



CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

September 23, 2024 • 5:30pm • 1111 Main Street



City of Conway

HISTORIC DISTRICT COMMISSION

September 23, 2024

MEMBERS

Emily Walter, Chairman
Liz Hamilton, Vice-Chairman
Jenny Davis, Secretary
Marianne Black
Josh Hamilton
Nathaniel Johnson Jr.
Corey Parks

Call to Order.

Roll Call.

Approval of Minutes. August 26, 2024

I. Public Hearing Items - Robinson Historic District

A. 1905 Caldwell St (HDR-0824-0118) Porch Repair & Addition-Contributing Structure

II. Additional Business

A. 487 U.S. 64 East Conway Mayes Marker nomination

B. Additional items as decided by the Commission

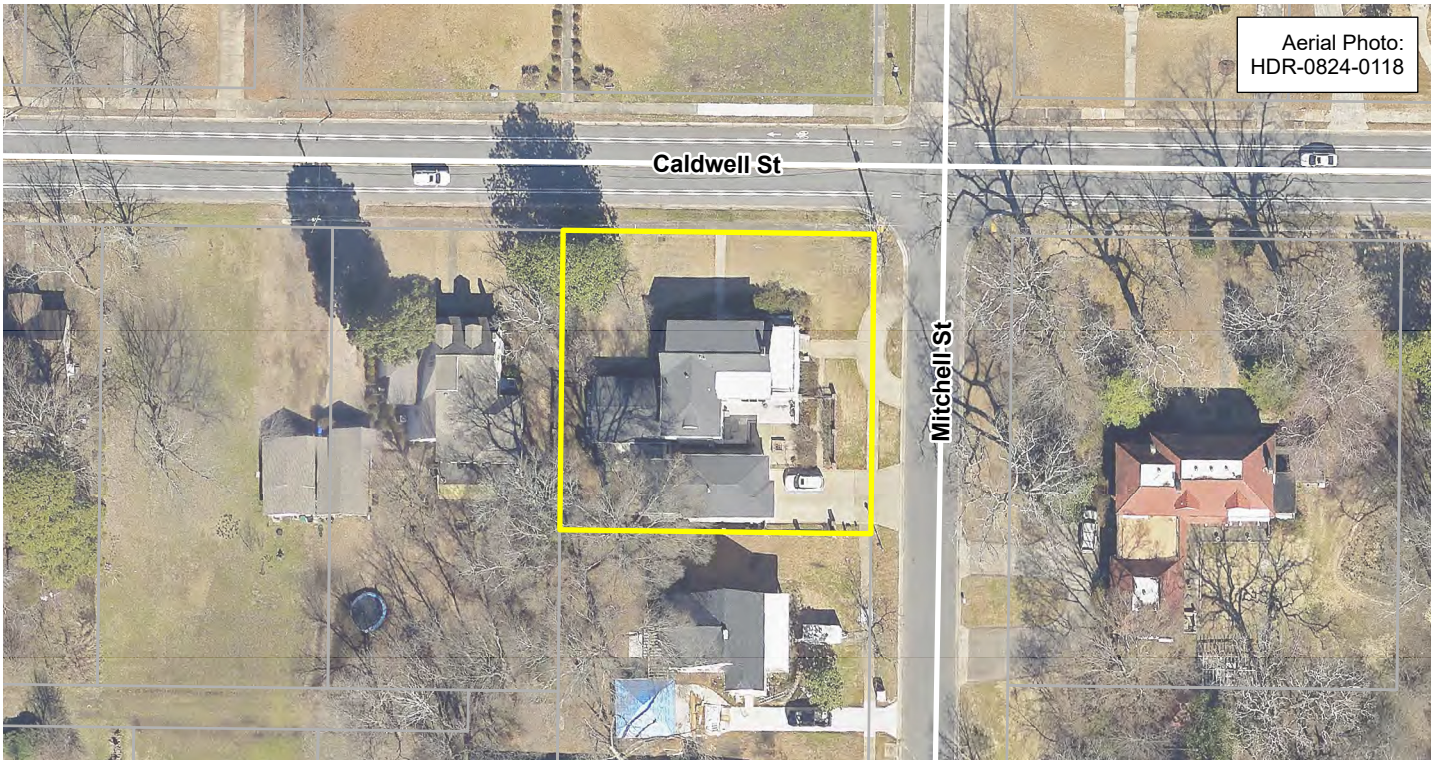
Adjourn.

