



**5:30 pm • July 22, 2019 • City Hall**



# City of Conway HISTORIC DISTRICT COMMISSION Agenda • July 22, 2019

Call to Order

Approval of Minutes - June 24, 2019

**I. Public Hearings - Old Conway Design Overlay District  
Old Business**

A. 141 Oliver Street - New Single-Family Residence (HDC2019JUN04)

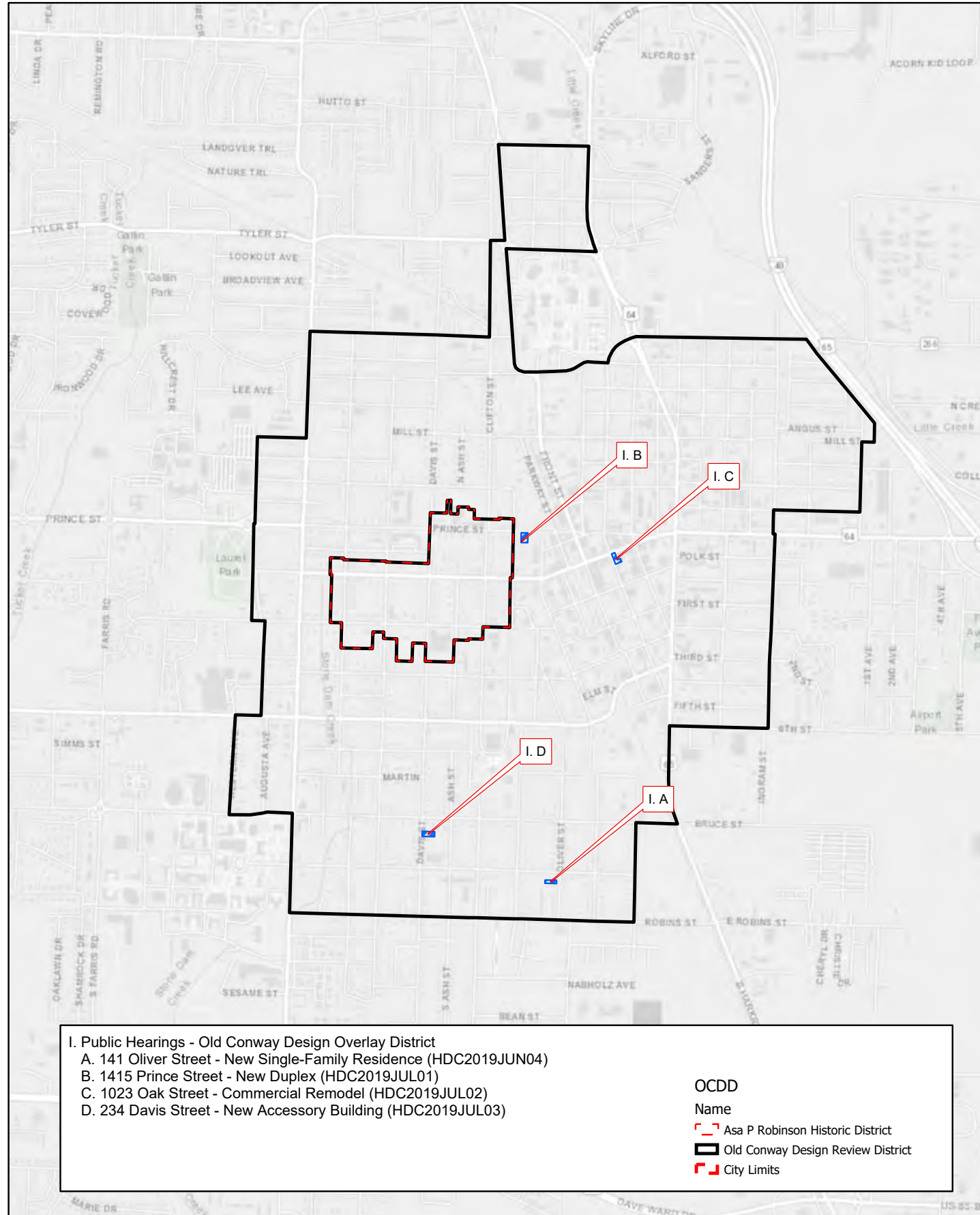
**New Business**

B. 1415 Prince Street - New Duplex (HDC2019JUL01)

C. 1023 Oak Street - Commercial Remodel (HDC2019JUL02)

D. 234 Davis Street - New Accessory Building (HDC2019JUL03)

Adjourn



## HISTORIC DISTRICT COMMISSION MEMBERS

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

# I.A NEW SINGLE-FAMILY RESIDENCE - 141 OLIVER STREET

## OLD CONWAY DESIGN OVERLAY DISTRICT NEW SINGLE-FAMILY RESIDENCE 141 OLIVER STREET

### APPLICANT/OWNER

Niki Thompson  
Storybook Renovations  
2016 Duncan St.  
Conway, AR 72034

### LOCATION

Address. 141 Oliver Street.

Lot Area. 0.16 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 Suburban District on the west side of Oliver Street. Area structures consist of single-family residences as well as an apartment complex in minimal traditional and modern minimal styles.

**General Description of Property and Proposed Development.** The applicant is proposing to construct a new single-family residence following a lot split that separated the lot in question from its parent parcel on the lot to the north. The proposed structure will be a modern New Orleans Shotgun replica style home.

### SITE

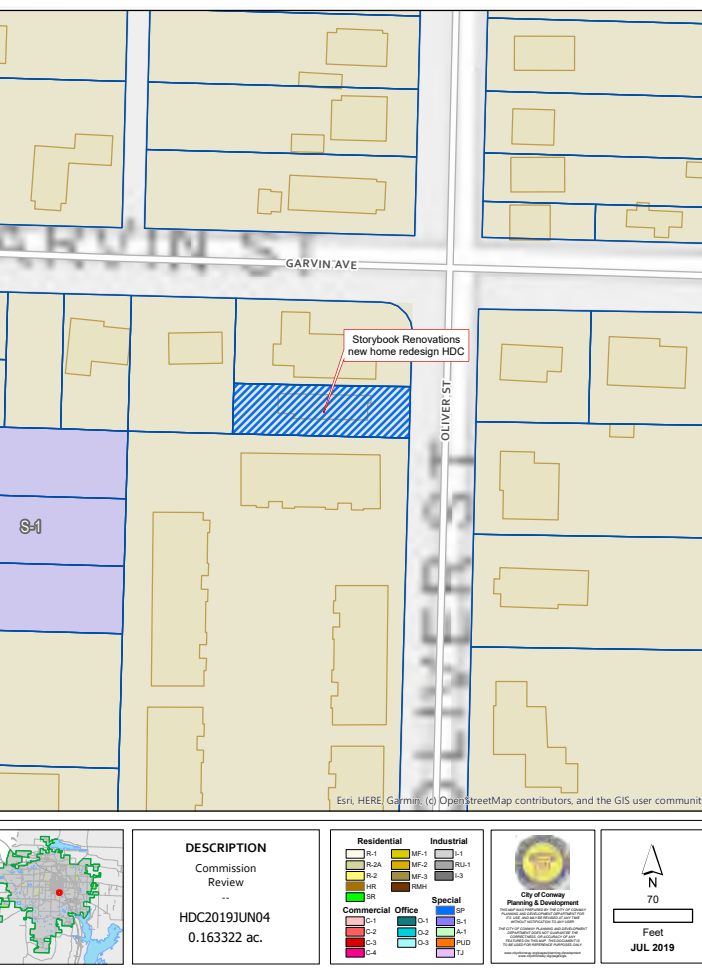
**Setbacks and Spacing.** Front setbacks are allowed within a range of 85% to 115% of the average front setback of the area. The average setback from the property line for the area is 30', based on the property to the north. The included drawings indicate a setback of 25'. The other proposed setbacks conform to the zoning requirements. The proposed setbacks and spacing are appropriate.

