

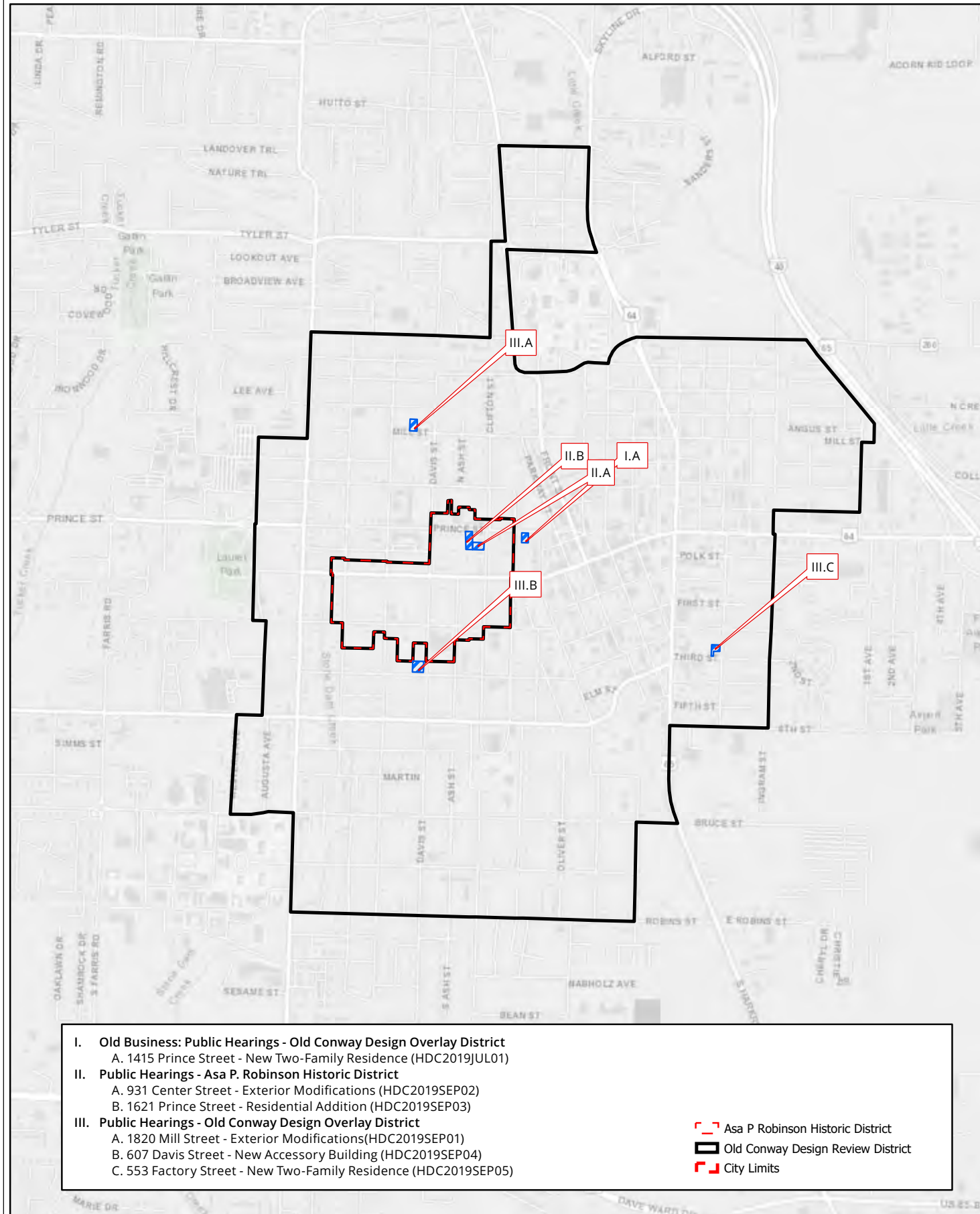
A large Ferris wheel with colorful lights (red, green, blue, purple) is the central focus. Below it, a brightly lit sign reads 'FUN & GAMES' in large, glowing letters. The sign is surrounded by various prizes, including stuffed animals and toys. Several flags with the word 'BUTLER' are visible on the Ferris wheel's structure.

# CONWAY

HISTORIC DISTRICT COMMISSION  
STAFF REPORT

5:30 pm • September 23, 2019 • City Hall





- I. **Old Business: Public Hearings - Old Conway Design Overlay District**  
A. 1415 Prince Street - New Two-Family Residence (HDC2019JUL01)
- II. **Public Hearings - Asa P. Robinson Historic District**  
A. 931 Center Street - Exterior Modifications (HDC2019SEP02)  
B. 1621 Prince Street - Residential Addition (HDC2019SEP03)
- III. **Public Hearings - Old Conway Design Overlay District**  
A. 1820 Mill Street - Exterior Modifications (HDC2019SEP01)  
B. 607 Davis Street - New Accessory Building (HDC2019SEP04)  
C. 553 Factory Street - New Two-Family Residence (HDC2019SEP05)

- Asa P Robinson Historic District
- Old Conway Design Review District
- City Limits



# City of Conway HISTORIC DISTRICT COMMISSION Agenda • September 23, 2019

Call to Order

Approval of Minutes - July 22, 2019

- I. **Old Business: Public Hearings - Old Conway Design Overlay District**  
A. 1415 Prince Street - New Two-Family Residence (HDC2019JUL01)
- II. **Public Hearings - Asa P. Robinson Historic District**  
A. 931 Center Street - Exterior Modifications (HDC2019SEP02)  
B. 1621 Prince Street - Residential Addition (HDC2019SEP03)
- III. **Public Hearings - Old Conway Design Overlay District**  
A. 1820 Mill Street - Exterior Modifications (HDC2019SEP01)  
B. 607 Davis Street - New Accessory Building (HDC2019SEP04)  
C. 553 Factory Street - New Two-Family Residence (HDC2019SEP05)

Adjourn

## HISTORIC DISTRICT COMMISSION MEMBERS

- Steve Hurd
- David Carolina
- George Covington, Sr.
- Shelby Fiegel
- Taylor Martin
- Gerald Tosh
- Emily Walter



# I.A NEW TWO-FAMILY RESIDENCE - 1415 PRINCE STREET

## OLD CONWAY DESIGN OVERLAY DISTRICT NEW TWO-FAMILY RESIDENCE 1415 PRINCE STREET

### CLIENT REPRESENTATIVE/ARCHITECT

Rik Sowell, Sowell Architects  
1315 North St., Ste. 100  
Conway, AR 72034

### APPLICANT/OWNER

Gayle Fowlkes  
3370 Nicklaus Dr  
Conway, AR 72034

### LOCATION

Address. 1415 Prince St.

Lot Area. 0.28 acres ±.

**Present Zoning.** C-1 (Central Business District), Old Conway Design Overlay Transition District.

**Abutting Zoning.** C-1 (Central Business District), Old Conway Design Overlay Transition District.

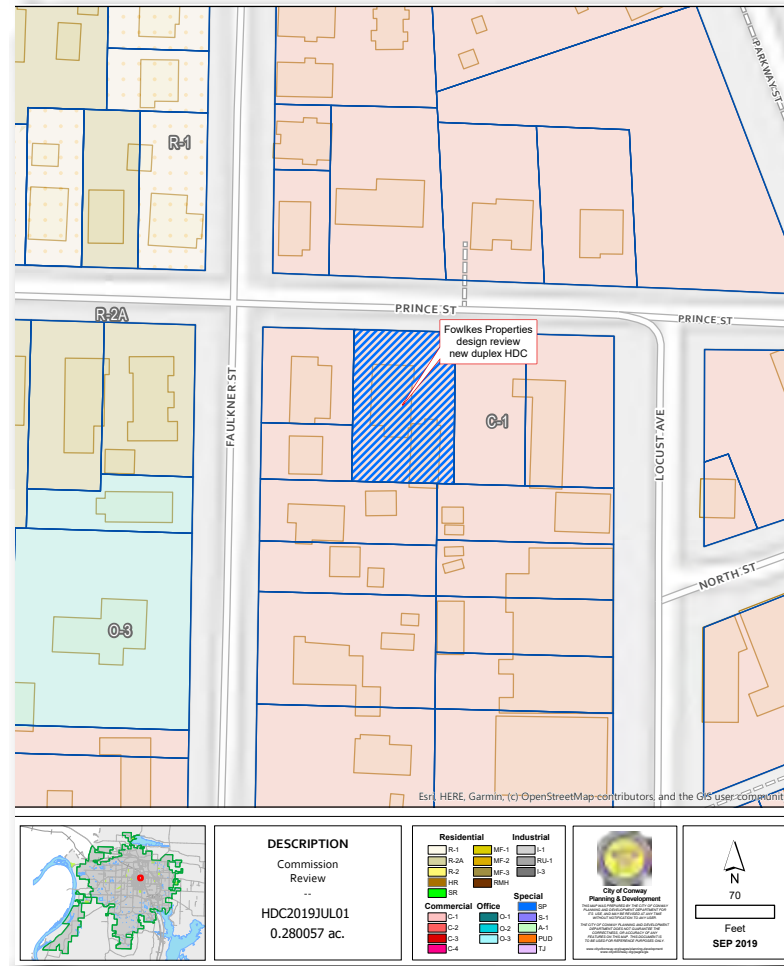
**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Transition District on the south side of Prince St. Area structures consist of a single-family residence, a commercial structure, and residential structures which have been converted to commercial structures. The commercial structure is of 20th century vernacular design. The existing single-family home is craftsman style. The converted commercial structures are of ranch and minimal traditional design styles.

**General Description of Property and Proposed Development.** The applicant is proposing to construct a new two-family residence with one driveway and garage access in the rear. The proposed structure will be a modern vernacular style home.

### SITE

**Setbacks and Spacing.** Front setbacks are allowed within a range of 6 ft. to 18 ft. The included drawings indicate a front setback of 5'. The other proposed setbacks conform to the zoning requirements. Side setbacks are encouraged to be narrow to create a higher density, urbanized environment.

*The proposed setbacks and spacing are not appropriate. Application must be revised to include a conforming front setback of a least 6 ft. Recommend reducing the western side yard setback to 5-7 feet. The current proposed setback would result in a spacing between structures of approximately 38 ft.*



**Building Height.** A maximum of 3.5 stories is permitted.

*The building height of 2 stories is appropriate. The structure is proposed at 27 ft. tall.*

**Lot Coverage.** Lot coverage shall be less 80% impervious.

*The site is proposed to have approximately 50% site coverage.*

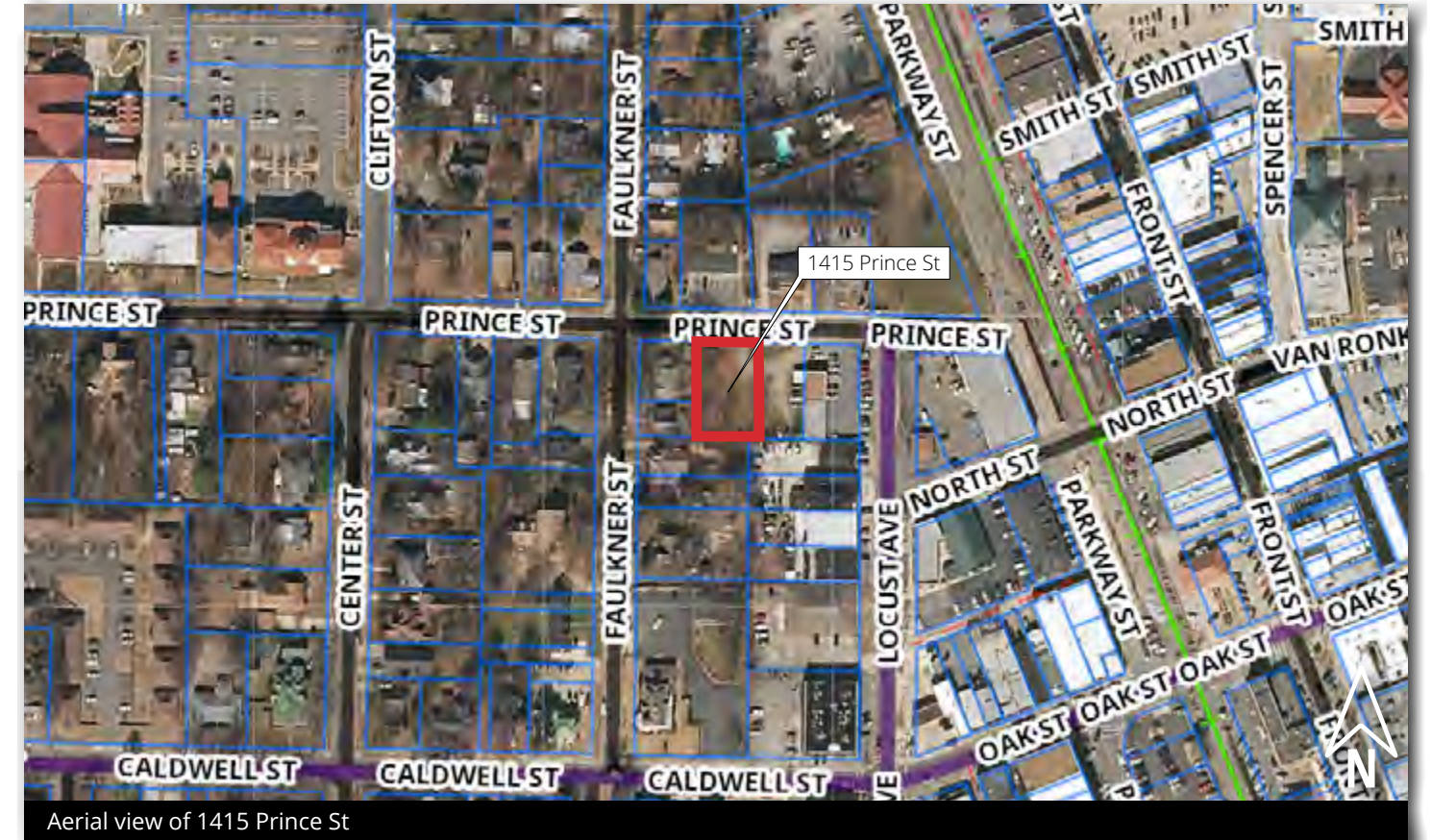
**Orientation.** The front door of the home must face the street.

