



CONWAY

HISTORIC DISTRICT COMMISSION
STAFF REPORT



5:30 pm • August 27, 2018 • City Hall



August 27, 2018 • 5:30 pm • 1201 Oak Street

AGENDA

A. Call to Order

B. Approval of Minutes

1. July 25, 2018

C. Public Hearings - Old Business

Asa P. Robinson Historic District

1. 815 Mitchell St - Argo New Single Family Residence

Old Conway Design Overlay District

2. Grove St Parking Lot - Robinson & Center Church of Christ Freestanding Metal Carport

D. Public Hearings - New Business

Old Conway Design Overlay District

1. 615 Faulkner St - Robinson & Center Church of Christ Freestanding Metal Carport
2. 705 Davis St - Storybook Homes Residence Renovation

E. Discussion

F. 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 July 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 left prior to Robinson and Center van cover review.
George Covington, Sr. - present
Gerald Tosh - present
David Carolina - absent
Shelby Fiegel - present after minutes approval
HDC City Staff - Bryan Patrick - present

Finding of a Quorum.

7 Commission members - Quorum present.

Also in attendance:

- Molly Bernard - 1905 Caldwell St
Jay Bernard - 1905 Caldwell St
Steve Norris - Robinson & Center Church of Christ
Lori Stedman - 1904 Robinson Ave
Catherine Adams - 1904 Robinson Ave
Thomas Lamey - 611 Grove Street
Gayle Lamey - 611 Grove Street

Meeting Minutes

June 25, 2018 minutes. George Covington motioned for approval, seconded by Taylor Martin. Minutes approved unanimously.

Old Conway Design Overlay District Certificate of Appropriateness Review

Moon New Single Family Home 2113 Weems Street

Presentation: Jamie Moon presented her plan to construct a new 1266 square foot (heated and cooled) single family residence and parking pads. Ms. Moon stated that the 3 bedroom, 2 bath house was a simple design with hardie siding. The proposed drawings show a metal roof; however, an architectural asphalt roof will be used instead.

Neighborhood Discussion:

In Favor. None
Opposition. None

Commission Discussion:

There was general discussion concerning the sidewalk location and new parking pads. Ms. Moon stated that the existing parking pad straddles both lots and would be demolished as part of the new construction.

Motion made by Shelby Fiegel to approve the new residence with staff recommended 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 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.

Motion seconded by George Covington. Motion approved unanimously.

Robinson Historic District Certificate of Appropriateness Review

Argo New Single Family Home 815 Mitchell Street

Presentation: Mike Argo presented his plans for a new 3040 square foot single family residence (1800 s.f. heat and cooled and 600 s.f. garage) and driveway. Mr. Argo stated that the 3 bedroom, 2 bath residence would have an architectural shingle roof, a concrete drive, a rear garage, and hardie or similar siding.

Neighborhood Discussion:

In Favor. None
Opposition. Catherine Adams spoke in opposition to the new residence. Ms. Adams presented a 10 page document outlining her opposition. She stated that: The residence was not in keeping with the size, mass, scale, or proportion of houses on the same block; the proposed south setback of 5 feet did not meet design review guidelines; the recently subdivided lot was too small in area; and the lot must be 10 years old prior to construction.

Commission Discussion:

Mr. Hurd stated that there were previously 3 smaller homes between the existing homes along Mitchell. Traditionally, larger homes occupied the corner properties and smaller homes lined the streets between. Mr. Patrick presented the

1948 Sanborn Map for the block showing 2 of the previous smaller residences. With this historical background, Mr. Hurd felt that the scale and massing of the proposed residence fit the pattern of the neighborhood. Mr. Patrick explained that the guideline concerning plats or deeds 10 years old or older was created to allow single family residences to be constructed on non-standard lots without seeking a zoning variance by the Board of Zoning Adjustment. Traditionally lots were irregularly subdivided and by allowing construction on lots not conforming with existing "suburban" zoning regulations, new construction could follow traditional building patterns. Mr. Patrick also explained that the recent subdivision met current subdivision regulations and that the HDC did not review or approve subdivisions. The Planning Commission approves subdivisions.

Jay Bernard, the subdivider of the property, stated that the subdivision contained 3 lots. Mr. Argo's lot is the smallest at .17 acre. The other 2 lots were around .5 acre each.

Discussion was had between Ms. Adams, Mr. Argo, and the Commission regarding the proposed south 5 foot setback. Ms. Adams stated that she wanted the guideline's 6 foot setback maintained. Mr. Argo stated that he wanted the 5 foot setback as proposed and the he would need to consult with his wife before agreeing to anything less. Mr. Hurd expand that the Commission can vary setbacks to the most appropriate location and that the guideline's 6 foot dimension can be varied by the Commission. There was discussion concerning a 5 1/2 foot setback or possibly reducing the 11 foot setback on the north creating a 6 foot on the south. There was no agreement.

Motion made by Marianne Black to hold the item in committee. Motion seconded by Gerald Tosh. Motion approved unanimously.

Old Conway Design Overlay District Certificate of Appropriateness Review

Robinson and Center Church of Christ Freestanding Metal Carport Parking Lot at the SE Corner of Robinson Avenue and Faulkner Street

Presentation:

Robinson and Center Church of Pastor, Steve Norris stated the Church is proposing to relocate the metal van cover placed in the parking lot at the NW corner of Robinson and Faulkner to possibly 2 locations in the parking lot on the SE corner of Robinson and Faulkner. Location 1 would place the cover behind the bail bondsman office and further from any residences. However, a large tree would need to be removed. Location 1 could allow the vans to pass through the structure if placed in the existing drive aisle. Location 2 would place the cover at the SW corner of the parking lot but would be close to Faulkner Street and a residence. No

trees would be affected by location 2. Mr. Norris added that additional trees and landscaping could be planted to help screen the cover from public view.

Neighborhood Discussion:

In favor: None
Opposition: Gayle Lamey stated that either location would be an eyesore and that she would like the cover to be located somewhere more out of site. Molly Bernard also spoke in opposition asking if a better looking more permanent carport structure could be constructed instead of the metal cover.

Commission Discussion:

The Commission discussed the general pros and cons of the two proposed locations. The question was asked to Mr. Norris about possible alternate locations? Mr. Norris responded that he had originally proposed placing the cover behind a residence owned by the Church at 615 Faulkner Street. The residence is currently a quad-plex that the Church rents. If the cover were placed at this location, it would be largely hidden from the public view; however, several large trees would need to be removed. The Commission suggested that Mr. Norris include 615 Faulkner Street as a 3rd location and submit another request for the August 27 HDC meeting. Mr. Patrick stated that the best course of action would be to hold the location 1 and 2 request in committee and also review a new request for the 3rd location in August. The new location will require notification of property owners, public hearing sign, and website notification. Mr. Patrick also advised that the Church should seek a conditional use permit to allow church activities on the currently zoned residential property.

Motion made by Marianne Black to hold the request in committee and allow the van cover to remain in its current location for another 30 days. Motion seconded by Gerald Tosh. Motion approved unanimously.

Discussion

Marianne Black asked for the Commission to discuss the possibility of strengthening the Old Conway Design Overlay District's regulations. Currently, an exterior building permit triggers the need for HDC review and approval. Inappropriate roofs have been replaced, fences constructed, etc. These could possibly be prevented with additional regulation. Steve Hurd added that he had also observed paint being applied to brick structures. Painted brick hides the historic nature of the structures and can cause moisture to build up in the structure's walls. The HDC asked Mr. Patrick to look into ways to better regulate changes in the Old Conway Design Overlay not requiring building permits.

Adjourn

The meeting was adjourned by consensus.

