

**FORT SMITH HISTORIC DISTRICT COMMISSION
REGULAR MEETING
JANUARY 4, 2024 5:30 P.M.
DARBY COMMUNITY CENTER, 220 NORTH 7TH STREET**

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. STATEMENT OF QUALIFICATIONS

IV. CITIZENS FORUM

V. PUBLIC HEARING

- | | |
|---|--|
| <p>A. Historic Name: P.J. McNamara House
Construction Date: c. 1900
Address: 507 North 6th Street</p> | <p>Owner: High Ridge Realty, LLC
Style Influence: Queen Anne/Eastlake
Significance: (1) Very Significant</p> |
|---|--|
- Paint Property

VI. NEXT MEETING DATES

Special Session – January 18, 2024 – 5:30 pm
Study Session – January 25, 2024 – 5:30 pm
Regular Meeting – February 1, 2024 – 5:30 pm

VII. ADJOURN



Belle Grove Historic District

c/o City of Fort Smith Planning Dept.
P.O. Box 1908 or 623 Garrison Ave., Rm 331
Fort Smith, AR 72902

Certificate of Appropriateness Application Form

(please use blue or black ink only)

PROPERTY LOCATION

Historic Name of Property The McNamara House

Address 507 N 6th St. Fort Smith, AR 72901

Lot Number 10

Block Number Block N, Original City of Fort Smith

OWNER

Name HIGH RIDGE REALTY, LLC

Address 715 N 6TH ST Phone 479-831-8803

PERSON FILING APPLICATION, IF OTHER THAN OWNER

Name _____

Address _____ Phone _____

BUILDING DATA

Construction Date: 1905

Type of Construction: Wood Frame X Brick _____ Stone _____ Other _____

Original Use:

Single Family Residential X

Multi-Family Residential _____

Hotel/Boarding House _____

Office _____

Commercial/Retail _____

Industrial _____

Vacant _____

Combined Uses _____

Other _____

CONCISE DESCRIPTION OF PROPOSED WORK: (Attach additional papers if necessary)

Repaint entire exterior of house
Color Scheme:

House Body: Benjamin Moore Calm

Trim: Benjamin Moore Saybrook Sage

Accents: Benjamin Moore Cafe Mocha

PROJECT ARCHITECT/ENGINEER:

Name Tedd Lodes

Address
715 N 6th St. Fort Smith, AR 72901 Phone 479-831-8803

MINOR WORK APPROVAL

_____ staff _____ date

Upon being signed and dated above by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until _____. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City code or any law. Minor work projects not approved by staff will be forwarded to the Certificate of Appropriateness Committee for review at its next meeting.

CATEGORIES OF MINOR WORK

(A) Emergency, temporary maintenance and repair which does not permanently alter the distinctive features of the subject building, structure or property, all required City of Fort Smith permits are obtained, and the owner of the property commits to apply for a certificate of appropriateness to make permanent repairs within thirty (30) days of the date on which the administrative staff grants written approval of the emergency, temporary repair;

(B) The installation of HVAC equipment that is located in the rear or on the side of the property and is entirely screened from public view with wood lattice panels or plantings;

(C) The installation of electrical and telephone panels, cable connections, satellite dishes, gas meters, or window air conditioning units that are located on a building's rear facade;

(D) The installation of a roof ventilation device not larger than twelve inches height and located

on the rear of the building's roof;

(E) The installation of a privacy fence that is made of wood with flat boards in a single row, no taller than six feet, located in the rear of the property and set back from the building's front facade at least one-half the distance between the front facade and the property's rear property line;

(F) Installation of a picket fence that is made of wood, no taller than three (3) feet, with pickets no wider than four (4) inches and spacing between pickets of not more than three (3) inches, and painted white or neutral color;

(G) Removal of a chain link fence;

(H) Installation of storm windows that match the design, configuration, and color of the existing windows;

(I) Repair and replacement of a sidewalk or driveway on public and private property that does not involve a change in size material, and location;

(J) The construction, replacement, or repair of a public street or alley; and,

(K) The painting of or installation of shingles on the roof of any building or structure provided the paint colors or shingle color is consistent with the Commission's adopted list of approved paint and shingle colors for use within the historic district.

CERTIFICATE OF APPROPRIATENESS

Please include the following items that are application specific:

On Existing Buildings:

- COMPLETE THE CERTIFICATE OF APPROPRIATENESS APPLICATION FORM
- CURRENT COLOR PHOTOGRAPH OF EXISTING APPEARANCE OF STRUCTURE showing its present condition and the existing materials, colors, and textures.
- ELEVATION DRAWINGS- Dimensional drawings of all elevations showing proposed exterior architectural changes.
- PAINT SAMPLES required when changing color. Provide manufacturer's samples or samples of actual paint. Indicate manufacturer's name and the name of the color.
- SIDING SAMPLE- Provide a piece of the siding or a manufacturer's brochure showing a picture of the siding and indicating the specifications.
- WINDOWS- indicate window frame material- wood, vinyl or aluminum- indicate size and style.
- SHINGLES- Provide a sample of the shingle and manufacturer's name and color of the shingle.
- OTHER EXTERIOR DETAIL NOT LISTED ABOVE. Provide sample of the detail along with the

manufacturer's name and specifications.

