



# CONWAY

HISTORIC DISTRICT COMMISSION  
MAY

**MONDAY, MAY 23, 2016 ~ 6:00 PM**  
**CITY HALL ~ DOWNSTAIRS CONFERENCE ROOM**  
**1201 OAK STREET ~ CONWAY, AR**

# Robinson Historic District & Old Conway Design Overlay District

## **CONWAY HISTORIC DISTRICT COMMISSION MEETING**

MAY 23, 2016 • 6:00PM • CITY HALL • 1201 OAK STREET

### **AGENDA**

#### **Minutes**

March 28, 2016

#### **Public Hearings**

None

#### **Discussion**

Possible expansion of Asa P. Robinson Historic District/Creation of new Historic Districts

Other items as decided by the Commission

### **HISTORIC DISTRICT COMMISSION MEMBERS**

Steve Hurd, Chairman  
Marianne Welch, Vice-Chairwoman  
Scott Zielstra, Secretary  
George Covington, Sr.  
Taylor Martin  
Aaron Nicholson  
Betty Pickett

# Conway Historic District Commission March 28, 2016 Meeting Minutes

## Conway Historic District Commission March 28, 2016

### Meeting Minutes

City Hall - Downstairs Conference Room, 6:00 p.m.

### Roll Call

Steve Hurd, Chairman - present  
Scott Zielstra, Secretary - present  
George Covington, Sr. - present  
Marianne Welch - present  
Betty Pickett - present  
Aaron Nicholson - present  
Taylor Martin - present  
HDC City Staff, Bryan Patrick - present

### Finding of a Quorum

7 Commission members - Quorum present.

Also in attendance:

Sherlyn & David Henderson - 318 Davis Street  
Sharon Roberson - Davis Street neighbor  
Brandon Ruhl - Architect, Daly's Steak House  
Charles Crossman - Owner of Crossman Printing  
Terry Bates - Owner of Bates Furniture  
Kim Williams - Conway Downtown Partnership  
Robert Yockey - Owner of 1116 Oak Street (Behind Daly's)

### Meeting Minutes

February 22, 2016 minutes. George Covington motioned for approval, seconded by Taylor Martin. Minutes approved unanimously.

## PUBLIC HEARINGS - CERTIFICATE OF APPROPRIATENESS

### Henderson New Residence - 318 Davis Street

Presentation: Mrs. Henderson explained that the existing house has been vacant for a number of years. The outside of the house looks better than the inside of the house and it has been determined to be uninhabitable. The applicant has received quotes for demolition and removal. There is no demo contract in place yet. The new residence will be 1200-1250 square feet in size and in character with the existing neighborhood. The estimated cost is around \$120 per s.f. for the demolition, removal, and rebuild. Carport will stay in the back of the residence and will not be on the side of the house. There will be a porch on the back and there will be a small cost savings to have the carport built onto the porch in the back of the residence. Carport will be able to accommodate 1 car. They hope to save the trees on the property. Tree removal should not be necessary with the carport at the back of the house. The new house will be 300 sq. feet bigger than the existing house. The driveway will be on the north side of the house. There will not be a building on the property line. The carport is currently on the north side of the house. With the carport at the rear, the residence will have a cleaner appearance from the curb.

Neighborhood questions: Ms. Roberson asked about the carport location. The Robersons would prefer that the

carport be placed in the rear of the house and not on the side like the existing carport.

Committee discussion: Committee recommends the preservation of the trees on the property. Vinyl siding is not preferred, but allowed per overlay district regulations. There are small windows on the side because of the fireplace and shelves underneath the windows.

Motion made by George Covington to accept the plan as submitted with the staff recommended conditions:

Committee Conditions:

1. The residence shall be constructed as shown in submitted plans.
2. The residences front setback shall be approximately 30 feet from the property line.
3. Front porch columns shall be trimmed out to approximately 8 inches by 8 inches minimum.
4. Floor to ceiling height shall be 9 foot minimum.
5. Vinyl siding shall be allowed
6. An 8 to 10 foot concrete driveway shall be constructed as shown. A "ribbon" drive may also be used.
7. HVAC and utility equipment shall be appropriately located at the rear or side of the structure and/or appropriately screened.
8. A 4 foot sidewalk shall be constructed along Davis Street or an in-lieu fee of \$480 shall be paid into the sidewalk fund.

Seconded by Ms. Betty Pickett. Motioned approved unanimously.

### Daly's Steakhouse and Lofts - 910 & 912 Front Street

Presentation: Mr. Ruhl explained there were plan changes to the building's facade and programming since the HDC December 2015 approval. There were changes to interior and exterior stairs in order to accommodate an upstairs dining room and apartment access. Balconies were also added to the exterior for the dining and apartment areas. Due to the use of the balconies, the brick detailing was simplified while retaining historical references and detailing. Building designers are reviewing the best method to deal with roof top storm water run off.

Neighborhood Discussion:

Mr. Crossman wanted to emphasize the need for adequate storm water drainage. Existing water management is inefficient and needs to be upgraded to prevent water in adjoining buildings.

