

Asa P. Robinson Historic District

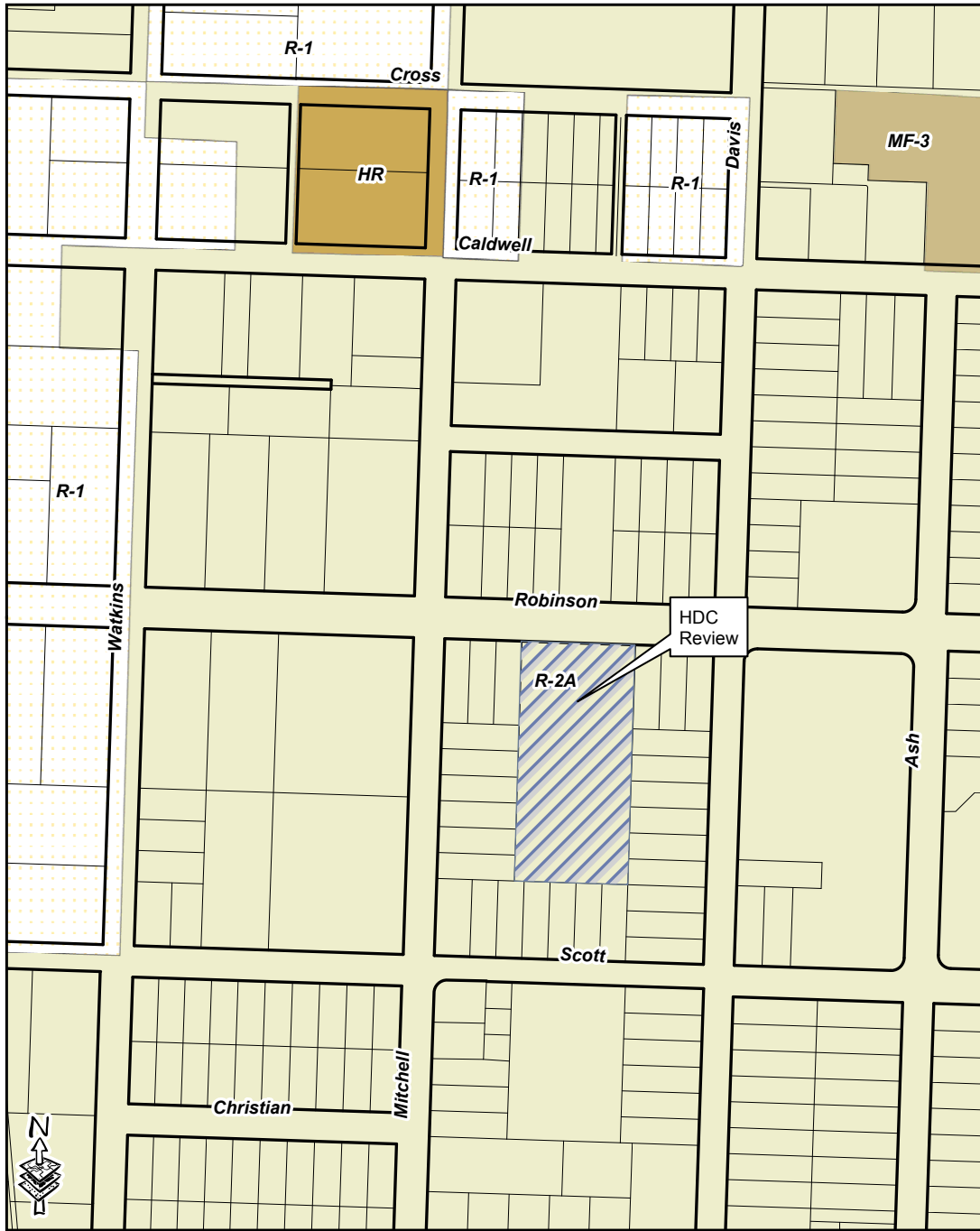
HISTORIC DISTRICT COMMISSION MEETING

**MONDAY
JUNE 30, 2008
5:00PM
CITY HALL
1201 OAK STREET**

AGENDA:

Review:
Cook Addition

Discussion:
Other items as decided by the Historic District Commission



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 Prepared By: Jason Lyon

Cook HDC Review
Asa P. Robinson
Historic District

Area Map

Robinson Historic District Commission Review

Cook Addition Review

APPLICANT'S NAME(S)

Joseph Cook

PRESENT ZONING

R-2A

ABUTTING ZONING

R-2A

LOCATION

The property is located at 1821 Robinson Avenue

STRUCTURES ON THE PROPERTY

Two-story residence, two-story garage apartment, and outbuildings

PROPOSED CONSTRUCTION

74 square foot addition

NOTIFICATION REQUIREMENTS

In compliance

COMMENTS

General Description of Proposed Project and Surrounding Area

The applicant is proposing to construct a 74 square foot bathroom addition to the northwest corner of the second story of the residence

Compatibility of Proposed Construction with Existing Neighborhood and Structures:

According to the booklet, "Historic Homes of Conway - Self Guided Tour", this residence is the Harton home built in 1890. The booklet also states that the craftsman porch was added in the 1920s. The booklet list the overall style of the present structure as Queen Anne. There have been many additions to the home over the years. As proposed, the bathroom addition should be appropriate. The materials and detailing will be examined further in this report.

