



CONWAY
HISTORIC DISTRICT COMMISSION
APRIL

5:30pm • April 24, 2017 • City Hall

Robinson Historic District & Old Conway Design Overlay District

CONWAY HISTORIC DISTRICT COMMISSION MEETING

APRIL 24, 2017 • 5:30PM • CITY HALL • 1201 OAK STREET

AGENDA

MINUTES March 27, 2017

PUBLIC HEARINGS ROBINSON HISTORIC DISTRICT

A. Interior/Exterior Remodel - 1917 Caldwell Street

OLD CONWAY DESIGN OVERLAY DISTRICT

B. New Outbuilding and Carport - 310 Davis Street
C. New Single-Family Residence - 1418 McKay Street

DISCUSSION

CLG Grant Status - Faulkner County Museum
CAMP Training

CLG Training Presentation by Catherine Barrier, Arkansas Historic Preservation Program
Other items as decided by the Commission

HISTORIC DISTRICT COMMISSION MEMBERS

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

MEETING MINUTES -MARCH 27, 2017

Conway Historic District Commission March 27, 2017 Meeting Minutes

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

Roll Call

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

Finding of a Quorum.

5 Commission members - Quorum present.

Also in attendance:

John Burlison, Calvary Church – 1832 Robinson Ave
Reed Weaver - 1335 Salem Road
Denver Prince - Hwy 25N
Marilyn and David Larsen - 1814 Robinson Avenue
Madelyn Adams - 1822 Robinson Avenue
Tom Kitts - 1837 Robinson Avenue

Meeting Minutes

January 23, 2017 minutes. George Covington motioned for approval, seconded by Taylor Martin. Minutes approved unanimously.

Calvary Church Replacement Freestanding Signs - 1832 Robinson Avenue

Presentation:

Mr. John Burlison, pastor of Calvary Church explained that the Church wants to replace the two freestanding signs. The existing signs are falling apart and they need new ones. He stated that the Church wants to be good neighbors and not place any oversized or inappropriate signs. They would like to externally light the signs a manner that would not impede on the neighbors and they would like to make the signs slightly taller and larger. They could also put a timer on the sign's lights to turn then off around 10pm. The proposed material would be painted aluminum to offer better durability.

Neighborhood Discussion:

Mr. Tom Kitts stated that he did not have a problem with replacing the signs as long as the new signs fit the Robinson District guidelines in size and lighting. Madelyn Adams asked who would sign off on the final design? Mr. Hurd explained that the HDC would approve the basic sign and that the Planning and Permits Departments would officially sign off on the design and sign permits. Marilyn Larson said that she would like to have a timer on the sign.

Committee Discussion:

Marianne Black asked the neighbors if they had a problem with the requested sizes? The neighbors responded that they were ok with the sizes as long as the materials and lighting were appropriate. The general consensus was that choice #2 was the most appropriate style of 2 pole sign. The arched top sign fit in better with the mid-century design of the church structure.

Motion made by George Covington to approve the replacement signs with the following conditions:

Commission Conditions:

- (2) 2 pole-monument style freestanding signs shall be allowed following the general design and locations as presented. Style choice #2 shall be used. The Robinson Avenue sign size shall be 5 feet tall by 4 feet wide maximum. The Mitchell Street sign shall be 4 feet tall by 4 feet wide maximum.
- External lighting of the signs is allowed. Lighting must be muted and limited to only lighting the sign face area, no exposed light fixtures, and light shall not spill onto adjacent properties. A timer is also required shutting off lights from 10:00pm until dawn.
- Final sign design and lighting must be approved by Conway Planning Staff.

Seconded by Marianne Black. Motion approved unanimously.

Weaver New Single Family Residence - 1914 and 1920 Simms Street

Presentation:

Reed Weaver described the proposed residence. Mr. Weaver would like to construct the same basic residence as was approved for Weeks Street a couple of years ago. It would be constructed similar to the residence as shown in the report, but with a carport addition on the side.

Neighborhood Discussion:

Mr. Denver Prince asked if the new residences would be rental property. Mr. Weaver stated that yes, they would be retained by home and offered as rentals.

Committee Discussion:

Mr. Hurd asked about the use of a combination of vinyl siding and cement board. He felt that the transition of materials used on the home that Mr. Weaver is constructing on Caldwell was not very smooth. Mr. Weaver agreed and stated that he intends to make a better transition on the proposed Simms Street structures. The front setback was discussed. Mr. Patrick explained that the staff recommended 26 feet from property line was based on a measurement of average area homes using the City's GIS maps. The condition could be crafted to allow movement to best line up with exiting homes. Since both 1914 and 1920 were similar designs the Commission decided to vote on both together.

Motion by Marianne Black to approve 1914 and 1920 Simms Street residences with the following conditions.

Committee Conditions:

1. The residence shall be constructed as shown in submitted plans.
2. Driveway shall be concrete maximum of 12 feet in width.
3. The residence's front setback shall be approximately 26 feet from the property line or best dimension to line up with existing residences.
4. Porch columns including carport 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 vinyl with Hardi-plank or equivalent cement board on front facade areas.
7. Wide trim around windows and doors, open rafter tails, and mixture of siding shall be used as shown.
8. HVAC and utility equipment shall be appropriately located at the rear or side of the structure and/or appropriately screened.
9. A 4 foot sidewalk shall be constructed along Simms Street.

Seconded by George Covington. Motion approved unanimously.

Weaver New Porch and Column Additions - 1822 and 1826 Simms Street

Presentation:

Reed Weaver described the proposed new porch additions. Mr. Weaver would like to construct the same basic porch addition on 4 existing residences give them a more traditional look and provide porches. The houses were constructed prior to the creation of the Old Conway Design Overlay District and HDC approval process.

Neighborhood Discussion:
None

Committee Discussion:

Ms. Black asked about the existing thin columns on the carports. Mr. Weaver stated that those could be updated to match the new porch columns.

Motion by Marianne Black to approve 1822 and 1826 Simms Street porch additions with the following conditions.

Committee Conditions:

1. The porch addition shall be constructed as shown in submitted plans.
2. The addition shall be clad with vinyl siding to match existing siding. Cement board may also be used.
3. Roof shall be asphalt composition roof.
4. Porch depth shall be a minimum of 5 feet wide.
5. Porch columns including carport columns shall be a trimmed out to approximately 8 inches by 8 inches minimum.

Seconded by George Covington. Motion approved unanimously.

Weaver New Porch and Column Additions - 1923 and 1927 Simms Street

Presentation:

Reed Weaver described the proposed new porch additions as basically the same as 1822 and 1826 Simms Street.

Neighborhood Discussion:
None

Committee Discussion:

The Commission felt these were appropriate similar to the previous 2 approved.

Motion by Marianne Black to approve 1822 and 1826 Simms Street porch additions with the following conditions.

Committee Conditions:

1. The porch addition shall be constructed as shown in submitted plans.
2. The addition shall be clad with vinyl siding to match existing siding. Cement board may also be used.
3. Roof shall be asphalt composition roof.
4. Porch depth shall be a minimum of 5 feet wide.
5. Porch columns including carport columns shall be a trimmed out to approximately 8 inches by 8 inches minimum.

Seconded by Taylor Martin. Motion approved unanimously.

Discussion

CAMP

A Commission Assistance and Mentoring Program training workshop is scheduled for May 8 at Hendrix College in Conway. The meeting will be an all day session and as many HDC members as possible should plan to attend.

Salter Properties - Recent Robinson Court PUD Rezoning Request

Mr. Hurd informed the Commission that he had spoken in opposition to the request on behalf of the HDC at the recent rezoning public hearing. The Commission was informed that the Salters have until April 12 to make an appeal of the Planning Commission's denial to the City Council. Possible Council meeting dates for the appeal if requested could be April 11, 25, or possibly May 9. So far, no appeal has been submitted.

Adjourn

The meeting was adjourned by consensus.

Dismiss

**ROBINSON HISTORIC DISTRICT
CERTIFICATE OF APPROPRIATENESS REVIEW
INTERIOR / EXTERIOR RENOVATIONS
1917 CALDWELL STREET**

APPLICANT/OWNER

Rory & Niki Thompson
DBA RT Properties
1917 Caldwell Street
Conway AR 72034

SITE

Address. 1917 Caldwell Street

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

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

Lot Area. ± 0.45 acres

Surrounding Area Structures. The property is located in the Robinson Historic District on the south side of Caldwell Street. Area structures consist of single family residences in Neoclassical, craftsman cottage, colonial revival, minimal traditional, and Spanish Revival.

