



CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

December 22, 2025 • 5:30pm • 1111 Main Street



City of Conway

HISTORIC DISTRICT COMMISSION

December 22, 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. November 24, 2025

I. Public Hearing Items - Old Conway Design Overlay District

A. 615 Faulkner St (HDR-1125-0131) Demolition

B. 713 1st St (HDR-1225-0139) New Outbuildings

II. Additional Business

A. Additional items as decided by the Commission

Adjourn.

APPLICANT/AUTHORIZED AGENT

Steve Norris
1505 Robinson Ave
Conway, AR 72034

OWNER

Robinson & Center Church of Christ
1505 Robinson
Conway, AR 72034

**SITE DATA**

Address. 615 Faulkner St.

Present Zoning. R-2A (Two-Family Residential District), Old Conway Design Overlay Transition District (OCDOD-TR).

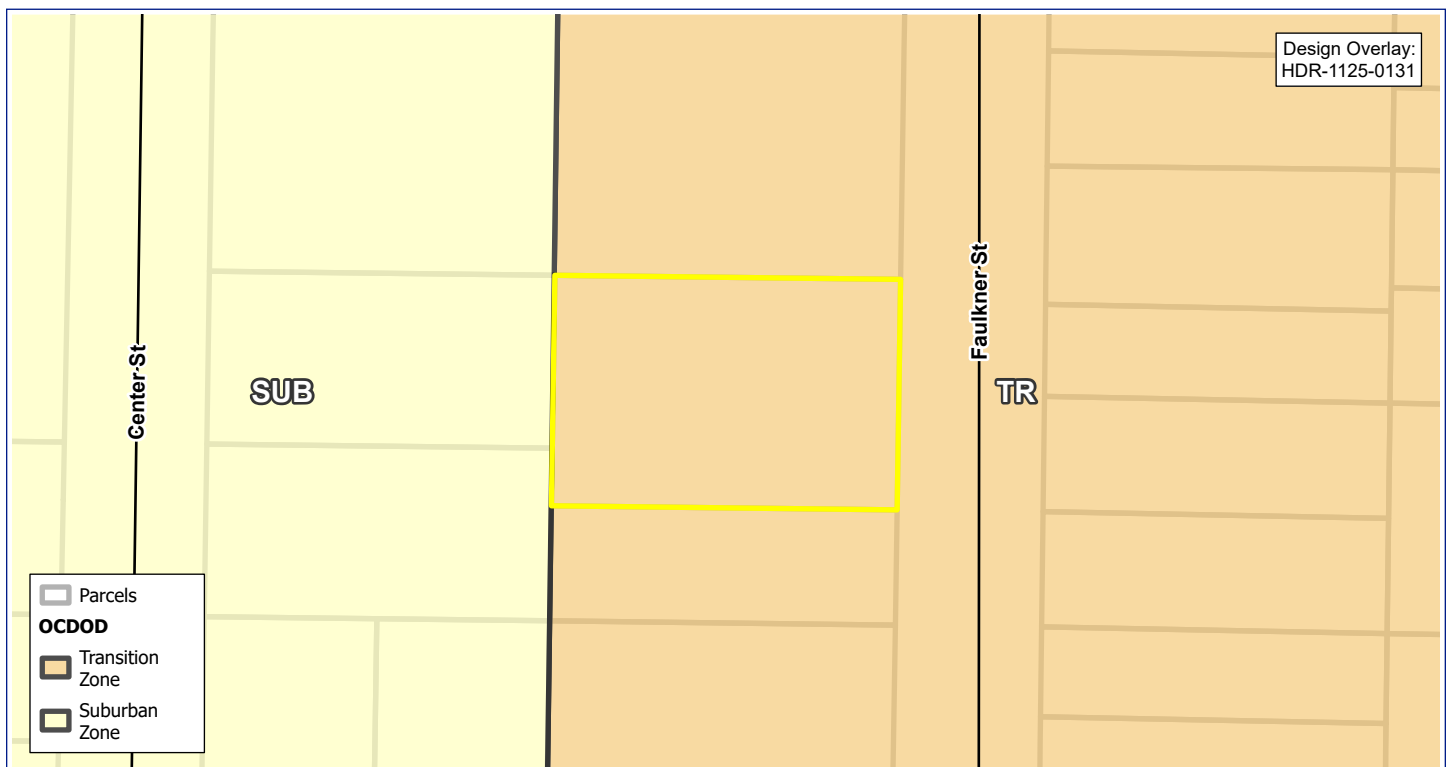
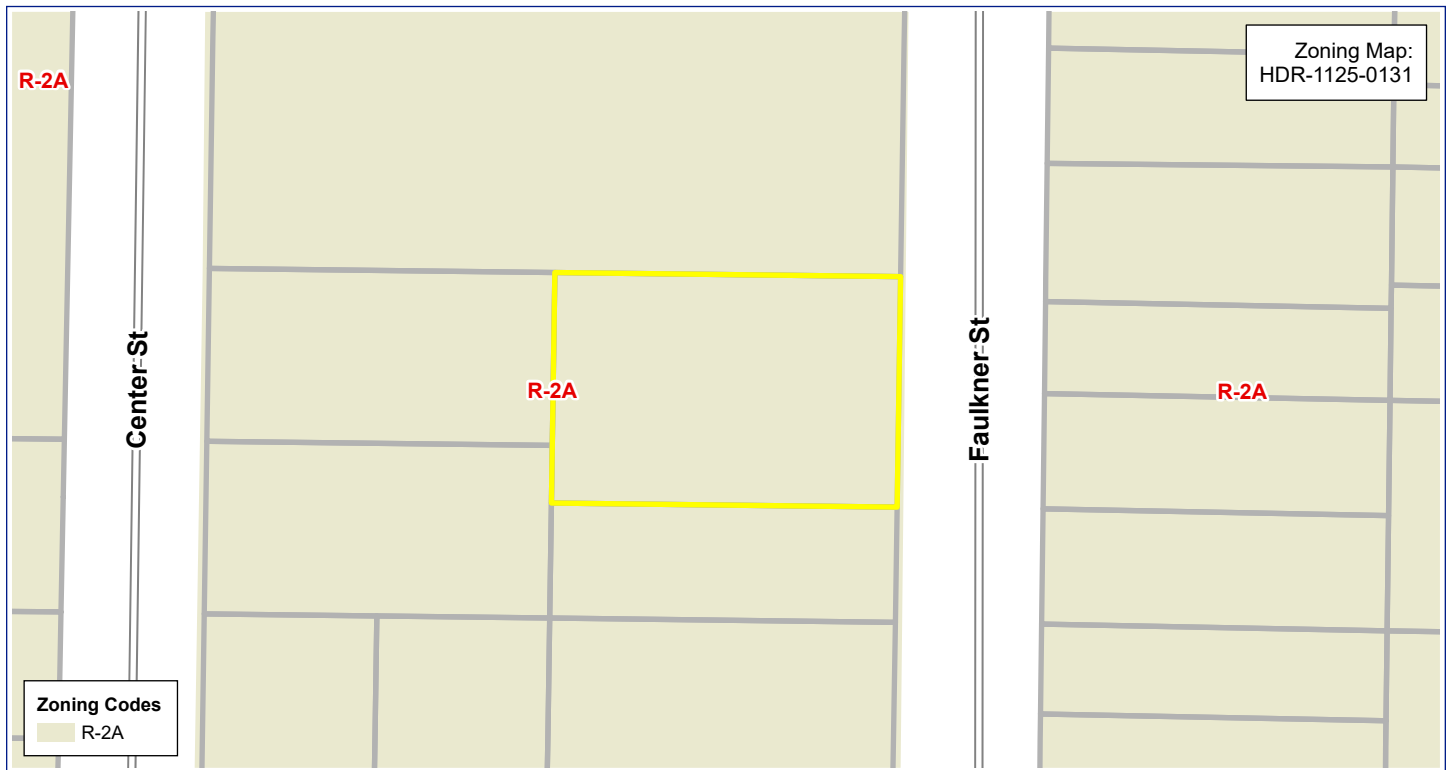
Adjacent Zoning. North/South/East/: R-2A, OCDOD-TR; West: R-2A, OCDOD-Suburban (SUB).

