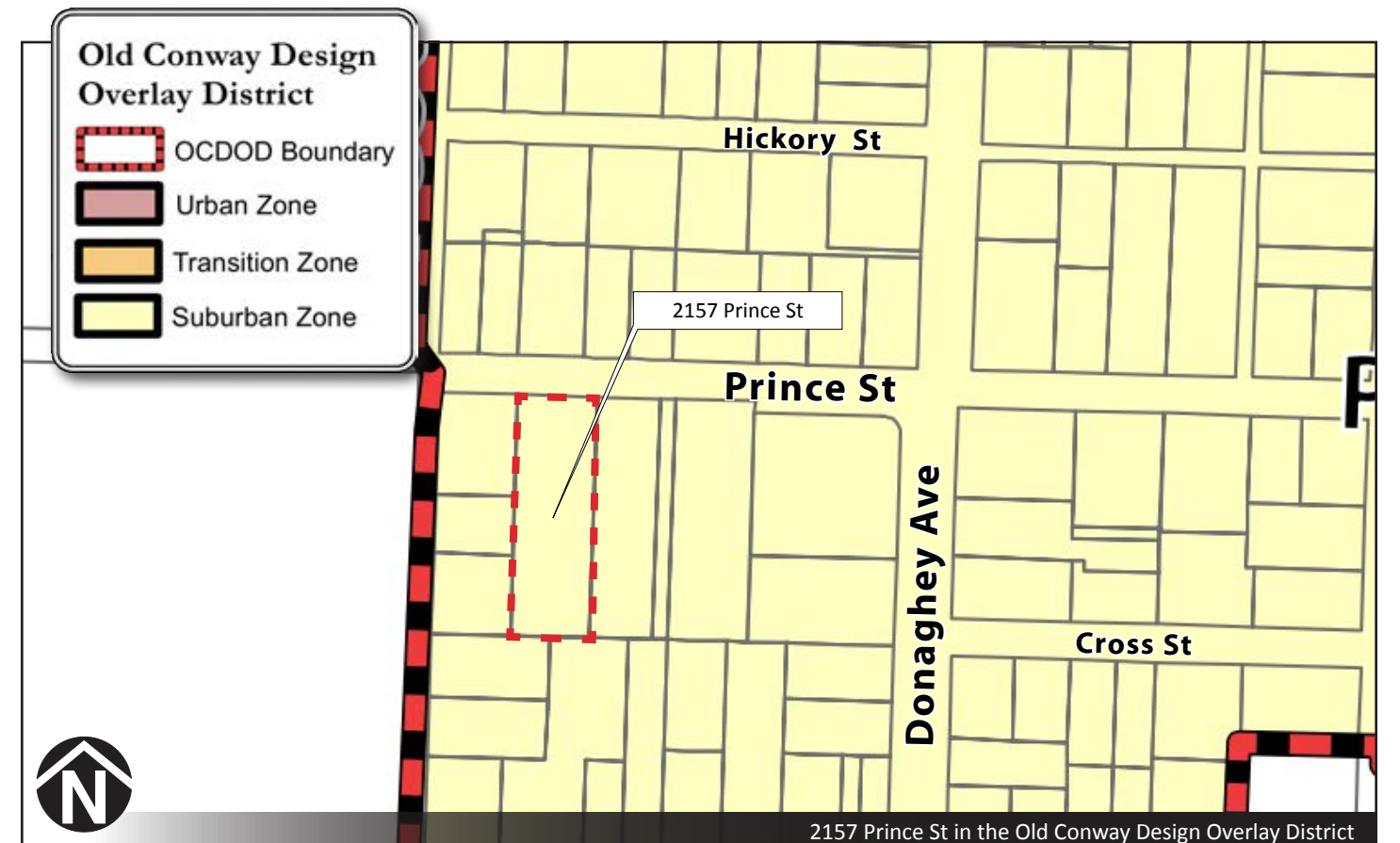
Sidewalks. There is an existing 5 foot sidewalk along Prince Street. No new sidewalk construction is required.

Fences. No fencing is proposed.

Tree preservation. There are no existing significant trees affected by the structure or parking.

MASSING

Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The overall size of the office fits into the scale of area development



B SEITER NEW DENTAL OFFICE - 2157 PRINCE 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 shown at around 10 feet. This should allow at least 9 foot interior ceiling height. Historically, structures were built with higher eaves and ceilings, the proposed height is appropriately historic.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The office is narrow to fit on the somewhat narrow lot with side parking. This is appropriate and mimics other narrow structures in the area.