*Both front doors will face the street, meeting this requirement.*

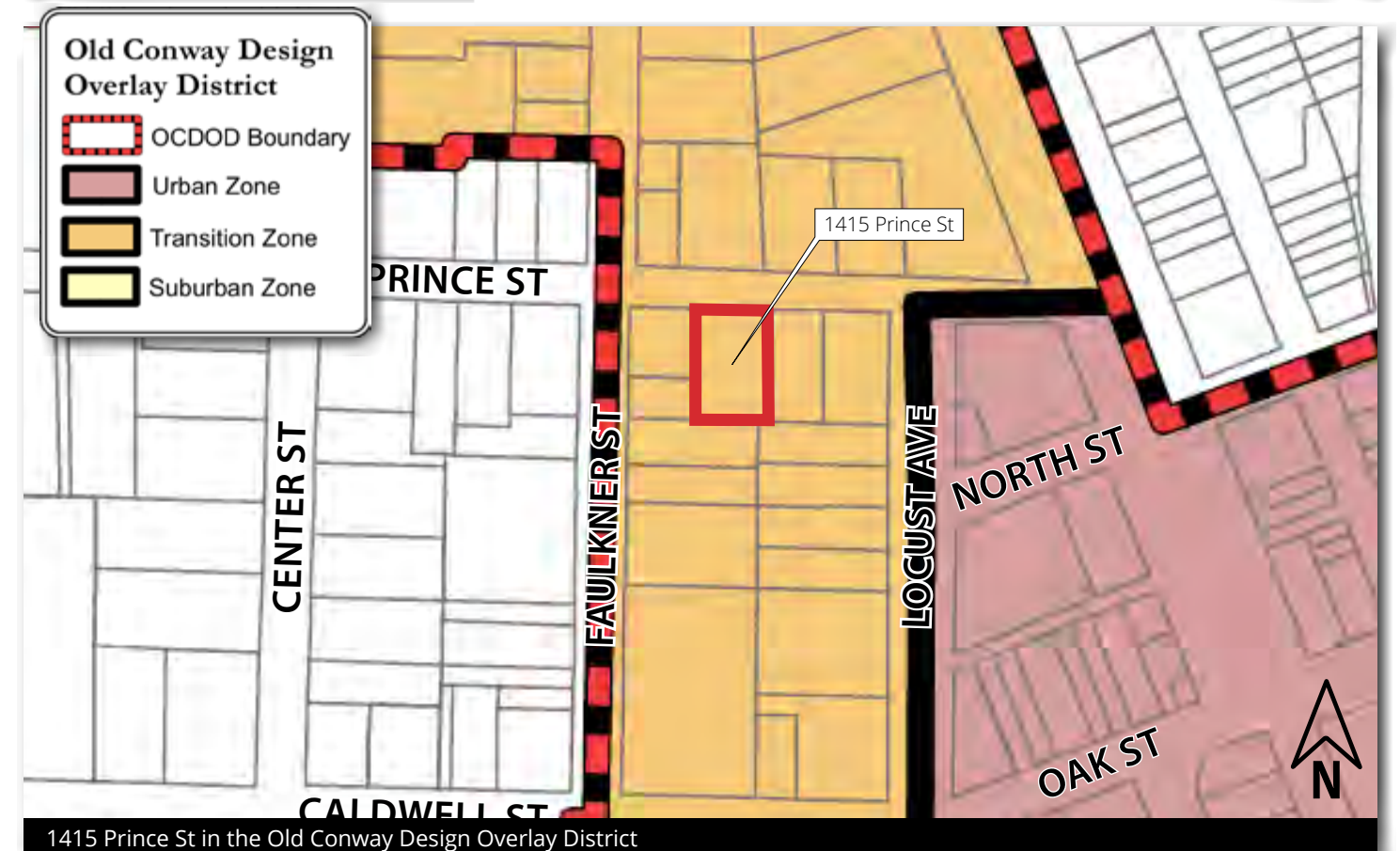
**Alley.** There is no alley access to this lot.

**Driveway / Parking.** The driveway should be located at the side and parking should be placed at the rear or side of the structure.

*The applicant is proposing a 10' driveway on the east side of the structure with parking at the rear of the structure.*



Aerial view of 1415 Prince St



1415 Prince St in the Old Conway Design Overlay District



**I.A NEW TWO-FAMILY RESIDENCE - 1415 PRINCE STREET**



**Sidewalks.** Sidewalk construction is required due to the scope of the proposed project.

*There is an existing sidewalk along the property. The sidewalk should be fully uncovered and repaired where necessary.*

**Fences/Walls.** No fencing is proposed.

*Recommend a fence along the east property line to screen from the adjacent automobile repair shop.*

**Landscaping.** Canopy trees planted between the sidewalk and the street are required for each 30 feet of street frontage.

*Plans include the provision of 3 canopy trees as required.*

**Tree preservation.** There are no significant trees affected by the project.

**MASSING**

**Scale.** The building should related in height, width, and size to nearby structures.

*The size of the proposed structure (3072 sf) is compatible to the over scale of structures in the surrounding area.*

**Directional expression.** Direction expression should complement surrounding structures.

*This structure will be relatively consistent with the surrounding homes, being long and narrow.*



**Footprint.** The footprint of the structure should relate well to surrounding structures.

*The footprint of the structure will be relatively consistent with surrounding structures, being 2614 sf.*

**Complexity of form.** The surrounding structures have relatively simple complexity of form with the structure to the west containing more detailing than many of the others.

*The structure will contain a level of detailing and form that is consistent with surrounding structures.*

**Façade, Wall Area, Rhythm.** The building's façade should relate to the rhythm of surrounding structures.

*The openings on the front façade, while not totally consistent with all structures in the surrounding area, are consistent with the style and type of structure being built. Voids constitute 49% of the front façade.*

**DESIGN ELEMENTS**

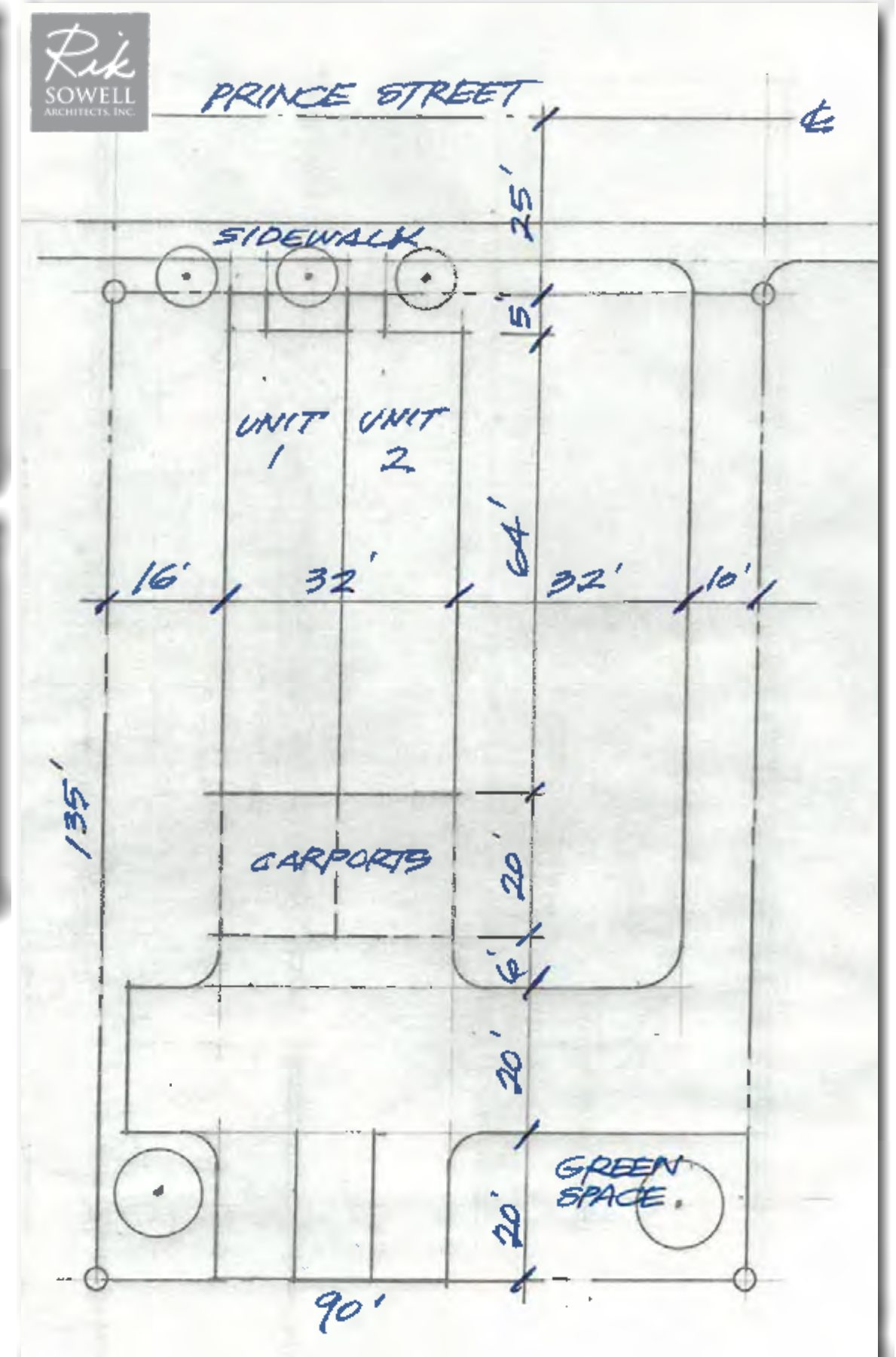
**Style.** New construction should respect the historical context of the area's architecture while expressing the contemporary nature of the new construction.



*The style of the structure while not consistent with the surrounding structures, expresses a design consistent with the intent of the regulations.*

**Entries, Porches, and Porticos, Doors and Windows, Awnings.** The porch should have a depth of at least 6 ft. and contain a roof of materials similar to the main roof.

*The front entry will be raised with front steps. Window designs are appropriate in design. Recommend requiring an additional window on the exterior façade of the first floor of both units, and one additional window on the upperstory of the west side façade.*





## I.A NEW TWO-FAMILY RESIDENCE - 1415 PRINCE STREET

**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.*

### MATERIALS & DETAILING

**Architectural Details, Siding, and Bricks.** Siding and exterior cladding should be stone, stucco, wood, brick, etc.

*The structure will be clad with brick and stone veneer. Full brick would be preferable to including stone.*

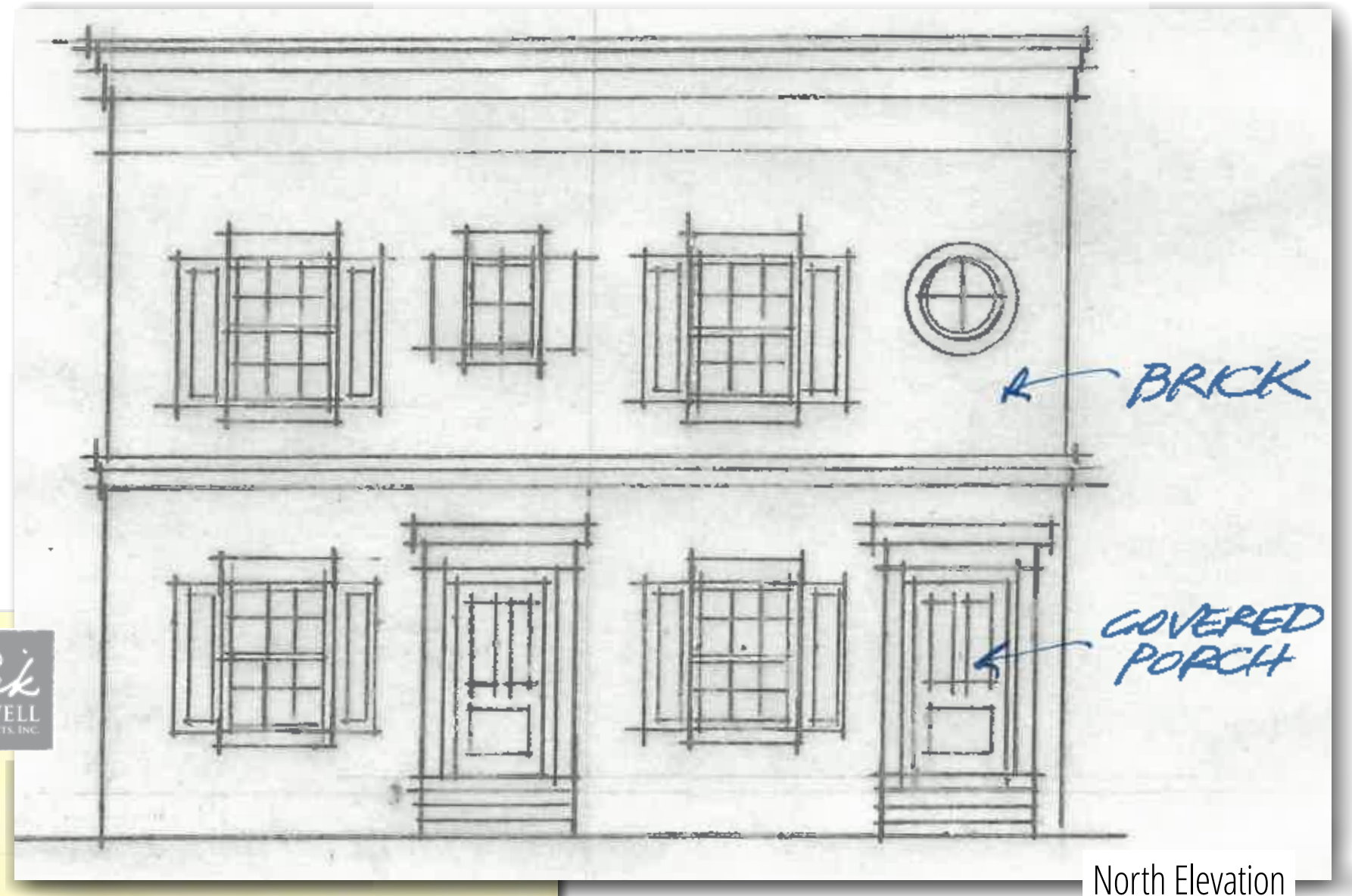
**Shutters, Roof, Decks/Plaza Space, Skylights, Mechanical Screening.** Roof forms should respect the character of the surrounding area in slope and style.