**Lot Coverage.** Lot coverage appears to conform to the 60% 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 placed just behind the front building line of the house. This is a conditioned requirement of the variance approved for the lot. Additionally, parking has not been placed at the side or rear



due to site constraints including improper fill material at the rear of the lot. The applicant is proposing a pergola over the carport to mitigate the appearance of the parking area.

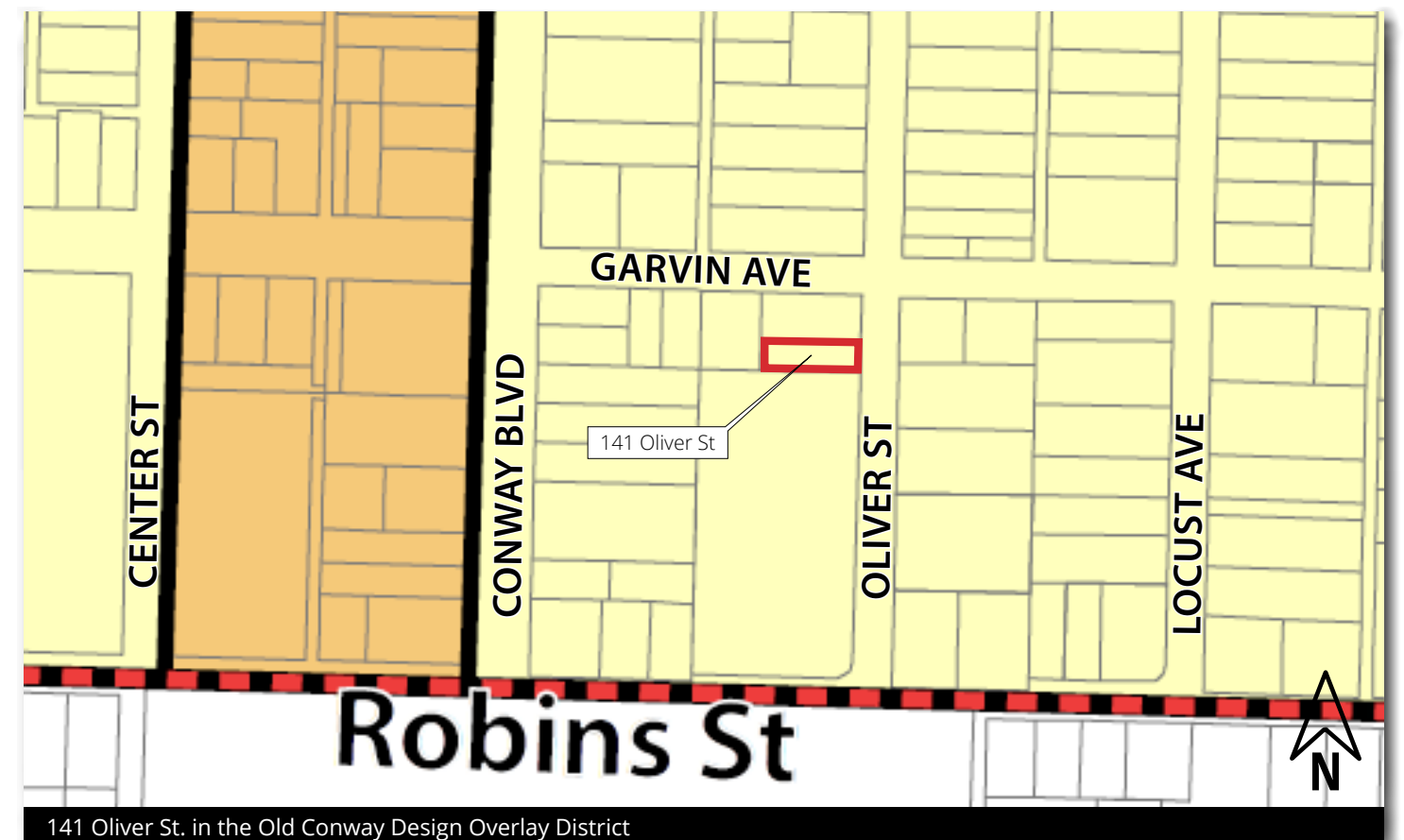
*To mitigate the visual impact of a potentially wide driveway, it is recommended a condition of requiring two ribbon driveways to provide access to the parking spaces.*

**Sidewalks.** There is no existing sidewalk along the property. Sidewalk construction is required due to the scope of the proposed project. A sidewalk would connect to an existing sidewalk to the south, but not to the north.

*Recommend accepting a fee-in-lieu of sidewalk construction due to the lack of sidewalks in the area. The fee will be \$877.06.*

**Fences/Walls.** There is a chain link fence running along the south side of the property. The fence may be removed. No additional fencing is proposed.

**Tree preservation.** There are no significant trees affected by the project. There is a row of trees along the south property line that will likely need to be removed to accommodate construction of the driveway.



# I.A NEW SINGLE-FAMILY RESIDENCE - 141 OLIVER STREET

## MASSING

**Scale.** The size of the proposed structure (1154 sf) is compatible with the overall scale of structures in the surrounding area, which appear to range between approximately 825 sf and 2100 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 28'-58'. The home will have a width of 31'.

**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 historic patterns of construction than surrounding non-historic homes. However, the form of the structure replicates an historic form that does not exist in Conway.

**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 modern New Orleans Shotgun replica. The structure will have a compatible appearance without conveying a false sense of historicity. It should be noted that this style was not historically present in Conway.

**Entries, Porches, and Porticos, Doors and Windows, Awnings.** The porch will be covered with a roof form that will relate appropriately to the house and adjacent structures. The window forms are appropriate, as proposed, but additional windows should be added along the side façades.

*Recommend requiring dual windows for each bedroom on the south façade. Additionally, the discrepancy between the plan view and elevation view regarding windows on the rear façade should be corrected.*



**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 and Hardie Board 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 6:12 pitch. The use of a hip roof on the shotgun front extension and wider main rear portion of the structure. This roof form will likely undercut the desired appearance of the structure.

*Recommend requiring a transverse gable for the main portion of the house, which will help reinforce the cottage appearance of the house.*

