



# CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

August 22, 2022 • 5:30pm • 1111 Main Street



# City of Conway

## HISTORIC DISTRICT COMMISSION

August 22, 2022

### MEMBERS

Steve Hurd, Chairman  
Emily Walter, Vice-Chairman  
Shelby Fiegel, Secretary  
Marie Cason  
Liz Hamilton  
Shane Lind  
Margaret West

Call to Order.

Roll Call.

Approval of Minutes. June 27, 2022

### I. Public Hearing Items - Robinson Historic District

A. 1516 & 1518 Caldwell Street - New windows and door (HDR-0822-0310)

### II. Public Hearing Items - Old Conway Design Overlay District

A. 511 Center Street - Exterior modifications (HDR-0822-0311)

B. 320 Ash Street - Exterior modifications (HDR-0822-0312)

C. 814 Chestnut Street - Exterior modification / storefront change (HDR-0822-0313)

D. 800 Chestnut Street - Exterior modification / storefront change (HDR-0822-0314)

Adjourn.

# 1516 & 1518 Caldwell Street - Exterior Modifications

Robinson Historic District

I.A

## APPLICANT/AUTHORIZED AGENT

Linda Rogers  
3110 Stermer Rd  
Conway, AR 72034



## SITE

**Address.** 1516 & 1518 Caldwell St.

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

**Abutting Zoning.** North/West: R-2A (Two Family District), Asa P. Robinson Historic District; East: C-1 (Central Business District); South: O-2 (Quiet Office), Asa P. Robinson Historic District.

**Lot Area.** 0.19 acres ±.

## **Surrounding Area Structures.**

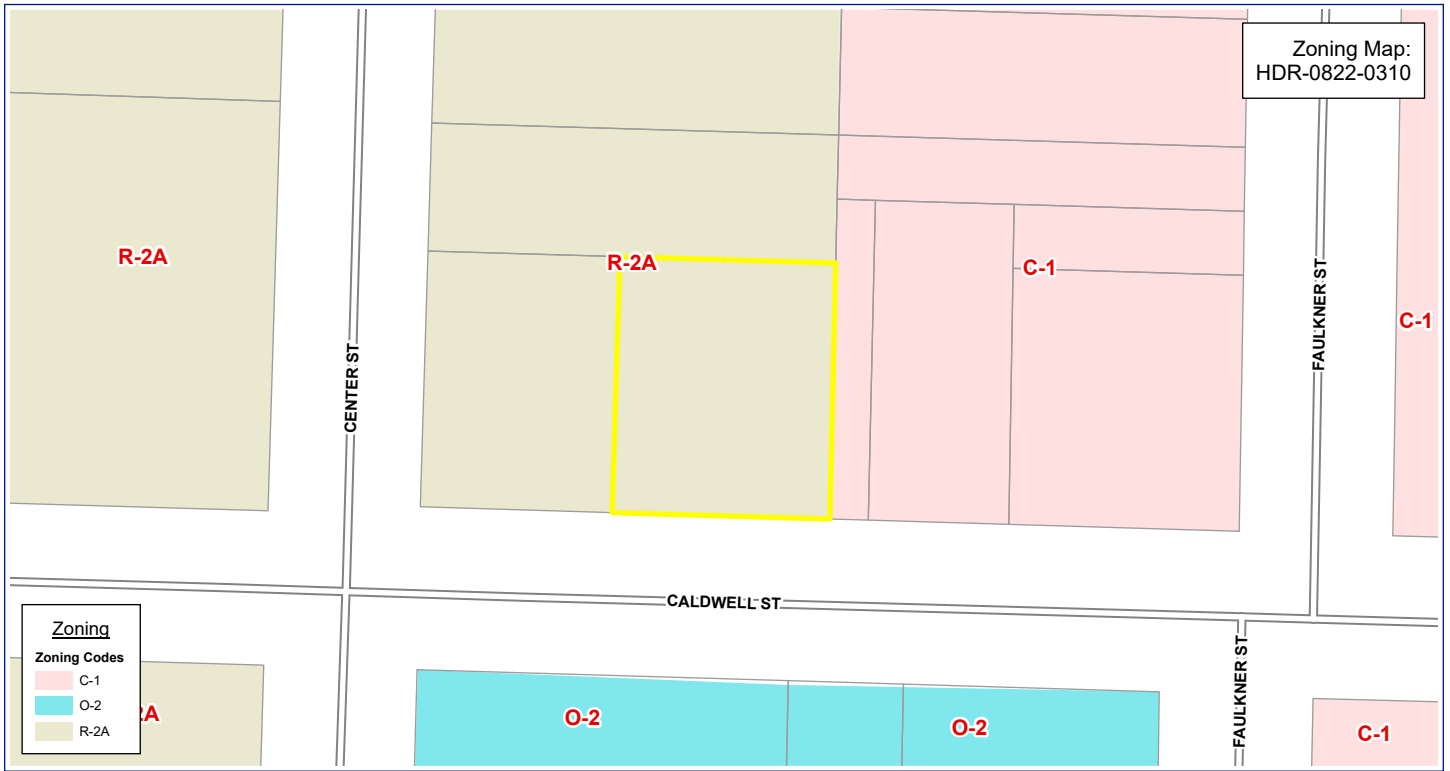
- West – 1522 Caldwell St, A.P. Dollahite House c. 1924 (Craftsman; Contributing)
- East – 1512 Caldwell St, Duplex c. 1925 (Minimal Traditional; Contributing)
- North – 912-914 Caldwell St, Duplex c. 1985 (Minimal Traditional; Non-Contributing)
- South – 1517 Caldwell St, W.B. Wilson House c. 1904 (Folk Victorian; Non-Contributing)

**General Description of Property and Proposed Development.** The residence was originally constructed circa 1927 in a Craftsman/ Minimal Traditional style. The structure is contributing to the district and appears to have its original windows intact and has unpainted brick. The existing windows are six-over-ones. The applicant is proposing to replace all the windows in the structure and both front doors.

# 1516 & 1518 Caldwell Street - Exterior Modifications

Robinson Historic District

I.A



### **WINDOWS & DOORS**

**Windows and Doors.** Windows and doors that contribute to the overall historic character of the building should be preserved if possible. If replacement of a window or door feature or unit is necessary, it should be in kind, matching the original design and dimensions including sashing, trim, pane configuration, detailing, and materials. Compatible substitute materials may be considered only if the original materials are not technically feasible.

*The applicant intends to replace all windows on the structure and replace both front doors. The window replacements have been stated as necessary due to the existing windows being painted shut. The windows on the structure contribute heavily to the character of the structure and replacement could likely affect the structure's contributing status. It is likely the current doors are a safety concern and replacement with a new door of similar design is appropriate.*

### **RECOMMENDATION**

Staff recommends partial approval of the project with the following conditions:

1. No windows may be replaced on the front half of the structure (those windows being on the front façade or in front of the side entries).
2. The doors shall be replaced with a door of similar design.
3. The windows on the front of the structure may be rehabilitated and repaired to restore them to being operable.



Stock photo of proposed fixed frame window



Stock photo of proposed single-hung window



Stock photo of proposed craftsman-style door

# 1516 & 1518 Caldwell Street - Exterior Modifications

Robinson Historic District

I.A



View of W facade of subject property



View of subject property from Caldwell St looking NW



View of E facade of subject property



Property adjacent to the S, across Caldwell St



Property adjacent to the W



Property adjacent to the E

### **APPLICANT/OWNER**

Dawn Jackson  
511 Center St  
Conway, AR 72034



### **SITE**

**Address.** 511 Center 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.** 0.28 acres ±.

**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Suburban District at the west side of Center St between Scott St and College Ave. Area structures consist of single family residences in English revival, minimal traditional, neo-Tudor revival, and ranch styles.

**General Description of Property and Proposed Development.** The applicant is proposing to replace the existing French doors on the south façade as well replace existing windows on the rear façade.