General Description of Property and Proposed Development. The applicant is proposing to:

1. Convert the current carport into an enclosed garage
2. Add windows to the kitchen area
3. Replace existing windows
4. Replace old board and batten with new
5. New door
6. Update door cutout
7. New roof

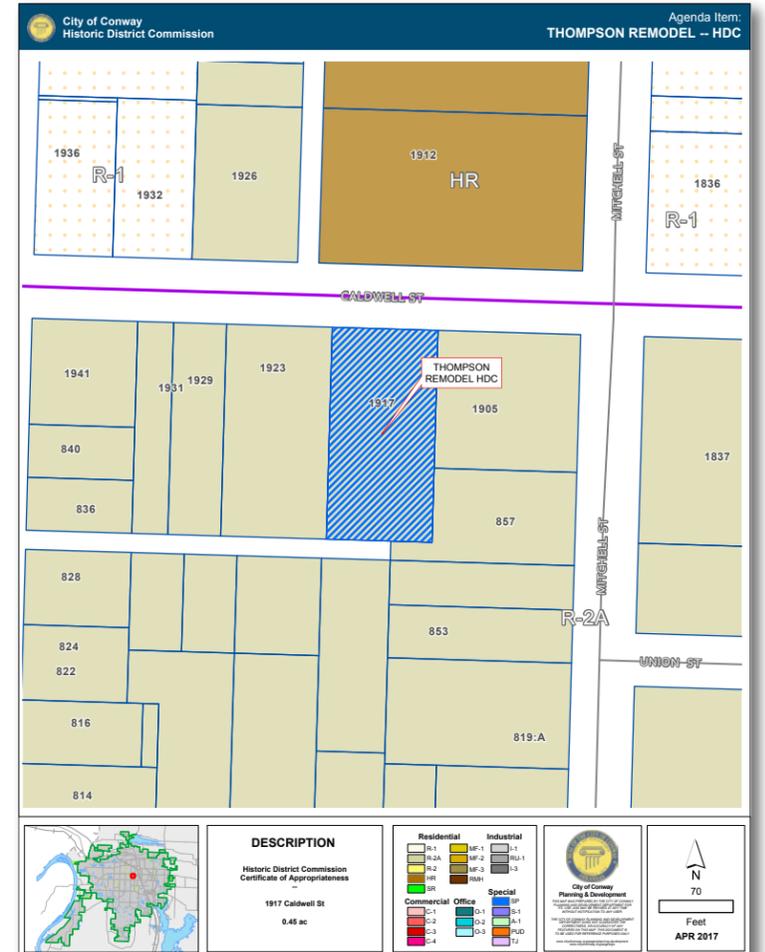
Setbacks. Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 80% to 110% of the average area front setback. The setback will remain unchanged. Spacing. Established spacing distance pattern between area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

Lot Coverage. Lot coverage will remain unchanged.

Orientation. The direction in which the front of a building faces. The Caldwell facing facade will remain unchanged.

Alley. There is a 18 foot unbuilt alley behind the rear of the lot. The alley will not be used as an access to the property.

Driveway/Parking/Carport. There is an existing concrete driveway onto the property. The driveway will remain unchanged. The applicant would like to enclose the non-original carport to a garage. There is a non-historic garage adjacent to the carport on the lot abutting to the west.



The carport would be enclosed with board and batten to match the existing house. A carriage style door and peak rafter detail are also proposed.

Sidewalks. There is a sidewalk along Caldwell across the front of the property. No sidewalk construction is required.

Fences. No fencing is proposed.

Tree preservation. No significant trees will be affected.

MASSING

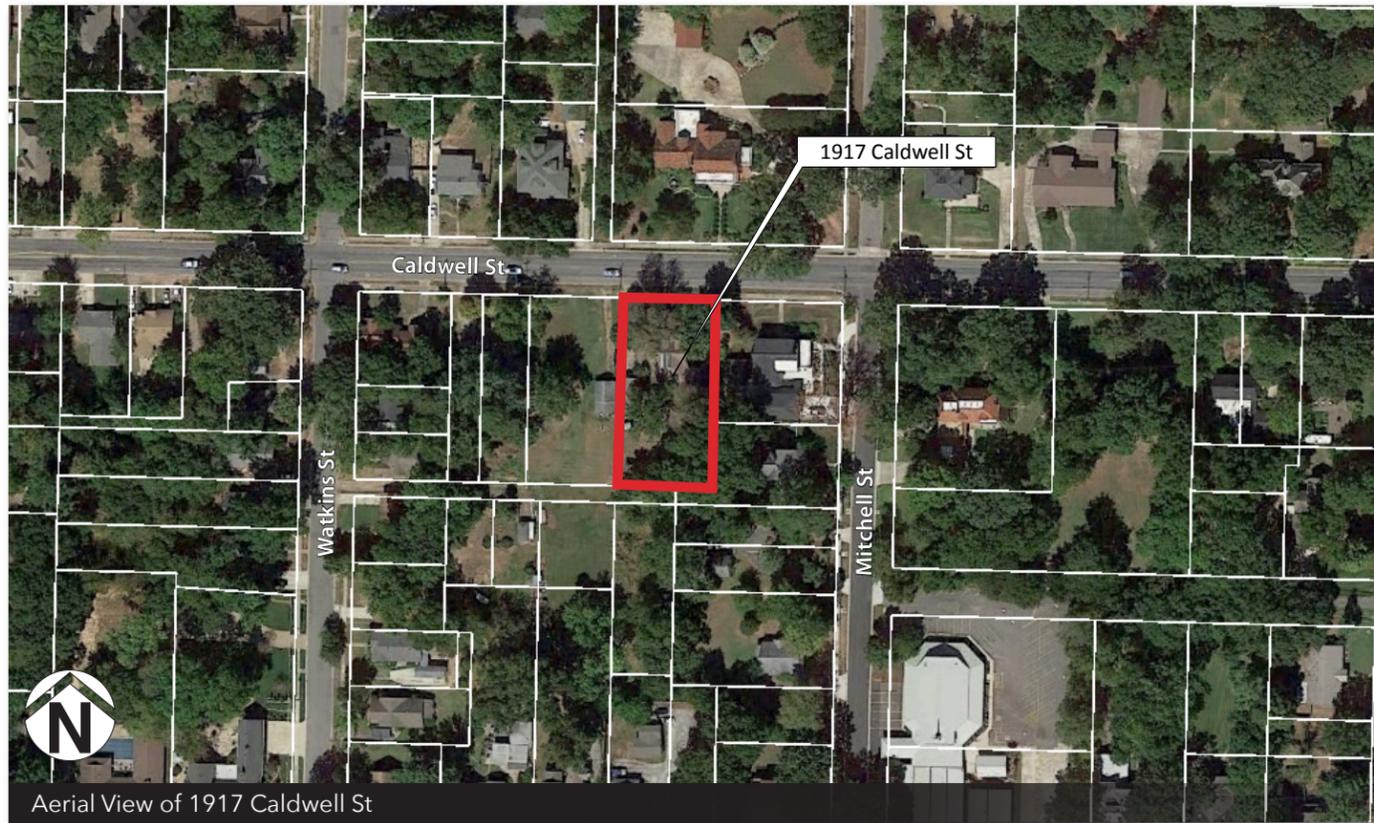
Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The new residence's overall scale is will not be changed.

Height. The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. The overall height and eave lines are appropriate. The residence's height will not be changed.

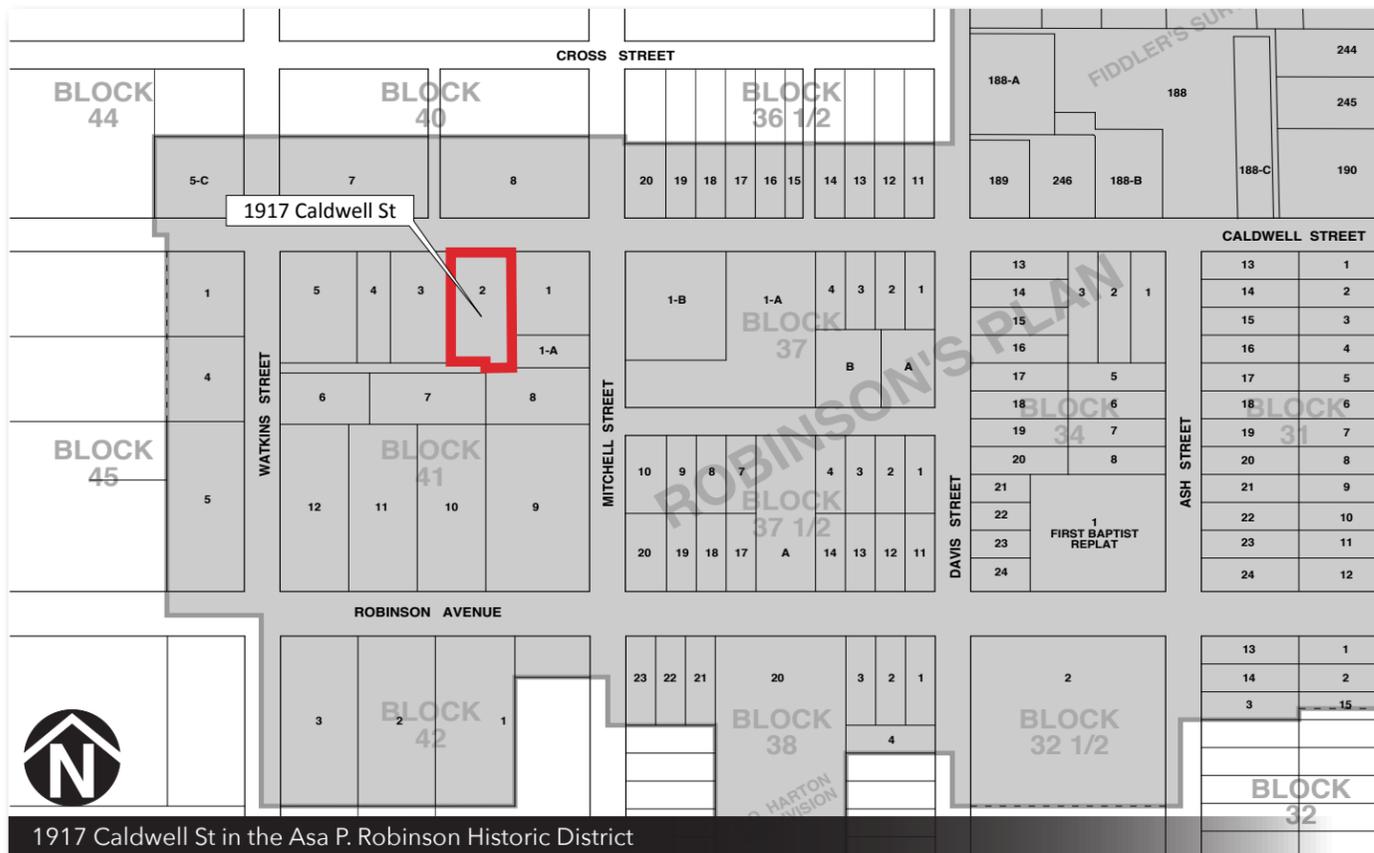
Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The residence's width would remain unchanged.