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

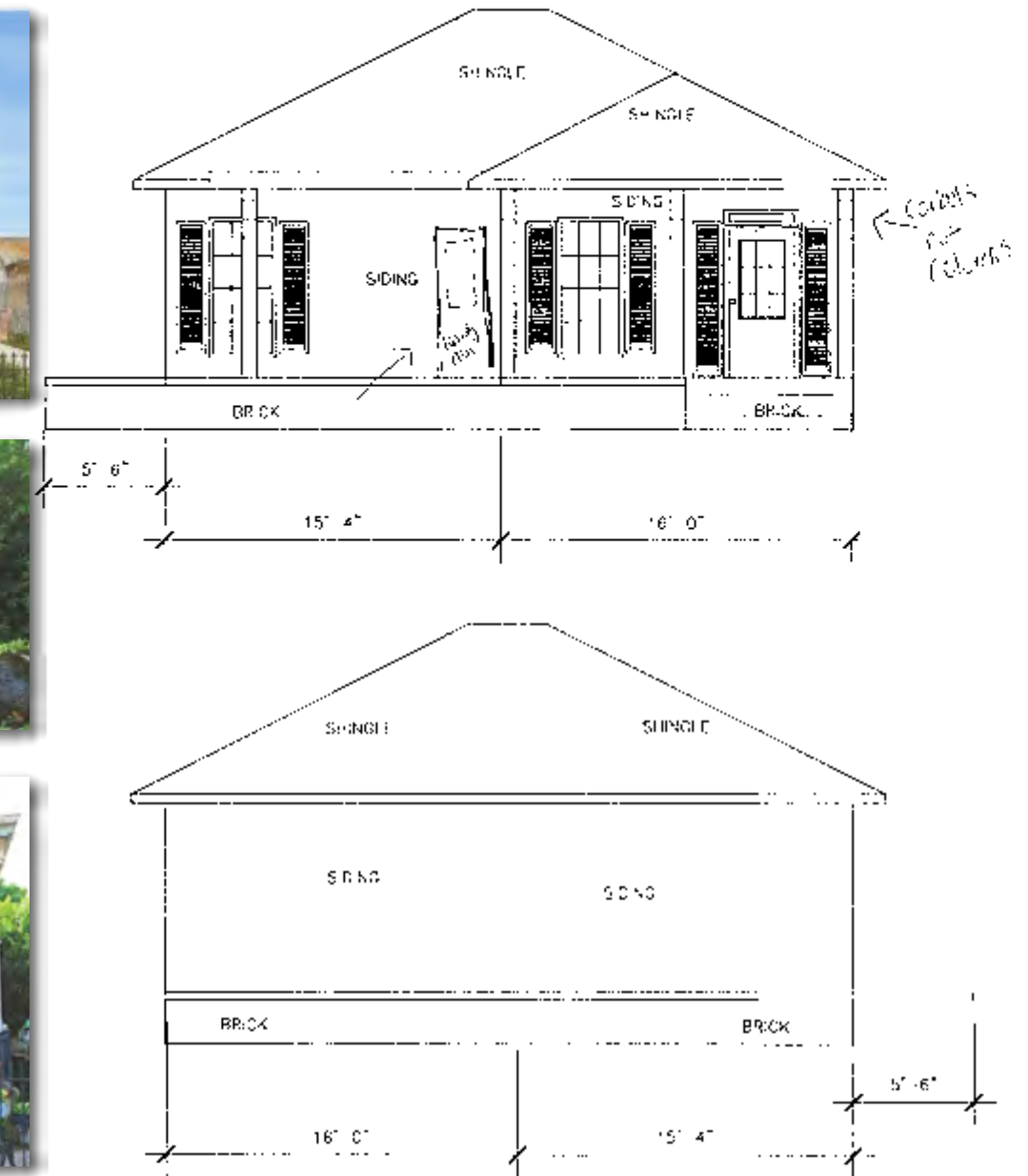


## RECOMMENDATIONS

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

1. Driveway shall be paved with concrete, or appropriate pervious pavers. Dual ribbon driveways shall be required to mitigate the visual impact of the driveway's width.
2. A fee of \$877.06 be accepted in-lieu of sidewalk improvements due to the lack of sidewalks in the area.
3. Require a transverse gable for the main portion of the house.
4. HVAC equipment be placed in a manner to minimize its visibility from the street.
5. 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.

East Elevation

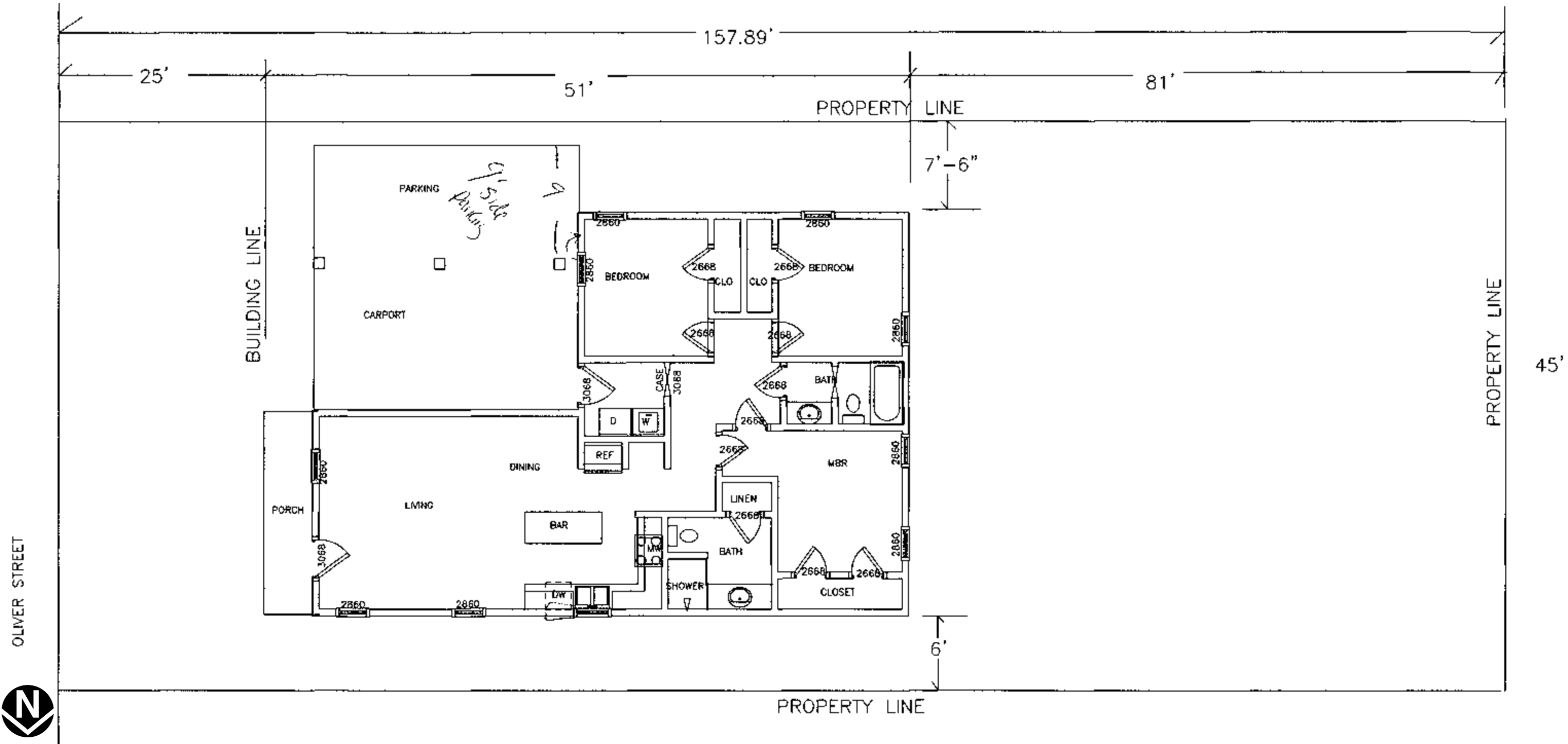


West Elevation

North Elevation

South Elevation

I.A NEW SINGLE-FAMILY RESIDENCE - 141 OLIVER STREET



# I.B 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 Drive  
Conway, AR 72034

### LOCATION

Address. 1415 Prince Street.

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.

