



# CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

May 27, 2026 • 5:30pm • 1111 Main Street



# City of Conway HISTORIC DISTRICT COMMISSION

May 27, 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.** April 27, 2026

**I. Public Hearing Items - Old Conway Design Overlay District**

A. 330 Ash St (HDR-0526-0062) New single-family residence

**II. Additional Business**

A. Additional items as decided by the Commission

**Adjourn.**

**OWNER**

Richard Dillon  
3710 Leather Leaf Drive  
Conway, AR 72034

**APPLICANT**

Gilberto Hernandez, HDZ Structures and Remodeling, LLC  
124 Rock Crusher Rd  
Houston, AR 72070



**SITE**

Address. 330 Ash St.

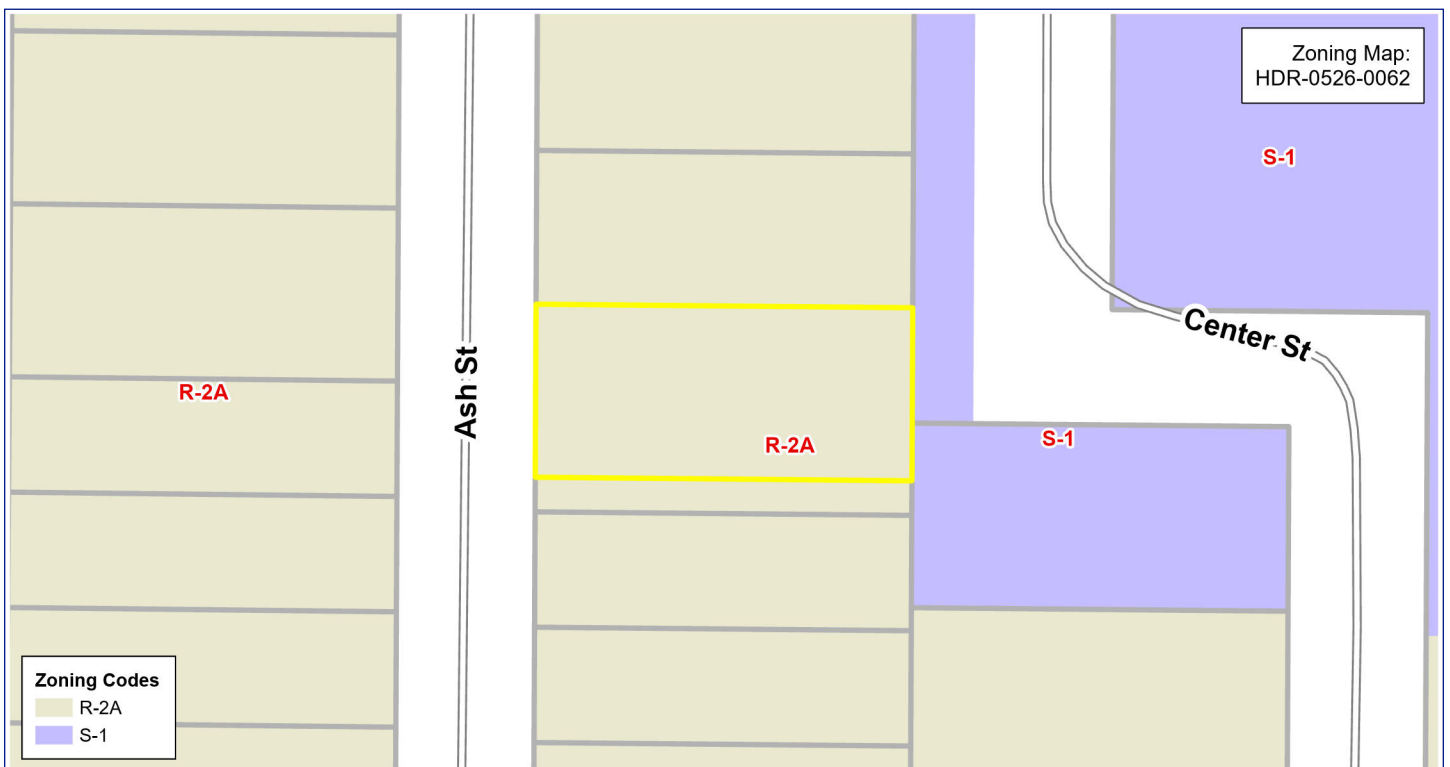
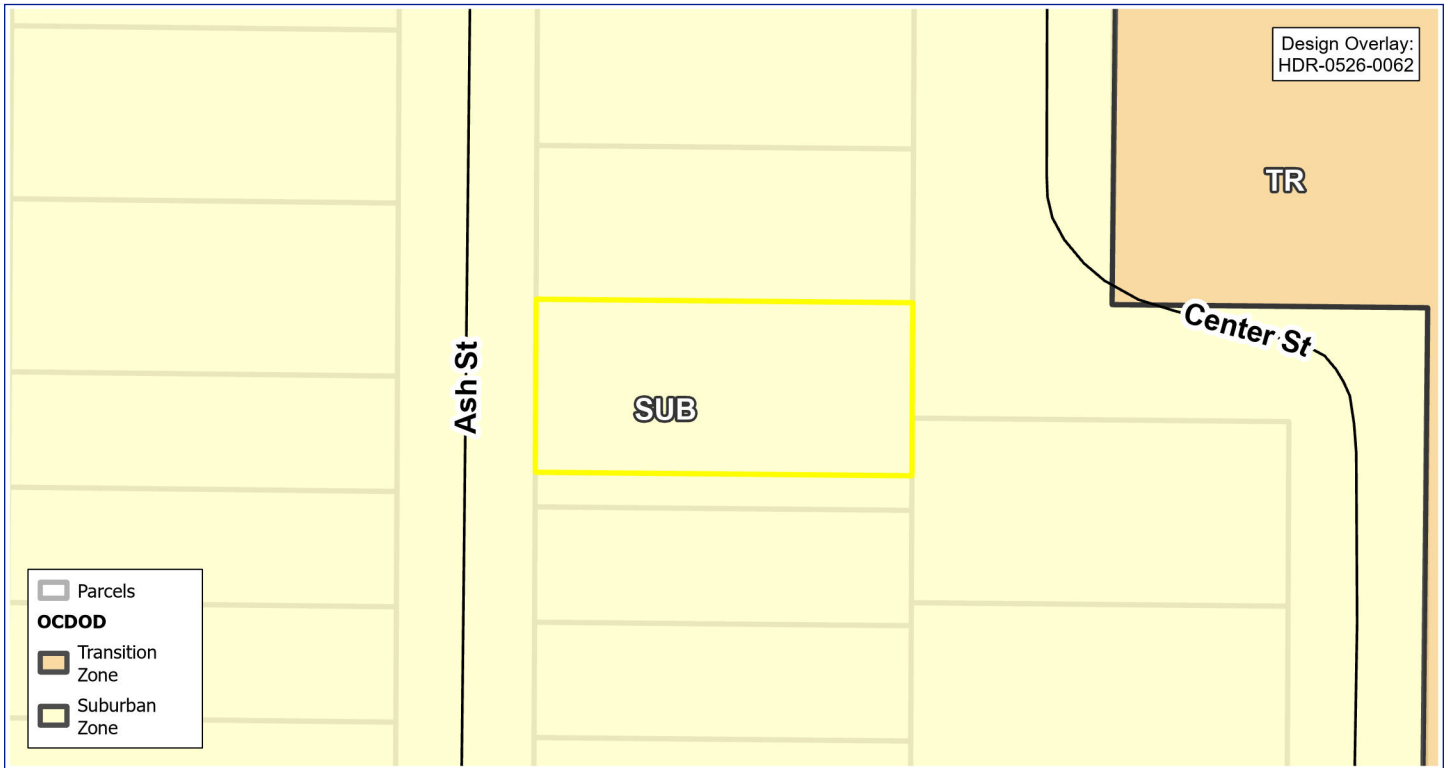
**Present Zoning.** R-2A (Two-Family Residential District), Old Conway Design Overlay Suburban District (OCDOD-SR).