S I T E

Lot Dimensions: The lot has 219 feet of street frontage along Robinson Avenue and 460 feet of lot depth.

Lot Area: 2.31 acres

Setbacks: The proposed structures should respect the predominant setbacks of the area homes, especially the front setback. Not applicable.

Spacing: Established spacing distance pattern in the neighborhood between homes. Not applicable.

Lot Coverage: Not applicable.

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Orientation: The direction in which the front of a building faces. The addition will “face” Robinson Avenue as the window and gable will address this street frontage. This is appropriate.

Alley: Not applicable.

Driveway / Parking: Parking is not permitted in the front yards. Not applicable.

Sidewalks: Not applicable.

Fences: Not applicable.

Tree preservation: Not applicable.

M A S S I N G

Scale: The size of new construction in relation to the existing structure and to the human scale. The proposed addition’s scale appears to be approximately 1/2 the size of the gabled projecting mass’ second story. The existing structure is asymmetrical. The proposed addition appears to add some additional balance to the overall facade.

Height: The average heights of eaves and cornices of the existing structure. This eave height is in line with the existing eave and cornice. The height of the addition’s gable is approximately 1/2 that of the larger gable. This eave/height relationship appears to be in keeping with the overall structure.

Proportion: New construction proportions shall respect the proportions of the existing structure. As stated above, the new addition appears to be approximately 1/2 the size of the existing gable. This proportion is in keeping with the existing structure.

Directional expression: Measurement of the height to width ration of a structure’s elevation. The directional expression of the proposed new addition is approximately 1 wide to 1.7 high. This ratio is close to the golden ratio of 1:1.6 and is acceptable.

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

Complexity of form: The level of detailing and breaks in wall planes of a structure. The proposed addition adds an additional gabled projection to the structure. This addition does not seem to create confusion or superfluous breaks.

Façade, wall area, rhythm: Window and door openings should correspond to the rhythm and proportion on existing structures. The proposed addition includes a window that is approximately 20% of the addition’s wall area. The wall area of the addition creates a projection that adds some additional balance to an area that currently recedes. The new projection, window, and detailing, will complement the rhythm of the existing structure.

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DESIGN ELEMENTS

Style: The style should replicate the existing home. The proposed addition is in keeping with the existing home.

Entries, Porches, and Porticos: Not applicable

Doors and windows: A window is proposed on the north facade. As discussed above, this window location will be appropriate. It is unclear from the submitted photos as to the exact construction of the existing window and the proposed window; whether existing windows are original or if modern replacement windows are used, etc. This may take further examination by the Commission.

Awnings: Not applicable.

Lighting: No light fixtures are shown on the supplied drawings. Not applicable.

MATERIALS AND DETAILING

Architectural Details, Siding, and Bricks: – Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The addition should have siding to match the existing home. Gable, window, and cornice trim should match the existing home as presented.

Roof and Roof Area: The roof is proposed to be an asphalt architectural shingle to match the adjacent home's roof. Roof area as presented will not detract from the existing structure.

Decks: No decks are proposed.

Skylights: Not applicable.

Mechanical screening: HVAC units should be visually located away from streets or screened by landscaping. Exterior HVAC ductwork should not be visible from the street. Gas and electric meters should be located at the side or rear facade. Not applicable.

Shutters: According to submitted plans, no shutters will be used.

Secretary of the Interior's Standards for Rehabilitation - Historic Guidelines

In addition to the criteria above, the following historic guidelines are most applicable to this review (S of I Guideline numbers retained):

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be

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differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed addition would appear to meet these guidelines. The addition retains the historic character of the property. Several past additions to the property have created a distinct historic structure and this addition is in keeping with these changes. Distinct materials and construction techniques are continued with this addition and it is compatible with existing construction.

