



CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

August 24, 2020 · 5:30pm · Conway Municipal Building · 1111 Main Street



August 24, 2020 · 5:30 pm
Conway Municipal Building

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. July 27, 2020

I. Public Hearings

Old Conway Design Overlay District

- A. 1405 College Avenue - Accessory Building Modifications
- B. 2009 Caldwell Street - Exterior Modifications and Addition
- C. 1824 Bruce Street - Exterior Modifications
- D. 517 Fifth Street - New Single-Family Residence
- E. 418 Oliver Street - Rear Addition
- F. 511 First Street - Exterior Modifications

II. Discussion

- A. Items as decided by the Commission

Adjourn

Accessory Building Modifications

1405 College Avenue - Old Conway Design Overlay District

APPLICANT/DESIGNER

Hendricks Remodeling
1210 Hogan Ln, Ste 400
Conway, AR 72034

OWNER

JD Gingerich
1405 College Ave
Conway, AR 72034



SITE

Address: 1405 College Ave.

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

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

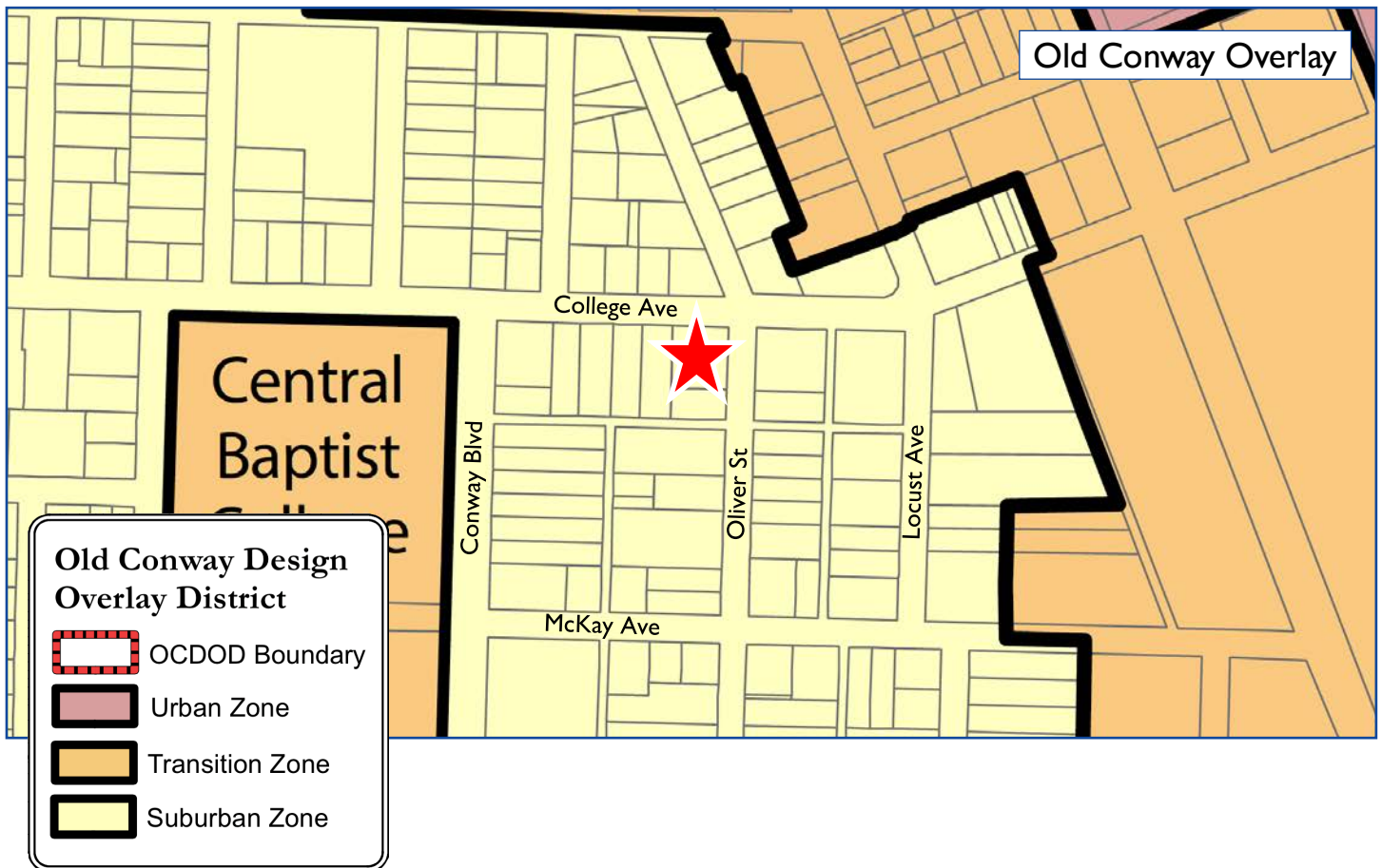
Lot Area. 0.46 acres ±.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District at the southwest corner of College Ave and Oliver St. Area structures consist of single-family homes in minimal traditional, craftsman/bungalow, and English revival styles.

General Description of Property and Proposed Development. The site is occupied by a single-family home in a Folk Victorian style. The house has a footprint of 2,450 sf with an existing accessory building which has a footprint of 890 sf. The applicant is proposing to remodel the existing accessory building by reconstructing the roof and supporting roof structure on the front 19.5' of the approximately 42.5' accessory building. The existing barn style roof would be replaced with a roof pitch to match the back half of the structure.

Accessory Building Modifications

1405 College Avenue - Old Conway Design Overlay District



Setbacks and Spacing. Outbuildings should be at the rear of the principal building with a 3' minimum side setback, 2' minimum rear setback, and an 8' minimum secondary frontage setback.

The setbacks for the structure will not be modified. The structure does not currently meet the required setback for the fire code or the zoning code. However, the proposed work does not constitute destruction of the structure and the remodel shall not alter the underlying support structure or footprint of the building. Therefore, despite being nonconforming, the structure may be remodeled.

Fences/Walls. No fencing is proposed.

Landscaping and Tree preservation. There is no landscaping proposed and no significant trees will be affected by the project.

MASSING

Height. New structures should respect the pattern of existing structures in the surrounding area.

The structure appears to respect the historical norms within the area. The structure will not exceed the height of the adjacent principal building.

MATERIALS & DETAILING

Roof. The roof should respect the roof lines and pitches of roofs in the general vicinity.

The structure will feature a gable roof that is compatible in design and pitch to the roof of the principal structure.

Outbuildings. The structure should use materials consistent with the principal structure. Accessory structures should not exceed 30% of the size of the footprint of the primary structure.

The applicant will clad the structure in Hardieboard siding with detailing compatible to the primary structure.

RECOMMENDATIONS

Staff recommends approval of the application with the following condition:

1. All mechanical equipment shall be placed in a manner to minimize view from the right-of-way or adequately screened.

Accessory Building Modifications

1405 College Avenue - Old Conway Design Overlay District

I.A



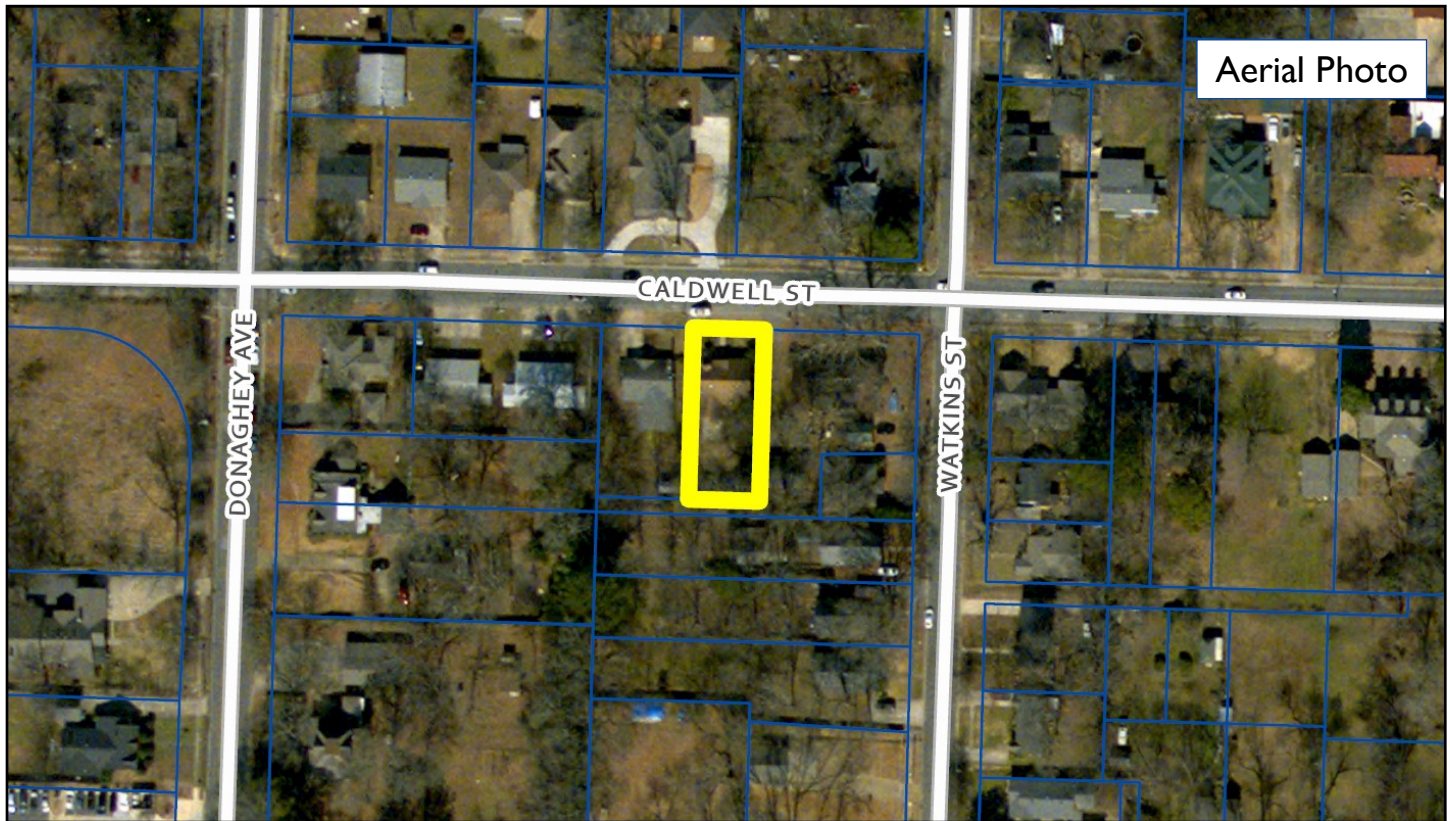
Exterior Modifications & Addition

I.B

2009 Caldwell Street - Old Conway Design Overlay District

APPLICANT/OWNER

Storybook Renovations
831 Faulkner St
Conway, AR 72034



SITE

Address: 2009 Caldwell St.

