



# CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

March 24, 2025 • 5:30pm • 1111 Main Street



# City of Conway

## HISTORIC DISTRICT COMMISSION

March 24, 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. February 24, 2025

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

A. Fence Replacement at 1904 Robinson Ave (HDR-0325-0033)

II. **Additional Business**

A. Additional items as decided by the Commission

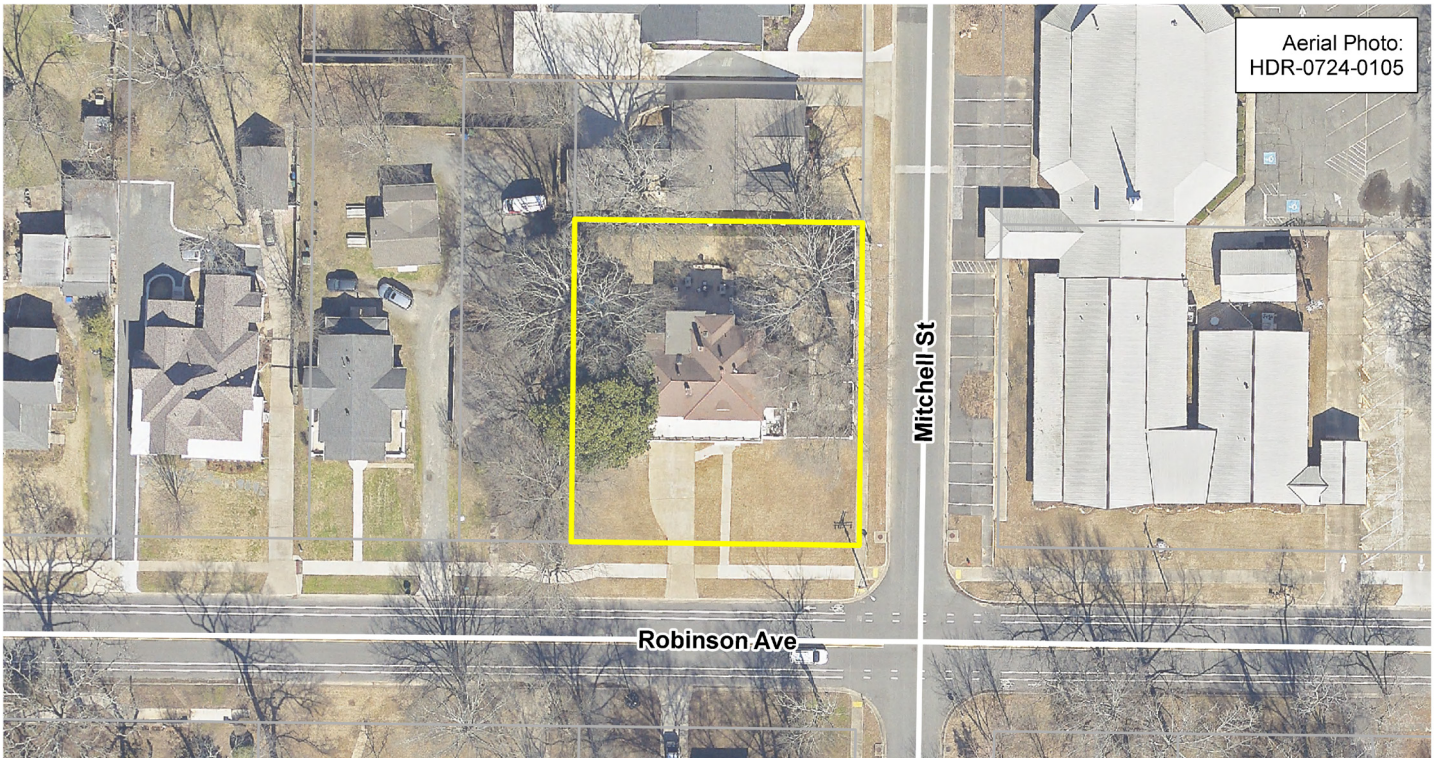
Adjourn.