continued on pg 5

A INTERIOR / EXTERIOR REMODEL - 1917 CALDWELL STREET



Aerial View of 1917 Caldwell St



1917 Caldwell St in the Asa P. Robinson Historic District

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

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

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

Façade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. Additional windows are proposed in the kitchen area. This adds additional windows to make the structure more conforming to other area historic structures.

DESIGN ELEMENTS

Style. The style should compliment the existing and area structures. The residence is listed as a "Cape Cod" on the 1998 Robinson District survey. The 1948 Sanborn map shows a porch across the front of the house. The structure was heavily remodeled circa 1970s. Based on architectural evidence, it would appear that the original 1917 structure was bricked, a new addition constructed, and board and batten siding was added. Due to these modifications, the residence was listed as non-contributing to the Robinson District.

Entries, Porches, and Porticos. Entry points will not be changed.

Doors and windows. New front double doors are proposed to replace the existing non original purple doors. More period appropriate half glass double doors are proposed. A non-original non-operable picture window in the kitchen area is to be replaced with 3 operable 2 foot x 4 foot windows matching existing windows with similar muntins. This area is slightly visible from the Caldwell at the southeast corner of the home. This proposed window replacement would be appropriate.

The applicant would also like to replace all the original windows of the home to modern "energy efficient" replacement windows. The windows appear to be original to the 1917 structure. HDC Staff has explained that original window replacement is inappropriate as original windows provide historic integrity to the home and that energy efficiency could be mitigated with either exterior or interior storm windows. Staff has provided a window restorer's contact information. It is unclear whether the dormer windows are original or historic.

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 been bricked and sided with board and batten. Some board and batten is in need of replacement. This would be seen as routine maintenance. Rotted board and batten will possibly be replaced with cement board material.

A non-historic corbeled brick archway was added to the home when it was bricked. The applicant would like to remove the corbeling and create a rectangular opening with brackets.

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. There is an existing asphalt roof. The roof will be replaced with in-kind material which would be seen as maintenance.

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

Skylights. None are shown

Mechanical Screening. HVAC units should be visually located away from streets or screened by landscaping. Exterior HVAC ductwork should not be visible from the street. Shrubs screening the existing exterior HVAC unit will be needed.

RECOMMENDATIONS

Staff recommends approval of the remodeling with the following conditions:

1. Carport may be remodeled to create an enclosed garage. Garage siding shall be board and batten to match existing residence. Cement board siding shall be used.
2. The non-historic kitchen area picture window may be replaced with approximately 2 foot x 4 foot sash windows to match existing historic windows.
3. Replace existing windows? Possibly allow replacement of non-historic dormer windows?
4. Old board and batten may be replaced with matching cement-board board and batten.
5. The double entry doors may be replaced with new 1/2 glass double doors as proposed.
6. Existing door corbeled brick entry may be straightened to a rectangular opening with brackets as proposed.
7. Asphalt roof may be replaced with in-kind asphalt roof.

Proposed Carport to Garage Conversion

Current Carport:

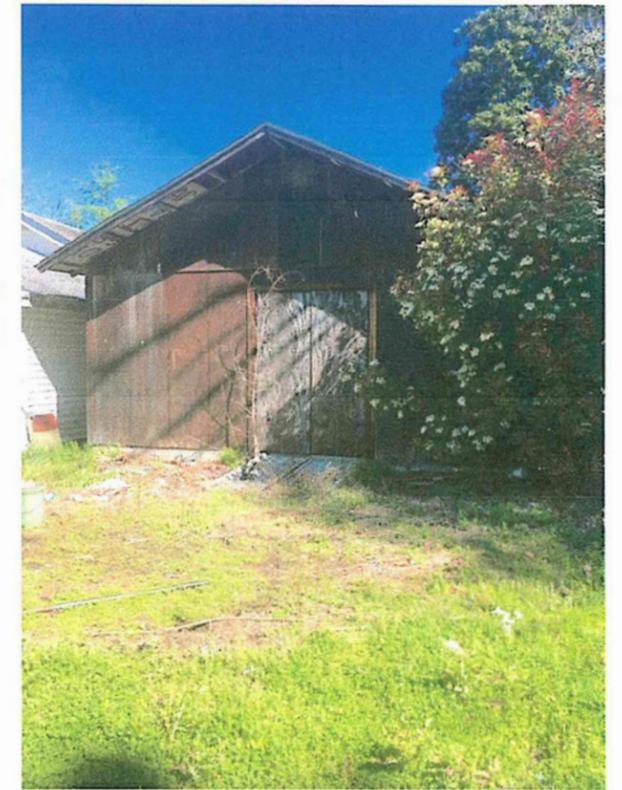


Pictures from all sides of existing Carport

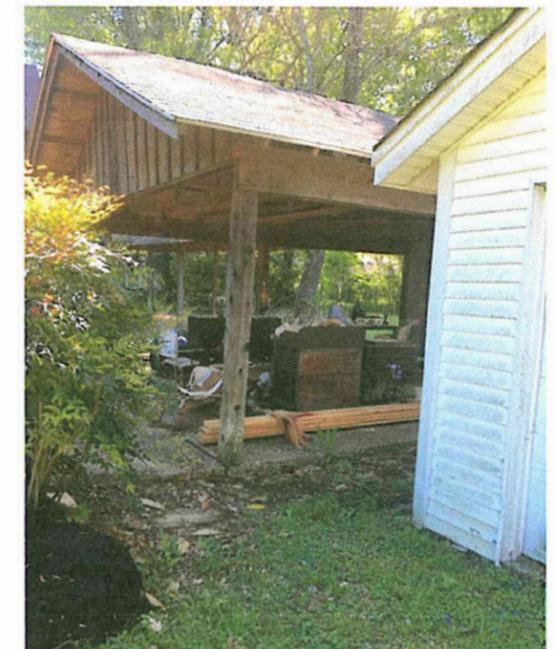
Front:



Back:



Side Views:

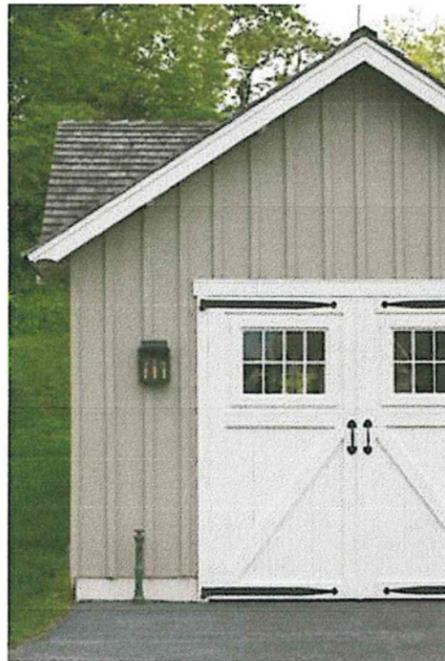


Existing Neighboring Garage:



New Garage Proposal

We would like to use convert existing carport into an enclosed garage. We would work with existing footprint but add walls and a garage door. We would match the design of the garage to the design of the house, with board and batten siding and hopefully a carriage style garage door. I would like to add some architectural detail to give interest and to help tie into home. See picture examples below.



Simple board and button siding and carriage style doors.



Architectural detail in pitch of roof.



Proposed Window Plan for Caldwell

#1 goal is to replace existing picture window in kitchen area with 3 windows that match the style of the existing windows on rest of the house. These 3 windows are critical to the design of the interior kitchen layout. The current picture window is not historic and does not match the rest of the house.

Current window situation: note the lack of grids and charm.



A INTERIOR / EXTERIOR REMODEL - 1917 CALDWELL STREET

Proposed new windows will be roughly 2'x4' in height and will match the existing grid pattern of windows in rest of house.



#2 goal: We would like to provide the option to replace existing windows with more energy efficient windows if the new homeowner prefers.

We would replace with windows that mimic the existing grid pattern of current windows. We are open to suggestions on materials approved for replacement.