*The roof is consistent with intent of the design and will be compatible to the intent for the area.*

### RECOMMENDATIONS

Staff recommends that the application be approved with conditions and modifications to the design as indicated below:

1. Modify the site plan to increase the front setback to 6 feet.
2. Require an additional window on the exterior façade of the first floor of both units. (May be waived on east façade if intent is to add additional units.)
3. Require an additional window on the exterior façade of the upper floor of both units. (May be waived on east façade if intent is to add additional units.)
4. Indicate type of tree plantings.
5. Require a wooden privacy fence along the east property line.
6. Repair the existing sidewalk.
7. All mechanical shall be placed in a manner to minimize view from the street, and may placed rooftop or along a side or rear façade.
8. The applicant will provide revised plans to the Planning Director for review and approval prior to issuance of building permits.



West Elevation

North Elevation





## II.A EXTERIOR MODIFICATION - 931 CENTER STREET

### ASA P. ROBINSON HISTORIC DISTRICT EXTERIOR MODIFICATION 931 CENTER STREET

#### APPLICANT/OWNER

George and Linda Fleming  
2340 Martha Dr  
Conway, AR 72032

#### LOCATION

Address. 931 Center St.

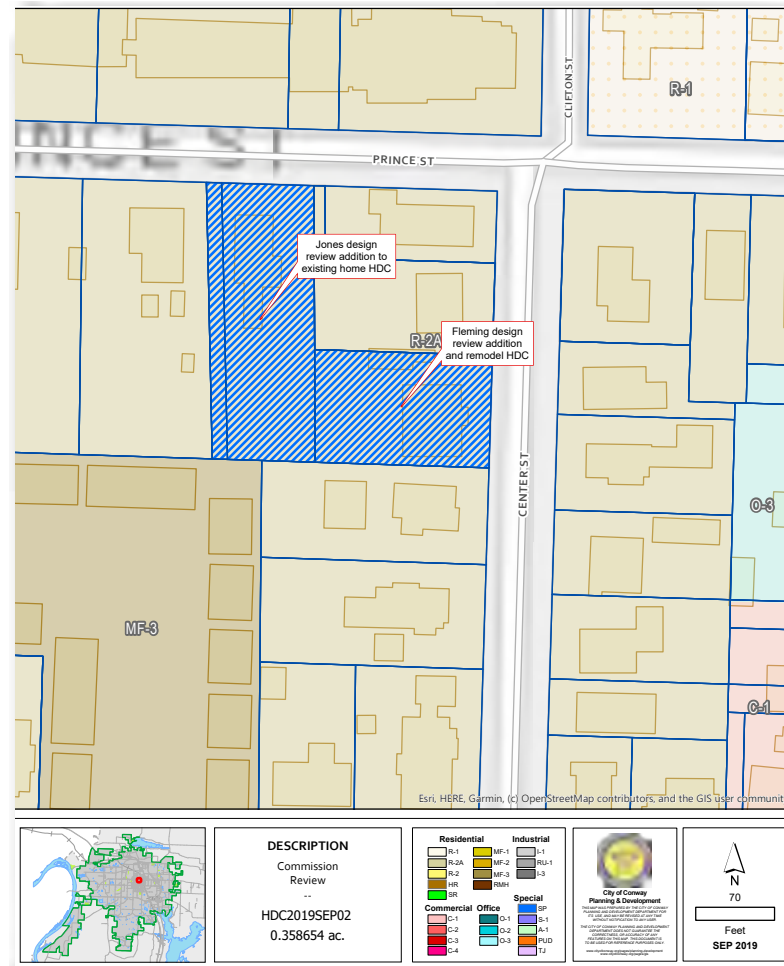
Lot Area. 0.35 acres ±.

**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 Center St. Area structures consist of the following:

- West – 1621 Prince St: House 1921(Bungalow – Non-contributing)
- North – 937 Center St: W.G. Darwin House 1939 (Modern Vernacular - Contributing)
- East – 928 Center St: J.G. Cone House 1920 (Craftsman - Contributing)
- South – 923 Center St: House 1927 (Traditional English Revival – Contributing)



#### General Description of Property and Proposed

**Development.** The applicant is proposing to replace the side entrance on the north side of house and to re-construct a portion of the wall with a stucco material consistent with the rest of the structure and installing French doors where a screen door currently exists on the enclosed porch. Additionally the applicant is proposing to install a 4'x6' landing and railing at the entrance.

The H.H. Bumpers House was constructed in 1929 in the Spanish Revival Style. The structure was listed as contributing at the time the district was surveyed in early 1998.

#### MATERIALS & DETAILING

**Changes to Exteriors.** The guidelines state that windows and doors shall be retained and preserved when they contribute to the overall historic character of a building. It's unclear when the subject screen door and porch were installed, however the it appears that the work is not original to the 1927 built structure.

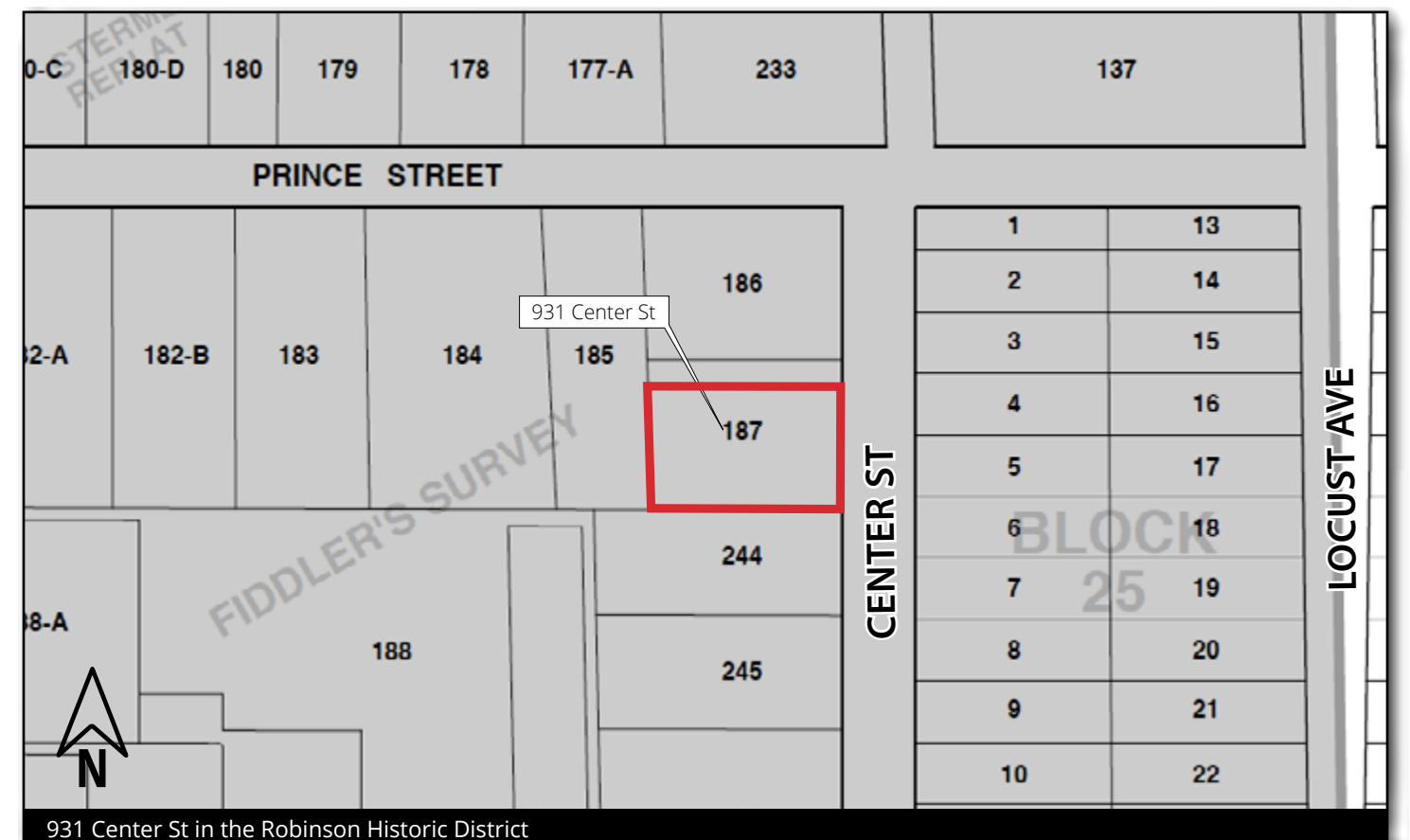
*The applicant's proposed modification is performed along*

*the structure's side yard where it will be less visible from the public right of way. The proposed door replacement will eliminate an unsightly previous modification for a door style that is compatible with architectural style of the house. This modification is appropriate.*

**Masonry.** The guidelines recognize original masonry as integral to the historic character of the structure. Original stucco work should be maintained and repaired rather than replaced.

*The proposed reconstruction of the wall in a stucco material consistent with masonry material used on the existing house is appropriate.*

**Windows.** The guidelines recognize original windows and window forms as integral to the historic character of the structure. Original windows should be maintained and repaired rather than replaced.





## II.A EXTERIOR MODIFICATION - 931 CENTER STREET

The applicant's proposal shows a combination of windows and stucco to fill the existing voids around the proposed door. The arrangement of the proposed windows are not appropriate to the architectural style of the structure.

The proposed addition indicates four new windows and stucco cap oriented around the proposed door. This configuration is not appropriate. Two sidelight window openings and an arched transom window recommended.