Mr. Bates asked about the exterior stair location. The exterior stairway will remain in the same location as the existing stair. This is necessary to allow garbage truck and other vehicle access through the alley way. Truck must veer through the alley to avoid awnings and the stairway.

Ms. Williams asked when will the building demolition take

## Conway Historic District Commission March 28, 2016 Meeting Minutes

place; before or after Toad Suck Days? Likely, after Toad Suck Days. Mr. Crossman also urged that the building demolition take place on the weekend due to employee safety concerns. Mr. Ruhl stated that they will coordinate the demo dates and time with the surrounding businesses.

Committee Discussion: The Commission pointed out Planning Department Development Review will be required. There will be additional review by the City Engineer, Sanitation, Department, and Conway Corporation. Planning Department will ensure the various reviewing departments are aware of the water, sanitation, and power concerns.

Mr. Ruhl asked if recommended condition 1 could be modified to allow EIFS on the south side of the building. This was preferred as the weight of brick in this location would be impractical and the wall cannot be seen from the street.

Ms. Welch asked about plans to upgrade the alleyway. Ms. Williams stated that the various utilities are working to clean up the alley utilities. Conway corporation will be installing period light fixtures in the next few days. Dumpster locations are currently an eye sore. The Downtown Partnership and business owners are working with Sanitation to find a better dumpster solution.

Motion made by George Covington to accept the plan as submitted with the staff recommended conditions and modified condition number 1:

Committee Conditions:

1. Front façade (west), alleyway façade (north), and ~~south~~ **east** wall material shall be brick.
2. Sanitation service area and appropriate screening shall be determined as part of the Planning Department Development Review
3. City Engineer shall determine proper drainage solution as part of Planning Staff Development Review.

Seconded by Marianne Welch. Motioned approved unanimously.

### DISCUSSION

#### **Taylor Martin Certificate of Appropriateness**

Mr. Patrick issued a Robinson Historic District Certificate of Appropriateness to Mr. Martin for "in-kind" maintenance repairs for a residence 1941 Caldwell Street.

#### **2016 AHPP CLG Grant and NACP Forum Mobile, AL**

The Arkansas Historic Preservation Program made an additional \$600 available for Commissioner attendance to the National Alliance of Preservation Commissions Forum 2016 in Mobile, Alabama, July 27-31, 2016. This money is earmarked for a Commissioner that has not attended a Forum in the past.

The 2016 AHPP grant request was made prior to the March 4 deadline. \$7514 was requested to allow 4 commissioners to attend the Mobil Forum and an CAMP training session later in the year. Mr. Patrick will discuss available funds and possible grant award with Ms. Barrier at the AHPP and contact the Commission as soon the 2016 grant award is announced. Forum registration will open in early April.

Meeting adjourned

## DISCUSSION - NEW HISTORIC DISTRICTS?

### POSSIBLE NATIONAL REGISTER OF HISTORIC PLACES - NEW HISTORIC DISTRICTS

The Robinson expansion survey was completed in October 2014. Recent emails, meetings, and a walking tour of the area have resulted in a more defined architecturally significant area and plan for proceeding towards National Register of Historic Places nomination(s). Due to a lack of cohesiveness in contributing vs. non-contributing, structure time line, and National Register criteria, it appears that much of the surveyed area would not be eligible for nomination. The significant area along College Avenue seems most likely for nomination, however historic districts must abut in order to an expansion. Therefore, **two new historic districts could be proposed.**

