



# **CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION**

January 25, 2021 · 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  
Marie Cason  
Liz Hamilton  
Shane Lind  
Margaret West

#### Call to Order.

#### Roll Call.

#### Approval of Minutes. December 28, 2020

#### I. Public Hearings - Old Conway Design Overlay District

- A. 624 Donaghey Avenue - Exterior Modifications + Parking Addition (HDC2020DEC01)
- B. 2019 Prince Street - New Detached Garage + Exterior Modifications (HDC2021JAN01)

#### II. Discussion

- A. Election of 2021 HDC Officers
- B. Additional items as decided by the Commission

#### Adjourn

# Exterior Modifications

624 Donaghey Avenue - Old Conway Design Overlay District

### APPLICANT/CONTRACTOR

Landon Dickson  
Refreshing Homes Real Estate LLC  
18 New Liberty Rd  
Conway, AR 72032

### OWNER

Zach Saxion  
2450 Donaghey Ave  
Conway, AR 72032



### SITE

**Address:** 624 Donaghey Ave.

**Present Zoning.** R-1 (One-Family Residential), Old Conway Design Overlay Suburban District.

**Abutting Zoning.** R-1 (One-Family Residential) and R-2A (Two-Family Residential), Old Conway Design Overlay Suburban District.

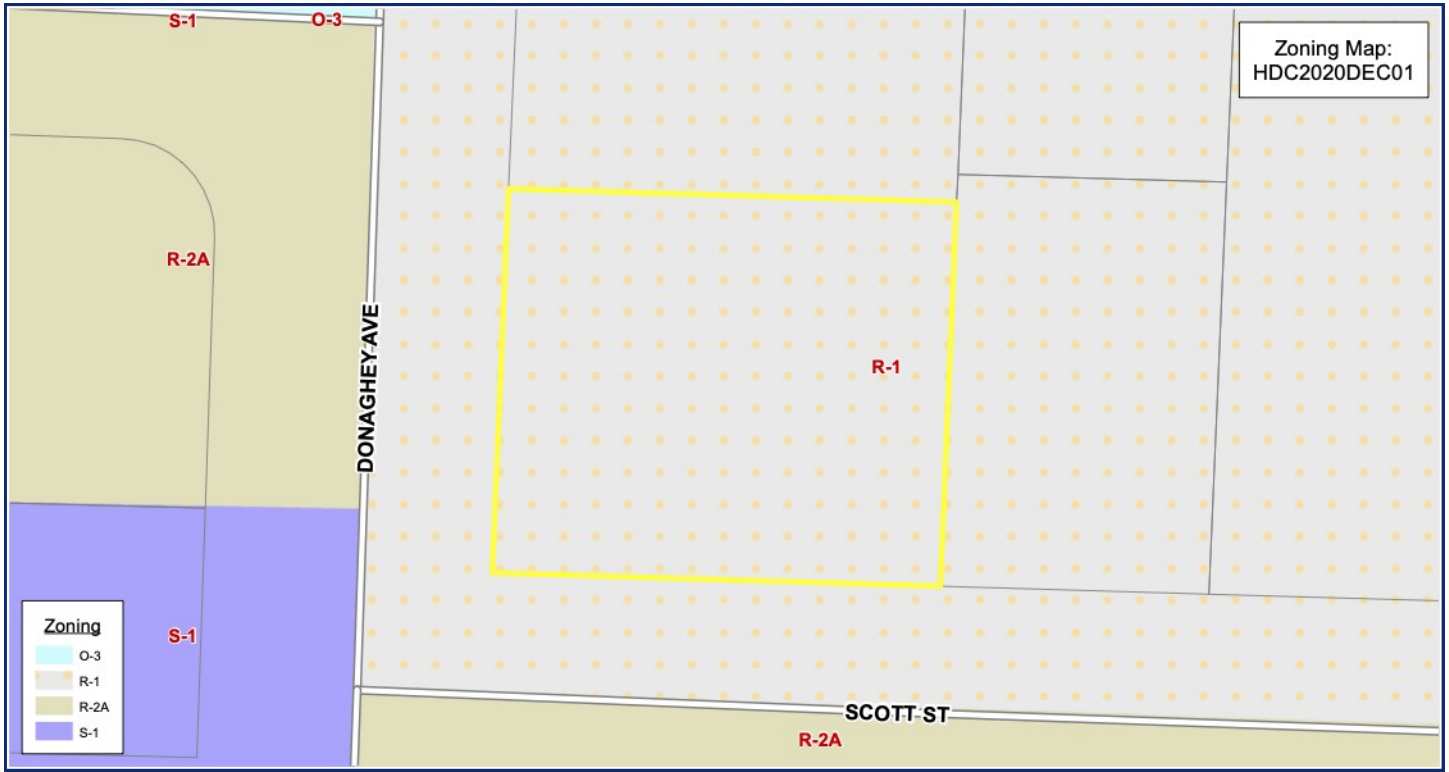
**Lot Area.** 0.27 acres ±.