**APPLICANT/AUTHORIZED AGENT**

Daniel Lary, J Lary and Son Construction  
2115 Spring Valley Dr  
Conway, AR 72034

**OWNER**

Bill Groth  
1904 Robinson Ave  
Conway, AR 72032



**SITE DATA**

**Address.** 1904 Robinson Ave.

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

**Abutting Zoning.** North/South/East/West: R-2A (Two-Family Residential District), APRHD.

**Lot Area.** 0.40 acres±.

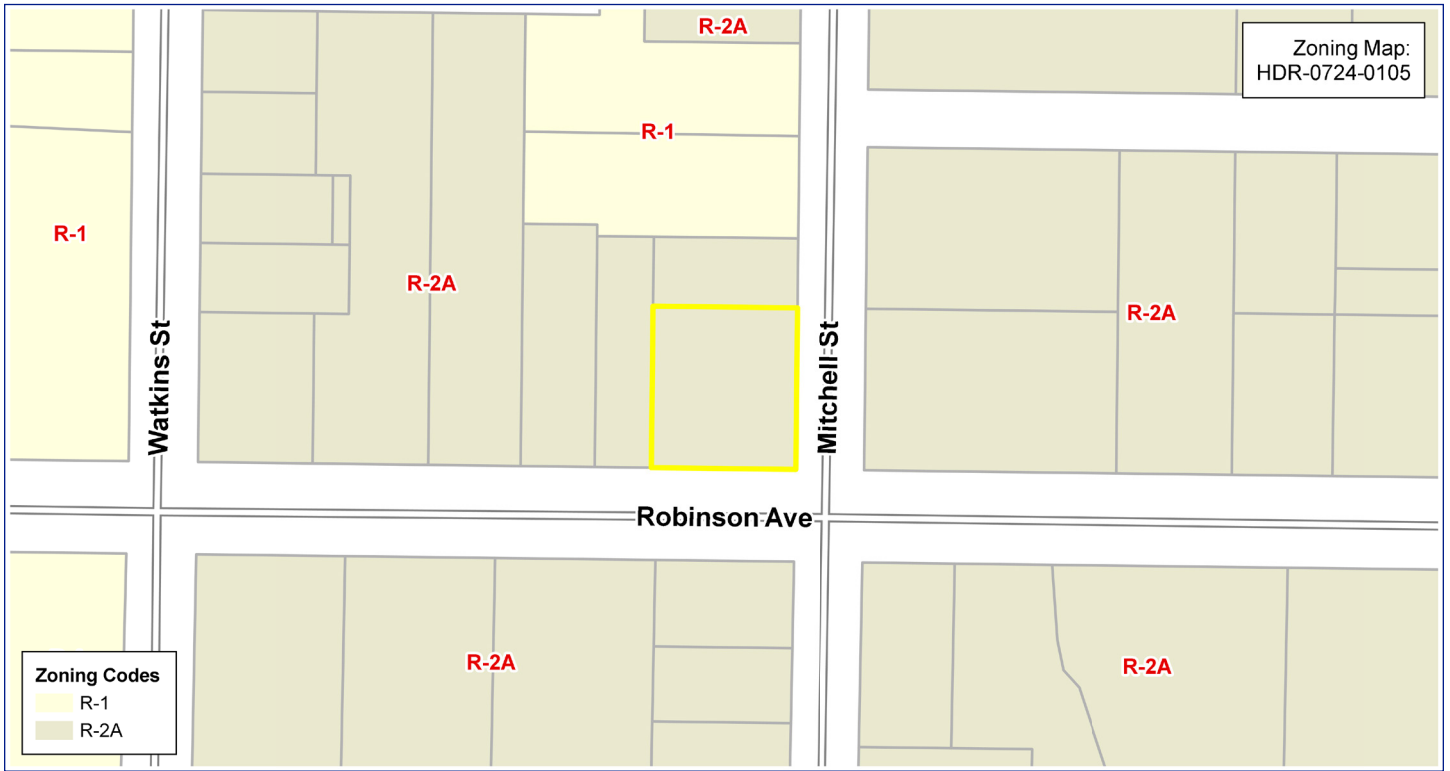
**Surrounding Area Structures.**

West – 1912 A&B Robinson - c.1924 (Craftsman/Plain Traditional; Non-Contributing).

East – 1832 Robinson - City Church - c.1960 (Contemporary; Non-Contributing).

North – 815 Mitchell St – Argo House - c.2019 (Neo-Craftsman; Non-Contributing).

South – 1905 Robinson—Charles Powers - c.1960 (Plain-Traditional/Ranch; Non-Contributing).



**General Description of Property and Proposed Development.** The applicant is proposing to remove an existing 6-foot-tall wooden, privacy fence and replace it with a 6-foot-tall brick privacy fence. The existing brick columns will be retained. The area that juts inward to accommodate a tree will remain wood. There will also be a gate with wood pickets and a section on top that is lattice.

## **THE SITE**

**Features & Plantings.** Retain and preserve the building and landscape features that contribute to the overall historic character of the district, including trees, gardens, yards, arbors, ground cover, fences...

*The existing fence does not appear historic. The applicant will continue to preserve the significant tree.*

**Fences & Walls.** Retain and preserve fences and walls that contribute to the overall historic character of a building or site. Introduce compatible new fences and walls constructed of traditional materials only in locations and configurations that are characteristic of the historic district. Keep the height of new fences and walls consistent with the height of traditional fences and walls in the district.