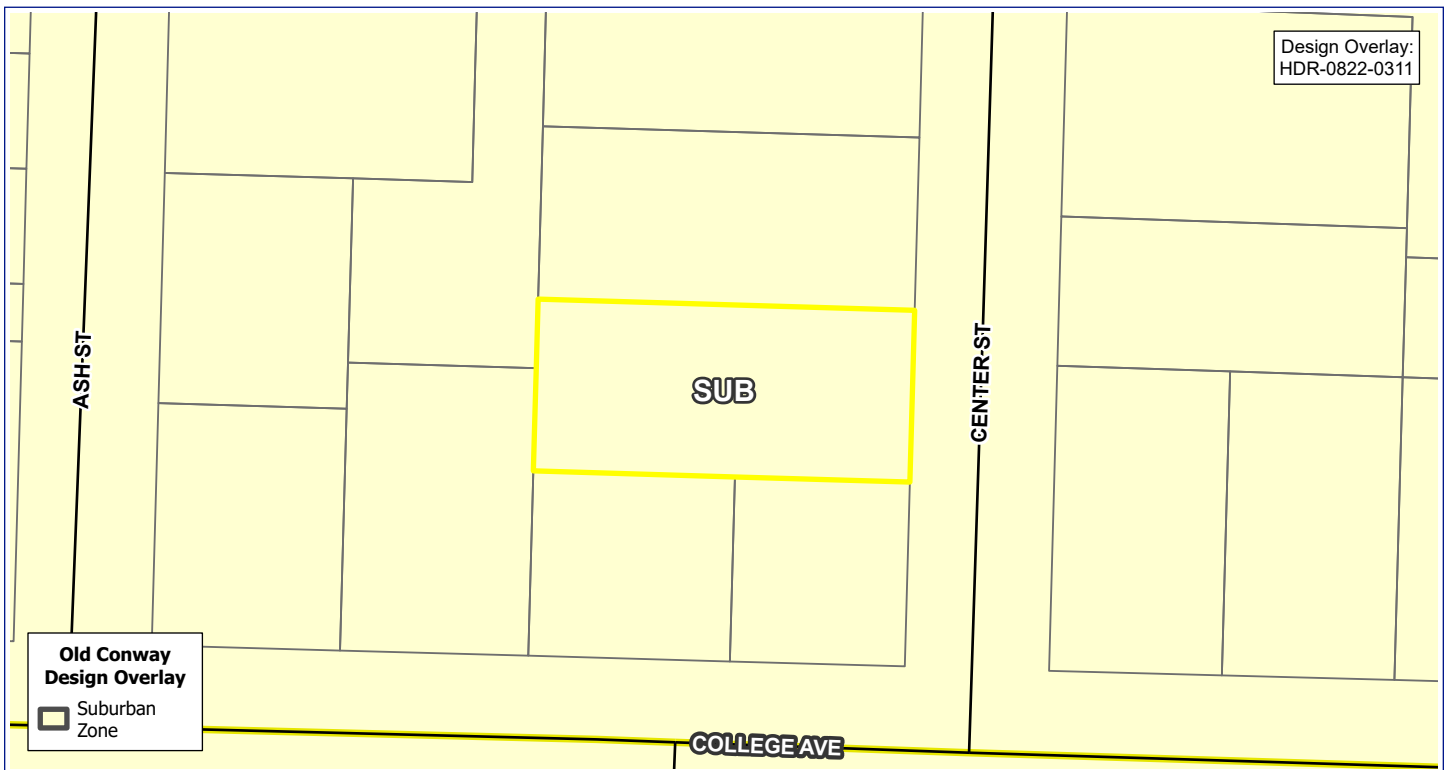
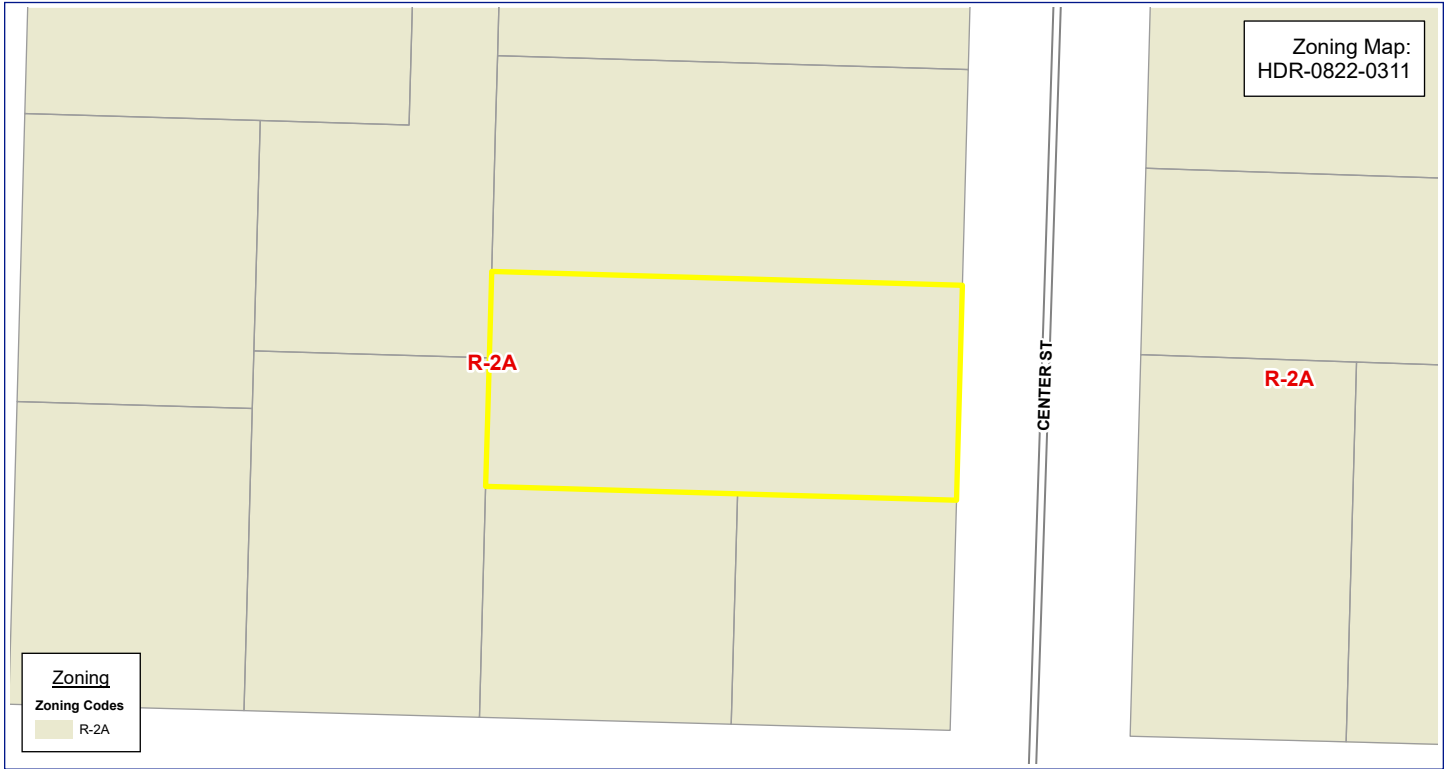
**Entries, Porches, and Porticos, Doors and windows, Awnings.** Porches are encouraged and should be at least 6' deep, when present. Entries should contain special decorative elements and ornamentation. Windows should be of divided-light construction, where divided-light windows are proposed. Fake muntins are not permitted.

*No details were provided by the applicant at time of application. Recommend requiring the French doors on the south be replaced with the applicant's proposed window without false muntins and feature wide-trim similar to other windows on the wall. Recommend requiring the new window on the rear façade be one-over-one and match one of the sizes and window trim present on the rear façade.*

# 511 Center Street - Door and Window Replacement

Old Conway Design Overlay District

II.A





### **MATERIALS & DETAILING**

**Architectural Details, Siding, and Bricks.** Detailing and siding should complement the surrounding area. Siding should include brick, stone, wood, or Hardie® siding/LP SmartSide® type siding.

*The applicant hasn't indicated materials. Recommend requiring use of Hardie® siding or wood for the project with siding to match the existing.*



OPTION A: JELD-WEN 35.5 in. x 35.5 in. V-2500 Series White Vinyl Fixed Picture Window with Colonial Grilles (GBG) - [\\$241](#)  
(also available in V-2500 without grilles - [\\$291](#) and in V-4500 with SDL grilles - [\\$508](#))



OPTION A DOOR: Steves & Sons Reliant 36 in. x 80 in. Right Hand 1/2 Lite MicroBlind Clear Glass  
White Primed Fiberglass Prehung Front Door w/Brickmold - [\\$496](#)  
OPTION A WINDOW: ReliaBilt 150 Series 31.5-in x 59.5-in x 3.25-in Jamb Vinyl New Construction  
White Single Hung Window Half - [\\$198](#)

### **RECOMMENDATION**

Staff recommends approval of the application with the following conditions:

1. South Façade: Require the replacement window be 36" X 36" without false muntins/grilles and feature wide-trime similar other windows on the wall
2. Rear Façade: Require thenew window on the rear façade be one-over-one and match one of the sizes and window trim present on the rear wall.
3. Require use of Hardie® siding or wood be used to match where existing materials or leftover materials cannot be used.
4. All HVAC and mechanical equipment shall be screened or placed to reduce visibility from the street.