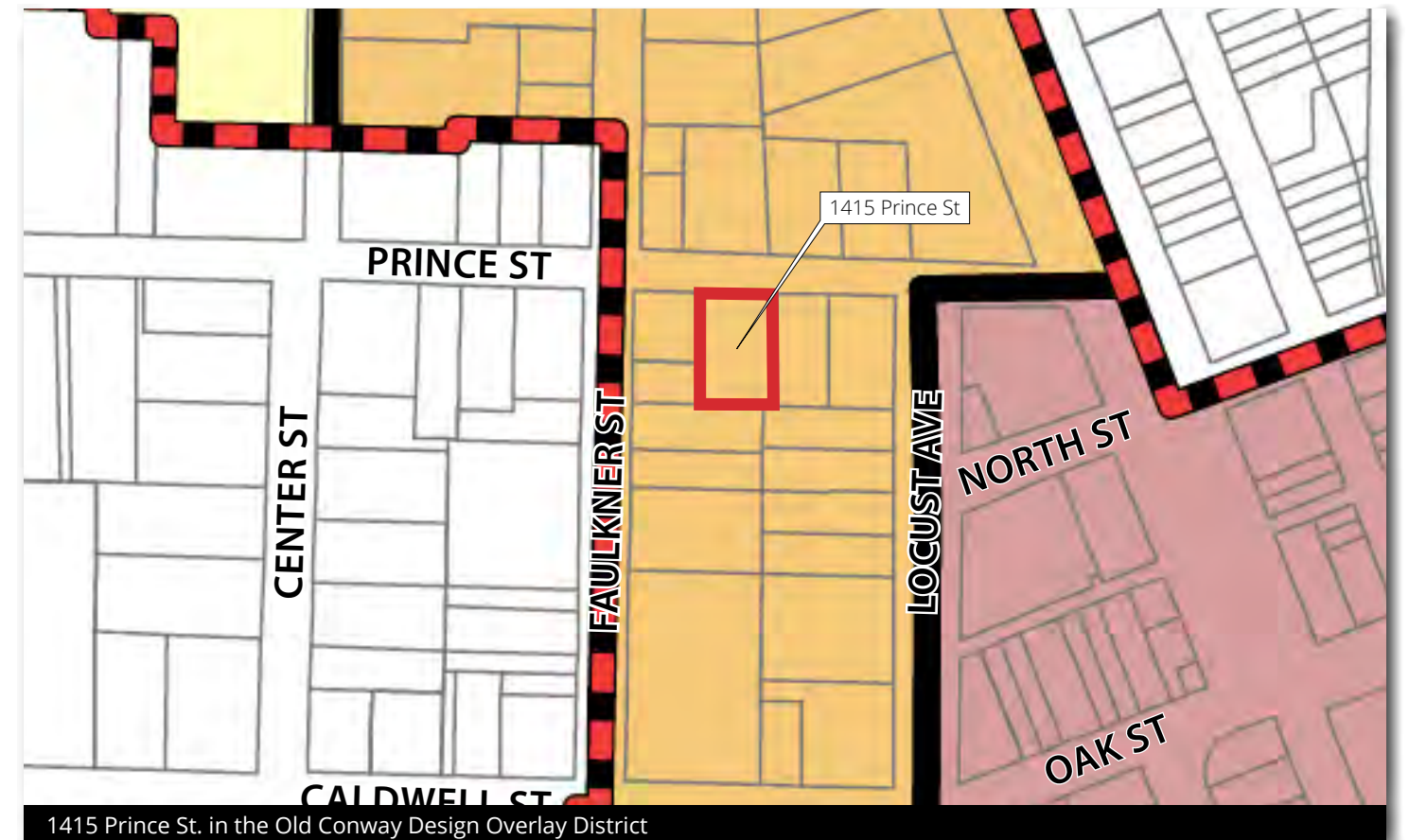
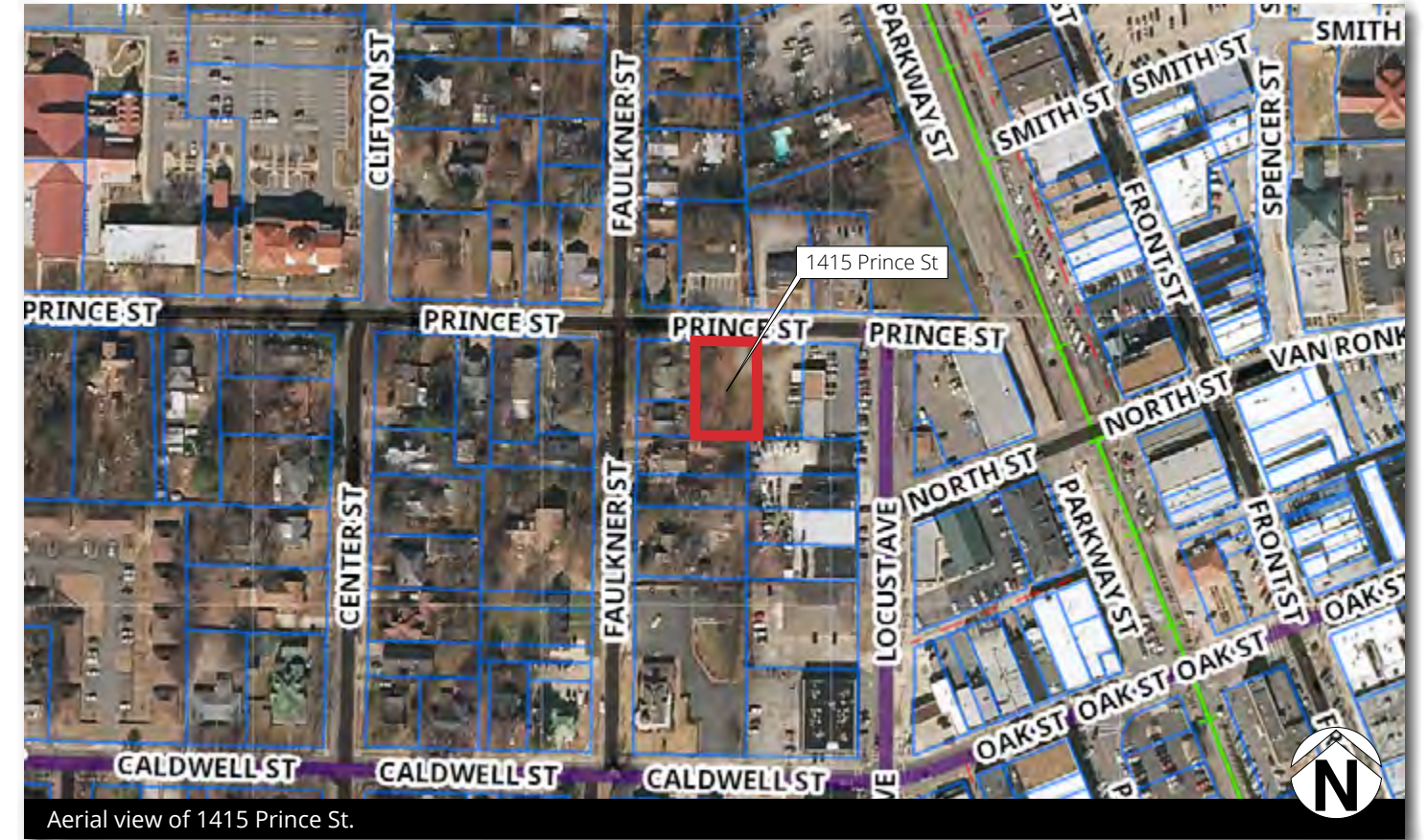
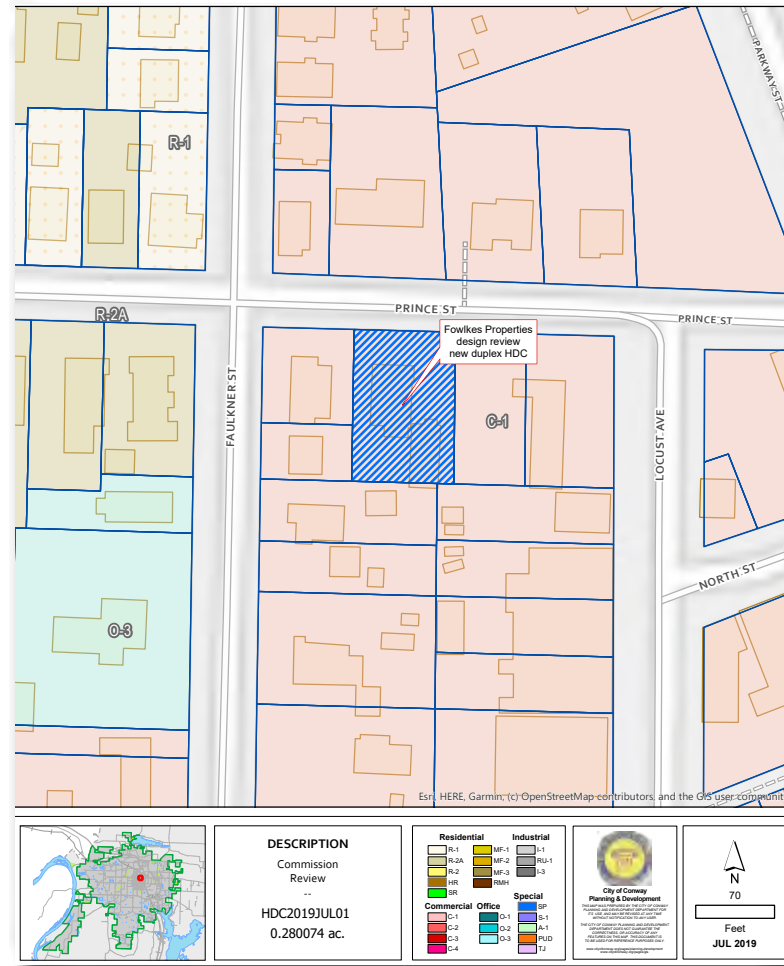
**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Transition District on the south side of Prince Street. Area structures consist of a single-family residence, a commercial structure, and residential structures which have been converted to commercial structure. 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 setback of 24'. The other proposed setbacks conform to the zoning requirements. Side setbacks should be within 15 % of the average distance between existing structures on the block. There are only two existing structures on the block, as such this requirement cannot be reasonably applied. However, the side setbacks appear out of character with the general area.

