



CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

July 26, 2021 • 5:30pm • 1111 Main Street



City of Conway

HISTORIC DISTRICT COMMISSION

July 26, 2021

MEMBERS

Steve Hurd, Chairman
Emily Walter, Vice-Chairman
Shelby Fiegel, Secretary
Marie Cason
Liz Hamilton
Shane Lind
Margaret West

Call to Order.

Roll Call.

Approval of Minutes. June 28, 2021

I. Public Hearing Items -Old Conway Design Overlay District

A. 527 Ash Street - Additions and Exterior Modifications (HDR-0721-0071)

II. Additional Business

A. Items as decided by the Commission

Adjourn.

527 Ash Street - Additions and Exterior Modifications

Old Conway Design Overlay District

I.A

APPLICANT/OWNER

Jeremy & Leah Lowe
527 Ash St
Conway, AR 72034

DESIGNER

Debbie Barnhouse

CONTRACTOR

Precision Construction / Ryan Bradbury
68 Brookview Dr
Greenbrier, AR 72058



SITE

Address. 527 Ash St.

Present Zoning. R-2A (Two-Family Residential), Old Conway Design Overlay Suburban District.

Abutting Zoning. R-2A (Two-Family Residential), Old Conway Design Overlay Suburban District.

Lot Area. 0.56 acres ±.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the west side of Ash St. Area structures consist of a mix of mixed-masonry English Revival, Bungalow, and minimal traditional homes.

General Description of Property and Proposed Development. The applicant is proposing two additions to the existing 2,082 square foot home that was constructed in 1924. The den addition is being proposed to the rear of the structure and will be 17' X 22' with matching roof pitch to the existing structure. The bathroom addition is proposed to the side of the structure at its rear and will be 22' x 12'.

Setbacks and Spacing. Structures should meet all appropriate setbacks for the area and spacing should maintain spatial relationship that are compatible to the surrounding area.