C1 NEW SINGLE-FAMILY RESIDENCE - 815 MITCHELL STREET

held in committee at the July 25, 2018 meeting

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

APPLICANT

Mike Argo
367 Mitchell 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.

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.

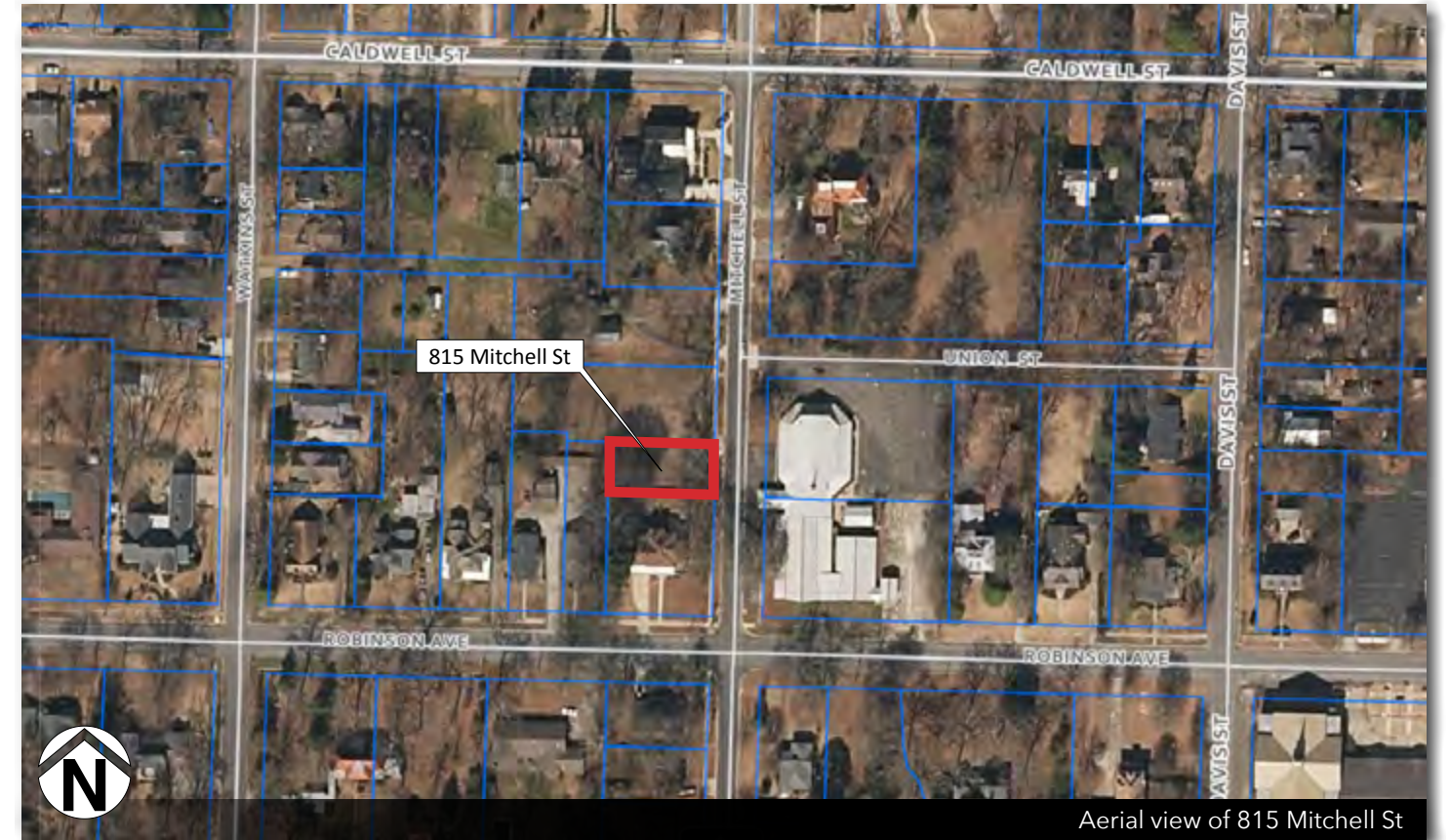
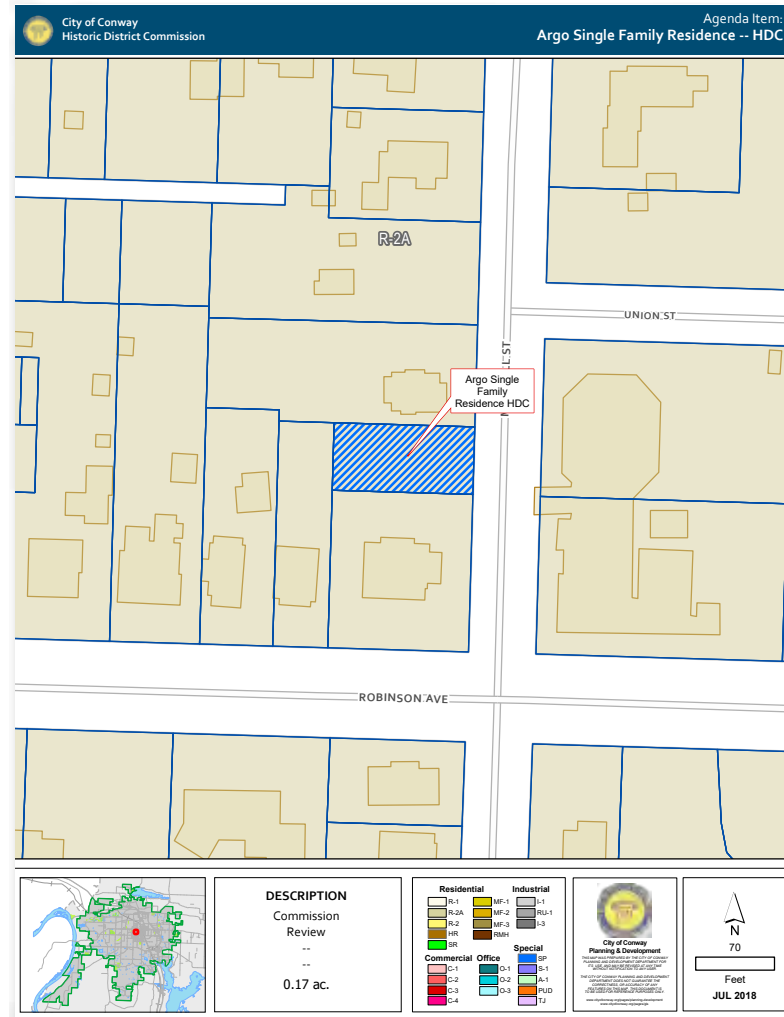
Setbacks. Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 85% to 115% of the average area front setback. The average area setback from the property line is 24 feet. The proposed front setback is 19 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.