*The proposed setbacks and spacing are not appropriate. Application must be revised to include a conforming front setback. Recommend reducing the western side yard setback by 5-7 feet.*



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

*The building height of 2 stories is appropriate.*

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

*Site shall be well under this requirement.*

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

*At least one of the front doors is proposed to 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.*

## I.B 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.** A privacy fence is proposed along the east property line.

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

*Revise plans to include 3 street canopy trees.*

**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 (2692 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.*

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

*The footprint of the structure will be relatively consistent with surrounding structures.*

**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 not consistent with surrounding structures. The structure's detailing should be revised to increase its compatibility with surrounding structures.*

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

*As proposed, the front façade of the structure will be dominated by various features not often seen along front facades such as chimneys. There are fewer window openings than seen within the general area. Recommend the front façade designed be altered in a manner to make it more generally consistent with the surrounding area this would include removal of features such as chimneys, increasing the number of windows, and altering the articulation of the front façade to be more consistent with forms in the general area.*



### 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 will be modern vernacular. The structure does not appear compatible with the surrounding historic forms, but could be modified to be more in keeping with the area. Recommend requiring an update of the front façade design.*

**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 depth of the front should be increased to be between 6-10 ft. The metal roofing over the porch should be removed or made to be standing seam.*

**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.

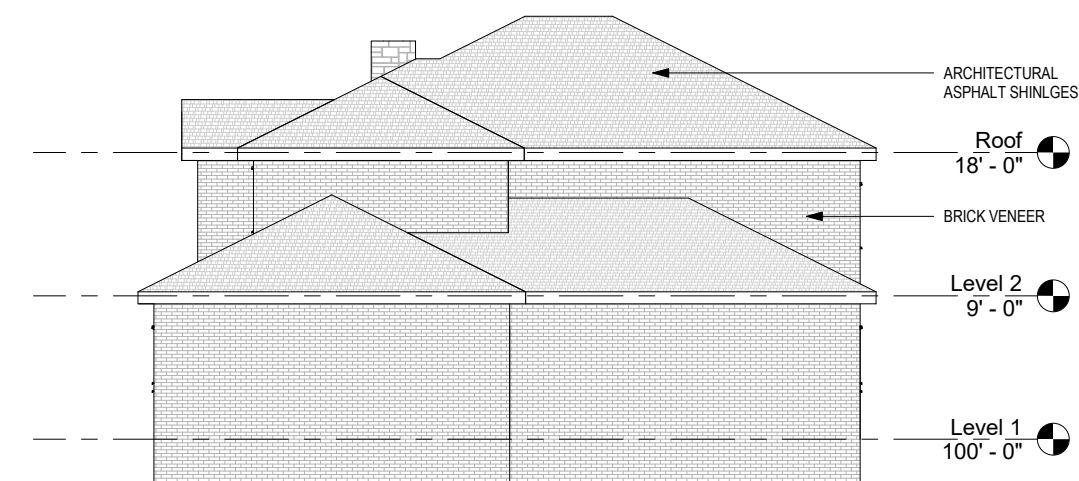
**I.B NEW TWO-FAMILY RESIDENCE - 1415 PRINCE STREET**



**1 East**  
1/8" = 1'-0"



**2 North**  
1/8" = 1'-0"



**3 South**  
1/8" = 1'-0"



**4 West**  
1/8" = 1'-0"

**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 form conveys a contemporary style that is not consistent with the surrounding area. Additional gables and or reduced use of hipped roofing would make the design more appropriate.*

**RECOMMENDATIONS**

Staff recommends that the application be either tabled or approved with conditions and numerous modifications to the design as indicated by the following:

1. Redesign of the front façade to remove elements such as chimneys, increase the number of window openings, increase the depth of the porch, alter front façade articulation, require removal of metal roofing or require standing seam, and modify the appearance of roof forms to respect more historical norms and to reduce massing.
2. Remove or reduce the amount of stone veneer on the front façade.
3. Decrease the front setback to 18' or less.
4. Indicate planting for 3 canopy trees such as a Willow Oaks. Consult with planning staff for a list of approved trees.
5. Repair the existing sidewalk.

The applicant will provide revised plans to the Planning Director for review and approval prior to issuance of building permits. The Planning Director shall inform the HDC of approval. Following Planning Director approval, any HDC member shall have the authority to require re-review by the HDC



# 1.C STOREFRONT WINDOW CHANGE - 1023 W. OAK STREET

## OLD CONWAY DESIGN OVERLAY DISTRICT STOREFRONT WINDOW CHANGE 1023 W. OAK STREET

### APPLICANT/ARCHITECT

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

### OWNER

Ray Kordsmeier

### CONTRACTOR

Daniel Jacquez  
Covington Companies

### LOCATION

Address. 1023 W. Oak Street.

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

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

**Lot Area.** 0.2 acres ±.

**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Urban District at the southeast corner of Oak Street and Chestnut Street. Adjacent structures consist of commercial buildings of 19th and 20th century vernacular design in a downtown setting.

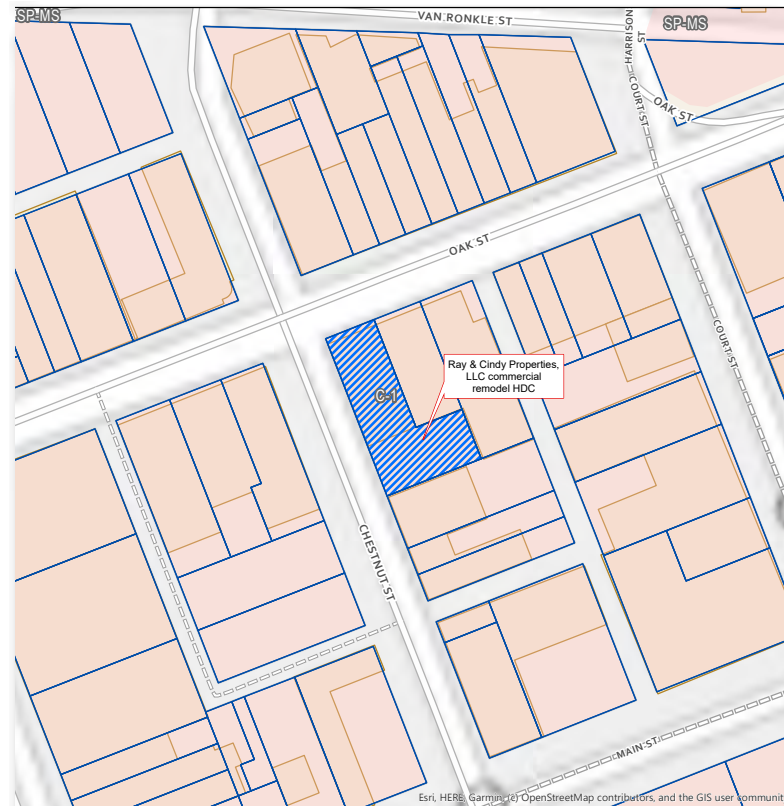
**General Description of Property and Proposed Development.** The applicant is proposing to replace the existing storefronts for the structure as part of a state historic property tax credit project.