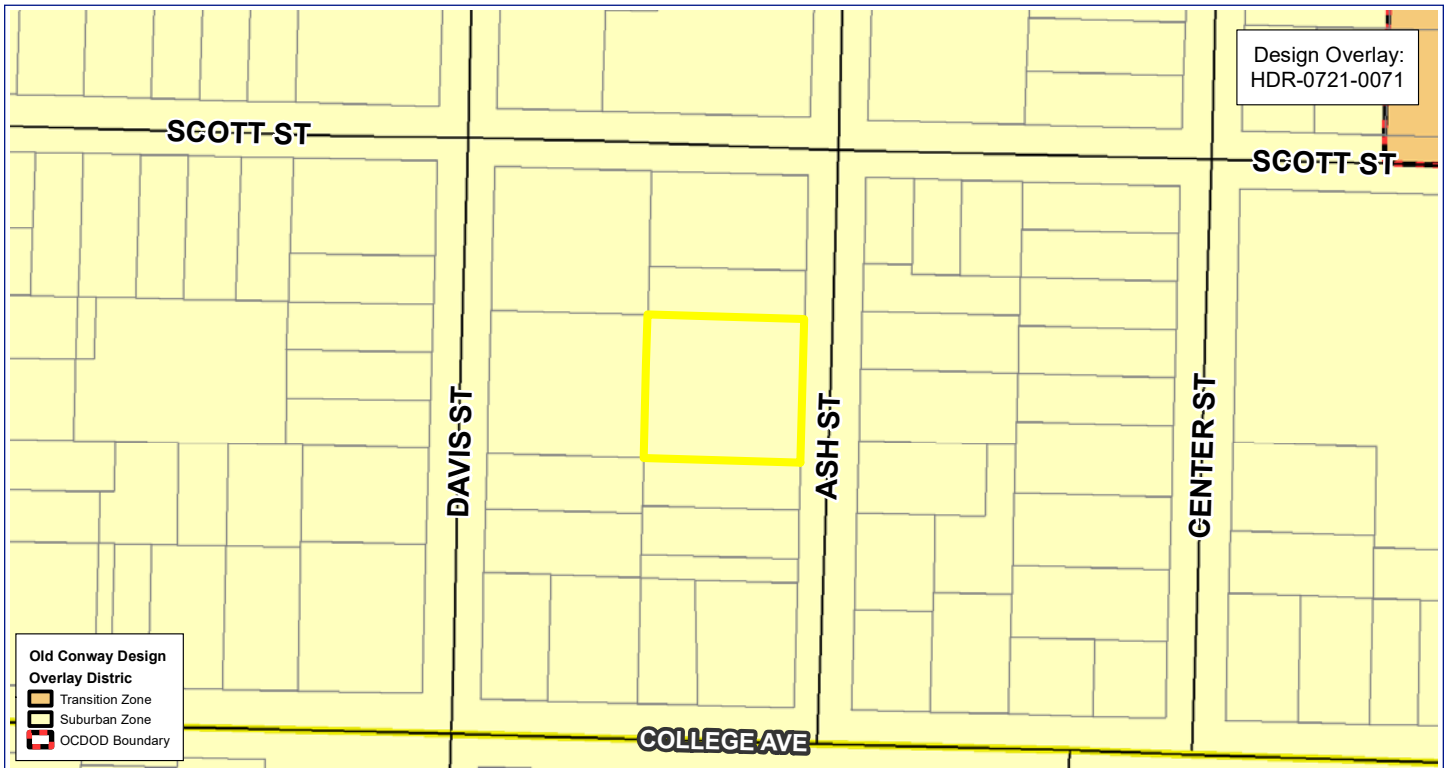
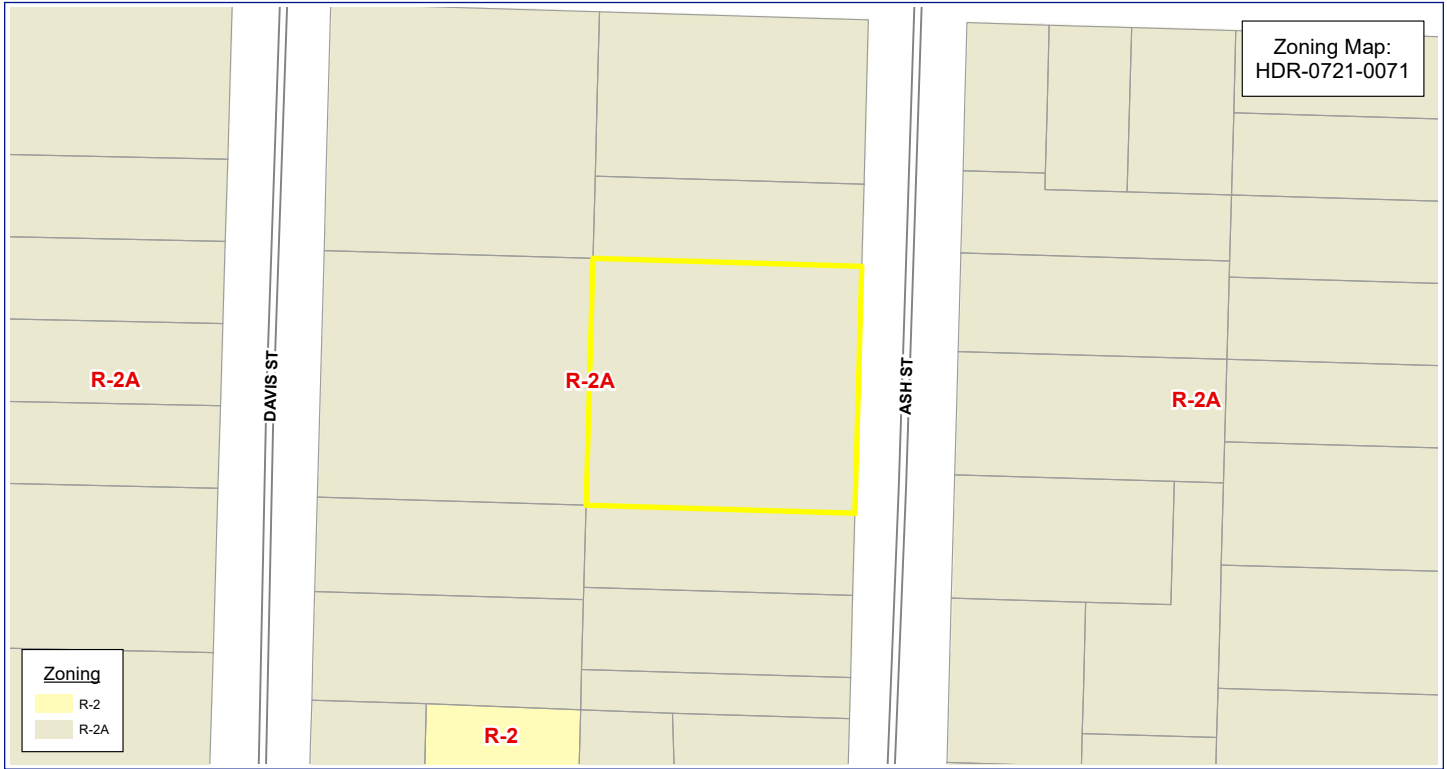
Given the large size of the site, setbacks and spacing area appropriate.