# 511 Center Street - Door and Window Replacement

Old Conway Design Overlay District

II.A



View of subject property from Center St looking W



View of subject property from Center St looking NW



Property adjacent to the S



Property adjacent to the N



Property adjacent to the E, across Center St

# 320 Ash Street - Exterior Modification

Old Conway Design Overlay District

II.B

## APPLICANT/OWNER

Zac Hendricks  
Hendricks Remodeling  
350 S Harkrider St, Ste 600  
Conway, AR 72032



## SITE

**Address.** 320 Ash 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.** 0.19 acres ±.

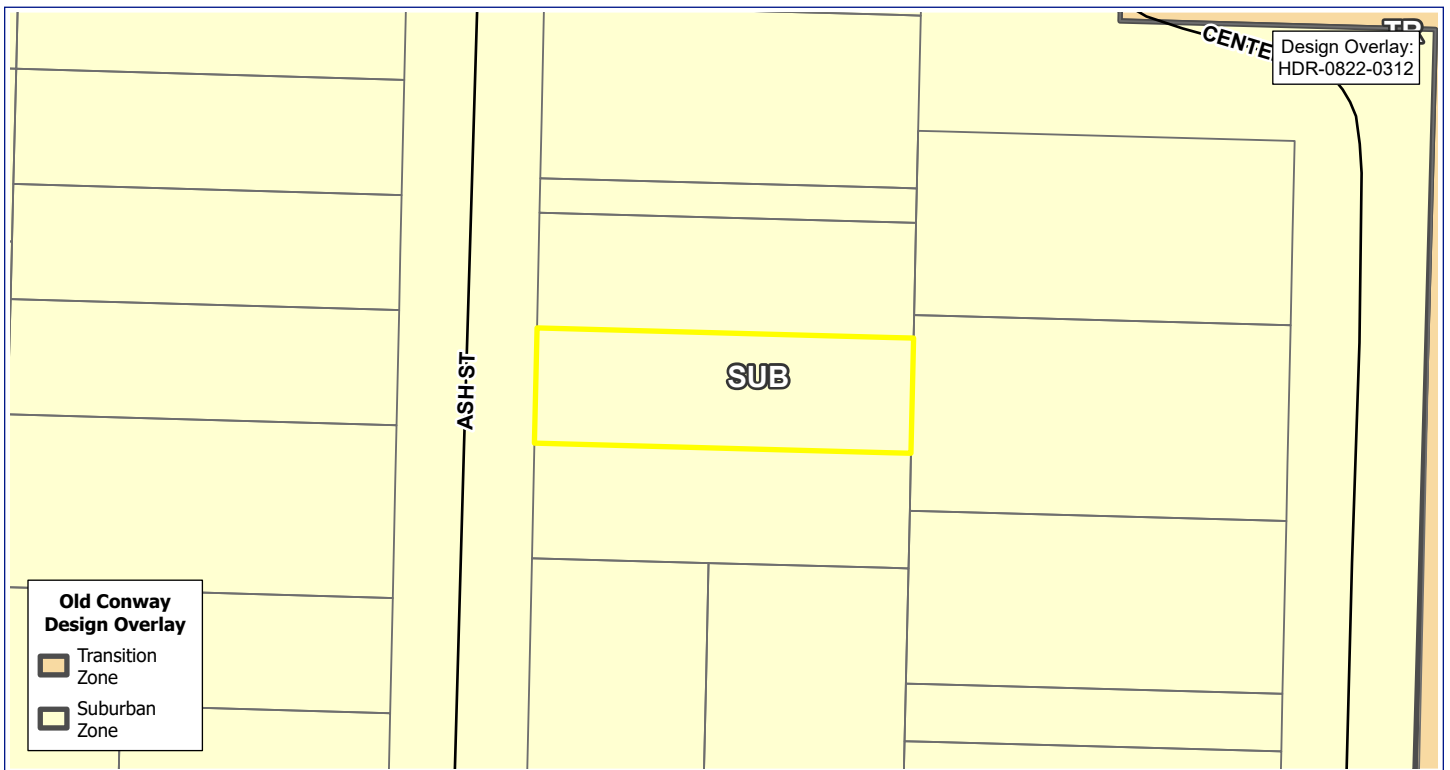
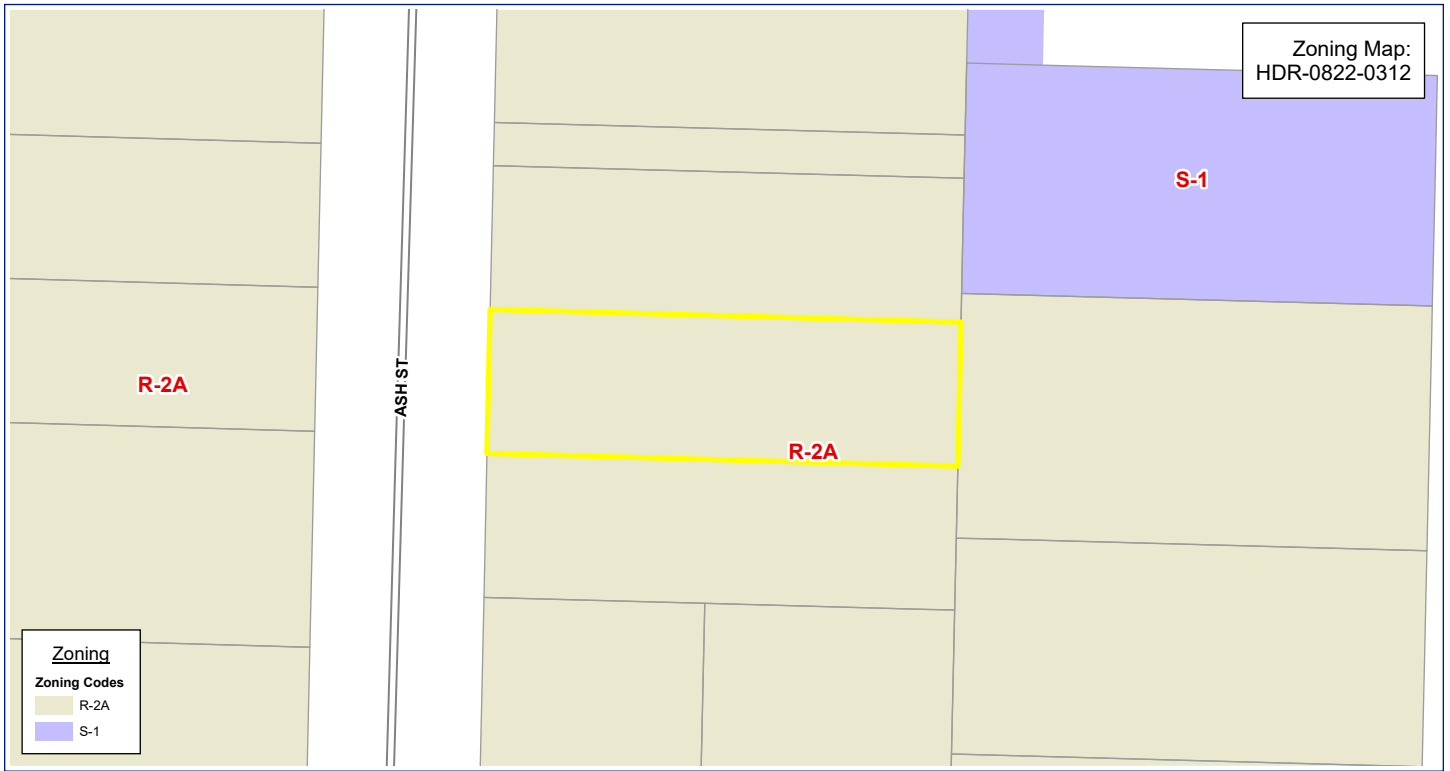
**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Suburban District at the east side of Ash St between Bruce St and Simms St. Area structures consist of single family residences in Craftsman and minimal traditional styles.

**General Description of Property and Proposed Development.** The applicant is extensively rehabilitating the property including gutting of the interior of the house. On the exterior, the applicant is proposing to remove the screened in porch, add Craftsman columns, enclose one entry door, and add a small new window in the front bathroom.

# 320 Ash Street - Exterior Modification

Old Conway Design Overlay District

II.B



### **DESIGN ELEMENTS**

**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.

*The applicant is proposing to keep the existing windows on the structure and add a small new window in the front bathroom. A bathroom/laundry room appears to have been added on to the house at some point in the past and has no window. Normally, a large double window would be located there. However, a window is not practical in this location. Recommend requiring an architectural feature such as two sets of false shutters with Craftsman styling in this location in-lieu of the proposed small window, which can be added on the north façade wall. The proposed door is appropriate. Recommend requiring the front columns be at least 8" in diameter.*

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

*The large blank front façade wall is existing, but is not compatible with the surrounding 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 design cannot meet this requirement due to the presence of a front bathroom.*

### **MATERIALS & DETAILING**

**Architectural Details, Siding, and Bricks.** Detailing and siding should complement the surrounding area. Siding should include brick, stone, wood, or Hardie® siding/LP SmartSide® type siding.