**Ground-Level Façade Detail.** A minimum of 2/3 of the first floor façade should be windows.

*The application meets this requirement. The entire area of the existing storefront openings will be replaced by windows and entries.*

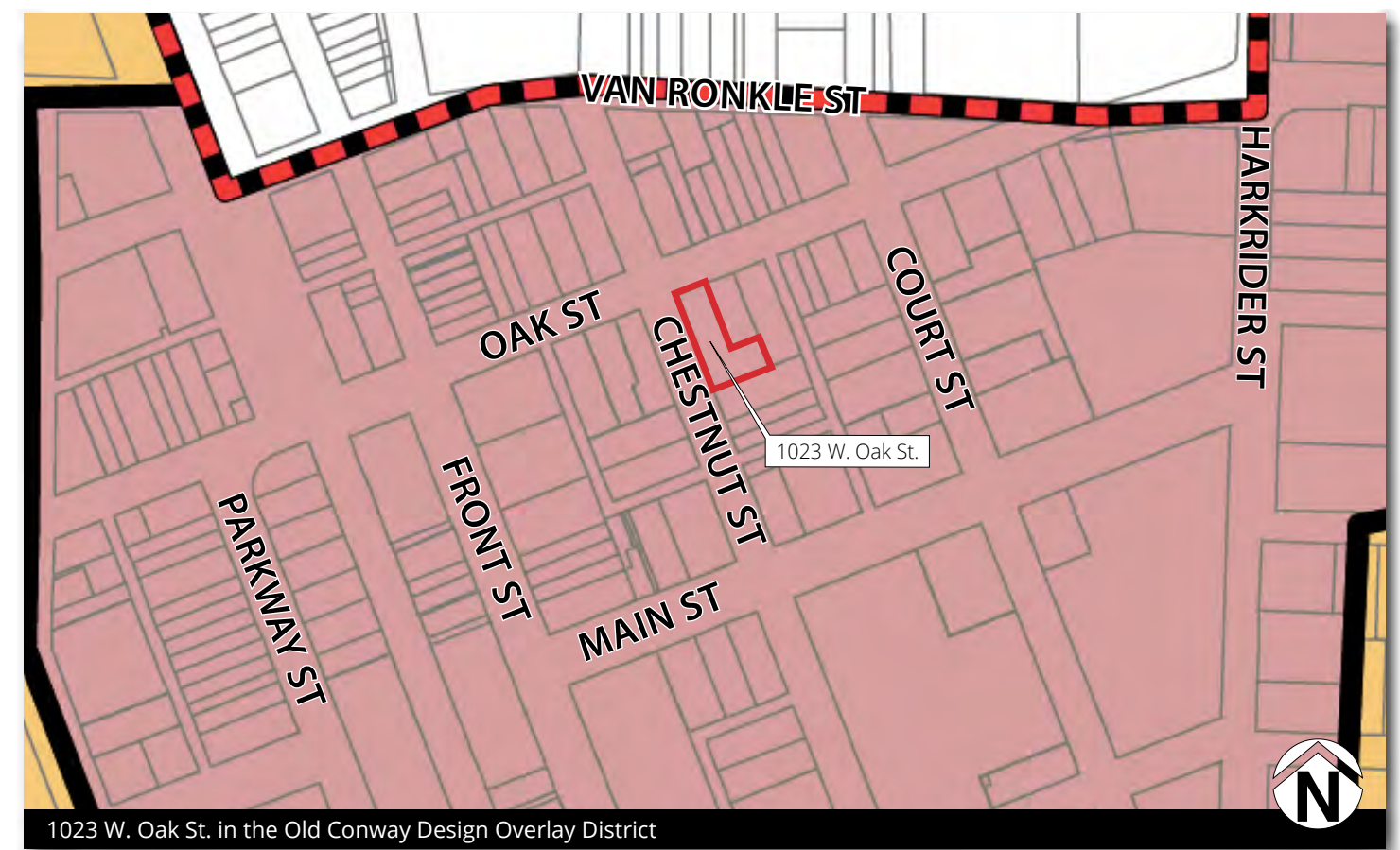
**Building Materials.** A minimum of 85% of first floor glass should be transparent and not frosted or tinted. All glass is encouraged to be transparent.

*The applicant is not proposing frosted or tinted glass on any windows. Some of the existing upper story windows along the Chestnut Street façade are currently tinted.*