Lot Coverage. Lot coverage conforms to the 60% impervious maximum.

527 Ash Street - Additions and Exterior Modifications

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

Garages/Ancillary Structures. No garage is present or proposed.

Alley. There is no alley access to this lot.

Driveway / Parking. The applicant will not be altering the existing driveway or parking area, which are at the front of the home.

Sidewalks. Sidewalks at the site are currently in disrepair. Sidewalk requirements would not be prompted by this type of request.

Fences/Walls. No fencing is proposed.

Tree preservation. Protect and retain any significant trees over 8" in diameter and retain any trees which line the streets.

The applicant is not proposing to remove any existing significant trees. One tree at the rear of the structure is very likely to be impacted by construction. Given the tree's existing diseased status, it is very possible it will die. Recommend permitting removal of this tree with construction.

MASSING

Scale. The size of the structure should not dominate adjacent structures.

While most structures in the area appear smaller, the linear nature of this structure (even with additions) will not make it appear out of scale.

Height. The structure should respect and be consistent with the height of structures in the surrounding area.

All additions will be one-story.

Directional expression. The structure should respect the directional expression of the homes in the vicinity.

Structures in the vicinity have a variety of directional expression. The proposed side addition will significantly impact the visual appearance of the directional expression of this structure.

Footprint. The footprint of the structure should be consistent with homes in the vicinity.

The footprint of the structure will generally be consistent with the surrounding homes, though it will likely be larger.

Complexity of form. The detailing and articulation of the structure should respect the forms of the vicinity.

The additions will maintain consistency with the existing form of the structure.

Façade, wall area, rhythm. New facades shall be compatible with those of the surrounding area. 25-40% of front façades should contain windows. Window and door openings should relate to the size and proportions contained in the surrounding area.

The side addition to the structure, which is front facing, is proposed to only contain 7% openings/voids/glazing.

DESIGN ELEMENTS

Style. The structure's style should respect the context of the surrounding buildings.

The style of the structure shall remain consistent with the area. However, the front facing addition to the side will significantly alter the structure's appearance and detract from its historic style.

Entries, Porches, and Porticos, Doors and windows, Awnings. Windows should be of divided-light construction, where divided-light windows are proposed. Fake muntins are not permitted.

Windows will be required to be true divided lights or of one over one construction.

Lighting. Any new lighting should be inward, downward, and shrouded so as to stay within the bounds of the property.

No lighting is shown on submitted plans.

Architectural Details, Siding, and Bricks. Detailing and siding should complement the surrounding area. Siding should include brick, stone, wood, or Hardieboard/LP Smartside type siding.

Siding is proposed to match the existing siding. Recommend requiring construction be of wood or Hardieboard/LP Smartside type siding. Recommend requiring the foundation to be of brick construction.