On New Construction:

- COMPLETE THE CERTIFICATE OF APPROPRIATENESS APPLICATION FORM.
- SITE PLAN OF PROPERTY (Recommended scale: 1 inch= 20 feet) Include location of all structures and outside equipment (trash, mechanical, common mail boxes, walls, fences, external lighting fixtures, existing and proposed structures, etc.) Show parking areas, driveways, walks, and other hard surface areas. Indicate on the site plan, materials to be used. A surveyed drawing of the perimeter of the lot(s) is required for all Category III applications that involve a change of footprint.
- ELEVATION DRAWINGS- Dimensional drawings of all exterior elevations. Show textures, architectural details and materials. An additional drawing showing landscaping is desirable. (Recommended Scale: at least 1/4 inch = 1foot).
- PAINT SAMPLES required when changing color. Provide manufacturer's sample or samples of actual paint. Indicate manufacturer's name and the name of the color.
- SIDING SAMPLE- Provide a piece of the siding or a manufacturer's brochure showing a picture of the siding and indicating the specifications.
- WINDOWS- indicate window frame material- wood, vinyl, or aluminum- indicate size and style.
- SHINGLES- Provide a sample of the shingle and the manufacturer's name and color of the shingle.
- OTHER EXTERIOR DETAIL NOT LISTED ABOVE. Provide sample of the detail along with the manufacturer's name and specifications.

Certificates of Appropriateness are effective immediately upon issuance. Any work done outside the scope of the Certificates of Appropriateness renders it null and void.

I hereby certify I am the owner, agent of the owner, or other person in control of the property and that the information given herein, and as shown on the application and Certificate of Appropriateness, is true and that I am authorized to obtain this Certificate of Appropriateness. I understand that if the construction and/or installation for which this Certificate of Appropriateness is issued, is contrary to the requirements of city codes or regulations, violations must be corrected. Approval by the Historic District Commission does not excuse the applicant, owner or agent from compliance with any other applicable codes, ordinances or policies of the City of Fort Smith unless expressly stated by the Commission or its staff.

Upon approval of commission, all applicants must purchase a permit from the City Building Inspector.

Penalties: Violation of the ordinance constitute a misdemeanor, and violators upon being found guilty shall be fined not less than \$10 nor more than \$500. Each day that a violation continues to exist shall constitute a separate offense**. (Reference State Act 14-172-204)

** (If cited for violation, applicant may appeal in court)

SIGNATURE OF APPLICANT *T. P. Des* 11/17/23
(Date)

The Planning Department will mail notices of hearing on all Certificate of Appropriateness applications to adjacent property owners at least 10 days prior to the date of the hearing and publish a notice of the Historic District Commission at least 1 time in a newspaper serving the population of Fort Smith at least 15 days prior to the hearing date.

Application is: Approved _____, Denied _____, Deferred _____

Reason for approval, denial or deferral:

Signature of Historic District Chair

Date Action Taken

Date of Issuance

Sec. 19-61(h) A certificate of appropriateness issued by the historic district commission shall become void unless work pursuant to the certificate of appropriateness is commenced within one year of the date of issuance of the certificate of appropriateness, unless the historic district commission grants an extension to the certificate based on abnormal weather conditions or other circumstances beyond the control of the applicant which have been shown to delay the approved work.





Calm

Benjamin Moore





G. Eastern Stick Style (c.1850-1890)

The Illustrated Dictionary of Architecture defines Stick Style architecture as:

"An eclectic wooden-frame style of the late 1800's that was usually asymmetrical in plan and elevation. It had wood trim members applied as ornamentation on the exterior that expressed the structure of the building, as corner posts and diagonal bracing; also featured porches and towers ornamented in the same manner, and ornamented gable apexes."

The term "Stick Style" was coined by Yale Professor, Vincent J. Scully about 1960, and refers to "Eastern Stick Style."

The "Eastern Stick Style" (c.1850-1890), as described here, differs from "Western Stick Style" (c.1890-1920). The Western Stick Style was more similar to the "Prairie Style," which occurred (c.1900-1920), and may have influenced Frank Lloyd Wright in his designs in the "Prairie Style."

