



CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

December 28, 2020 · 5:30pm



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Due to restrictions imposed because of the COVID-19 pandemic, the Historic District Commission meeting will be broadcast on the City of Conway [Facebook](#) and [YouTube](#) pages. Please submit questions/comments [via email to Planning Staff](#) by 3:00pm the day the meeting.

MEMBERS

Steve Hurd, Chairman
Emily Walter, Vice-Chairman
Shelby Fiegel, Secretary
David Carolina
Liz Hamilton
Taylor Martin
Margaret West

Call to Order.

Roll Call.

Approval of Minutes. November 23, 2020

I. Public Hearings - Old Conway Design Overlay District

A. 2009 Prince Street

II. Discussion

A. Additional items as decided by the Commission

Adjourn

New Accessory Structure & Exterior Modifications

I.A

2009 Prince Street - Old Conway Design Overlay District

APPLICANT/OWNER/CONTRACTOR

Blake & Jennifer Day
JenCorp Contractors, Inc.
6 Cedar Hill Road
Conway, AR 72032



SITE

Address: 2009 Prince St.

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

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

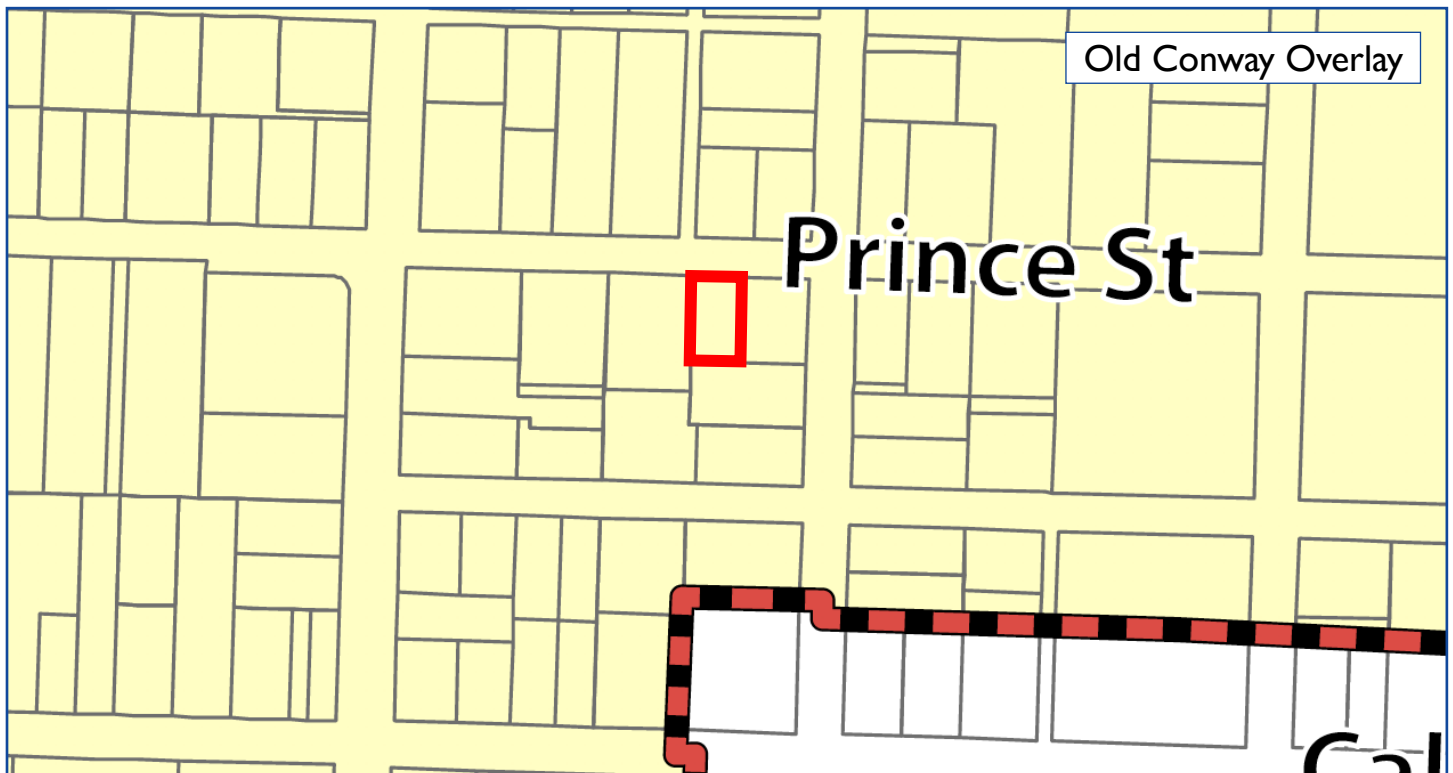
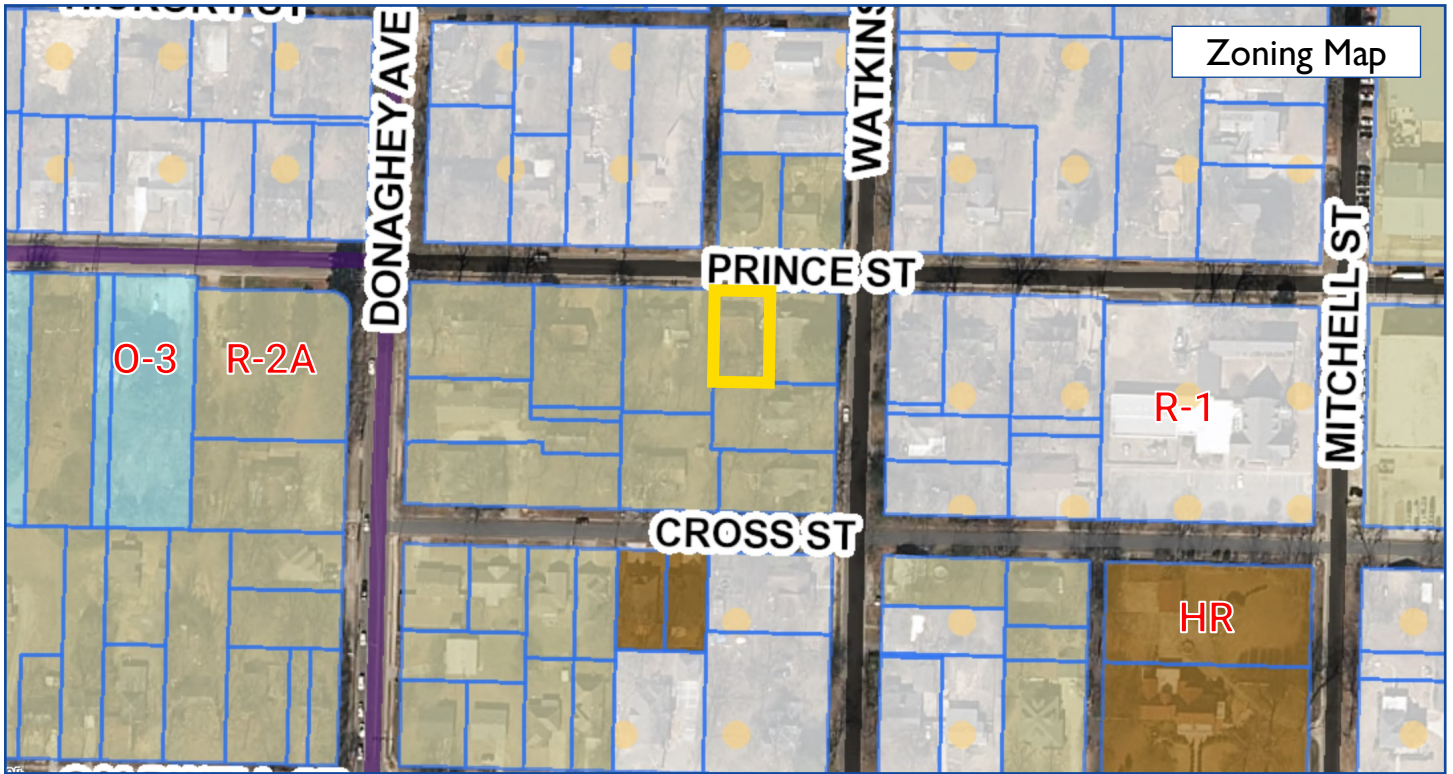
Lot Area. 0.17 acre ±.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the south side of Prince St between Donaghey Ave and Watkins St. Area structures consist of single-family residences in minimal traditional, ranch, craftsman, and English-revival styles.