**Surrounding Area Structures.** The property is located in the Old Conway Suburban Zone at the northeast corner of the intersection of Donaghey Ave and Scott St. Area structures consist primarily of single-family structures in English revival, minimal traditional, and contemporary styles.

**General Description of Property and Proposed Development.** The existing 1,772 sf single-family home is one and one-half stories in the English Cottage style. The applicant is proposing to renovate the single-family residence and add a new parking area at the rear. Exterior work will include replacing all windows and doors, changing the sunroom door to a window, and add a parking pad off the existing drive and pave the existing driveway. The applicant is also proposing to remove the existing accessory storage building.

# Exterior Modifications

624 Donaghey Avenue - Old Conway Design Overlay District



**Lot Coverage.** Lot coverage for all impervious surfaces shall be less than 60%.

*Lot coverage for the site will be approximately 29%.*

**Parking Areas.** Parking is not permitted in the front yard of residential properties. Parking is allowed only along street and alley frontage, and in rear yards, driveways, carports and garages. No more than fifty percent (50%) of the front yard may be paved.

*The applicant is proposing to add a 20'x20' parking pad at the rear of the structure. The proposed parking area is located appropriately.*

**Sidewalks.** Sidewalks are historically correct and add essential pedestrian elements to the area. Sidewalks shall be constructed/repared for all street frontages and shall be 5 feet wide unless width differs historically. Sidewalks shall pass through driveways if ADA requirements cannot be met.

*The applicant is proposing to add sidewalks along both street frontages.*

**Fences/Walls.** Portions of the site are bound with an existing 2-rail fence. No change to the fencing is proposed.

**Tree preservation.** Significant existing trees (8" or greater in diameter) and all trees which exist within street rights-of-way in Old Conway should be protected and preserved. It is not known if any trees will be impacted by construction.

*The site perimeter includes several mature trees. These should be avoided and preserved, if at all possible, during sidewalk construction. Recommend requiring a canopy tree planting for any trees over 8" in diameter which are removed.*

## **DESIGN ELEMENTS**

**Doors & Windows.** Windows should be of divided-light construction, where divided light windows are proposed. Fake muntins are not permitted.

*The applicant is proposing to replace all windows and add a window where the rear sunroom door is located. All new and replaced windows must feature true divided lights windows. Vinyl windows must be 1 over 1 windows. The proposed replacement door design is appropriate.*

## **MATERIALS & DETAILING**

**Architectural Details, Siding, and Bricks.** The existing sunroom addition is clad in vinyl siding. The applicant is proposing to replace the existing sunroom door with a window and backfill the portion below the window with matching siding. Although vinyl siding is not considered an appropriate material in Old Conway, the minimal use to match an existing façade is appropriate in this instance.

## **RECOMMENDATIONS**

Staff recommends the application be approved with the following conditions:

1. Driveway width is limited to 12 feet wide.
2. HVAC equipment shall be placed in a manner or screened appropriately to minimize its visibility from the street.
3. Any tree over 8" which must be removed for construction shall be replaced with a canopy tree.

