CITY OF CONWAY, ARKANSAS
HISTORIC DISTRICT COMMISSION

March 30, 2026 • 5:30pm • 1111 Main Street

City of Conway
HISTORIC DISTRICT COMMISSION

March 30, 2026

MEMBERS

Joshua Hamilton, Chairman
Corey Parks, Vice-Chairman
Marilyn Moix, Secretary
Nathaniel Johnson Jr.
Jason Covington
Ali Dyer
Junior Dixon

Call to Order.

Roll Call.

Approval of Minutes. February 23, 2025

I. Public Hearing Items - Robinson Historic District

A. 1511 Caldwell St (HDR-0326-0027) Exterior Repair & Replacement

B. 1709 Prince St (HDR-0326-0030) Enclosed Porch Addition

II. Additional Business

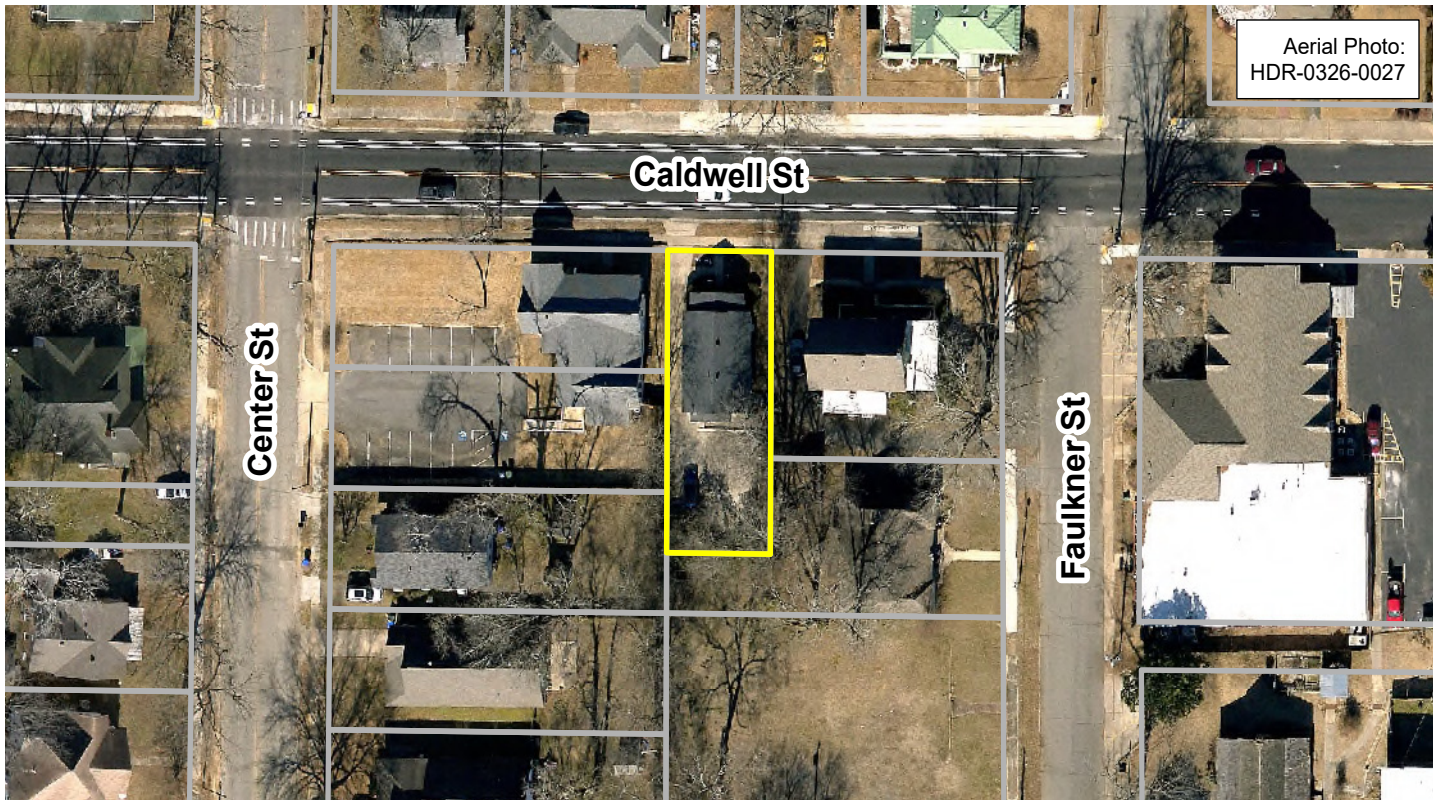
A. Additional items as decided by the Commission

Adjourn.