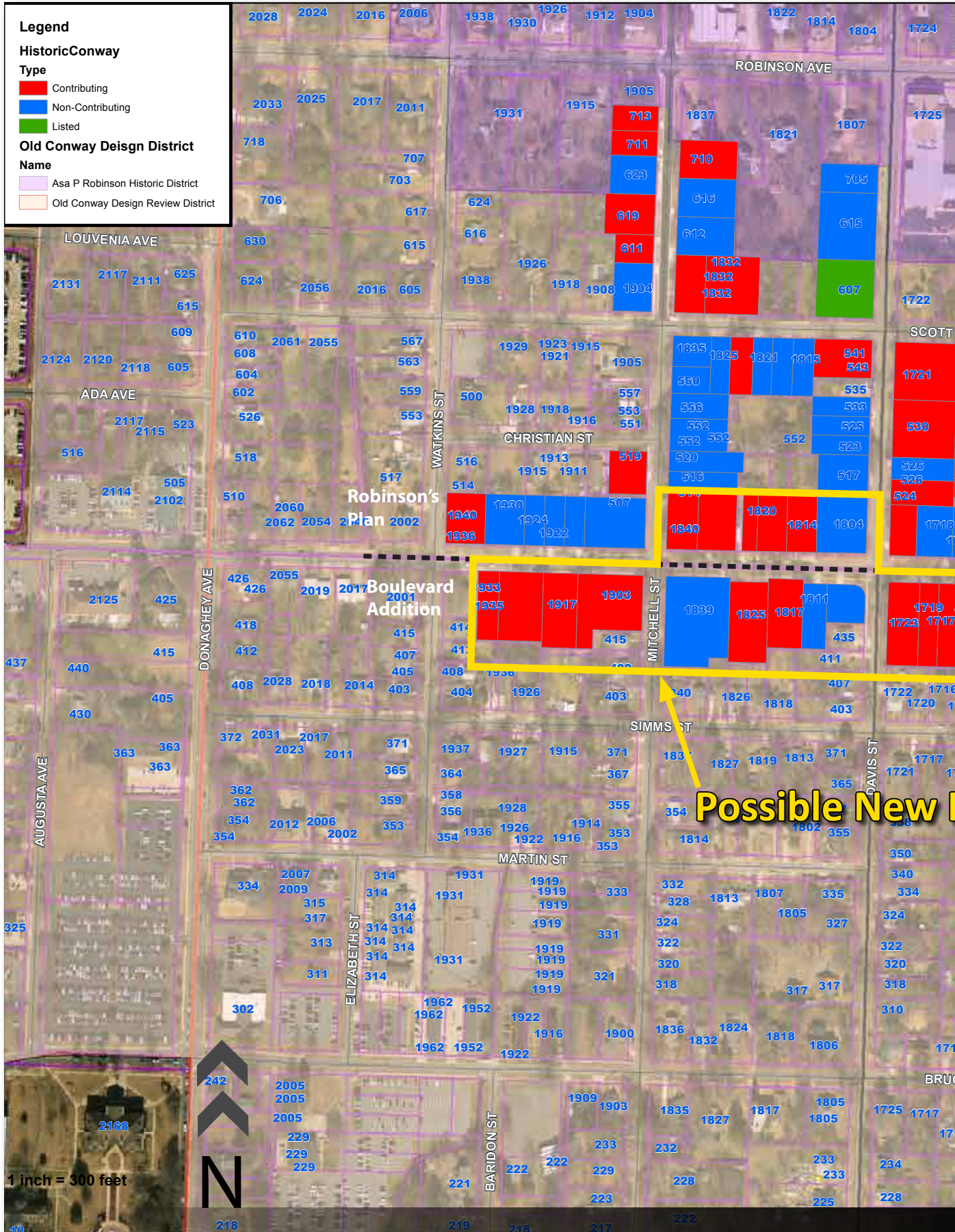
On March 29, 2016, the Arkansas Historic Preservation Program staff toured the Robinson District expansion survey area and concluded that a portion along College Avenue was the most appropriate for National Register nomination. Their first impression recommended a small group of houses generally in a one-block area along College Avenue bounded by Mitchell and Davis Streets. Based on these conclusions, HDC staff arranged a meeting with AHPP staff to discuss.

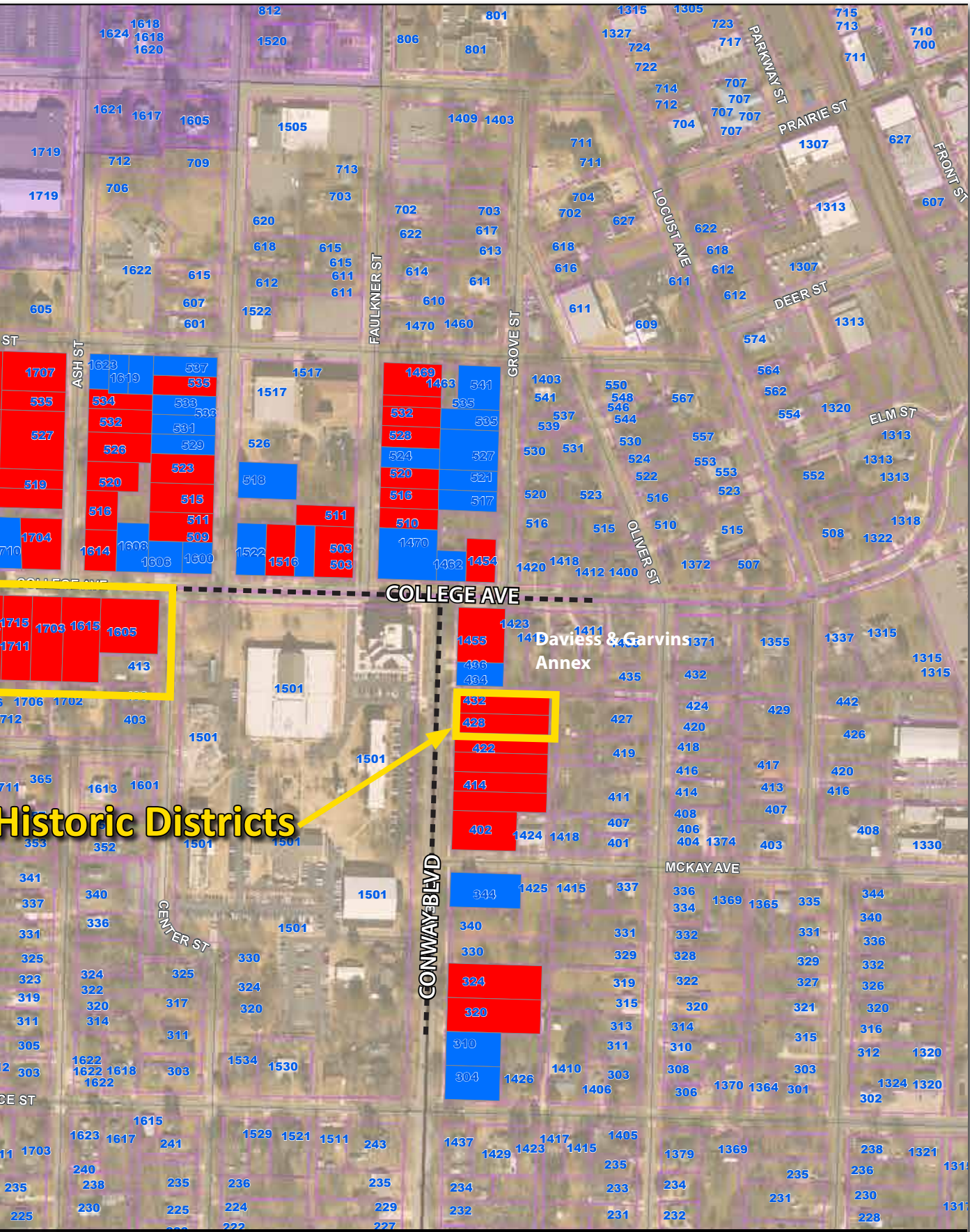
On April 26, 2016 HDC Chairman, Steve Hurd and HDC staff, Bryan Patrick met with AHPP staff members, Ralph Eubanks, Travis Ratermann, and Catherine Barrier in Little Rock to discuss the AHPP findings. AHPP staff members based their findings on a lack of a common time frame and architectural cohesiveness in the homes north of College Avenue. They felt the small area in the Mitchell-Davis block area best represented a cohesive group of architectural significance that could ultimately be approved by the National Park Service and listed on the National Register of Historic Places. A walking tour was arranged in order to get a closer look at the area and to possibly add more homes to the recommended area.