*The applicant hasn't indicated materials or if the siding will be replaced. Recommend requiring use of Hardie® siding or wood for the project if replacement occurs.*

### **RECOMMENDATION**

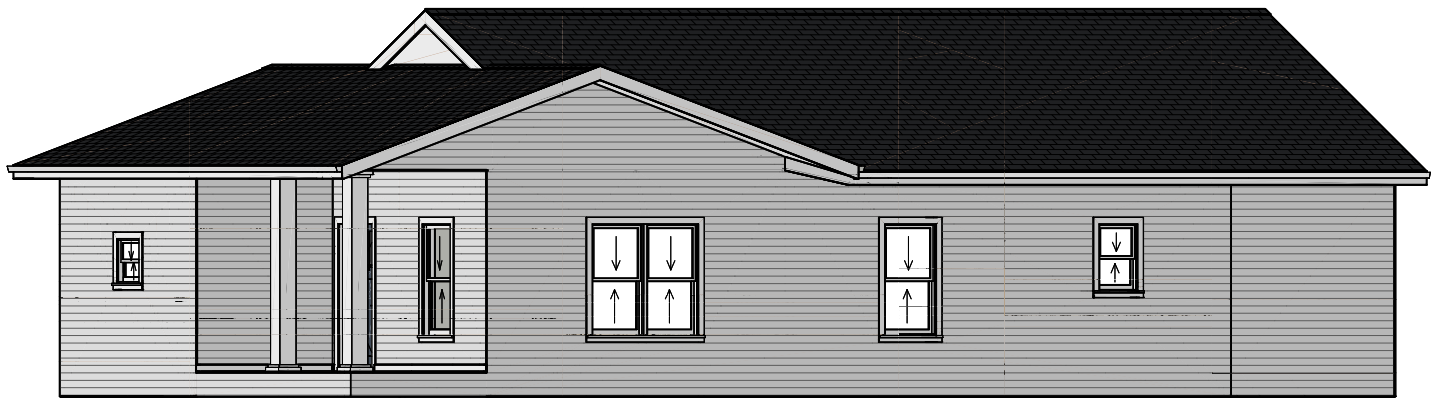
Staff recommends approval of the application with the following conditions:

1. Require two sets of false shutters in a craftsman style to mimic the presence of windows on the front façade and move the small proposed window to the north façade.
2. Require the proposed columns be at least 8" in width.
3. Require use of Hardie® siding or wood lap siding be used, if the siding is replaced.
4. Require fascia and soffits to be finished with wood or wood equivalent construction (Hardieboard).
5. Require all windows be 1-one-1 design and feature wide trim, if replaced.
6. All HVAC and mechanical equipment shall be screened or placed in a manner to reduce visibility from the street.
7. If the driveway is improved, it may be improved with a ribbon driveway or a driveway no wider than 12'.
8. Submit revised drawings to the Planning Director for approval prior to release of the Certificate of Appropriateness.

# 320 Ash Street - Exterior Modification

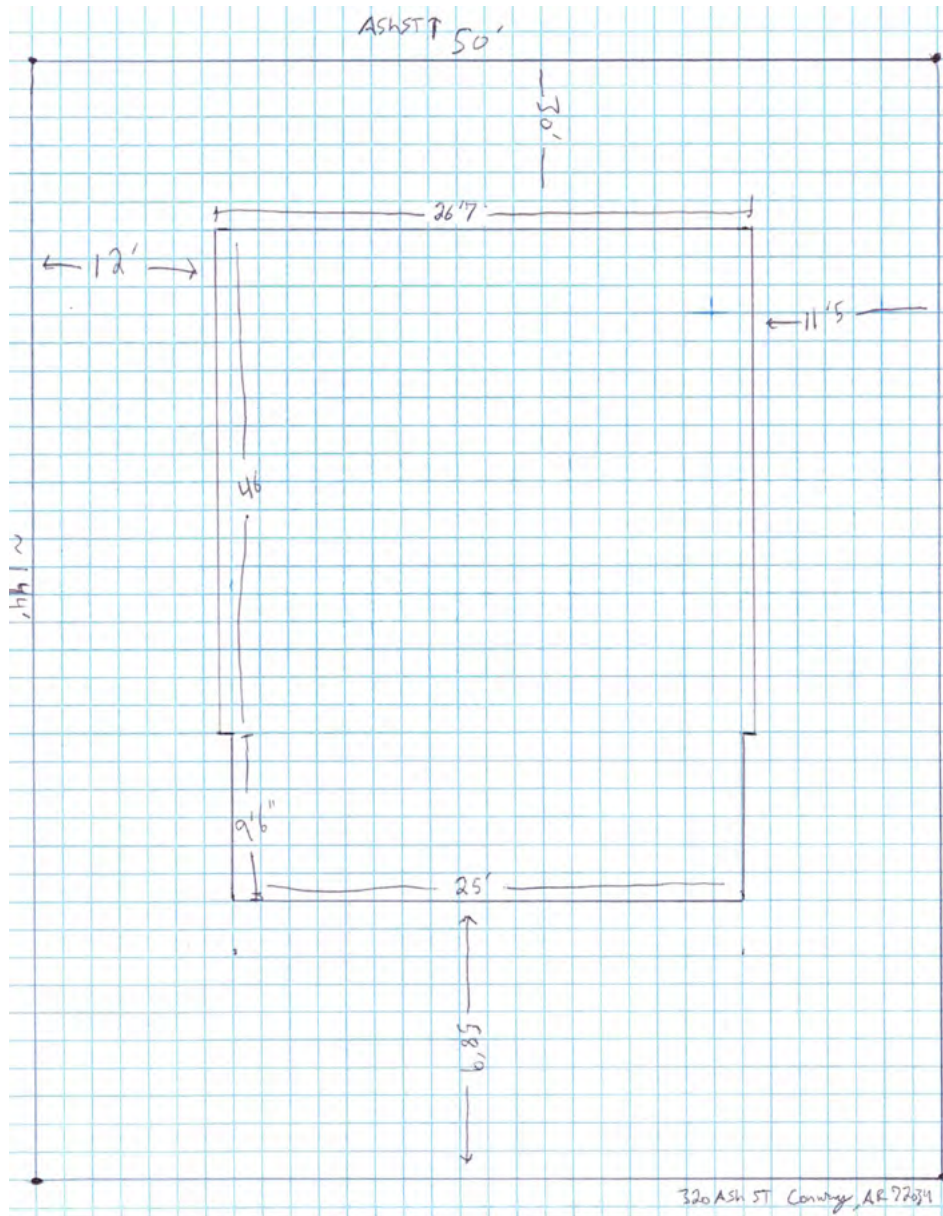
Old Conway Design Overlay District

II.B



South Elevation

Site Plan



# 320 Ash Street - Exterior Modification

Old Conway Design Overlay District

II.B



View of subject property from Ash St looking SE



View of subject property from Ash St looking NE



Property adjacent to the N



Property adjacent to the S



Property adjacent to the W



Property adjacent to the W

# 814 Chestnut Street - Exterior Modification / Storefront Change

Old Conway Design Overlay District

II.C

## APPLICANT/AUTHORIZED AGENT

H+N Architects  
1109 Main St  
Conway, AR 72032

## OWNER

JJ Rock, LLC  
814 Chestnut St  
Conway, AR 72034



## SITE

**Address.** 814 Chestnut St.

**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.** 0.08 acres ±.

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

**General Description of Property and Proposed Development.** The applicant is proposing to rehabilitate the existing structure by replacing the existing storefronts, replacing the gable roof, adding windows and a mural on the south façade.