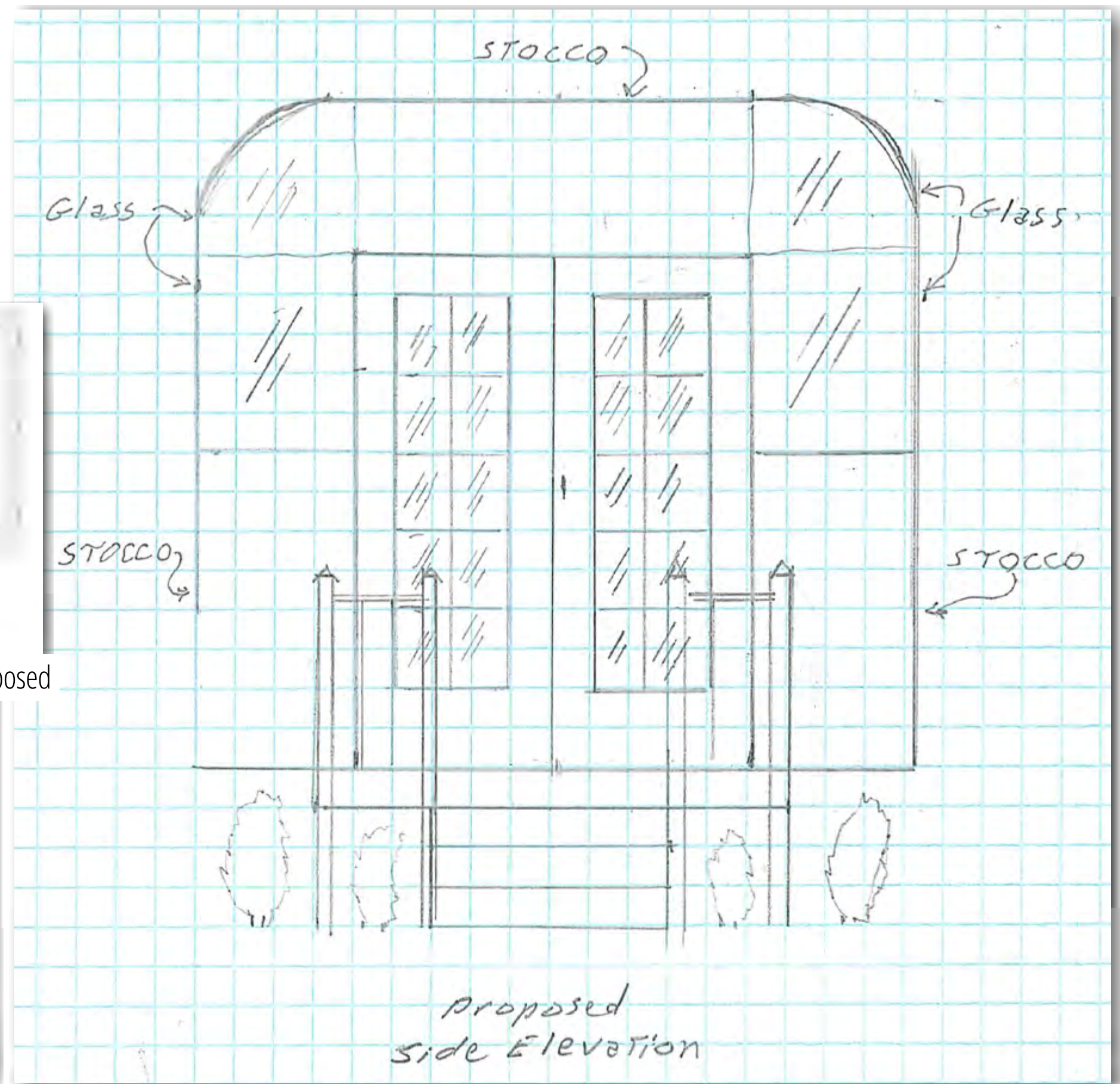
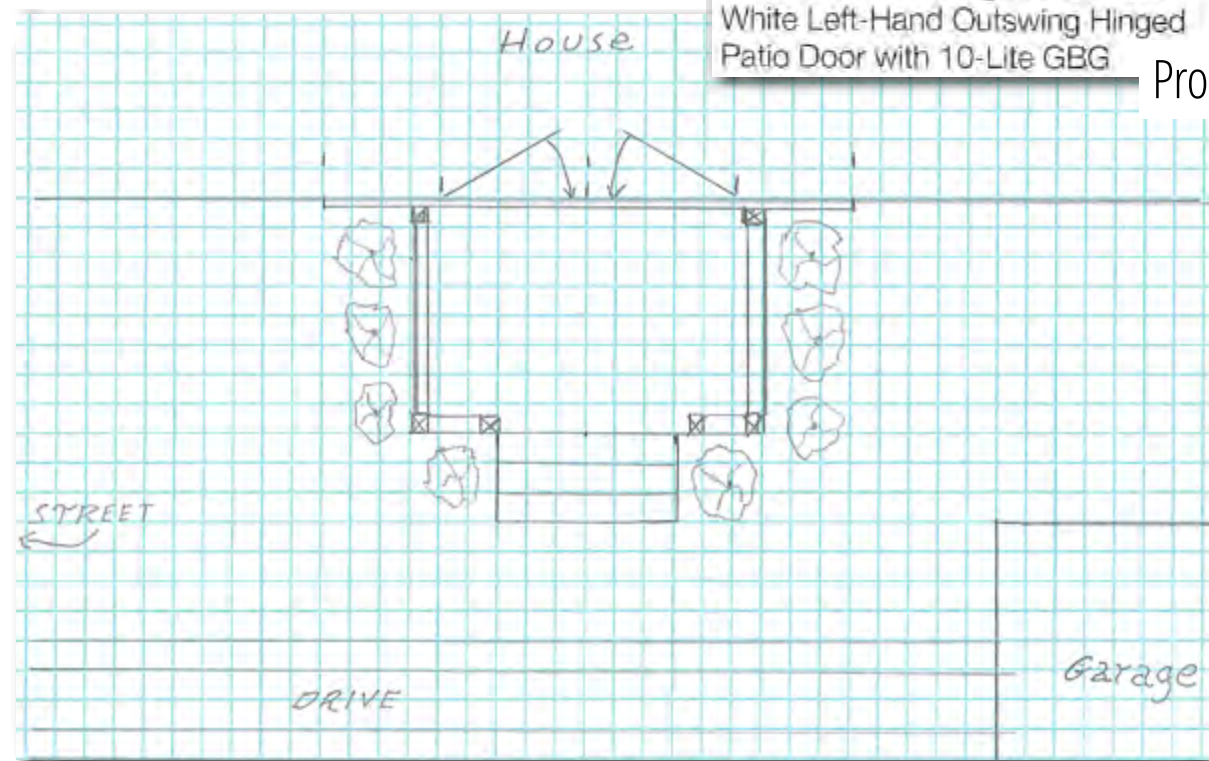
**Sidewalks.** Sidewalks are recognized as an important site feature that promotes walk-ability in the neighborhood. Sidewalks are not to be removed.

Sidewalks are existing at the site and are not proposed to change.

### RECOMMENDATIONS

Staff recommends approval of the modification with the following conditions:

1. All exterior cladding shall be of a stucco masonry material consistent with the existing house.
2. The windows oriented around the new proposed door shall be in the form of two sidelight windows and an arched transom window.
3. The applicant will provide revised plans to the Planning Director for review and approval prior to issuance of building permits.





II.A EXTERIOR MODIFICATION - 931 CENTER STREET





## II.B RESIDENTIAL ADDITION - 1621 PRINCE STREET

### ASA P. ROBINSON HISTORIC DISTRICT RESIDENTIAL ADDITION 1621 PRINCE STREET

#### APPLICANT/OWNER

Paul Jones  
1621 Prince St  
Conway, AR 72034

#### DESIGNER

Quality Designs Inc.

#### LOCATION

Address. 1621 Prince St.

Lot Area. 0.53 acres ±.

**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 south side of Prince St. Area structures consist of the following:

- West – 1625 Prince St: WH Jimerson House 1905 (Traditional – Contributing)
- North – 1610 Prince St: Conway First Methodist 1913 (Roman Revival - Contributing)
- East – 943 Center St: 1920 (Bungalow – Non-Contributing)

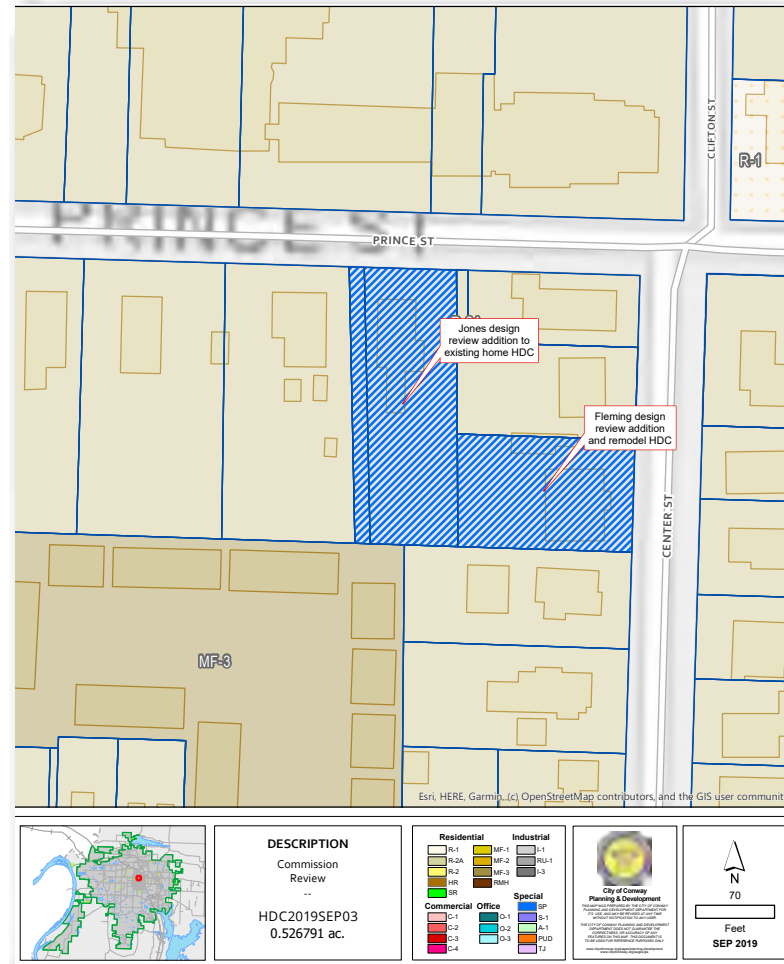
**General Description of Property and Proposed Development.** The applicant is proposing to construct a 572 sf addition on the east side of the house as well as a 49 sf covered porch on the rear portion of the building.

*The 1621 Prince Street house was constructed in 1921 in the Traditional Style. The structure appears in the 1931 Sanborn maps in much its same form as today. The structure was listed as contributing at the time the district was surveyed in late 1997 and still appears contributing today.*

#### BUILDING MODIFICATIONS

**Additions.** The guidelines permit additions to the original form of the structure. Additions should be less prominent and not radically alter the character of the structure. The addition should honor the form, character, and materials of the original structure while also appearing discernible from the existing portions of the structure.

*The applicant's proposed addition is being placed on the east side of the house toward the front portion of the house. The addition is slightly setback from the front house by 2 feet and from the front edge of the porch by 10 feet. In addition, the roof*

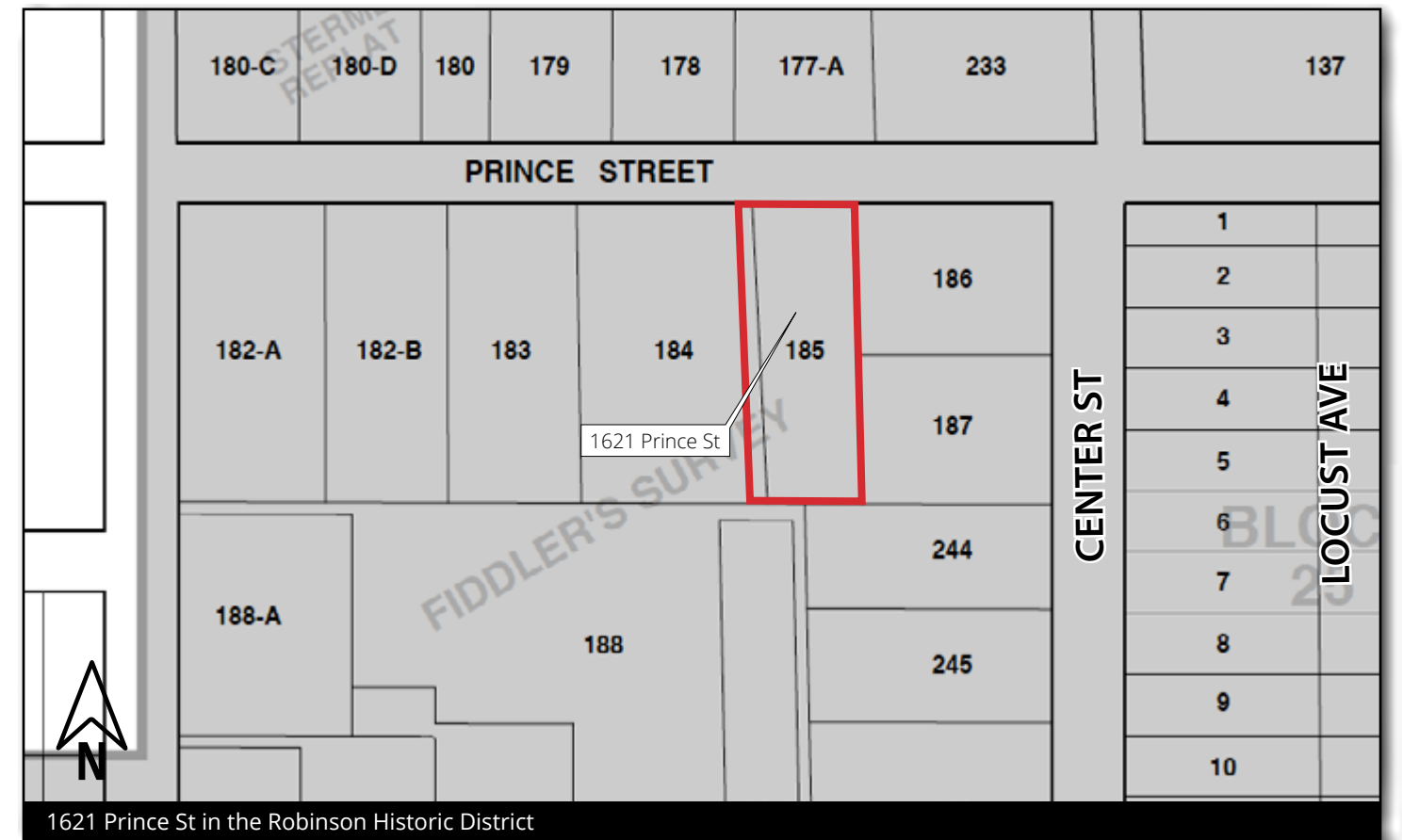


*line of the addition will be lower than the main roof line of the structure. The measures will help clearly delineate between the original structure and the addition.*

**Wood.** The guidelines recognize wood as the most common building material used in the district. Wood siding conveys the historic character of a house and changing its composition can radically alter the appearance and character of a home.

*The applicant's proposal to clad the addition in wood siding to match the original house is appropriate. Use of Hardie Board to LP Smartside is also appropriate if matching the existing siding.*

*The addition should feature similar eave brackets as are found on the rest of the house.*





## II.B RESIDENTIAL ADDITION - 1621 PRINCE STREET

**Windows.** The guidelines recognize original windows and window forms as integral to the historic character of the structure. Original windows should be maintained and repaired rather than replaced.



*The applicant's proposal shows "3 over 1" windows with wide trim and no shutters. It is unclear if these windows are intended to be replaced. This appears to be an error as the existing windows largely appear to be "12 over 1" windows with some smaller windows as "9 over 1" windows."*

*The single window design on the east façade of the new addition should be replaced with a double window design.*

**Roofs.** The guidelines recognize roof forms as integral to the historic character of the structure. Additions and modifications should maintain the original roof forms.

*The applicant's proposed addition will maintain a roof form appropriate to the structure.*

### **PUBLIC RIGHT OF WAYS**

**Sidewalks.** Sidewalks are recognized as an important site feature that promotes walk-ability in the neighborhood. Sidewalks are not to be removed.

*Sidewalks are currently in place and have been repaired.*

### **SITE**

**Site Features and Landscaping.** Any trees over 8" in diameter may not be removed without approval via a certificate of appropriateness. New street canopy trees are required for each 30' of street frontage.

*The project will not impact any existing trees, and adequate street canopy trees are already in place. New trees cannot be added to the front without impacting existing trees on-site.*

**Fences and Walls.** The guidelines recognize historic fencing and walls as character defining features. Original fencing should be maintained and repaired rather than replaced.