The "stick style" design was an eclectic part of the Victorian era from circa 1850 to 1890. It is a distinct American architectural style of wood-frame construction with tall walls and steep, usually wood shingle, roofs with wide overhanging eaves supported by wooden brackets. The basic premise of its concept was that architecture should be "truthful" and the exterior should resemble the inner structural framing which, during its time (circa 1830-1945), was called "balloon framing." Balloon framing was a term given to a method of wood stud framing for the exterior building walls. The studs were extended from the sill plate on the foundation to the roof rafters in one piece. The ends of the intermediate floor supports (joists) were placed over "end joists" which were nailed between the sides of the wood studs. A 4x4 corner post was placed at each corner. "Balloon framing" was later (circa 1940's) replaced by "platform framing" where each floor was constructed over the exterior stud walls as they were erected. Thus the "platform" was built at each level.

On the "stick" exterior, vertical boards were placed at corners and window and door jambs and extended upwards to the roof eaves. To facilitate this stick trim, openings were often stacked directly above the lower openings where possible, thus the extension from foundation or baseboard to the eaves. Between the vertical trim boards, which were generally about 4 inches wide, horizontal trim boards could be placed; thus, a framed area was formed in which various patterns of shingles or siding boards could be placed, including "X" diagonal trim. The placement of the exterior trim did not match the actual structural elements of the interior.

The stick style was asymmetrical with porches (or verandas) which could wrap around much of the front and side elevations. The porches had plain or ornate round or square columns with straight or curved knee-brackets that formed a "Y." Second and third story porches were also incorporated to take advantage of wide roof overhangs.

Roof elements were very steep, including some steeples. Gabled end-walls and dormers often had decorative wood trusses set out from the wall at the roof rake fascia. The ornate trim and ornamentation resembled some earlier Gothic Revival elements and transitioned it to the later Queen Anne style which incorporated some of the "stick" style elements, such that it can be difficult to differentiate between the styles.

Being a part of the Victorian Era, the buildings were painted numerous bright colors.

L. Queen Anne Style (c.1875-1910)

The style became popular in the United States after the construction by the British of two Queen Anne buildings at the 1876 Centennial Exposition in Philadelphia. Many historians labeled the Queen Anne style the most "picturesque" in our history.

The first American Queen Anne building was the William Watts Sherman House in Newport, Rhode Island, by H.H. Richardson in 1874.

Characteristic of the style:

- Floor plan is usually asymmetrical and 'L' shaped.
- Foundations are of stone.
- Exterior wall materials were of brick, stone or wood, and could have had the first story of brick or stone with the upper stories of stucco or wood with wood siding and/or decorative shingles of various patterns and colors. Some have Stick Style patterns. On brick walls, some terra cotta panels or patterned brick insets were used.
- Roofs were of steep hipped or gabled with multiple roofs intersecting and overlapping. Gable ends often include the open lacy woodwork (perforated gables) by Eastlake on the fascia rake cornice, or half-timber with stucco, siding or shingles.
- Chimneys are tall massive, ornate, patterned and corbeled.
- There are corner turrets and multi-sided towers with conical or steep pyramidal roofs or steeples. Some towers or turrets have onion-shaped Islamic type domes covered with patterns or plain wood shingles.
- Porches or verandas are of varying sizes from a one-bay offset entry type to a full facade width or wrap-around veranda-type similar to the Stick style. The posts (which are sometimes paired) and railings are usually made of machine-turned pieces and brightly colored.
- Roof dormers and wall dormers similar to the Gothic Revival style were used.
- There is not a place on the walls that does not have multiple details, patterns, carvings, materials or textures.
- Windows vary from double-hung one-over-one to tall casement, any of which may have some stained glass panes.

Section 3

The Building Exterior



3.0 The Building Exterior - Overview:

(From the Secretary of the Interior's Standards)

Choosing an Appropriate Treatment for the Historic Building

Choosing the most appropriate treatment for a building requires careful decision-making about a building's historical significance, as well as taking into account a number of other considerations:

Relative importance in history: Is the building a nationally significant resource; a rare survivor or the work of a master architect or craftsman? Did an important event take place in it? National Historic Landmarks, designated for their "exceptional significance in American history," or many buildings individually listed in the National Register often warrant Preservation or Restoration. Buildings that contribute to the significance of a historic district, but are not individually listed in the National Register, more frequently undergo Rehabilitation for a compatible new use.

Physical condition: What is the existing condition - or degree of material integrity - of the building prior to work? Has the original form survived largely intact or has it been altered over time? Are the alterations an important part of the building's history?

Preservation may be appropriate if distinctive materials, features, and spaces are essentially intact and convey the building's historical significance. If the building requires more extensive repair and replacement, or if alterations or additions are necessary for a new use, then Rehabilitation is probably the most appropriate treatment. These key questions play major roles in determining what treatment is selected.