Shutters, Roof, Decks/Plaza Space, Skylights, Mechanical Screening. Roofing should respect the character of the surrounding area with respect to materials, pitch, and form. Metal roofing is prohibited unless historically used on the structure.

Roof forms and materials are appropriate. The applicant is proposing architectural shingles.

Additions. Additions generally should be made to the rear of the structure and should be done in such a way to protect the historic integrity of the property with regards to massing, scale, size, and architectural features.

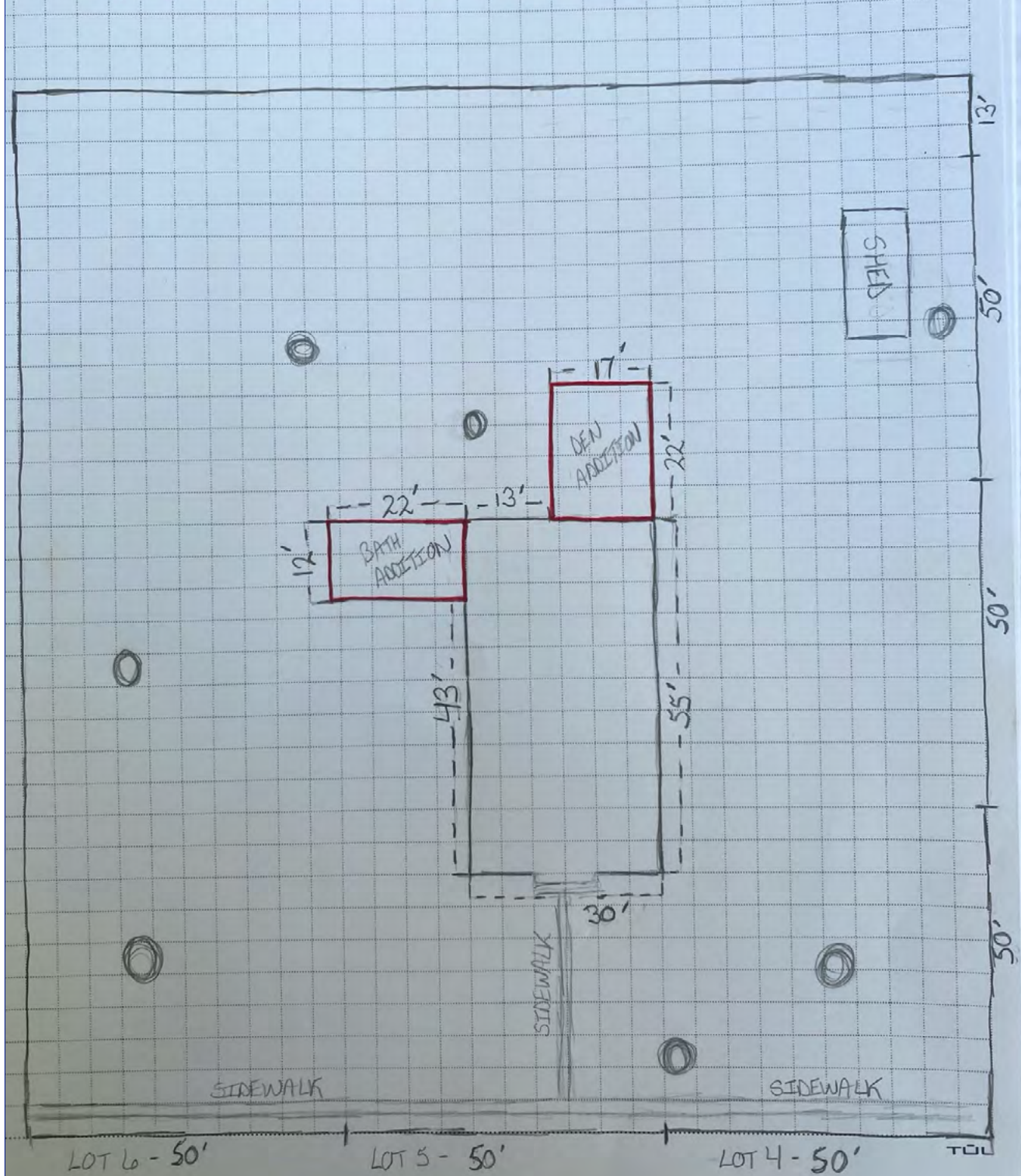
The proposed addition to the rear appears appropriate. The addition on the side of the structure (master bath) near the rear of the structure will radically alter the style and design of the structure. Recommend the master bath addition be required to be made parallel with the den addition to the rear of the structure. While this would require a significant tree to be removed, such tree is already diseased and is likely to be impacted by the den construction.