On May 3rd, AHPP staff members, Ralph Eubanks and Travis Ratermann, joined HDC members, Steve Hurd, Taylor Martin, and HDC staff, Bryan Patrick, on a walking tour of the area. After walking the area, AHPP staff felt that more homes along College Avenue, particularly the south side, could be included in a new historic district. Conway Boulevard and Oliver Street were also toured. Although there are several significant homes on Conway Boulevard, AHPP staff felt that new construction and lack of cohesiveness of the entire block would prevent a large Conway Boulevard historic district. AHPP staff did take note of two handmade concrete block residences; **428 and 432 Conway Boulevard.** Due to the significance of the hand-formed concrete construction, they felt that these two homes could compose a two-structure historic district and offered to conduct a survey and write the nomination.

Ralph Eubanks and Travis Ratermann will be in attendance at the meeting to take questions and offer guidance.

# DISCUSSION OF POSSIBLE NEW HISTORIC DISTRICTS

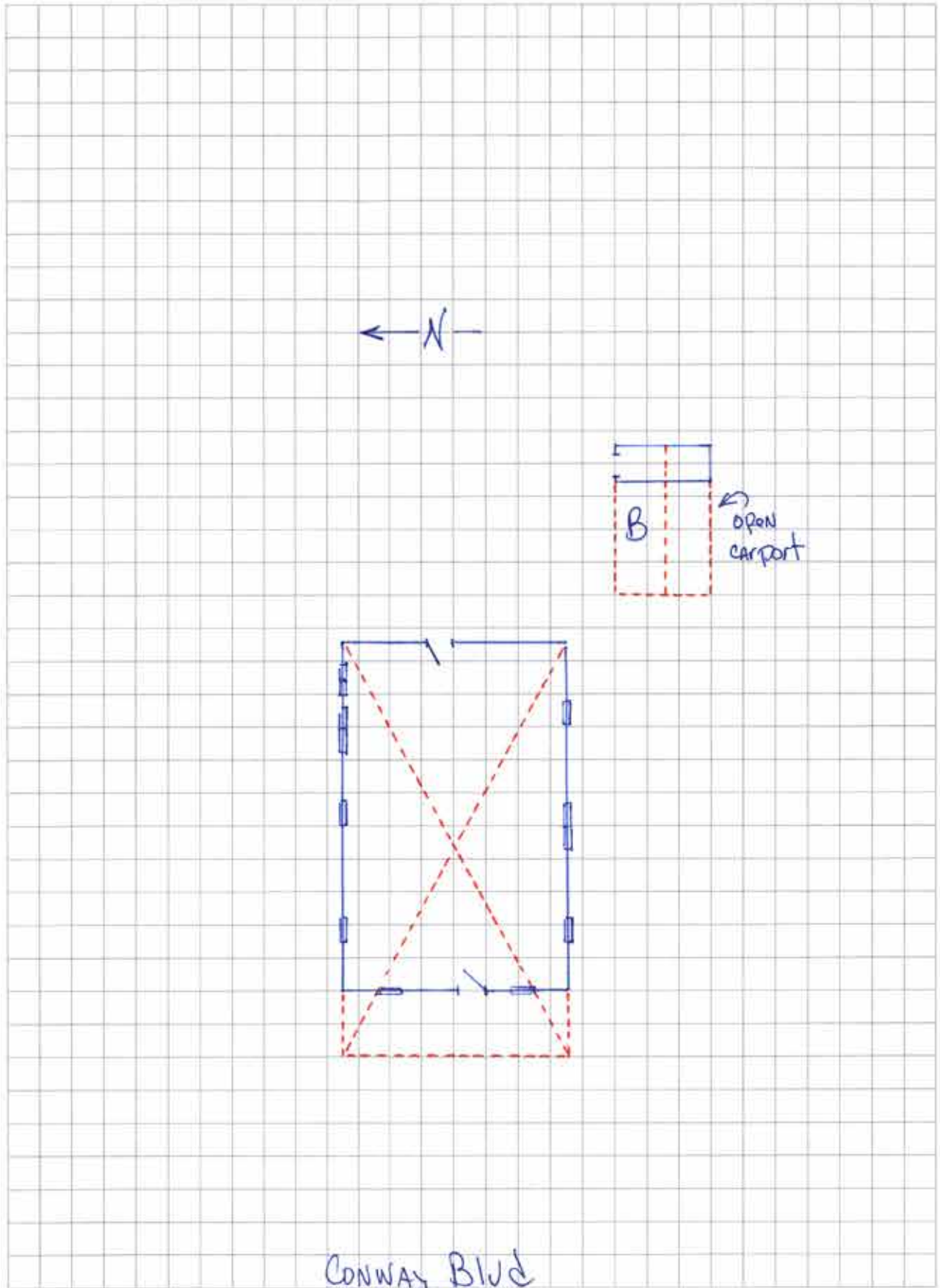




**Historic Districts**

Possible New Historic Districts

SURVEY DATA FOR 428 CONWAY BOULEVARD







# Arkansas Architectural Resources Survey Form

**ARKANSAS  
HISTORIC  
PRESERVATION  
PROGRAM**

- 1. Resource Number:
- 2. NR Eligibility:   
01-Eligible 02-Ineligible 03-Listed 05-Arkansas Register Listed  
06-Contributing in a Listed District 08-Contributing in a Potential District
- 3. Contributing/Non-Contributing:
- 4. Destroyed: (Y or N)  Date:

**Above for AHPP Use Only**

**Survey Data**

- 5. Date Recorded:
- 6. Recorded By:
- 7. Survey Number:

- 8. Historic Name:
- 9. Alternate Name:
- 10. District Name:
- 11. Quad Map:
- 12. Geographic Location: S  T  R
- 13. UTM Coordinates: Z  E  N
- 14. Town/Nearest Community:
- 15. Street Address/Directions to Resource:

- 16. Owner:
- 17. Owner Address:
- 18. Owner Phone Number: (  )
- 19. Informant Name & Phone Number:   
(  )

**Descriptive Data**

- 20. Threats to Property:  Other:
- 1-None/Property Stable    2-Neglect/Deterioration    5-Private Development    6-Extractive Industry  
 7-Urban Encroachment    8-Government Activity    9-Other

# SURVEY DATA FOR 428 CONWAY BOULEVARD

21. Historic Use:  Other: \_\_\_\_\_

22. Present Use:  Other: \_\_\_\_\_

0101-Single Family Dwelling    0102-Multi-Family Dwelling    0301-General Retail Store    0308-Bank    0309-Office  
 0401-Church    0601-School    1200-Cemetery    9800-Structure Abandoned/Unoccupied.    9900-Other

23. Setting:  Other: \_\_\_\_\_

1-Rural, Undisturbed    2-Rural, Built-Up    3-Urban Encroachment    4-Small Town    5-Urban    9-Other

24. Total Number of Site Features:  \_\_\_\_\_  
 (e.g. concrete walls, ponds, statuary)

25. Total Number of Ancillary Structures:  Carpport \_\_\_\_\_  
 (e.g. outbuildings, etc.)

26. Style Influence: Primary:  Secondary:  Other: \_\_\_\_\_

01-Plain/Traditional    04-Greek Revival    05-Italianate    09-Queen Anne/Eastlake    10-Classical Revival  
 15-Craftsman    18-Art Deco    19-Art Moderne    21-Standard Commercial 19<sup>th</sup> Century  
 22-Standard Commercial 20<sup>th</sup> Century    24-English Revival    25-Colonial Revival    26-American Foursquare  
 29-Ranch    33-Mixed Masonry    35-Folk Victorian    99-Other

27. Plan:  Other: \_\_\_\_\_

01-One Room/Single Pen    03-Double Pen    04-Dogtrot    05-Single Pile w/ Central Hall  
 17-Shotgun    99-Other

28. Height:  Other: \_\_\_\_\_

01-One    02-One & One-Half    03-Two    04-Two & One-Half    95-Varied    99-Other

29. Basement/Cellar:  Other: \_\_\_\_\_

1-Full    2-Partial    3-No Cellar    8-Unknown    9-Other

30. Wings and/or Projections: A  B  C  Other: \_\_\_\_\_

01-Rear Shed    02-Rear L    03-Rear T    04-Side    11-Enclosed    12-Rear Room    99-Other

31. Construction: A  B  Other: \_\_\_\_\_

01-Log    06-Frame    08-Brick    10-Steel Frame    11-Concrete Block    12-Reinforced Concrete    99-Other