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General Description of Property and Proposed Development. The site is occupied by a minimal traditional style home with minor craftsman elements. It is 1,463 sf in size and was constructed in 1937. The applicant is proposing changes to the main house and accessory structures on the site. Changes include the following: Removing the existing carport and constructing a new carport in a new location, enclosing the side facing second front door and adding a new railing on the porch, removing and replacing the existing concrete drive, bricking an unbricked portion of the house at the rear, replacing the existing roof with new shingles, adding wooden barn-style shutters, and painting the existing brick.



Setbacks and Spacing. Side setbacks for accessory structures are allowed up to the minimum allowed by the Arkansas Fire Prevention Code, which is 5'.
The proposed setbacks and spacing are appropriate. Spacing of the structure will conform to the requirements.

Lot Coverage. Lot coverage for all impervious surfaces shall be less than 60%.
Lot coverage for the site is approximately 34%.

Orientation. The front door of the structure should follow the orientation of entries along the street.
The front door faces the street in a similar fashion to other structures on the street. The structure appears to have previously been used as a duplex and also has a side facing front door that will be bricked in.

Garages/Outbuildings. Garages should be placed at the rear of the lot. When lot depth prevents a rear placement, the garage may be placed at the side of the structure along the back half of the structure. Two and three car garages should be placed at the rear of the lot in a detached structure.
The proposed carport is placed at the rear of the structure in an appropriate manner.

Alley. There is no alley access to this lot.

Driveway / Parking. Parking in the front yard is not permitted. Driveways should be concrete, pavers, or permeable paving.
The applicant is proposing a 10' concrete driveway.

Fences/Walls. No fencing is proposed.

Tree preservation. There are no significant trees affected by the project. Canopy trees shall be required for each 30' of street frontage.
The planting of two canopy trees in the front yard is required.

DESIGN ELEMENTS

Entries, Porches, and Porticos, Doors and windows, Awnings. Porches are encouraged and should be at least 6' deep, when present. Entries should contain special decorative elements and ornamentation. Railings for steps should match the railings and pickets for the porch. Windows should be of divided-light construction, where divided-light windows are proposed. Fake muntins are not permitted.

The applicant is proposing a non-traditional railing for the porch and stairs. While a modern touch that is a conjectural element to the structure, the regulations do not prohibit this. The enclosure of the side facing door will create a blank void along the façade wall of the porch. Recommend requiring a new window in place of the existing door to fill this void. All new windows and any replaced windows must feature true divided lights windows. Vinyl windows must be 1 over 1 windows.

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

The applicant is proposing to paint the existing brick. While this is not prohibited, the age of the brick on the house raises concerns about potential damage to the integrity of the brick and long-term maintenance issues. It is strongly recommended that the original brick not be painted.

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. If shutters are used they should fit the windows to cover the entire width of the window(s).

Roof materials are appropriate and will match the existing house. The proposed shutters do not match the house's style and will not fit the width of windows throughout the house. Recommend not allowing placement of the shutters.

RECOMMENDATIONS

Staff recommends approval of the exterior modifications and new accessory structure with the following conditions:

1. Construction be carried out in a manner consistent with proposed plans with exception of conditions 2- 7.
2. Planting of two canopy trees in the front yard is required.
3. The side-facing front entrance shall be partially enclosed and replaced with a window.
4. Require true 1 over 1 windows for all windows added or replaced and all windows on the rear addition.
5. Require fascia and soffits to be finished with wood or wood equivalent construction such as Hardieboard.
6. Shutters shall not be added to the structure.
7. HVAC equipment be placed in a manner to minimize its visibility from the street.
8. Painting of the brick is **VERY** strongly discouraged.