## ARCHITECTURE

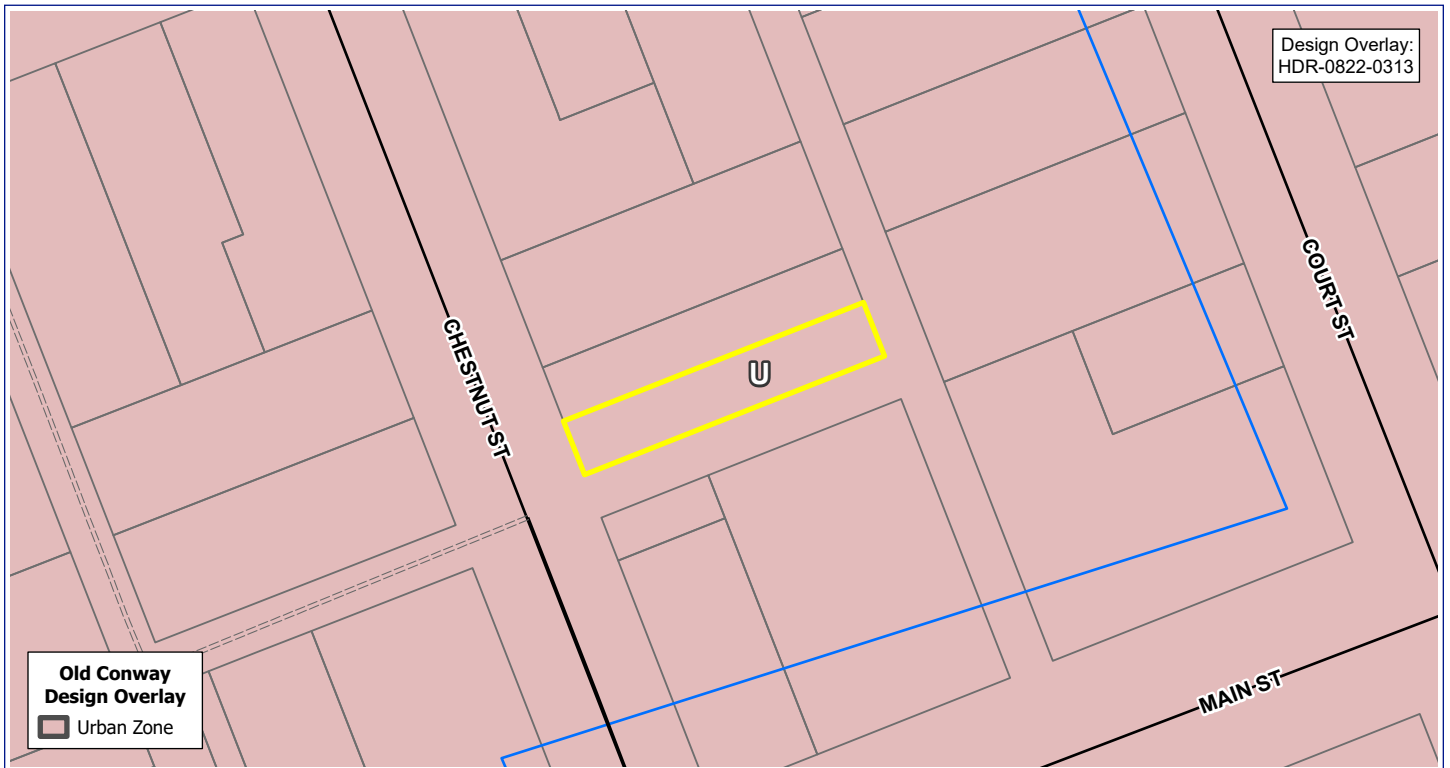
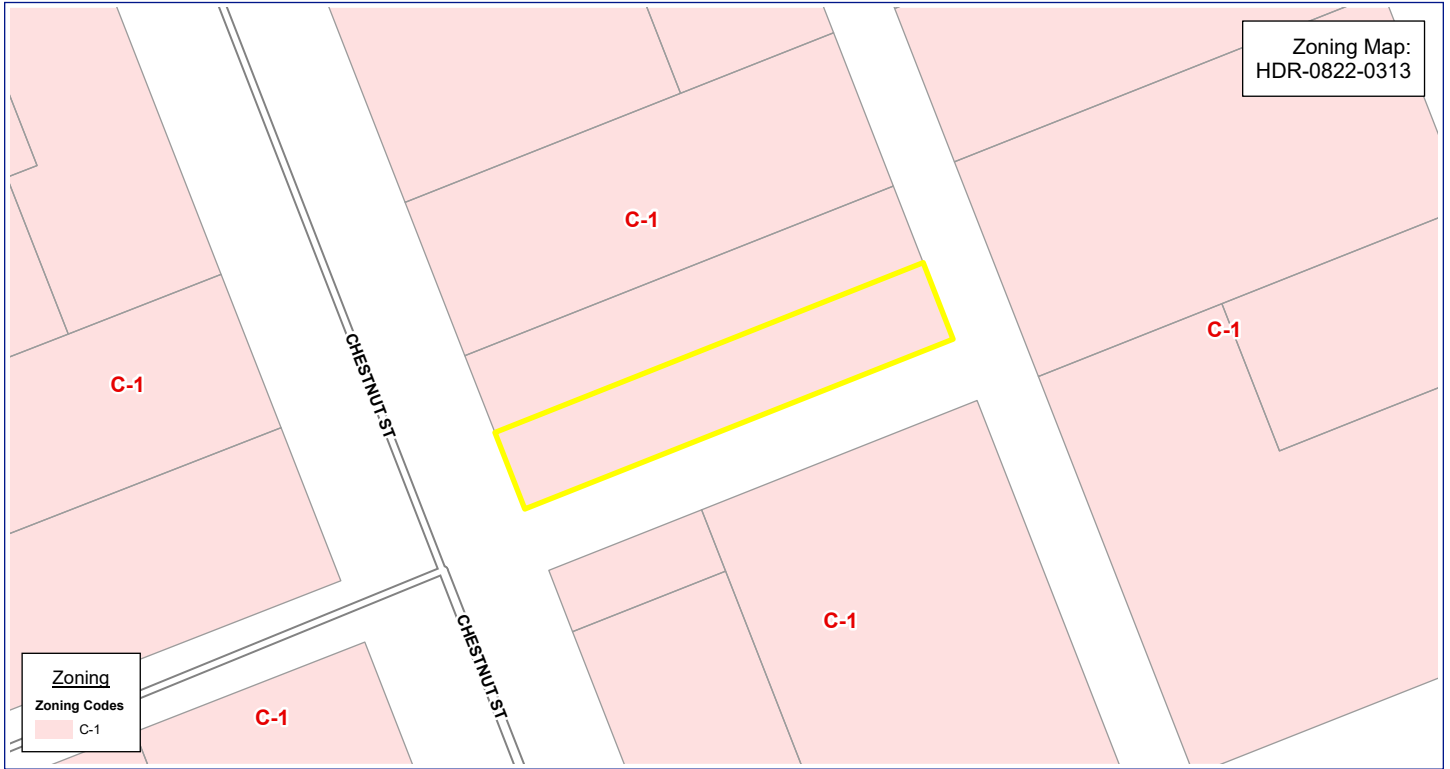
**Façade Articulation.** Upper stories shall be composed of 35% windows. Facades shall be broken down into distinct 20 to 30 ft modules. Modules can follow structural, historic, aesthetic, or functional dimensions, but remain contextual to the street.

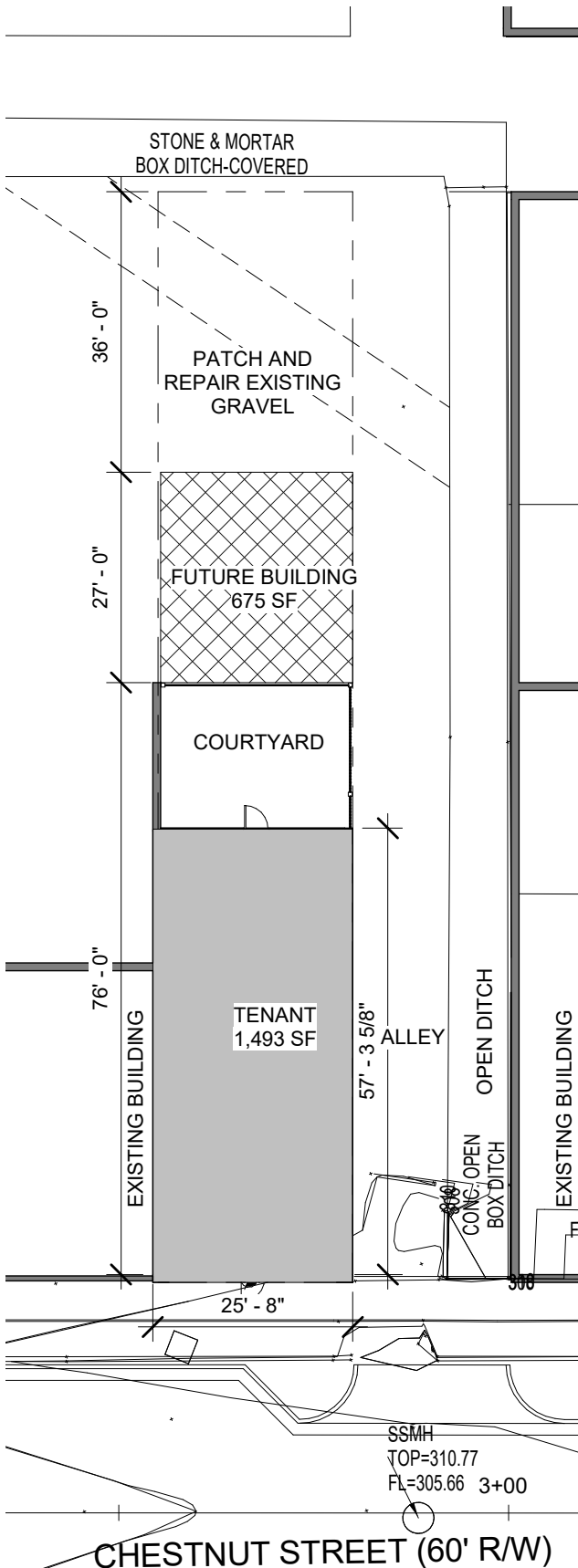
*The application meets this requirement and respects the existing articulation of the building.*



# 814 Chestnut Street - Exterior Modification / Storefront Change

Old Conway Design Overlay District





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

*The application meets this requirement. The existing storefront will be replaced with almost all glazing.*

**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. Building materials may include brick, stone, concrete, architectural metals, stucco, and wood trim.

*The application meets requirements.*

**Building Entries.** Pedestrian entries shall be located along the street. Each street frontage shall require an entry. Upper floors shall be provided an additional entry.

*The building shall contain an entry along Chestnut St.*

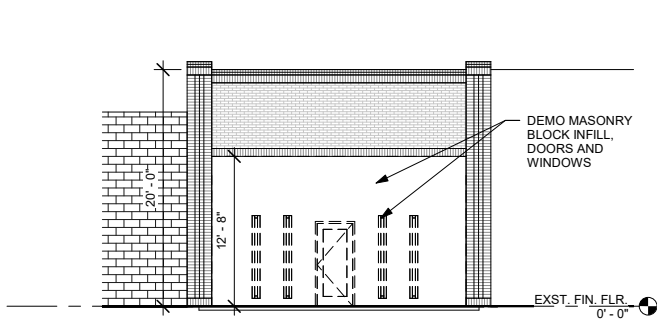
**Signage.** Signage shall comply with the Conway Zoning Code.