Other Proposed Changes to Front Elevation of 1917 Caldwell

We would like to replace existing warped 1980s purple doors with double wooden doors. We would also like to take out existing brick cutout around the door that is not symmetrical. After visiting with a neighbor we learned the brick is not original to the home but rather was added after the original porch was torn off. We will be keeping the brick, just request permission to take out asymmetrical brick cutout and add in a simple architectural feature in keeping with style of home.



Example of proposed wooden door and corbel design to replace existing brick cutout.



Only other exterior changes will be to replace rotted board and batten with preferably Hardie board and batten, paint, and new roof.

Neighboring Homes

Home on Left:



Empty Lot with Garage on Right



Homes Across the Street:



B NEW RESIDENTIAL OUTBUILDING & CARPORT - 310 DAVIS STREET

OLD CONWAY DESIGN OVERLAY DISTRICT CERTIFICATE OF APPROPRIATENESS REVIEW GORDY RESIDENTIAL OUTBUILDING AND CARPORT

APPLICANT/OWNER

Ellen Gordy
310 Davis Street
Conway, Arkansas 72034

SITE

Address. 310 Davis Street

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

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

Lot Area. ± 0.39 acres

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the east side of Davis Street. Area structures consist of single family residences in ranch, minimal traditional, and colonial revival structures.

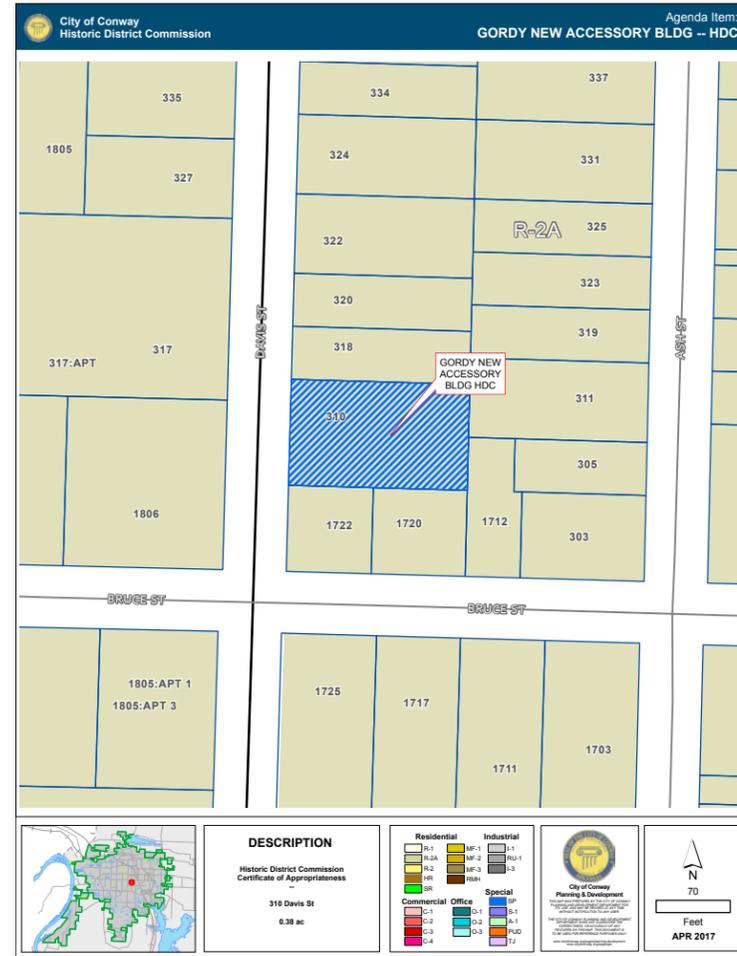
General Description of Property and Proposed Development.

The applicant is proposing to construct a new 900 square foot residential outbuilding in the rear yard. This structure will largely be out of the public view. An existing garage on the north side of the residence will be demolished and replaced with a similar new carport. The existing residence is around 1809 square feet. The carport and primary residence are connected resulting in a 2461 square foot structure. General zoning regulations allow an accessory structure up to 50% of the size of the primary structure.

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 of the existing residence will not be affected. The carport will be reconstructed on the same site as the existing garage with a 6 foot side setback. The north corner of the residential outbuilding will have an 11 foot side setback. The proposed east (rear) setback for the outbuilding is 10 feet. The south outbuilding side setback is 46 feet. These setbacks are appropriate.

Spacing. Established spacing distance pattern between area structures. Spacing is similar to other residences, carports, and outbuildings. The proposed spacing fits within neighborhood spacing patterns.

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



Orientation. The direction in which the front of a building faces. The existing residence and carport will remain the same facing Davis Street. The new residential outbuilding will be set at 45 degrees in the rear yard out of the public view.

Alley. There are no alleys in the block.

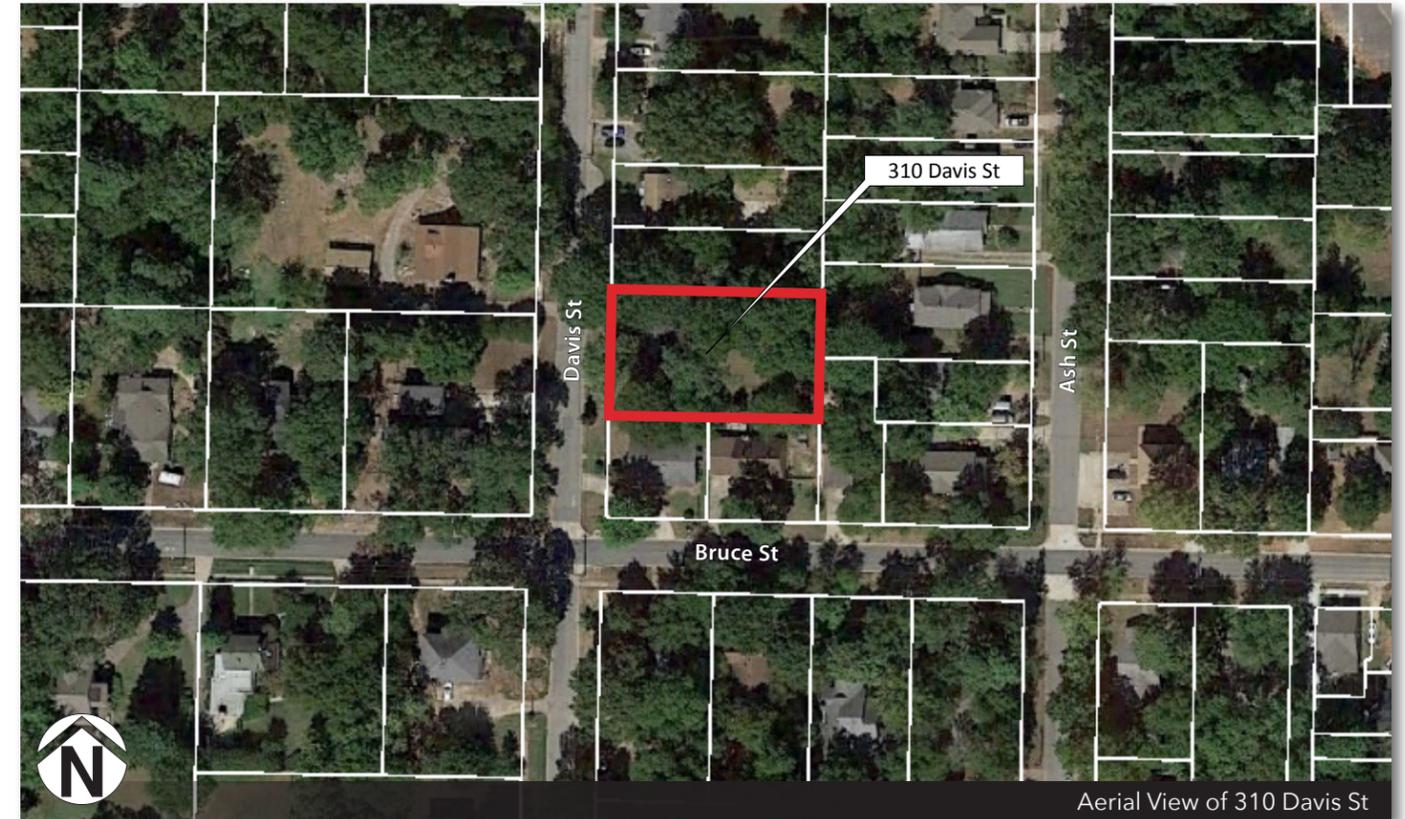
Driveway / Parking. There is an existing concrete driveway on the north side of the property. It is assumed that the new outbuilding residence will be served by the same driveway and carport.

Sidewalks. There are no sidewalks on the property. Sidewalk construction is required as the outbuilding is over 30% the size of the primary residence. There are no sidewalks on this parcel's side of the street. There is a sidewalk running along the other side of Davis. A sidewalk is feasible, but it would be the only sidewalk on the entire block on the east side of Davis.

Fences. No fencing is proposed. There is an existing privacy fence around the sides and rear of the property.