*The current fencing on-site is appropriate, but not historic. Replacement or repair with in-kind style and materials is appropriate.*

**Walkways, Drives, and Parking.** Historic features such as walkways should be repaired and retained.

*The existing concrete walkway between the house and the front of the property is in place and functional.*

**Garages and Accessory Structures.** Not applicable to application.

**Lighting.** No alterations to existing lighting visible to the public right-of-way are proposed.

**Signage.** Not applicable to application.

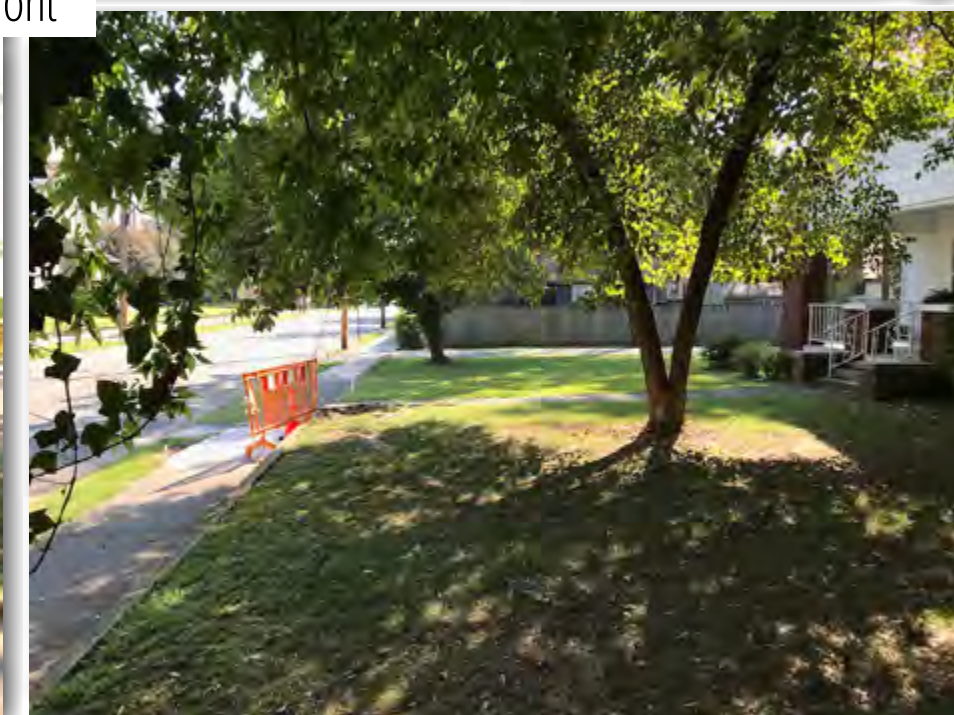
### **STAFF RECOMMENDATIONS**

Staff recommends approval of the addition with the following conditions:

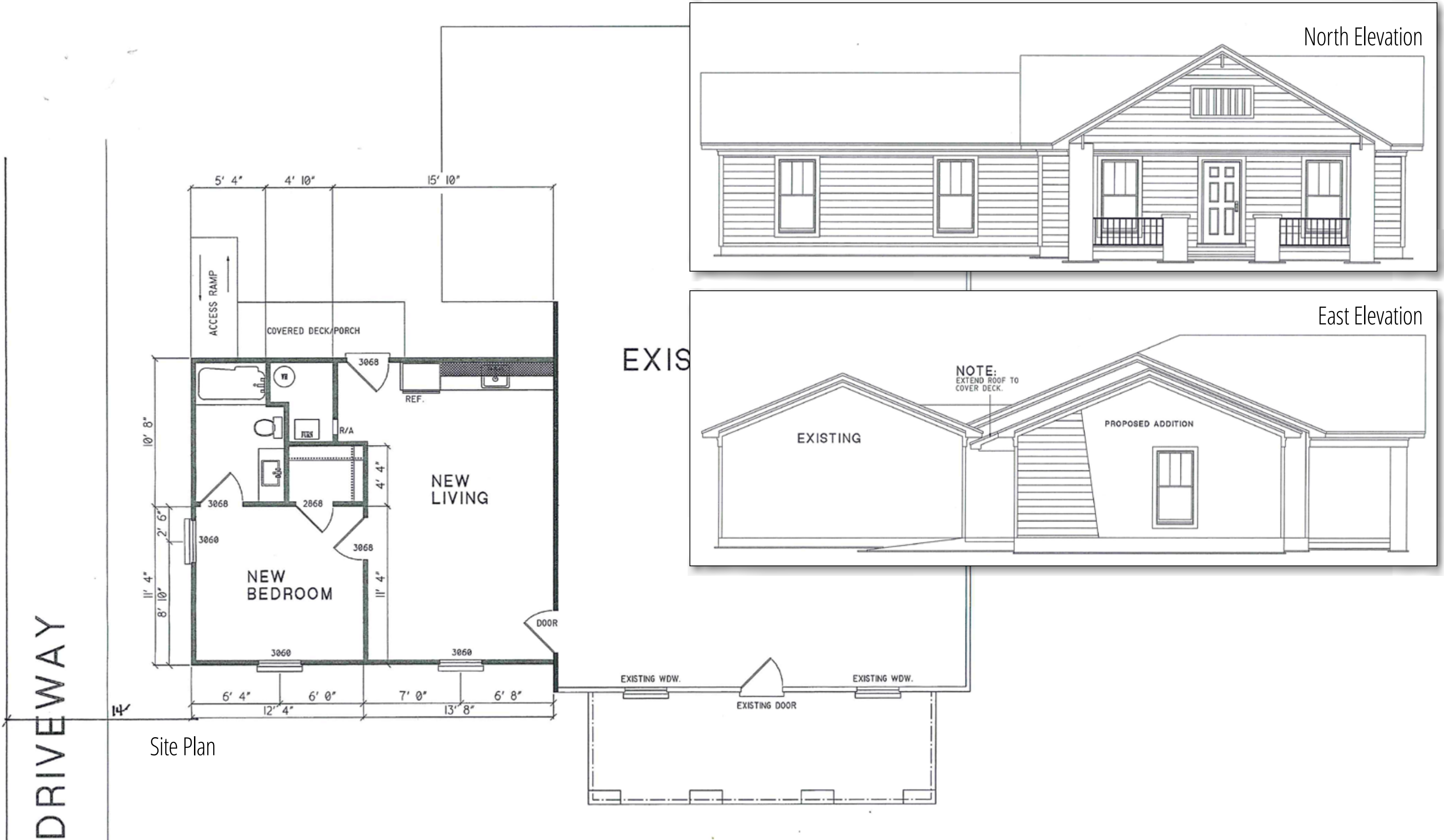
1. The applicant use wood siding and trim to match the existing siding.
2. Eave brackets to match the existing brackets types shall be used on the addition.
3. A two window opening consistent with the window form of the existing windows on the east elevation be required on the new addition.
4. New windows placed will be wood windows of a "12 over 1" design to match the existing windows and use wide trim to match existing trim on the house.
5. HVAC and utility equipment shall be appropriately located at the rear or side of the structure and/or appropriately screened.
6. The applicant will provide revised plans to the Planning Director for review and approval prior to issuance of building permits.



Front









# III.A EXTERIOR REMODEL - 1820 MILL STREET

## OLD CONWAY DESIGN OVERLAY DISTRICT EXTERIOR REMODEL 1820 MILL STREET

### APPLICANT/OWNER

Hubert Patrick  
41 Fuller Rd  
Conway, AR 72032

### LOCATION

Address. 1820 Mill Street.

**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.** 0.37 acres ±.

**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Suburban District on the northside of Mill St between Mitchell St and Davis St. Area structures consist of single-family residences in Minimal Traditional style.

**General Description of Property and Proposed Development.** The applicant commenced renovation on the property without seeking building permits. Based on photos provided by the applicant and Google StreetView photos, it appears the old windows and trim for the house were removed and partially replaced. The new windows do not fit the window openings and the applicant has placed plywood to fill the openings. The applicant is proposing to paint the exterior of the structure.

### STRUCTURAL DESIGN ELEMENTS

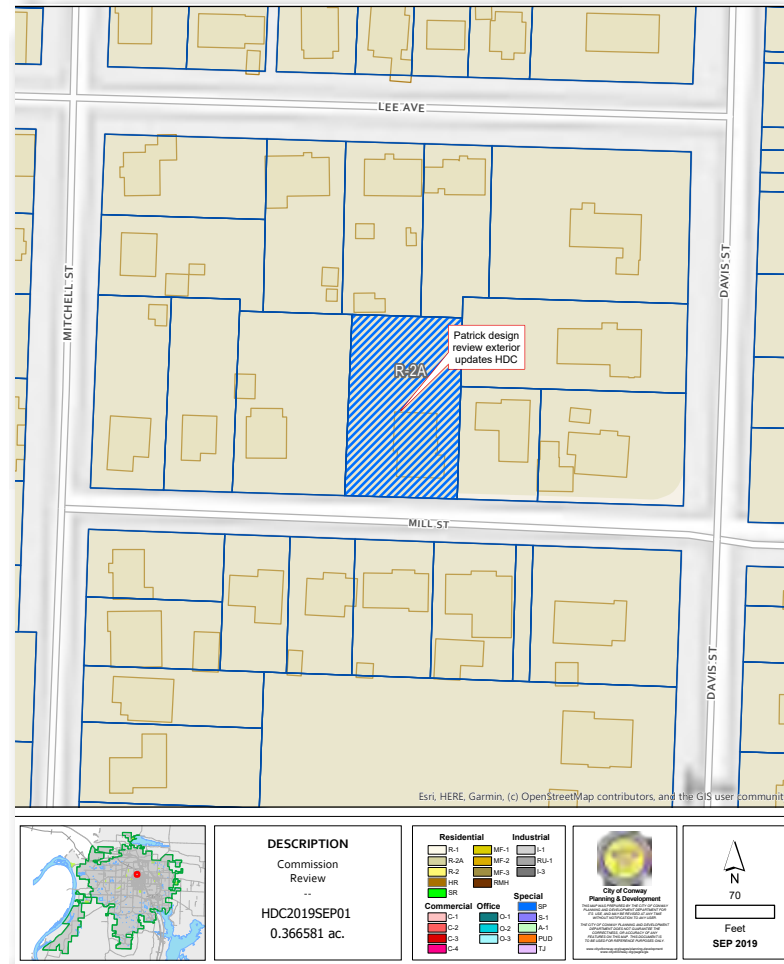
**Doors and Windows.** Traditionally designed homes have distinctive window designs. Modifications should maintain these designs.

*Multiple windows have been removed and replaced with windows that do not fill the existing window openings. Recommend requiring that all areas where windows have been replaced that flat, wide trim be added back to match the previous window openings. Where windows have been removed and replaced with plywood, recommend requiring windows be placed that fill the full void of the window opening and flat, wide trim be added back to match the previous window openings.*

### MATERIALS & DETAILING

**Siding and Brick.** Stone, wood, and brick are typical appropriate types of siding for structures.

*The structure has existing narrow wood siding, and the applicant is proposing to repaint the existing wood siding. Such work is*

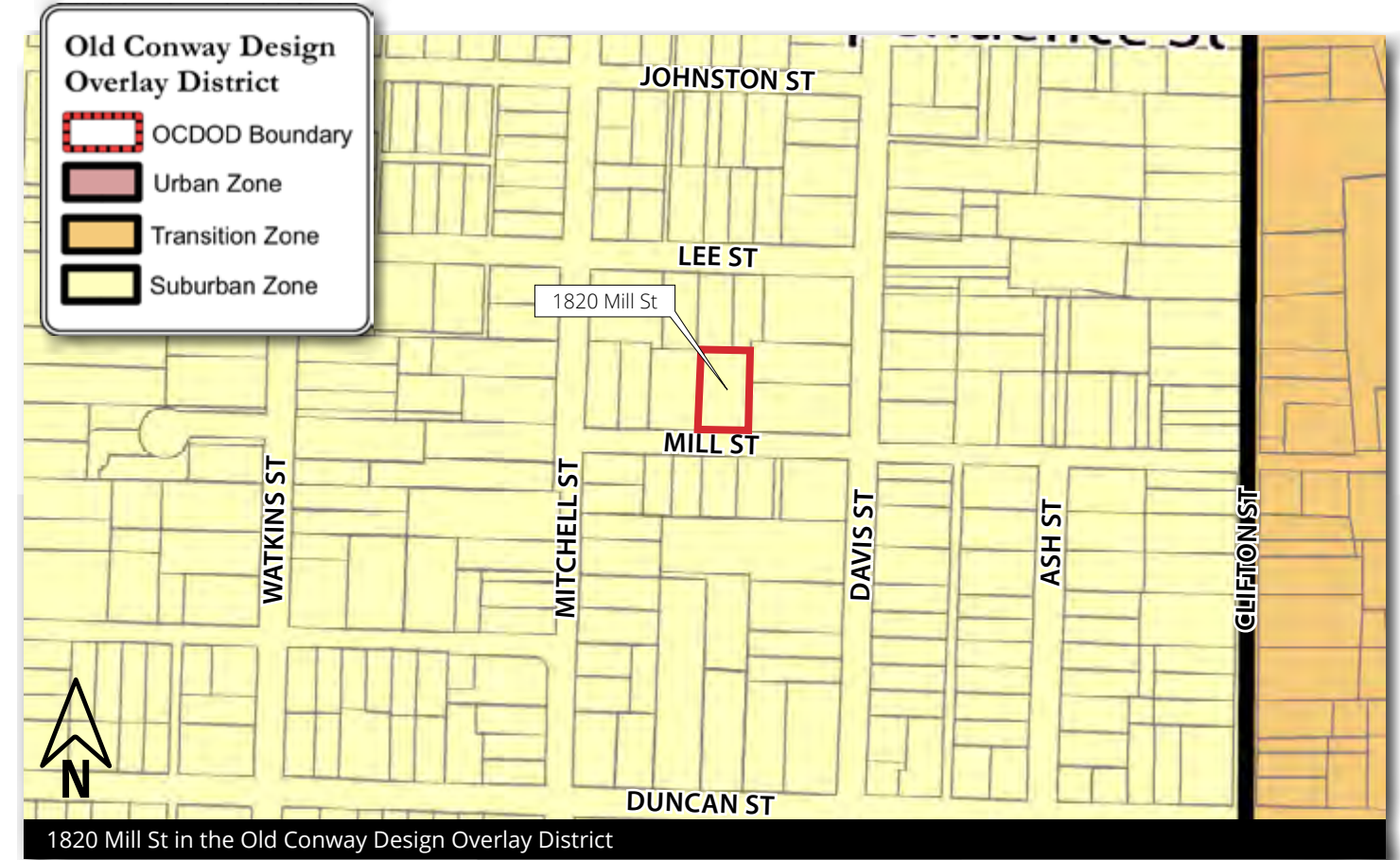
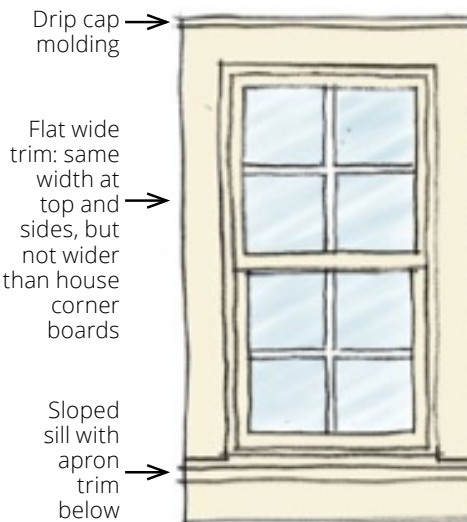