RECOMMENDATION

Staff recommends that the application be approved with the following conditions:

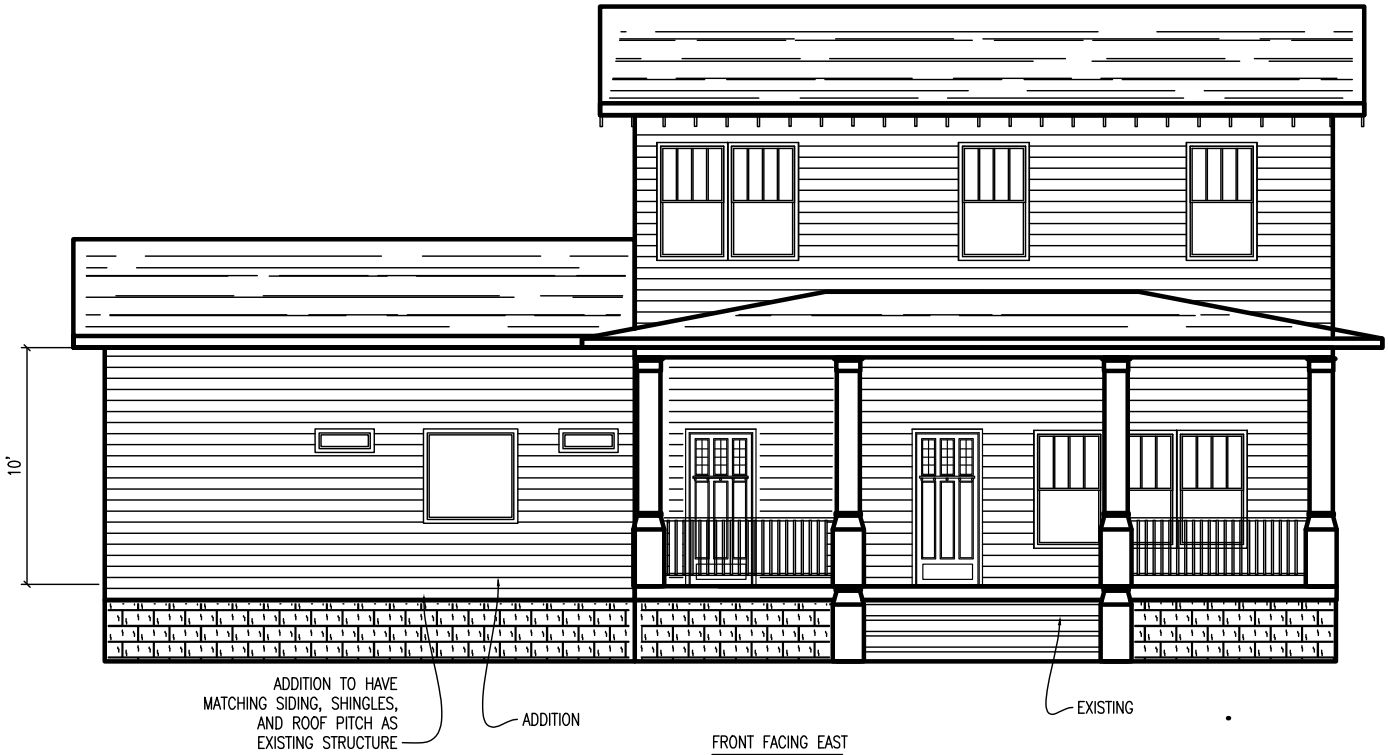
1. Require the master bathroom addition be moved to the rear of the structure, parallel with the den addition. This entails the removal of one significant tree on-site.
2. Require true divided light windows or one over one windows.
3. Require the additions to be of wood, Hardieboard, or LP smartside.
4. Require fascia and soffits to be finished with wood construction.
5. HVAC equipment be placed in a manner to minimize its visibility from the street.
6. The applicant will provide revised plans to the Planning Director for review and approval prior to issuance of building permits.