Lot Area. 0.34 acres \pm .

Surrounding Area Structures. The property is located in the OCDOD-TR, west of Faulkner St between Robinson Ave and Scott St. Area structures consist of a mix of single-family homes in minimal traditional, four square, craftsman as well as two contemporary churches.

General Description of Property and Proposed Development. The applicant is proposing to demolish an existing, multi-unit structure. The residence appears to be a four-square style structure, with neo-classical additions. OCDOD does not have regulations requiring review by the HDC for demolition, however, the Conditional Use Permit for the site has the following condition:

The residence may not be demolished without seeking Historic District Commission approval.



Demolition Standards. Without demolition standards specific to OCDOD, Robinson Historic District criteria may be considered.

Section 12. Demolition.

A. If the application for a Certificate of Appropriateness involves the demolition of a building, which the HDC initially determines to be an inappropriate demolition, then the HDC may defer the matter until such time as it has had an opportunity to consider the following alternatives to the demolition of subject property:

1. Sources of funding for the preservation and restoration activities if lack of such funds is the reason for the request to demolish.
2. Adaptive use changes.
3. An attempt to find a purchaser for the property who would maintain the building in a suitable and acceptable manner.
4. The feasibility of moving the building to another appropriate location.
5. Any such other solutions as may be deemed advisable and in keeping with the spirit and intent of this Ordinance.

The applicant is requesting to demolish the structure due to the high cost of repair. The foundation has been compromised to a point where the structure has become inhabitable. The applicant has provided a report detailing the condition of the foundation, cost estimates, and a soil study.

The applicant attests that the residence has been "architecturally degraded" due to substandard renovations and remodels over time.

There is no proposal for a new build at this time.

CONDITIONS

1. Applicant must obtain all applicable building and/or demolition 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. This approval does not constitute approval for a new build and subsequent development on the property will require Historic District Review in accordance with Old Conway Design Overlay District guidelines.



MEMO

TO: Historic District Commission

FROM: Steve Norris

SUBJECT: Report on the condition of the house at 615 Faulkner

DATE: December 15, 2025

Petition for Demolition:

We, the Robinson & Center Church of Christ, are petitioning for demolition of this structure on the basis that a repair of the house would be cost prohibitive. We will first offer a basic assessment of the foundation. Next we will offer cost estimates we have gathered, along with access to several photos. Finally, we include here a study done of the soil around the house, and the recommendations we were given.

We will also offer here a brief summary of the condition of the house above the foundation. The house has long been divided into four apartments. This has resulted in its architectural detail being severely degraded. It was obvious that all of the remodeling was done as cheap and quick as possible. In light of this, the drywall was removed to help preserve the structure and to aid in a full assessment of its structural integrity.

Foundation Issues:

There are significant issues with the foundation of the house. To state it simply, there is no foundation beneath the house. The foundation blocks sit on a single layer of bricks. There are no footings underneath the piers. It is obvious that many of these piers were added later and several of them are leaning significantly.

There is some evidence of mold and rot underneath the house, but this is not widespread--as the pictures on the following pages will show. There are areas where the subfloor and floor joists, sill plates and rim joists, would need to be replaced.