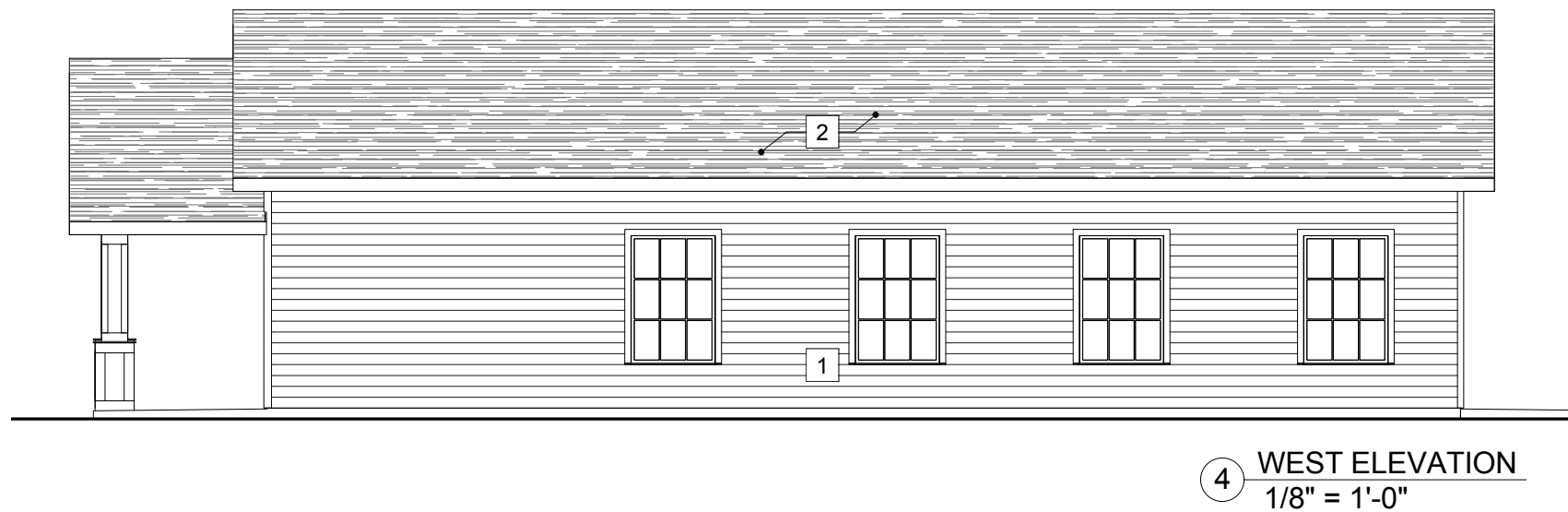
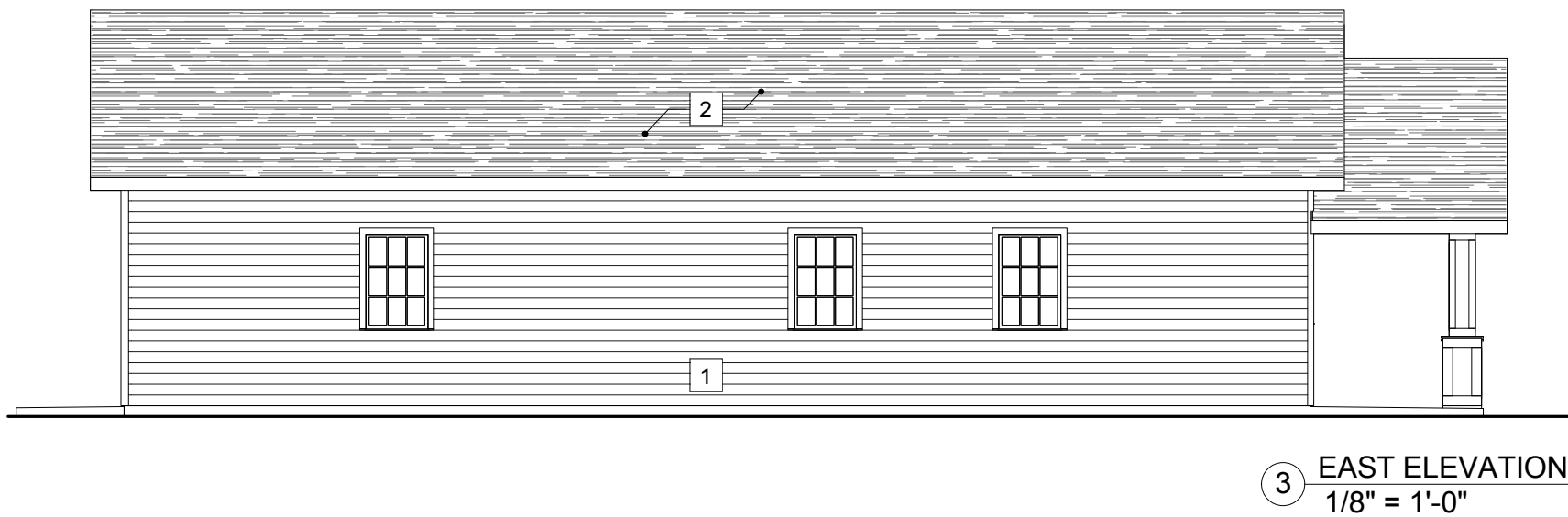
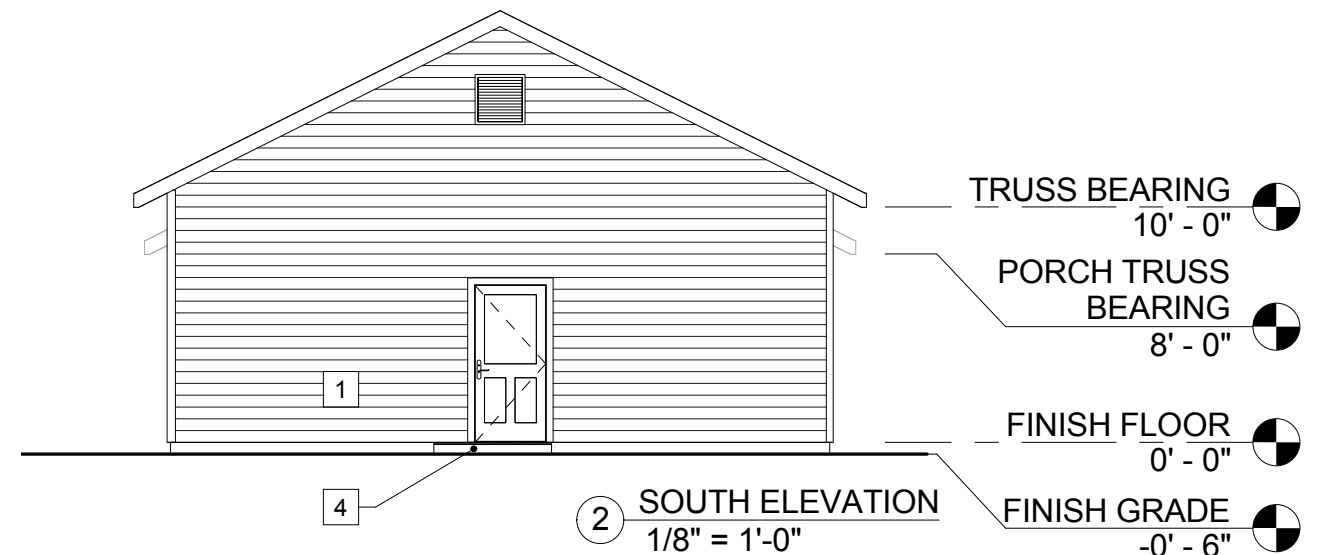
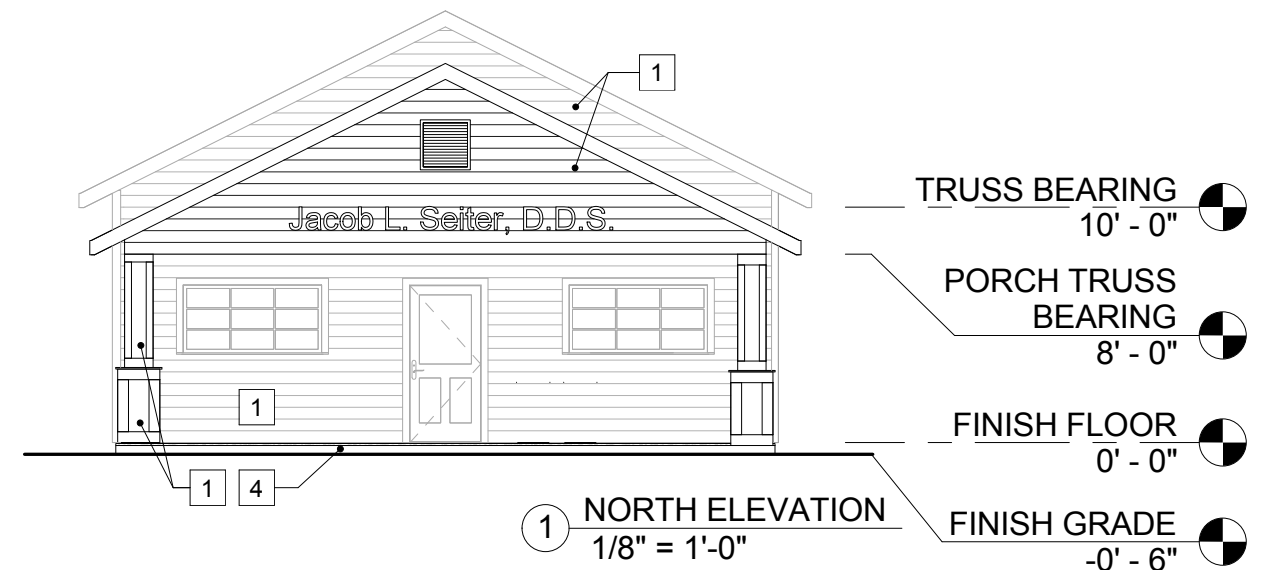
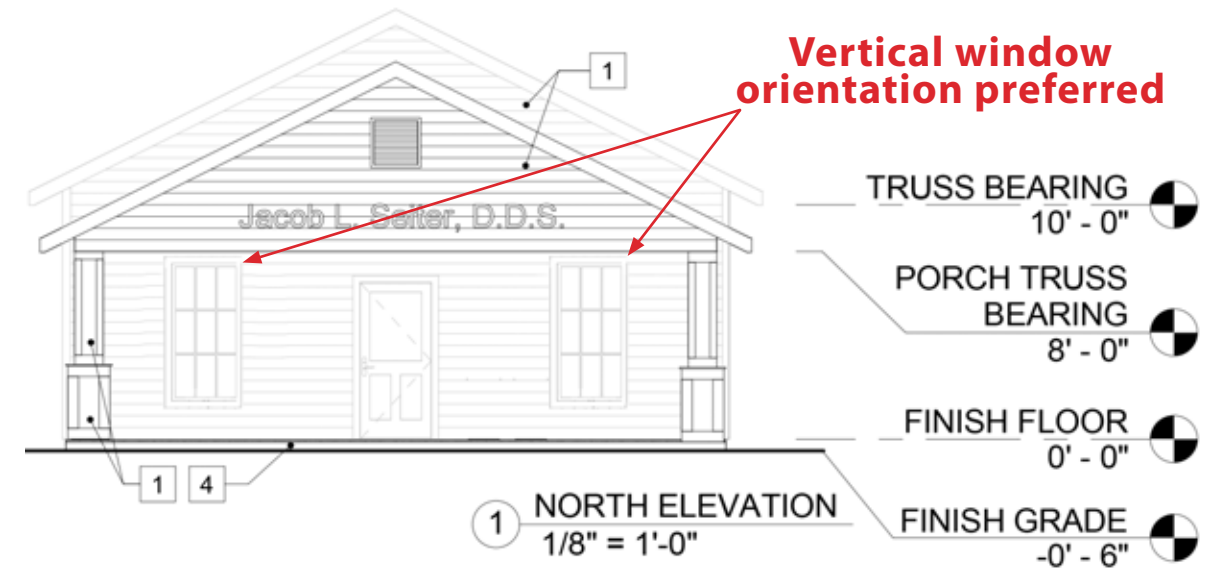
Directional expression. Measurement of the height to width ratio of a structure's elevation. The height/vertical expression of the office is vertical in nature and is appropriate for the area.

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The office's under roof footprint is appropriate in scale with other area structures.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The office has a simplistic design with a historic residential feel that blends well with other area structures.

Façade, wall area, rhythm. Façades shall be compatible with surrounding historic structures in proportion of wall to opening area. The office has an appropriate number windows matching the 50% solid to void guideline on the west elevation. The east elevation has a reduced number of windows, however, there is a sterilization and mechanical room on this side of the office. The rear has no windows, but is unseen from the public right of way. The front windows are horizontal in nature. This is likely to allow waiting room seating. Vertical windows are more traditional and would still allow seating. The shape of the windows could be rotated and possibly doubled. (see alternate window orientation on facing page)

Vertical window orientation preferred



DESIGN ELEMENTS

Style. The style should compliment area structures. The proposed style of the proposed office is a modern interpretation of a craftsman/minimal traditional structure. The office is in character with surrounding area structures.

Entries, Porches, and Porticos. The front Prince Street façade entry is well articulated and clearly shows the main public entry. A door is also shown on the rear elevation.

Doors and windows. Doors and windows are proposed as noted above. The style of the doors and windows is traditional and blends with area structures.