*No signage is proposed currently.*

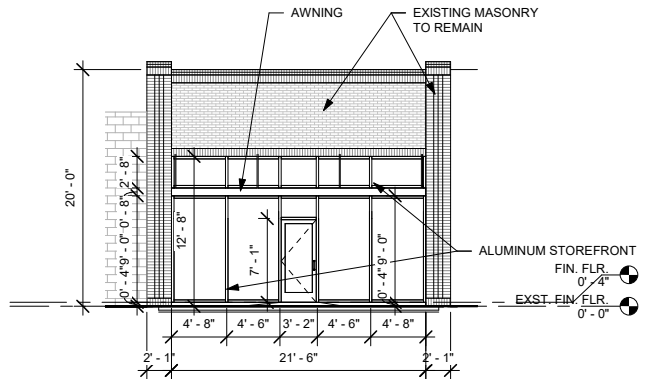
**RECOMMENDATION**

Staff recommends approval of the modification with the following conditions:

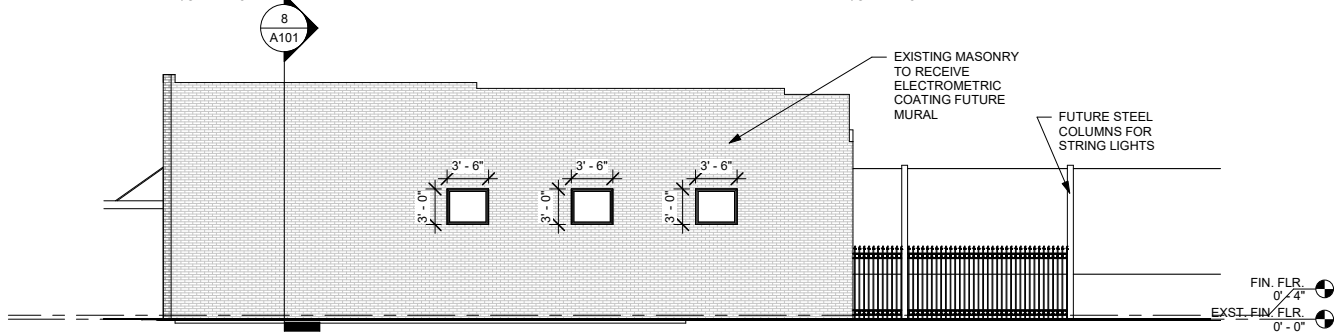
1. All glass shall be transparent or have minimal tinting unless required by separate regulation.



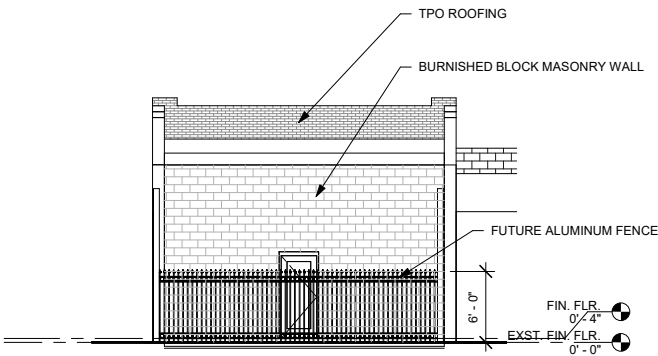
3 FRONT ELEVATION EXISTING  
1/8" = 1'-0"



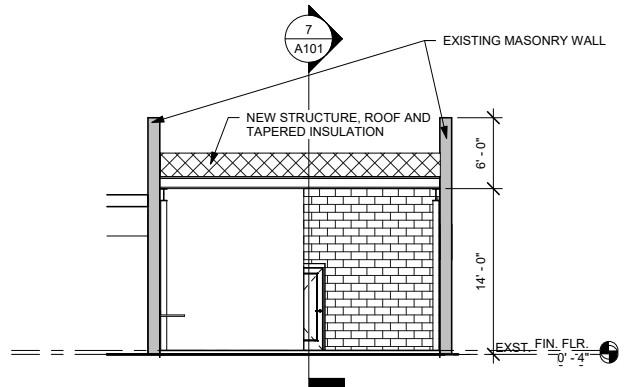
4 FRONT ELEVATION NEW  
1/8" = 1'-0"



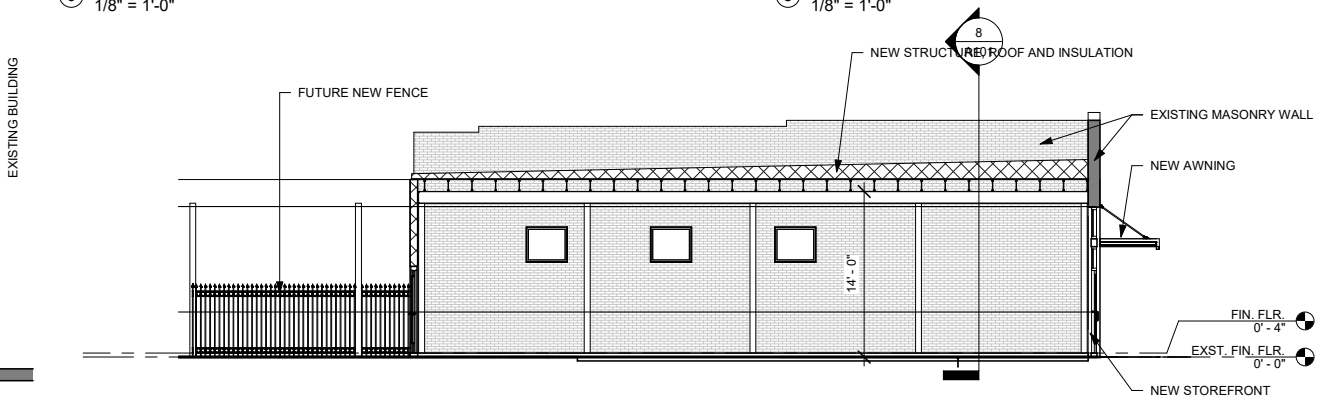
5 SIDE ELEVATION  
1/8" = 1'-0"



6 BACK ELEVATION  
1/8" = 1'-0"



8 Section 2  
1/8" = 1'-0"



7 Section 1  
1/8" = 1'-0"

# 814 Chestnut Street - Exterior Modification / Storefront Change

Old Conway Design Overlay District

II.C



View of subject property from Chestnut St looking NE



View of subject property from Chestnut St looking E



Property adjacent to the N



Property adjacent to the S



Property adjacent to the W

# 800 Chestnut Street - Exterior Modification / Storefront Change

II.D

Old Conway Design Overlay District

## APPLICANT/AUTHORIZED AGENT

H+N Architects  
1109 Main St  
Conway, AR 72032

## OWNER

John Nabholz  
237 Martha Dr  
Conway, AR 72032



## SITE

**Address.** 800 Chestnut St.

**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.** 0.13 acres ±.

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

**General Description of Property and Proposed Development.** The applicant is proposing to rehabilitate the existing structure by replacing the existing storefronts, painting the existing stucco and brick, replacing existing bricked in windows, and adding brick veneer in various locations across the structure.