32. Original Wall Material: A  B  Other: \_\_\_\_\_

33. Present Wall Material: A  B  Other: \_\_\_\_\_

01-Log    02-Weatherboard    03-Novelty Siding    04-Board/Batten    05-Brick  
 07-Stone    10-Srucco    12-Cut Stone    13-Field Stone    14-Asbestos  
 16-Concrete Block    17-Wood Shingle    18-Cast Concrete    21-Horizontal Board    23-Vertical Board  
 31-Vinyl Siding    32-Aluminum Siding    97-Unknown    98-Original Material    99-Other

34. Roof Types: A  B  C  Other: \_\_\_\_\_

01-Gable    02-Gable w/ Parapet    03-Clipped Gable    04-Gable on Hip    06-Hip    07-Pyramid  
 08-Gambrel    09-Mansard    12-Flat    13-Flat w/ Parapet    14-Shed    99-Other

35. Roof Features (if present): A  B  Other: \_\_\_\_\_

01-Dormer(s)    02-Steeple    03-Cupola    04-Cresting    05-Clock Tower    07-Tower/Turret  
 08-Belfry    10-Skylight    99-Other

36. Roof Materials: A  B  Other: \_\_\_\_\_

01-Wood    02-Asphalt Shingle    03-Metal    05-Tile    06-Tar Built-up    99-Other

37. Chimney Placement: A  B  C  D  Other: \_\_\_\_\_  
1-Exterior End 2-Interior End 3-Other Exterior 4-Interior Central 5-Other Interior 9-Other

38. Chimney Materials: A  B  C  D  Other: \_\_\_\_\_  
1-Brick 4-Cut Stone 5-Field Stone 6-Metal 9-Other

39. Foundation Type: A  Other: \_\_\_\_\_  
1-Continuous 2-Piers 4-Enclosed Piers 9-Other

40. Foundation Materials: A  Other: \_\_\_\_\_  
1-Wood Block 2-Stone 3-Brick 4-Cast Concrete 5-Concrete Block 9-Other

41. Porch Types: A  B  C  Other: \_\_\_\_\_  
01-Full, Front 02-Three-quarter, Front 03-One-Bay, Central Front 05-Wrap-around  
06-Awning 07-One-Half, Front 08-Recessed, Front 09-Side 15-Stoop 99-Other

42. Porch Height (Stories): A  B  C  D  Other: \_\_\_\_\_  
1-One 2-One & One-Half 3-Two 4-Two & One-Half 9-Other

43. Porch Roof Types: A  B  C  D  Other: \_\_\_\_\_  
1-Gable 2-Hip 3-Flat 4-Shed 5-Clipped Gable 6-Integral 9-Other

44. Porch Details: A  B  C  Other: \_\_\_\_\_  
01-Chamfered Posts 02-Turned Posts 03-Columns 04-Balustrade 05-Wood Ornament  
08-Columns on Piers 11-Posts 12-Iron Posts 13-Screened-in 14-Iron Railing 99-Other

45. Window Type(s): A  B  C  D  Other: \_\_\_\_\_  
1-Double-hung 3-Casement 4-Stationary 6-Hopper 7-Awning 9-Other/Materials

46. Light Pane Arrangement: A     B    C

47. Condition:   
1-Excellent 2-Good 3-Fair 4-Deteriorated 5-Ruin

48. Architectural Comments: Decorative concrete block walls - pyramid roof with full front recessed porch supported by decorative concrete block columns on concrete block piers

**Historic Data:**

49. Architect: \_\_\_\_\_

50. Builder: Frank Scull

51. Construction Date:  C circa  D date 1928 Other: \_\_\_\_\_

52. Historic Context: one of very few concrete block houses in Conway from this era Frank Scull did concrete block work on foundations + columns in the area; later built Hendrix College stadium. Early occupant - A.L. Craig

53. Ethnic Heritage: A  B  Other: owned Craig Service Station  
01-Asian 02-African American 03-European 04-Hispanic 05-Native American  
06-Early American/Caucasian 99-Other

54. Please rate the level of significance of this property compared to others within survey area:   
1-Very Significant 2-Moderately Significant 3-Significant Within a Group Context  
4-Marginal 5-Non-Significant