held in committee at the July 25, 2018 meeting

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

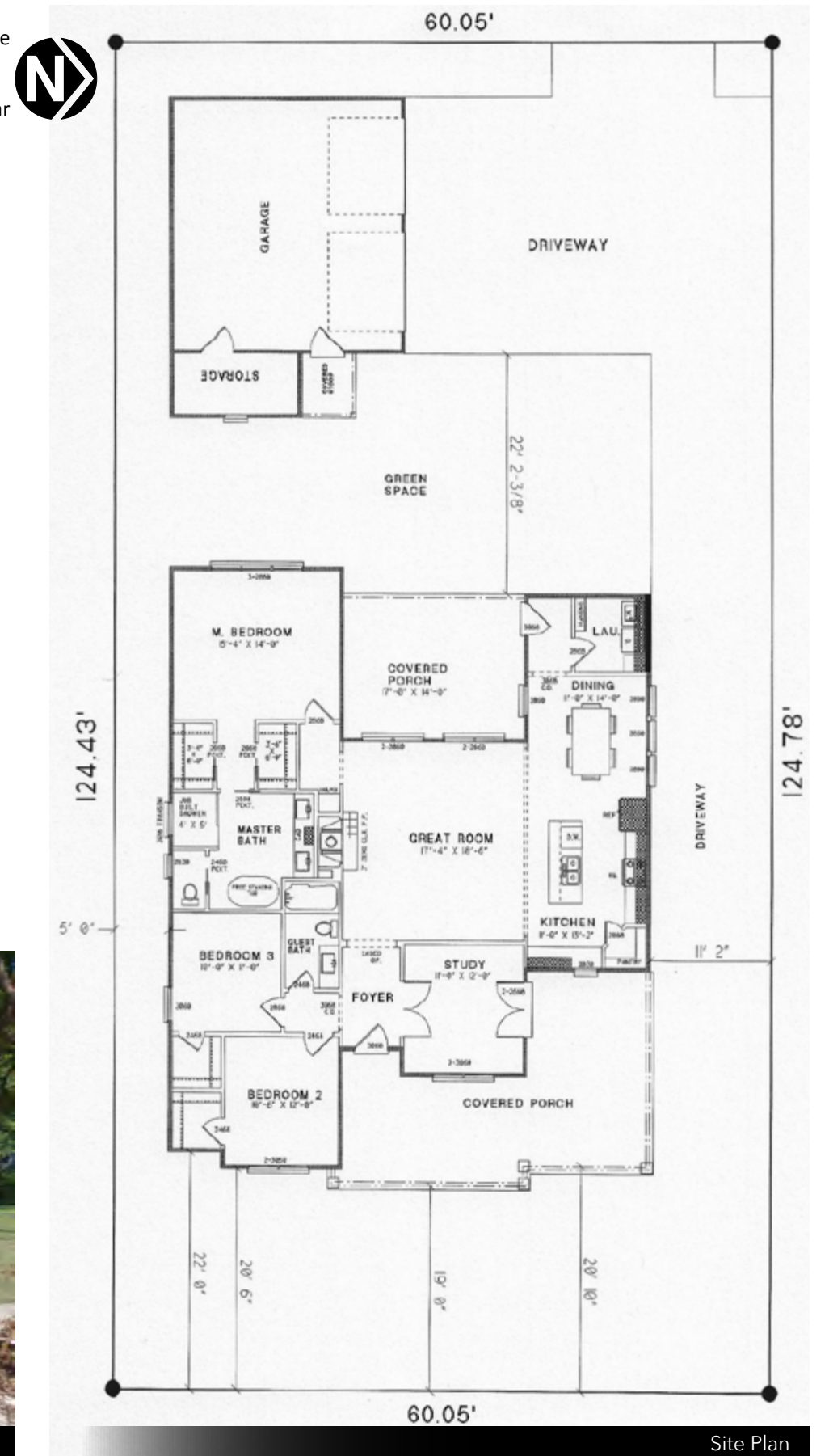
Staff recommends approval of the new residence and driveway with the following conditions:

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.

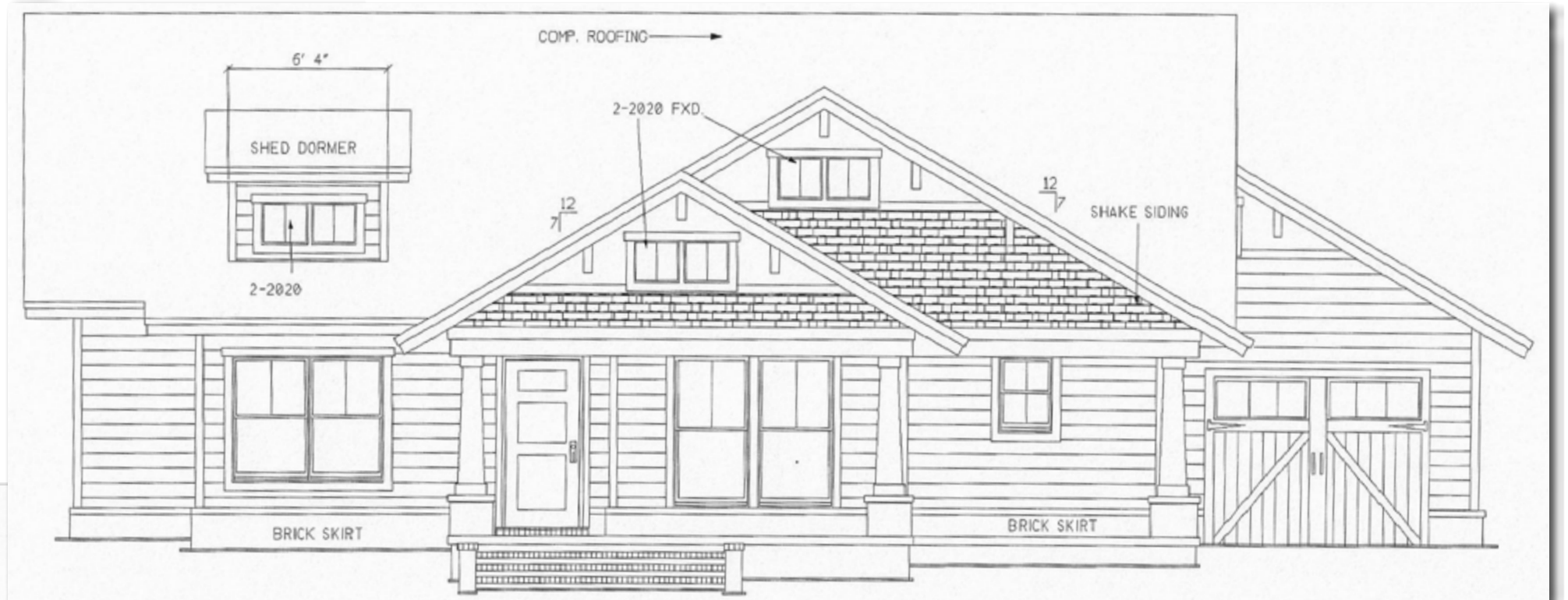


View of subject property from Mitchell St looking NW



Site Plan

held in committee at the July 25, 2018 meeting



Front Elevation



Garage Elevation



Rear Elevation

C2 FREESTANDING METAL CARPORT (LOCATIONS 1 & 2)