Some of the floor joists are too small for the weight they are carrying, which has caused them to sag under the pressure. Some floor joists are cracked or broken and a few of them have been sistered in an attempt to mitigate the problems.

The grade underneath the house is several inches lower than the grade around the outside perimeter of the house. It appears that the crawl space under the house is the lowest point in the entire lot. Water stands underneath the house much of the year.

This can all be summarized by simply saying that the house has no footing beneath it, and that it is slowly sinking into the ground.



Cost Estimates of Foundation:

In an effort to fulfill our due diligence, we ordered a full commercial level inspection by RIMKUS, as well as a geotechnical soil study by UES Geotechnical Engineering. The structure and footings being assessed by RIMKUS, and the soil under and around the footings assessed by UES. The pages immediately following show some of the pictures supplied to us. There is also a QR code and link to the full set of photos.

We secured an estimate of \$128,000. to move the house onto a new foundation from Blaineco Sturctural Movers. A copy of the document can be found just after the following pictures. To raise and lower the house in its present position would reduce that cost by \$18,00., but would increase the cost of constructing a new foundation by more than that amount.

The attached geotechnical study of the soil can be summarized in two items. They suggest a 4' undercut to get beneath the clay silt of the area at and around the house. They also recommend 18-24" footings for the structure, which is needed partly because of the condition of the soil, and partly because of the size of the house. The cost for an undercut of this size is estimated at \$18,900.00. (540 yds @ \$35 per yd)

We asked a contractor to give us a price on putting in a foundation. This is assuming the undercut and grade work suggested about. The cost of dirt work, footings and block work is estimated at \$36,000.00. (2000 sq. ft. @ \$18 per ft.)

The total estimate of just these three major items would be \$182,900.00. Anyone familiar with this type of work knows the final cost is likely to be more like \$200,000.00. The only value in all of this would be that it would help level the floors. Overall, we feel that it is beyond cost prohibitive to bring this structure back to a point of long-term viability.

Summary:

As we have suggested, the issue with the house is that it simply has no footings--no sufficient foundation. The size of the house contributes greatly to the cost of repair. Considering the inappropriate addons on the exterior, as well as the mutilation of the moldings, trim and architechural significance of the interior, we don't deem the house worth justifying the extreme costs of bringing it to the point of being viable.

We do appreciate that this house sits on a street which has several older homes. We do understand that those home owners would not want a commercial looking structure immediately across the street. Though we do not have any immediate plans for a building on that lot, we are committed to a promise that any building put there in the future have a foward facade resembling a vintage home suitable to the neighborhood. One of the things that has been considered is to place the church offices in a building on that lot.







Access to Photos and Videos:

The QR code below is a link to a Google Drive where the files will be held indefinitely. I also added the Google Drive link at the bottom in case you are attempting to view the videos and pictures from a digital version of this report on a computer.



https://drive.google.com/drive/u/0/folders/1dEH2fgHANL7WV_JUoBILXLwFCBxshX0P

PERMIT No. 1384

USE2018AUG01
51412NE

CONDITIONAL USE PERMIT CITY OF CONWAY, ARKANSAS

PROPERTY DESCRIPTION / ADDRESS / LOCATION:

This conditional use is for property located at 615 Faulkner Street with following legal description:

Lots 20 & 21, Block 27, Robinson's Plan

ZONING: R-2A (Large Lot Duplex)

CONDITIONAL USE PERMITTED TO ROBINSON & CENTER CHURCH OF CHRIST: Religious Activities

DATE OF COUNCIL MEETING ALLOWING PERMITTED USE: August 28, 2018

CONDITIONS ATTACHED TO THE PERMIT:

1. The residence may not be demolished without seeking Historic District Commission approval.
2. Large passenger van/bus parking must be at the rear of the property.

APPROVED:

Bart Castleberry, Mayor

Date



BLAINECO STRUCTURAL MOVERS, INC.

419 E 13TH STREET

NORTH LITTLE ROCK, AR 72114

PH: 501-374-8851

FAX: 501-796-2694

PROPOSAL

09/05/2025

STEVE NORRIS

LOAD, MOVE, PLACE, HOUSE LOCATED AT 615 FAULKNER ST. CONWAY,

WE WILL MOVE HOUSE ADJACENT TO LOT. THE HOUSE WILL BE PLACED OVER NEW FOOTING AFTER WHICH FOUNDATION CAN BE BUILT, THEN HOUSE CAN BE LOWERED ONTO NEW FOUNDATION.