# SURVEY DATA FOR 428 CONWAY BOULEVARD



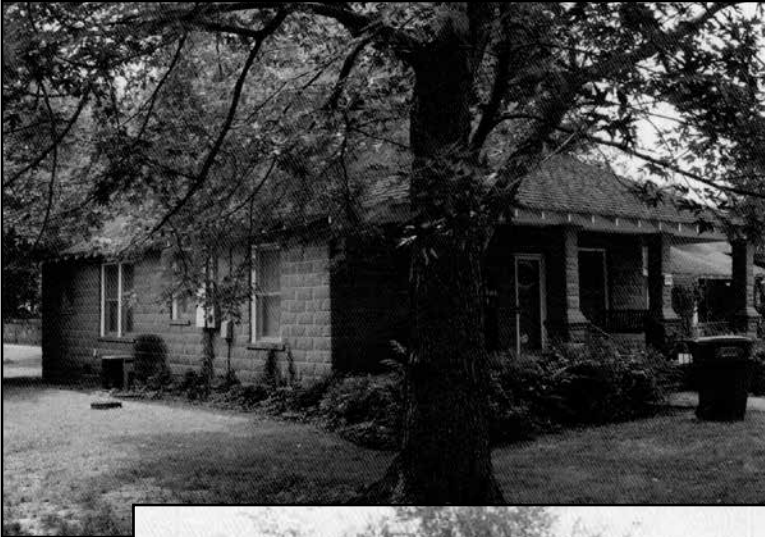
## ANCILLARY STRUCTURES FORM

ADC-CDC-2303

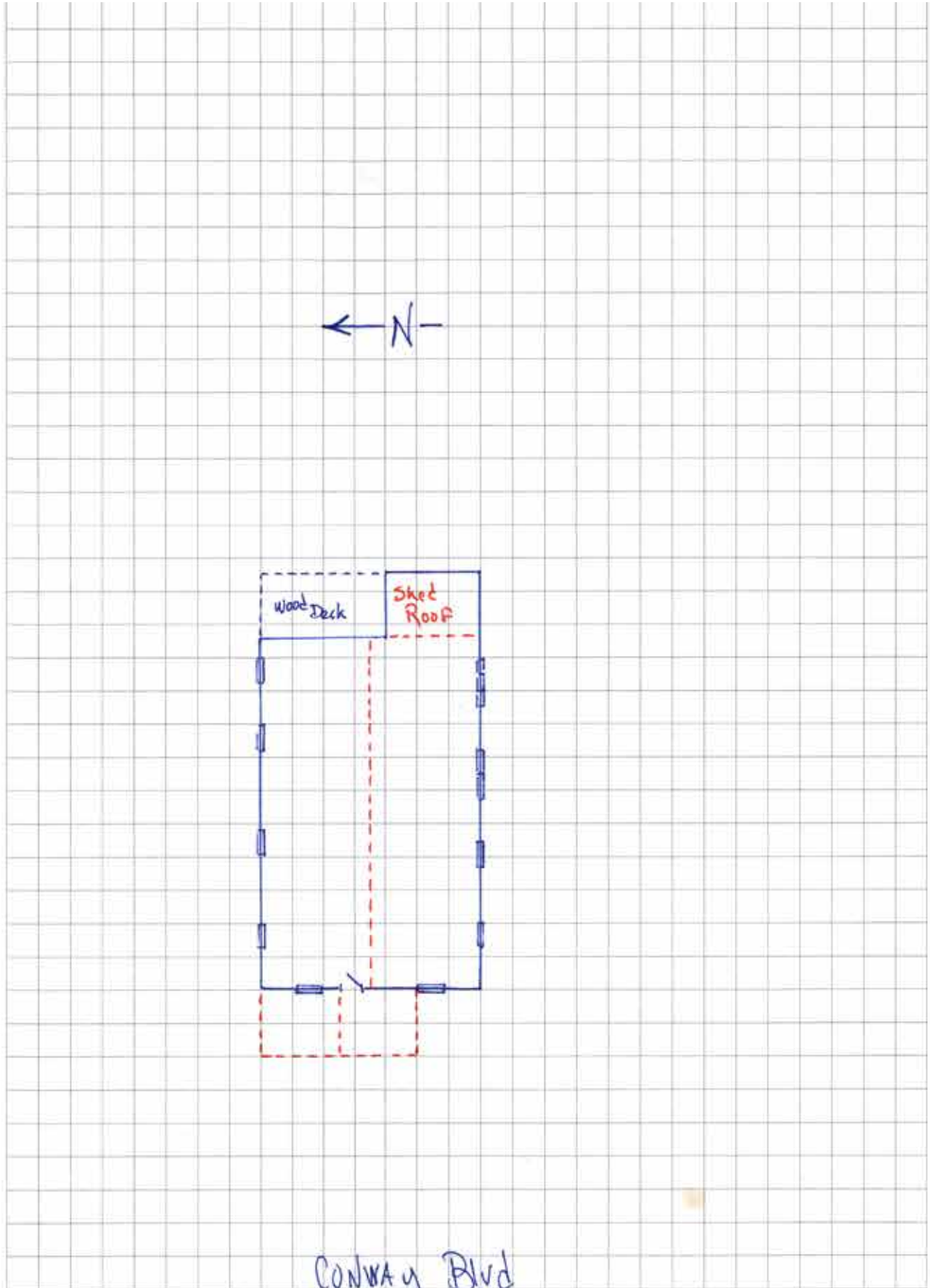
**ARKANSAS  
HISTORIC  
PRESERVATION  
PROGRAM**