Tree preservation. It appears that one large oak? significant tree will need to be removed to allow the placement of the outbuilding. However, the property has quite a few large significant trees (6?) and the tree to be removed is out of the public view. No tree remediation would seem necessary.

continued on pg 18

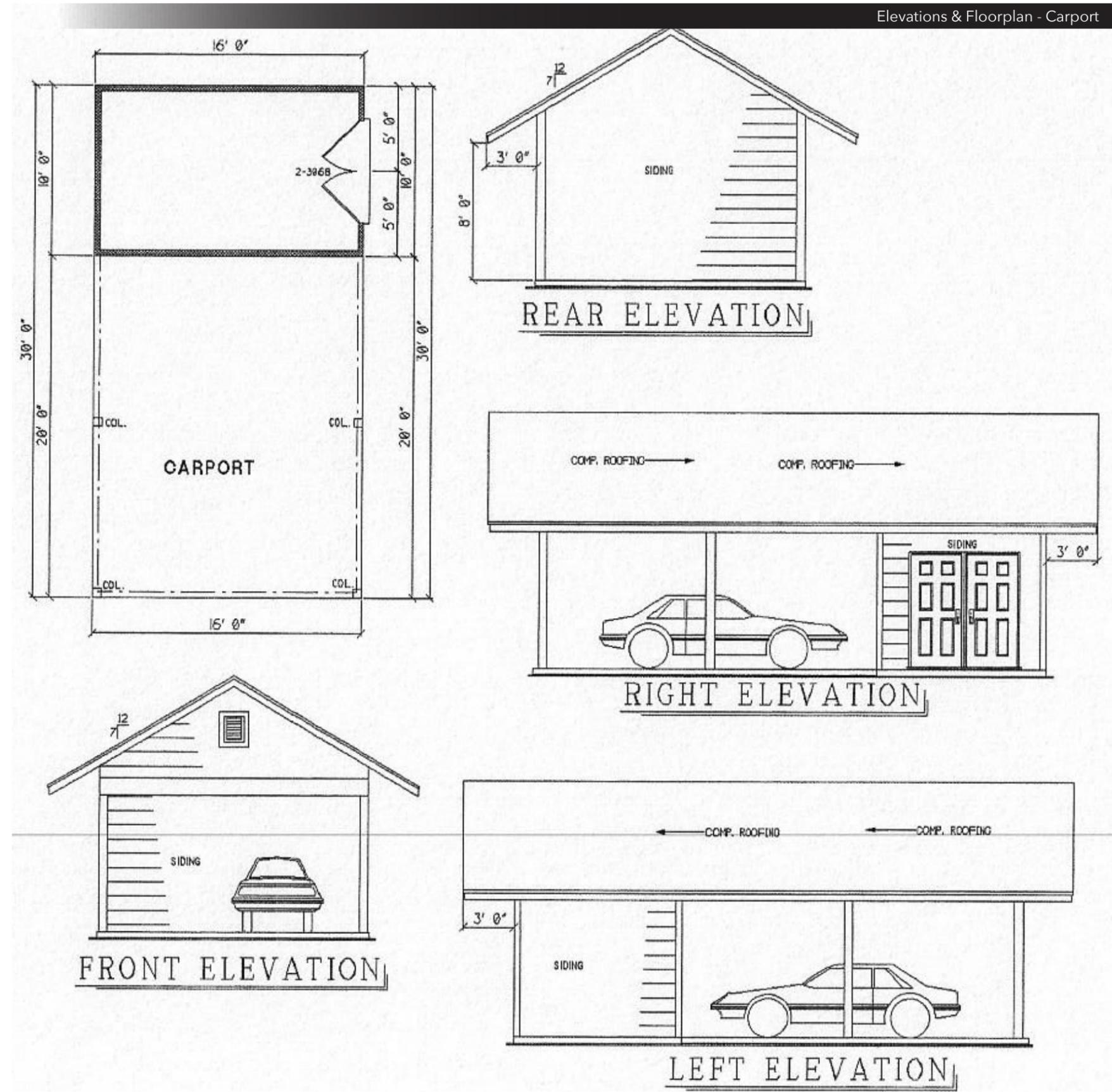
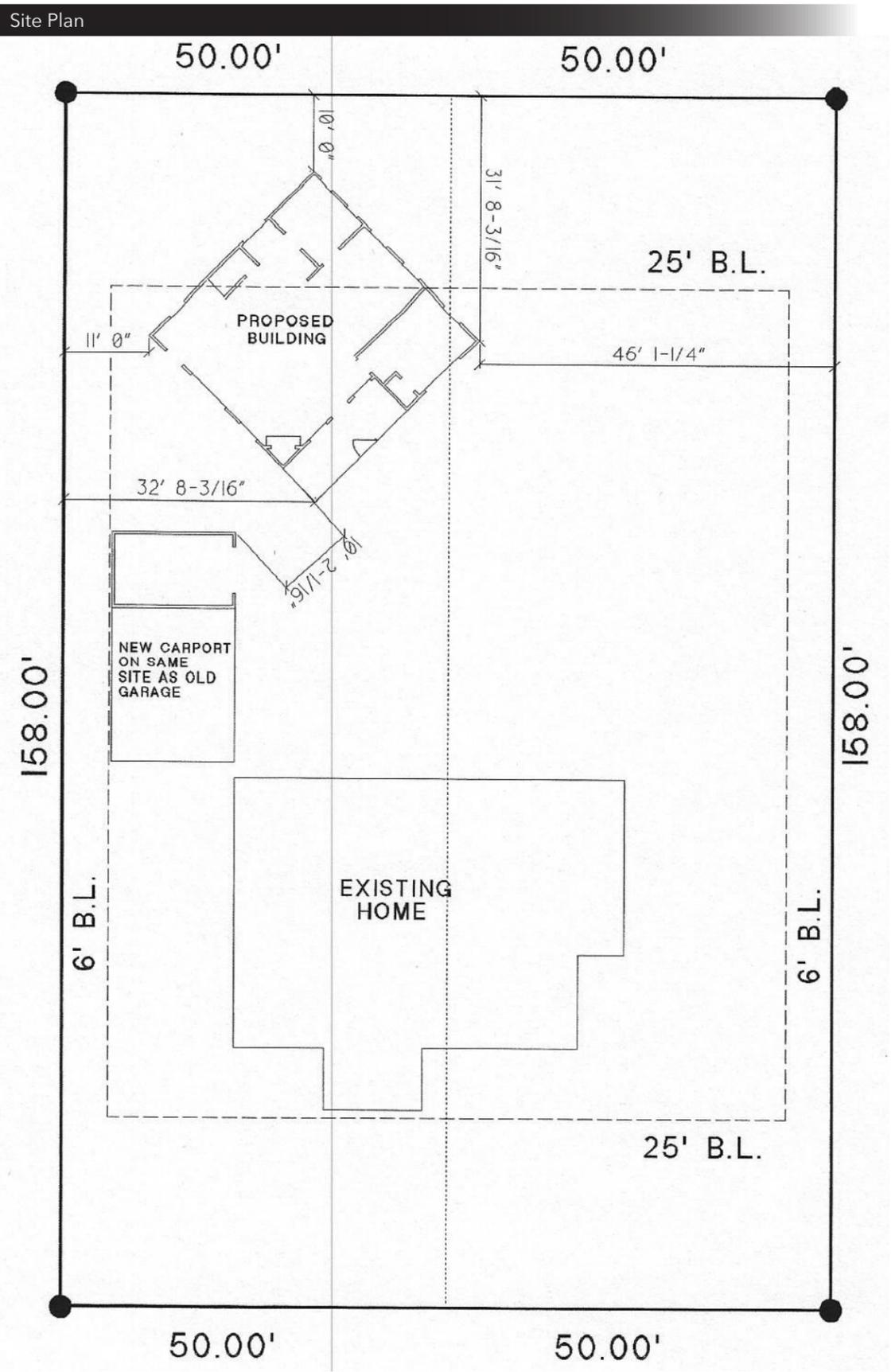


Aerial View of 310 Davis St



310 Davis St in the OCDOD

B NEW RESIDENTIAL OUTBUILDING & CARPORT - 310 DAVIS STREET



MASSING

Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The new carport and outbuilding's overall scale is compatible with the existing residence and 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 outbuilding's first floor height appears to be 8 feet floor to ceiling matching the existing residence. This is appropriate.

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The outbuilding and new carport's widths are appropriate.

Directional expression. Measurement of the height to width ratio of a structure's elevation. The height/vertical expression of the outbuilding and carport are appropriately scaled in relation to the existing residence.

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The existing residence's footprint remains the same with the addition of the new carport. The outbuilding's footprint is similar to other area accessory structures.

Complexity of form. The level of detailing and breaks in wall planes of a structure. The residence has appropriate detailing accomplished with wide window and door trim. The outbuilding's wall planes are broken by a screened porch

on the front facade. Windows and gables provide additional complexity to the side elevations. It is assumed that the carport will be similar construction to the existing garage.

Façade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The outbuilding has an appropriate number of windows and doors.

DESIGN ELEMENTS

Style. The style should compliment existing and area structures. The outbuilding is a modern interpretation of a minimal traditional structure similar to the exiting minimal traditional residence. The replacement carport should be of similar construction.

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 outbuilding has minimal detailing. Wide trim is shown around the windows. The minimal level of detailing blends with the primary residence which is a minimal traditional structure. The applicant has not provided the type of siding material. The existing residence appears to have metal or aluminum siding. It is assumed that the applicant would like to use vinyl siding. More information can be obtained at the meeting.

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. An asphalt composition roof is shown.