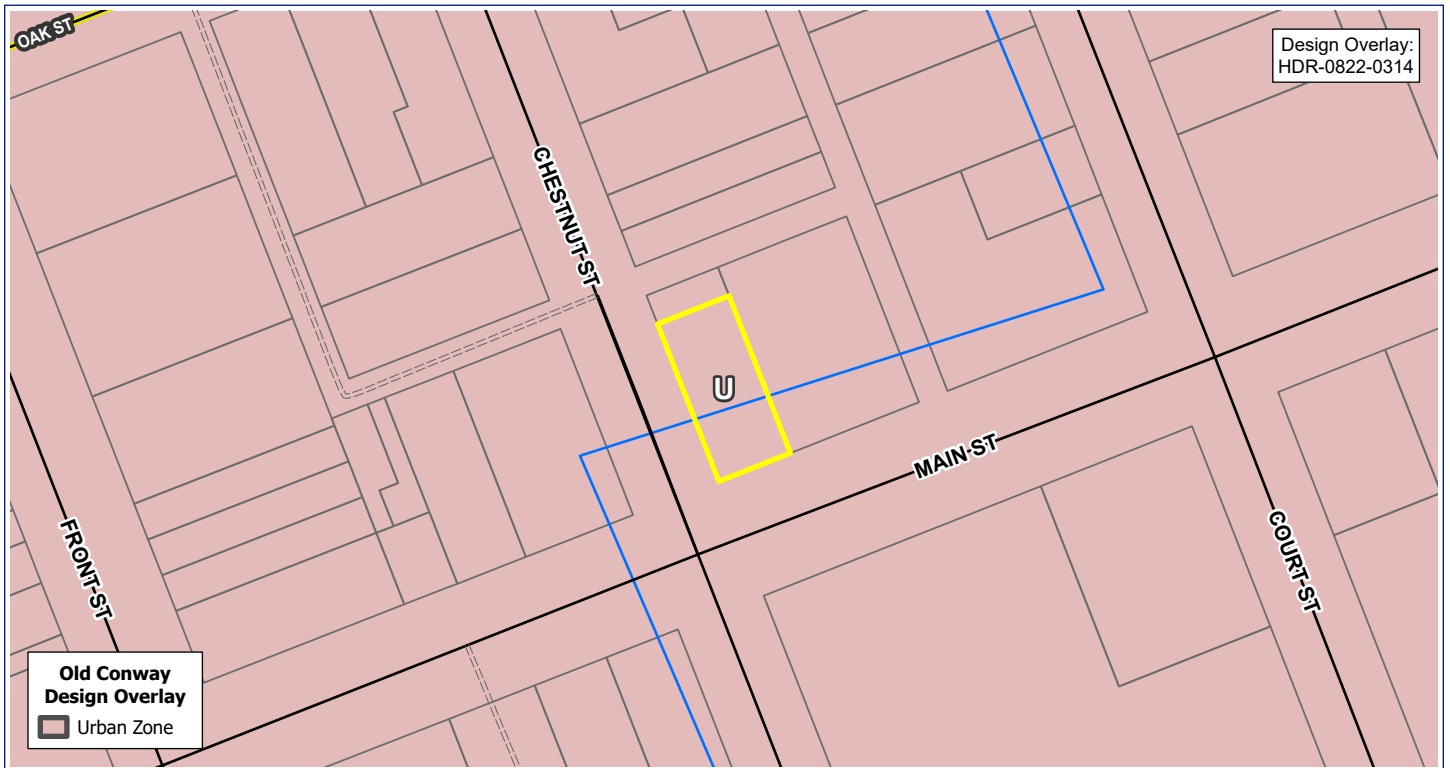
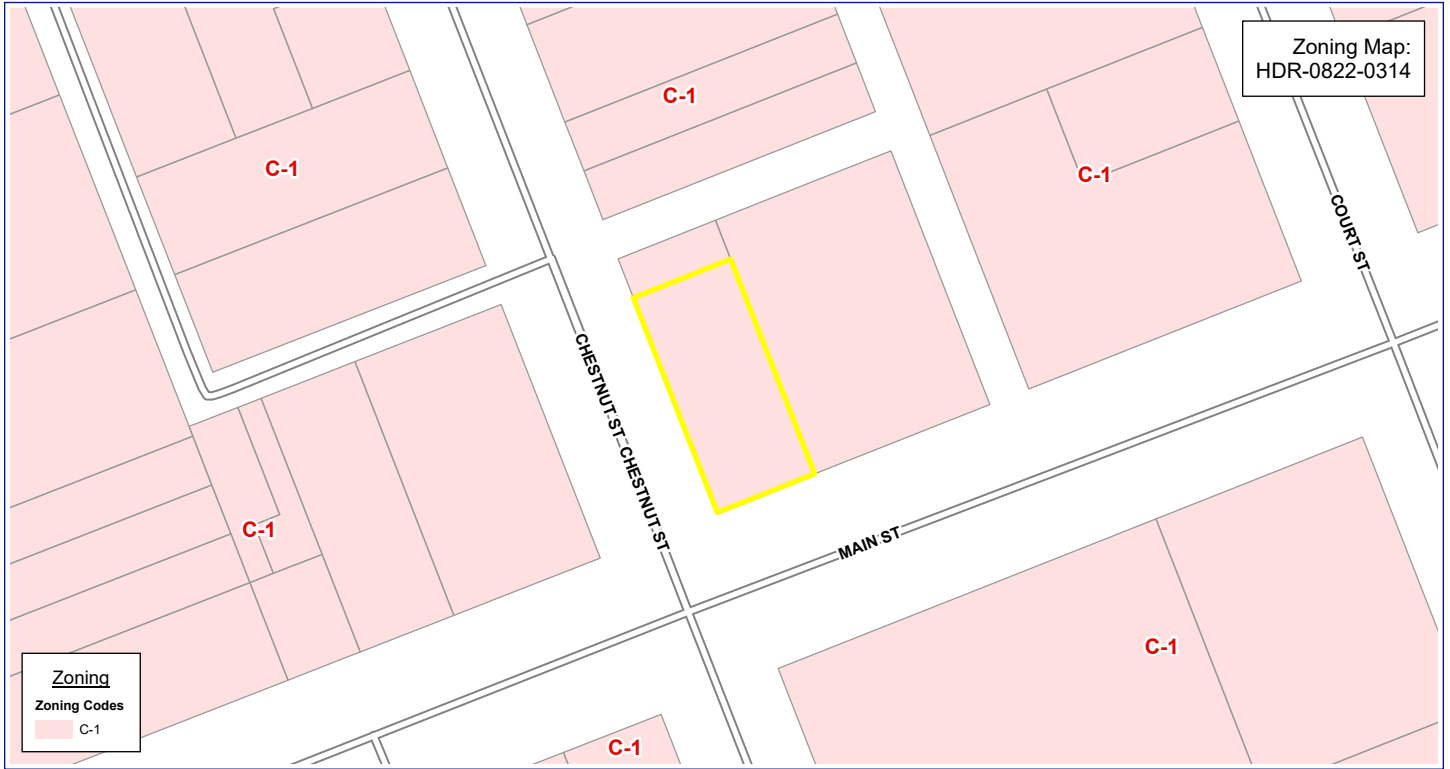
## ARCHITECTURE

**Façade Articulation.** Upper stories shall be composed of 35% windows. Façades shall be broken down into distinct 20 to 30 ft modules. Modules can follow structural, historic, aesthetic, or functional dimensions, but remain contextual to the street.

*The application meets this requirement and respect the existing articulation of the building.*

# 800 Chestnut Street - Exterior Modification / Storefront Change

Old Conway Design Overlay District



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

*The application meets this requirement. Almost all bricked in or existing enclosed windows and entries will be replaced, except the existing storefront for 804 Chestnut St. Recommend requiring this area be replaced with new glazing, mural, or architectural feature.*

**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. Building materials may include brick, stone, concrete, architectural metals, stucco, and wood trim.

*The applicant is proposing to add thin veneer brick in key areas on the building and paint the existing 1980s stucco panels. Removal of the stucco can't be easily done without damaging the brick underneath. The application meets requirements.*

**Building Entries.** Pedestrian entries shall be located along the street. Each street frontage shall require an entry. Upper floors shall be provided an additional entry.

*The building shall contain entries along Main St and Chestnut St.*

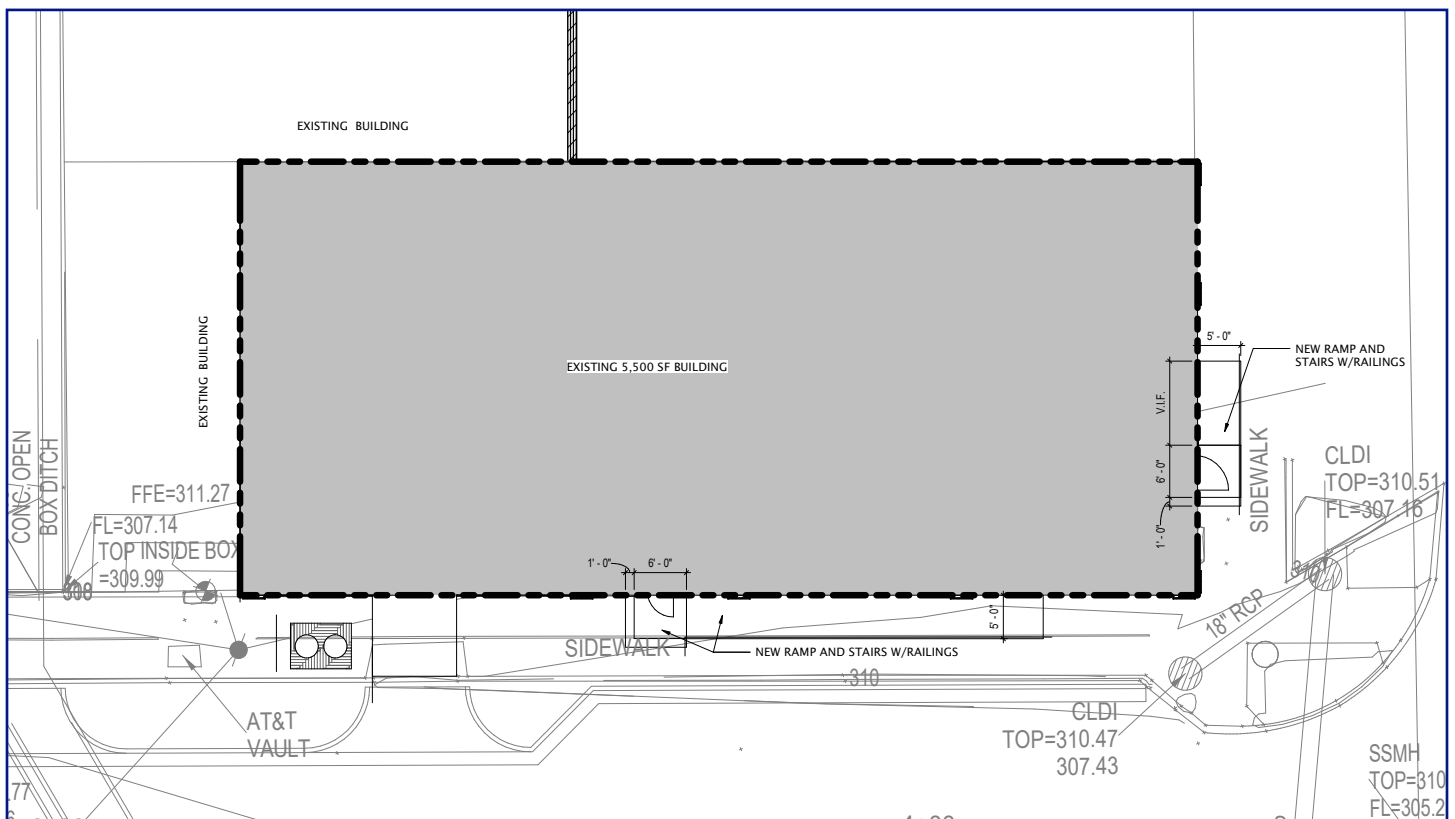
**Signage.** Signage shall comply with the Conway Zoning Code.