**Abutting Zoning.** North/South/West: R-2A; East: S-1 (Institutional District), OCDOD-SR.

**Lot Area.** ±0.28 acres.

**Surrounding Area Structures.** The property is located in the OCDOD-SR district on the East side of Ash St between Bruce St and Simms St. Area structures consist of a mix of single-family homes in Craftsman and minimal traditional styles.

**General Description of Property and Proposed Development.** The applicant is proposing to construct a new 2,489 sf single-family residence with front and rear porches and a detached garage. Also proposed is a driveway and sidewalks. This is an infill development. The applicant is proposing a cross gable new traditional style structure.



## Old Conway Design Overlay District

**Setbacks and Spacing.** Proposed structures should respect the predominant setbacks of area structures, especially the front setback.

Secondary Front: 8ft minimum

Side 6ft minimum

Rear: 5ft or 15 feet from centerline of alleyway

*The predominant front setback is 25' from right-of-way. The applicant is proposing an approximately 27' setback. The exact number must be confirmed prior to building permit issuance, but the proposal is in conformance with district standards. The proposal conforms to all primary structure setback requirements.*

**Outbuilding Setbacks.** Front: Rear of Principal Building

Side: 5 feet minimum

Rear: 5ft minimum.

*The proposed garage is detached and behind the primary structure. It conforms to side and rear setbacks. The site plan does not show the distance between the primary structure and the garage, which will need to be verified prior to issuance of a Certificate of Appropriateness. The site plan shows the distance from the centerline of a closed alley. Because the alley has been closed via ordinance, the applicant is not required to verify distance from centerline.*

**Spacing.** Spatial relationships among existing buildings on a block and neighborhood suggest an appropriate width and spacing for new construction in the area.

*The proposal conforms.*

**Lot Coverage.** Lot coverage for all impervious surfaces shall be 60% or less.

*At 12,196sf, the lot could support 7,318 total square feet of impervious surface. The applicant is proposing a lot coverage of 4,466sf.*

**Orientation.** The front door of the structure should follow the orientation of entries along the street.

*The front door for this structure faces the street in a similar fashion to other structures on the street.*

**Garages/Outbuildings.** Garages should be placed at the rear of the lot.

*The applicant is proposing a detached garage behind the rear plane of the primary structure.*

**Alley.** The use of alleyways is encouraged.

*There is a closed alley along the eastern portion of the property.*

**Driveway / Parking.** Parking in the front yard is not permitted. Parking is to be placed at the rear or side. Driveways should be concrete, pavers, or permeable paving and sharing of driveways is encouraged.

*The applicant has indicated a driveway off Ash St near the southern property line. The material type is not specified.*

**Sidewalks.** Sidewalks are required for new construction projects.

*A 5' sidewalk with a 7' of greenspace is proposed in conformance with the regulations.*

**Fences/Walls.** Fences shall be no more than 3.5 feet tall in front yards with pickets no more than 4 inches wide and 3 inches apart. Privacy fences shall be no more than 6 feet 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. The upper two feet of privacy fencing should have 50% opacity, provided by a lattice or grid pattern of wood or iron.

*No fencing is shown on the site plan or elevations. All fencing must conform to district standards. Fencing installed not in congruence with this application will require a separate Certificate of Appropriateness.*

**Tree preservation.** Any trees over 8" in diameter or greater must be protected and preserved. Canopy trees shall be required for each 30' of street frontage.

*Four significant trees will be removed. Two trees will be retained and four planted. The applicant is replacing removed trees and will meet the requirement of a tree for every 30' of street frontage.*

### **MASSING**

**Scale.** The scale of the building should maintain the relationship of the structure's scale to the lot size of surrounding buildings.  
*The scale of the proposed structure is compatible to the overall scale of structures in the surrounding area.*

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

*The proposal is for a two-story structure. The houses on the block are single-story, however, a one-story differential is permissible. The specific height is not called out on the elevations, but appears to be approximately 20-22' tall. The width at approximately 35' will not be out of scale of the pattern of the neighborhood as the other structures are between approximately 30' and 50' wide. The proposed design respects the orientation and type of home found in the area.*

**Footprint.** The structure should respect the ratio building footprint to lot area of homes within the general vicinity.  
*The building footprints will cover around 20% of the site which is similar to other structures on similarly sized lots in the area.*