# Exterior Modifications

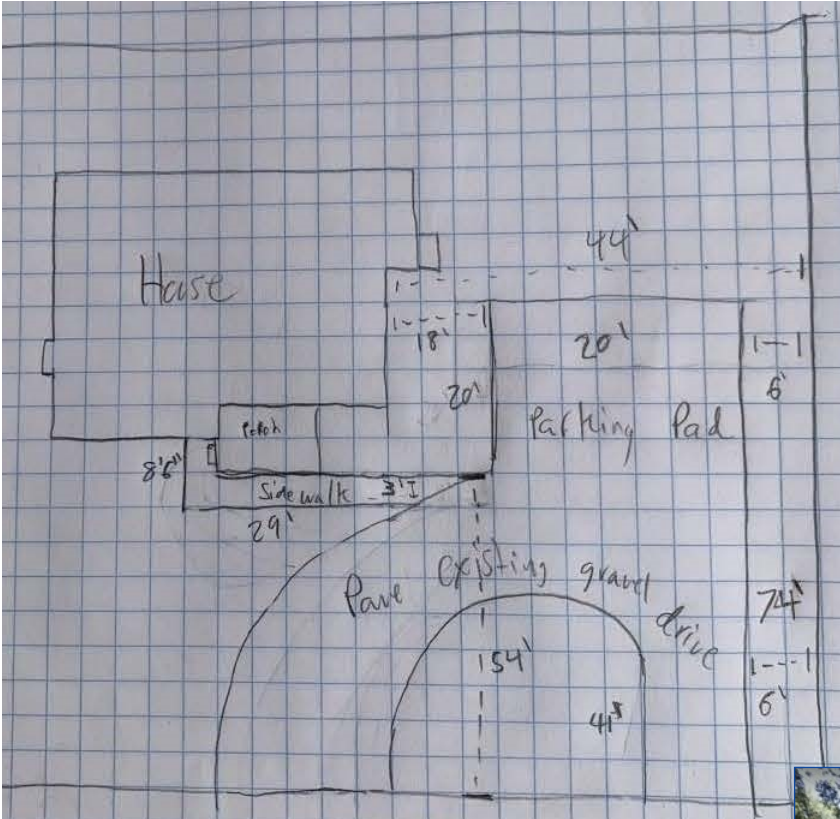
624 Donaghey Avenue - Old Conway Design Overlay District

I.A



# Exterior Modifications

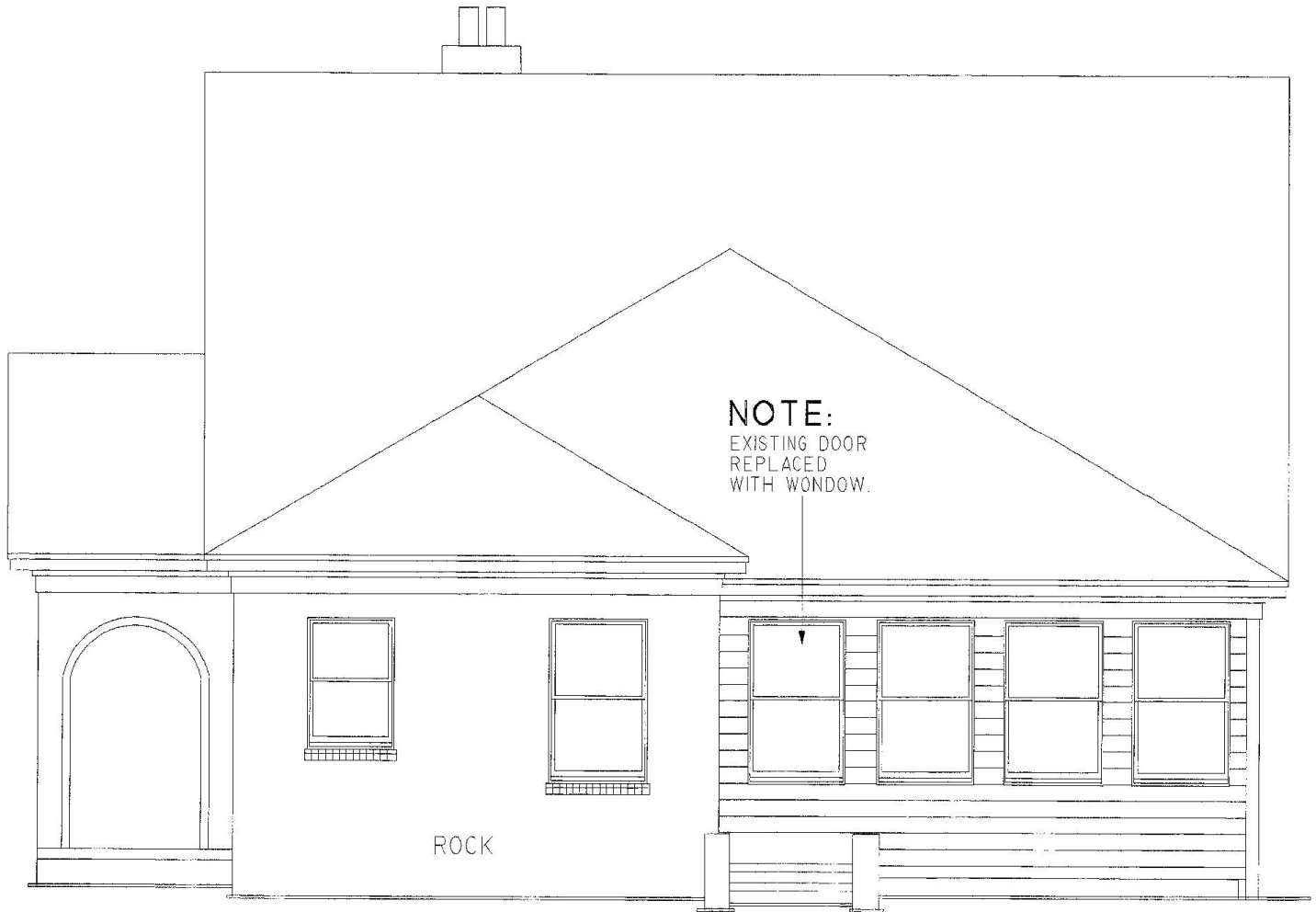
624 Donaghey Avenue - Old Conway Design Overlay District