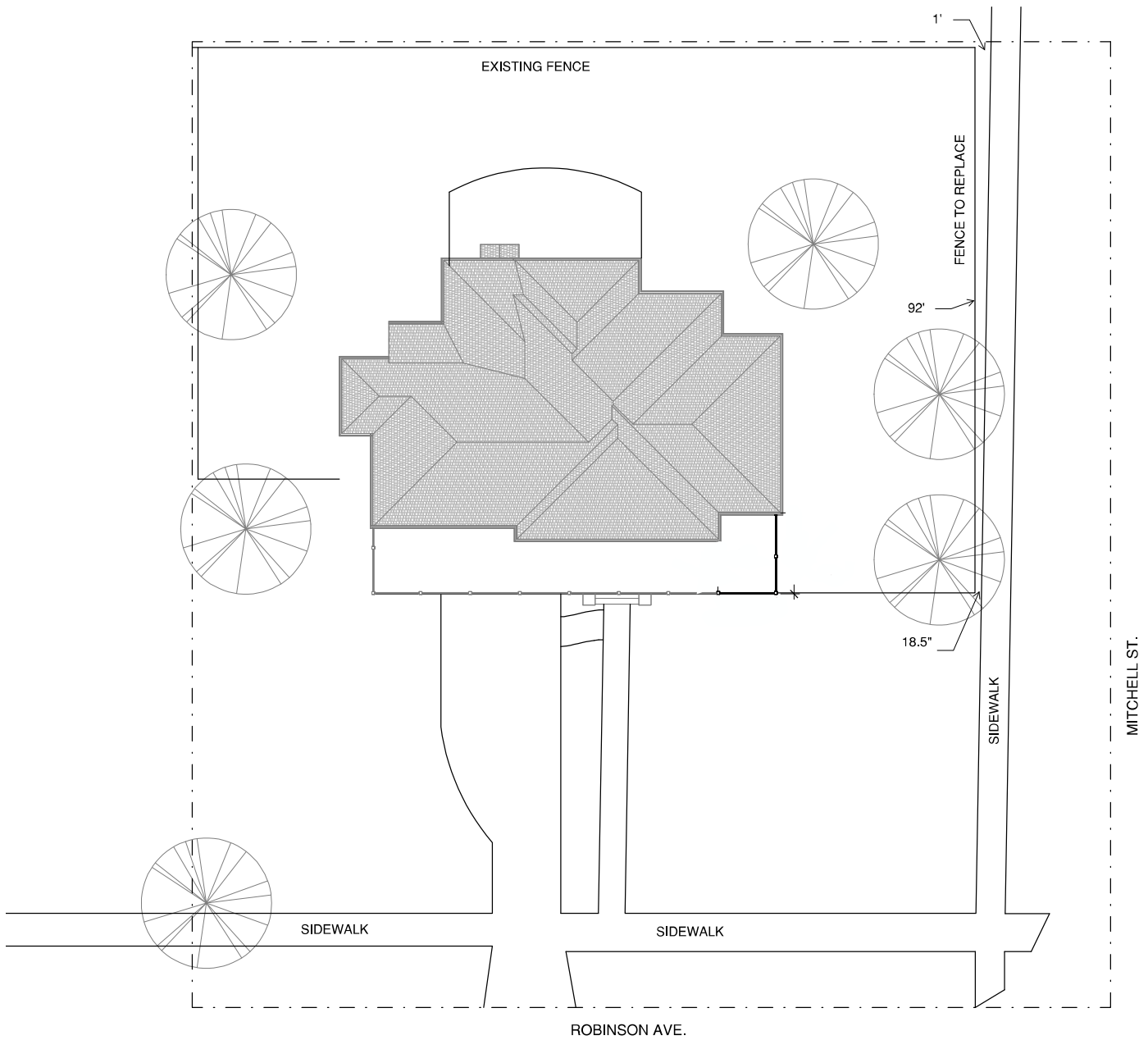
Walls or fences taller than 42" or that are more than 65% solid should not be constructed in the front yard area (and/or street side yard area of a corner lot). New fences or walls should be constructed of traditional material and only in locations and designs characteristic of the district.

Privacy fences shall be restricted to the rear and side yard and should be no more than 6 feet in height. The upper two feet of privacy fencing should have 50% opacity provided by a wooden or iron grid lattice. Privacy fences should be setback from the front façade at least one-half the distance between the front and rear walls of the structure. Size, scale, design and form should be compatible with the house.