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

Abutting Zoning. R-1 (Single-Family Residential), Old Conway Design Overlay Suburban District; Robinson Historic District.

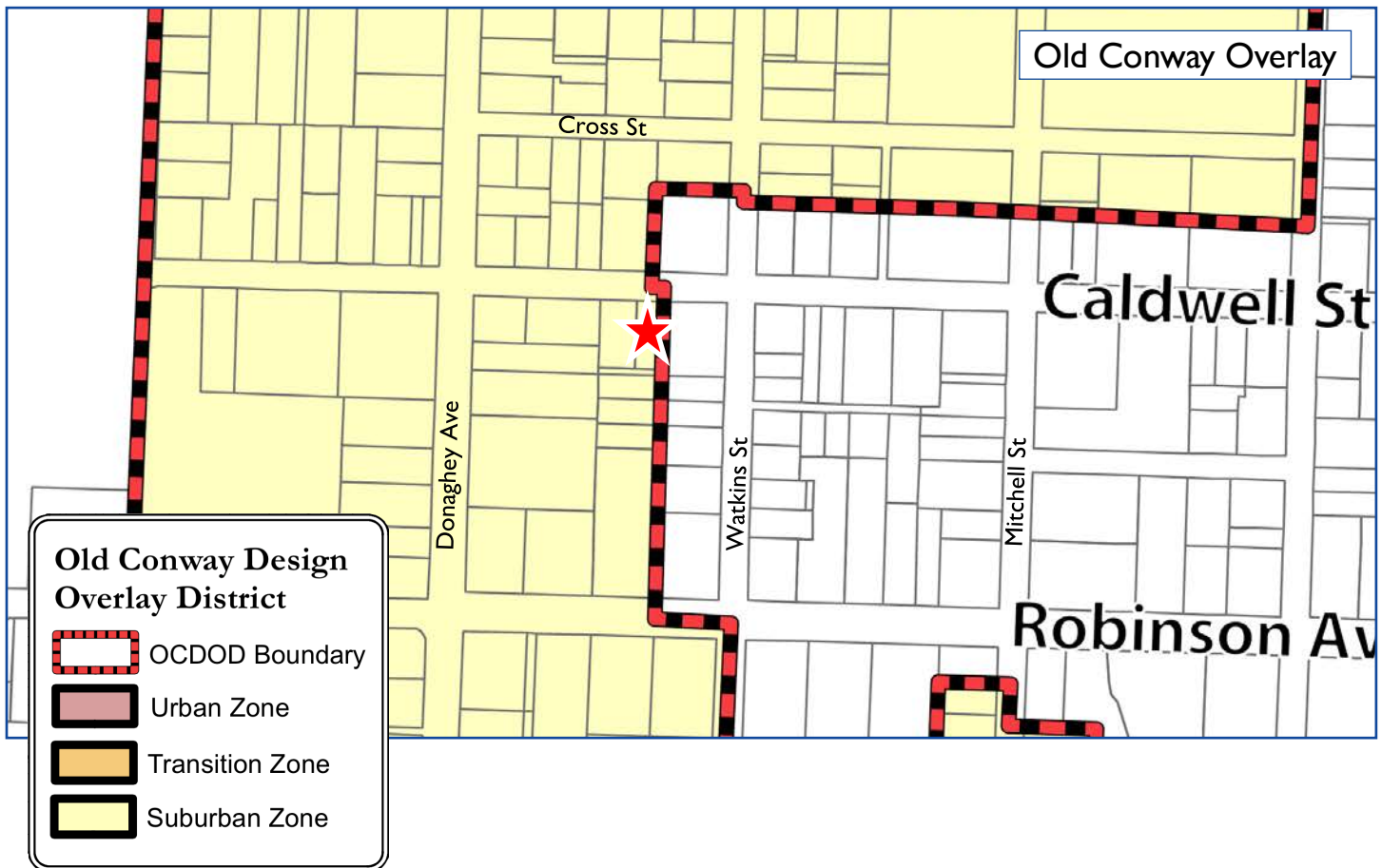
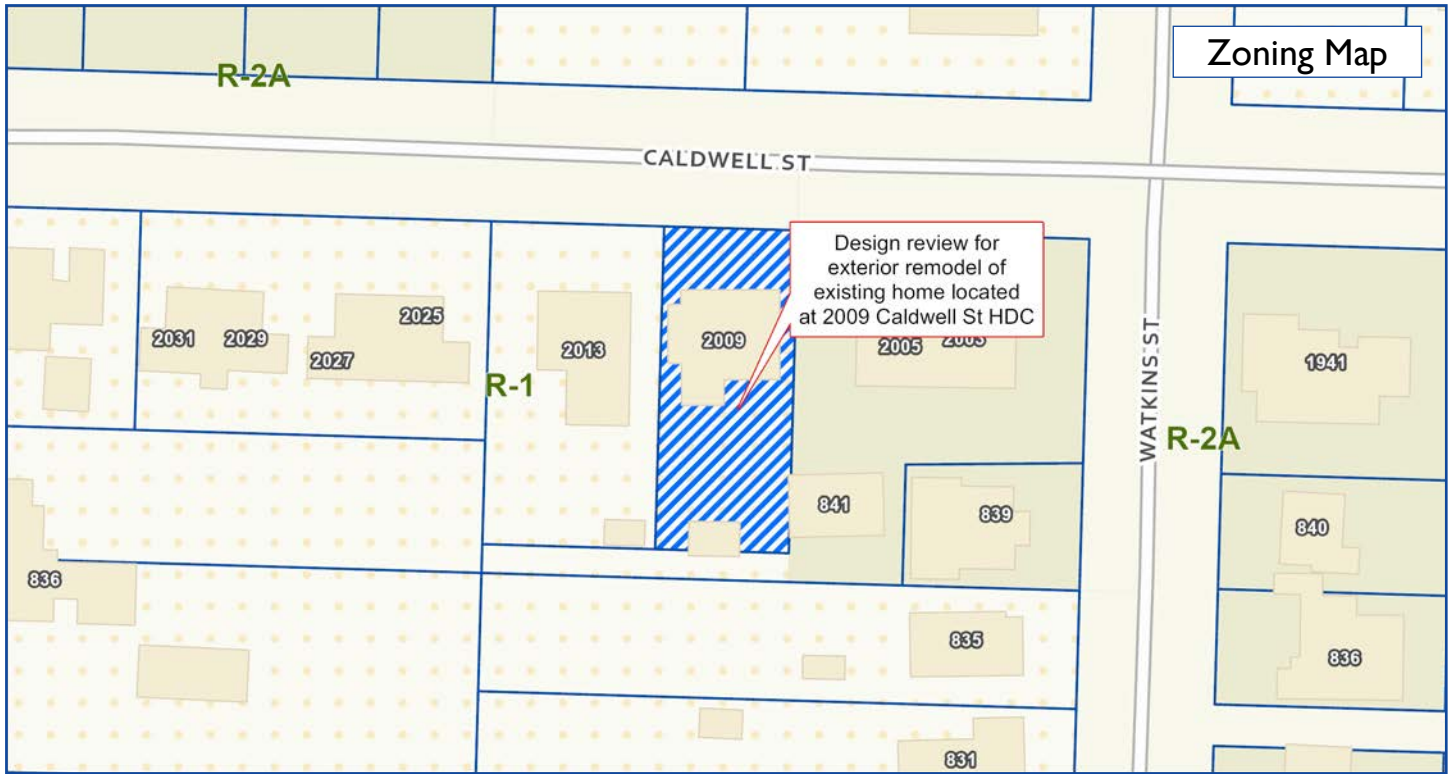
Lot Area. .18 acre ±.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the south side of Caldwell St. Area structures consist of single-family residences and duplexes in arts and crafts style as well as minimal traditional style.

General Description of Property and Proposed Development. The applicant is proposing to modify the exterior façade of the existing house and construct a 176 square foot addition at the rear.

Exterior Modifications & Addition

2009 Caldwell Street - Old Conway Design Overlay District



DESIGN ELEMENTS

Complexity of Form. The level of complexity usually relates directly to the style or type of building. In general, use forms that relate to the majority of surrounding structures.

The majority of the existing structures in the area have simple forms as it pertains to massing and articulation. The existing roofline of the house is asymmetrical and is proposed to remain. The proposed removal of the iron columns would simplify the front façade, making the structure more consistent with the other homes in the area.

Directional Expression. In the Suburban Zone, the older structures are mostly oriented horizontally or have a square shape, such as the typical Craftsman bungalow. New construction should respect the directional expression (or overall relationship of height to width) of surrounding traditional structures.

The existing house and the adjacent homes appear to have a more horizontal or square directional expression. The proposed changes to the exterior façade would not have an effect on the expression of the structure.

Entries, Porches, & Porticos. Porches and porticos are strongly encouraged within the Suburban Zone. Porches must have minimum depth of 6 feet, preferably 8 feet. Roofs on porches should match those on the main or existing structure where possible.

While the existing porch has a width less than 6 feet, the applicant is not proposing to increase the non-conformity. The applicant is proposing to replace the iron columns with wood and construct a wall at the west end of the porch.

Doors and Windows. The size and proportion, or the ratio of width to height of window and door openings of new buildings' primary facades should be similar and compatible with those on facades of surrounding historic homes.

The applicant is proposing to replace an existing aluminum window on the right side of the house as well as the front door. Staff has recommended a condition of approval that the new window be true divided light or 1 over 1 in style.

PUBLIC RIGHT OF WAYS

Sidewalks. Sidewalks are recognized as an important site feature that promotes walkability in the neighborhood. Sidewalks are not to be removed.

No sidewalks currently exist at the projects site. Staff is recommending that the applicant pay sidewalk in lieu fees as there is not an existing sidewalk network on the south side of Caldwell St.

HOME ADDITIONS

Size and Orientation. New work should be differentiated from the old and shall be compatible in massing, size, scale, and architectural features to protect the historic integrity of the property. The addition should be located at the rear or side elevation in a manner that the addition is visually secondary to the primary elevation of the historic structure.