*appropriate, recommend requiring that all appropriate trim work be required as part of the project.*

### STAFF RECOMMENDATIONS

Staff recommends approval of the application with conditions:

- All areas where windows have been replaced that flat, wide trim be added back to match the previous window openings.
- Where windows have been removed and replaced with plywood, windows shall be placed that fill the full void of the window opening and flat, wide trim be added back to match the previous window openings.
- As part of painting the structure, replacement of all appropriate trim work be conducted as part of the project.





III.A EXTERIOR REMODEL - 1820 MILL STREET



Front



East Elevation



North Elevation



West Elevation



### III.B NEW ACCESSORY BUILDING - 607 DAVIS STREET

**OLD CONWAY DESIGN OVERLAY DISTRICT  
NEW ACCESSORY BUILDING  
607 DAVIS STREET**

**APPLICANT/OWNER**

Steve Hurd  
607 Davis St  
Conway, AR 72034

**LOCATION**

Address. 607 Davis St.

Lot Area. 0.52 acres ±.

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

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

**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Suburban District at the northwest corner of Davis St and Scott St. Area structures consist of single-family homes in minimal traditional, contemporary vernacular, modern simplified federal styles. The site rests southwest of Conway First Baptist Church.

**General Description of Property and Proposed Development.** The site is occupied by a single-family home in an American Foursquare style. The house has a footprint of 2052 sf with an existing shed with a 319 sf footprint. The applicant is proposing to construct a 1012 sf covered porch, garage, and shop.

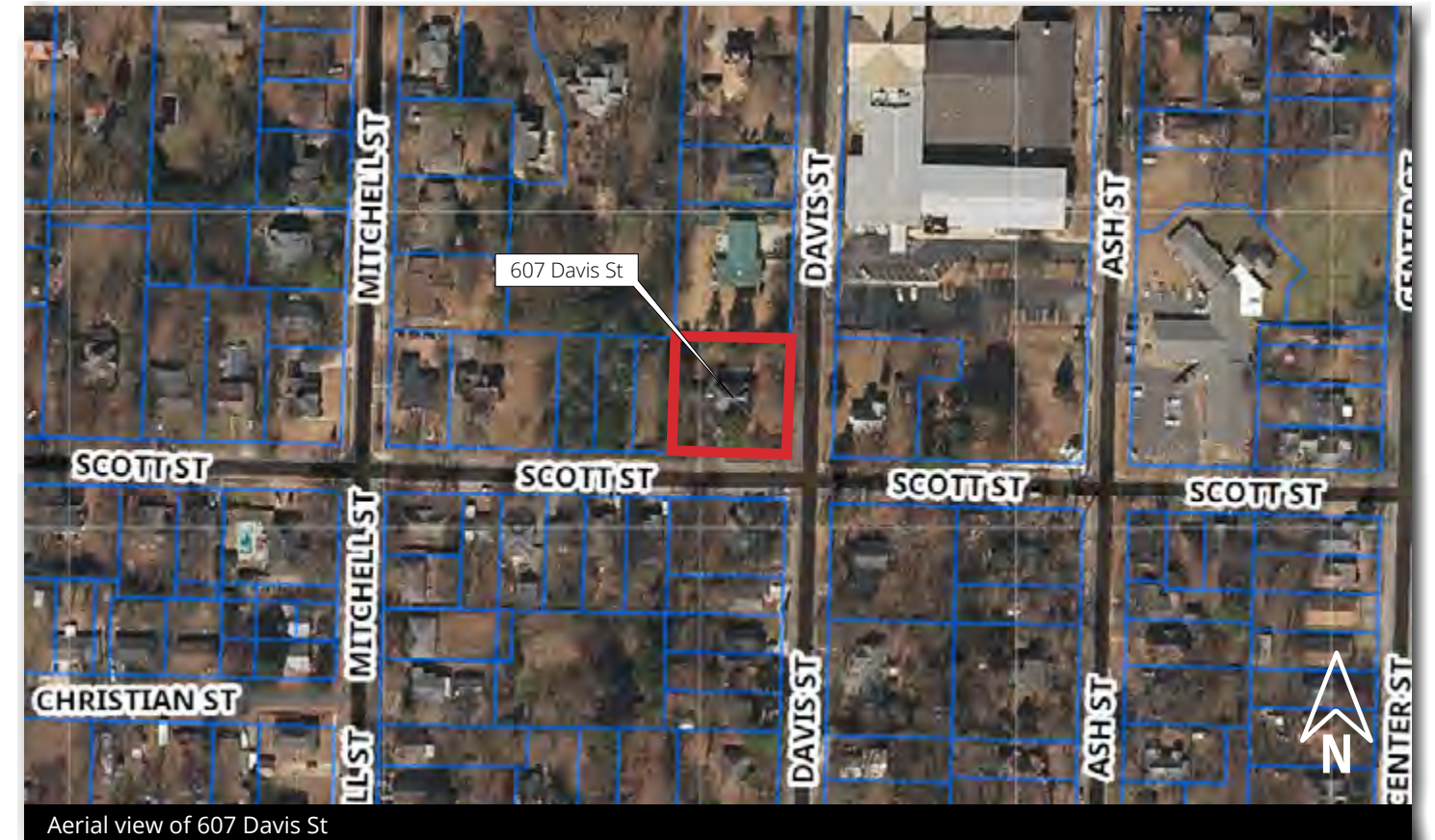
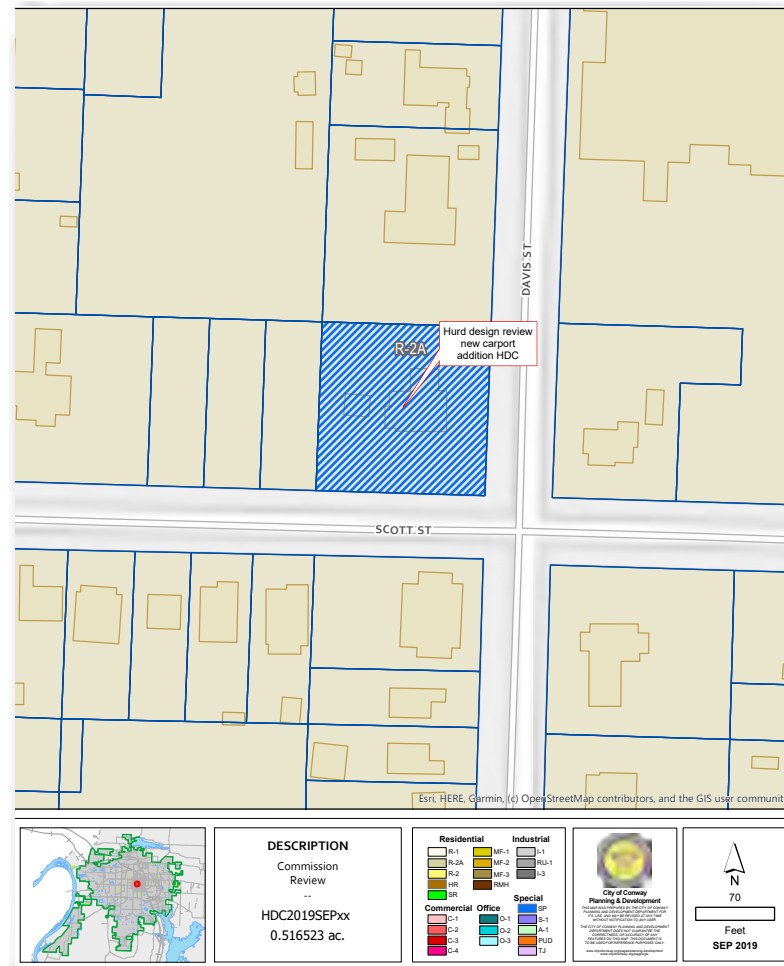
**SITE**

**Setbacks and Spacing.** Outbuildings should be at the rear of the principal building with a 3' minimum side setback, 2' minimum rear setback, and an 8' minimum secondary frontage setback.

*The setbacks will be 8' to the rear and 9.6' to the secondary frontage. The garage will be placed to the rear of structure when viewed from the primary frontage.*

**Fences/Walls.** No fencing is proposed.

**Landscaping and Tree Preservation.** There is no landscaping proposed with the project. There are no significant trees that will be affected by the project. The placement of the new garage has been intentionally located to avoid significant landscaping features on the site.



**MASSING**

**Height.** New structures should respect the pattern of existing structures in the surrounding area.

*The structure appears to respect the historical norms within the area. The structure will not exceed the height of the adjacent principal building.*

**MATERIALS & DETAILING**

**Roof.** The roof should respect the roof lines and pitches of roofs in the general vicinity.

*The structure will feature a hip roof that is compatible in design and pitch to the roof of the primary structure.*

**Outbuildings.** The structure should use materials consistent with the principal structure. Accessory structures should not exceed 30% the size of the footprint of the primary structure.

*The applicant will clad the structure in wood siding with detailing to match the primary structure. The cumulative area of the accessory structures on the site will necessitate the approval of a variance to accommodate construction. Recommend making variance approval a condition of approval for the application.*

