



CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

July 28, 2025 • 5:30pm • 1111 Main Street



City of Conway

HISTORIC DISTRICT COMMISSION

July 28, 2025

MEMBERS

Corey Parks, Chairman
Joshua Hamilton, Vice-Chairman
Jenny Davis, Secretary
Liz Hamilton
Nathaniel Johnson Jr.
Marilyn Moix
Jason Covington

Call to Order.

Roll Call.

Approval of Minutes. June 23, 2025

I. Public Hearing Items - Old Conway Design Overlay District

A. New single-family residence at 611 Walnut St (HDR-0625-0074) OLD BUSINESS

II. Additional Business

A. Historic Preservation Plan recommendation for administrative review of fully compliant Old Conway Design Overlay District applications

B. Additional items as decided by the Commission

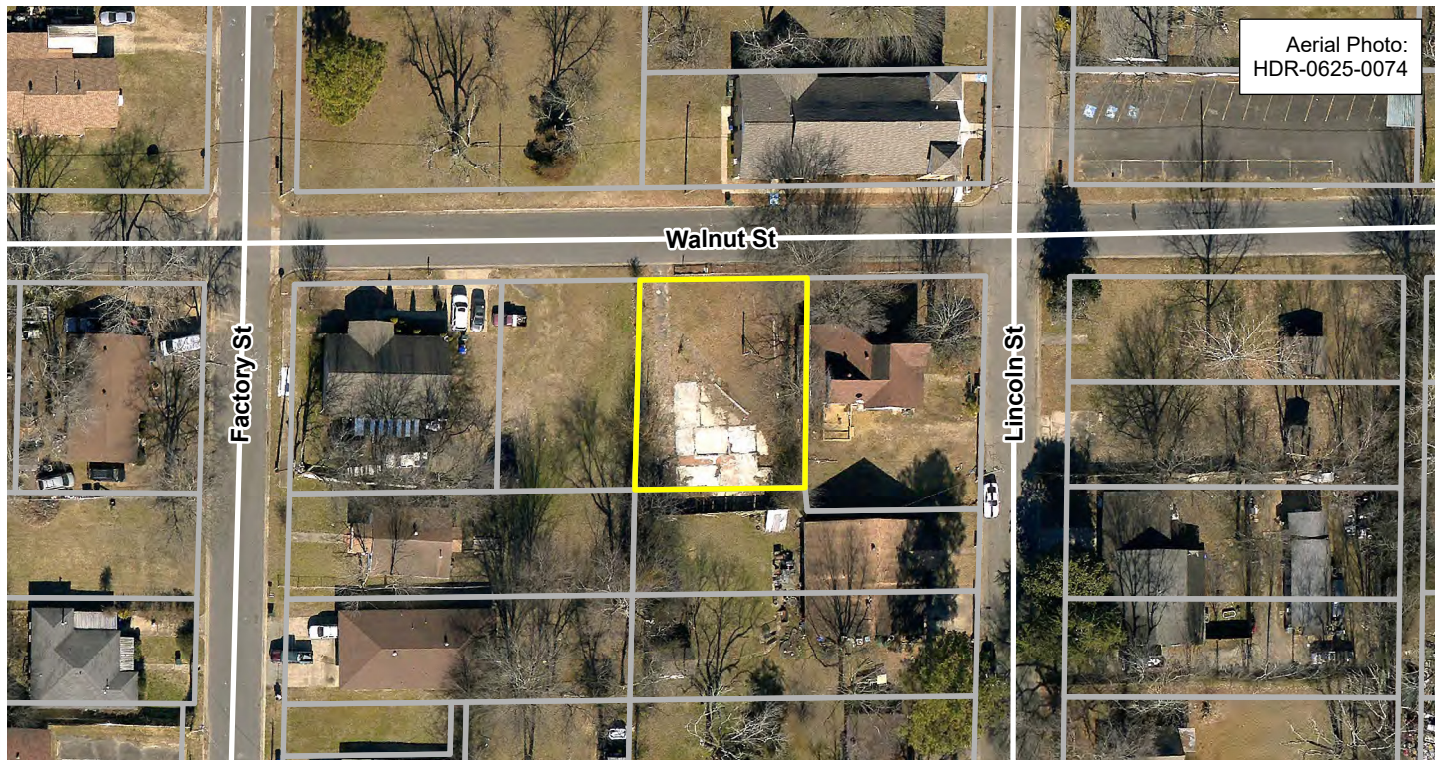
Adjourn.