# Exterior Modifications

624 Donaghey Avenue - Old Conway Design Overlay District

I.A



REAR ELEVATION





# New Detached Garage and Exterior Modifications



2019 Prince Street - Old Conway Design Overlay District

**APPLICANT/CONTRACTOR**

Jason Barnett  
My Plan Store  
18 Fiegel Lp  
Conway, AR 72032

**OWNER**

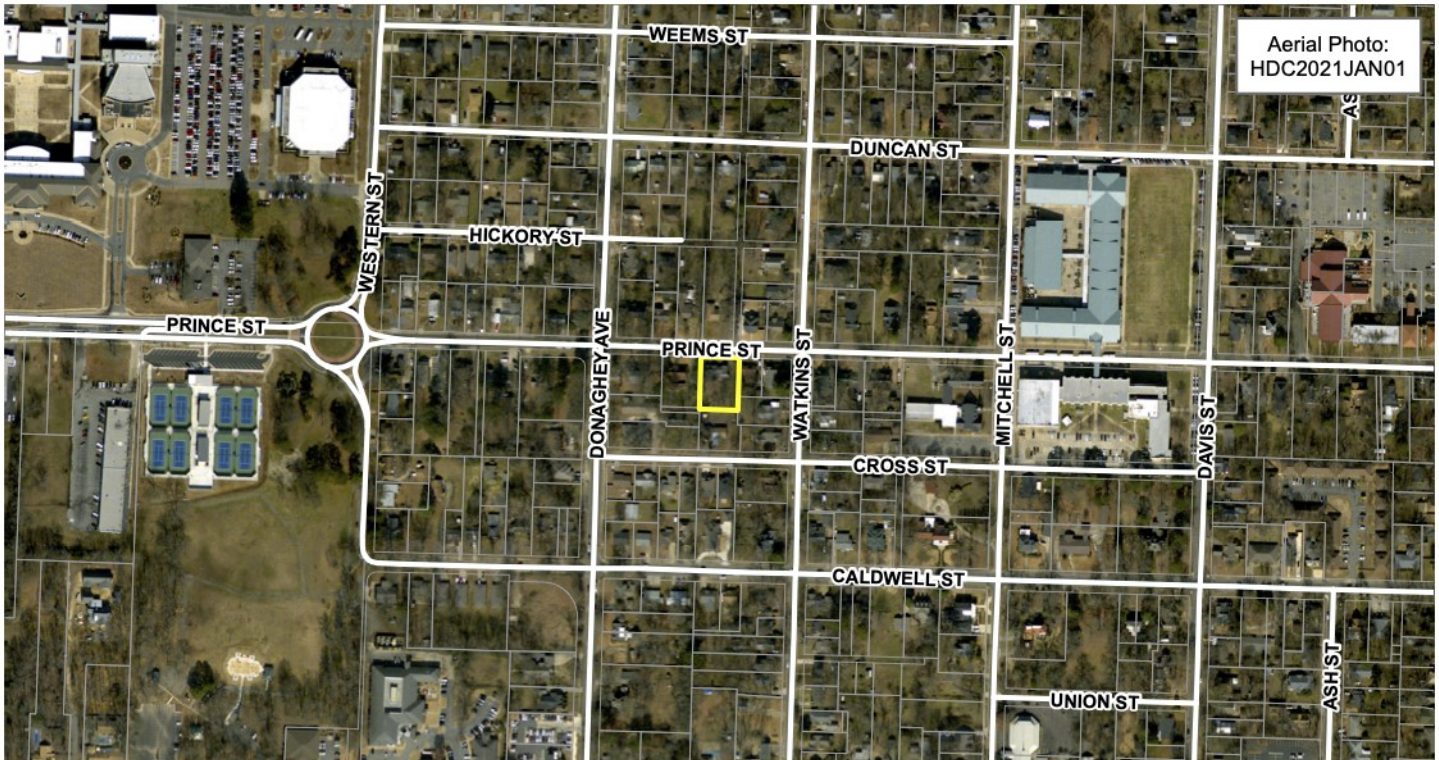
Tu Thanh Ngo  
2019 Prince St  
Conway, AR 72034

**DESIGN PROFESSIONAL**

My Plan Store

**CONTRACTOR**

Flooring Installation Group



**SITE & DENSITY**

**Address:** 2019 Prince St.

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

**Abutting Zoning.** South/East/West: R-2A (Two-Family Residential), Old Conway Design Overlay Suburban District.  
North: R-2 (Two-Family Residential), Old Conway Design Overlay Suburban District.