APPLICANT/AUTHORIZED AGENT

Jay Bernard
1905 Caldwell St
Conway AR, 72034

OWNER

Same



SITE DATA

Address. 1905 Caldwell St.

Present Zoning. R-2A (Two-Family District), Asa P. Robinson Historic District (APRHD).

Abutting Zoning. North: HR (Historical Residential District); South/East/West: R-2A (APRHD).

Lot Area. 0.40 acres±.

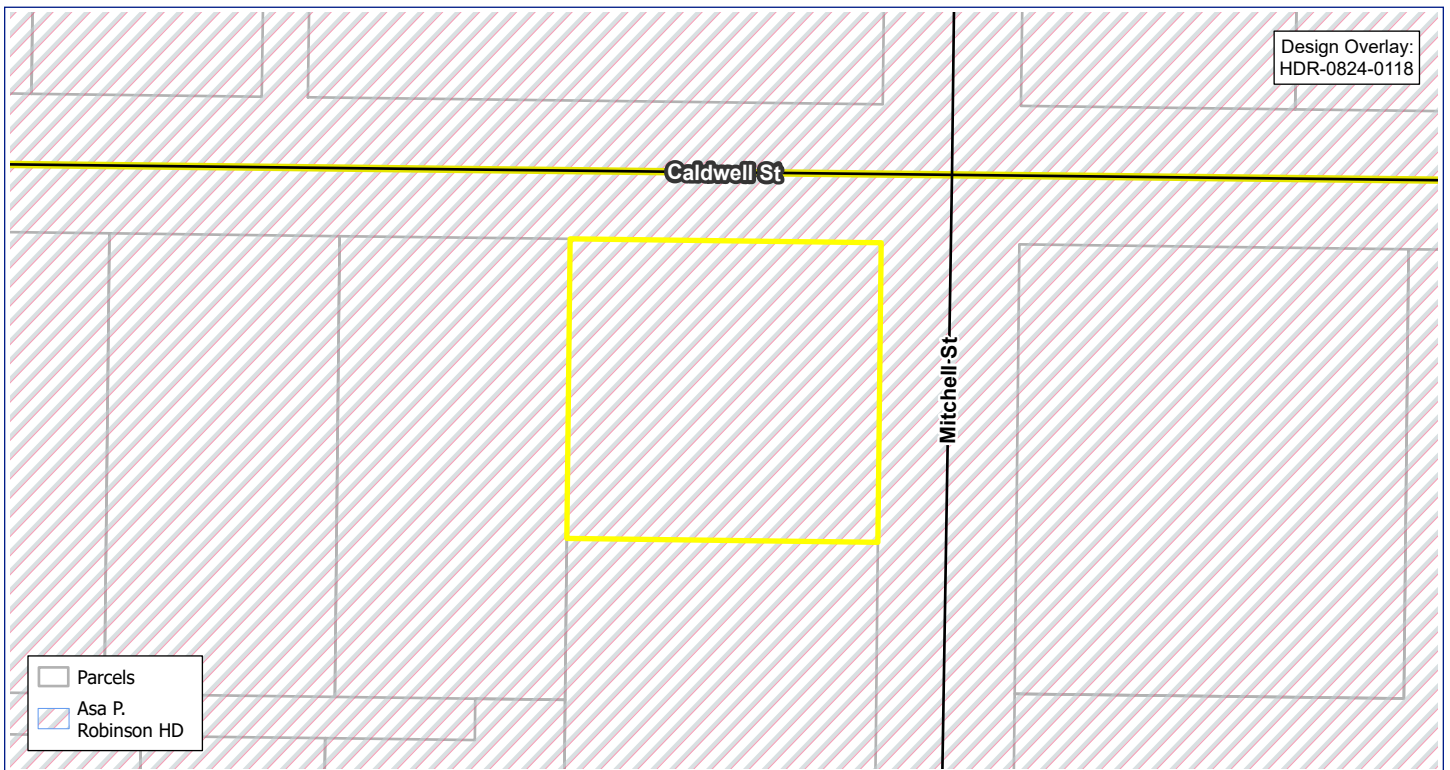
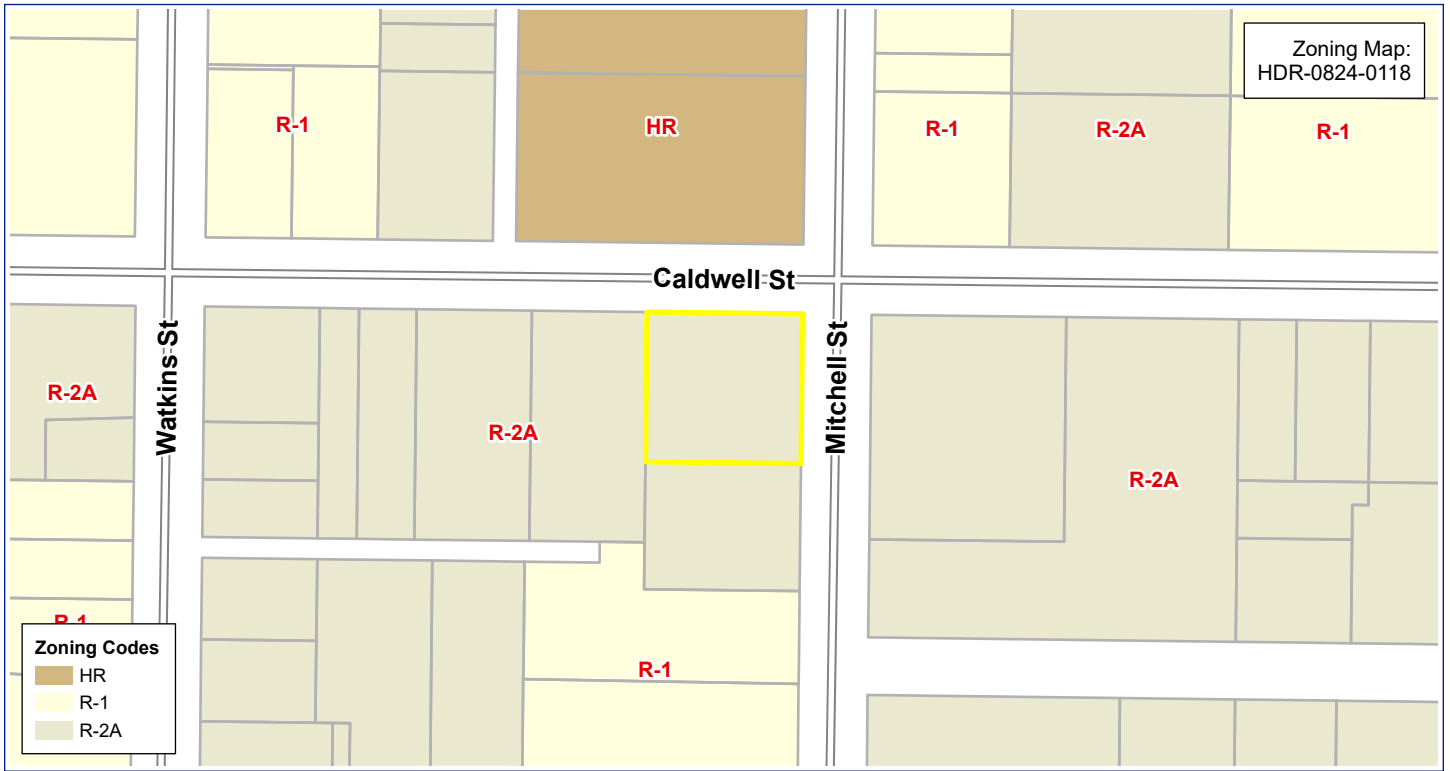
Surrounding Area Structures.