APPLICANT/AUTHORIZED AGENT

Edgar Gonzalez
1308 Collier Drive
Conway, AR 72032

OWNER

Raul and Rosario Gonzalez
P.O. Box 2090
Conway, AR 72033

**SITE DATA**

Address. 611 Walnut St.

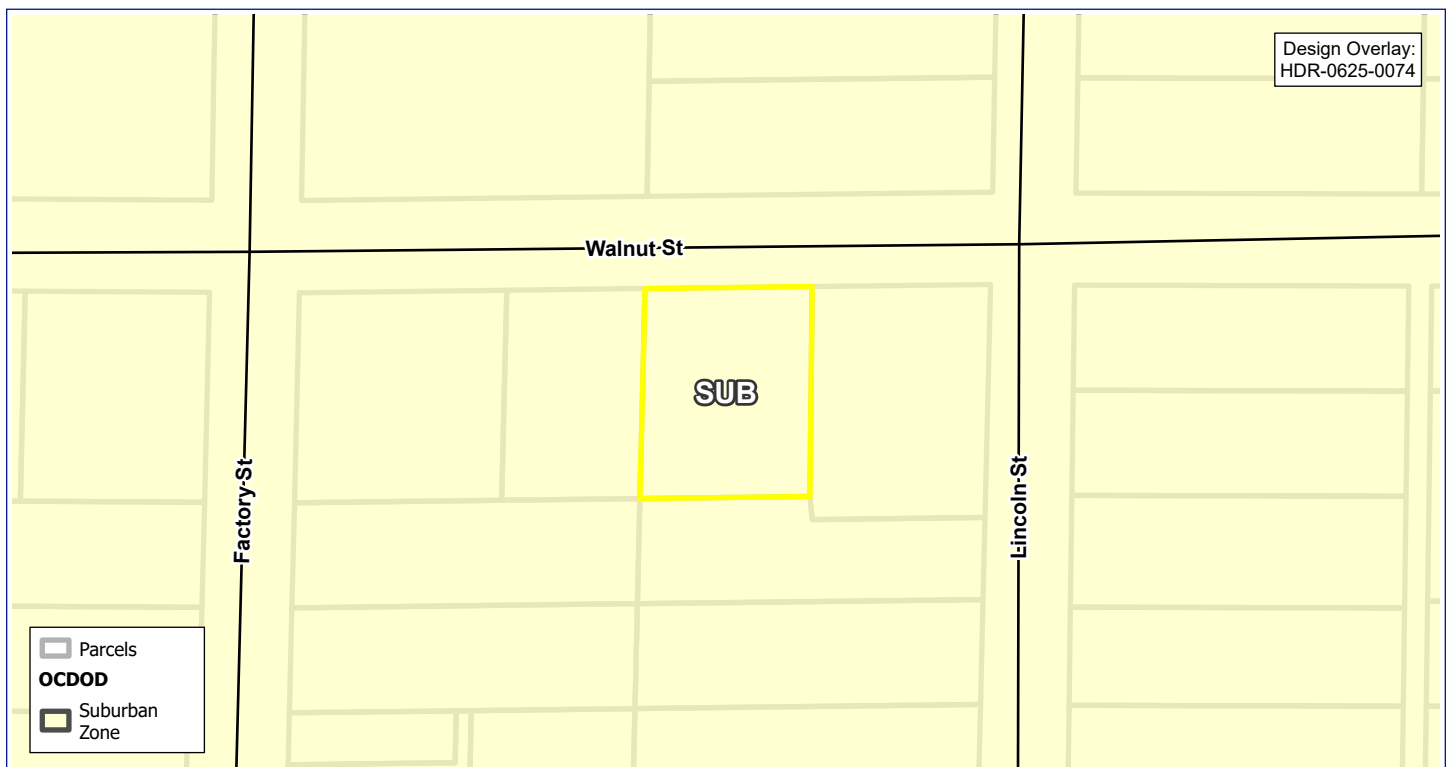
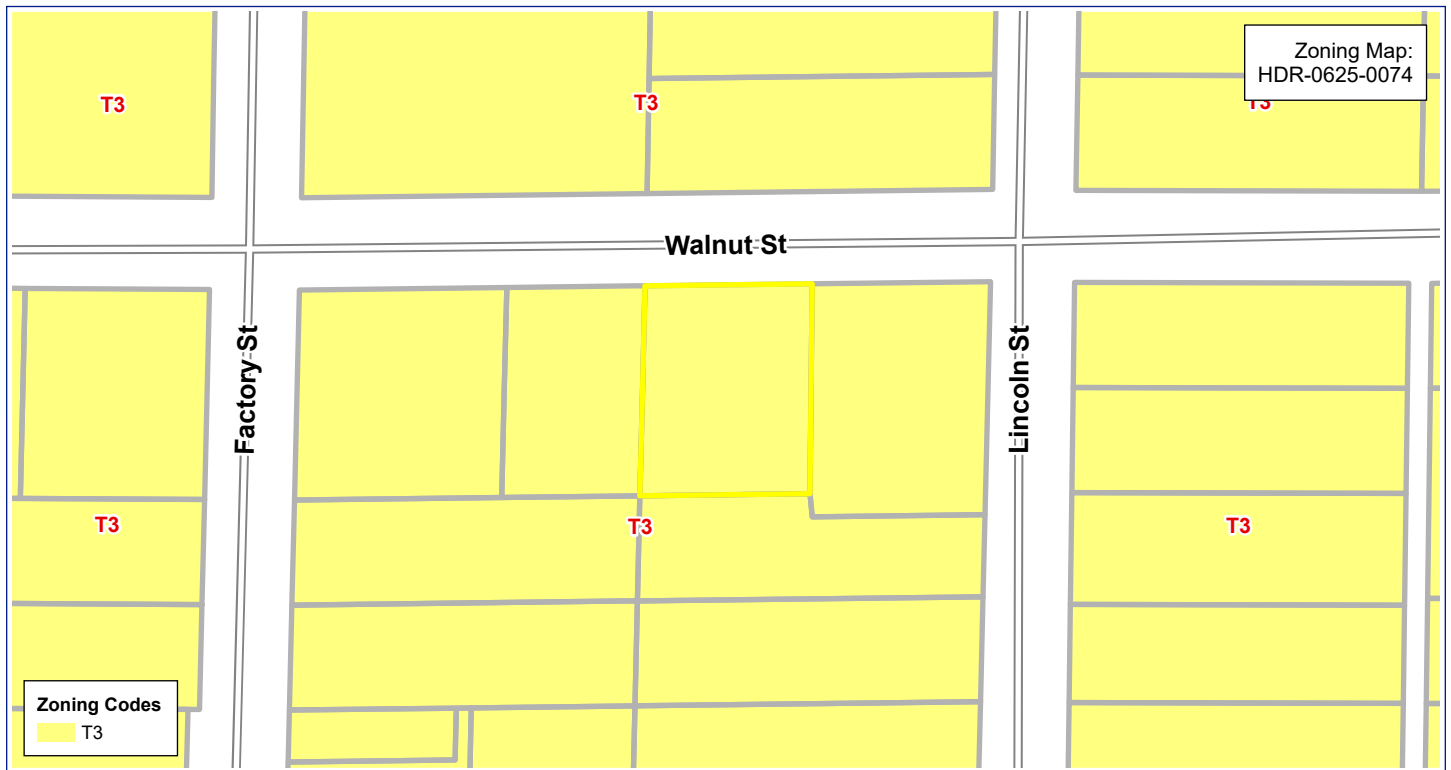
Site Area. 0.15 acres.