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

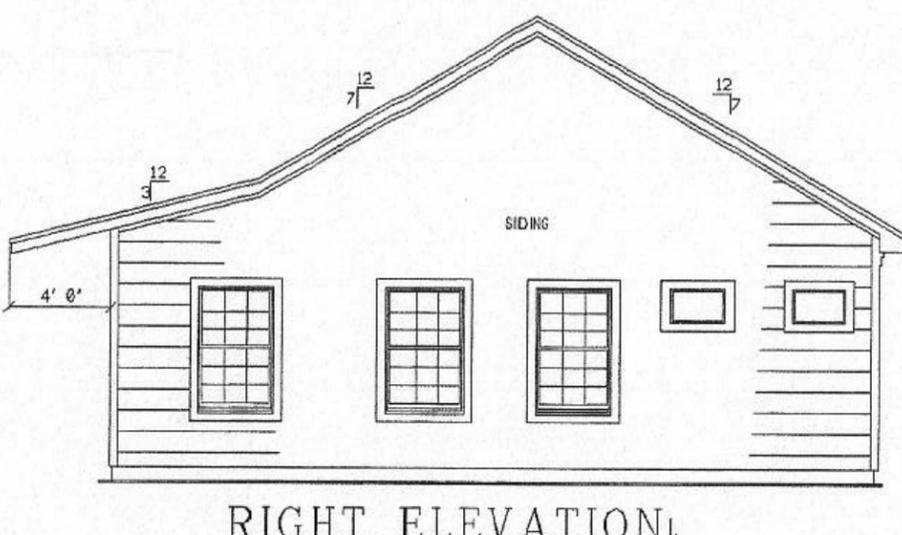
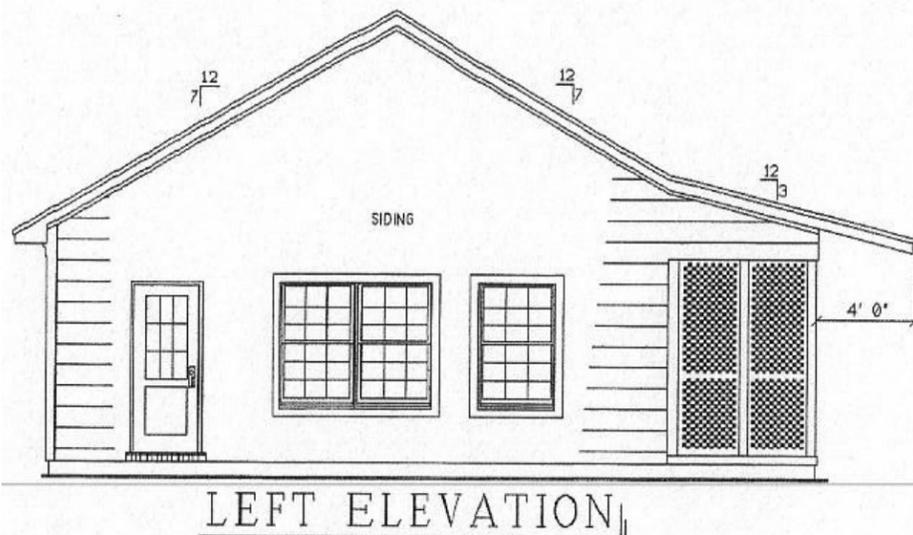
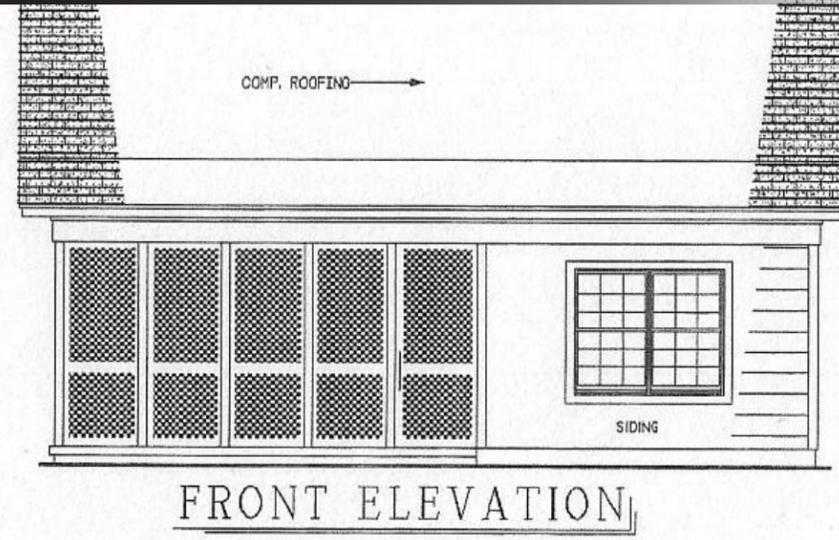
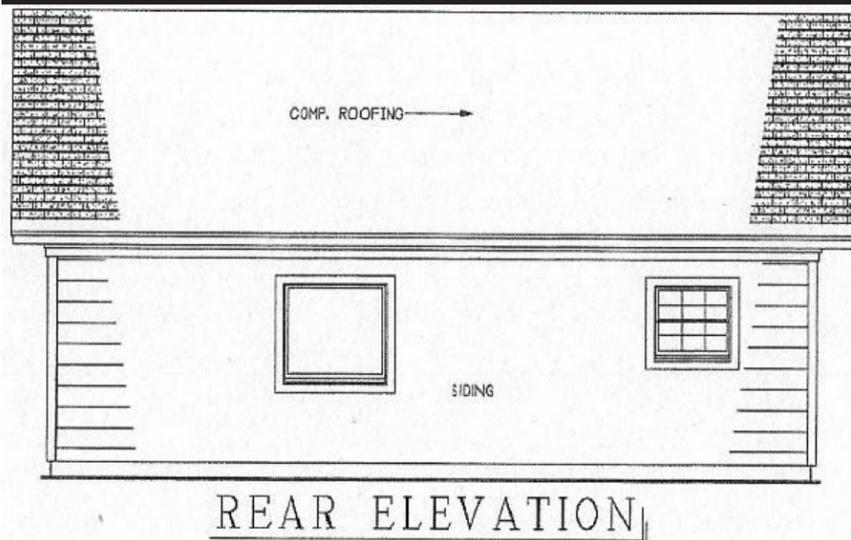
Staff recommends approval of the new residence and driveway with the following conditions:

1. The outbuilding and carport shall be constructed as shown in submitted plans.
2. The outbuilding and carport setbacks shall be as shown on the submitted site plan.
3. Carport shall be constructed similar to existing garage and residence in style and materials.
4. Carport columns shall be a trimmed out to approximately 6 inches by 6 inches.
5. Floor to ceiling height shall be 9 foot minimum.
6. Siding material? Vinyl siding shall be allowed.
7. Wide trim around windows and doors shall be used as shown.
8. One over one windows may be used in line 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 Davis Street or an in-lieu fee of \$12 per linear foot may be paid (\$940 total).

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 small, but 6 feet in depth. Porch column widths are smaller, but are part of a screen porch assembly. Carport columns are not shown. The carport columns should be trimmed to a substantial width such as 6"x 6" or larger.

Doors and windows. The doors and windows shown have muntin dividers creating 9 over 9 windows. Simple one over one windows would be more appropriate than windows with false dividers. There is a large window shown over the bathroom. This is assumed to be some type of non-operable obscured glass window.

Elevations - New Residential Outbuilding



C NEW SINGLE-FAMILY HOME - 1418 MCKAY AVENUE

**OLD CONWAY DESIGN OVERLAY DISTRICT
CERTIFICATE OF APPROPRIATENESS REVIEW
ISANHART NEW RESIDENCE
1418 MCKAY AVENUE**

APPLICANT/OWNER

Doug Isanhart
2610 TJ Drive
Conway, Arkansas 72034

SITE

Address. 1418 McKay Avenue

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

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

Lot Area. ± 0.18 acres

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the north side of McKay Avenue. Area structures consist of single family residences in ranch, minimal traditional, Queen Anne and colonial revival.

General Description of Property and Proposed Development. The applicant is proposing to construct a new X square foot single family 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 average area setback from the pavement is 30 feet. The proposed front setback is around 15 feet from the property line or 30 feet from the pavement. The front setback is appropriate. The side setbacks are 6'-6" on the west and 7'-2" on the east. The rear is 22'-2". All setbacks 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 McKay Avenue and is appropriate.

Alley. There is a 20 foot unbuilt alley abutting the west lot line. A driveway turn-around is shown slightly encroaching the unused alley. This will not be a problem.



Driveway / Parking. A new concrete driveway on the west side of the property is proposed. The driveway appears to be 15 feet wide. There is a small turn around area projecting into the unbuilt alley. This should not present a problem.