The proposed addition is located at the rear of the existing house and will not be visible from the public right of way. The applicant is proposing to use matching siding as exterior cladding if available or wood/Hardie siding.

RECOMMENDATIONS

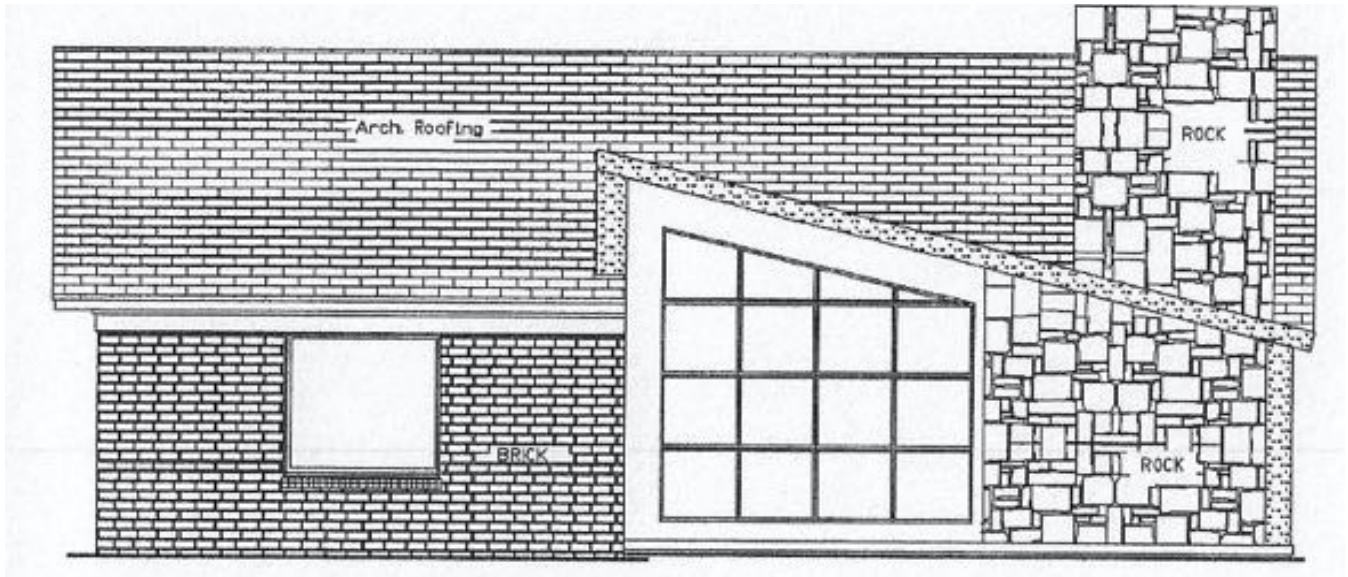
Staff recommends approval of the application with the following conditions:

1. Materials which are consistent with the existing structure shall be used for the addition.
2. The new columns shall be of a wood material and a minimum of 8"x8".
3. Sidewalk in lieu fees shall be paid for the full length of the Caldwell St frontage.
4. The window to be replaced on the right elevation shall be true divided light or be 1 over 1.
5. One canopy tree shall be planted in the front yard to replace the tree being removed.

Exterior Modifications & Addition

I.B

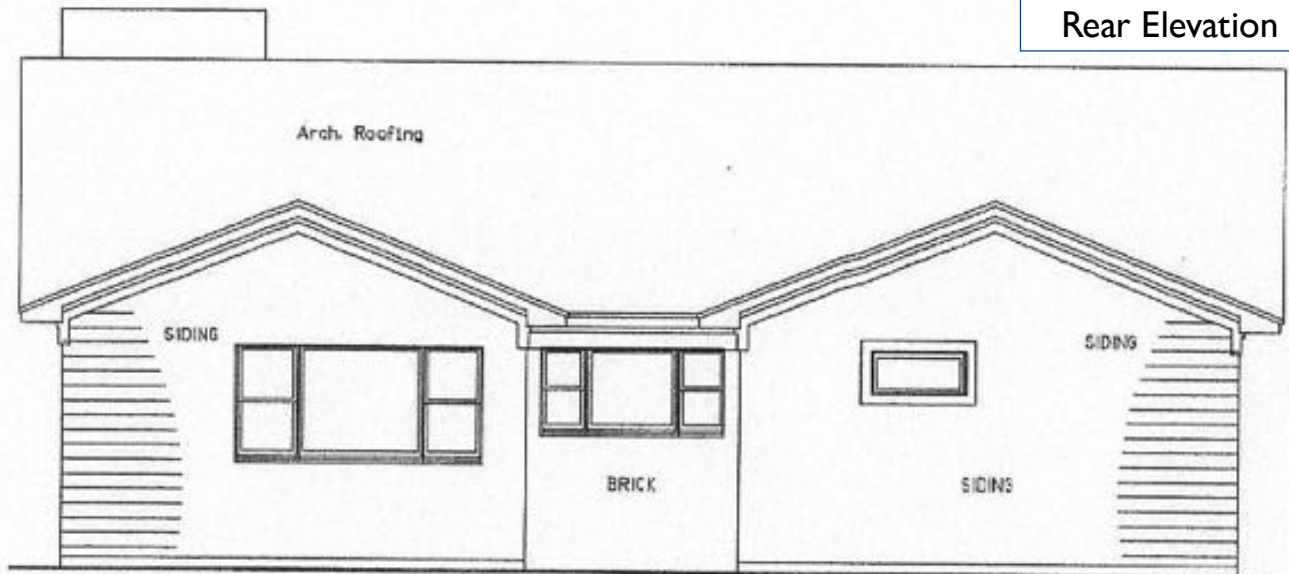
2009 Caldwell Street - Old Conway Design Overlay District