**Complexity of form.** The detailing and wall breaks should relate well to structures in the area.  
*The structures will contain a level of detailing and form that is compatible with the patterns of the area as it is designed according to a cross-gable style home with eaves, porches, and materials which complement this design type.*

**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.  
*All elevations contain windows including several on the front facade.*

### **DESIGN ELEMENTS**

**Style.** New design should respect the context of the area while expressing the contemporary nature of the structure.  
*The structure respects the context of the neighborhood.*

**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.

*The depth of the front porch is not specified, but appears to be 6'. Entries contain decorative elements and windows are divided light.*

**Lighting.** Any new lighting should be inward, downward, and shrouded so as to stay within the bounds of the property.  
*No lighting is shown on the elevations.*

### **MATERIALS & 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 is proposing a brick structure with wooden porch columns. Also proposed is Hardi siding on dormers.*

**Shutters, Roof, Decks/Plaza Space, Skylights, Mechanical Screening.** 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 gable roof with asphalt shingles. This is compatible with surrounding homes.*

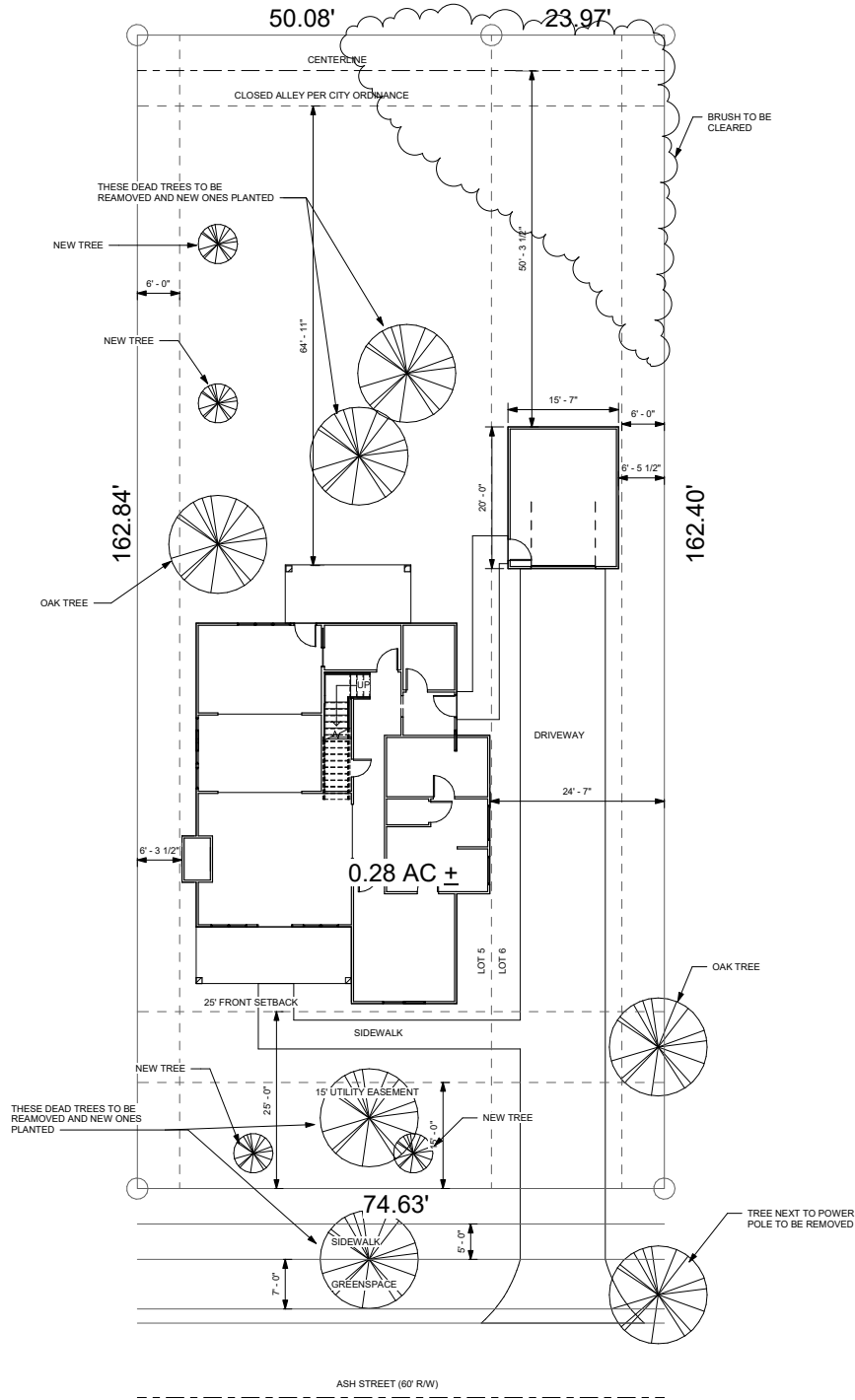
**Mechanical system screening.** HVAC units should be located where they are not readily visible from the street. If visible, they should be screened with shrubbery or fencing.