APPLICANT/AUTHORIZED AGENT
JT Dixon, Sowell Ferris Architects
1123 Front St Suite 1
Conway, AR 72032

OWNER
Bunny Adcock
1107 Oak St
Conway, AR 72032

OWNER
Matt Barnhardt
Conway, AR



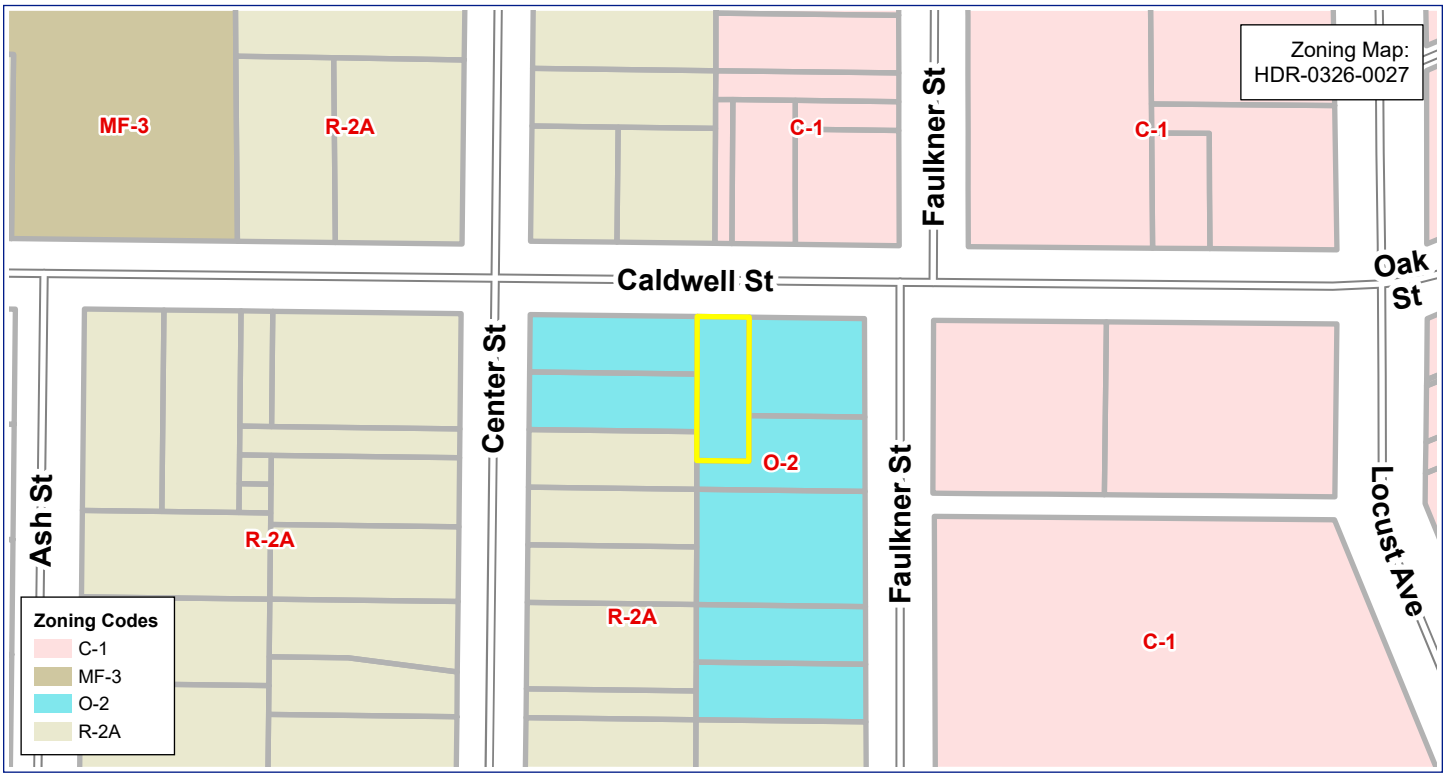
LOCATION.
Address. 1511 Caldwell St.