Front Elevation



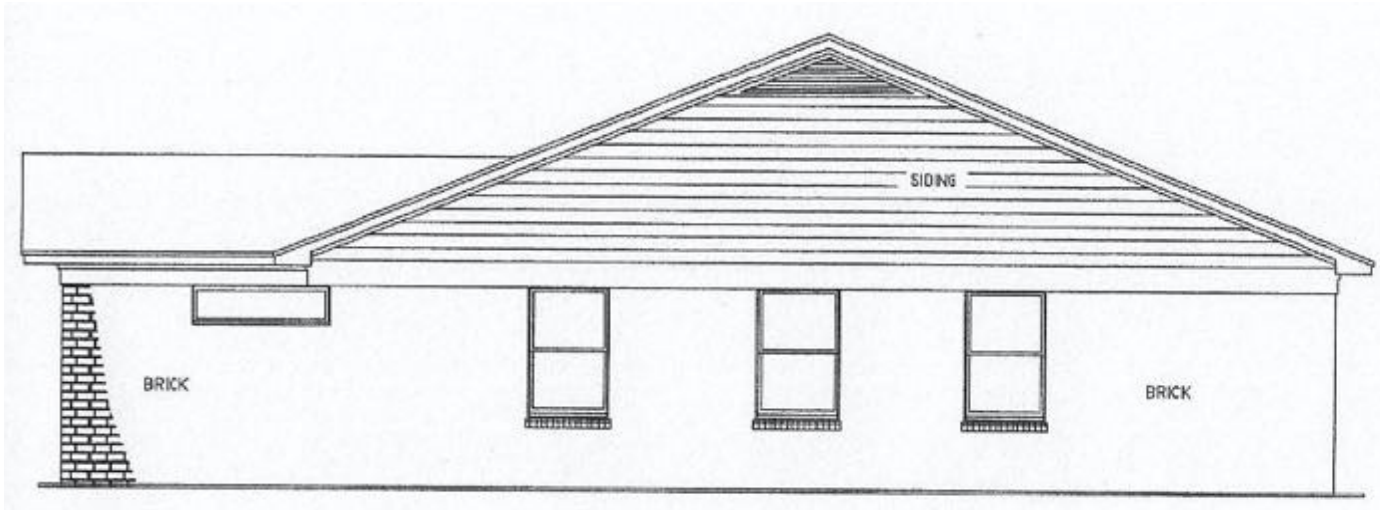
Rear Elevation



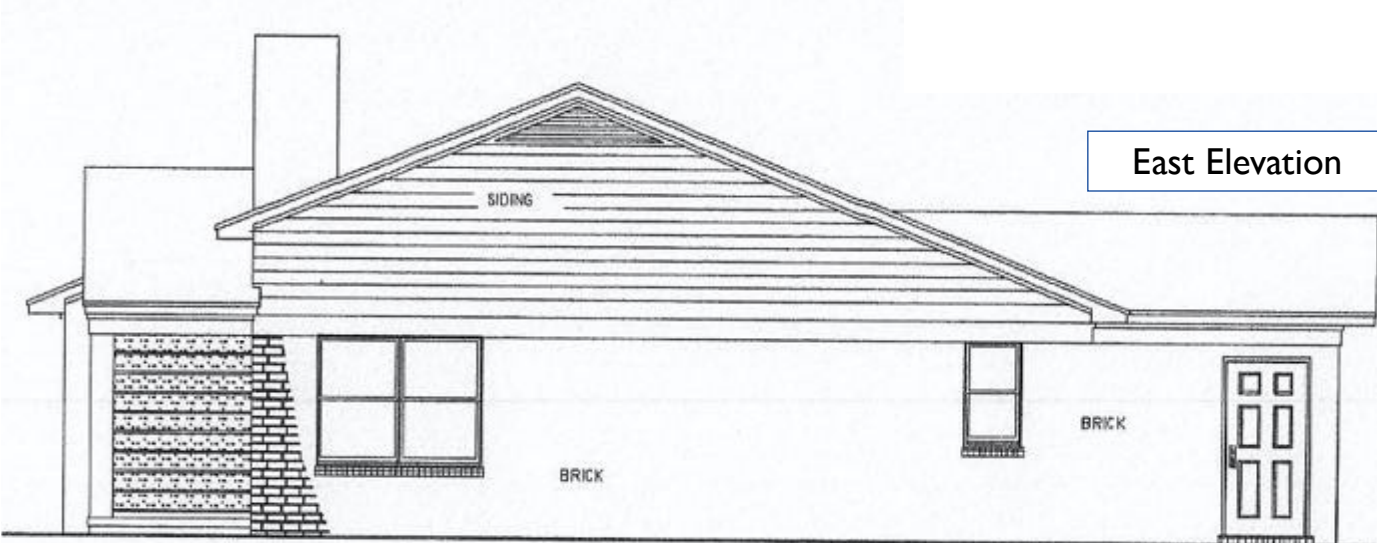
Exterior Modifications & Addition

I.B

2009 Caldwell Street - Old Conway Design Overlay District



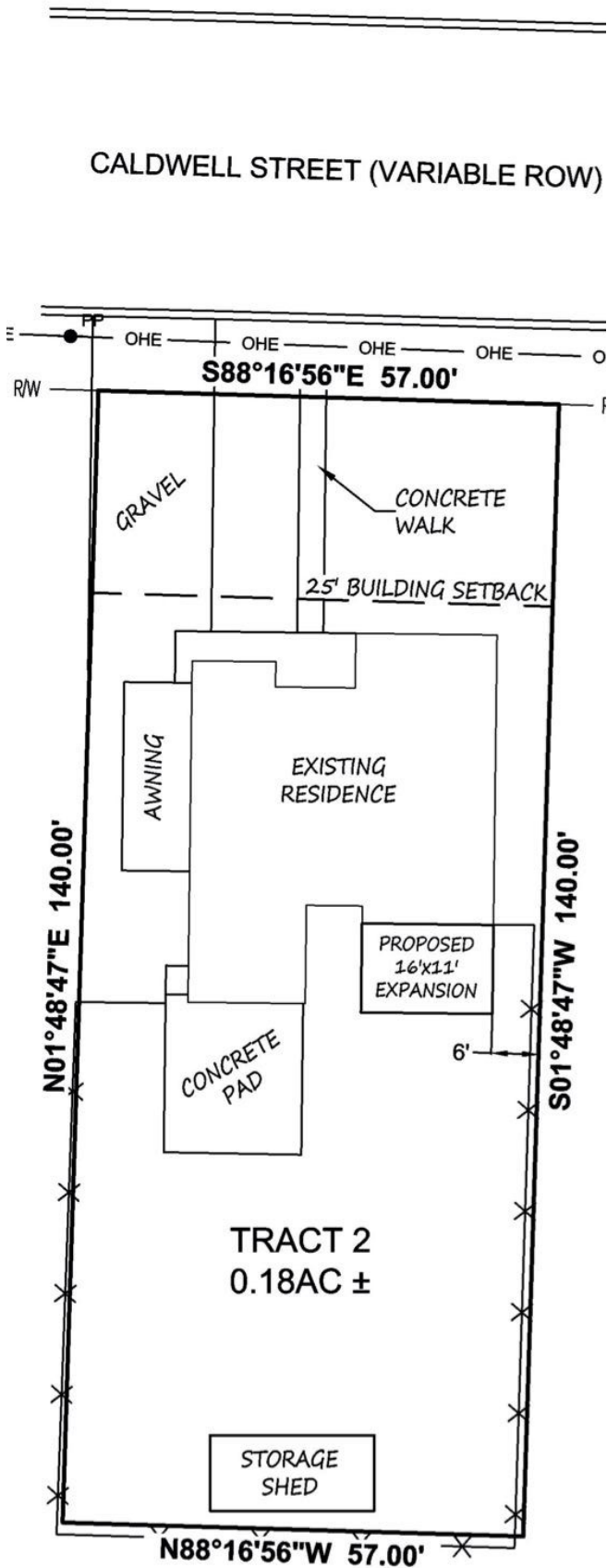
West Elevation



East Elevation

Exterior Modifications & Addition

2009 Caldwell Street - Old Conway Design Overlay District



Exterior Modification

I.C

1824 Bruce Street - Old Conway Design Overlay District

APPLICANT/OWNER

Jeff & Julianne Weeks
PO Box 1026
Conway, AR 72033



SITE

Address: 1824 Bruce St.

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.

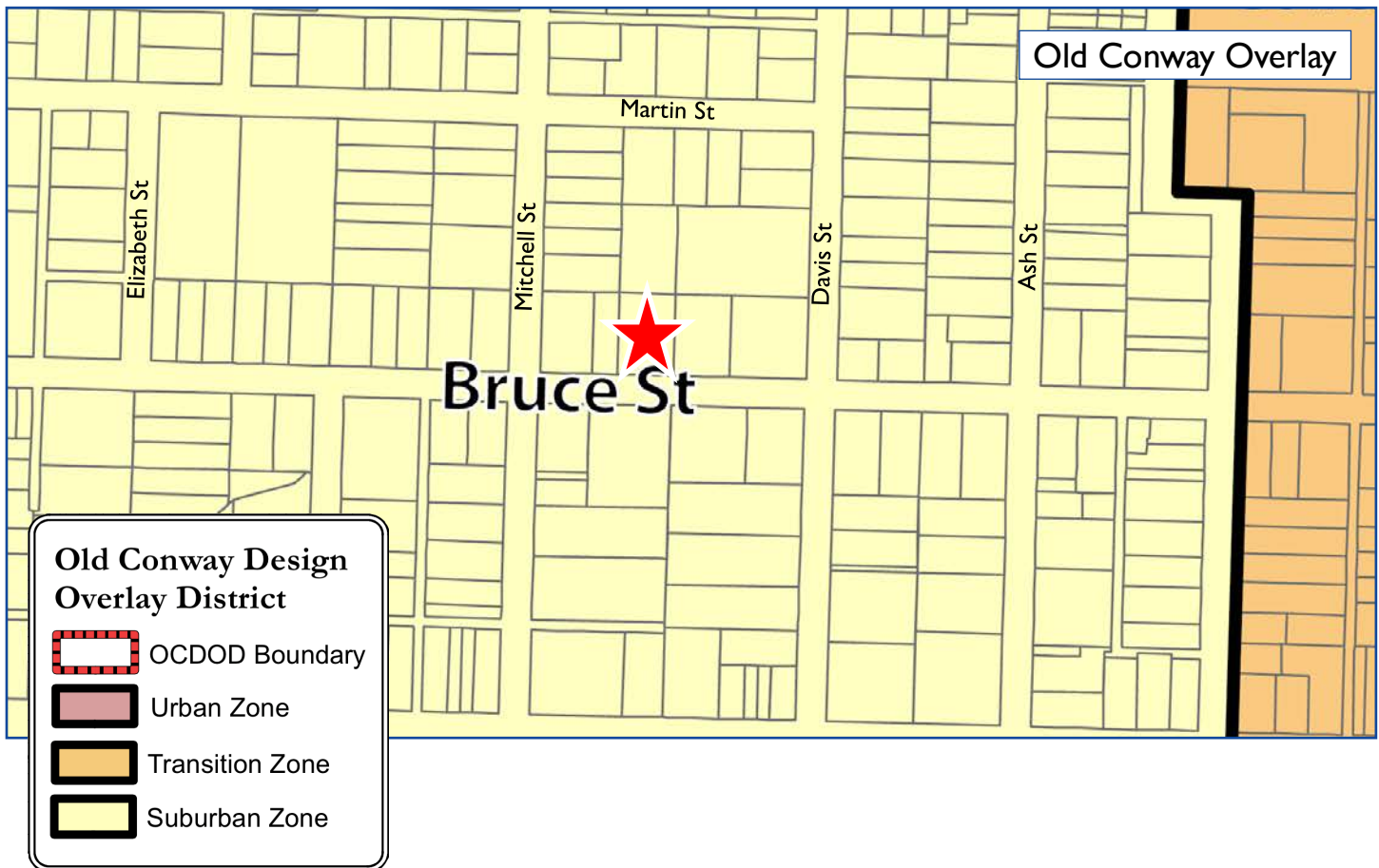
Lot Area. .83 acre ±.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the north side of Bruce St. Area structures consist of single-family residences in colonial, English revival, and arts and crafts styles.

General Description of Property and Proposed Development. The applicant is proposing to replace the exterior siding in places, adjust the location of the front door, and replace windows at the side and rear of the house.

Exterior Modifications

1824 Bruce Street - Old Conway Design Overlay District



DESIGN ELEMENTS

Complexity of Form. The level of complexity usually relates directly to the style or type of building. In general, use forms that relate to the majority of surrounding structures.

The area is comprised of thoughtfully designed houses with detailed articulation. The proposed modifications would not impact the existing form of the house nor detract from the architectural style.

Directional Expression. In the Suburban Zone, the older structures are mostly oriented horizontally or have a square shape, such as the typical Craftsman bungalow. New construction should respect the directional expression (or overall relationship of height to width) of surrounding traditional structures.

The existing house and the adjacent homes appear to have a more horizontal or square directional expression. The proposed changes to the exterior façade would not have an effect on the expression of the structure.

Doors and Windows. The size and proportion, or the ratio of width to height of window and door openings of new buildings' primary facades should be similar and compatible with those on facades of surrounding historic homes.

The applicant is proposing to relocate the front door by approximately 2 feet. The existing door is proposed to be used in the new location. Additionally, the applicant is proposing to replace 9 windows at the side and rear of the house. Currently, the applicant is proposing replacement windows featuring simulated divided lights which are discouraged in the OCDOD guidelines. Staff has recommended a condition of approval that windows use true divided lights and window materials be compatible with those traditionally found in Old Conway.

PUBLIC RIGHT OF WAYS

Sidewalks. Sidewalks are recognized as an important site feature that promotes walkability in the neighborhood. Sidewalks are not to be removed.

No sidewalks currently exist at the projects site. Staff is recommending that the applicant construct the required sidewalk along the Bruce St frontage or pay sidewalk in lieu fees.

MATERIALS & DETAILING

Siding and Brick. The selection of materials for a structure should be compatible with and complement the surrounding structures in the Old Conway Design Overlay District. Brick, stone, and wood are the most appropriate materials for the cladding of structures. Synthetic siding such as a vinyl, aluminum, and synthetic stucco, (EIFS products) are not historic cladding materials and should not be used.

The applicant is proposing to remove existing aluminum siding on areas of the house to reveal existing wood siding. Where wood siding is in disrepair or absent the applicant is proposing replacement wood or Hardie siding.

RECOMMENDATIONS

Staff recommends approval of the changes with the following conditions:

1. Materials for the addition shall be used that are consistent with the materials of the existing structure. Wood or Hardie siding is acceptable.
2. 5-foot sidewalks shall be constructed along the Bruce St frontage or sidewalk in lieu fees shall be paid.
3. The windows to be replaced shall be of a material compatible with those traditionally found in Old Conway and shall feature true divided lights.