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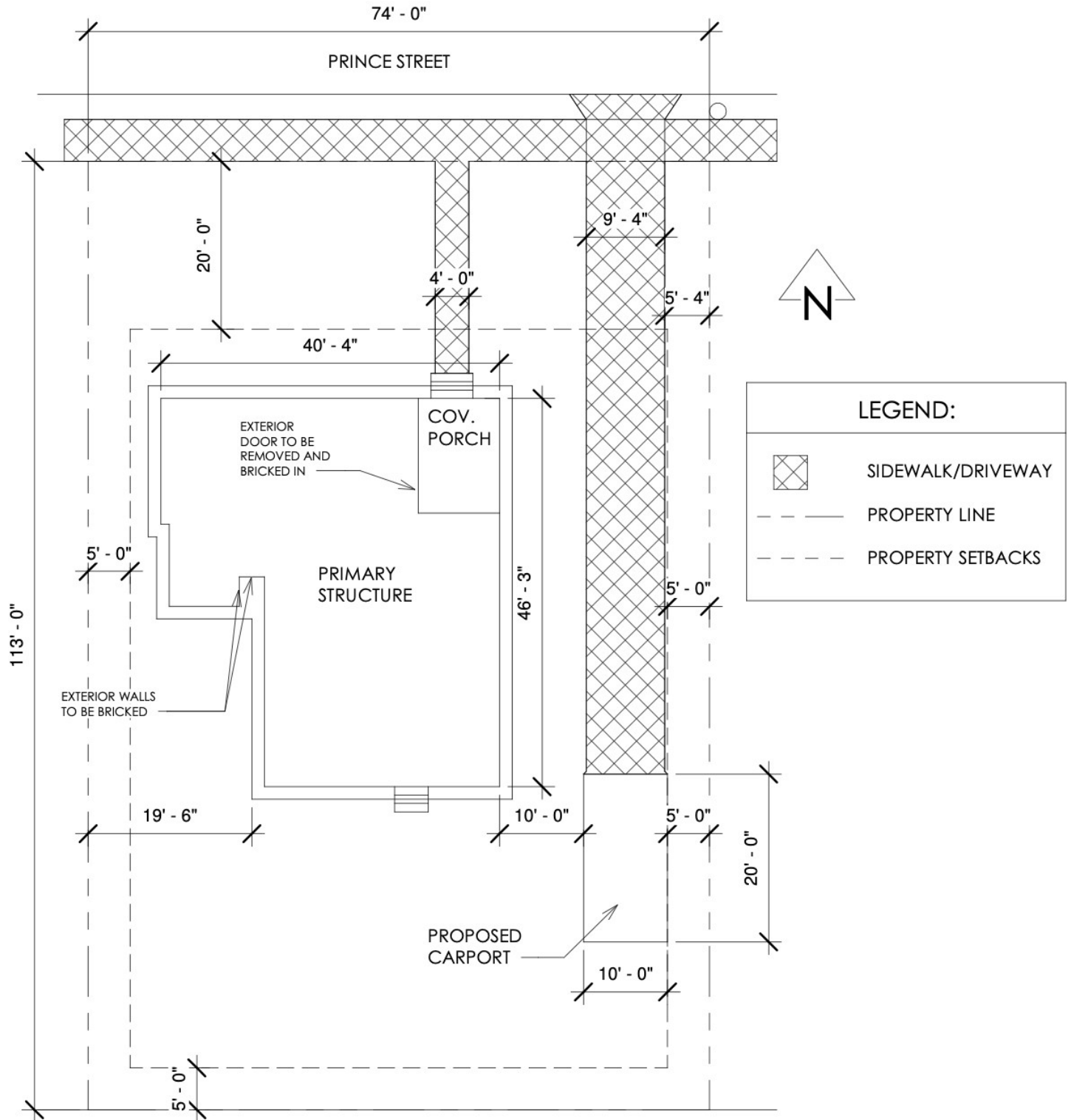
Site Photos



Adjacent Property

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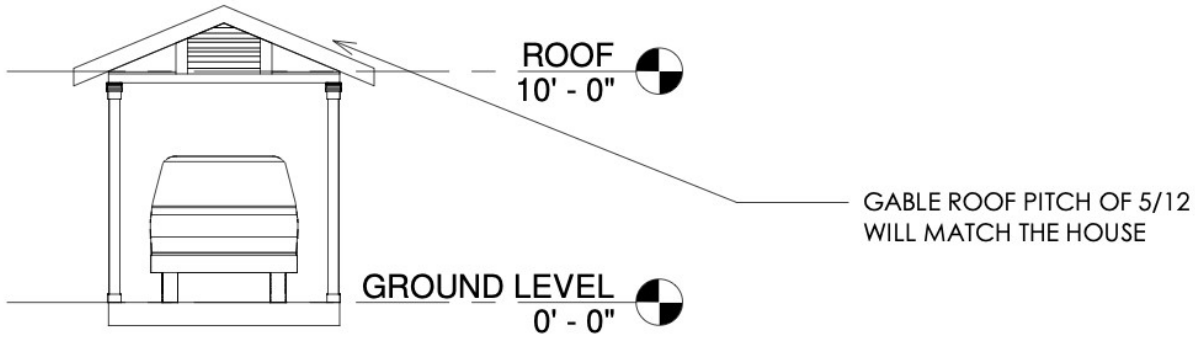