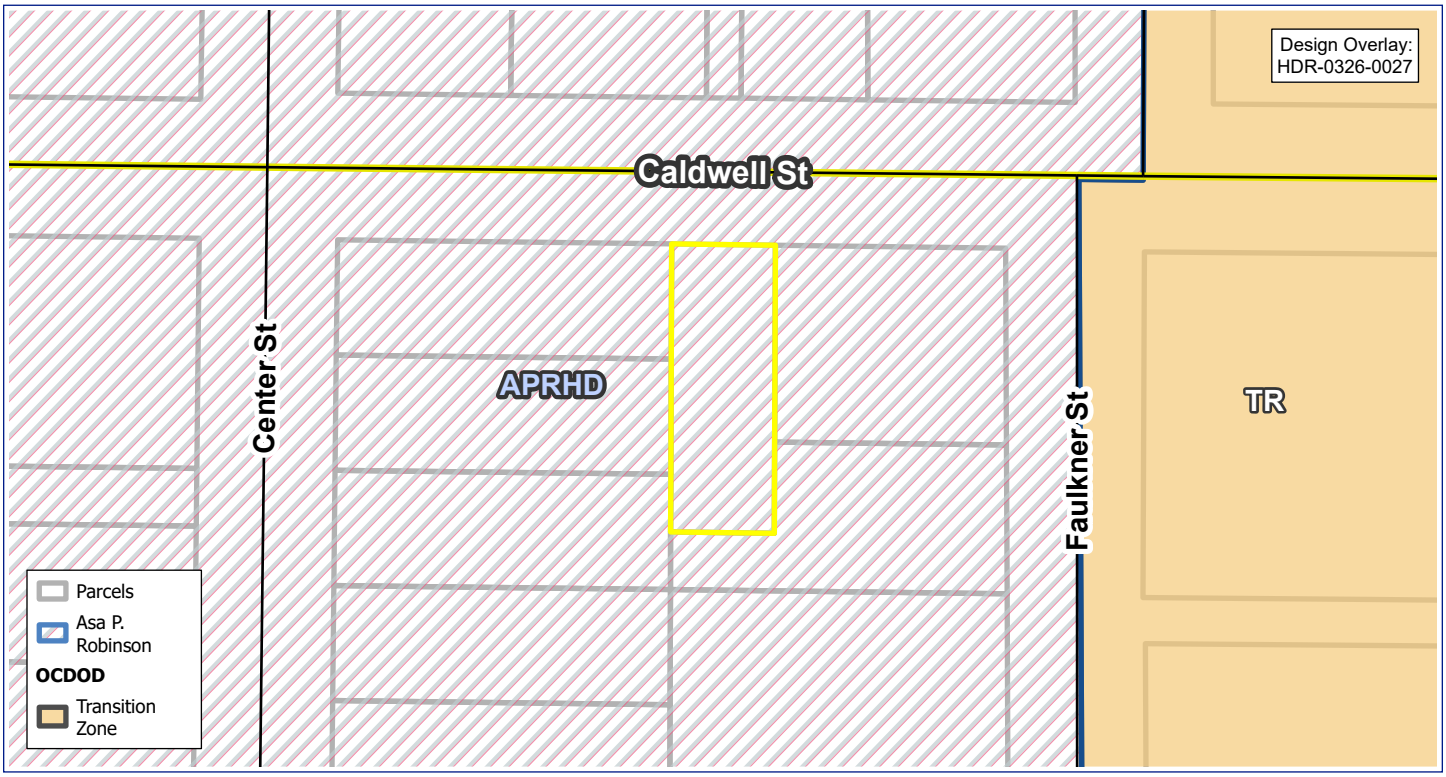
Present Zoning. O-2 (Quiet Office District), Asa P. Robinson Historic District (APRHD).

Abutting Zoning.
North: C-1 (Central Business District) and R-2A (Two-Family Residential District), APRHD.
East: O-2, APRHD.
South: O-2, APRHD.
West: O-2 & R-2A, APRHD.

Lot Area. 0.13 acres±.

Surrounding Area Structures.
West – 1517 Caldwell – W.B. Wilson House - c.1904 (Queen Anne/Eastlake; Non-Contributing).
East – 1507 Caldwell - c.1924 (Colonial Revival; Contributing).
North – 1512 A&B Caldwell - c.1940 (Plain/Traditional; Contributing).
South – 837-839 Faulkner - c.1936 (Plain-Traditional/Ranch; Contributing).


Zoning Map:
HDR-0326-0027
MF-3
R-2A
C-1
Faulkner St
C-1
Caldwell St
Oak St
Center St
O-2
Faulkner St
Ash St
R-2A
Locust Ave
R-2A
C-1
Zoning Codes
C-1
MF-3
O-2
R-2A


Design Overlay:
HDR-0326-0027
Caldwell St
Center St
APRHD
Faulkner St
TR
Parcels
Asa P. Robinson
OCDOD
Transition Zone

General Description of Property and Proposed Development. The applicant is proposing to return an office space to single-family residential use through an interior remodel and exterior cosmetic modifications. The applicant proposes replacing storm windows while keeping the original windows underneath and repairing them to operability. Also proposed is replacing vinyl siding with Hardie siding. A storm shelter will be removed. Interior remodels are not within the scope of Historic District Review, but any project that affects any part of the exterior visible from a public way within the Robinson Historic District requires a Historic District Commission application.

The existing structure has been utilized as an office and is zoned O-2. There is a concurrent Conditional Use Application in review to utilize the structure as a single-family residence in the O-2 zoning district (CUP-0326-0033).

The structure was built in 1923 and is a non-contributing structure. It is referred to as the "Brooks House" and is characterized as "Bungalow/folk Victorian style" in the 2020 survey documents.

SITE

Garages & Accessory Structures. Retain and preserve garages and accessory structures that contribute to the overall historic character of the individual building site or the district. If a historic accessory building is missing or deteriorated beyond repair, and a replacement is desired, it should be replaced with a design based on accurate documentation or a new design following guidelines for New Construction and Additions.
The applicant is proposing to remove a storm shelter. There is no proposal for its replacement. A storm shelter is not referenced in the 2020 survey documents. However, a rear shed is noted as being on site which is not original.

CHANGES TO BUILDING EXTERIOR

Materials/Finishes. There are disadvantages in the use of a synthetic material such as aluminum or vinyl siding. They may alter or obscure the original scale and distort architectural details; improper installation can result in damage to underlying historic materials; hides potential problems such as moisture retention and insect infestation; can crack and distort as it expands and contracts with changes in the weather; can fade and be difficult to paint; be prone to mildew; and do not serve as an effective energy conservation method.

If a wooden feature is completely missing, replace it with a new feature based on accurate documentation of the original feature or a new design compatible in scale, size, material, texture, and color with the historic building and district.