Exterior Modifications

I.C

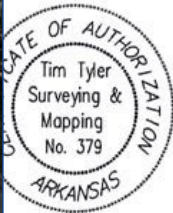
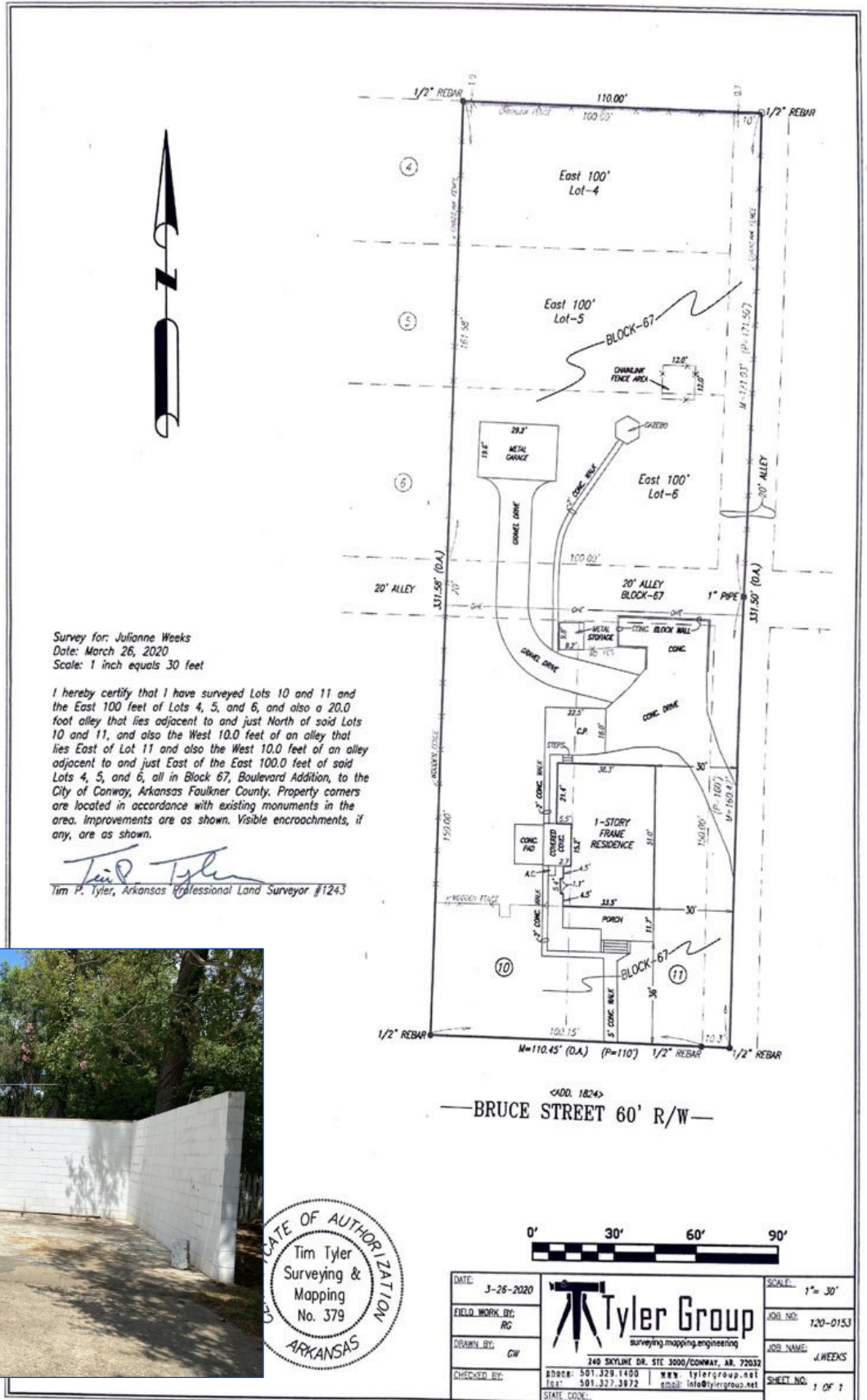
1824 Bruce Street - Old Conway Design Overlay District



Exterior Modifications



1824 Bruce Street - Old Conway Design Overlay District



Exterior Modifications

I.C

1824 Bruce Street - Old Conway Design Overlay District



New Single-Family Residence

I.D

517 Fifth Street - Old Conway Design Overlay District

APPLICANT/OWNER

Brian & Holley Strandlund
3035 Crawford Lp
Conway, AR 72034



SITE

Address: 517 Fifth St.

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.

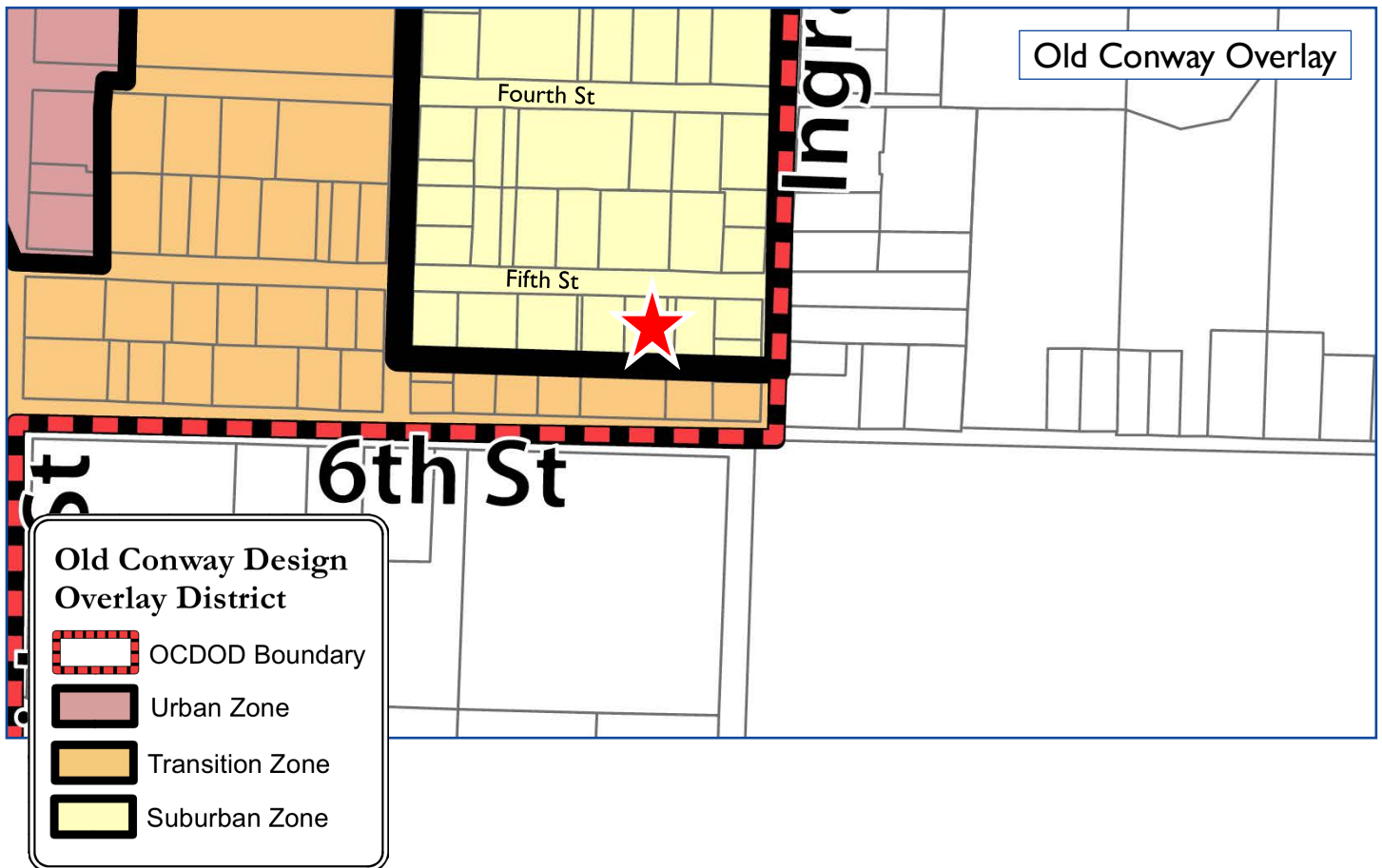
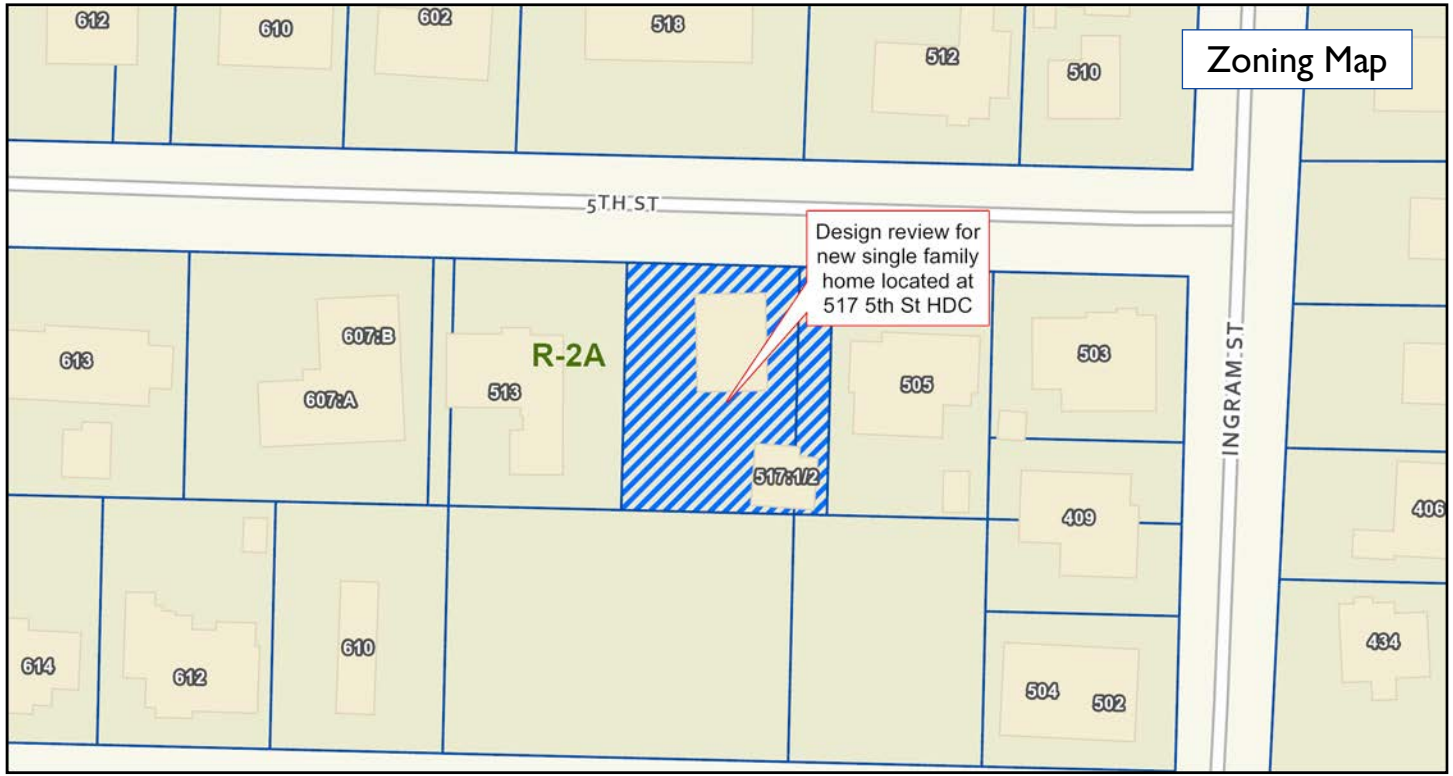
Lot Area. 0.22 acres ±.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the south side of Fifth St between Ingram St and Factory St. Area structures consist of single-family residences in ranch and minimal traditional styles.