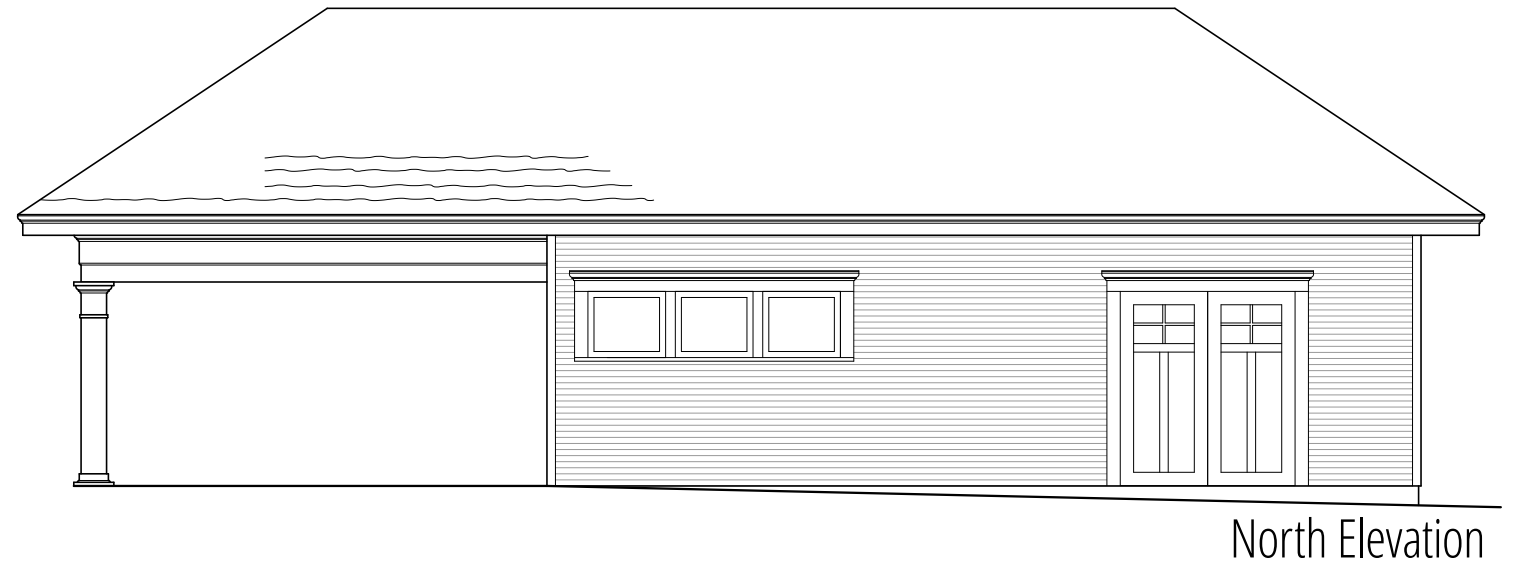
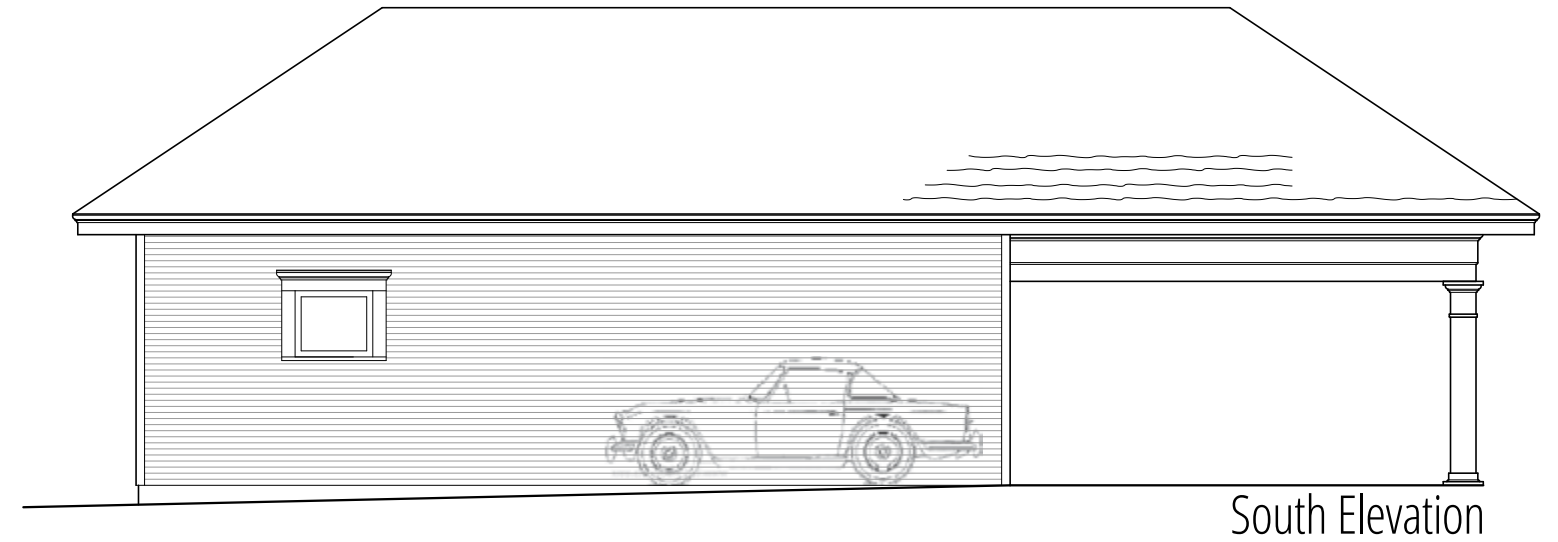
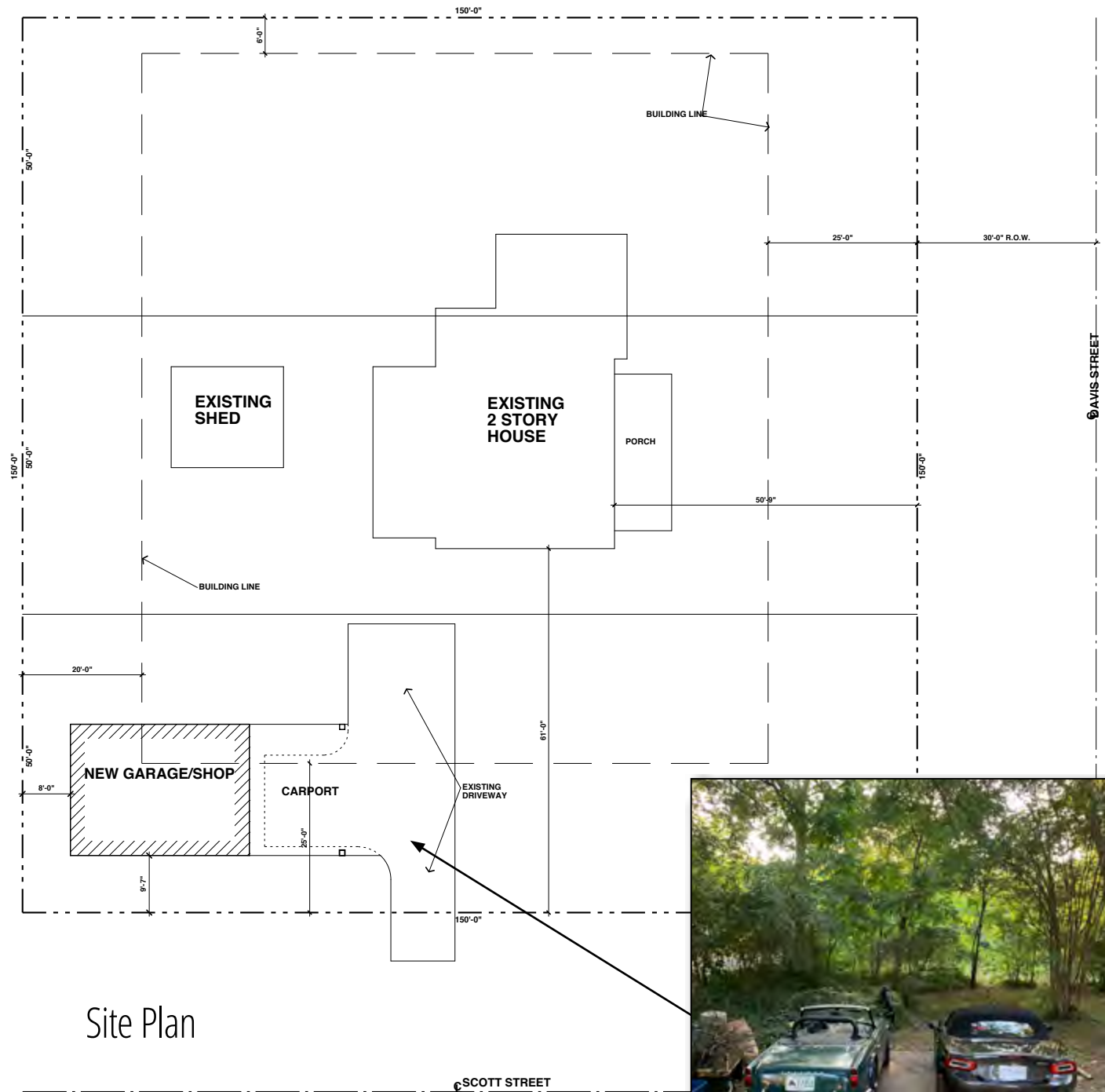


### III.B NEW ACCESSORY BUILDING - 607 DAVIS STREET

#### RECOMMENDATIONS

Staff recommends approval of the application with the following conditions:

1. The applicant shall seek and obtain approval of a variance to allow more accessory structure square footage than allowed by the zoning code to effectuate approval of the certificate of appropriateness.
2. All mechanical equipment shall be placed in a manner to minimize view from the right-of-way or adequately screened.





III.B NEW ACCESSORY BUILDING - 607 DAVIS STREET



Views from Davis St



View from Scott St



View across Davis St



### III.C NEW TWO-FAMILY RESIDENCE - 553 FACTORY STREET

**OLD CONWAY DESIGN OVERLAY DISTRICT  
NEW TWO-FAMILY RESIDENCE  
553 FACTORY STREET**

**APPLICANT**

Allen Shaver  
Shaver Properties  
1261 Harkrider St  
Conway, AR 72032

**OWNERS**

Mark Paladino  
Allen Paladino

**LOCATION**

Address. 553 Factory St.

Lot Area. 0.27 acres ±.

**Present Zoning.** R-2A (Large Lot Duplex), Old Conway Design Overlay Suburban District.

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

**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Transition District on the west side of Factory St, north of 3rd St. Area structures consist of single-family and two-family residences as well as a school located across 3rd St.

**General Description of Property and Proposed Development.** The applicant is proposing to construct a new two-family residence on what is currently a vacant site. The proposed structure will be a Contemporary Vernacular style home.

**SITE**

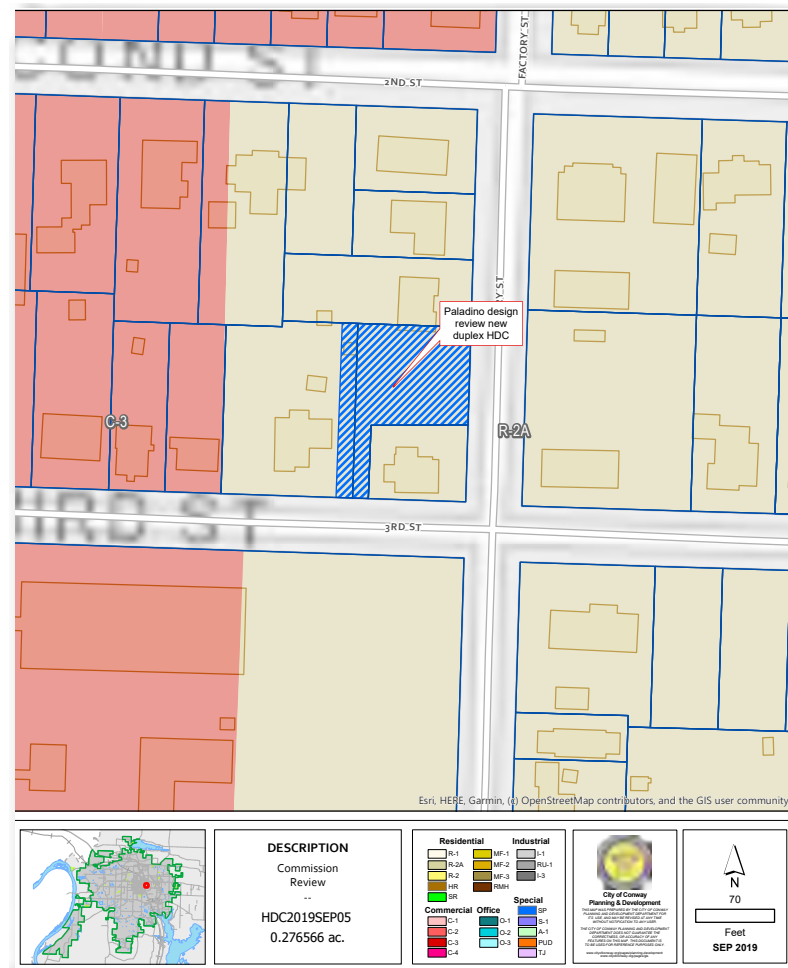
**Setbacks and Spacing.** Front setbacks are allowed within a range of 6 and 18 feet. The included drawings indicate a setback of 7' from the right of way of Factory St. All proposed setbacks conform to the zoning requirements. The proposed setbacks and spacing are appropriate.

**Lot Coverage.** Lot coverage appears to conform to the 80% impervious maximum.

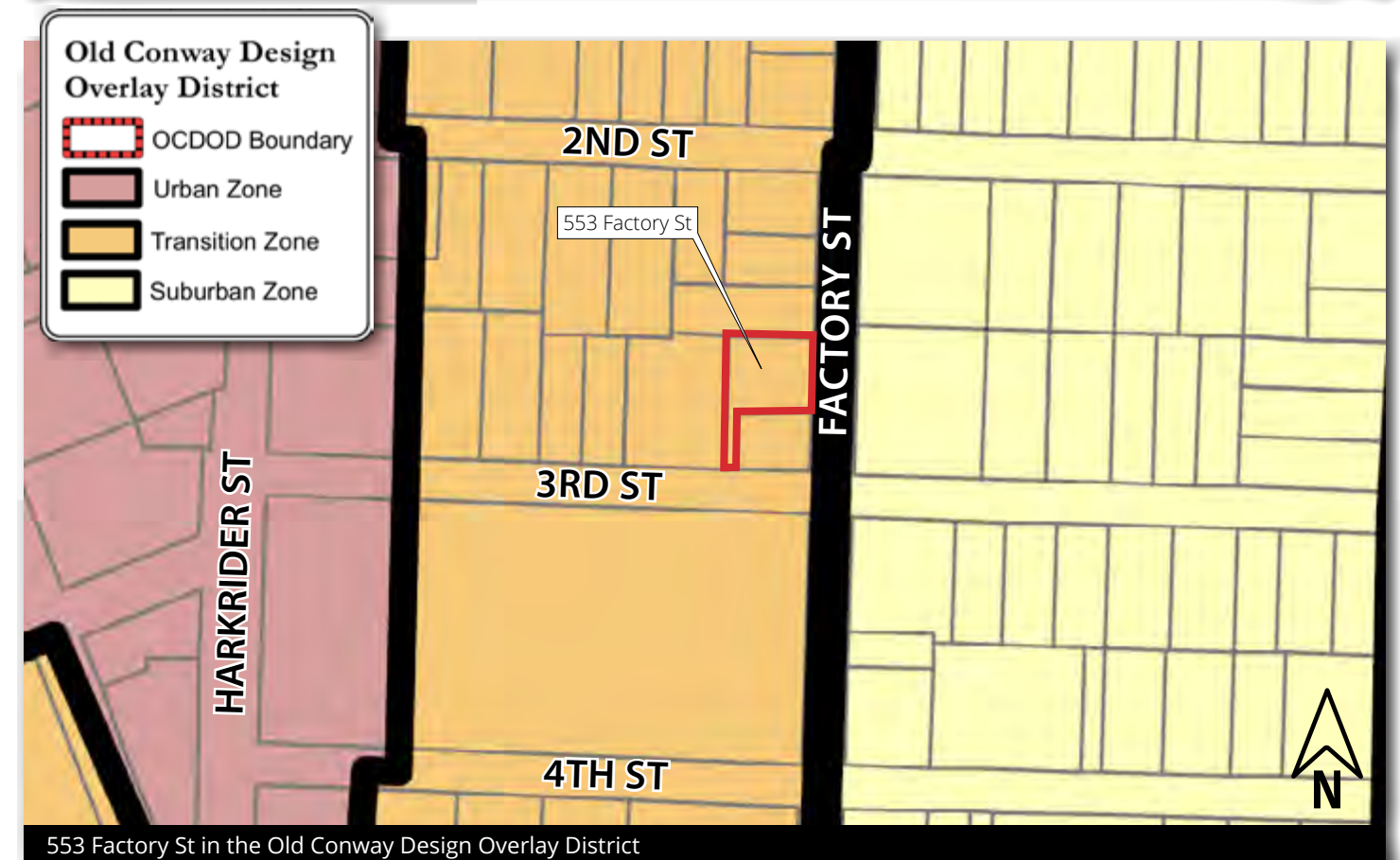
**Orientation.** The front door of the home will face the street in an appropriate manner.