Where repair of a wooden finish is no longer possible because of severe deterioration, an aesthetically acceptable facsimile or substitution closely approximating the original siding may be recommended by HDC. In the rare cases where replacement materials, such as fiber cement board may be recommended by the HDC, these materials shall be applied in a way that preserves the original wooden siding underneath.
The current siding is vinyl and the applicant would like to replace it with Hardie (fiber cement board). The original siding is missing but presumed to be wooden given the age and style of the residence. (Vinyl siding was first produced in the 1950s.)

Windows & Doors. Retain and preserve windows that contribute to the overall historic character of a building, including their functional and decorative features, such as frames, sash, muntins, sills, heads, moldings, surrounds, hardware, shutters, and blinds.

Repair historic windows and doors and their distinctive features through recognized preservation methods for patching, consolidating, splicing and reinforcing. If desired, introduce narrow-profile exterior or interior storm windows so that they do not obscure or damage the existing sash and frame. Select exterior storm windows with a painted or baked-enamel finish color that is compatible with the sash color. For double-hung windows, operable storm window dividers should align with the existing meeting rail.
Currently, the windows are inoperable and slightly obscured by aluminum storm windows. The applicant would like to restore the existing windows to make them operable. The sash is white and the replacement storm windows will have a white finish color.

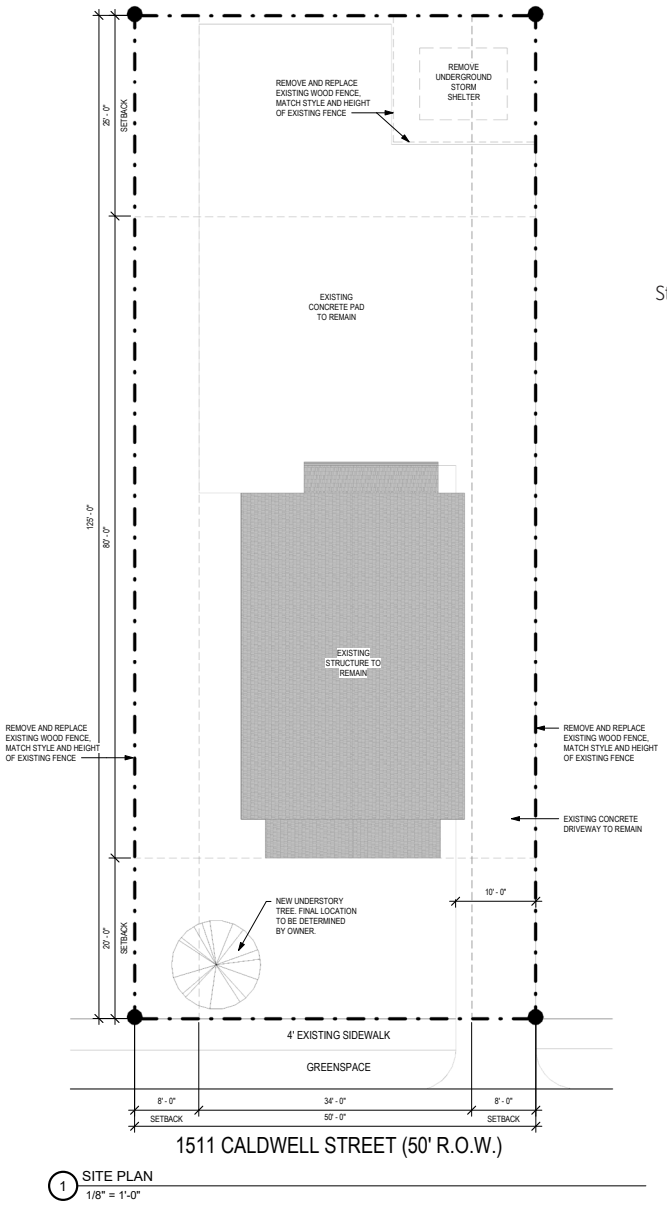
CONDITIONS

If the Commission approves the request, staff proposes the following conditions:

1. Applicant must obtain all applicable building permits* if/when a Certificate of Appropriateness is granted. This includes a demolition permit for the storm shelter.

**Applicant shall provide proof of appropriate licensure of professionals performing work to the Building Permits Department.*

2. Siding shall be composed of wood or a wood-like material such as Hardie ® siding/LP® SmartSide ®.
3. Existing windows shall be retained and preserved.
4. Operable storm window dividers should align with the existing meeting rail.
5. Storm windows shall have a painted or baked-enamel finish color that is compatible with the sash color.