|      |   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
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|      | <b>DESCRIPTION</b><br>Commission Review<br>HDC2019JUL02<br>0.206407 ac. | <table border="0"> <tr> <td><b>Residential</b></td> <td><b>Industrial</b></td> </tr> <tr> <td>R-1</td> <td>IF-1</td> </tr> <tr> <td>R-2</td> <td>IF-2</td> </tr> <tr> <td>R-3</td> <td>IF-3</td> </tr> <tr> <td>R-4</td> <td>IF-4</td> </tr> <tr> <td>R-5</td> <td>IF-5</td> </tr> <tr> <td>R-6</td> <td>IF-6</td> </tr> <tr> <td>R-7</td> <td>IF-7</td> </tr> <tr> <td>R-8</td> <td>IF-8</td> </tr> <tr> <td>R-9</td> <td>IF-9</td> </tr> <tr> <td>R-10</td> <td>IF-10</td> </tr> <tr> <td>R-11</td> <td>IF-11</td> </tr> <tr> <td>R-12</td> <td>IF-12</td> </tr> <tr> <td>R-13</td> <td>IF-13</td> </tr> <tr> <td>R-14</td> <td>IF-14</td> </tr> <tr> <td>R-15</td> <td>IF-15</td> </tr> <tr> <td>R-16</td> <td>IF-16</td> </tr> <tr> <td>R-17</td> <td>IF-17</td> </tr> <tr> <td>R-18</td> <td>IF-18</td> </tr> <tr> <td>R-19</td> <td>IF-19</td> </tr> <tr> <td>R-20</td> <td>IF-20</td> </tr> <tr> <td>R-21</td> <td>IF-21</td> </tr> <tr> <td>R-22</td> <td>IF-22</td> </tr> <tr> <td>R-23</td> <td>IF-23</td> </tr> <tr> <td>R-24</td> <td>IF-24</td> </tr> <tr> <td>R-25</td> <td>IF-25</td> </tr> <tr> <td>R-26</td> <td>IF-26</td> </tr> <tr> <td>R-27</td> <td>IF-27</td> </tr> <tr> <td>R-28</td> <td>IF-28</td> </tr> <tr> <td>R-29</td> <td>IF-29</td> </tr> <tr> <td>R-30</td> <td>IF-30</td> </tr> <tr> <td>R-31</td> <td>IF-31</td> </tr> <tr> <td>R-32</td> <td>IF-32</td> </tr> <tr> <td>R-33</td> <td>IF-33</td> </tr> <tr> <td>R-34</td> <td>IF-34</td> </tr> <tr> <td>R-35</td> <td>IF-35</td> </tr> <tr> <td>R-36</td> <td>IF-36</td> </tr> <tr> <td>R-37</td> <td>IF-37</td> </tr> <tr> <td>R-38</td> <td>IF-38</td> </tr> <tr> <td>R-39</td> <td>IF-39</td> </tr> <tr> <td>R-40</td> <td>IF-40</td> </tr> <tr> <td>R-41</td> <td>IF-41</td> </tr> <tr> <td>R-42</td> <td>IF-42</td> </tr> <tr> <td>R-43</td> <td>IF-43</td> </tr> <tr> <td>R-44</td> <td>IF-44</td> </tr> <tr> <td>R-45</td> <td>IF-45</td> </tr> <tr> <td>R-46</td> <td>IF-46</td> </tr> <tr> <td>R-47</td> <td>IF-47</td> </tr> <tr> <td>R-48</td> <td>IF-48</td> </tr> <tr> <td>R-49</td> <td>IF-49</td> </tr> <tr> <td>R-50</td> <td>IF-50</td> </tr> </table> | <b>Residential</b> | <b>Industrial</b> | R-1 | IF-1 | R-2 | IF-2 | R-3 | IF-3 | R-4 | IF-4 | R-5 | IF-5 | R-6 | IF-6 | R-7 | IF-7 | R-8 | IF-8 | R-9 | IF-9 | R-10 | IF-10 | R-11 | IF-11 | R-12 | IF-12 | R-13 | IF-13 | R-14 | IF-14 | R-15 | IF-15 | R-16 | IF-16 | R-17 | IF-17 | R-18 | IF-18 | R-19 | IF-19 | R-20 | IF-20 | R-21 | IF-21 | R-22 | IF-22 | R-23 | IF-23 | R-24 | IF-24 | R-25 | IF-25 | R-26 | IF-26 | R-27 | IF-27 | R-28 | IF-28 | R-29 | IF-29 | R-30 | IF-30 | R-31 | IF-31 | R-32 | IF-32 | R-33 | IF-33 | R-34 | IF-34 | R-35 | IF-35 | R-36 | IF-36 | R-37 | IF-37 | R-38 | IF-38 | R-39 | IF-39 | R-40 | IF-40 | R-41 | IF-41 | R-42 | IF-42 | R-43 | IF-43 | R-44 | IF-44 | R-45 | IF-45 | R-46 | IF-46 | R-47 | IF-47 | R-48 | IF-48 | R-49 | IF-49 | R-50 | IF-50 |  |  |
|      | <b>Residential</b>  | <b>Industrial</b>   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-1  | IF-1  |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-2  | IF-2  |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-3  | IF-3  |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-4  | IF-4  |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-5  | IF-5  |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-6  | IF-6  |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-7  | IF-7  |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-8  | IF-8  |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-9  | IF-9  |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-10 | IF-10   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-11 | IF-11   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-12 | IF-12   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-13 | IF-13   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-14 | IF-14   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-15 | IF-15   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-16 | IF-16   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-17 | IF-17   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-18 | IF-18   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-19 | IF-19   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-20 | IF-20   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-21 | IF-21   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-22 | IF-22   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-23 | IF-23   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-24 | IF-24   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-25 | IF-25   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-26 | IF-26   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-27 | IF-27   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-28 | IF-28   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-29 | IF-29   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-30 | IF-30   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-31 | IF-31   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-32 | IF-32   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-33 | IF-33   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-34 | IF-34   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-35 | IF-35   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-36 | IF-36   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-37 | IF-37   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-38 | IF-38   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-39 | IF-39   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-40 | IF-40   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-41 | IF-41   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-42 | IF-42   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-43 | IF-43   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-44 | IF-44   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-45 | IF-45   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-46 | IF-46   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-47 | IF-47   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-48 | IF-48   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-49 | IF-49   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
| R-50 | IF-50   |   |                    |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |
|      |   |   | Feet<br>JUL 2019   |                   |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |     |      |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |      |       |  |  |

**RECOMMENDATIONS**  
Staff recommends approval of the application.



**1.C STOREFRONT WINDOW CHANGE - 1023 W. OAK STREET**



**1.D NEW RESIDENTIAL ACCESSORY BUILDING - 234 DAVIS STREET**

**OLD CONWAY DESIGN OVERLAY DISTRICT  
NEW RESIDENTIAL ACCESSORY BUILDING  
234 DAVIS STREET**

**APPLICANT/OWNER**  
Rev. Patrick Henry  
234 Davis Street  
Conway, AR 72034

**LOCATION**  
Address. 234 Davis St.

Lot Area. 0.26 acres ±.

**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.

**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Suburban District on the east side of Davis Street between Bruce Street and South Boulevard. Area structures consist of single-family residences in Minimal Traditional, Craftsman Bungalow, and American Foursquare styles.

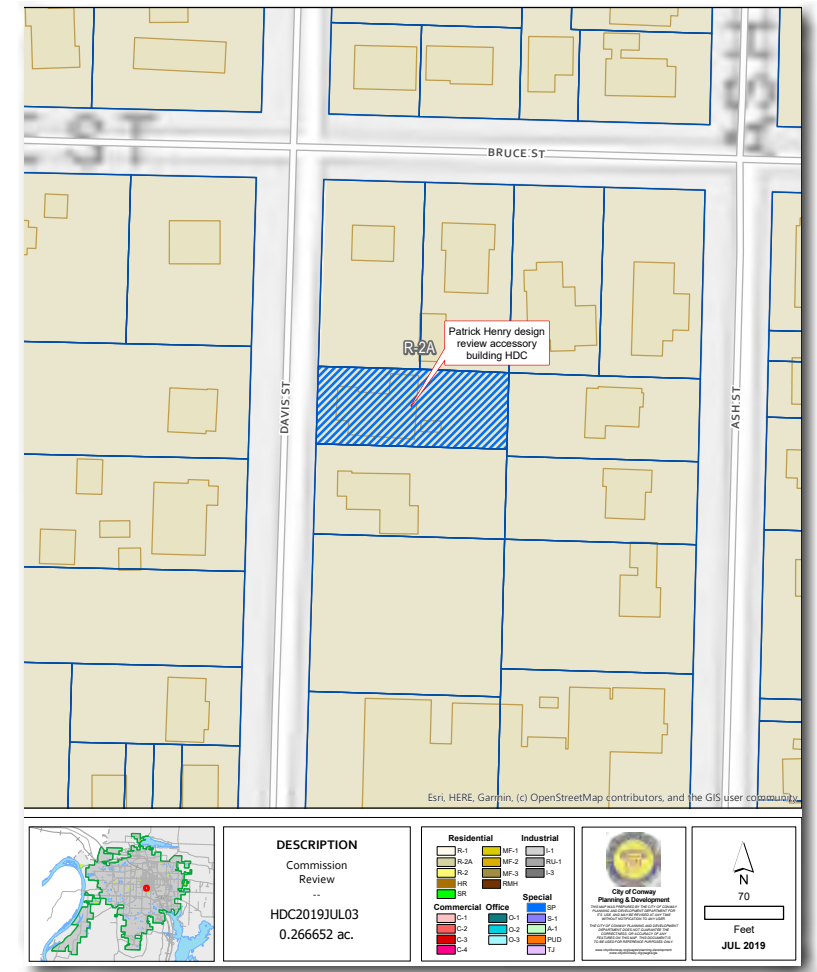
**General Description of Property and Proposed Development.** The applicant is proposing to construct a 12' x 24' accessory structure/workshop. The applicant is proposing vinyl siding with 9 windows of varying size with a 4/12 pitched shingle roof. The site is a single-family home.

**SITE**  
**Garages and Ancillary Structures.** Accessory structures should be placed behind the principal structure.

*The accessory structure will be placed 18' behind the principal structure.*

**MATERIALS & DETAILING**  
**Siding and Brick.** The use of vinyl siding is not permitted. Siding should consist of finished wood siding, Hardie board, brick, or stone.