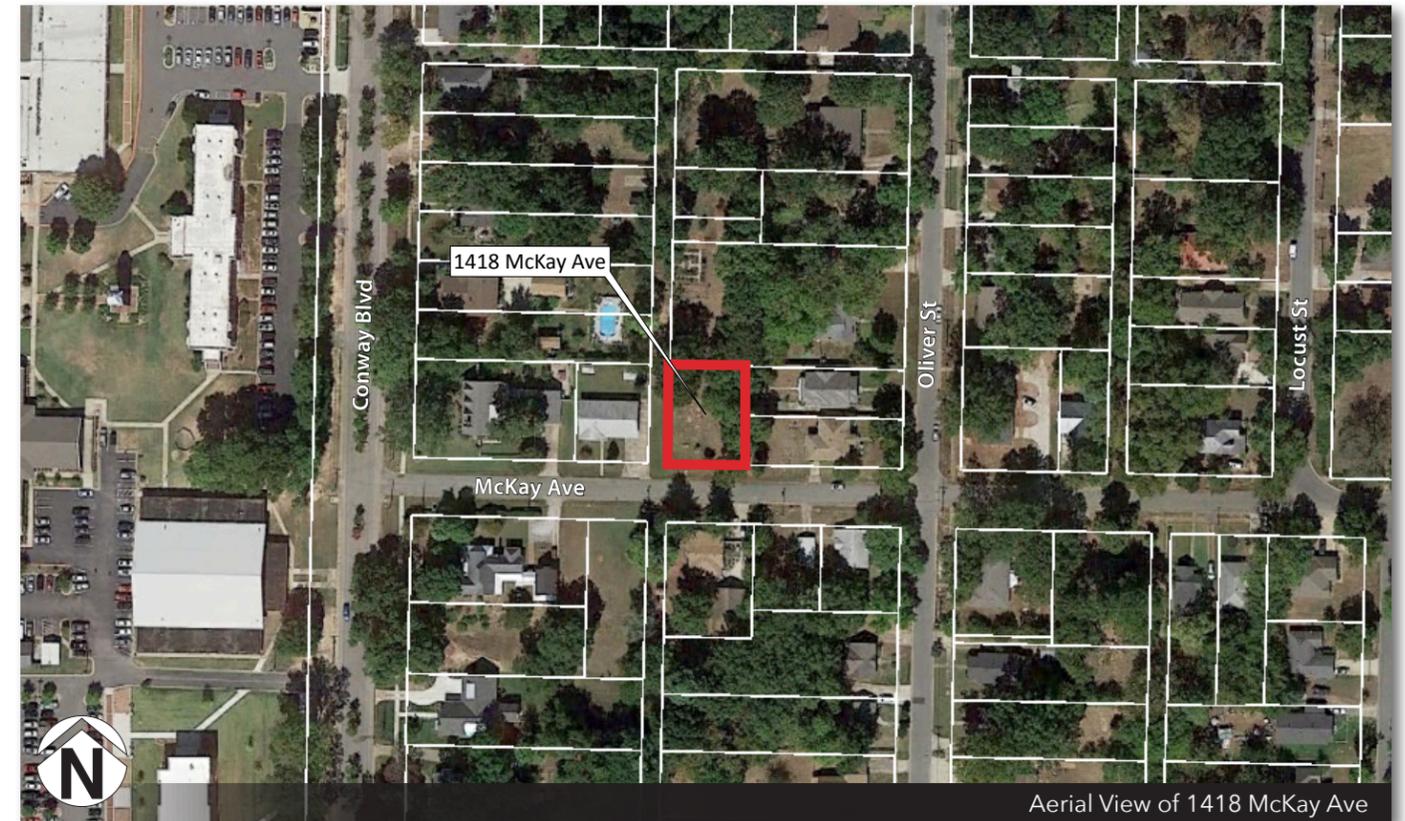
Sidewalks. There are no sidewalks on the property or either side of the McKay. McKay is an open ditch street with no curb. Sidewalk construction or an in-lieu fee is required. It is typically more desirable to collect the in-lieu fee in the case of open ditch streets as it will likely be improved in the future. There is 58 feet of street frontage at \$12 per linear foot, requiring a sidewalk in-lieu fee of \$696.

Fences. No fencing is proposed.

Tree preservation. No significant trees will be removed due to new construction.

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 height appears to be minimally 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 overall width is slightly wider than many area homes, however, the garage is located at the rear which creates a lesser visual width across the property.

Directional expression. Measurement of the height to width ratio of a structure's elevation. The residence has a peak roof slightly taller than the home that previously occupied the lot. The height/vertical expression of the residence is more vertical in nature than abutting homes but blends with newly developed homes and the historic home at the corner of Conway Blvd and McKay Ave.

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 wide window and door trim, shutters, varying roof materials, and breaks in the wall planes.

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.

DESIGN ELEMENTS

Style. The style should compliment the existing and area structures. The residence is a modern interpretation of a vernacular southern architecture. This style should blend with area historic structures and newly constructed net-historic structures across McKay.

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 feet in depth. Porch column width may be a bit small in relation to the overall scale. The column width should be a minimum of 8" x 8" final trim dimension.

Doors and Windows. Windows are shown with muntin dividers creating 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, open rafter tails, and varying roof materials. These features add traditional detailing. The applicant has not provided the type of siding material. Fiber cement siding is preferred.

Shutters. If used, shutters should be in proportion to their window opening. If they were closed, they should cover the window opening. The proposed shutters appear to be appropriately sized.

Roof. An asphalt roof is shown on the main portion of the house. Metal roofing is shown over the deck and secondary areas.

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

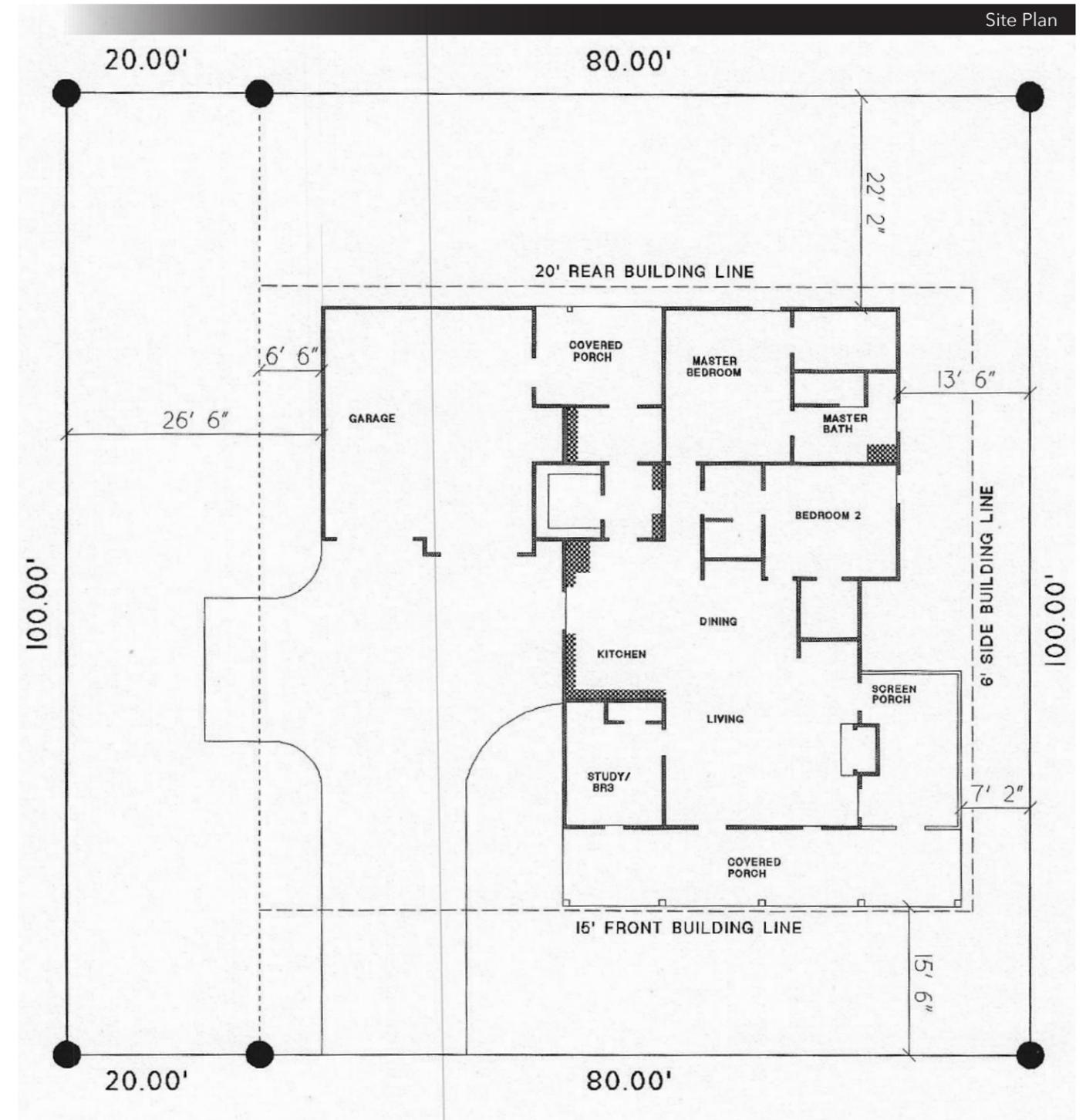
Skylights. None are shown

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.

