



CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

August 26, 2024 • 5:30pm • 1111 Main Street



City of Conway

HISTORIC DISTRICT COMMISSION

August 26, 2024

MEMBERS

Emily Walter, Chairman
Liz Hamilton, Vice-Chairman
Jenny Davis, Secretary
Marianne Black
Josh Hamilton
Nathaniel Johnson Jr.
Corey Parks

Call to Order.

Roll Call.

Approval of Minutes. June 24, 2024 & July 22, 2024

- I. Public Hearing Items - Robinson Historic District
 - A. 1904 Robinson Ave (HDR-0724-0105)
- II. Public Hearing Items - Old Conway Historic Overlay
 - A. 803 Harkrider Ave (HDR-0824-0107)
- III. Additional Business
 - A. Items as decided by the Commission

Adjourn.

NEW DRIVEWAY

1904 Robinson Ave

Applicant

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

Owner

Bill Groth
1904 Robinson Ave
Conway, AR 72032

LOCATION

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 reconfigure an existing concrete driveway and add brick accents. No changes to the house are proposed. The existing residence is non-contributing.

Neighborhood

Public Rights of Way and Alleys. Preserve and maintain the topography, patterns, features, materials, and dimensions of streets, sidewalks, alleys and street plantings that contribute to the overall historic character of the historic district. Repair historic sidewalks, curbs, and paving or replace with materials to match adjacent in design, color, texture, pattern, and tooling. Maintain historic driveways and curb cuts.

The new driveway design and configuration will not alter the topography or natural features of the site. Any changes to the sidewalk shall match the adjacent sidewalk. The existing driveway is concrete and terminates at the garage. The garage is noted as an addition in the 2020 survey document.

The Site

Features & Plantings. Retain and preserve the historic relationship between building and landscape features of the district setting, including site topography, retaining walls, foundation plantings, hedges, streets, walkways, driveways, and parks. It is not appropriate to introduce features or objects that are similar in appearance, material, and scale to historic elements but are stylistically anachronistic with the character of the building or historic district.

The existing driveway is not historic. The proposed brick accents will complement the architectural features of the residence, be eye catching from the public realm, and will lend a historical credence to the drive. The

accents are not anachronistic with the building or historic district.

Walkways, Drives, & Parking. Residential Front yards may not be totally paved. No more than 50% of a front yard may be impermeable or used for parking. Design new driveways and off street parking areas to be compatible in location, patterns, spacing, configurations, dimensions, materials, and color with existing driveways that contribute to the overall historic character of the district. Recommended materials for parking areas: brick or stone pavers, concrete, or compacted crushed rock or brick.

The proposal conforms with less than 50% impermeable surface in the front yard, the location is compatible, and the materials are appropriate.

Recommendations:

Staff recommends approval of the application with the following conditions:

1. Driveway shall be installed according to the design provided in the application/certificate of appropriateness.
2. Driveway and parking area shall be composed of brick and concrete. It may not exceed 50% of the front yard.
3. If the existing sidewalk is damaged during construction, it must be repaired.

1904 Robinson Ave

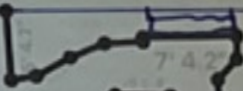
existing concrete

Garage

Frontdoor



20' 4.8"



68' 8.9"

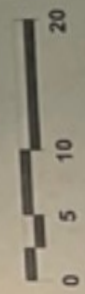
old

59' 5.6"

old

47' 7.2"

48' 8.9"



Horizontal

groth concrete - Horizontal
1678.8 ft / 310.0"

sidewalk

existing

side walk

existing

10' 20.4"

Robinson Ave

Mitchell ST

Soldier around
Driveway and
old sidewalk

all new concrete
will be wash rock
concrete.

new look
Customers Driveway
and old sidewalk
will be Removed
and new washrock
concrete will be
Installed with
Brick soldier.