General Description of Property and Proposed Development. The applicant is proposing to construct a new 1,915 square foot single-family home in a cotemporary style.

New Single-Family Residence

517 Fifth Street - Old Conway Design Overlay District



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 22', based on the four properties to the east and west. The included drawings indicate a setback of 25'. The other proposed setbacks conform to the zoning requirements.

The proposed setbacks and spacing are appropriate. Spacing of the structure appears to conform to the requirements.

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

Lot coverage for the site is approximately 31%.

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.

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 garage is placed at the front of the structure and does not meet the requirements of the regulations.

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 12' concrete driveway. Correction of the placement of the garage will likely alter the driveway and parking placement.

Sidewalks. Sidewalks are required for new construction projects.

A 5' sidewalk placed at least 5' from the back of curb is required.

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 three canopy trees in the front yard is required.

MASSING

Scale. The scale of the building should maintain the relationship of the structure's scale to the lot size of surrounding buildings.

The scale of the proposed structure (1,915 sf) is compatible to the overall scale of structures in the surrounding area, which appear to range between approximately 975 sf and 2,900 sf.

Height/Width/Directional Expression. The height/width and directional expression of the structure should relate to historic patterns in the neighborhood.

The height of the structure at 23' and the width at 53' will not be out of scale of the pattern of the neighborhood. The structure will be one story. There are predominantly one story structures in the immediate vicinity. The area features primarily horizontally oriented structures.

Footprint. The structure should respect the ratio of building footprint to lot area of homes within the general vicinity.

The building footprint will cover less than 30% of the site, similar to other structures in the area.

Complexity of form. The detailing and wall breaks should relate well to structures in the area.

The structure will contain a level of detailing and form that is compatible with the patterns of the area as there is a mix of complex and simple structures.

Façade, wall area, rhythm. New facades shall be compatible with those of the surrounding area. 25-40% of front façades should contain windows. Window and door openings should relate to the size and proportions contained in the surrounding area.

The front façade will be composed of 21% windows and openings, which, based on the design appears to be appropriate. The side facades are largely bereft of any windows, which is not compatible with the intent of the regulations.

DESIGN ELEMENTS

Style. New design should respect the context of the area while expressing the contemporary nature of the structure.

The surrounding area does not have a cohesive theme of styles, mixing traditional, historic vernacular, and contemporary elements. However, the presentation of the elements on the house is not compatible with the overall area, namely the recessing of the front porch behind the garage.

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

An open front porch with a 7'-9' depth is proposed. No details on the style of windows is provided. It is anticipated vinyl windows are proposed, which would be required to be of 1 over 1 design.

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.

No details are given on the proposed cladding materials.

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.

Roof forms and materials are appropriate. The applicant is proposing 8:12 roof pitching, which is appropriate.

RECOMMENDATIONS

Staff recommends tabling of the application to allow the applicant to remedy the following issues:

1. Change placement of the garage to the rear portion of the structure such that it does not protrude past the midpoint of the house.
2. Ensure any redesign of the house provides at least 25% windows on the front façade and more windows along the side facades.
3. The front façade should be redesigned to make the front porch and front door the focal point of the structure.
4. Require the front walkway to connect to the street.
5. Require 5' sidewalk with a 5' setback from the back of curb.
6. Require fascia and soffits to be finished with wood or wood equivalent (Hardieboard) construction.
7. Require planting of three canopy trees in the front yard.
8. HVAC equipment be placed in a manner to minimize its visibility from the street.
9. Require property to be replatted.

New Single-Family Residence

517 Fifth Street - Old Conway Design Overlay District



New Single-Family Residence

517 Fifth Street - Old Conway Design Overlay District



<p>NOTES</p> <ol style="list-style-type: none"> 1. ACTUAL ROOF AND/OR VARIATIONS IN GRADE SHALL BE DETERMINED ON-SITE PRIOR TO CONSTRUCTION. 2. CHECK ALL DIMENSIONS FOR ACCURACY PRIOR TO CONSTRUCTION. 3. ALL CONSTRUCTION MUST CONFORM TO CURRENT STATE AND LOCAL CODES WHERE APPLICABLE. 	<p>DRAFTING & DESIGN</p> <p>CUSTOM HOME PLANS 10000 W. 10th Street, Suite 100, Overland Park, KS 66211</p> <p>CERTIFICATION</p>	<p>PROJECT NAME</p> <p>TITLE</p> <p>ELEVATIONS</p> <p>DESIGNED BY Lauri B. Kolling</p> <p>DATE 11/12/20</p> <p>SCALE 1/4" = 1'-0"</p> <p>PROJECT CODE PG-1</p>
<p style="text-align: center;">FRONT ELEVATION SCALE: 1/4" = 1'-0"</p>	<p style="text-align: center;">RIGHT SIDE ELEVATION SCALE: 1/4" = 1'-0"</p>	<p style="text-align: center;">REAR ELEVATION SCALE: 1/4" = 1'-0"</p>
<p style="text-align: center;">LEFT SIDE ELEVATION SCALE: 1/4" = 1'-0"</p>	<p style="text-align: center;">FRONT ELEVATION SCALE: 1/4" = 1'-0"</p>	<p style="text-align: center;">REAR ELEVATION SCALE: 1/4" = 1'-0"</p>

Rear Addition

I.E

418 Oliver Street - Old Conway Design Overlay District

APPLICANT/OWNER

Richie Arnold
2605 Robinson Ave
Conway, AR 72034



SITE

Address: 418 Oliver St.

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.

Lot Area. 0.17 acres ±.

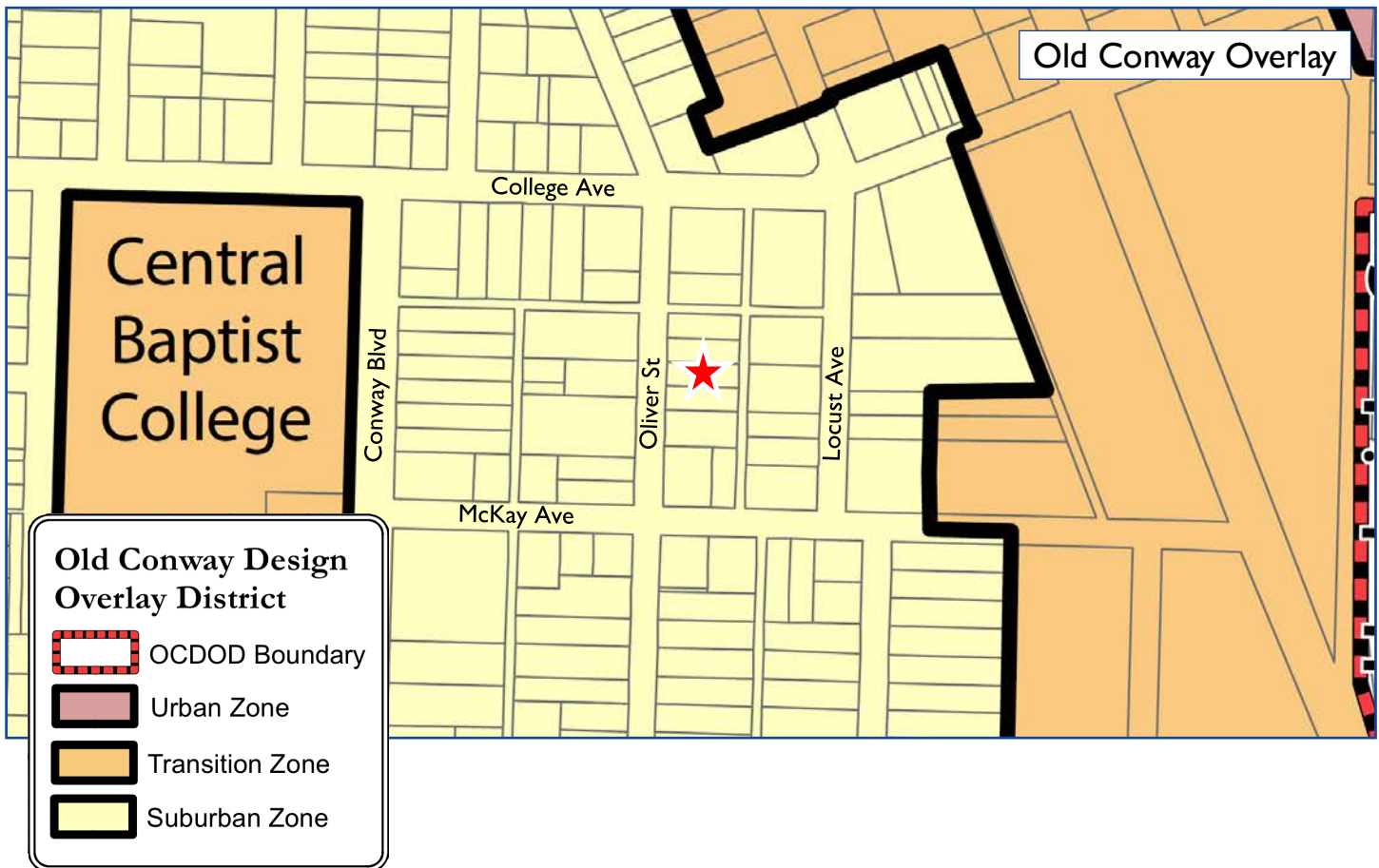
Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the east side of Oliver St between McKay Ave and College Ave. Area structures consist of single-family residences in minimal traditional, ranch, and craftsman styles.