PRICE TO MOVE: \$128,000.00

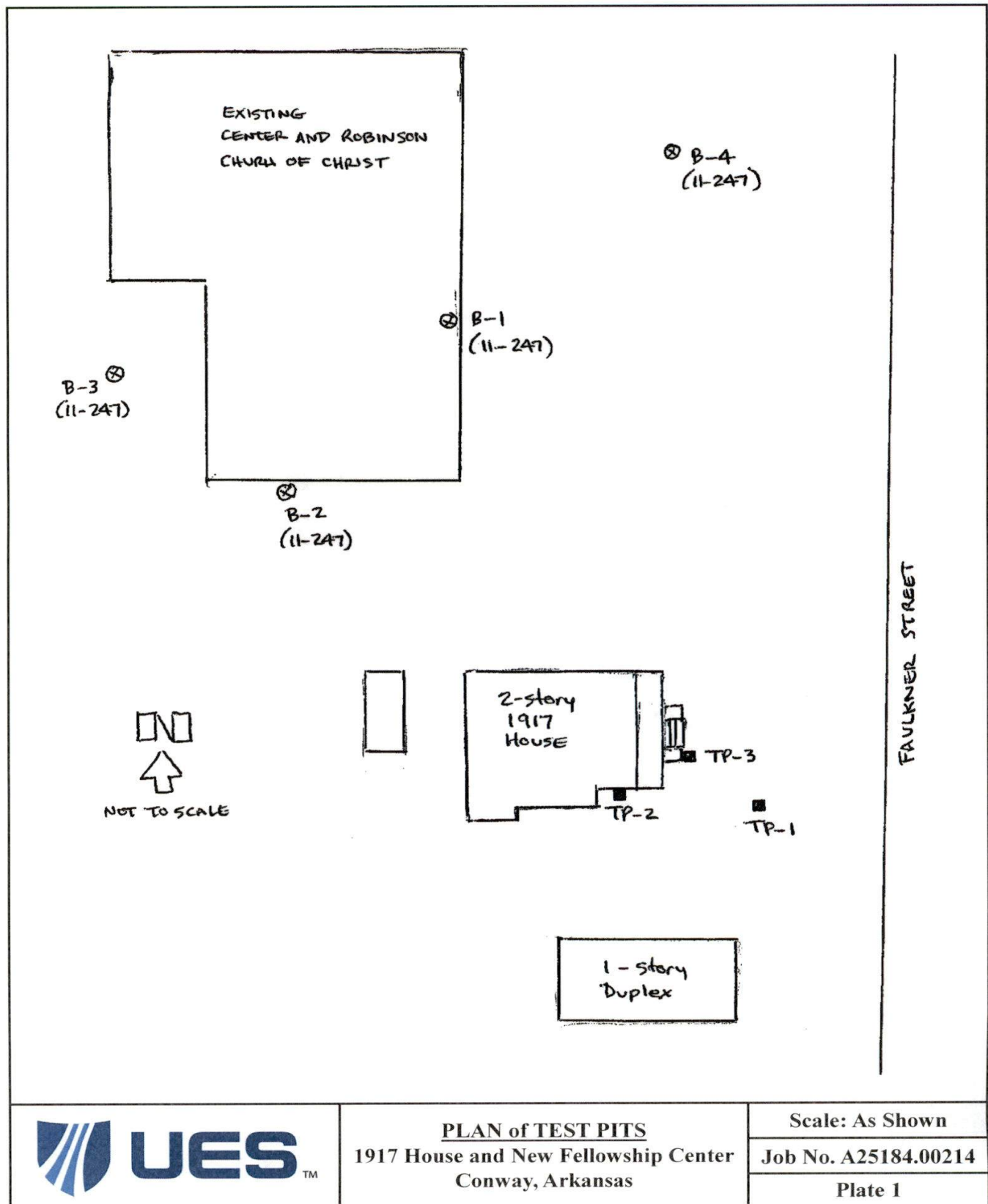
SCHEDULE OF PAYMENT IS AS FOLLOWS: 1/3 ON CONTRACT DAY OF SIGNING, 1/3 WHEN HOUSE IS RAISED, 1/3 WHEN HOUSR IS LET DOWN ON NEW FOUNDATION.

ANY QUESTIONS PLEASE CALL:

501-680-7123

BLAINE EPPERSON







View of subject property facing W



Property adjacent to the S



Property adjacent to the N



Property adjacent to the NE



Adjacent property to the E



Property adjacent to the SE

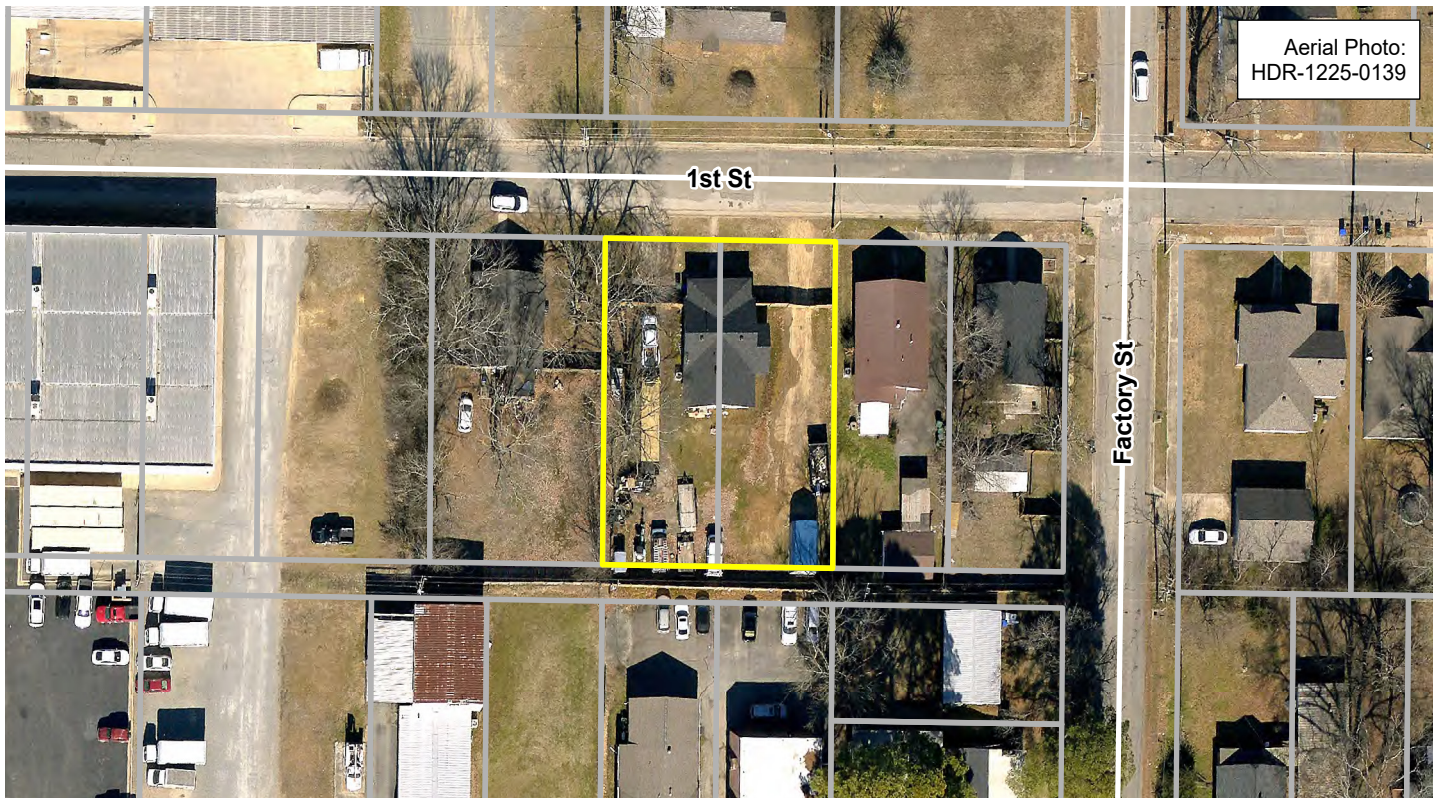
Old Conway Design Overlay District

APPLICANT/AUTHORIZED AGENT

JVG Heating, Cooling & Refrigeration LLC,
Juan Valenzuela-Gonzalez
1410 Champions Dr
Conway, AR 72034

OWNER

Juan & Maria Valenzuela Gonzalez
713 1st St
Conway, AR 72032

**SITE**

Address. 713 1st Street.

Present Zoning. R-2A (Two-Family Residential), Old Conway Design Overlay Transition District (OCDOD-TR).

Abutting Zoning. North/South/West: C-3 (Highway Service & Open Display), OCDOD-TR; East: R-2A, OCDOD-TR.

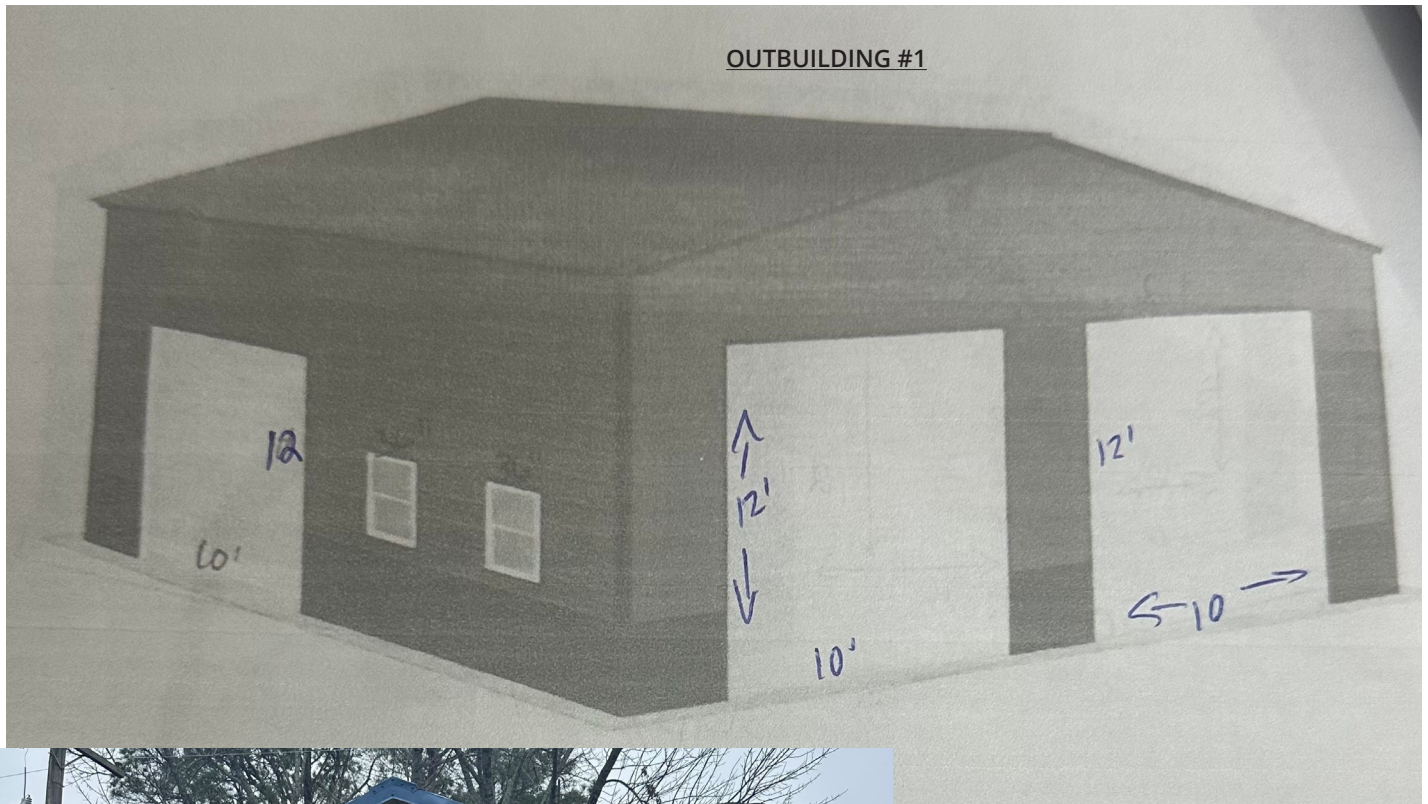
Lot Area. 0.30 acres ±.