West – 1917 Caldwell- E.F. Edwards - c.1917 (Plain Traditional; Non-Contributing).

East – 1837 Caldwell – Smith House - c.1924 (Mediterranean Revival/English Revival; Individually Listed).

North – 1912 Caldwell St – D.H. Ward House - c.1951 (Classical Revival; Contributing).

South – 857 Mitchell St—Howard Johnson House - c.1924 (Colonial Revival; Non-Contributing).



General Description of Property and Proposed Development. The applicant is proposing to replace an existing porch in kind and extend it with materials to match existing. The proposed materials are brick with a limestone cap. The house is characterized as "Colonial Revival" and is contributing. It is known as the Frank J. Jones Residence c.1910. Summarizing the 2020 survey document for the property, the porch types are described as:

- Recessed, Front; One-Bay Central Front (the porch proposed for the remodel/addition)
- Side; 2/3 enclosed w/windows
- Porch on addition
- Each porch is one-story
- [Front Porch] Has chamfered posts

Architectural comments for the property as a whole read:

Painted brick, double square columns on front and side porches. Appears to be 2nd story added to side. Side addition has been remodeled on back. Large 1 story garage recently added. SE corner addition added since 1948.

Staff reached out to a representative from the Arkansas Historic Preservation Program, and their Local Government Coordinator agreed with City staff's findings.

The Neighborhood

Public Rights of Way and Alleys. Preserve and maintain the topography, patterns, features, materials, and dimensions of streets, sidewalks, alleys and street plantings that contribute to the overall historic character of the historic district.

Proposal is not in public right of way or alley.

Changes to Building Exterior

Masonry. Retain and preserve masonry features that contribute to the overall historic character of a building and a site through appropriate methods. Repaint painted masonry surfaces when needed. Repair historic masonry surfaces and features using recognized preservation methods for piecing, consolidating, or patching damaged or deteriorated masonry. Repoint masonry mortar joints if the mortar is cracked, crumbling or missing. If replacement of a large masonry surface or entire feature is necessary, replace it in kind, matching the original in design, detail, dimension, color, pattern texture, and material.

The existing masonry is damaged, and the applicant proposes to replace it in kind. The dimension will increase as the applicant proposes to extend the porch. The replacement brick will be painted to match existing.

New Construction & Additions

Siding and Bricks Generally. The selection of materials for a structure should be compatible with and complement the surrounding structures.

The proposal conforms.

Additions. Many buildings in the District reflect their history through the series of previous alterations and additions that they exhibit. New additions within the historic district are appropriate as long as they do not destroy historic features, materials, and spatial relationships that are significant to the original building and site. New additions should be differentiated from the original building and constructed so that they can be removed in the future without damage to the historic building.

The residence is characterized by multiple additions over the last 114 years of its life. The porch addition will complement the symmetrical aesthetic of the existing structure. The proposal will provide a brick railing with limestone cap to mirror that on the east side of the porch. The addition should be constructed so as not to damage any existing elements of the residence.

Additions cont. New additions should never compromise the integrity of the original structure or site either directly through destruction of historic features and materials or indirectly through their location, size, height, or scale. Additions should be located on the least character-defining elevation to lessen its impact on the original building. It should never overpower the original building through height or size. Although designed to be compatible with the original building, an addition should be discernible from it; it can be differentiated from the original building through a break in roofline, cornice height, wall plane, materials, siding profile, or window type. The addition should be designed and located so that significant site features, including mature trees, are not lost.

The addition is located on a character defining feature, the front façade. Its placement should not destroy historic features. It will not overpower the original building. It is an uncovered porch and discernable from the original building. No mature trees will be impacted.

It is not appropriate to construct an addition that significantly changes the proportion of built mass to open space on the individual site.

The proposal conforms.