1 Proposed Site Plan
1/16" = 1'-0"

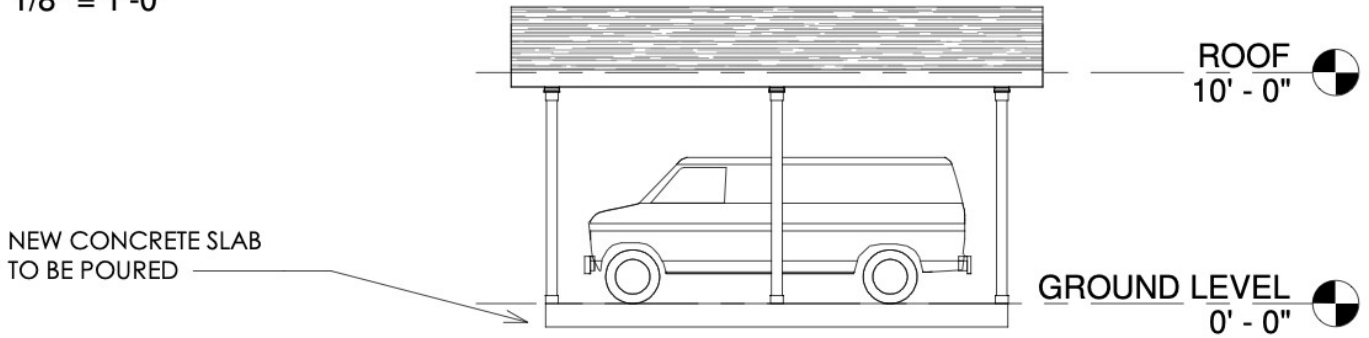
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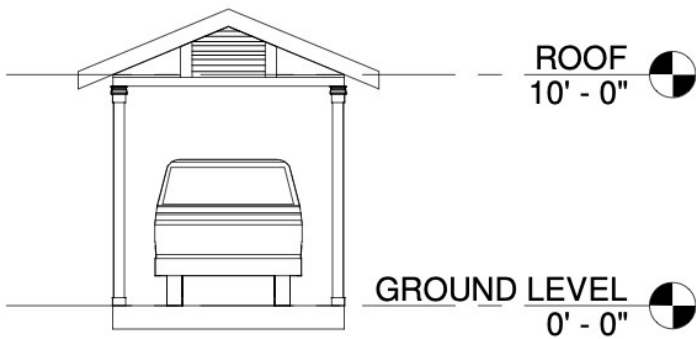
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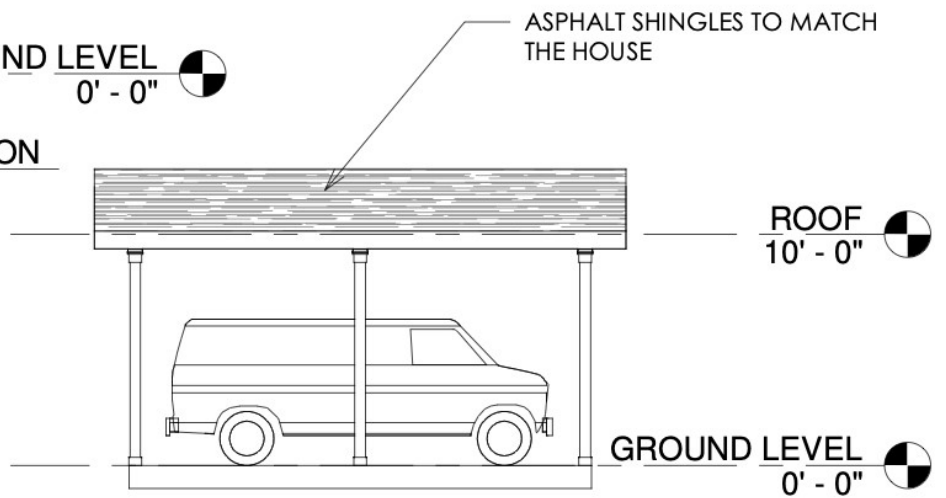
1 CARPORT NORTH ELEVATION
1/8" = 1'-0"