1. Resource Number FA1378  
 2. Survey Number       
 3. Ancillary ID B

4. Use 9900 Other CARPENT/STORAGE  
 0203-Garage/Carriage Hse    0204-Storage/Equip. Shed    0205-Privy    0206-Well/Cistern  
 0209-Storm Cellar    0302-Smokehouse    0306-Grain Crib    0308-Barn (Feed)  
 0404-Barn (Livestock)    9700-Unknown    9900-Other
5. Plan 07 Other \_\_\_\_\_  
 06-Square    07-Rectangular    11-Single Crib    12-Side Drive Crib    15-Double Crib Barn  
 17-Four Crib Barn    18-Transverse Crib    19-Transverse Crib w/Side Additions    99-Other
6. Height (Stories) 01 Other \_\_\_\_\_  
 01-One    02-One & One-Half    03-Two    04-Two & One-Half    99-Other
7. Cellar 3 Other \_\_\_\_\_  
 1-Full    2-Partial    3-No Cellar    8-Unknown    9-Other
8. Construction 12 Other \_\_\_\_\_  
 01-Log    04-Box    05-Brick    06-Stone    08-Concrete Block    12-Frame    99-Other
9. Wall Material 03 Other \_\_\_\_\_  
 01-Log    02-Weatherboard    03-Novely Siding    04-Board/Batten    05-Brick    12-Cut Stone  
 13-Field Stone    14-Asbestos    15-Vertical Board    99-Other
10. Roof Type 01 Other \_\_\_\_\_  
 01-Gable    02-Gambrel    03-Hip    04-Pyramid    07-Flat    10-Shed    99-Other
11. Roof Material 02 Other \_\_\_\_\_  
 01-Wood    02-Asbestos    03-Metal    04-Slate    05-Tile    06-Tar/Built Up    99-Other
12. Chimney Placement A 0 B  Other \_\_\_\_\_  
 1-Exterior End    2-Interior End    3-Other Exterior    4-Interior Central    5-Other Interior  
 9-Other
13. Chimney Material A 0 B  Other \_\_\_\_\_  
 1-Brick    5-Cut Stone    6-Field Stone    7-Metal    9-Other
14. Foundation Type 1 Other \_\_\_\_\_  
 1-Continuous    2-Piers    9-Other
15. Foundation Material 4 Other \_\_\_\_\_  
 1-Wood Block    2-Stone    3-Brick    4-Cast Concrete    5-Concrete Block    9-Other
16. Condition 2 Comments \_\_\_\_\_  
 1-Excellent    2-Good    3-Fair    4-Deteriorated    5-Ruin
17. Construction Date C 1950 Comments \_\_\_\_\_
18. Comments N \_\_\_\_\_



SURVEY DATA FOR 432 CONWAY BOULEVARD





# Arkansas Architectural Resources Survey Form

**ARKANSAS  
HISTORIC  
PRESERVATION  
PROGRAM**

1. Resource Number: FA1379

2. NR Eligibility: 08

01-Eligible 02-Ineligible 03-Listed 05-Arkansas Register Listed  
06-Contributing in a Listed District 08-Contributing in a Potential District

3. Contributing/Non-Contributing:

4. Destroyed: (Y or N)  Date:

### Above for AHPP Use Only

#### Survey Data

5. Date Recorded: 07/30/14

6. Recorded By: STSMITH

7. Survey Number:

8. Historic Name: E. D. BRANDIN HOUSE

9. Alternate Name: 432 CONWAY BOULEVARD HOUSE

10. District Name: \_\_\_\_\_

11. Quad Map: C250

12. Geographic Location: S 12 T 05N R 14W

13. UTM Coordinates: Z 15 E 550739 N 3882481

14. Town/Nearest Community: CONWAY

15. Street Address/Directions to Resource: 432 CONWAY BOULEVARD

16. Owner: LAURA LOCK

17. Owner Address: 432 CONWAY BLVD. CONWAY, AR 72032

18. Owner Phone Number: ( 501 ) 505 - 8074

19. Informant Name & Phone Number: Faulkner Cty. Assessor

( 501 ) 450 - 4908

#### Descriptive Data

20. Threats to Property:  Other: \_\_\_\_\_

- 1-None/Property Stable    2-Neglect/Deterioration    5-Private Development    6-Extractive Industry
- 7-Urban Encroachment    8-Government Activity    9-Other

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 1-Double-hung 3-Casement 4-Stationary 6-Hopper 7-Awning 9-Other/Materials

46. Light Pane Arrangement: A   04  1  0  1  B   /   C   /

47. Condition:     
 1-Excellent 2-Good 3-Fair 4-Deteriorated 5-Ruin

48. Architectural Comments: Decorative concrete block walls similar to next door house at 428 Cowley Blvd. This house has stone roof and stone roof porch, extended Rafter tails, Vertical mullions in upper sashes

**Historic Data:**

49. Architect: \_\_\_\_\_

50. Builder: \_\_\_\_\_

51. Construction Date:   C. circa D. date   1928  Other: \_\_\_\_\_

52. Historic Context: one of few concrete block houses in Cowley. Thought to be built by FRANK SCULL, local concrete block contractor - did many porches & house foundations; later B.L.T. Henderson Coliseum. Early occupant was

53. Ethnic Heritage: A   B  C  D  Other: E.D. Brandon  
 01-Asian 02-African American 03-European 04-Hispanic 05-Native American  
 06-Early American/Caucasian 99-Other

54. Please rate the level of significance of this property compared to others within survey area:     
 1-Very Significant 2-Moderately Significant 3-Significant Within a Group Context  
 4-Marginal 5-Non-Significant

SURVEY DATA FOR 432 CONWAY BOULEVARD