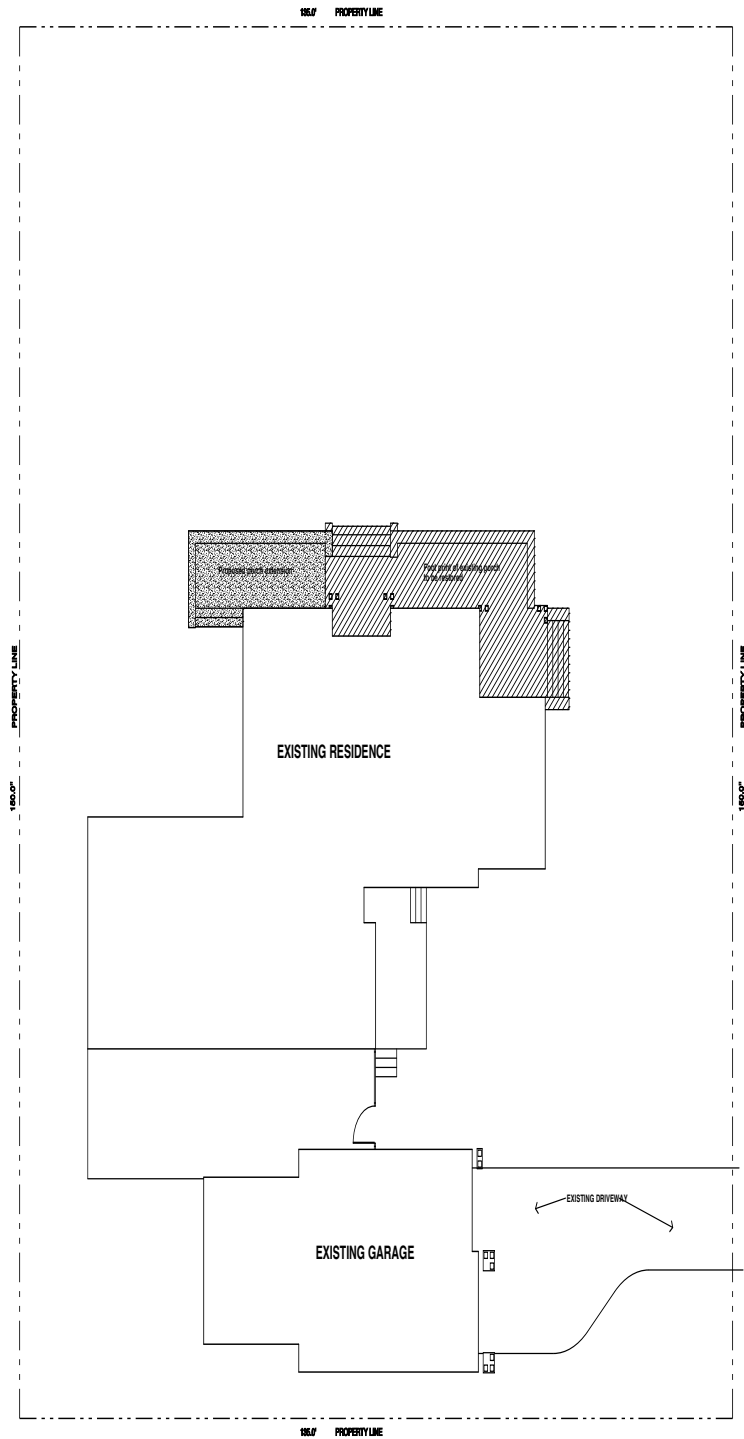
The front building elevation facing the street or an important pedestrian route shall be treated under the tightest standards of the design guidelines.

The proposal does not significantly alter the front façade. The materials will match existing. It will not degrade existing historical elements or materials. The existing building orientation will be maintained.

RECOMMENDATIONS

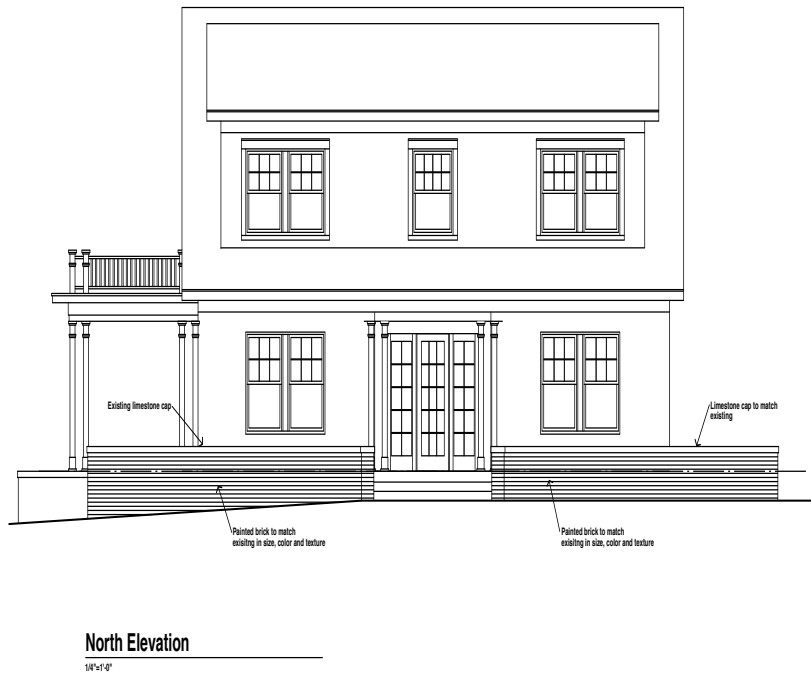
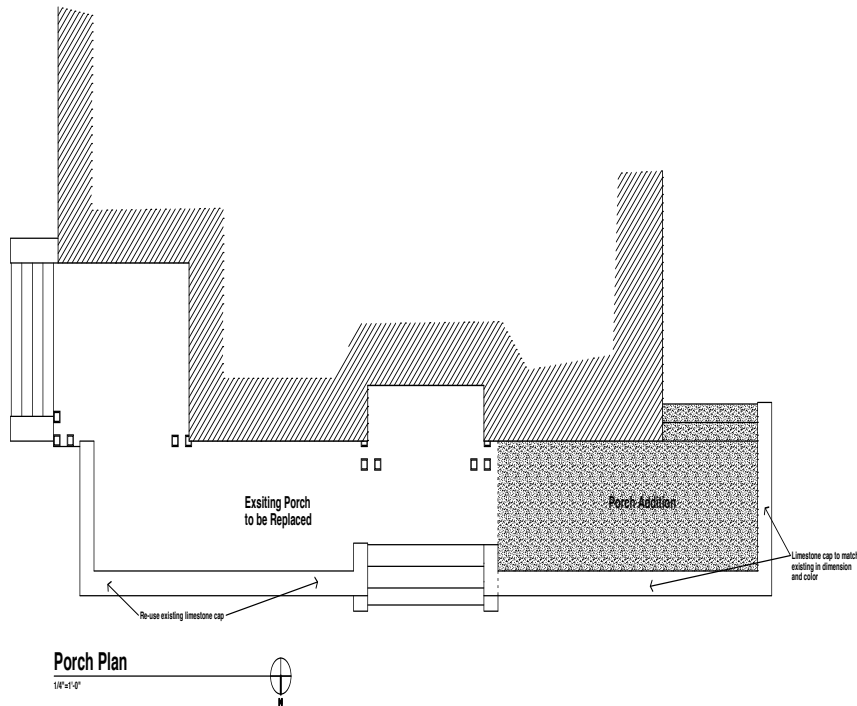
Staff recommends approval of the application with the following conditions:

1. Applicant must obtain all applicable building permits* if/when a Certificate of Appropriateness is granted.
**Applicant shall provide proof of appropriate licensure of professionals performing work to the Building Permits Department.*
2. Materials shall be brick with a limestone cap as shown on the elevations.
3. Design and dimensions shall match site plan and elevations.
4. No roof may be added to the existing porch or porch addition.
5. Care shall be taken not to damage historical elements of the residence.



SITE PLAN
1/8"=1'-0"

	SITE PLAN
<p align="center">1905 CALDWELL PORCH RESTORATION & ADDITION CONWAY, ARKANSAS</p>	
<p>HURD LONG Architects & Design Consultants, P.A. <small>697 Davis • Conway, Arkansas 72032 • 501/236-9447 704 Monroe • Little Rock, Arkansas 72202 • 501/664-4407</small></p>	
PROJECT NO.	DATE
	8/29/2024
SHEET NO.	C-1



FLOOR PLAN
ELEVATION

1905 CALDWELL
PORCH RESTORATION & ADDITION
CONWAY, ARKANSAS

HURD LONG
Architects & Design Consultants, P.A.
607 Davis • Conway, Arkansas 72032 • 401/236-0447
704 Humber • Little Rock, Arkansas 72202 • 501/664-4407

PROJECT NO. .
DATE 8/29/2024
SHEET NO. A-1



View of subject property facing SE



View of porch repair area



View of subject property facing W



View of porch addition area



Property adjacent to the N



Property adjacent to the W



Sarah Huckabee Sanders
Governor
Shea Lewis
Secretary

August 8, 2024

Kathy Clements
487 Highway 64 E
Conway, AR 72032

Re: Conway Mayes Marker – Conway, Faulkner County

Dear Ms. Clements:

I am happy to inform you that the State Review Board of the Arkansas Historic Preservation Program, an agency of the Division of Arkansas Heritage, has approved the nomination of the above referenced property to the National Register of Historic Places. The nomination will be forwarded to the National Register office in Washington, D.C. where it will be evaluated by their professional staff. If they concur with the judgment of the State Review Board, it may be granted inclusion in the National Register. I will inform you of their decision at the earliest opportunity.

Again, I thank you for your interest in our state's resources. If you have any questions concerning this nomination or any aspect of historic preservation in Arkansas, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink that reads 'Scott Kaufman'.

Scott Kaufman
Director

cc: The Honorable Bart Castleberry
The Honorable Allen Dodson
The Honorable Missy Irvin
The Honorable Cameron Cooper
Tara Jackson

Arkansas Historic Preservation Program
1100 North Street • Little Rock, AR 72201 • 501-324-9150
ArkansasPreservation.com

487 U.S. 64 East-Conway Mayes Marker

Nomination to the National Register of Historic Places

II.A