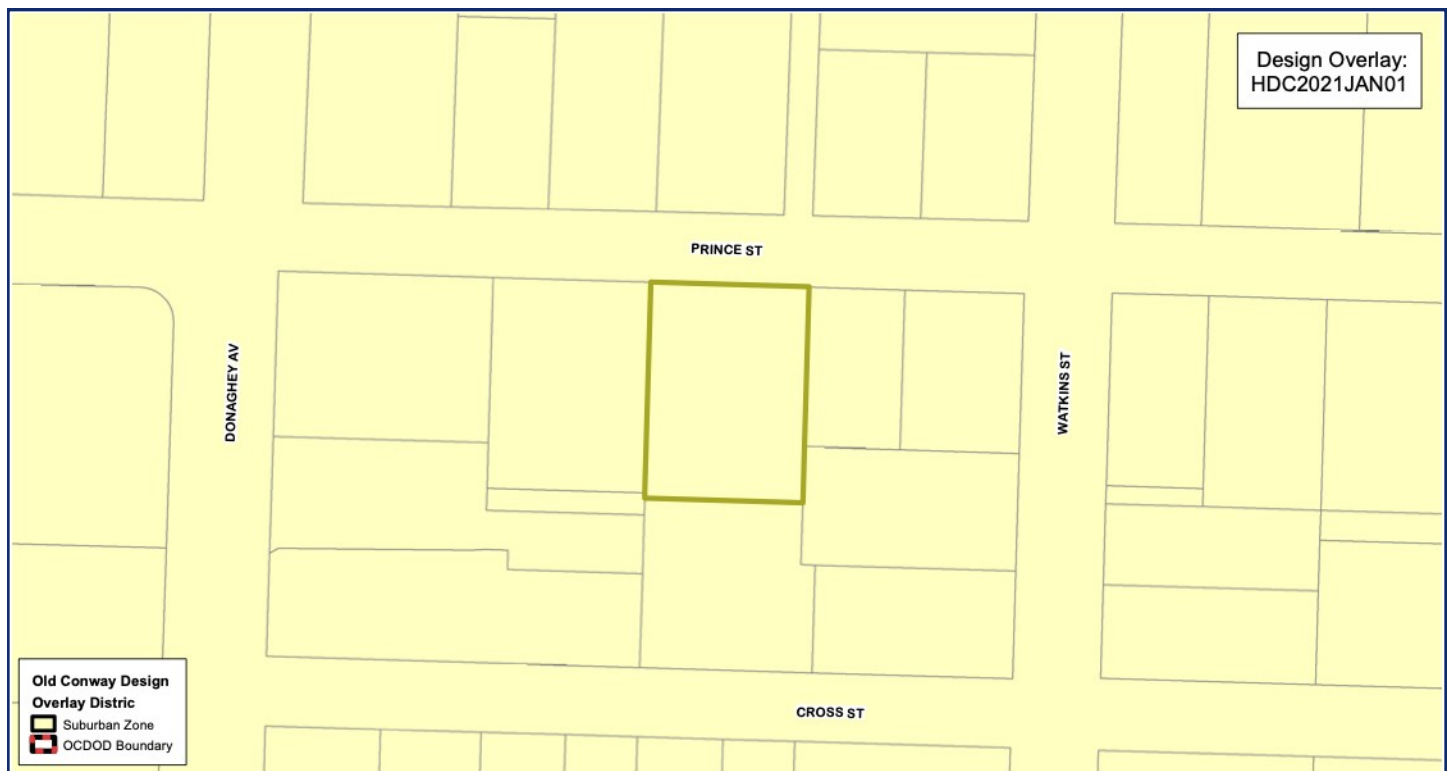