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

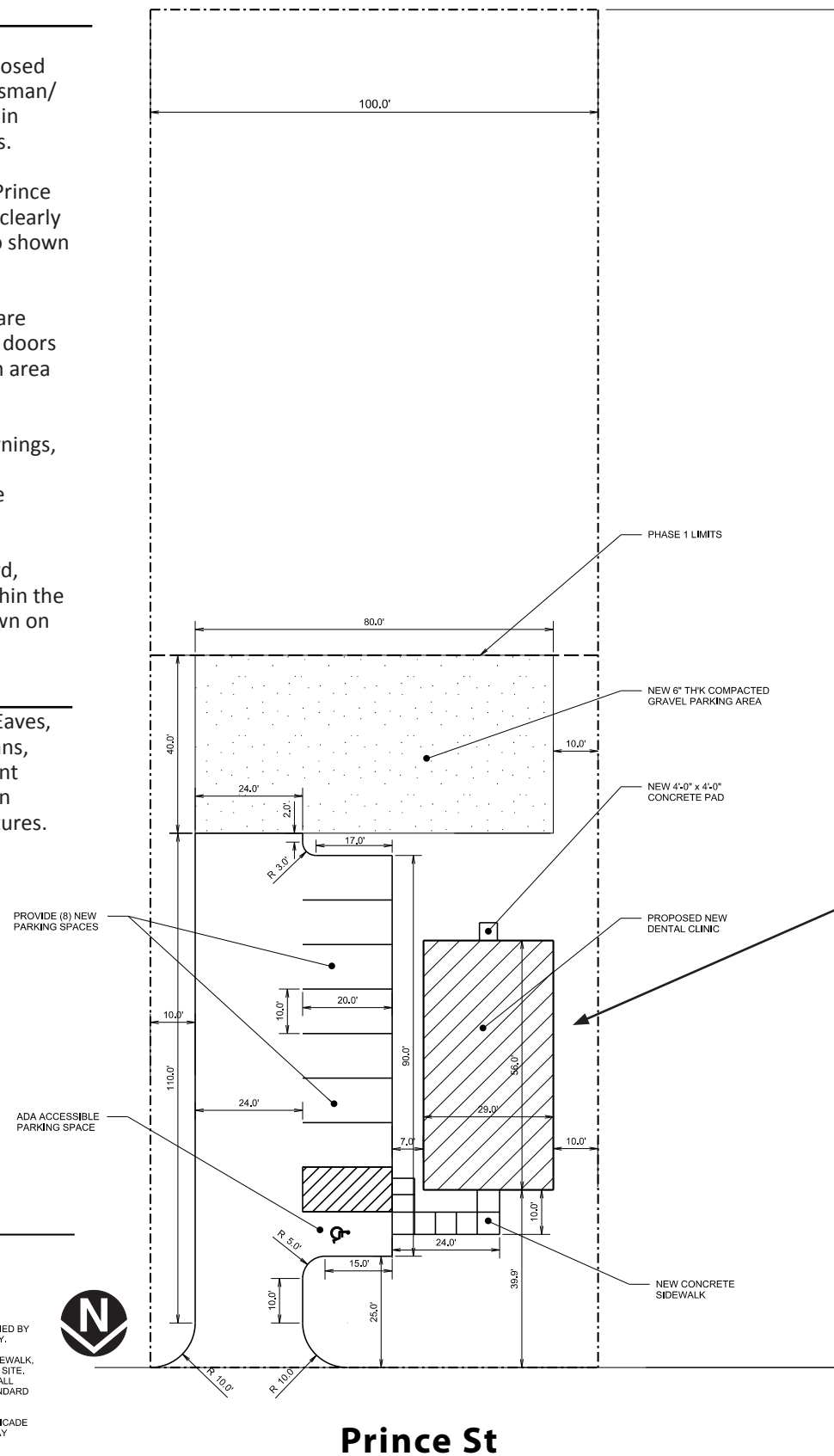
Lighting. Any new lighting should be inward, downward, and shrouded so as to stay within the bounds of the property. No lighting is shown on the plans.

MATERIALS & DETAILING

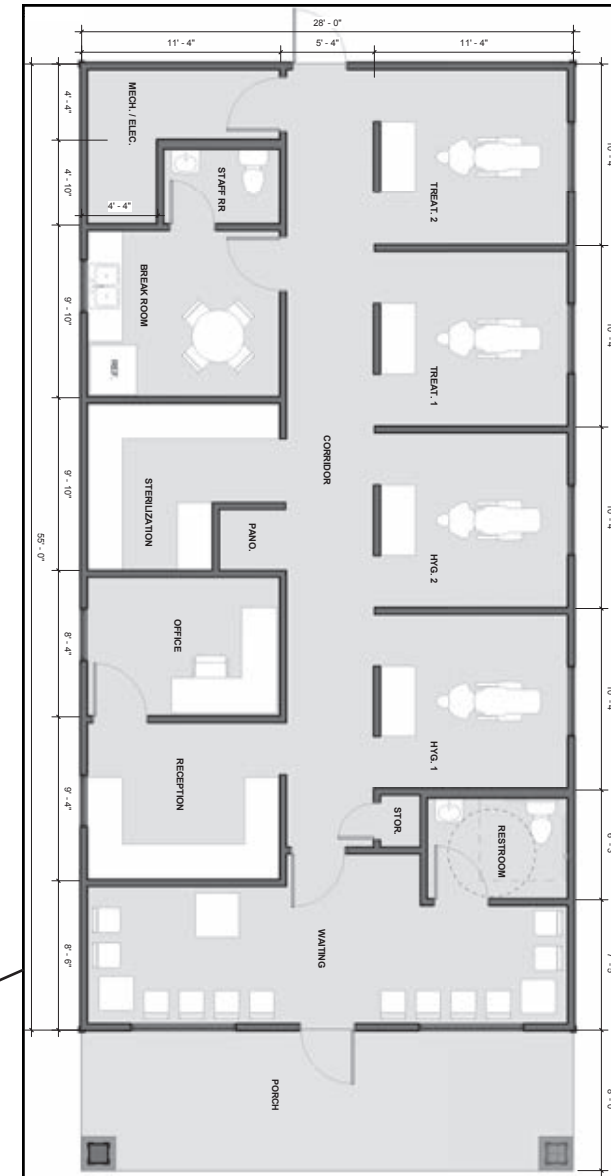
Architectural Details, Siding, and Bricks. Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The office will be clad with cement board siding. The trim is a simple craftsman interpretation and reflective of area structures.

SITE LAYOUT

- NOTE:
 1. ALL DIMENSIONS ARE TO BACK OF CURB
 2. 8 TOTAL PARKING SPACES ARE PROVIDED WITH (1) ADA ACCESSIBLE SPACE
 3. ALL SETBACKS SHALL MEET CITY OF CONWAY REQUIREMENTS.
 4. DAMAGE TO PUBLIC AND PRIVATE PROPERTY DUE TO HAULING OPERATION OF CONSTRUCTION RELATED EQUIPMENT FROM A CONSTRUCTION SITE SHALL BE REPAIRED BY THE RESPONSIBLE PARTY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 5. REPAIR, REPLACE, OR EXTEND EXISTING DAMAGE OR MISSING CURB & GUTTER, SIDEWALK, RAMPS OR CONCRETE APRONS WITHIN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE SITE. REMOVE ABANDONED DRIVEWAY CUTS AND INSTALL CURB, GUTTER, AND SIDEWALK. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF CONWAY STANDARD DETAILS AND ADA GUIDELINES.
 6. OBTAIN PERMITS PRIOR TO DOING ANY STREET CUTS OR CURB CUTS. OBTAIN BARRICADE PERMIT PRIOR TO DOING ANY WORK IN THE RIGHT-OF-WAY. CONTACT CITY OF CONWAY TRAFFIC ENGINEERING FOR MORE INFORMATION.
 7. ALL SIGNAGE, PAVEMENT MARKINGS AND PARKING LOT STRIPING SHALL CONFORM TO REQUIREMENTS GIVEN IN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). MUTCD REQUIRES THAT PARKING SPACES BE MARKED IN WHITE. CONTACT CITY OF CONWAY TRAFFIC ENGINEERING WITH ANY QUESTIONS REGARDING STRIPING.



Site Plan



Shutters. No shutters are proposed.

Roof. The roof will be asphalt composition.

Decks/Plaza Space. No decks or plazas are shown.