held in committee at the July 25, 2018 meeting

**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.

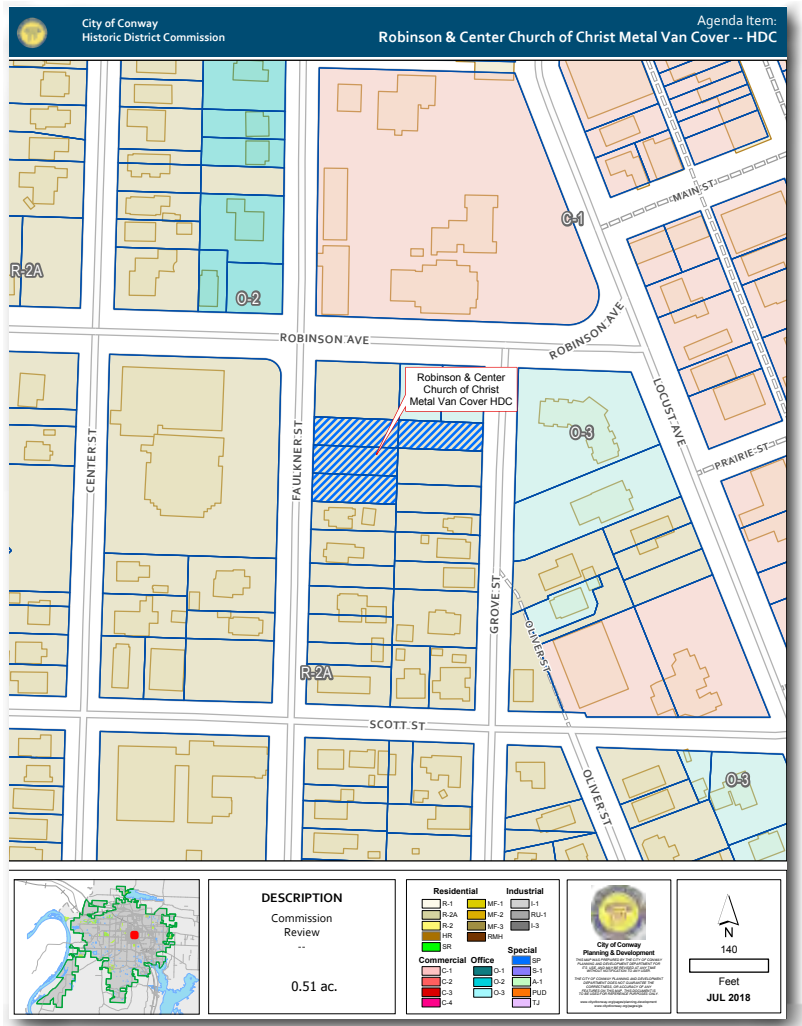
Robinson and Center Church of Christ has constructed a 1080 s.f. metal cover to protect their Church van and other vehicles. This metal cover was assembled without first obtaining HDC approval or a building permit. The structure was constructed in one day. HDC Staff was alerted that the cover was constructed 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.

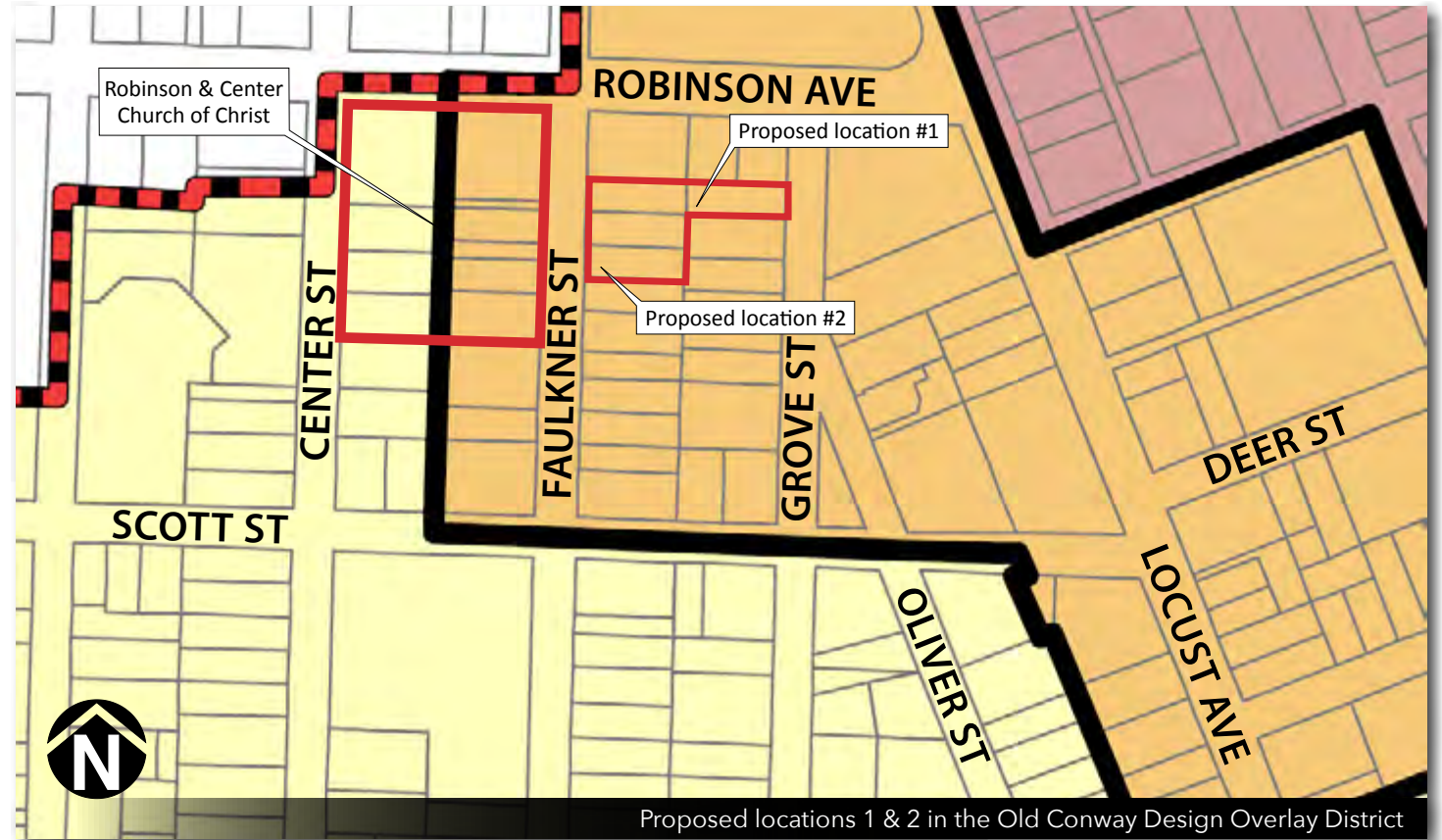
Lot Coverage. The existing permeable area could be affected if the cover were placed at Location 1. The cover and pavement would replace existing green space.

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 alleys 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.