*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. Property must be replatted prior to building permit issuance.
3. Prior to issuance of a Certificate of Appropriateness, the applicant must submit a revised site plan showing:
  - Exact front setback
  - Distance between primary structure and outbuilding at their closest point
  - Distance to the rear property line rather than the centerline of the closed alley
  - The driveway material type
  - The height of the proposed structure
  - Depth of front porch
4. Driveway shall be concrete, concrete ribbon, pavers, or permeable paving.
5. Property owner shall maintain one tree per every 30' of street frontage.
6. A 5' sidewalk with 7' greenspace is required.
7. Lighting shall be downward and inward toward the property.
8. HVAC equipment shall be screened from public view.

GENERAL LOCATION ON LOT AND  
FOOTPRINT OF THE BUILDING  
AND UTILITIES PRIOR TO  
HOUSE LOCATION.



**LOT TABULATION**  
DRIVEWAY AND SIDEWALKS - 1977;  
STRUCTURES FOOTPRINT - 2489 SQ  
TOTAL - 4466 SQFT

① SITE PLAN  
1" = 10'-0"

HDZ Cottage



**Window Schedules**

Type Mark	Width	Height	SH Height
27	3'-0"	2'-0"	7'-6"
28	3'-0"	6'-0"	7'-6"
29	3'-0"	6'-0"	7'-6"
30	3'-0"	6'-0"	7'-6"
31	3'-0"	6'-0"	7'-6"
32	3'-0"	6'-0"	7'-6"
33	2'-4"	3'-6"	15'-0"
34	2'-4"	3'-6"	15'-0"
35	2'-4"	3'-6"	15'-0"
36	2'-4"	3'-6"	15'-0"
37	2'-4"	3'-6"	15'-0"
38	2'-4"	3'-6"	15'-0"
39	2'-4"	3'-6"	15'-0"
40	4'-0"	5'-0"	3'-0"
41	4'-0"	5'-0"	3'-0"
42	4'-0"	5'-0"	3'-0"
43	2'-0"	4'-0"	15'-0"
44	2'-0"	4'-0"	15'-0"
45	3'-0"	5'-0"	3'-0"
46	3'-0"	5'-0"	3'-0"
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98	3'-0"	5'-0"	3'-0"
99	3'-0"	5'-0"	3'-0"
100	3'-0"	5'-0"	3'-0"

**Door Schedules**

Type Mark	Width	Height
5	2'-0"	6'-6"
6	2'-0"	6'-6"
7	2'-0"	6'-6"
8	2'-0"	6'-6"
9	2'-0"	6'-6"
10	2'-0"	6'-6"
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100	2'-0"	6'-6"

**HDZ STRUCTURES**

HDZ Cottage

**ELEVATIONS II**

DATE: 11/15/2023  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: [Number]  
 SHEET NO: A401  
 SCALE: 1/8" = 1'-0"

**GENERAL NOTES:**

1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED SHALL BE IN FEET AND INCHES.
2. FINISHES TO BE SHOWN ON DRAWINGS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ALL APPLICABLE REGULATIONS.
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View of subject property facing E



View of subject property and adjacent properties facing SE



Looking N along damaged sidewalk path at property frontage



View of subject property facing W from Center St



Property adjacent to the W



Property adjacent to the S

*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**

- Replace door with window at 1815 Scott St (HDR-0426-0050)