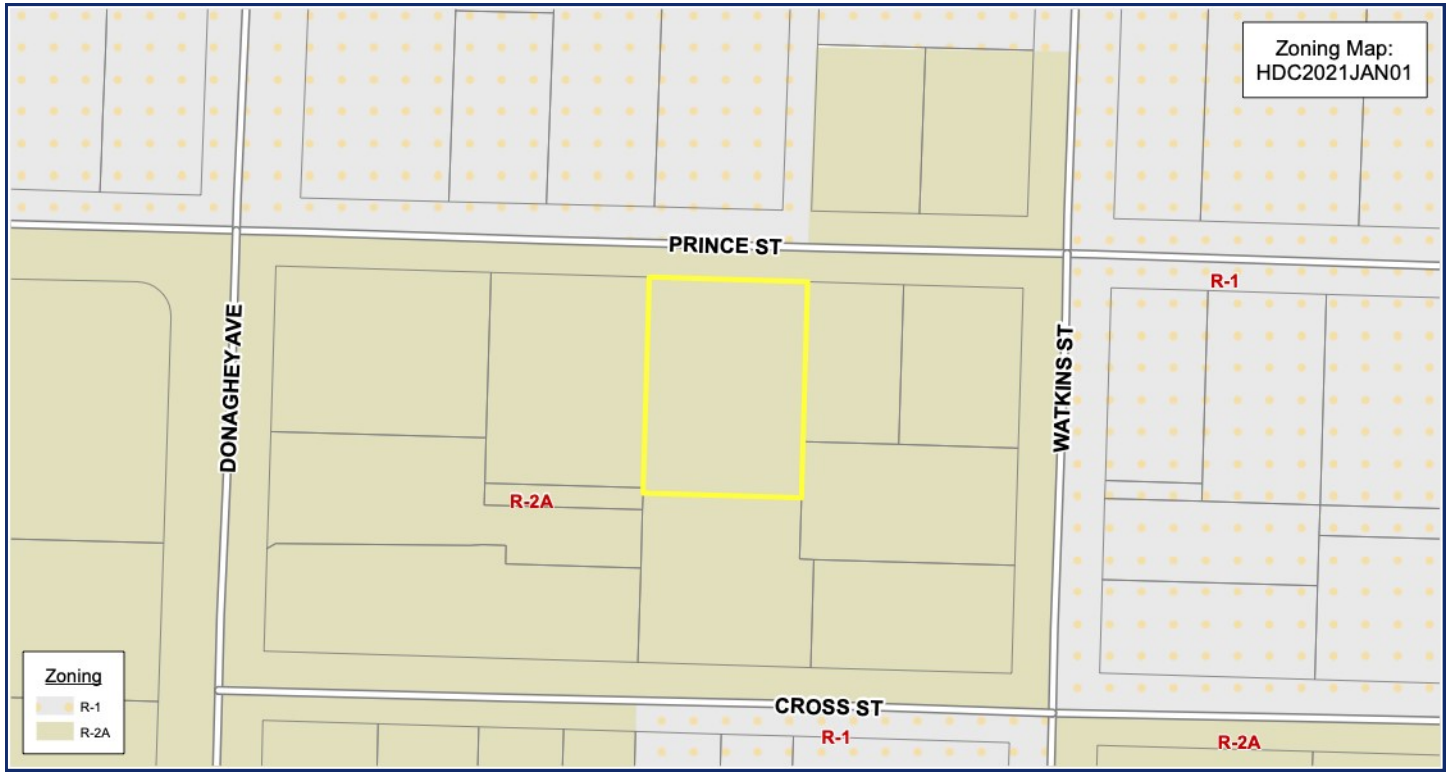
**Lot Area.** 0.38 acres ±.