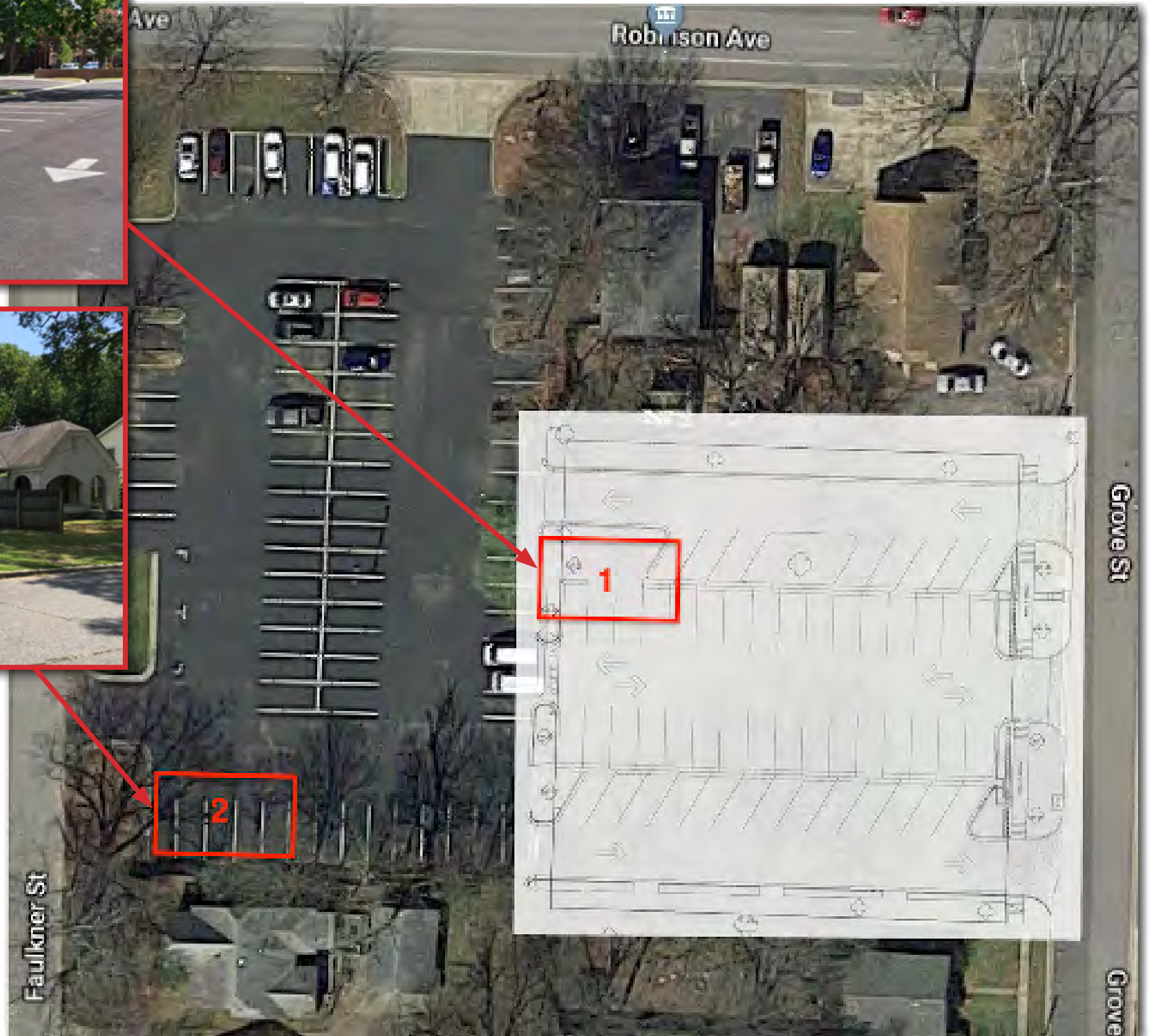


C2 FREESTANDING METAL CARPORT (LOCATIONS 1 & 2)

held in committee at the July 25, 2018 meeting



photo of actual freestanding carport



C2 FREESTANDING METAL CARPORT (LOCATIONS 1 & 2)

held in committee at the July 25, 2018 meeting

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.

D1 FREESTANDING METAL CARPORT (LOCATION 3) - 615 FAULKNER ST

OLD CONWAY DESIGN OVERLAY DISTRICT CERTIFICATE OF APPROPRIATENESS REVIEW FREESTANDING METAL VAN COVER 615 FAULKNER STREET

APPLICANT/OWNER

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

SITE

Address. 615 Faulkner Street

Lot Area. ± 0.35 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). The property is within the Asa P. Robinson Historic District.

Surrounding Area Structures. To the north, the Robinson and Center Church of Christ facilities; to the east across Faulkner Street, are residences in craftsman, colonial revival, and Tudor craftsman; to the south, is a craftsman cottage.

General Description of Property and Proposed Development.

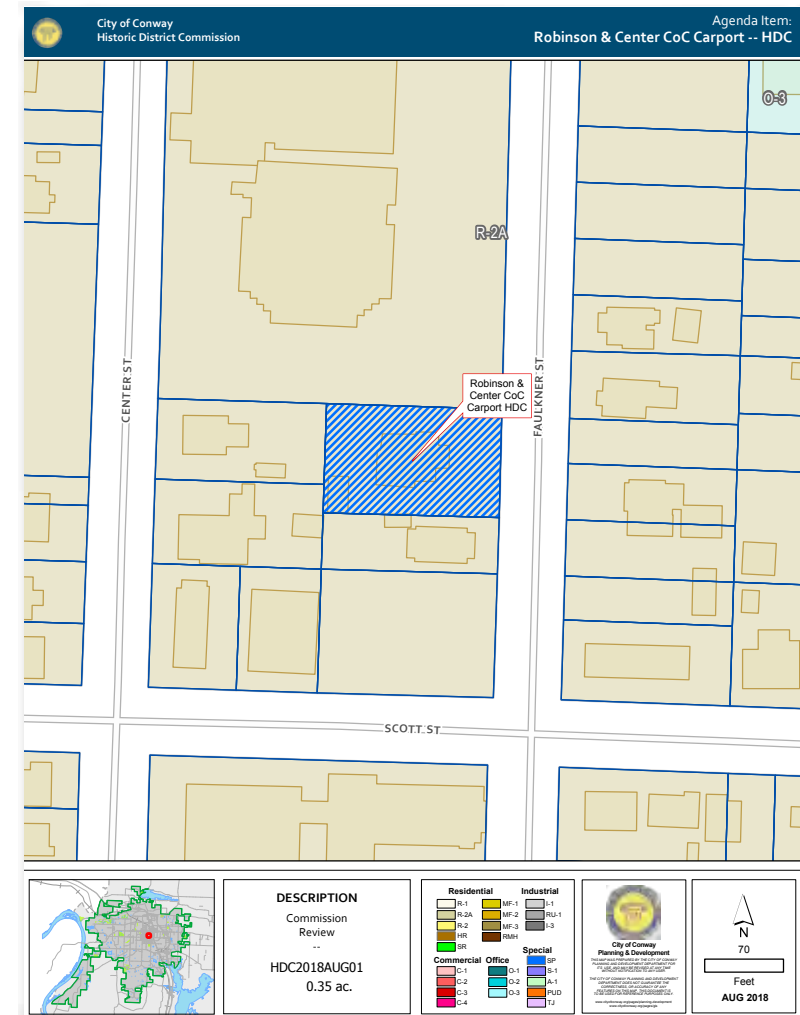
Robinson and Center Church of Christ has constructed a 1080 s.f. metal cover to protect their Church van and other vehicles. This metal cover was assembled without first obtaining HDC approval or a building permit. The structure was constructed in one day. HDC Staff was alerted that the cover was constructed 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.

At the July 2018 HDC meeting, the Church presented a couple of locations in the recently expanded/remodeled parking lot at the southeast corner of Robinson and Faulkner. After discussion, the HDC requested that the Church return in August with a proposal to locate the cover at the rear of Church owned property at 615 Faulkner Street.

Setbacks. There appears to be around 40 feet from the back of the residence to the west fence and 60 feet from the end of the concrete drive to the north fence. The van cover is 24 feet wide by 45 feet long. There should be ample area to locate the cover and provide adequate setbacks.

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 would be decreased with the addition of a cover. However, there appears to be ample green space remaining.

Orientation. The direction in which the front of a building faces. The cover is open sided with vehicle entry on the short ends. The cover would be oriented north-south with vehicle entry on the south.

Alley. There are no alleyways in the affected block.

Driveway/Parking/Carport. The residential driveway should remain unchanged. The actual parking surface under the cover is not known. More information can be obtained at the meeting.

Sidewalks. A sidewalk in good repair runs along the Faulkner Streets in front of the property. Fences. There are existing wooden privacy fences and a concrete wall around the rear of the property.

D1 FREESTANDING METAL CARPORT (LOCATION 3) - 615 FAULKNER ST

Tree preservation. It appears that at least two large trees would need to be removed in order to place the van cover in the backyard. One is a very large mulberry tree, the other is a 14" pecan tree. Depending on exact placement, another 14" double trunk pecan tree might be affected in the northwest corner of the property. The mulberry tree is not in good health and is a non-native invasive tree.

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. The cover would be out of public view.

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. The cover would be out of public view, but possibly viewed from the residences to the west fronting Center Street.

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 is proposed.

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.

Windows/Doors. None. Not applicable.

Skylights. Not applicable.