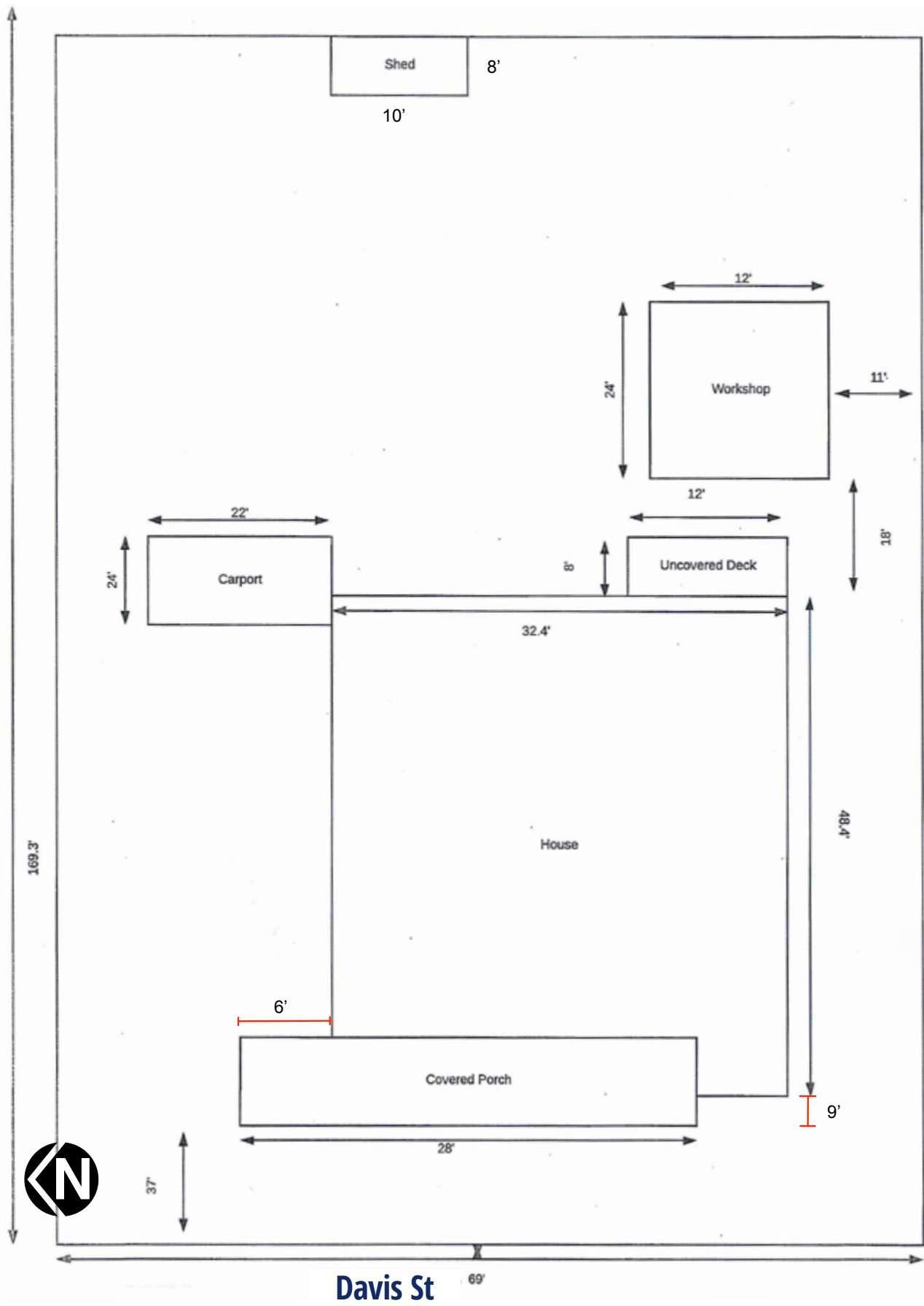
*The applicant proposes vinyl siding. Use of wood, Hardie board, brick, or stone shall be made a condition of approval.*



- RECOMMENDATIONS**  
Staff recommends approval of the application with conditions:
1. The structure shall be clad in finished wood siding, Hardie board, brick, or stone.
  2. The applicant shall provide updated plans for approval by the Planning Director prior to issuance of the Certificate of Appropriateness.



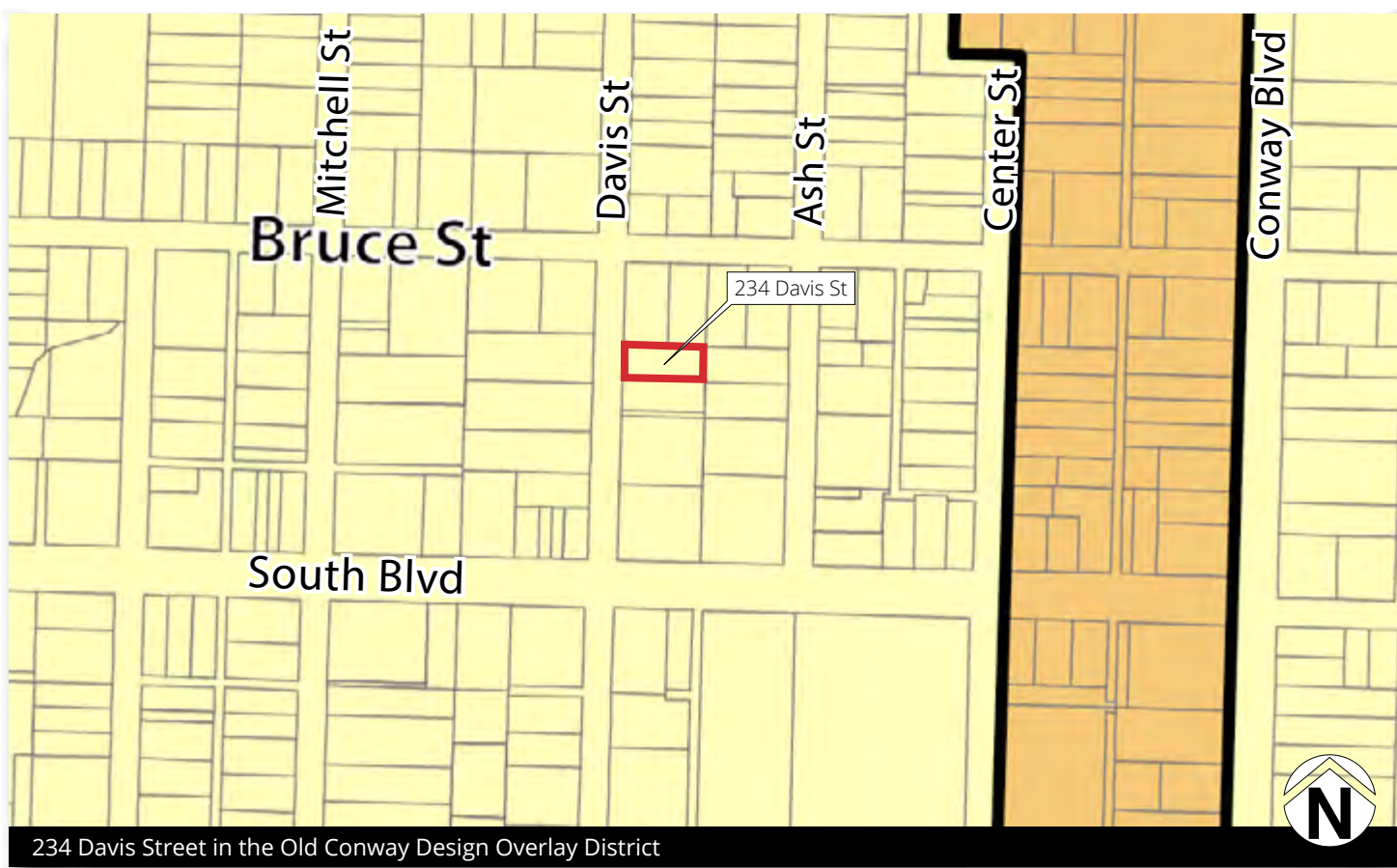
**I.D** NEW RESIDENTIAL ACCESSORY BUILDING - 234 DAVIS STREET



I.D NEW RESIDENTIAL ACCESSORY BUILDING - 234 DAVIS STREET



Aerial view of 234 Davis Street



234 Davis Street in the Old Conway Design Overlay District