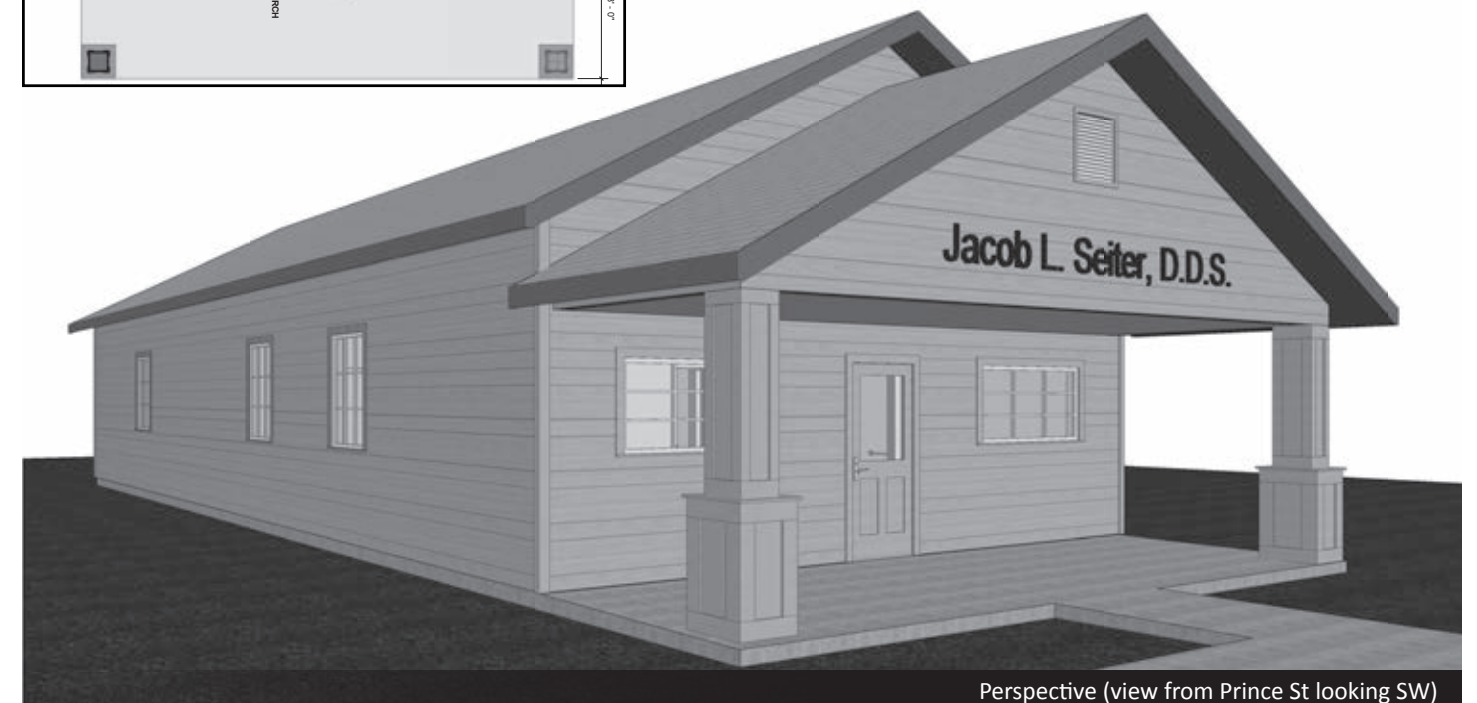
Skylights. None are shown.

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. HVAC equipment appears to be located appropriately at the rear of the office. (south elevation)

RECOMMENDATIONS

The proposed new office is scaled appropriately to blend with area residences. The rear parking area is appropriately screened by the office structure. Additional landscaping will be required as part of the Planning Staff development review process? Staff recommends approval with the following conditions:

1. The office and parking area shall be constructed as shown in submitted plans.
2. A low wall and/or shrubs shall be placed on the south side of the handicap space to provide parking lot screening.
3. Siding shall be Hardi-board or similar cement siding.
4. The front façade windows shall be rotated to a vertical orientation and doubled?
5. HVAC units shall be visually located away from streets or screened by landscaping.
6. Landscaping, dumpster location/pen (if necessary), and cross access shall be placed and constructed per development review standards.
7. Driveway width reduction?



Perspective (view from Prince St looking SW)

C ST. JOSEPH CHURCH & SCHOOL HARKRIDER PARKING LOT AND MASTER PLAN PREVIEW - 1115 COLLEGE AVENUE

**OLD CONWAY DESIGN OVERLY DISTRICT
CERTIFICATE OF APPROPRIATENESS
ST. JOSEPH CHURCH & SCHOOL HARKRIDER PARKING
LOT AND MASTER PLAN PREVIEW
1115 COLLEGE AVENUE**

APPLICANT
Joanna Nabholz
H+N Architects
1109 Main Street
Conway, Arkansas 72032

OWNER
St. Joseph Church
1115 College Avenue
Conway, Arkansas 72032

SITE
Location. Parking Lot address is roughly 301 Harkrider Street, on the west side of Harkrider immediately north of the St. Joseph Cemetery.

Lot Area. 0.50 acre ±

Present Zoning. C-1 (Central Business District). The property is within the Old Conway Design Overlay Transitional District.

Abutting Zoning. C-1 (Central Business District) and C-3 (Intensive Shopping District) in the Old Conway Design Overlay Transitional District.

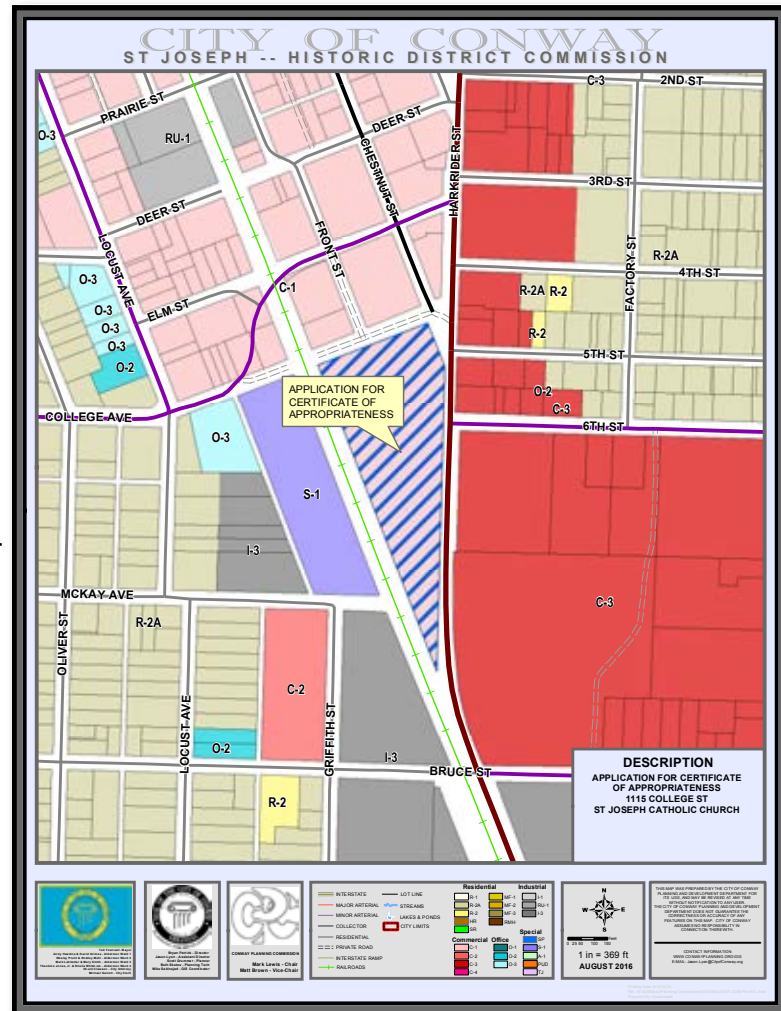
Surrounding Area Structures. The property is located in the Old Conway Design Overlay Transitional District on the west side of Harkrider Street immediately north of the cemetery. To the north is a metal storage building and across Harkrider is the Box 10 (Formerly Price Cutter) Grocery with its expansive parking lot.

General Description of Property and Proposed Development. The applicant is proposing to re-construct the existing parking lot. Additional spaces are planned along with additional landscaping. The existing metal building will be demolished. The redesigned parking lot will provide drop off for the Middle School and parking for the cemetery. A preview of a master plan for the school/church campus will also be discussed.

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. Not applicable.

Spacing. Established spacing distance pattern between area structures. Not applicable.

Lot Coverage. The Old Conway Transitional District allows from 80% to 100% impervious lot coverage. The proposed impervious area percentage is within this range.



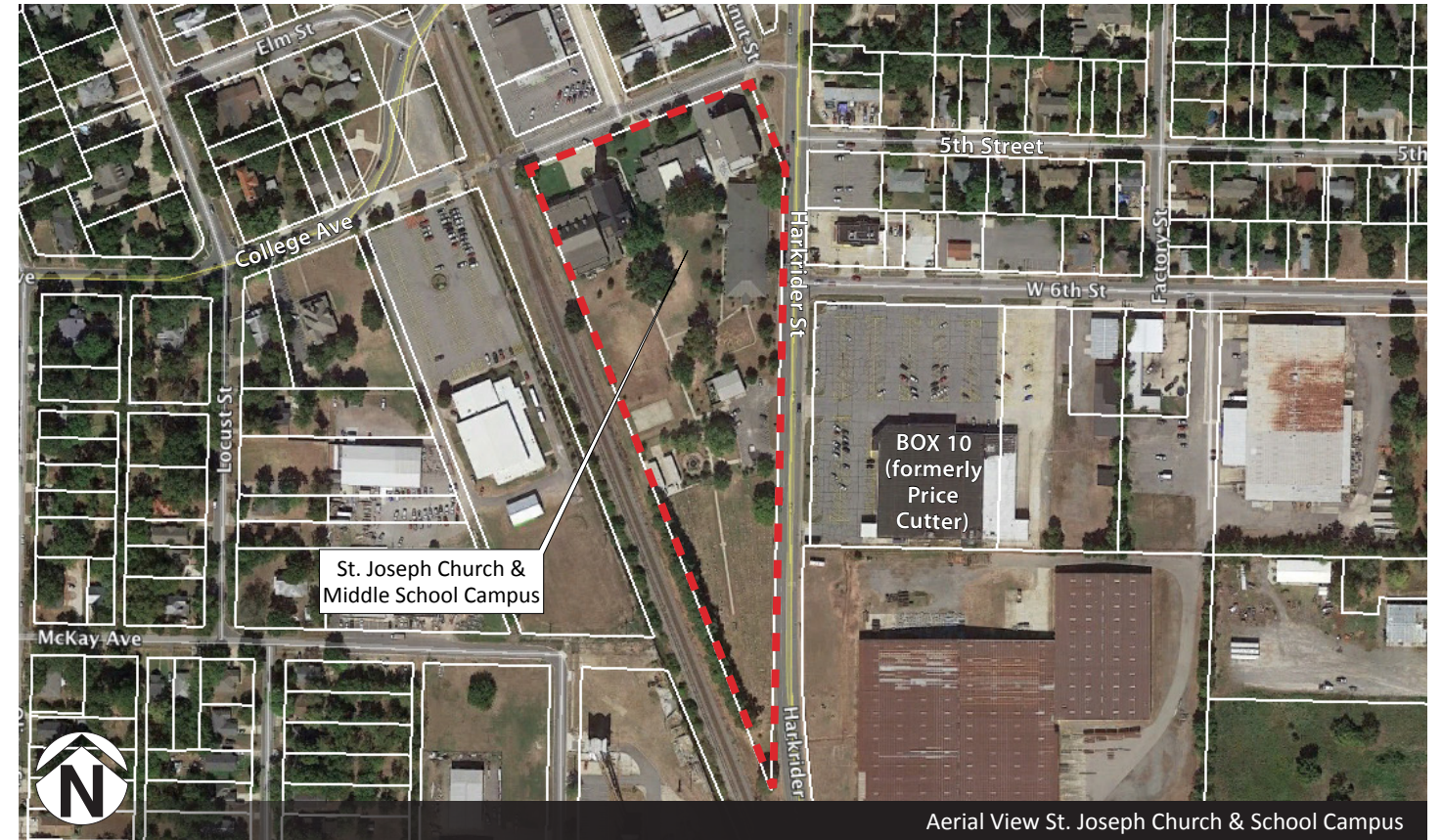
Orientation. The direction in which the front of a building faces. Not applicable.