General Description of Property and Proposed Development. The applicant is proposing to construct a new 514 square foot addition at the rear of the structure.

Lot Coverage. Lot coverage for all impervious surfaces shall be less than 60%.
Lot coverage for the site is approximately 25%.

Rear Addition

418 Oliver Street - Old Conway Design Overlay District



Fences/Walls. No fencing is proposed.

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.

MASSING

Scale. The scale of the building should maintain the relationship of the structure's scale to the lot size of surrounding buildings.

The scale of the structure with the proposed addition (1,575 sf) is compatible to the overall scale of structures in the surrounding area, which appear to range between approximately 925 sf and 2,600 sf.

Footprint. The structure should respect the ratio building footprint to lot area of homes within the general vicinity.

The building footprint will cover less than 30% of the site, similar to other structures in the area.

DESIGN ELEMENTS

Style. New design should respect the context of the area while expressing the contemporary nature of the structure.

The surrounding area does not have a cohesive theme of styles, mixing traditional, historic vernacular, and contemporary elements. As such, the proposed addition would be compatible.

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

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 has not specified a material to be used for cladding. The existing home is vinyl siding. Recommend requiring a wood equivalent material such as Hardieboard or LP SmartSide for cladding.

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.

Roof materials are appropriate and will match the existing house. The rear addition will not be visible from the front of the house and is appropriately designed in relationship to the existing house.

Rear Addition

I.E

418 Oliver Street - Old Conway Design Overlay District

Additions. Additions should be placed and designed in a manner to not visually compete with or overpower the existing structure. Additions should be comparable to the massing, size, scale, and architectural features to protect the historical integrity of the property.

The addition will be placed at the rear, inset and at a lower height than the existing structure, It is designed in a manner to make it secondary and compatible.

RECOMMENDATIONS

Staff recommends approval of the rear addition with the following conditions:

1. Planting of one canopy tree in the rear yard, if any tree over 8" is removed.
2. Require true 1 over 1 windows for all windows replaced and all windows on the rear addition.
3. Require fascia and soffits to be finished with wood or wood equivalent construction such as Hardieboard.
4. HVAC equipment be placed in a manner to minimize its visibility from the street.

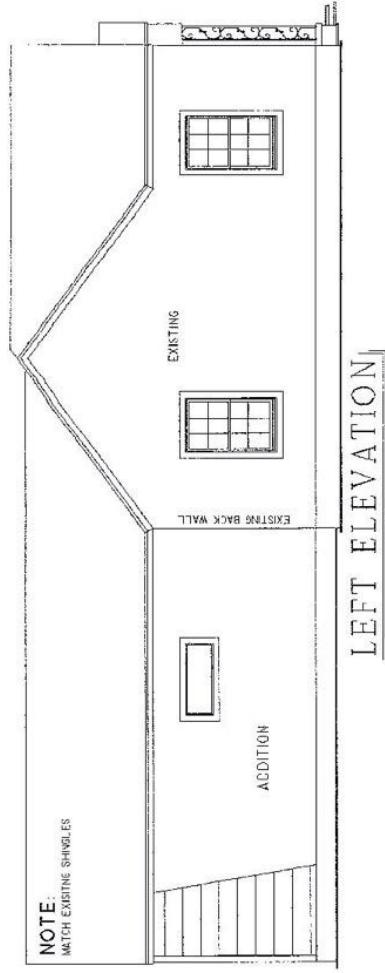


Rear Addition

418 Oliver Street - Old Conway Design Overlay District



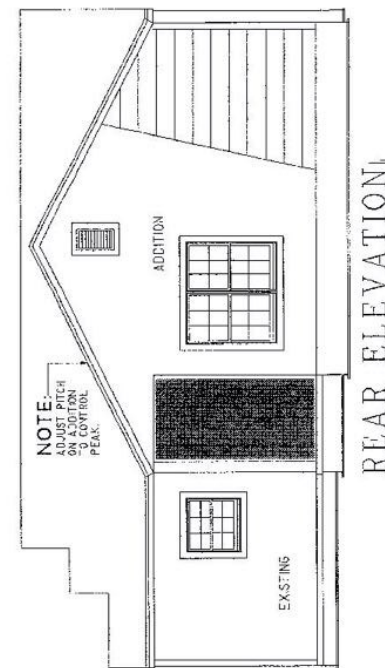
RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION

Exterior Modifications

511 First Street - Old Conway Design Overlay District

APPLICANT/OWNER

Colby Kinggard
11 4th St
Greenbrier, AR 72058



SITE

Address: 511 First St.

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.

Lot Area. .20 acre ±.

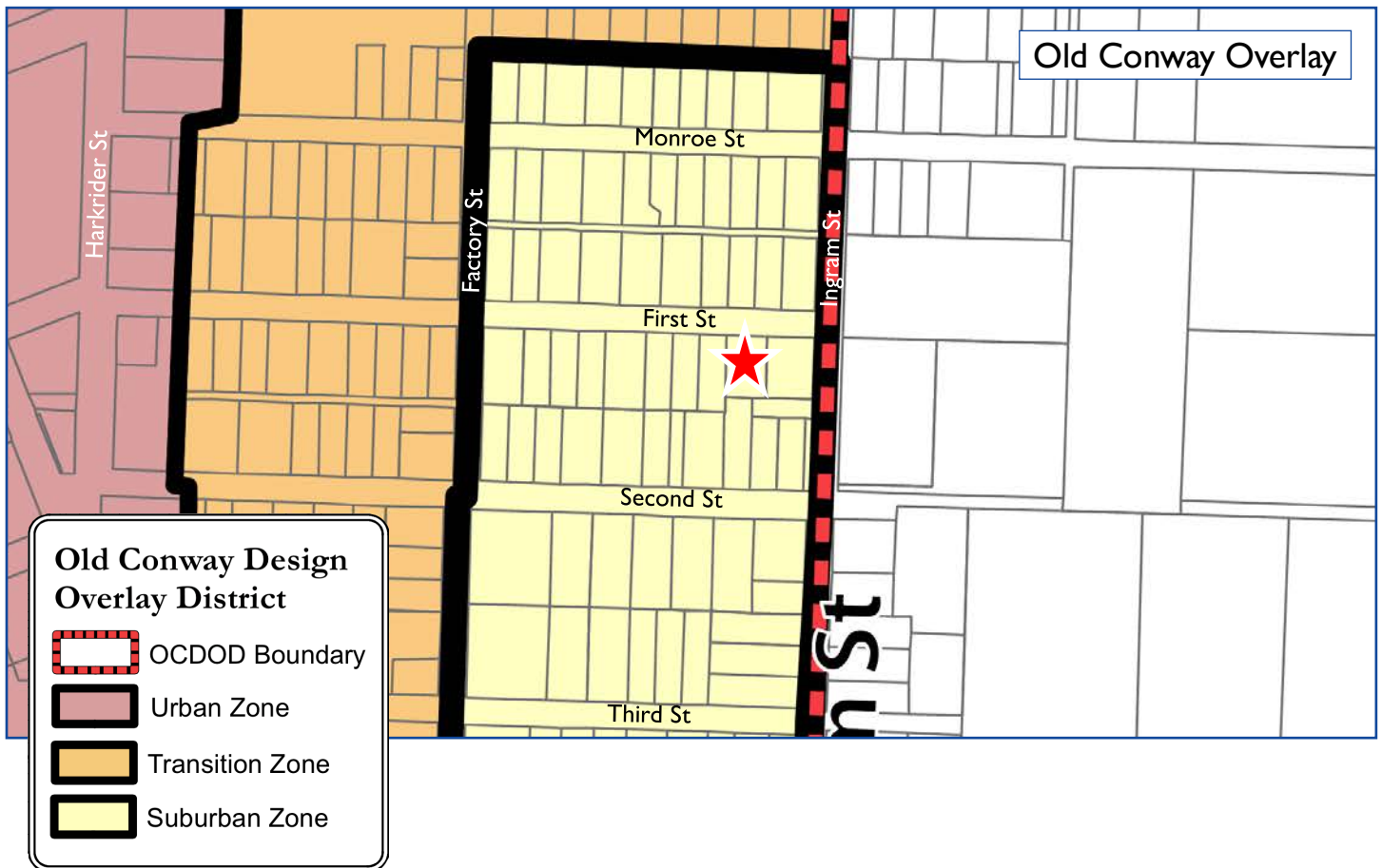
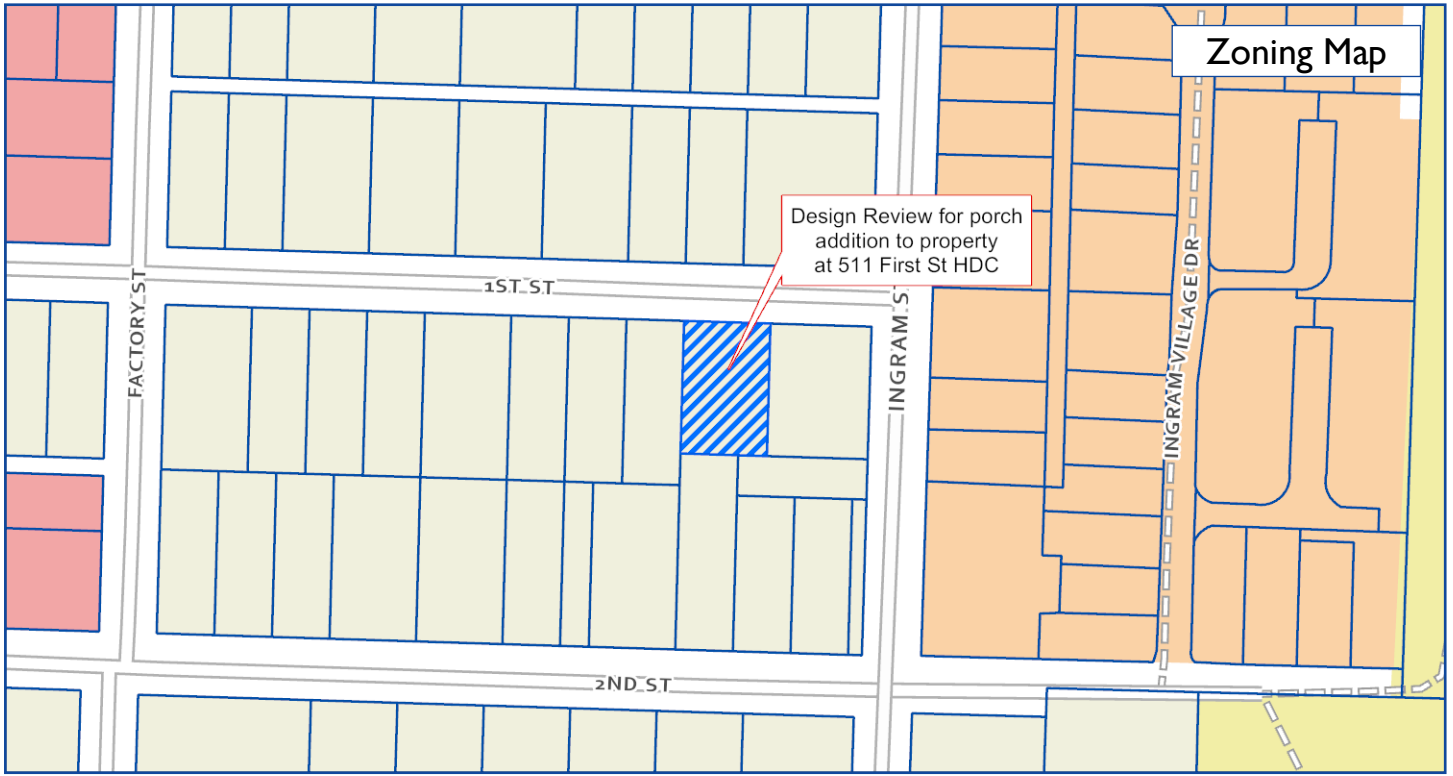
Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the south side of First St. Area structures consist of single-family residences in minimal traditional style.