Mechanical Screening. Not applicable.

STAFF COMMENTS

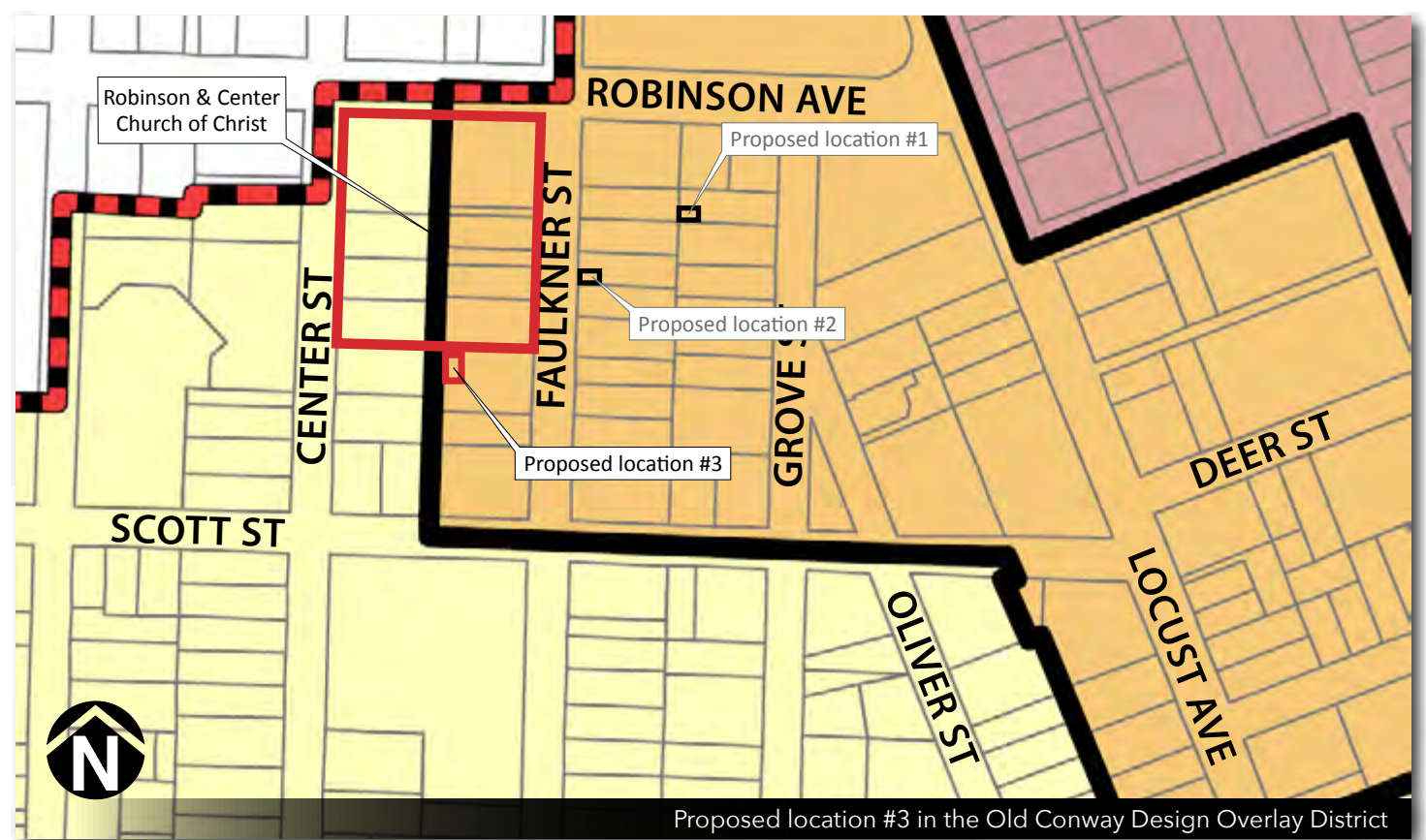
The cover is a utilitarian structure that is basically a metal roof. The structure is not traditional in nature or constructed of traditional materials. This proposed location would have little to no public visibility. Two, possibly three trees would need to be removed at this location. Although quite large, the mulberry tree is a non-native invasive species. There are many other remaining large trees around the perimeter of the backyard. These trees would likely fill in the missing tree canopy if trees are removed.

STAFF RECOMMENDATION

- Possible conditions.
1. The van cover shall be located as proposed in the rear yard of 615 Faulkner Street.
 2. Parking surface under van cover? Gravel?
 3. Dead trees on the west end of the new parking lot expansion at SE corner of Robinson and Faulkner shall be replaced with a new 2" caliper tree of the same species.