Proposed use. An essential, practical question to ask is: Will the building be used as it was historically or will it be given a new use? Many historic buildings can be adapted for new uses without seriously damaging their historic character; special-use properties such as grain silos, forts, ice houses, or windmills may be extremely difficult to adapt to new uses without major intervention and a resulting loss of historic character and even integrity.

Mandated code requirements. Regardless of the treatment, code requirements will need to be taken into consideration. But if hastily or poorly designed, a series of code-required actions may jeopardize a building's materials as well as its historic character. Thus, if a building needs to be seismically upgraded, modifications to the historic appearance should be minimal. Abatement of lead paint and asbestos within historic buildings requires particular care if important historic finishes are not to be adversely affected. Finally, alterations and new construction needed to meet accessibility requirements under the American with Disabilities Act of 1990 should be designed to minimize material loss and visual change to a historic building.

3.4 Paint and Paint Color

Exterior paint color selection can be one of the most exciting as well as one of the most difficult decisions for a property owner to make. However, when an exterior painting project is properly planned and prepared, a well-chosen selection of exterior paint colors can enhance a building by drawing attention to architectural details and disguising design flaws. Although enhancement is a major benefit of paint, the primary purpose for painting wood is to prevent moisture from penetrating the wood and causing deterioration of a building's siding, decorative features, and ultimately, its underlying structural members.

Points to Consider before Painting:

When selecting an exterior color-scheme, choose at least three colors—one for the siding, one for the trim, and one for the front door, window sashes, and other accent features. Window sashes of historic buildings are generally painted black or the darkest shade of the color scheme. Four to six colors may be appropriate for highly ornate buildings. Brick or stone buildings should have at least two colors—one color for the trim and one color for window sashes. When considering exterior paint colors, make sure your color scheme compliments the building's roof and any surfaces that will not be painted, such as brick. Earth tone colors were commonly used in the Victorian Period from 1865 to 1900. After 1900, in the Classic Revival Period, lighter colors including white were used. Several paint manufacturers, such as Pittsburgh Paints, Sherwin Williams, and Valspar have historic color charts that property owners can refer to when selecting an exterior color scheme. A building's original colors can be determined inexpensively by using an X-acto® or other craft knife and removing a small area of paint at an angle to expose the bottom most layers of paint. Property owners can also contact the Fort Smith Planning Department at (479) 784-2219 to view reference materials on historic color schemes.

Before applying exterior paint, property owners should make sure that the surfaces to be painted have been properly prepared. Most paint failures are caused by moisture problems or surface preparation and application mistakes. The following paint problems are commonly associated with historic buildings:

Peeling, blistering, and flaking are caused frequently by moisture from internal or exterior sources such as poorly ventilated bathrooms, kitchens, and poorly caulked openings. After correcting the source of the moisture problem, scrape away the loose paint with the gentlest means possible before repainting.

A crackling or alligator appearance is another common paint problem in historic buildings. This condition occurs when paint builds up to 1/16" or approximately 16 to 30 layers of paint. To correct this problem, remove the layers of paint to the first sound layer using the gentlest means possible before repainting. Thick paint invariably fails at the weakest points of adhesion and crackling and peeling will be the result. Therefore, if there are no signs of paint failure and painting is only for cosmetic purposes, it is recommended that repainting be limited to trim or accent features of the house to avoid adding another layer of paint.

Mildew on exterior surfaces is still yet another problem that is commonly found on historic buildings and must be eliminated before repainting. Test for mildew by swabbing a small area with regular household bleach. If the spots disappear, they are mildew. To remove the mildew, prepare a solution of one part bleach and three parts water. Wearing protective gloves, scrub the mildew infected areas with the solution, let the solution set on the surface for several minutes, then rinse with clean water.

BELLE GROVE HISTORIC DISTRICT

Lead-based paint, a toxic material, is on most homes built before 1978. Therefore, almost every historic house contains some lead-based paint. Property owners should use extreme care when removing paint from historic buildings. The preferred method for removing flaking paint is the wet sanding of surfaces to control lead dust. Do not use a belt sander, propane torch, heat gun, dry scrapes, or dry sandpaper. These actions create large amounts of lead dust and fumes. If lead-based paint is to be removed from an extensive area, it is recommended that the property owner contact a qualified contractor that is trained and certified in lead-base paint abatement procedures.

Once all wooden surfaces have been cleaned, gently scraped and sanded and joints and openings have been properly caulked, exposed surfaces should be coated with a high-quality paint. The type of paint finish depends on what was previously applied to the exterior. If the exterior wood has been painted with oil paint many times in the past, it is recommended that an oil paint be applied. Likewise, if latex paint has been applied to the surface many times in the past, a latex paint should be used. If, however, a latex topcoat is going to be applied over several layers of old oil paint, an oil primer should be applied first. The oil primer creates a flat, porous surface to which the latex can adhere. After the primer has thoroughly dried, a latex paint may be applied.