RECOMMENDATIONS:

1. The addition shall be constructed as presented
2. The addition shall have siding to match the existing home; likewise, gable, window, and cornice trim shall match the existing home
3. The new window shall be of similar design and construction as to match existing windows labeled as "A" and "B" on elevation
4. Roof shall be asphalt composition to match existing home

ENCLOSURES

Map, elevations, floor and roof plan, and photos

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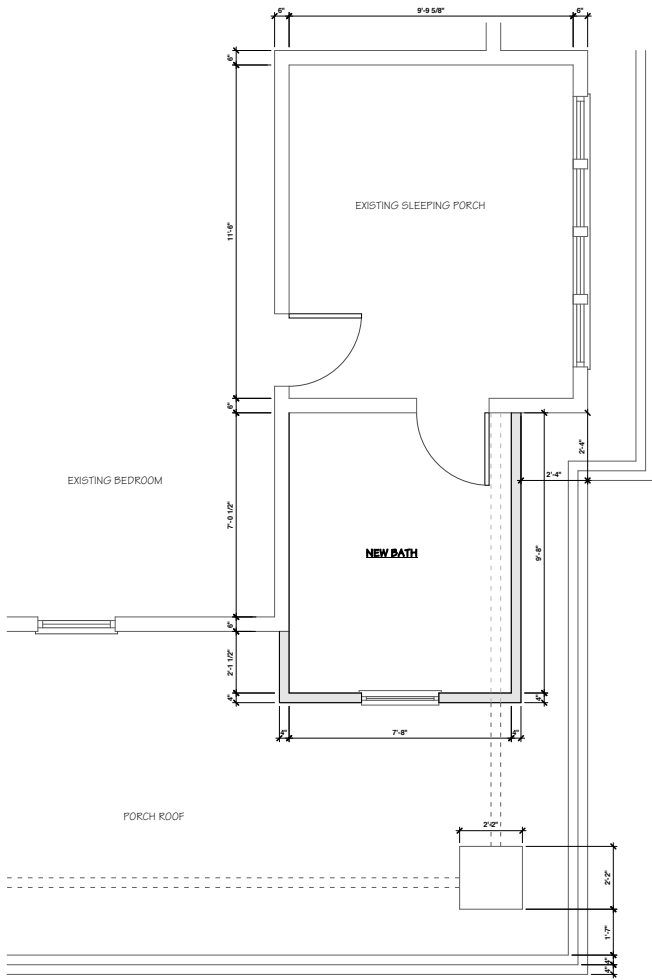


**North
Elevation**

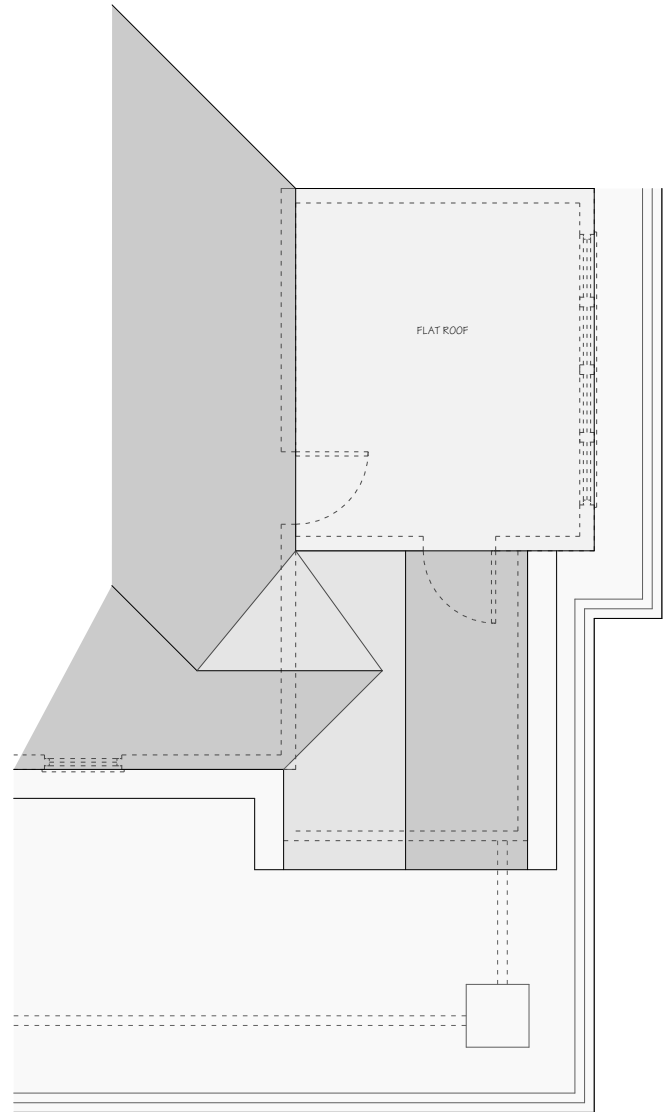


**Addition
Detail**

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FLOOR PLAN



ROOF PLAN

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Front View



Corner View



Side View