3 CARPORT EAST ELEVATION
1/8" = 1'-0"



2 CARPORT SOUTH ELEVATION
1/8" = 1'-0"



4 CARPORT WEST ELEVATION
1/8" = 1'-0"

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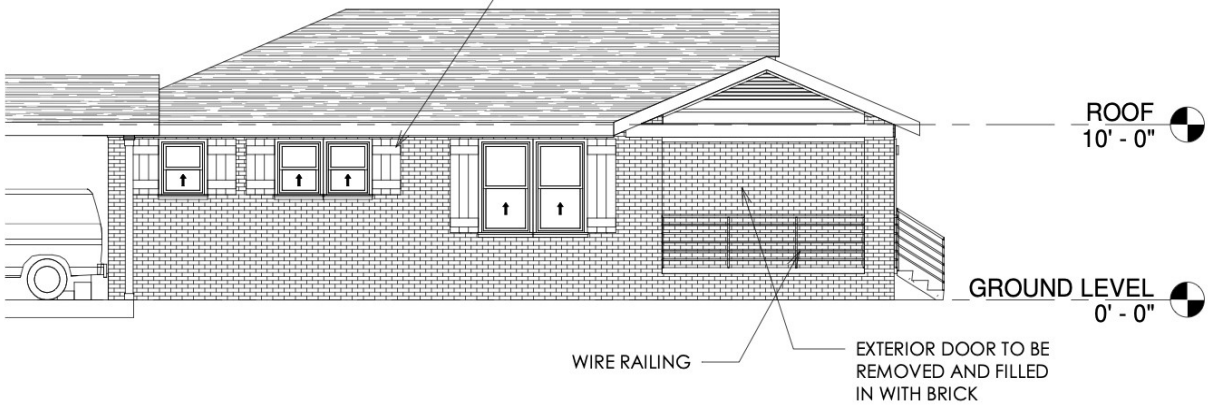
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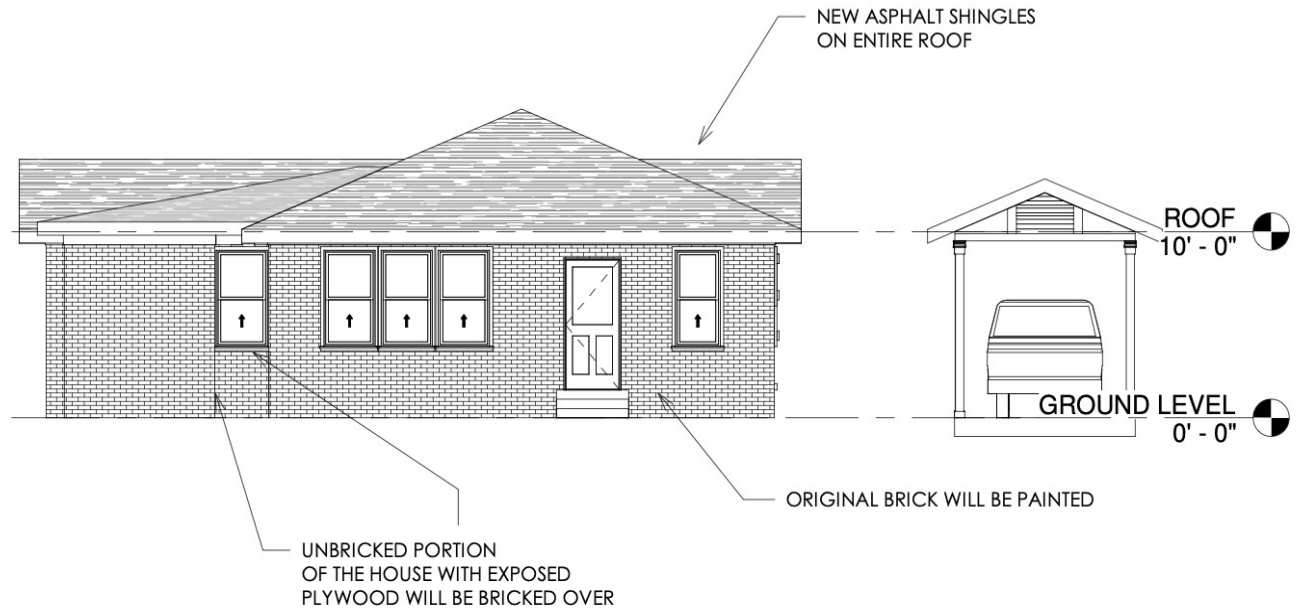


1 NORTH ELEVATION
1/8" = 1'-0"

SHUTTERS WILL BE ADDED TO NORTH AND EAST ELEVATION WINDOWS



2 EAST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"