Surrounding Area Structures. The property is located in the OCDOD-TR, south of 1st St between Harkrider St and Factory St. Area structures consist of a mix of single-family homes in minimal traditional styles, and large commercial structures.

General Description of Property and Proposed Development. On October 22, 2023 the Historic District Commission approved an application to rebuild a residential outbuilding to its original dimensions (HDR-0923-0163). The original outbuilding had been demolished due to disrepair. The Certificate of Appropriateness for the approved project expired on October 22, 2025 because a building permit for the project had yet to be issued.

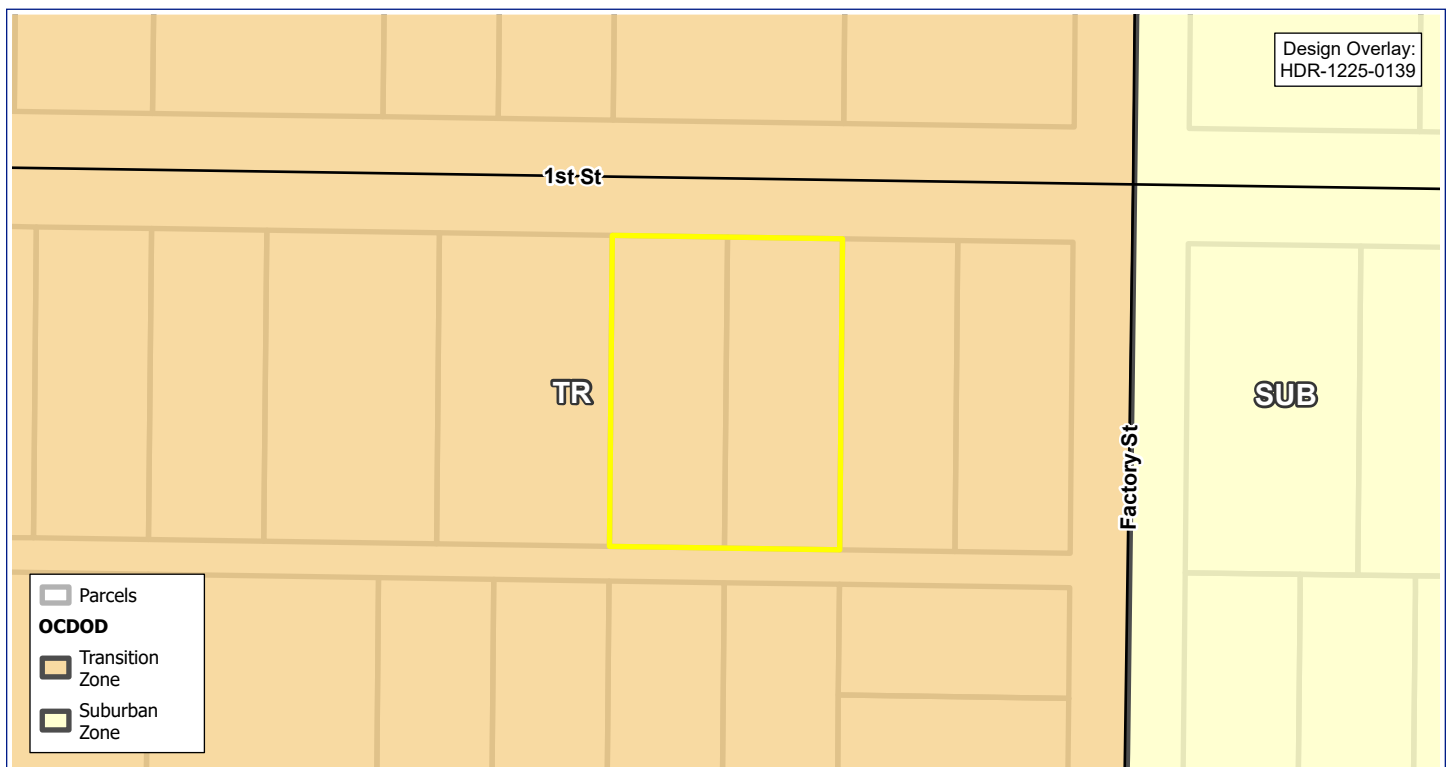
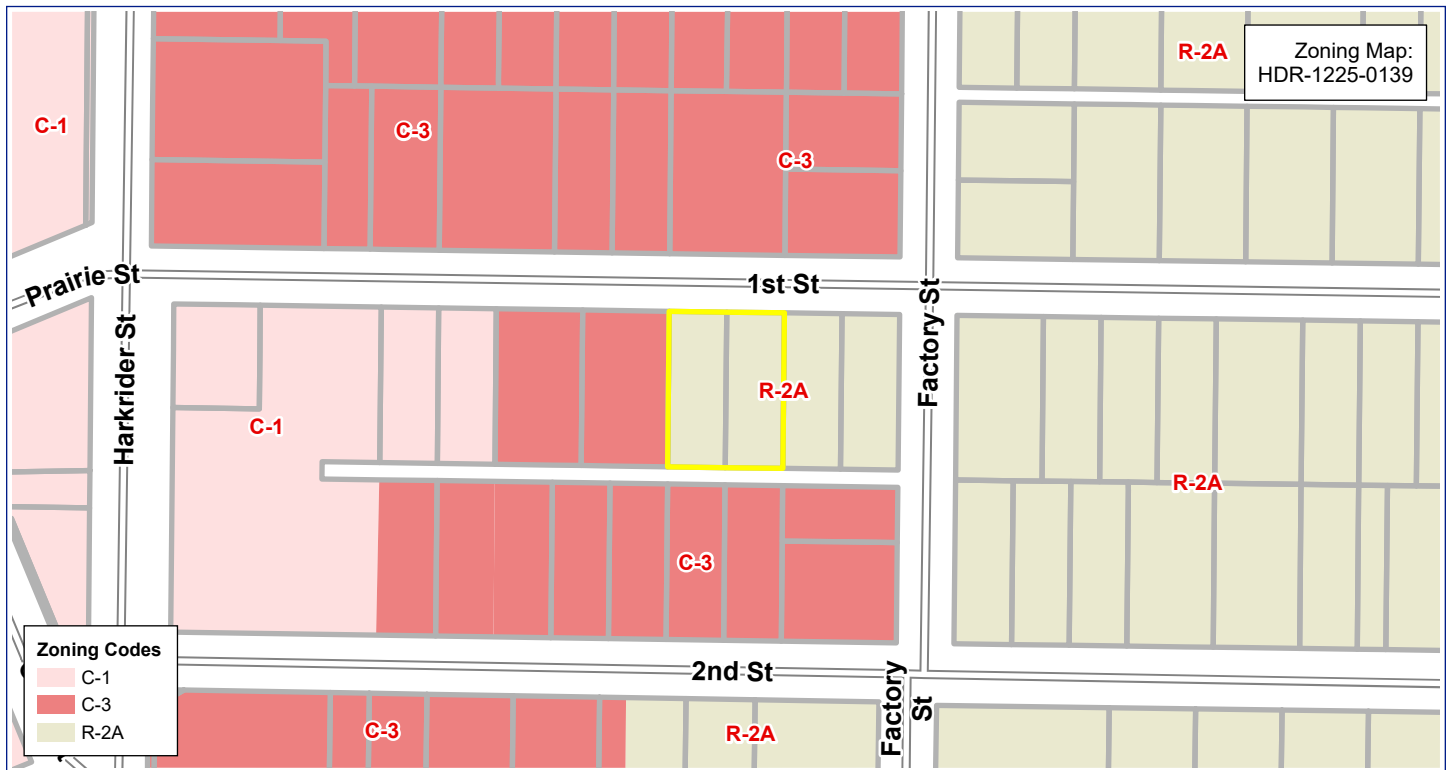
The applicant has installed an additional outbuilding on the property without benefit of permit and is seeking after-the-fact approval for this outbuilding.