- SITE PLAN - Drawn to scale $\square \approx 5'$
- 3 lots (50' x 163') total of 150' x 163'
 - 7 trees greater than 8" diameter
 - 2 proposed additions outlined in red



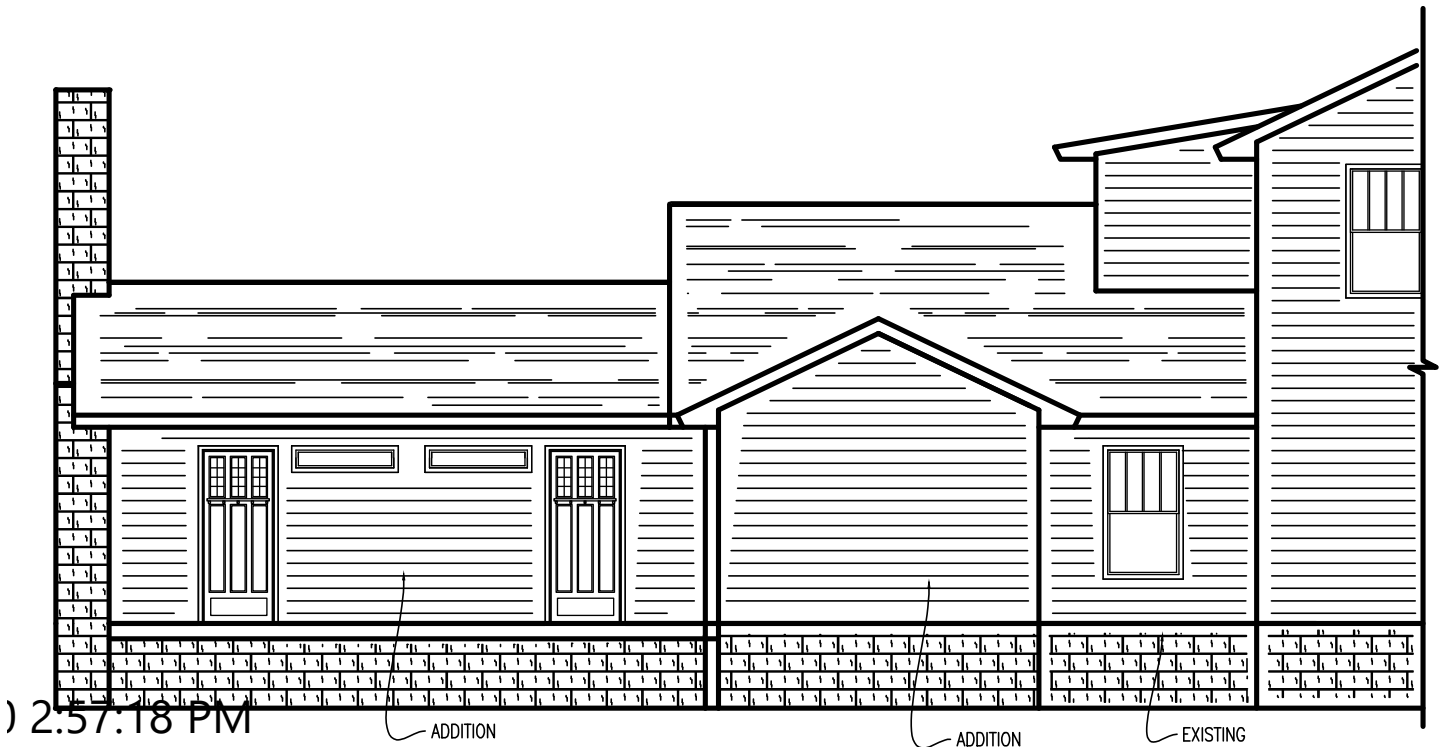


The bathroom addition will be visible from the public right-of-way on the south side of the existing residence.