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

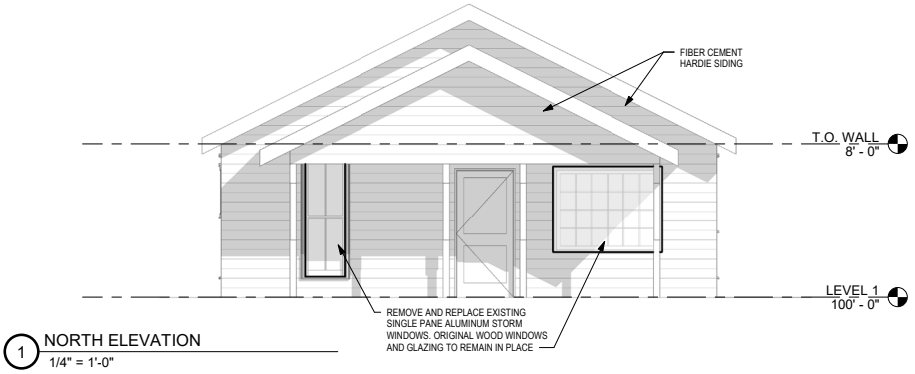
Storm shelter to be removed

ADCOCK RESIDENCE REMODEL
ARCHITECTURAL SITE PLAN

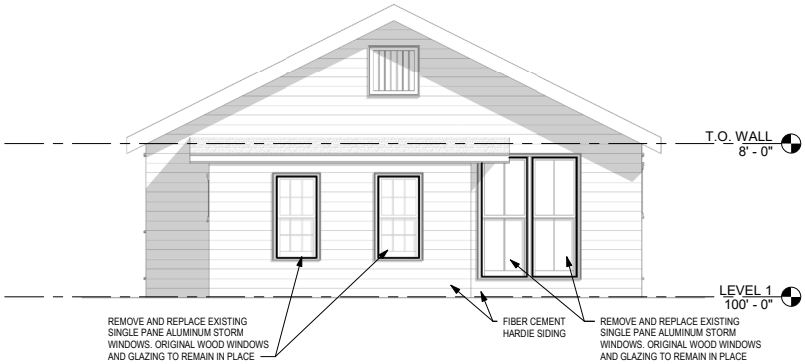
03.05.2026

Existing storm windows

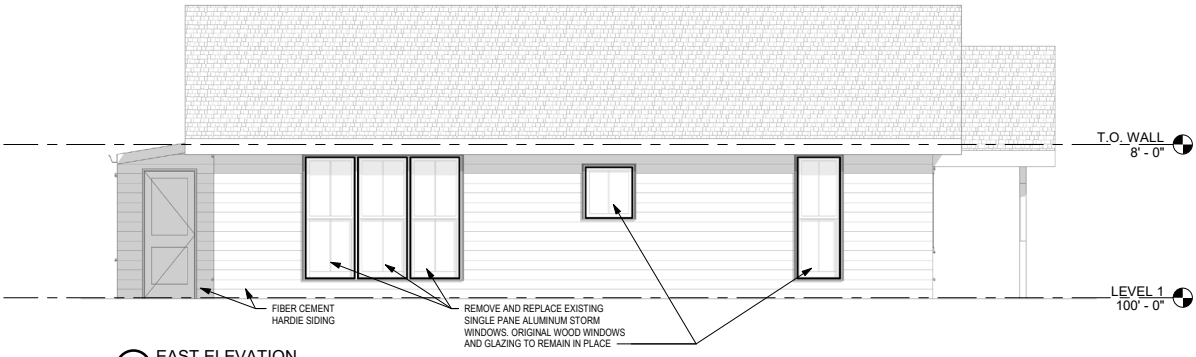
Proposed storm windows



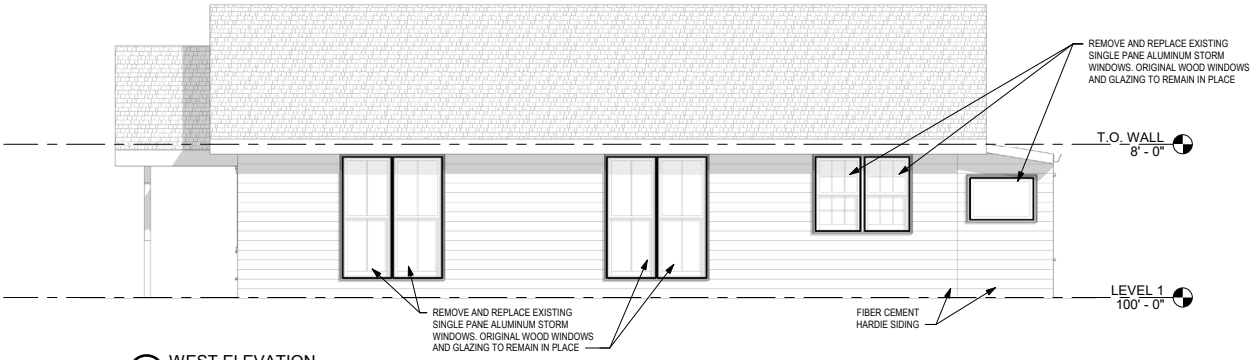
1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"

ADCOCK RESIDENCE REMODEL
EXTERIOR ELEVATIONS

03.05.2026

View of subject property

Adjacent property to the NE

Looking E down Caldwell St

Property adjacent to the W

Property adjacent to the E

Property adjacent to the N

APPLICANT/AUTHORIZED AGENT
William Gray, Gray Contracting
2510 Jayme Circle
Conway, AR 72032