For the purposes of this report, the proposed outbuilding (previously approved, not yet constructed) will be referred to as Outbuilding #1, and the existing outbuilding (installed without benefit of permit) as Outbuilding #2.



OUTBUILDING #2





Old Conway Design Overlay District

Transition Zone Standards. It is the charge of the Conway Historic District Commission to determine where and how criteria from the Urban and/or Suburban zones shall apply within the Urban Transition Zone, basing their determination upon individual project dynamics, location, and desired neighborhood character.

The proposal is centered in the Transition Zone, surrounded on three sides by commercial zoning, and is at the edge of a residential neighborhood. The following items are of importance given the specialized nature of the Transition Zone:

- *Building Materials*
- *Lot Coverage*
- *Total outbuilding square footage in relation to the primary structure*
- *Scale*

Setbacks and Spacing. As measured from the right-of-way line, front setbacks shall be no greater than eighteen feet and no less than six. There is no requirement for side setbacks in the Urban Transition Zone, however all fire code requirements must be met. Rear setbacks shall be no less than five feet from the rear property line. In cases where alleys are present, rear setbacks must remain a minimum of fifteen feet from the centerline of the alley.

Outbuilding #1 is shown as behind the primary structure, 15' from the centerline of the rear alley, and 11' from the closest property line.

Outbuilding #2 is shown as behind the primary structure, 15' from the centerline of the rear alley, and 12' from the closest property line.

However, aerial imagery indicates that Outbuilding #2 has been installed along the rear property line and approximately 8' from the side property line. If it is approved by the HDC, the outbuilding will need to move to be in conformance with the site plan and district regulations.

Building Height. The height of additions and outbuildings shall relate to the primary structure with a maximum of 2 stories.

Outbuildings should not dominate the façade of the primary structure.

The height of Outbuilding #1 is 12ft. The height of Outbuilding #2 is 10ft. The height of the primary structure is approximately 16ft tall.

Lot Coverage. Lot coverage for all impervious surfaces shall be 80%.

The maximum square footage of all impervious surface on the lot is 10,454. The total lot coverage with two outbuilding, two driveways, and the primary structure is approximately 5,766sf or 44%. The applicant will need to confirm these numbers prior to issuance of a Certificate of Appropriateness and building permit issuance.

Orientation. Orientation refers to the direction in which the front of a building faces. New construction shall orient its façade in the same direction as adjacent historic buildings.

The double garage doors on Outbuilding #1 will face 1st St, and be located behind a 6ft tall fence. The door on Outbuilding #2 faces 1st St.

Driveway / Parking. Driveways should be concrete, pavers, or permeable paving and sharing of driveways is encouraged. Parking is not permitted in the front yard of houses. Parking is allowed in driveways.

The applicant is currently using two gravel/dirt driveways. They will need to be brought into conformance.

Sidewalks. Suburban Standard: A sidewalk shall be constructed or repaired as part of new construction in the OCDOD unless the construction is that of an outbuilding with a footprint area less than 30% of the primary structure's footprint.

Transition Standard: Sidewalks shall be constructed and/or repaired for all street frontages and shall be a minimum of 5ft wide, unless the width differs historically.

Urban Standards: Sidewalks shall be provided along all street frontages and located within the public right-of-way.

Applicant will need to construct a 5' wide sidewalk along 1st Street.

Trees. Canopy trees shall be planted within the public street frontage at ratio of one tree per thirty feet.

Two canopy trees will need to be planted.