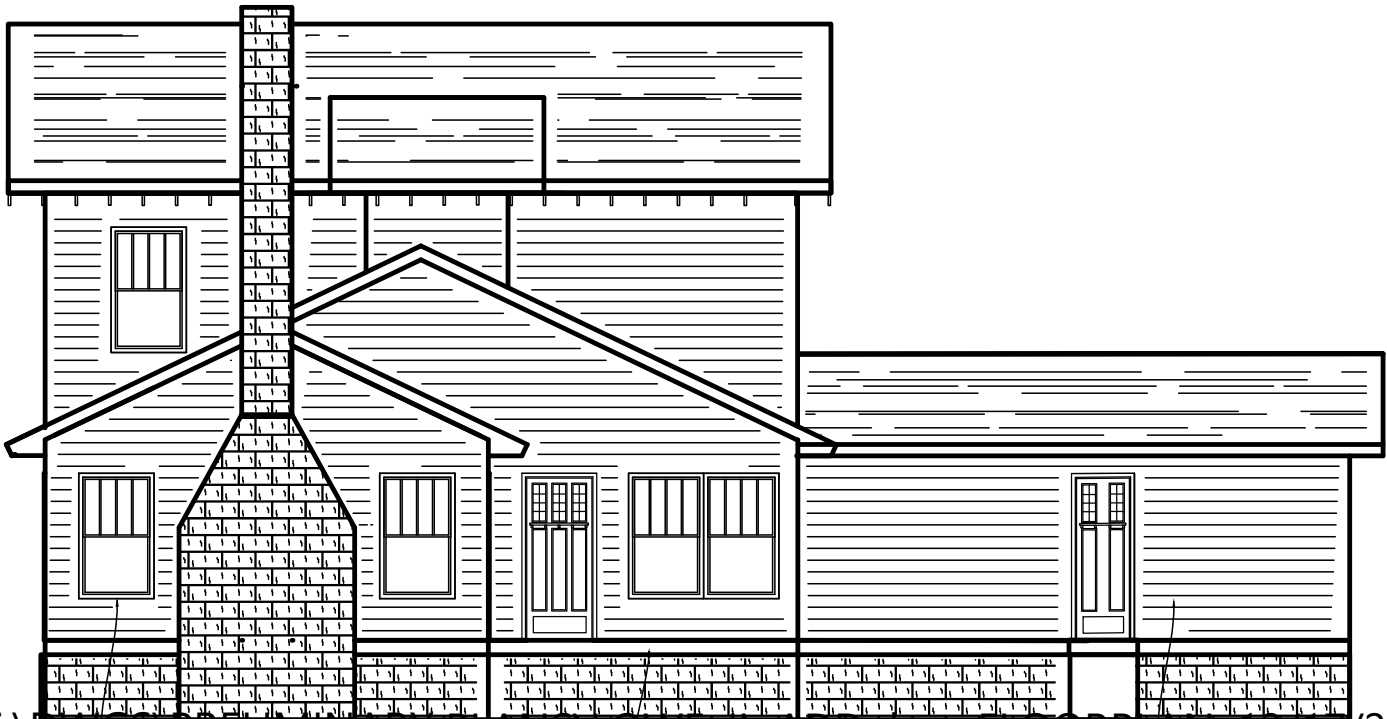
The bathroom addition will connect to the existing residence where the back three windows are currently located. The den addition will be visible from this view as well.





The den addition is to be built where the rear deck is currently located.





C:\DWGS\PRELIMINARY PLANS\LOWE-JL-ADD.dwg, FLOORPLAN 12/17/20.

527 Ash Street - Additions and Exterior Modifications

Old Conway Design Overlay District

I.A



View of property looking NW



View of property looking SW



Property adjacent to the S



Property adjacent to the N



Property adjacent to the E



Property adjacent to the E