**Surrounding Area Structures.** The property is located in the Old Conway Suburban Zone on the southside of Prince St between Donaghey Ave and Watkins St. Area structures consist primarily single-family structures of minimal traditional, ranch, and contemporary styles.

**General Description of Property and Proposed Development.** The applicant is proposing to construct a detached garage and slight expansion of the existing driveway. The house saw illegal improvements by a previous property owner that require review. These improvements were not permitted through any of the city's processes. They include the existing concrete driveway and carport and were made some time after July 2017.

# New Detached Garage and Exterior Modifications

2019 Prince Street - Old Conway Design Overlay District



**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 for the garage are 4'. The structure's location will need to be moved to accommodate fire code requirements. The proposed location of the garage places it within 10' of the primary structure. This would violate the fire code. To comply the carport would need to be removed, the structures tied together under roof, or the garage location moved.*

**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.*

**Lot Coverage.** Lot coverage for all impervious surfaces shall be less than 60%.

*Lot coverage for the site is approximately 26%.*

## **DESIGN ELEMENTS**

**Parking Areas.** Parking is not permitted in the front yard of residential properties. Parking is allowed only along street and alley frontage, and in rear yards, driveways, carports and garages. No more than fifty percent (50%) of the front yard may be paved.

*A previous owner made parking improvements without authorization related to the unpermitted replacement of a carport. The existing parking and driveway are appropriate to the location. The proposed addition of concrete will likely need to change based on necessary changes to the application.*

**Tree preservation.** It is unclear if any trees will be impacted by the construction, need further information from the applicant.

*Recommend requiring a tree planting if any trees over 8" in diameter are removed.*

## **MATERIALS & DETAILING**

**Roofs.** Roofing should respect the character of the surrounding area with respect to materials, pitch, form.

*The proposed roofing materials and slopes for the garage are appropriate. The unpermitted carport appears to have metal roofing. This material is not appropriate. Consider requiring replacement of the existing roof with a solid deck and traditional roofing materials.*

**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 wood siding for the garage. This material is appropriate. A wood equivalent product such as Hardieboard or LP Smartside is also appropriate.*

## **RECOMMENDATIONS**

Staff recommends the application be approved with the following conditions:

1. Remove the existing carport or move the proposed garage to an appropriate location that meets the requirements of the fire code.
2. Require a solid roof deck and traditional roofing materials be used to replace the existing metal roofing on the carport.
3. Wood siding or a wood equivalent such as Hardieboard be used for cladding on the garage.
4. Require true 1 over 1 windows for all windows on the garage.
5. Require fascia and soffits to be finished with wood or wood equivalent construction such as Hardieboard.
6. Any trees removed over 8" in diameter shall be replaced.
7. Plans shall be resubmitted to the Planning Director for approval prior to issuance of the COA.

# New Detached Garage and Exterior Modifications

2019 Prince Street - Old Conway Design Overlay District

I.B



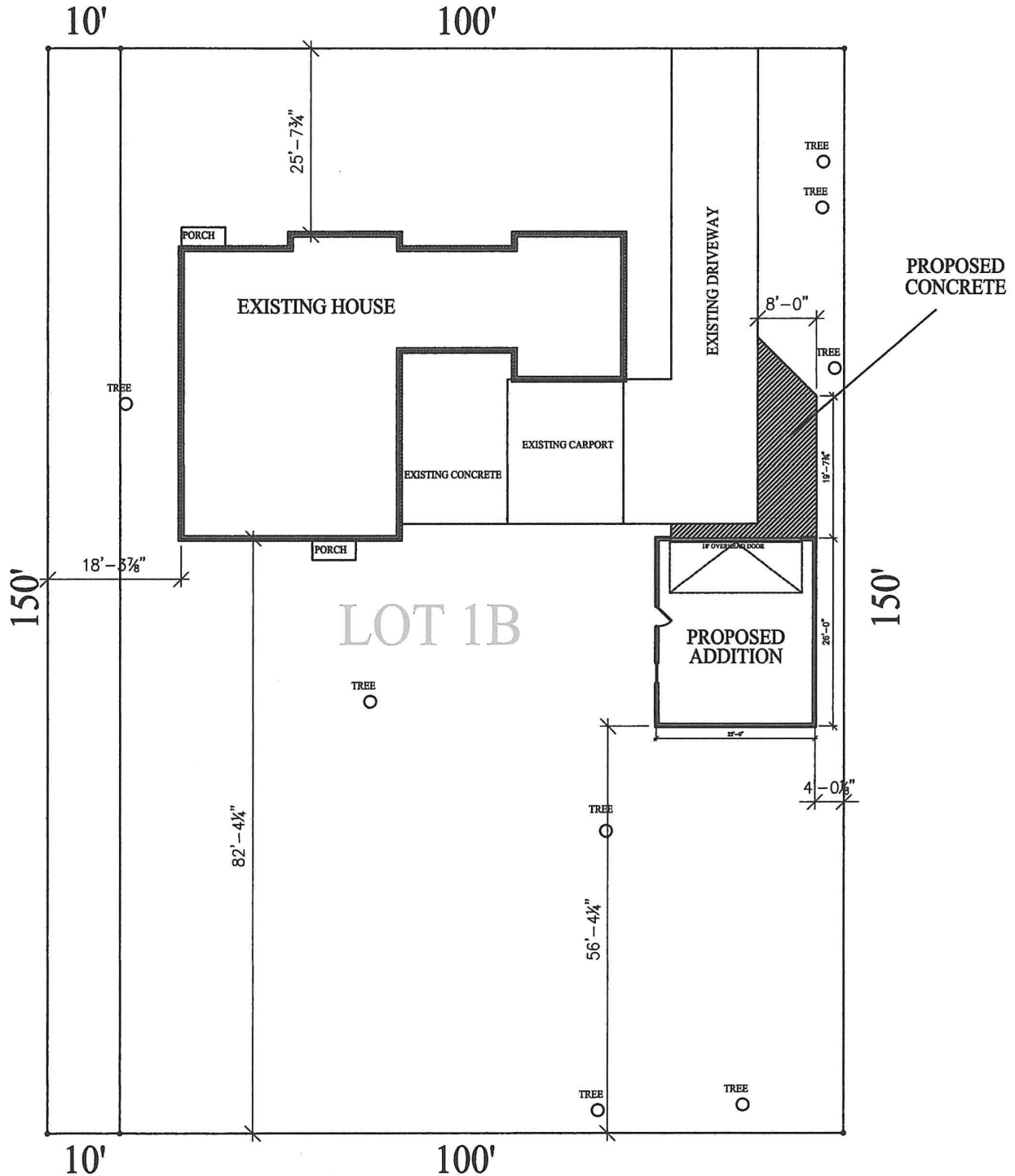
# New Detached Garage and Exterior Modifications