Present Zoning. T3 (Sub-Urban)-Northeast Old Conway Area Specific Plan (NEOCA); Suburban Zone (SUB)- Old Conway Design Overlay (OCDOD).

Abutting Zoning. North/South/East/West: T-3; OCDOD-SUB.

Surrounding Area Structures. The property is located in the Suburban Zone of the NEOCA specific plan. Area structures include a church and minimal traditional single-family structures.

General Description of Property and Proposed Development. The applicant is proposing a 1,916sf single-family residence with an attached garage in a minimal traditional style.



Old Conway Design Overlay District

Setbacks and Spacing.

Front: 17ft min., 23ft. max.

Secondary Front: 8ft min.

Side (interior): 6ft min.

Rear: 5ft min.

The applicant is proposing a 23ft front setback; 9ft western, interior setback; 5ft eastern, interior setback and a >6ft rear setback. However, the provided site plan does not appear accurate. The provided site plan has dimensions that exceed the approximate dimensions as measured from aerial imagery. The applicant will need to provide a site plan showing accurate dimensions and setbacks prior to Certificate of Appropriateness issuance.

Building Height. Buildings shall not exceed three (3) stories. Stories shall not exceed 14ft in height from finished floor to finished ceiling.

The applicant is proposing a single-story residence.

Spacing. Spacing should be within 15% of the average distance between existing structures on the block.