*The proposed signage appears to comply with the Conway Zoning Code. Separate permitting shall be required. Recommend allowing additional signs in the circle design features on the parapets along both street frontages or allowing use of neon or simulated neon to light signage.*

**RECOMMENDATION**

Staff recommends approval of the modification with the following conditions:

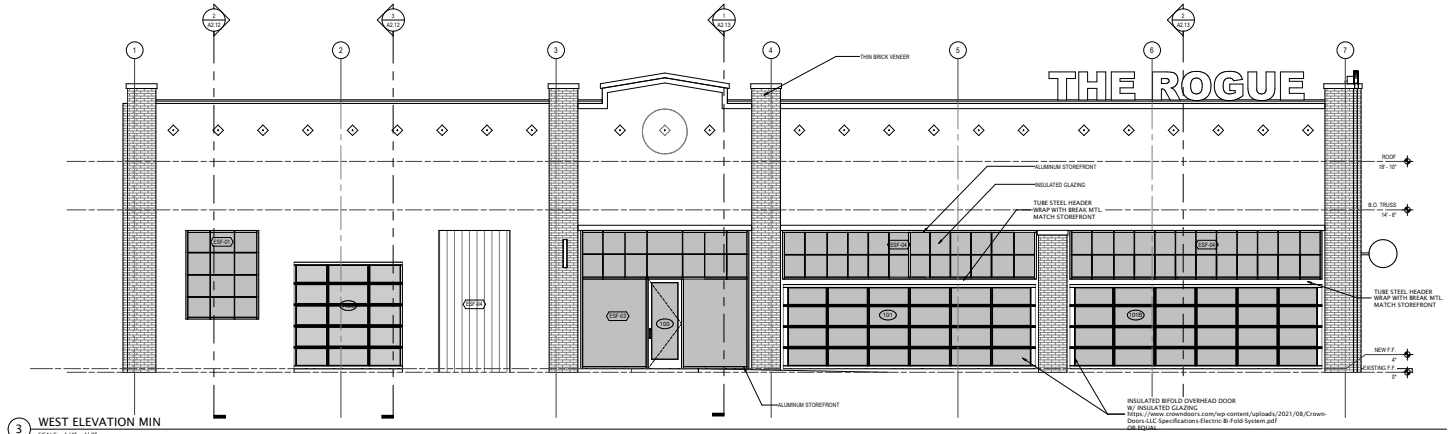
1. The existing entry for 804 Chestnut St shall be replaced with glazing, mural, or architectural feature.
2. The proposed structural reinforcement “diamond” braces may covered with architectural trim.
3. All glass shall be transparent or have minimal tinting unless required by separate regulation.
4. Additional signage shall be permitted in the circle design features on the parapets of both street frontages.
5. Allow the use of neon lighting or simulated neon lighting in building signage.
6. Revised plans shall be approved by the Planning Director prior to issuance of a Certificate of Appropriateness.



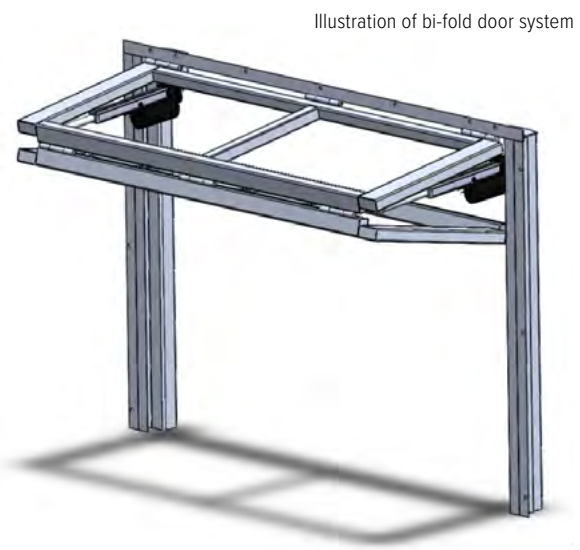
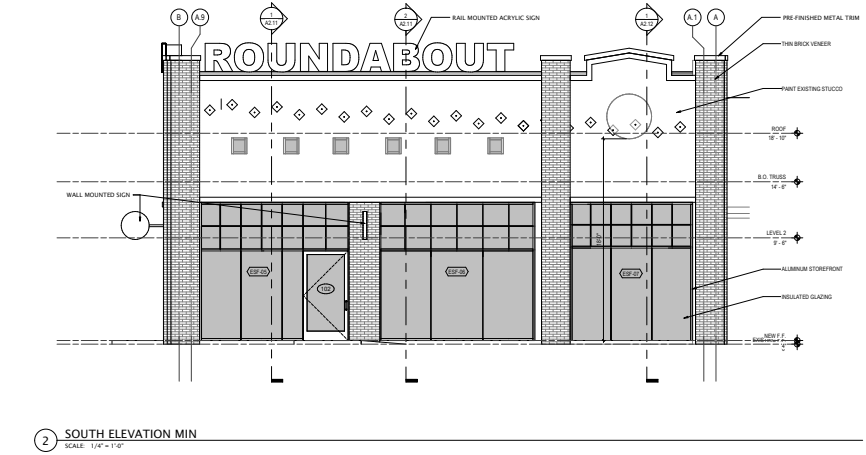
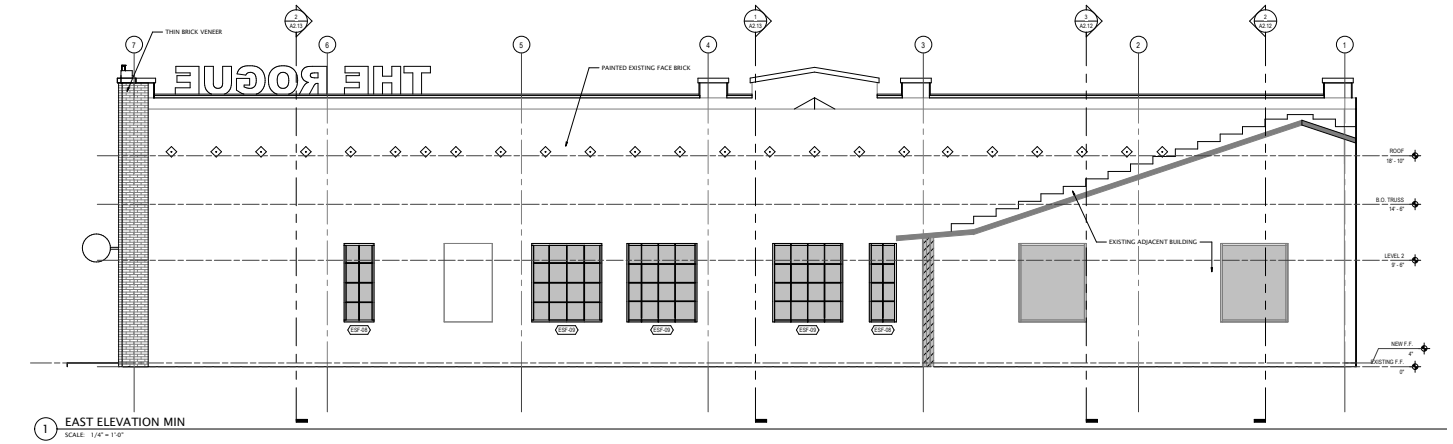
# 800 Chestnut Street - Exterior Modification / Storefront Change

Old Conway Design Overlay District

II.D



see illustration below





# 800 Chestnut Street - Exterior Modification / Storefront Change

Old Conway Design Overlay District

II.D



View of subject property from Chestnut St looking E



View of subject property from Main St looking N



Property adjacent to the S



Property adjacent to the E



Property adjacent to the W