Alley. There are no alleyways in the block.

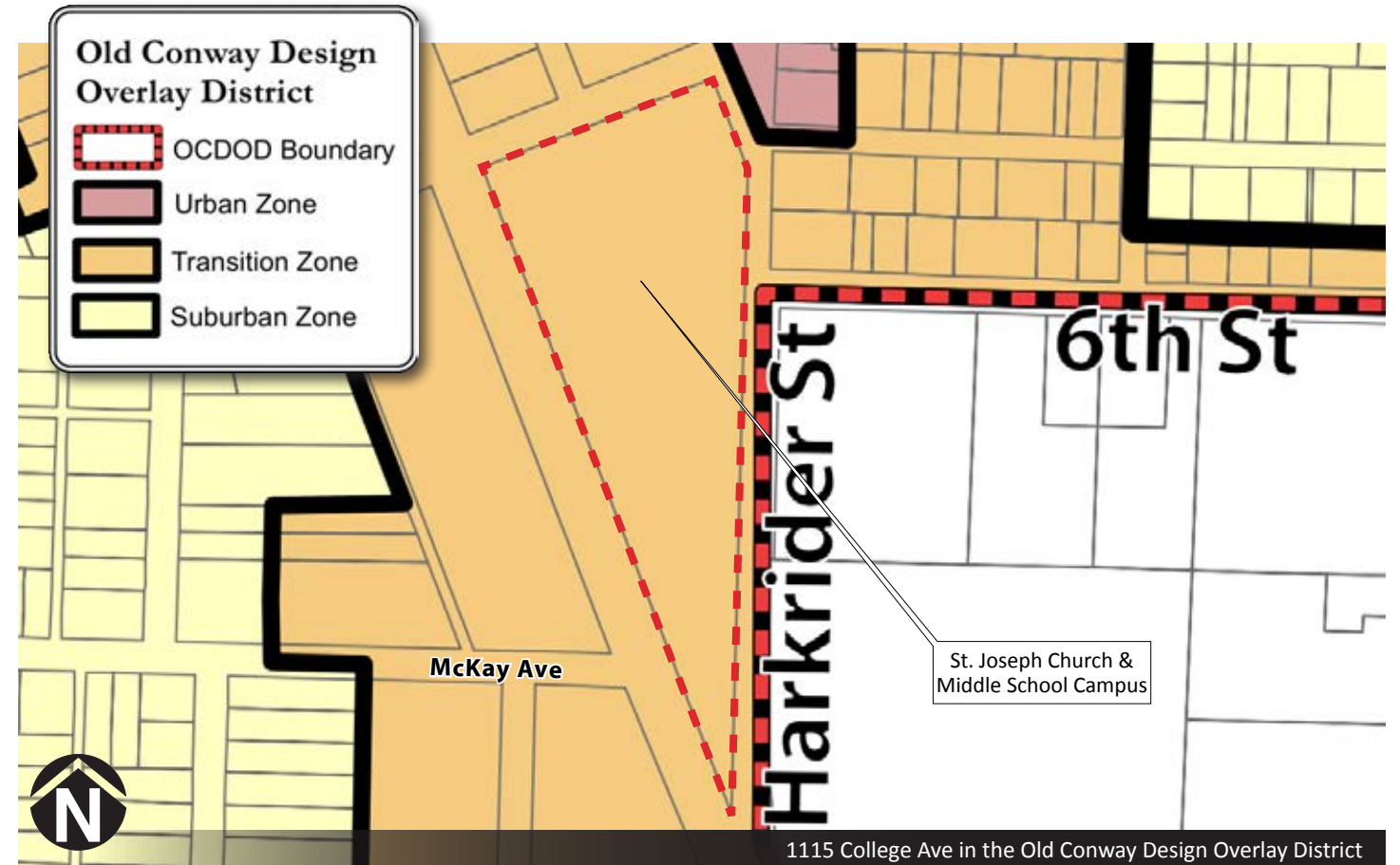
Driveway/Parking. There are 2 existing curb cuts providing access to the existing parking lot from Harkrider.

Sidewalks. There is an existing 5 foot sidewalk to the north along Harkrider. The Highway Department has mid-term plans to redevelop the section of Harkrider between Oak and Bruce Streets. This redevelopment will include appropriate sidewalks. At this time, sidewalk construction is not required.

Fences. There is an existing chain link fence that will be removed. A new wrought iron fence is shown on the submitted plan is planned to be constructed at a later date. Old Conway Design Guidelines discourage the placement of parking adjacent to streets. In situations where this is not possible, screening in the form of low walls, fencing, and landscaping should be provided. A portion of wrought iron fence could be constructed at this location now along with screening shrubs. The fence could tie into additional future fencing. The applicant can provide additional information at the meeting.



Aerial View St. Joseph Church & School Campus



1115 College Ave in the Old Conway Design Overlay District

Tree preservation. There appear to be 4 significant oak trees affected by this reconstruction. 6 Existing trees will remain. The new parking lot includes 9 new canopy trees.

MASSING

Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. Not applicable.

Height. The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. Not applicable.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. Not applicable.

Directional expression. Measurement of the height to width ratio of a structure's elevation. Not applicable.

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. Not applicable.

Complexity of form. The level of detailing and breaks in wall planes of a structure. Not applicable.

Façade, wall area, rhythm. Façades shall be compatible with surrounding historic structures in proportion of wall to opening area. Not applicable.

DESIGN ELEMENTS

Style. The style should compliment area structures. Not applicable.

Entries, Porches, and Porticos. Not applicable..

Doors and windows. Not applicable.

Awnings. Not applicable.

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. Parking lot lighting will be reviewed as part of development review.

St. Joseph Campus Master Plan

Although no submitted for approval, renderings and a campus master plan are included for discussion. Part of this plan includes the demolition of the historic school structure at the southwest corner of Old College Avenue and Harkrider.

MATERIALS & DETAILING

Architectural Details, Siding, and Bricks. Not applicable.

Shutters. Not applicable.

Roof. Not applicable.

Decks/Plaza Space. No decks or plazas are shown.

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

The proposed parking area is adjacent to Harkrider. A large portion of this parking lot already exists and serves the cemetery. In the Old Conway overlay, street side parking is discouraged; however, since the parking lot already exists and cannot be relocated, appropriate screening is in order. A wrought iron fence with landscaping would buffer the parking lot from the public right of way. Staff recommends approval with the following conditions:

1. The parking area and landscaping shall be constructed as shown in submitted plans.
2. A wrought iron fence along the new parking area shall be constructed as part of the parking lot improvements and will tie into additional future fencing.





D ROUSSELL/ABUNDANT GRACE PROPERTIES REMODEL - 712 ASH STREET

**OLD CONWAY DESIGN OVERLY DISTRICT
CERTIFICATE OF APPROPRIATENESS
ROUSSELL/ABUNDANT GRACE PROPERTIES REMODEL
712 ASH STREET**

APPLICANT/OWNER
Laura Roussel/Abundant Grace Properties
602 W Arch Street
Searcy, Arkansas 72143

SITE
Location. 712 Ash Street

Lot Area. .19 acre ±

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. The north side of the property abuts the Robinson Historic District.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the east side of Ash Street one lot south of the intersection of Ash Street and Robinson Avenue. Area structures consist of the First Baptist Church campus and single family residences in international/prairie, craftsman cottage, and Queen Anne styles.

General Description of Property and Proposed Development. The applicant is proposing to construct a 500 s.f. master bedroom and bath rear addition, an attached carport to the north side of the house, and a concrete drive and sidewalk. The residence is approximately 1170 s.f.