There does not appear to be a uniform spacing for structures on the block as there are a lot of empty lots. It is appropriate to space the proposed residence according to prescribed setbacks.

Lot Coverage. The maximum allowable lot coverage for the T3 Suburban Zone shall be 60%.

Total lot coverage is unclear. Updated site plan should confirm lot coverage, but it is estimated to be approximately 35%.

Orientation. New construction shall orient its façade in the same direction as adjacent historic buildings.

The proposal conforms.

Garages/Outbuildings. Detached garages/outbuildings shall be located at the rear of the primary structure. If lot width or depth prohibits a rear location, the garage may be attached at the side of the structure. This attached garage façade should not extend in front of the transverse centerline of the house. In the case of a side location, the garage façade shall not dominate the façade of the structure.

The attached garage façade extends in front of the centerline of the house and dominates the façade of the structure. An updated site plan and elevation should be submitted showing the garage as recessed from the front centerline of the house. There is an existing outbuilding on the property not shown on the site plan. If it is to be demolished that should be noted, otherwise it should be included on the updated site plan.

Parking. Parking is not permitted in the front yard of houses. Parking is allowed in driveways. No more than fifty (50) percent of the front yard may be paved.

The driveway and garage will be able to accommodate the parking.

Driveways. Driveways should be concrete, pavers, or permeable parking surfaces such as grass pavers.

The type of driveway material is unclear and the design may be impractical. An updated site plan is recommended.

Sidewalks. A sidewalk shall be constructed or repaired as part of new construction in the OCDOD.

A five 5ft sidewalk with 6.5ft of greenspace is required. If 6.5ft of greenspace cannot be accommodated, the maximum amount of greenspace shall be installed between the back of curb and the sidewalk.

Fences and Walls. Fences shall be no more than 3.5ft tall in front yards with pickets no more than 4 inches wide and 3 inches apart. Privacy fences shall be no more than 6ft tall and are only allowed in rear yards or side yards as deemed appropriate. Fences may be constructed of wood, iron (or aluminum mimicking iron), brick, or stone.

No fence is shown on the site plan. Should a fence be installed it must meet the guidelines.

Landscaping and Tree Preservation. Protect significant existing trees (8" or greater in diameter at breast height) and plants during construction. Preserve any large trees which line the streets of the residential areas. Removal of one or more significant trees in the OCDOD requires approval by the Commission.

Landscaping and Tree Preservation. Protect significant existing trees (8" or greater in diameter at breast height) and plants during construction. Preserve any large trees which line the streets of the residential areas. Removal of one or more significant trees in the OCDOD requires approval by the Commission.

There does not appear to be any significant trees on the property. One tree is required to be planted on the site, outside of right-of-way.

MASSING

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

The applicant is proposing a 1,436sf single-family residence with a 480sf attached garage. The average square footage for residences in the neighborhood is 1,550sf.

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

The average width of 5 houses on the same block is 43'. The proposed residence is 52' and exceeds the average but is comparable to the neighbor to the west which is approximately 52' wide. The directional expression is comparable to adjacent single-family residences.

Footprint. The land area of the proposed structure should be similar to the majority of the neighboring buildings in the area.

The footprint of the proposed structure is 30%. This is similar to the majority of neighboring buildings.

Complexity of Form. The level of detailing and breaks in the wall planes of a structure.

The design would benefit from additional wall breaks on the roof. Examples include an attic dormer and setting the garage behind the front centerline of the house.

Façade, Wall Area, and Rhythm. Generally, doors and windows are proportioned vertically. The total area of windows on a residential façade shall be in a range of 25-40% of the total surface area.

The garage elevation shows no windows. The right elevation shows one. The front and rear appear to have approximately 25% window coverage. Additional windows are recommended.

STRUCTURAL DESIGN ELEMENTS

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

The neighborhood is characterized by mostly minimal traditional structures from different time periods. The applicant proposes a minimal, traditional structure that may benefit from some additional design elements.

Entries, Porches, Porticos. Porches must have minimum depth of 6ft, preferably 8ft. Roofs on porches should match those on the main or existing structures where possible. Many entrances in the OCDOD have special features such as transoms, sidelights, and decorative elements framing the entrances. Consideration should be given to incorporating such elements into new construction.

The porch is 6ft deep and conforms. A transom window could be considered.

Doors and Windows. The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent facades. Traditionally designed openings generally have a recessed jamb on masonry buildings and a surface mounted frame on frame buildings. New construction should follow these methods as opposed to designing opening that are flush with the wall.

Wide trim for the windows is recommended.