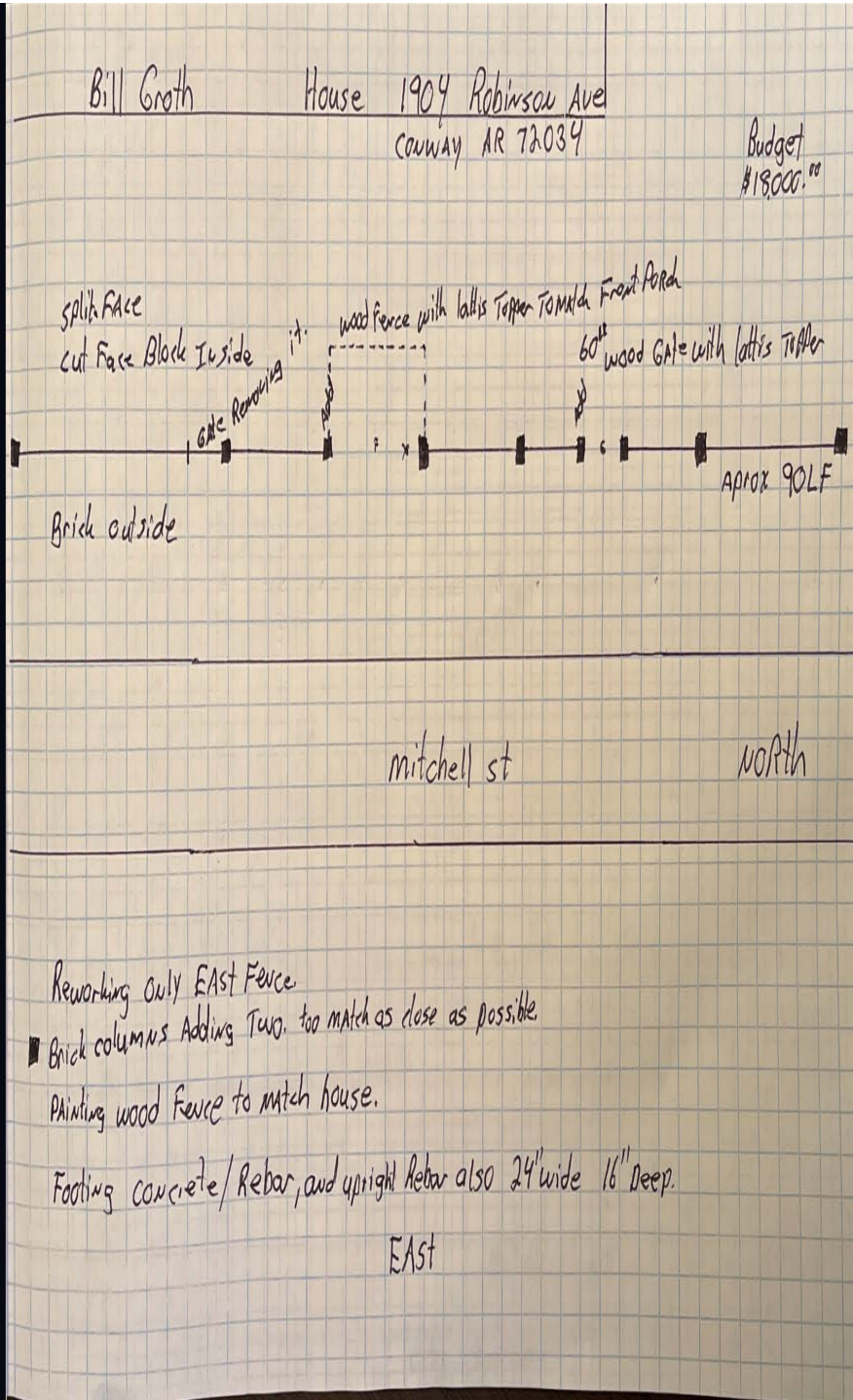
*The fence location is a side yard on a corner lot. The existing fence is not in conformance with the privacy fence guidelines as it exceeds 42" and is more than 65% solid. The proposed fence replacement does not meet standards as it also exceeds 42" and is more than 65% solid. The proposal is set back from the front façade. The size, scale, design and form are compatible with the house.*

## **CONDITIONS**

1. The fence shall be composed of brick, wood, iron or metal mimicking iron.
2. Bare concrete block is prohibited.
3. Chain link, vinyl, plastic composite and bare concrete are prohibited.
4. The upper two feet of any privacy fencing shall have 50% opacity provided by a wooden or iron grid lattice.



# GROTH FRONT SITE PLAN





View of subject project property facing N



View of subject project facing NW



View of subject property facing W



Adjacent property to the E



Property adjacent to the S



Property adjacent to the W