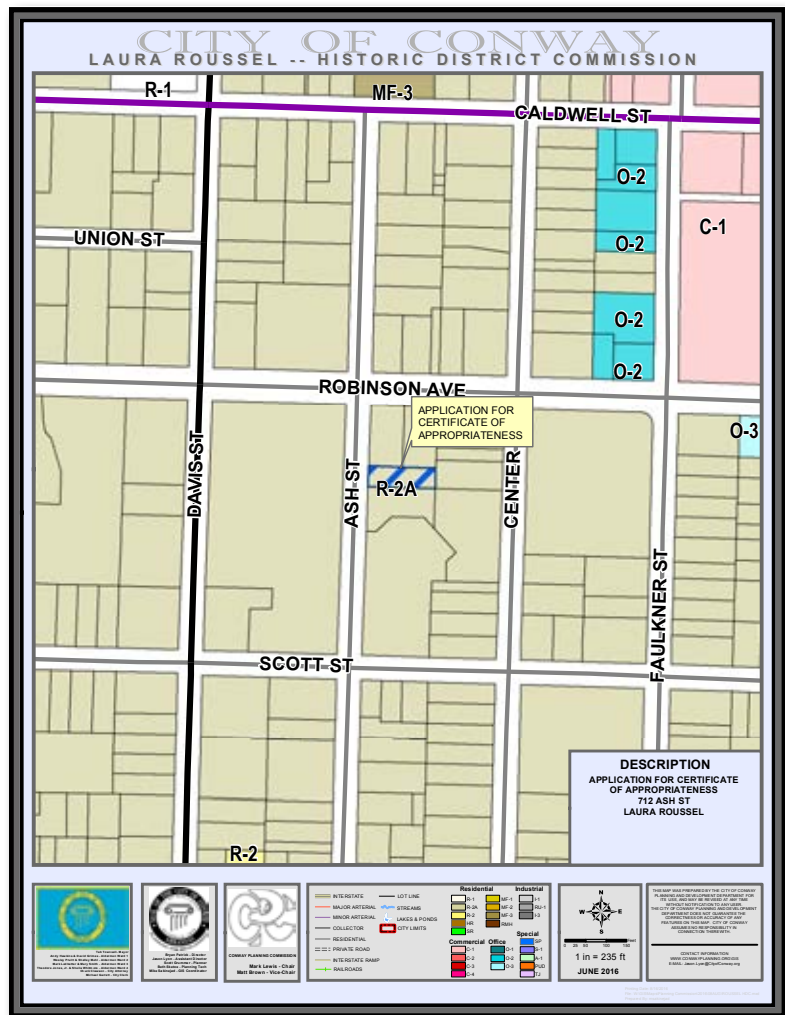
Setbacks. Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 80% to 110% of the average area front setback. The front setback will not be changed. The existing east (rear) setback is ~80 feet, the south and north side setbacks are ~10 feet. An attached carport on the north side would create a 0 foot side setback. The rear setback would decrease to around 42 feet with the addition.

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% impermeable lot coverage. The proposed impervious area is well under this percentage and is appropriate.

Orientation. The direction in which the front of a building faces. The residence's Ash Street orientation will not be affected.

Alley. There are no alleyways in the block.



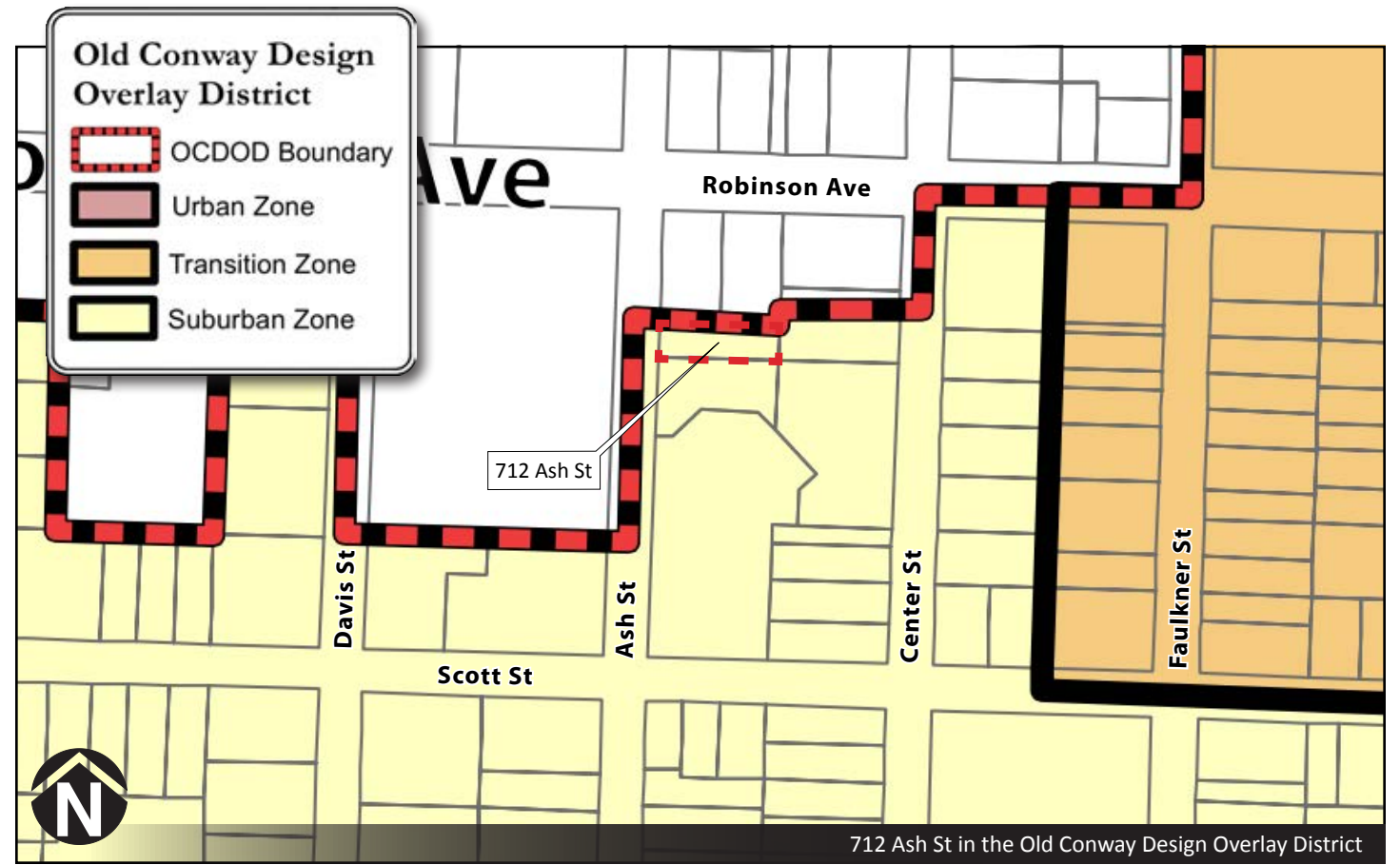
Driveway/Parking. A concrete driveway is proposed on the north side of the house. The driveway would need to be around 10 feet wide as that appears to be the existing setback distance between the house and property line.

Sidewalks. There is an existing sidewalk along Ash Street. No sidewalk construction is required.

Fences. No fencing is shown in the supplied drawings. Tree preservation. There does not appear to be any significant trees that will be affected by the residence and driveway.

MASSING
Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The overall size of the bedroom addition fits into the scale of area development. The covered carport would create a "0" foot setback against the lot on the north. However, the abutting fence on the north appears to be set back from the property line.

Height. The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. The overall height and eave linear proposed to match the existing residence.



Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The residence’s width will not be affected by the rear addition. The north side covered carport would add a degree of width to the residence, but appears to be compatible with area structures.

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

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The residence’s footprint would grow to the rear, however it is compatible with area structures.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The existing residence has gables, a front porch/portico, columns, and other details. The rear addition will be largely unseen, but level of complexity would seem appropriate.

Façade, wall area, rhythm. Façades shall be compatible with surrounding historic structures in proportion of wall to opening area. The residence’s gables, porches, columns, and glass areas create façades compatible with other area traditional structures. The submitted drawings show window openings on the south and north façades. A door is possibly shown on the south façade. The applicant can supply additional information at the meeting.

DESIGN ELEMENTS

Style. The style should compliment area structures. The overall style of the existing residence is a craftsman cottage. The addition and carport should blend with the existing house.

Entries, Porches, and Porticos. The front façade features a porch/portico with nicely substantial columns. A possible door is shown on the south façade.

Doors and windows. The rhythm, patterns, and ratio of voids to solids of new buildings should relate to and be compatible with adjacent façades; typically a higher proportion of voids to wall area. The existing residence has a large amount of windows on all façades. The submitted elevations show a measure of windows and possibly a door. The applicant can address the proposed number of windows and doors on the addition at the meeting. It appears that the residence has original windows. These windows should be restored.

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

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 existing residence is brick with a unique lower basketweave course around the structure. The applicant is proposing to clad the new addition with brick. The existing gables appear to be stucco. The rear gable will be unseen from the right of way. This gable could be clad with brick, or siding. Vinyl siding is discouraged. Wood, cement board, or brick are encouraged.

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. Currently, the residence has an asphalt shingle roof. The addition and carport should use a matching asphalt roof.