Lighting. All light shall be directed downward and inward toward the property by choosing appropriate fixtures and properly aiming fixtures during installation.

No lighting is indicated on the site plan or elevations.

MATERIALS AND 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 indicated "horizontal siding" and a "brick veneer" skirt. The horizontal siding must meet the above material requirements.

Shutters, Roof, Decks/Plaza Space, Skylights. 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.

The applicant is proposing a hip roof with asphalt shingles.

Mechanical System Screening. HVAC units should be located where they are not readily visible from the street. If visible, they should be screened with shrubbery or fencing.

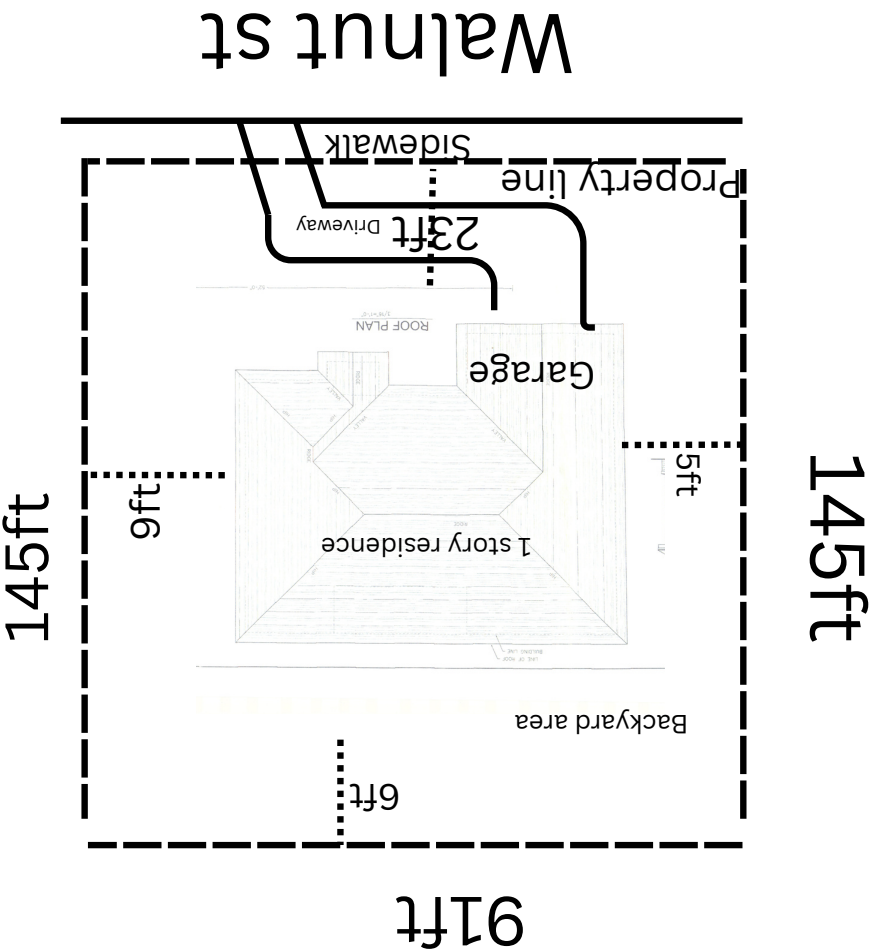
No HVAC equipment is shown on the site plan.

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. The property shall be re-platted or a deed showing it in its current configuration for at least 10 years must be provided to Planning and Development prior to issuance of a building permit.
3. Sidewalks shall be constructed in right-of-way in accordance with Department of Transportation Standard Details. Sidewalks shall be installed prior to building permit final.
4. One tree from the permitted tree species list shall be planted prior to building permit final.
5. Any fencing shall conform to the OCDOD fencing guidelines.
6. Prior to issuance of a Certificate of Appropriateness, the applicant shall submit for review by planning staff a site plan and elevations showing:
 - Accurate parcel boundary dimensions
 - Structures built to appropriate setbacks
 - Sidewalks
 - Driveway location, dimensions, and materials
 - Lot coverage (including driveway area)
 - Garage locations set back from front façade of the house
 - Status of existing shed at rear of property
 - Additional architectural details as determined by the Commission
7. All lighting shall be downward and inward.
8. HVAC equipment shall be shown on the site plan and screening proposal indicated.
9. Authorization of agent form shall be submitted prior to issuance of building permits.







View of subject property facing S



Property adjacent to the N



Property adjacent to the N



Looking W down Walnut St



Property adjacent to the W



Property adjacent to the E