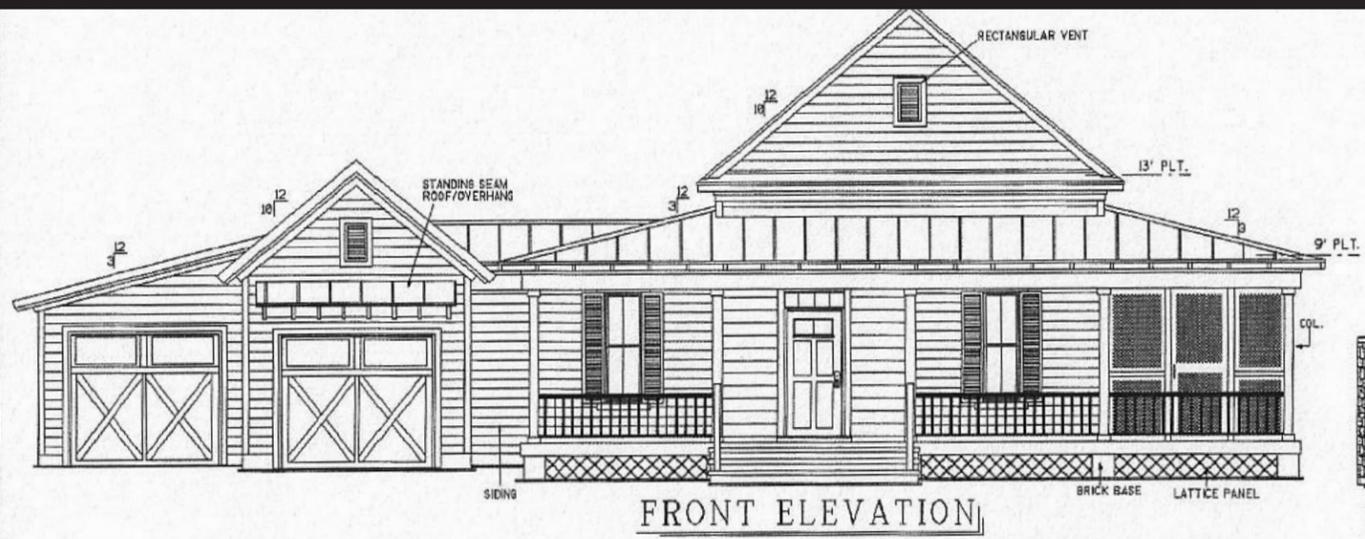
RECOMMENDATIONS

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

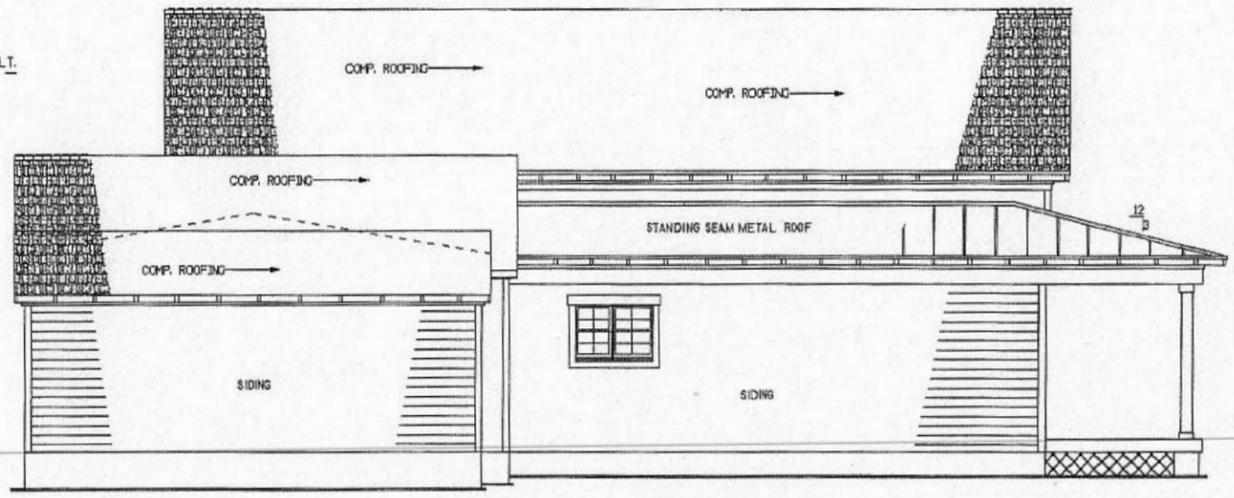
1. The residence and driveway shall be constructed as shown in submitted plans.
2. The residence's front setback shall be approximately 30 feet from the McKay pavement or 15 feet from the property line.
3. Porch columns shall be a trimmed out to 8 inch by 8 inch minimum.
4. Floor to ceiling height shall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



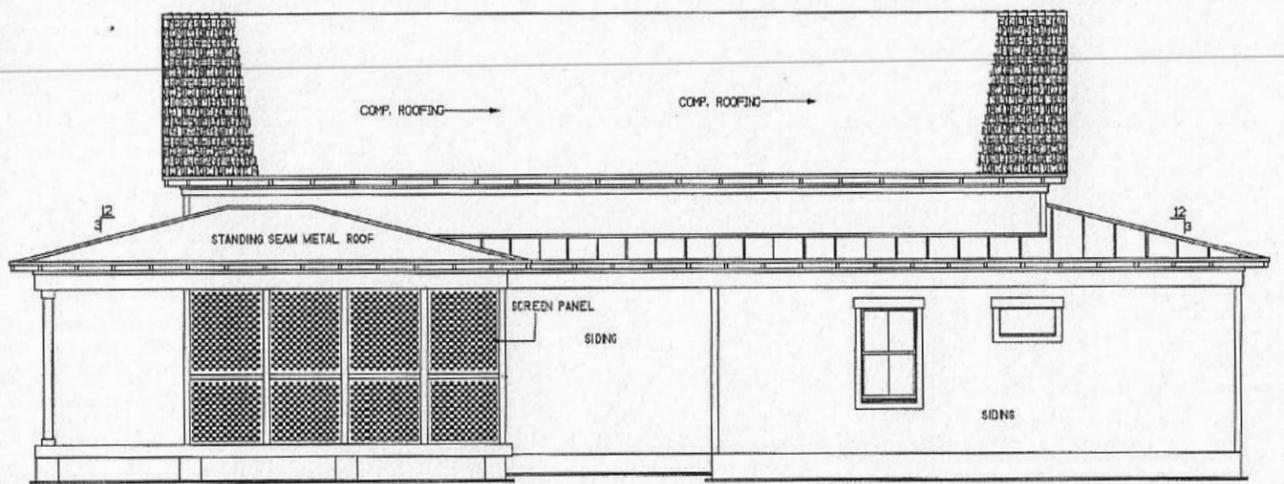
Elevations



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

Notes:

- All measurements are to be verified by the contractor/builder on the job site.
- Calculated dimensions take precedence over scaled dimensions.

PROVIDED SECTIONS

- It is the responsibility of the framer and/or contractor to verify all sections provided on this set of plans. Typical sections are provided as a guideline only and may require adjustment on site in order to satisfy local building codes or alternate methods used by different contractors and/or framers.
- Any adjustments made to the plan without discussion with Quality Designs is the sole responsibility of the contractor or framer. Please call the number provided if any clarification is needed.

STRUCTURAL AND FRAMING MEMBERS

- It is the responsibility of the contractor/builder to confirm the following aspects of the structural and framing members on the job site.
 - a. species
 - b. size
 - c. spacing
- It is the responsibility of the contractor/builder to consult with a certified engineer for all structural framing members before construction.

MECHANICAL/ELECTRICAL LAYOUTS

- Layouts included with this plan shall only be interpreted/used or suggested mechanical and electrical layouts.
- For the precise specifications, locations and sizes, consult a professional mechanical and electrical contractor before construction.



ELEVATIONS

GAD
DESIGNED
Job :
SCALE: 1/4"=1'-0"
ELEV.

DISCUSSION

CLG Grant Status • Faulkner County Museum

The Conway HDC can now release all remaining 2016 grant funds (\$4285.00) to the Faulkner County Museum, if desired. There are no upcoming scheduled projects that will be completed before September 2017. By Federal rules, the 2016 grant money must be spent by the end of September on a completed project.

Sandra Taylor Smith, the National Register consultant, is proceeding with the College Avenue nomination with the intent of submitting the project in September 2017 and presenting the nomination to the State Review Board in December 2017. Sandra is working with the understanding that her \$2500 nomination fee will become available in May 2017 as the Conway 2017 CLG grant. Since this College Avenue nomination will not be complete by September 2017, no 2016 grant money may be used.

Existing 2016 money cannot be used for registration and airfare for the upcoming National Trust Conference in November. The registration opens in July, however, the project (conference attendance) would not be completed by September 2017. Again, no 2016 money may be used.

All the remaining 2016 CLG grant funds (\$4285.00) are currently available for the Faulkner County Museum if the HDC would like to release them. The Museum will need to present a State approved project that will use all of the amount for one project. We can't set up a fund that is drawn from for various uses. It must all go for one complete state approved project.

CAMP Training • May 8

Registration is open for the Conway CAMP (Commission Assistance and Mentoring Program) training session. I would encourage as many Commissioner as possible to attend.

Training will be held at Hendrix College in the Campbell Dining Room, from 8 am (training starting at 9 am) to 4:30 pm.

Register online here: <https://docs.google.com/forms/d/e/1FAIpQLSeTp2wAhKDw97UEm3O6E0BnMCM1PJQEeqvmlCsQXms6ITUc5kw/viewform?c=0&w=1>