OWNER
Doug & Carol Clark
1709 Prince St
Conway, AR 72034

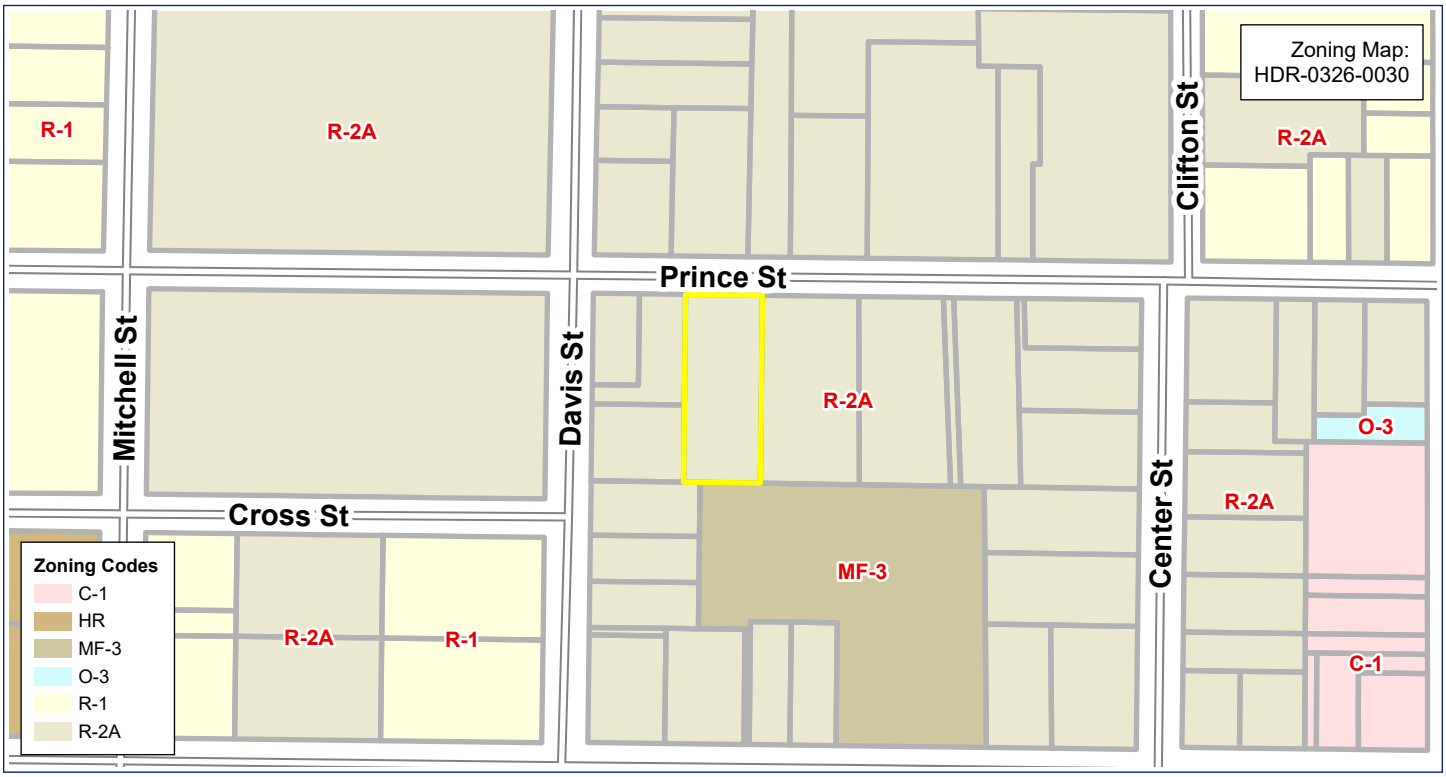
LOCATION
Address. 1709 Prince St.