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

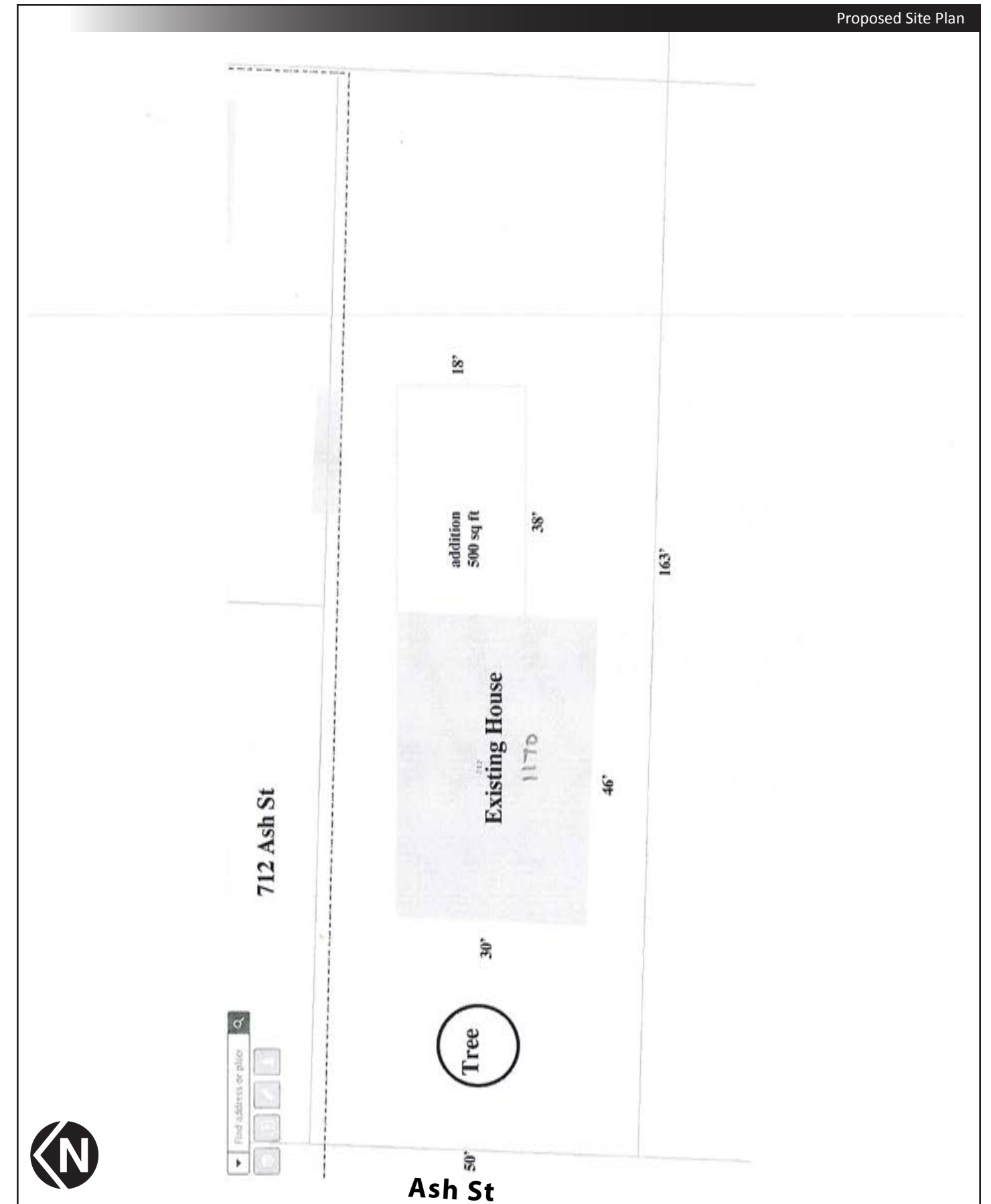
Skylights. None are shown

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. No HVAC equipment is shown.

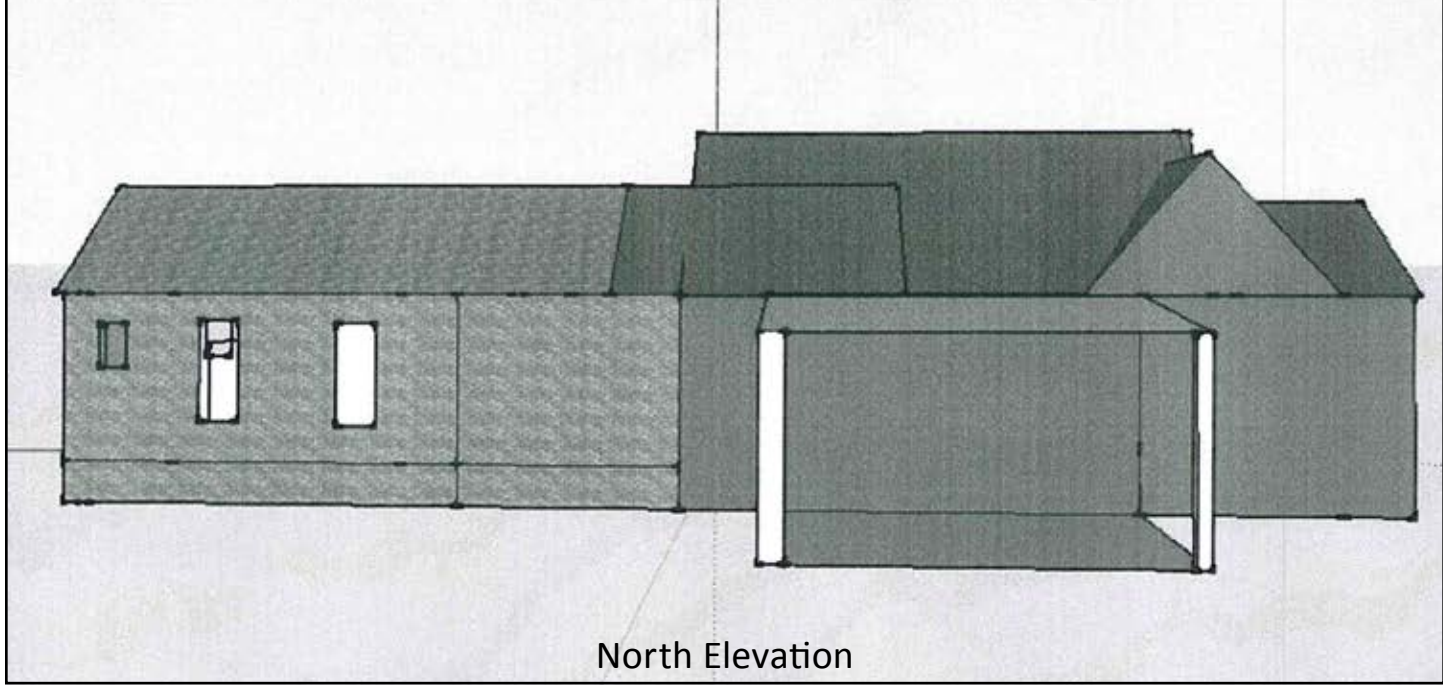
RECOMMENDATIONS

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

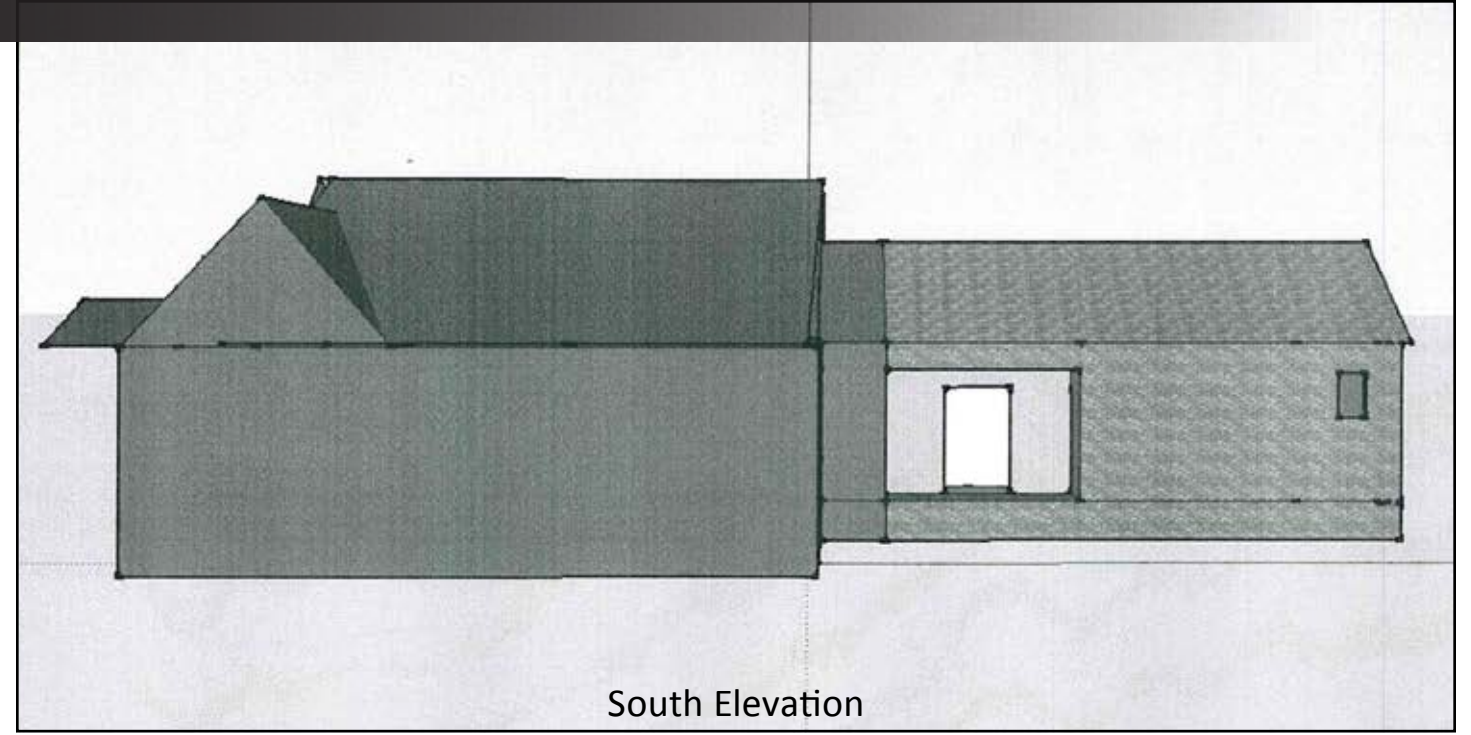
1. The addition, open carport, and driveway shall be constructed as shown in submitted plans.
2. The addition will be clad with brick closely matching the existing residence.
3. A 10 foot concrete driveway may be constructed on the north side of the residence.
4. An open carport with a “0” foot setback shall be allowed on the north side of the residence.
5. Addition windows and doors?
6. The repair and restoration of the existing original windows is strongly encouraged.