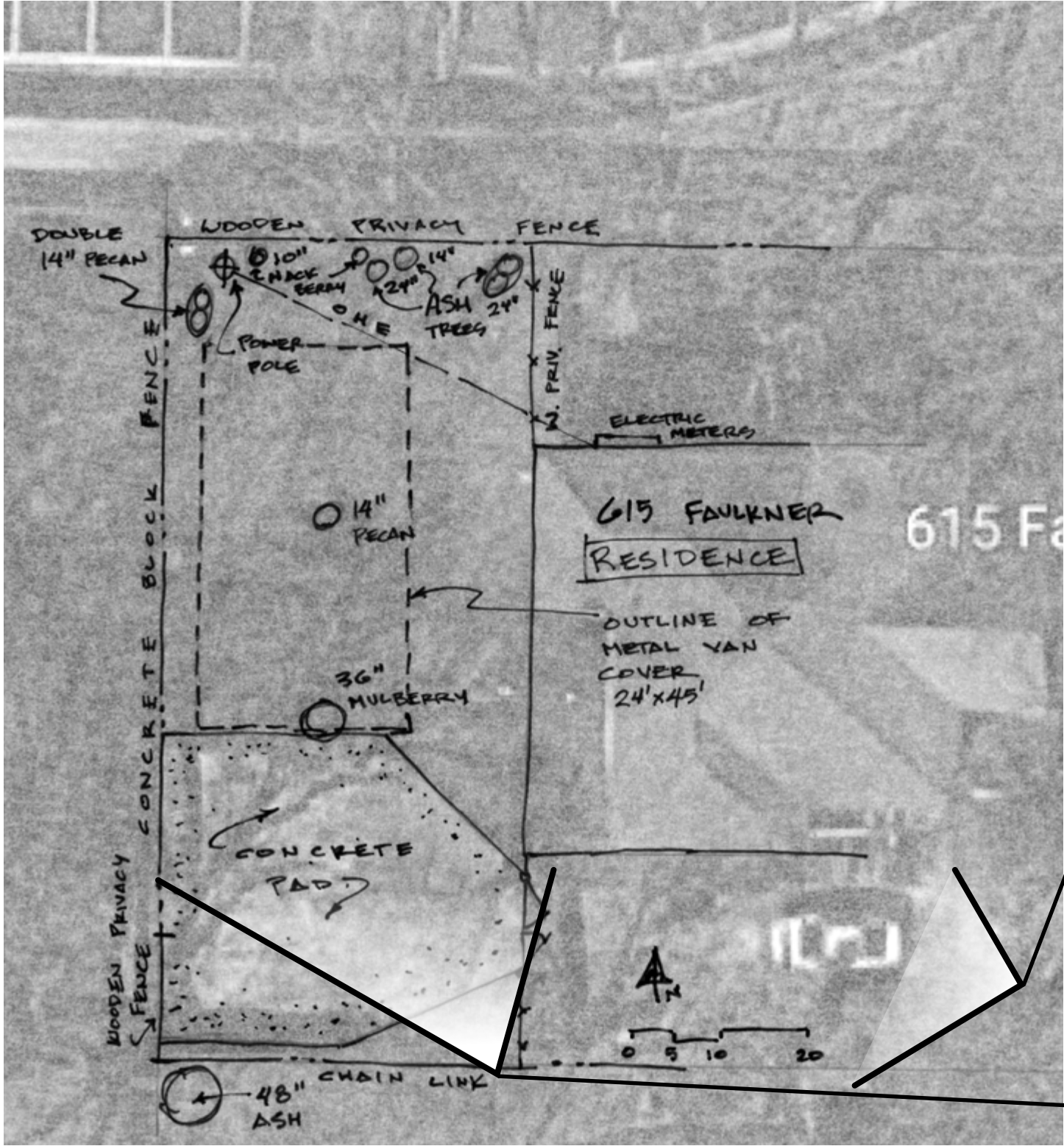


Aerial View of proposed location 3 at 615 Faulkner St



Proposed location #3 in the Old Conway Design Overlay District

D1 FREESTANDING METAL CARPORT (LOCATION 3) - 615 FAULKNER ST



D2 CARPORT ENCLOSURE + REAR ADDITION - 705 DAVIS ST

**OLD CONWAY DESIGN OVERLAY DISTRICT
CERTIFICATE OF APPROPRIATENESS REVIEW
FREESTANDING METAL VAN COVER
615 FAULKNER STREET**

APPLICANT

Niki Thompson
Storybook Renovations on behalf of Alex Freeman
831 Faulkner St
Conway AR 72034

SITE

Address. 705 Davis Street

Lot Area. ± 0.26 acres.

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 west side of Davis Street second house south of the intersection of Davis and Robinson. Structures on the west side of Davis consist of single family residences in foursquare and ranch. First Baptist Church structures and parking lot are on east side of Davis along with a minimal traditional residence.

General Description of Property and Proposed Development. The applicant is proposing to enclose and expand the existing carport, demolish/renovate an inappropriate rear addition with a new more appropriate matching addition.

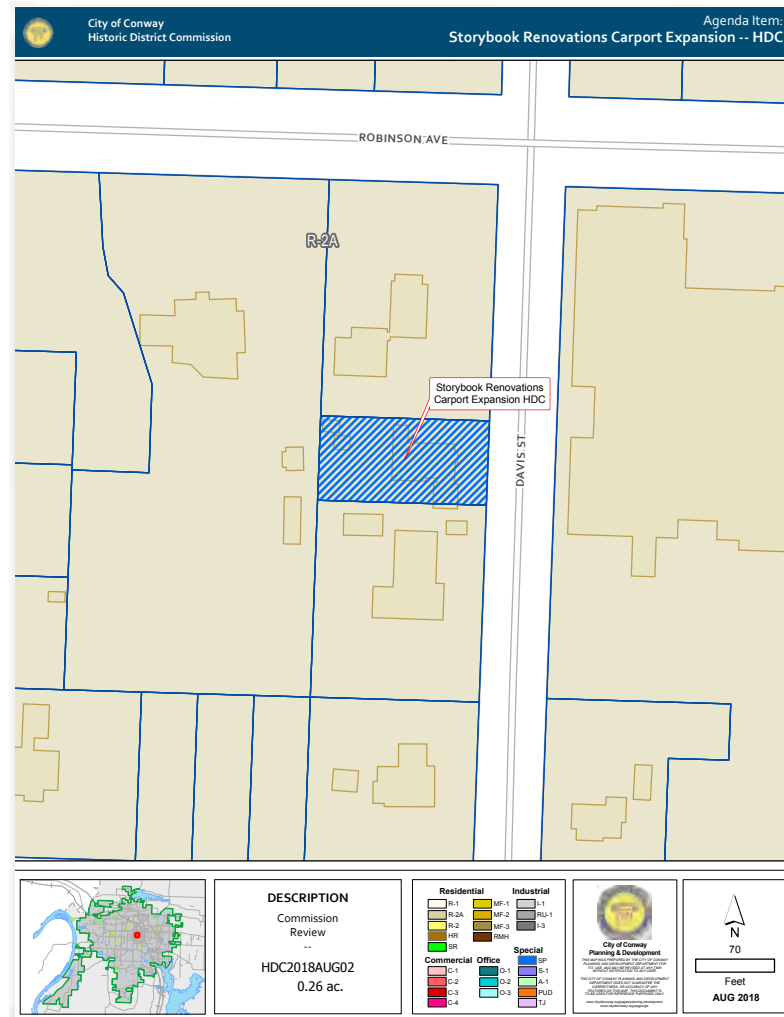
Setbacks. Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 85% to 115% of the average area front setback. The average area setback from the curb is 46 feet yielding a range of 39-52 feet. The applicant would like to bring carport forward by 3 feet ± and enclose to create a garage creating a front setback at 34'-6" from the curb. The side and rear setbacks will remain unchanged. The house was historically expanded to essentially 0; side setbacks.

Spacing. Established spacing distance pattern between area structures. Spacing is not changed.

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

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

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



Driveway/Parking/Carport. There is an existing concrete driveway onto the property. No change to the driveway is indicated on submitted plans.

Sidewalks. There is an existing sidewalk along Davis Street. The sidewalk is in poor condition and will need to be repaired.

Fences. Neighboring fences and hedgerows abut the property. No new fencing is proposed.

Tree preservation. It does not appear that any significant trees will be affected by the project.