**Alley.** There is no alley access to this lot.

**Driveway / Parking.** The parking will be located to the rear of the site, behind the proposed structure. A driveway will be installed on the 3rd St frontage providing access to the parking area. The proposed access and parking is consistent



Aerial view of 553 Factory St



553 Factory St in the Old Conway Design Overlay District

with the Transition District standards.  
*To mitigate the visual impact of the driveway, it is recommended a condition of requiring a canopy tree on each side of the driveway be required for screening.*

**Sidewalks.** There is no existing sidewalk along the property. Sidewalk construction is required on both property frontages due to the scope of the proposed project.

**Fences/Walls.** There is a chain link fence running along the north side of the property. No additional fencing is proposed.

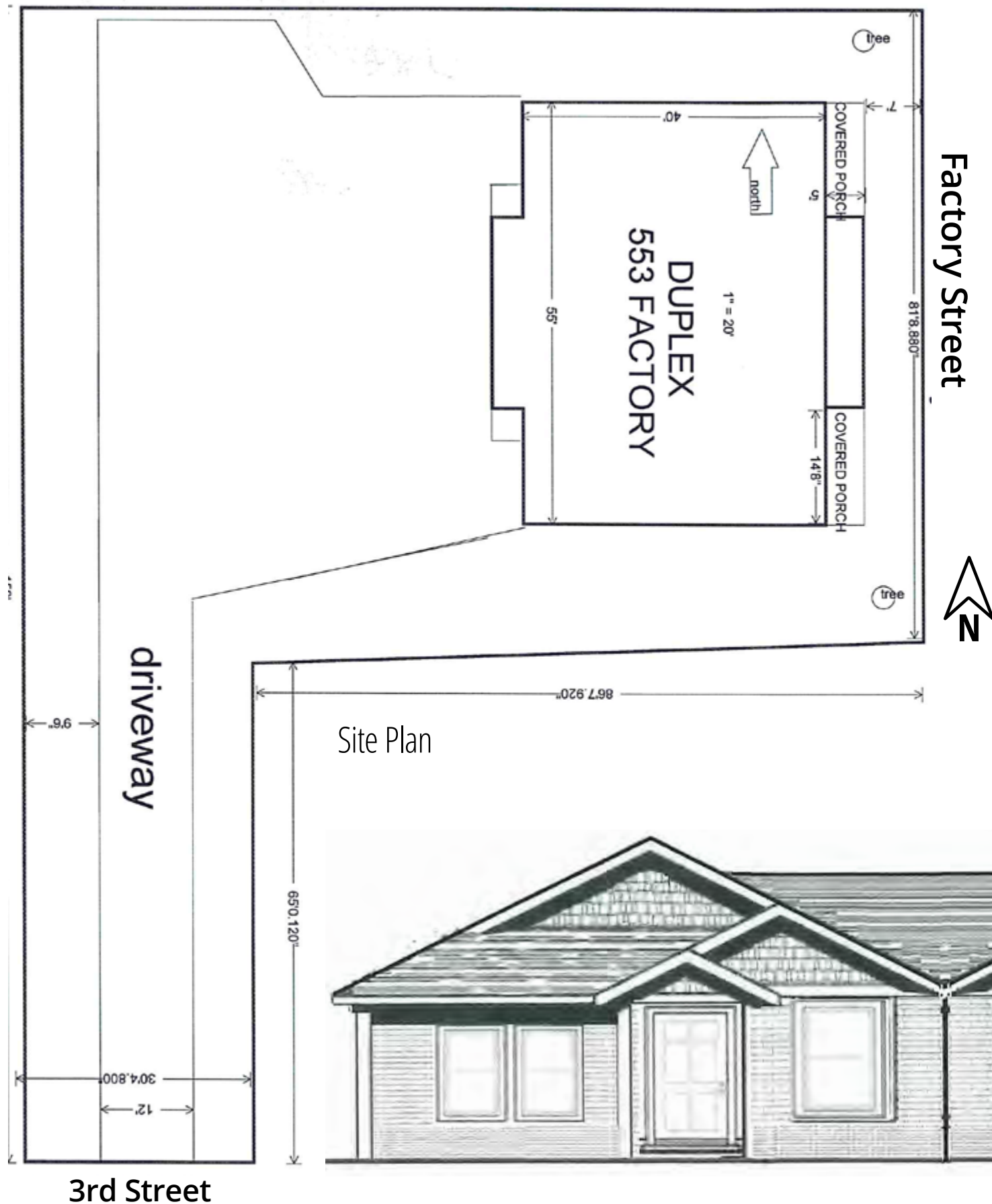
**Tree preservation.** There are no significant trees affected by the project. There is a row of trees along the east property line however it's unlikely they are affected.

**MASSING**

**Scale.** The size of the proposed structure (2200 sf) is compatible to the overall scale of structures in the surrounding area, which appear to range between approximately 1300sf and 2700 sf.

**Height.** The structure appears to respect the historical





norms within the neighborhood, as it is only one story.

**Width.** Homes within the general vicinity appear to have general widths between 35'-45'. The home will have a width of 55'. Staff notes that the subject lot is wider than the majority of the surrounding lots.

**Directional expression.** This will be relatively consistent with the surrounding homes.

**Footprint.** The footprint of the structure will be generally consistent with the surrounding homes.

**Complexity of form.** The structure will contain a level of detailing and form that is more consistent with the surrounding non-historic homes rather than replicating a specific historic-style.

**Façade, wall area, rhythm.** As proposed, the front façade of the structure will relate well to adjacent structures and convey a similar rhythm of door and window openings.

**DESIGN ELEMENTS**

**Style.** The style of the home will be a Contemporary Vernacular. The structure will have a compatible appearance without conveying a false sense of historical authenticity.

**Entries, Porches, and Porticos, Doors and windows, Awnings.** The porch on both units will be covered with a roof form appropriately to the house style that will relate appropriately to the house and adjacent structures. The window forms are appropriate as 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 submitted plans.

**MATERIALS & DETAILING**

**Architectural Details, Siding, and Bricks.** Detailing is uncertain from the application. Brick will be used on the exterior façade of the structure.

*Staff recommends minimum requirements be imposed as a condition of approval.*

**Shutters, Roof, Decks/Plaza Space, Skylights, Mechanical Screening.** The applicant is proposing a hip style roof with asphalt shingles. The roof will have 7:12 pitch. The use of a hip roof on the proposed style of home is appropriate and consistent with other roof forms in the area.

*Recommend requiring that HVAC not be placed at the front of the house.*

**RECOMMENDATIONS**

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

1. Driveway shall be paved with concrete, or appropriate pervious pavers. Two canopy trees planted on each side of the driveway shall be provided to reduce visual impact from 3rd St frontage.
2. Exterior materials shall be brick/stone.
3. HVAC equipment be placed in a manner to minimize its visibility from the street.
4. The applicant will provide revised plans to the Planning Director for review and approval prior to issuance of building permits. This shall include resolving discrepancies between the plan view and elevations.



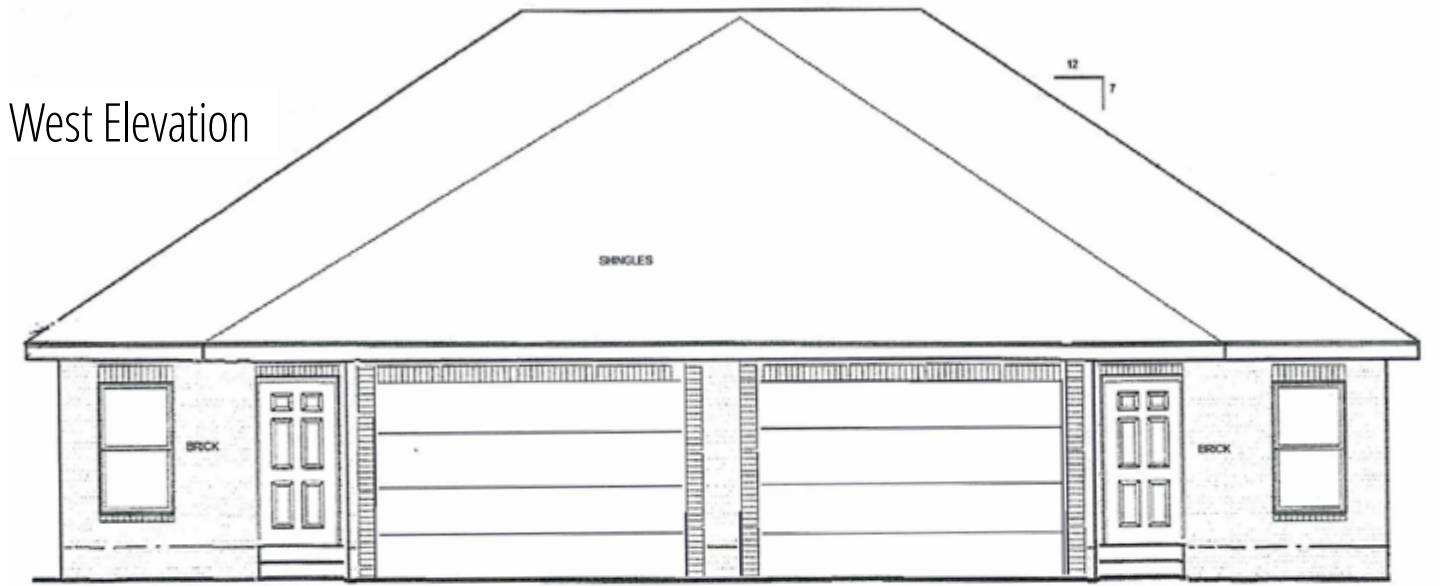
III.C NEW TWO-FAMILY RESIDENCE - 553 FACTORY STREET



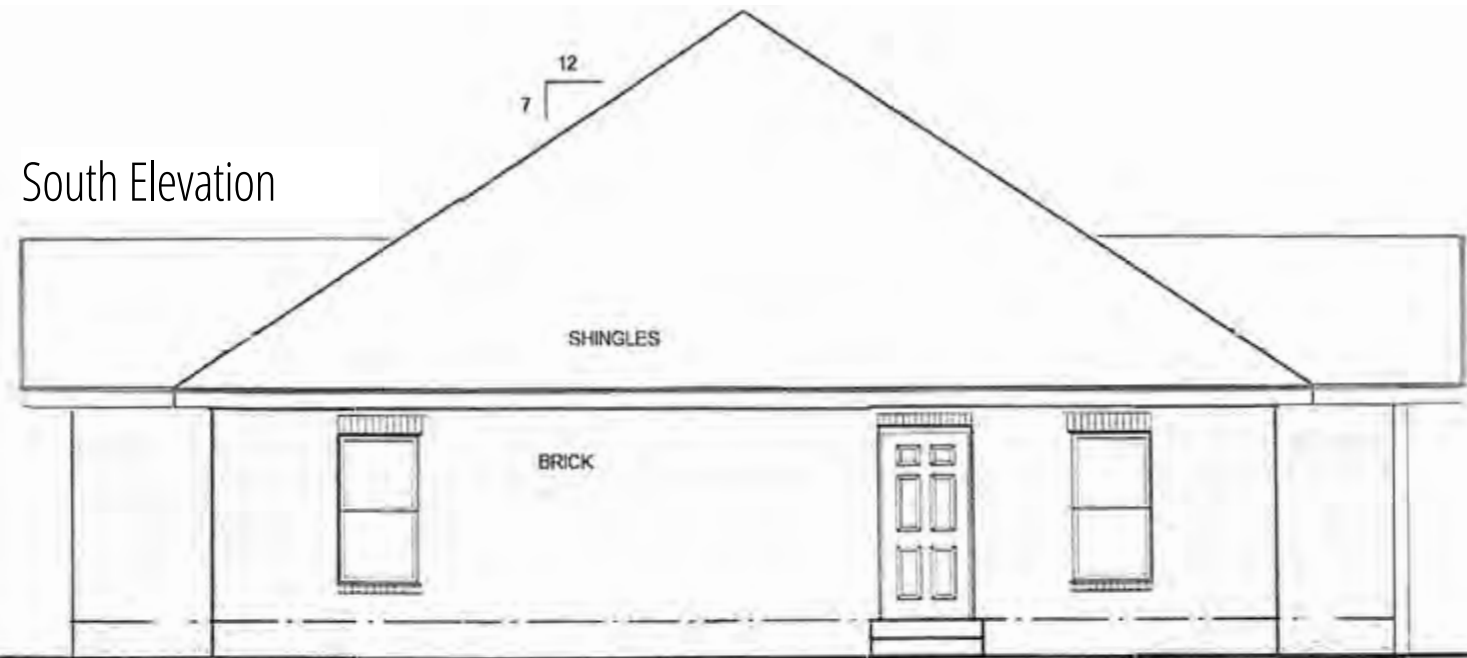
Abutting properties



West Elevation



South Elevation



North Elevation