General Description of Property and Proposed Development. The applicant is proposing to enlarge the front window openings as well as replace the existing porch awnings with a new roof. Additionally, the applicant is proposing to replace the metal columns with wood.

Two options were provided with regard to the new roof for the porch. Option 1 would involve constructing a new roof over the existing porch, maintaining the same pitch as the existing metal awnings. Option 2 would involve removing the center gable from the front façade and continuing the pitch of the roof of the existing house to cover the porch.

Exterior Modifications

511 First Street - Old Conway Design Overlay District



DESIGN ELEMENTS

Complexity of Form. The level of complexity usually relates directly to the style or type of building. In general, use forms that relate to the majority of surrounding structures.

The majority of the existing structures in the area have simple forms regarding massing and articulation. The existing roofline of the house is symmetrical and proposed to remain. It is Staff's opinion, that only option 1 would maintain the existing complexity of form while option 2 would remove features that provide articulation to the front façade. The proposed replacement of the iron vertical supports would correct the current disproportionate feel.

Entries, Porches, & Porticos. Porches and porticos are strongly encouraged within the Suburban Zone. Porches must have minimum depth of 6 feet, preferably 8 feet. Roofs on porches should match those on the main or existing structure where possible.

The applicant is proposing two options with regard to the porch modifications. It is Staff's opinion that only option 1 would keep the existing character of the house while also remaining compatible to the prevailing design of the area. The existing metal awnings are not compatible with the building materials used elsewhere on the house. As such, the proposed change will bring the structure into conformance with OCDOD guidelines.

Doors and Windows. The size and proportion, or the ratio of width to height of window and door openings should be similar and compatible with those on facades of surrounding historic homes.

The applicant is proposing to restore the existing 62"x20" window openings to the original 73"x70" dimension. Staff has recommended a condition of approval that the window material be compatible with those traditionally found in Old Conway which are typically some form of double-hung sash.

PUBLIC RIGHT OF WAYS

Sidewalks. Sidewalks are recognized as an important site feature that promotes walkability in the neighborhood. Sidewalks are not to be removed.

Sidewalks currently exist at the project site and are proposed to remain.

RECOMMENDATIONS

Staff recommends approval of the changes with the following conditions:

1. Option 1 shall be implemented with regard to the roof and porch modifications.
2. The new columns shall be of a wood material and a minimum of 8"x8".
3. New windows at the front of the house shall be of a material compatible with those traditionally found in Old Conway which are typically a form of double-hung sash.

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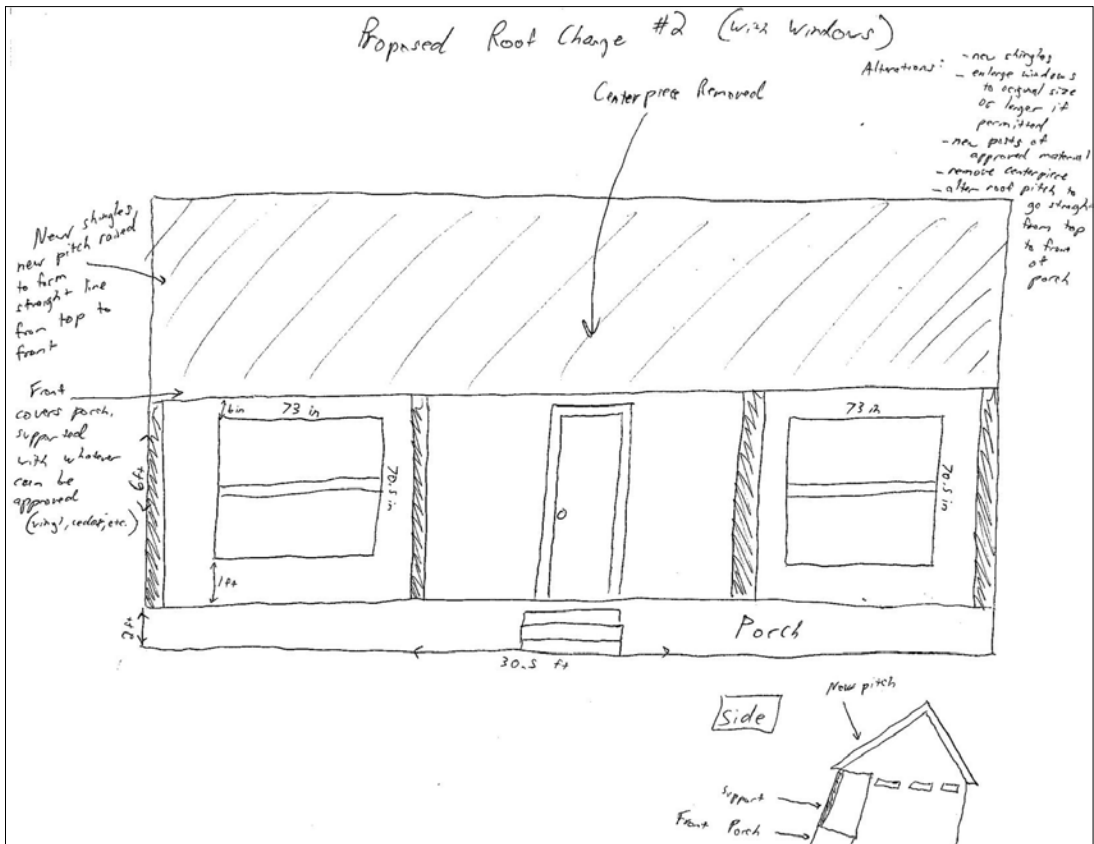
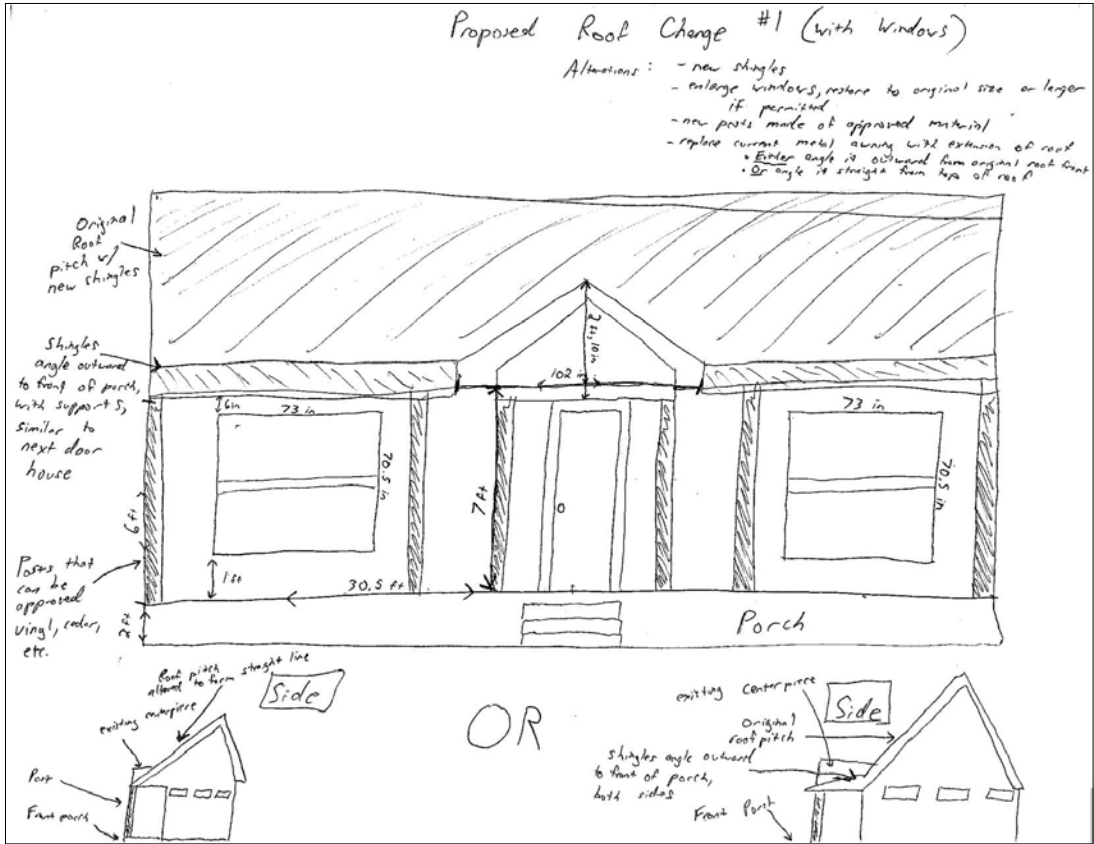


Site Photos



Adjacent Properties





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