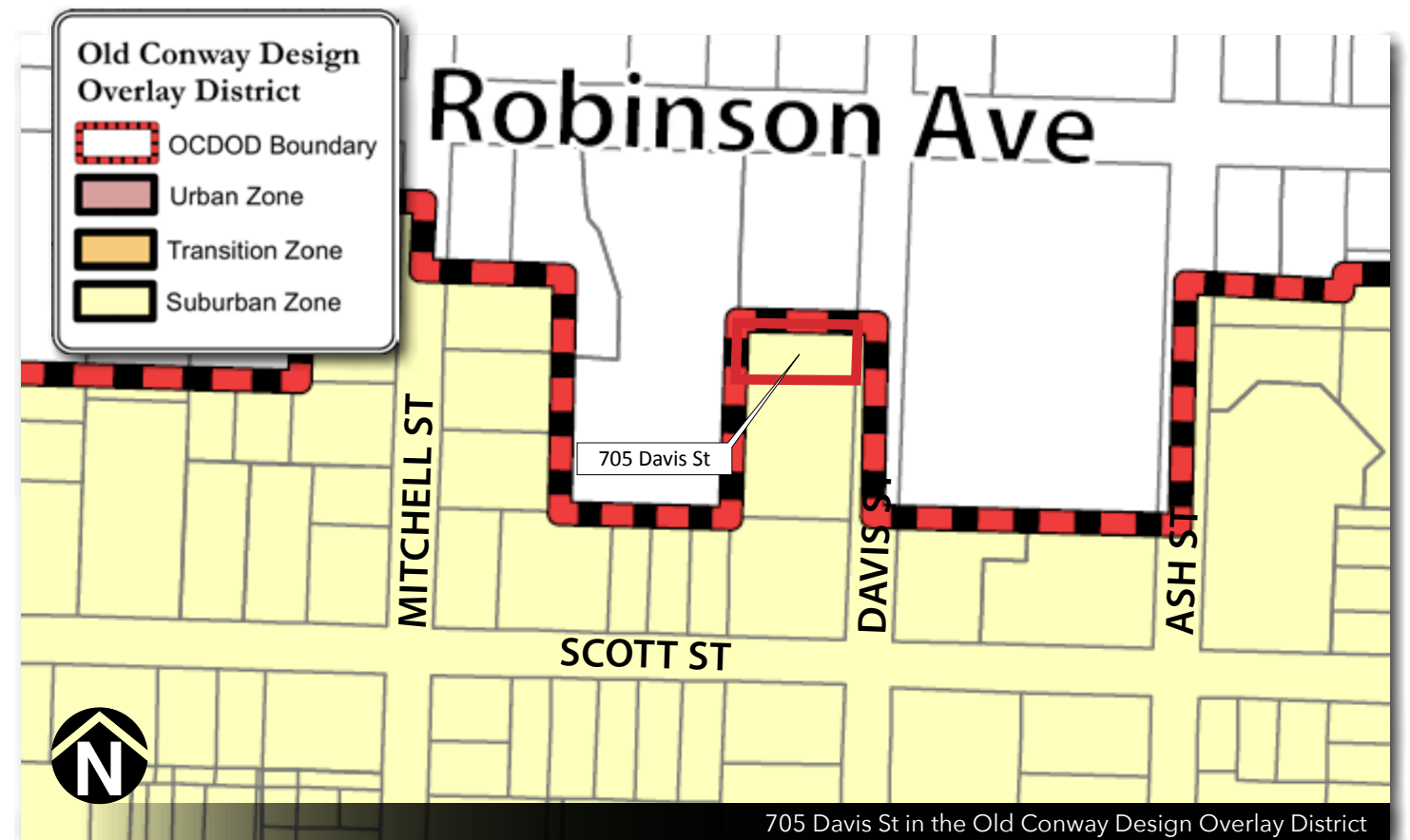
MASSING

Scale. The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The residence's overall scale 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 will not be affected. The rear addition although largely out of view would create a roof line that better fits with the house.



Aerial view of 705 Davis St



705 Davis St in the Old Conway Design Overlay District

Width. New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The residence's width will not change.

Directional expression. Measurement of the height to width ratio of a structure's elevation. The height/vertical expression of the residence will not change.

Footprint. The area of land covered by a structure should be in relation to the majority of neighboring structures. The residence's footprint will increase slightly due to the increased addition and garage area. However, the overall scaled of the structure remains largely the same.

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

Facade, wall area, rhythm. Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The proportion of wall to opening area will not change.

DESIGN ELEMENTS

Style. The style should compliment the existing and area structures. The residence is a one story colonial revival cottage. It's likely that the carport was added at a later date. The carport's siding and trim carries over the house's historic trim and moulding. The carport has wood louvers that would indicate a 1950s-60s construction?

Entries, Porches, and Porticos. The Davis Street front porch entry and south side entry to the carport will not be changed.

Doors and windows. Additional double doors are planned for the south side of the main structure and new addition. Single entry doors are also shown on the north and south elevations. All but the front entry will largely be unseen by the public. The residence contains original 4 over one windows with aluminum storm windows. The applicant intends to retain the original windows. Windows taken from new door locations will be reused in the new addition. The carport is planned to be enclosed. A large blank garage door is shown. The garage entry could possibly be separated to use two smaller garage doors to lessen the large blank look. A garage door with windows and/or additional detailing would also lessen the blank area.

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 nicely executed traditional moulding and eve returns. If the garage is allowed to be expanded outward toward Davis Street, the moulding, eve returns, and siding should be replaced to match the existing condition.

Shutters. If used, shutters should be in proportion to their window opening. If they were closed, they should cover the window opening. There are currently shutters on the Davis Street facade. These shutters are not appropriately sized and should be removed.

Roof. An asphalt roof is proposed for the new addition area.

Decks/Plaza Space. None are shown on the submitted plans.

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 carport enclosure and rear addition with the with the following conditions:

1. The residence's front setback shall be approximately X feet from the curb? - or -the residence's front setback shall remain unchanged. The carport may be extended to the rear? Side setbacks shall be allowed to continue at 0 feet.
2. New doors may be placed as shown. Original windows shall be retained and reused in the new addition.
3. Garage door - require two doors, windows and/or additional detailing?
4. Shutters should (shall) be removed.
5. Original windows shall be retained and repaired throughout the residence.
6. Moulding trim matching historic trim shall be used around windows and doors.
7. Asphalt roof matching existing shall be used.
8. The existing Davis Street sidewalk shall be repaired.



North Side



Rear (West)



Front (East)



South Side

Existing Conditions

Proposed Renovations



Enclose current carport. Extend carport (new garage) approximately 3 ft. off the front. Will recreate current gable and architecture. The yellow and pink lines are pointing to neighbors auxiliary building to show that this 3 ft. addition to front of carport will not exceed neighborhood norm.



Would like to add additional square footage off the back of current lean-to addition for an additional bedroom.



Rebuild lean-to addition so that it looks like it was part of original house. Will gable the roof and add molding to match original architecture of main house.

Materials:

Siding

- A. There is significant wood rot at base of structure. If able to find and seamlessly patch with existing wood siding wood prefer to keep origin wood siding
- B. If unable to match current siding will replace with Hardie Board

Will use existing windows.

Old Conway Overlay and Robinson District Guideline Amendments

The HDC Chairman and Vice Chairwoman have asked HDC Staff to investigate possibly increasing design regulations for fences, roofing materials, window replacement, and paint on masonry (brick) in the Old Conway Overlay and Robinson District.

Old Conway Design Overlay District

The Old Conway Design Overlay District includes approximately 1776 single family residences, 276 duplexes, 90 multifamily structures, 271 commercial structures, and 57 government/school structures.

Currently, Historic District Commission review and approval is required in the OCDOD on exterior projects requiring a building permit. Siding, roofing, window replacement, and fencing do not require a building permit; therefore, no HDC review. Due to the large number of structures within the OCDOD, requiring building permits would be the most practical method to administer the above improvements. HDC Staff has spoken with the Director of Permits and Inspections. Due to current staffing and workloads, he was not in favor of requiring permits at this time. The City's four building inspectors and two code enforcement officers are operating at capacity with current building permit and code enforcement activities.

Robinson District Guidelines - Paint on Masonry (Brick)

The Robinson District includes approximately 144 structures.

Current Robinson District Guidelines concerning painting of masonry:

Section 2.3.1 Recommended Treatment of Masonry Buildings

The painting of unpainted masonry surfaces **is not considered appropriate** because it conceals the inherent color and texture and initiates a continuing cycle of paint maintenance. However, the repainting of previously painted masonry is encouraged over attempts to remove the paint films chemically or abrasively.

Section 2.3.1 Treatment of Masonry Buildings Guidelines

Masonry: Guidelines:

2. Protect and maintain historic masonry materials, such as brick, terra-cotta, limestone, granite, stucco, slate, concrete, cement block, and clay tile, and their distinctive construction features, including bond patterns, corbels, water tables, and **unpainted surfaces**.
- 3.4. Repaint painted masonry surfaces when needed.
10. **It is not appropriate** to paint unpainted masonry surfaces that were not painted historically.

Section 2.3.1 Treatment of Masonry Buildings Guidelines - Illustrated recommended treatment of masonry buildings:

Masonry buildings that were historically unpainted shall not be painted. Masonry buildings that were historically painted **shall** remain painted.

Masonry or terra-cotta trim such as window hoods, sills, arches, belt courses, water tables and stairs **shall** not be painted or removed. If elements are badly deteriorated and replacement in kind is cost prohibitive, an aesthetically acceptable facsimile, recommended by HDC, may be used.

It appears that the current Robinson District Guidelines contain sufficient language to prevent future brick painting. A small change could be made to Section 2.3.1 Treatment of Masonry Buildings Guidelines - Illustrated recommended treatment of masonry buildings. This section is titled as "Recommendations" however it uses the language "shall". The title should be changed to "Illustrated Guidelines" to clarify and reinforce the strength of "shall".