MASSING

Scale. The scale of the building should maintain the relationship of the structure's scale to the lot size of surrounding buildings. *The approximate average size for outbuildings based on 3 residential structures on the same block is 650sf. The total square footage of Outbuilding #1 and #2 is 1,140sf.*

DESIGN ELEMENTS

Style. New design should respect the context of the area while expressing the contemporary nature of the structure. *The surrounding area does not have a cohesive theme of styles, mixing minimal traditional, modern, and contemporary elements, many of which are large commercial structures. The design appears to be generally compatible with the surrounding area. Like the original building this structure is replacing, Outbuilding #1 will be partially visible from the street. Outbuilding #2 is a standard barn-like shed and is visible from the street.*

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.*

Footprint. Suburban Zone: The footprint of an outbuilding may be a maximum of 30% of the footprint of the primary structure. Transition/Urban: There are no guidelines for accessory structure footprints in the Transition and Urban zones. *The total footprint of Outbuildings #1 and #2 is 1,140sf which is 86% of the footprint of the primary structure.*

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 is proposing fiber cement siding and a shingled roof on Outbuilding #1. Outbuilding #2 is composed of engineered wood with a metal roof.*

CONDITIONS

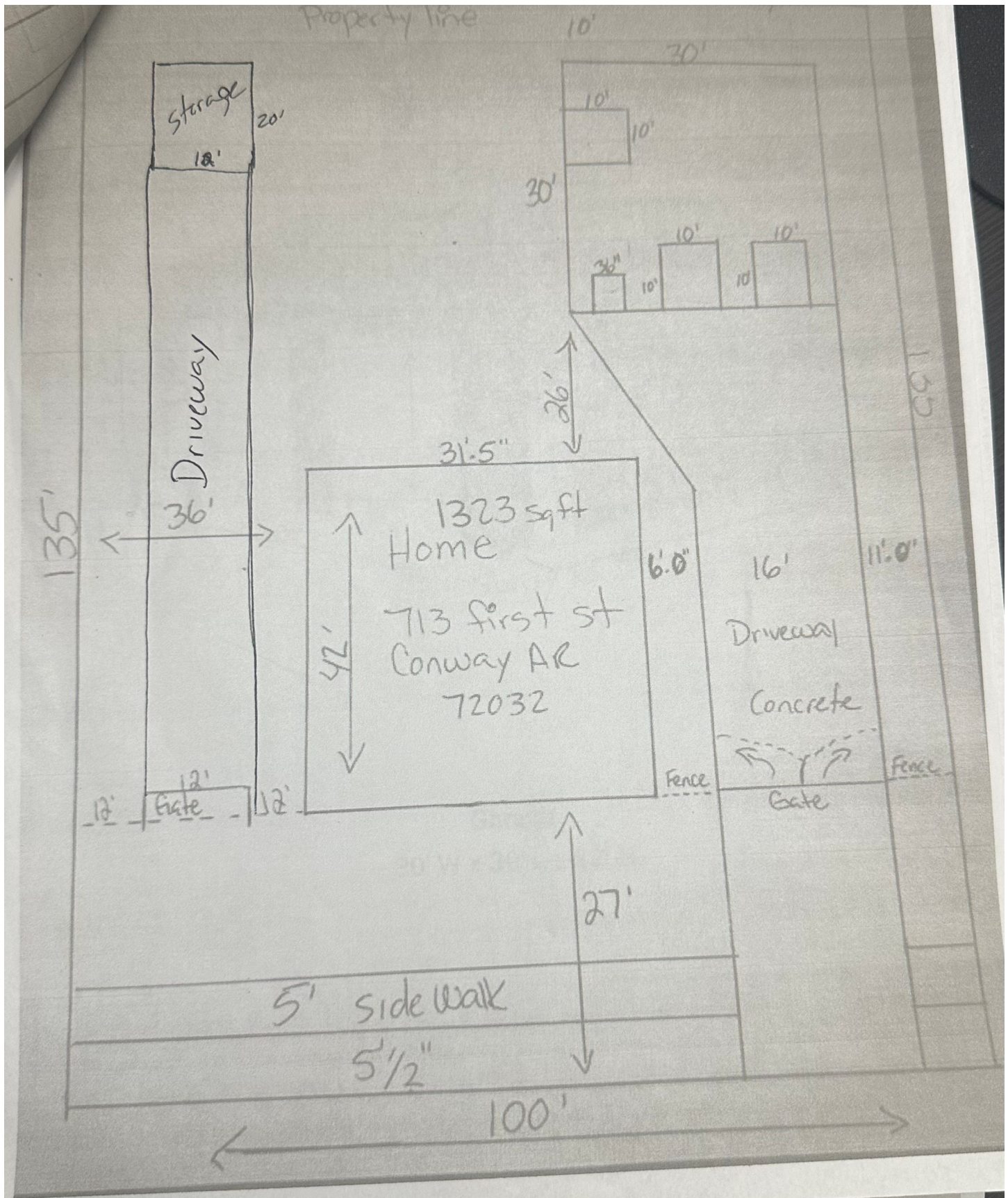
1. Applicant must obtain all applicable building permits* if/when a Certificate of Appropriateness is granted. This includes a building permit for the already installed shed.

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

2. Two canopy trees shall be planted along 1st Street.

3. Prior to issuance of a Certificate of Appropriateness, the applicant shall provide Planning Staff with an updated site plan showing the total lot coverage for impervious surfaces on site.

4. Prior to building permit final, a 5' wide sidewalk shall be constructed along 1st Street.





View of subject property



Proposed Outbuilding #1 location (proposed)



Outbuilding #2 location (existing)



Property adjacent to the NW



Property adjacent to the W



Looking E down 1st St