2019 Prince Street - Old Conway Design Overlay District

I.B



# PRINCE ST.

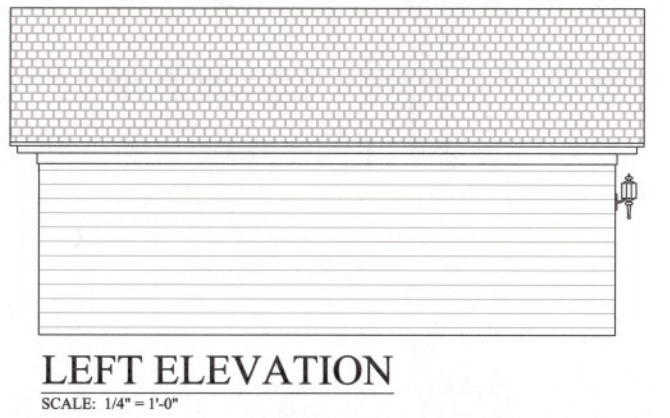
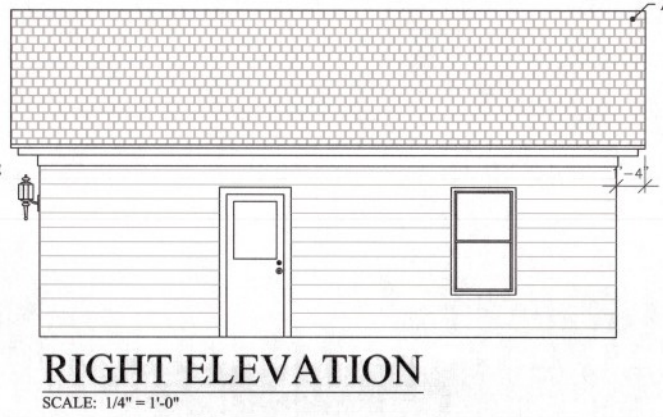


**PLOT PLAN**  
SCALE: 1" = 20'-0"

# New Detached Garage and Exterior Modifications

I.B

2019 Prince Street - Old Conway Design Overlay District





The Historic District Commission shall elect the following officers for the 2021 term.

**CHAIRMAN:** \_\_\_\_\_

**VICE-CHAIRMAN:** \_\_\_\_\_

**SECRETARY:** \_\_\_\_\_

### **Conway Historic District Commission By-Laws**

#### **Article II, Section B: Officers - Chairman, Vice-Chairman, and Secretary**

1. The Commission shall elect, from its membership, a chairman, a vice-chairman, and a secretary for terms of 1 calendar year each.
2. The Chairman shall preside at all meetings and hearings of the Commission. The Vice-Chairman shall preside in the Chairman's absence. In the event of the absence or disability of the Chairman and Vice-Chairman at any meeting, the other members shall elect a member to serve as the temporary chairman. The Vice-Chairman shall assume all duties of the Chairman in the Chairman's absence.
3. The Chairman shall present to the Commission for its approval the names of all persons appointed to committees established by the Commission. The Chairman shall designate 1 member of each committee to serve as the committee chairman.
4. The Chairman shall sign all approved minutes, and other appropriate documents on behalf of the Commission.
5. The Chairman shall be responsible for the orientation and training of new members.
6. The Secretary shall be responsible for:
  - 1) Monitoring the minutes of each meeting.
  - 2) Maintaining a record of the By-Laws for the Commission.
  - 3) Maintaining a record of current membership of the Commission with their terms of office.
  - 4) Maintaining a record of the organization of the Commission.
  - 5) Distribution of conflict of interest forms at the appropriate time.