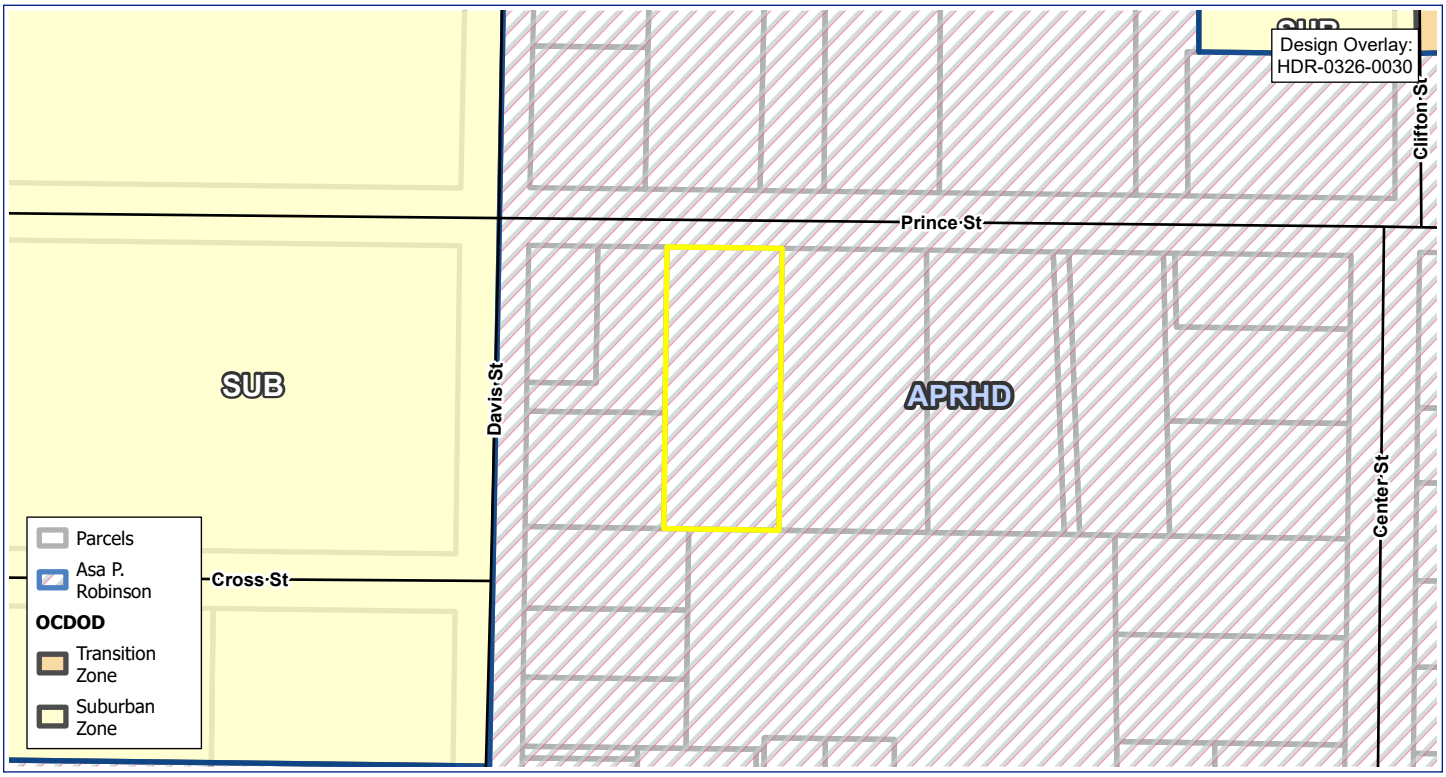
Present Zoning. R-2A (Two-Family District), Asa P. Robinson Historic District (APRHD).

Abutting Zoning.
North: R-2A, APRHD.
East: R-2A, APRHD.
South: Multi-Family, 24 Units/acre (MF-3) & R-2A, APRHD.
West: R-2A, APRHD.

Lot Area. 0.40 acres±.

Surrounding Area Structures.
West – 1721 Prince St - c.1929 (Colonial-Revival; Non-Contributing).
East – 1703 Prince St – W.D. Cole House - c.1920 (Colonial Revival/Craftsman; Contributing).
North – 1712 Prince St – Dr. W.S. Hanner House - c.1905 (Colonial Revival/English Revival, Non-Contributing).
South – 1700 Caldwell St – Garden Wall Apartments - c.1997 (Plain-Traditional/Contemporary; Non-Contributing).
South – 924 & 926 Davis – G.T. Fiddler House – c.1930 (Plain-Traditional, Non-Contributing).


Zoning Map:
HDR-0326-0030
R-1
R-2A
Prince St
Clifton St
Mitchell St
Davis St
Cross St
Center St
MF-3
O-3
C-1
Zoning Codes
C-1
HR
MF-3
O-3
R-1
R-2A


Design Overlay:
HDR-0326-0030
Prince St
Clifton St
Davis St
Cross St
Center St
SUB
APRHD
Parcels
Asa P. Robinson
OCDOD
Transition Zone
Suburban Zone

General Description of Property and Proposed Development. The applicant is proposing to rebuild an existing deck while adding a covered roof section with a screened in area. The residence was built in 1915 and is referred to as the U.C. Craig House in the Colonial Revival style. It is a contributing structure. 2020 Survey Documents state the following: "Back L Addition has been added since 1998 survey. Excellent restoration and sensitive addition. Storm windows."

The applicant is proposing to extend the roofline over the back porch and enclose it. The footprint of the house will not change.

NEW CONSTRUCTION & ADDITIONS

Setbacks. Front setback: New construction shall be located between 85% and 115% of the average front setback distance established by the existing adjacent historic structures. If all buildings along a block have similar setbacks, that setback line shall be respected. Secondary Front (adjacent to street): 8 feet minimum; Side: 6 feet minimum in all residential zones; Rear: 3 feet or 15 feet from centerline of alleyway in residential zones. (Note: Fire code requires a 5' setback from property lines for roofed structures.)
The addition has an interior setback of 18' and a rear setback of more than 20'.

Additions. Construct new additions so that there is the least possible loss of historic fabric and so that the character-defining features of the historic building are no destroyed, damaged or obscured.
The roofline is being extended to accommodate the screened in portion of the porch. The railing, walls, and other character-defining features will be retained. The rear of the house will be slightly obscured by the screened in portion of the porch.

Design new additions so that the overall character of the site, site topography, character-defining site features, trees, and significant district vistas and views are retained.
The addition is at the rear of the property and will not impact district vistas and views.