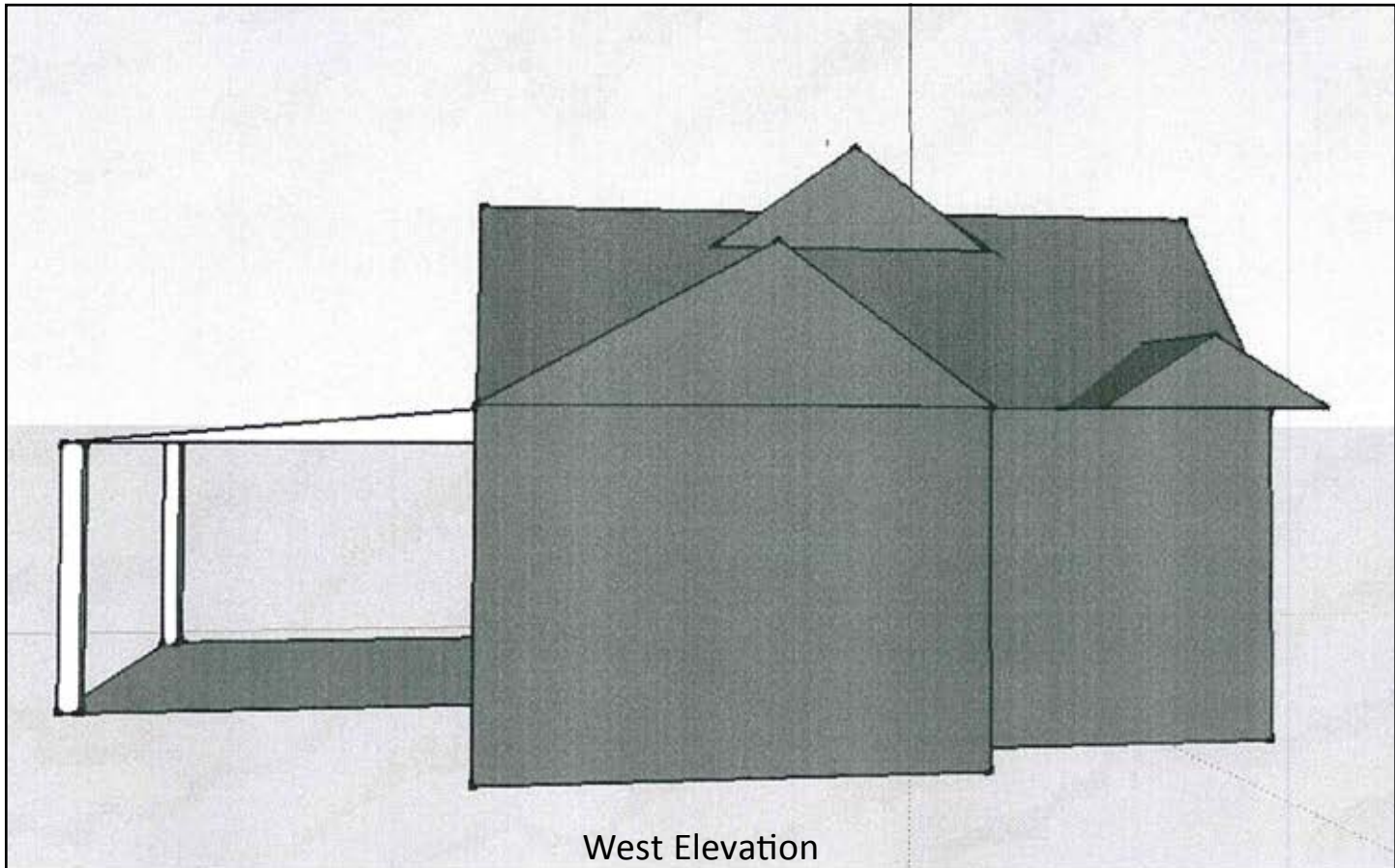
Applicant provided sketches



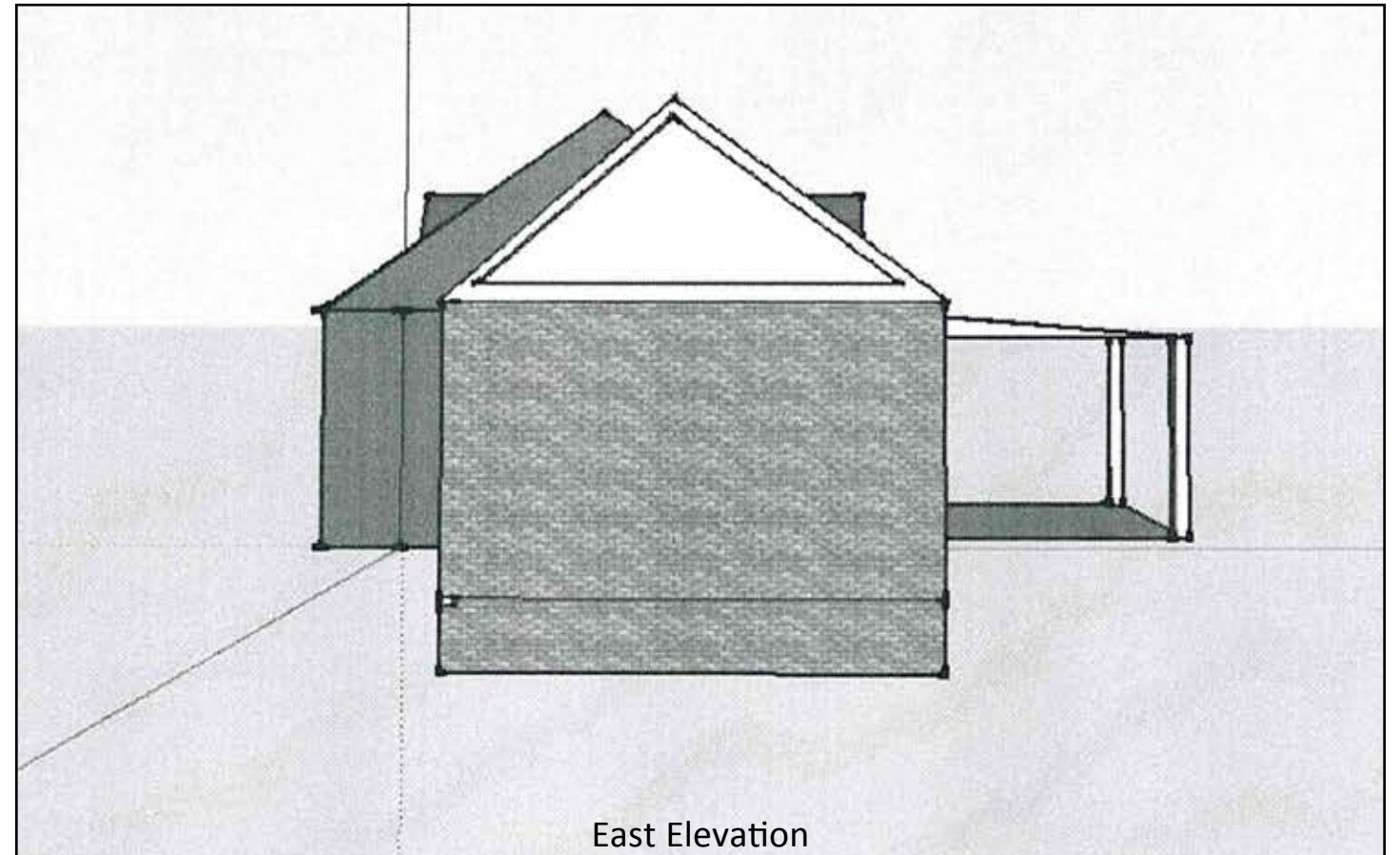
North Elevation



South Elevation



West Elevation



East Elevation