The design of a new addition shall follow the regulations for new construction for all elevations that are prominently visible.
This elevation is not prominently visible.

Locate a new addition on an inconspicuous elevation of the historic building, usually the rear one.
The addition is at the rear of the residence and is inconspicuous.

Limit the size and scale of an addition in relationship to the historic building so that it does not diminish or visually overpower the building.
The deck is existing and is being rebuilt. The size and scale of the addition will not overpower the residence. The residence is 2,187sf and the addition is 288sf.

Design an addition to be compatible with the historic building in mass, materials, color and relationship of solids to voids in the exterior walls, yet make the addition discernible from the original.
The addition is compatible with the historic building in all of the above excluding the screening material. The roofline and beams are compatible.

It is not appropriate to construct an addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature.
The addition should not detract from the overall historic character of the principal building and will not require the removal of any building element.

The addition shall be constructed in such a manner that if removed in the future, the essential form of the historic structure would be unimpaired.
The screened portion of the porch could be Removed and will have its own roof line.

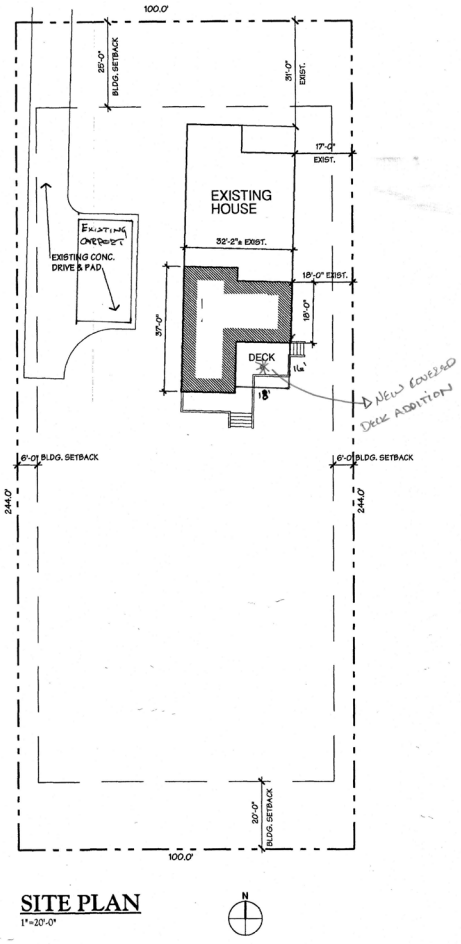
Windows & Doors. If desired, introduce full-light storm doors constructed of wood or aluminum that do not obscure or damage the existing door and frame. Select storm doors with a painted, stained, or baked-enamel finish color.
Proposed storm doors will be installed as access points for the porch and will not affect existing doors or architectural features.

CONDITIONS

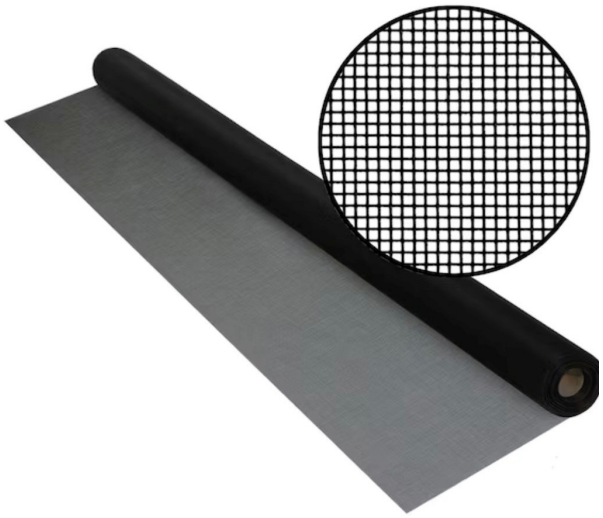
1. Applicant must obtain all applicable building permits* if/when a Certificate of Appropriateness is granted.

** *Applicant shall provide proof of appropriate licensure of professionals performing work to the Building Permits Department.*

2. Roofing materials shall match existing structure.
3. If the existing sidewalk is damaged during construction, it must be repaired.
4. Lighting shall be inward, downward, and shrouded to stay within the bounds of the property.
5. Storm doors shall have a painted, stained, or baked-enamel finish color.
6. Support structures (example, beams) must match existing in material type and color.



SITE PLAN
1"=20'-0"



SOUTH ELEVATION
1/4"=1'-0"
New Roof Line For Screened Porch
Screen Door
Screen Section
18'
10'
T.O.
Tree Does Not Exist Anymore!
EAST ELEVATION
1/4"=1'-0"
Screen Door
Shed Style Roof
Roof Line
Valley
WEST ELEVATION
1/4"=1'-0"

View of subject property

Property adjacent to the N

Property adjacent to the E

Looking W down Prince St

Property adjacent to the NE

Adjacent property to the W

The following items, which do not require public hearings or Historic District Commission action, have been reviewed and approved by the Director of Planning & Development and are being reported to the Historic District Commission as required.

Item

- Installation of a privacy fence at 607 Davis St (HDR-0326-0026).