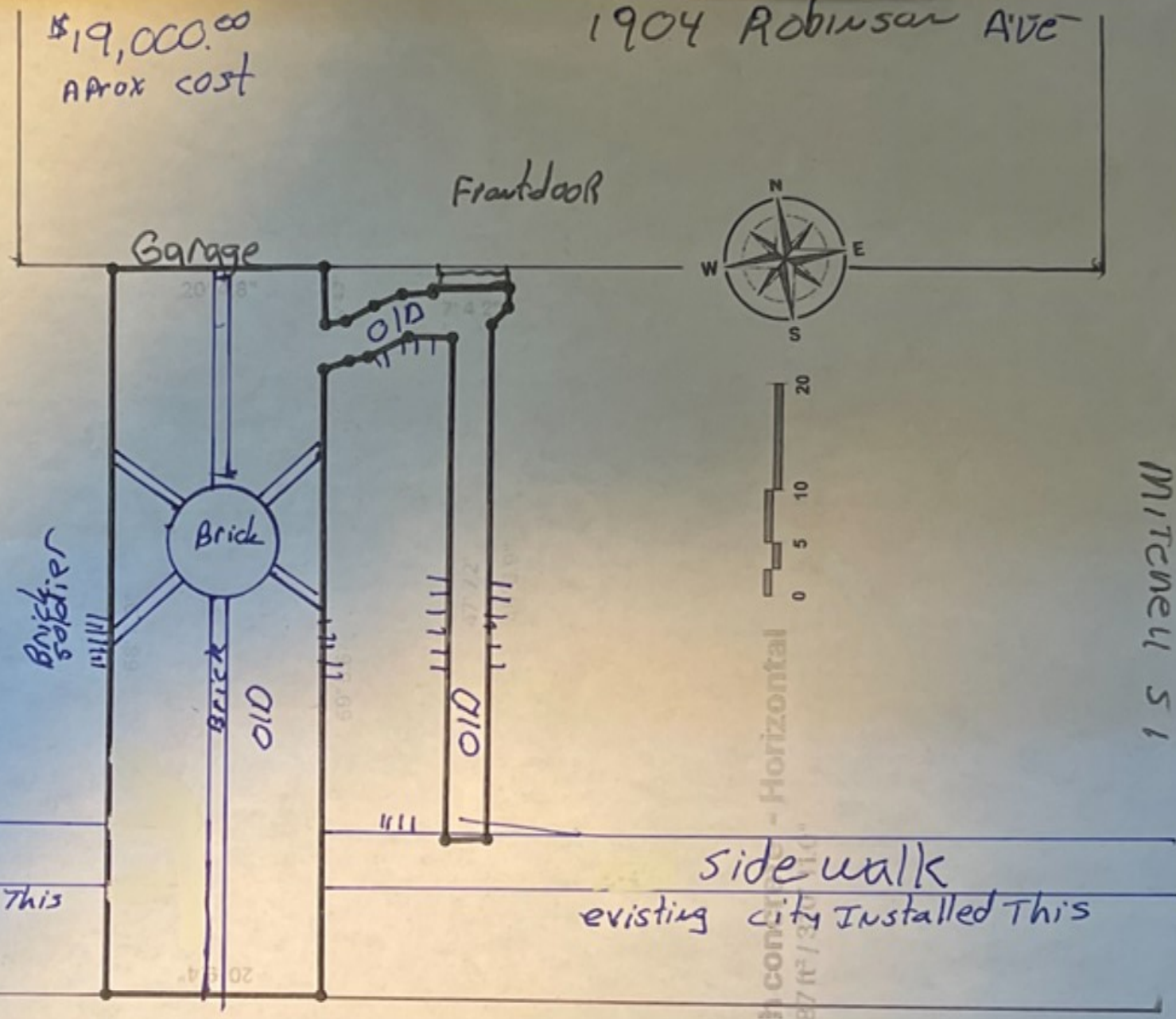
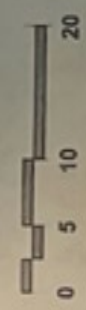
side walk
existing city Installed This

1904 Robinson Ave

\$19,000.00
AProx cost

Frontdoor

Garage



Robinson Ave

MITCHELL S I

groth.com
1678.87 ft / 30'













ADDITION

803 Harkrider

Applicant

Paul Welter
O'Malley's Irish Grill
803 Harkrider St Ste 11 & 12
Conway, AR 72023

Owner

Specialist Healthcare LLC
PO Box 1506
Conway, AR 72032

LOCATION

Address. 803 Harkrider St.

Lot Area. 1.38 acres.

Present Zoning. C-1 (Central Business District), Old Conway Design Overlay Urban Zone.

Abutting Zoning. C-1 (Central Business District), Old Conway Design Overlay Urban Zone.

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Urban District on the southwest corner of the intersection of Harkrider St and Main St. The property is in a multi-suite structure referred to as "Faulkner Square." Area structures consist of parking lots and contemporary buildings, including two banks and another multi-suite office building.

General Description of Property and Proposed Development. The applicant is proposing to install a 240-sf pre-engineered aluminum pergola outdoor seating area for restaurant patrons.

SITE & DENSITY

Setbacks and Spacing. In the Urban Zone, a zero setback is appropriate. A minimum of 80% of any building facade shall be within 3' of all property lines.

The existing structure is built to the property line.

Lot Coverage. The maximum allowable lot coverage for the Urban Zone shall be one hundred percent.

The proposal conforms.

SITE & SERVICE

Fences, Railings, & Walls. Fences, railings, and walls shall be constructed of metal, brick, or stone. Plastic, chain link, and wood are prohibited.

Fences and railing shall be a minimum of 70% open.

Proposal includes wood planters for screening instead of fencing.

ARCHITECTURE

Facade Articulation & Ground-Level Facade Detail. Large, unarticulated walls are discouraged and shall have either a window or a functional public access at least every 10'.

Outside seating area enhances the façade articulation by adding variation to the roofline as well as along the wood planters.

Building Materials. Building materials (other than glass) shall include brick, stone, concrete, architectural metals, stucco/plaster, and wood trim. Prohibited materials shall include wood siding, pressed wood siding, composite siding, vinyl siding, and all forms of sheet metal sheathing.

Applicant is proposing to use a pre-engineered aluminum pergola for the roof and a wood planter for screening. Access to the restaurant from the outdoor seating area is an existing commercial glass door.

Building Entries. The primary pedestrian entry to each building shall be along the street frontage or along each or at the corner if the building is at an intersection. Recessed entries are encouraged.

The seating area will not impact entries or have a significant impact on pedestrian circulation.

Overhead Cover. Overhead cover is generally encouraged along and above all sidewalks within the Urban Zone. Overhead cover shall be a minimum of eight feet above the sidewalk grade. No cover shall project beyond the curb line of the street.

The proposed pergola is 8' above the finished grade.

Exterior Building & Accent Lighting. The use of moving, blinking, or strobe lights is prohibited.

Lighting is not indicated on the submitted plans.

STREETSCAPE

Sidewalk Cafes. All outdoor seating which takes place within the public right-of-way shall require approval of encroachment from the Conway City Council. All sidewalk cafes must be located in front of or beside the associated restaurant and on the same side of the street. No signs are permitted in the café area except tabletop signage.

The proposal is for a seating area on the west side of an existing structure. It will be outside of the public right of way in what are existing parking spots. It will consume a maximum of three parking spots.

RECOMMENDATION

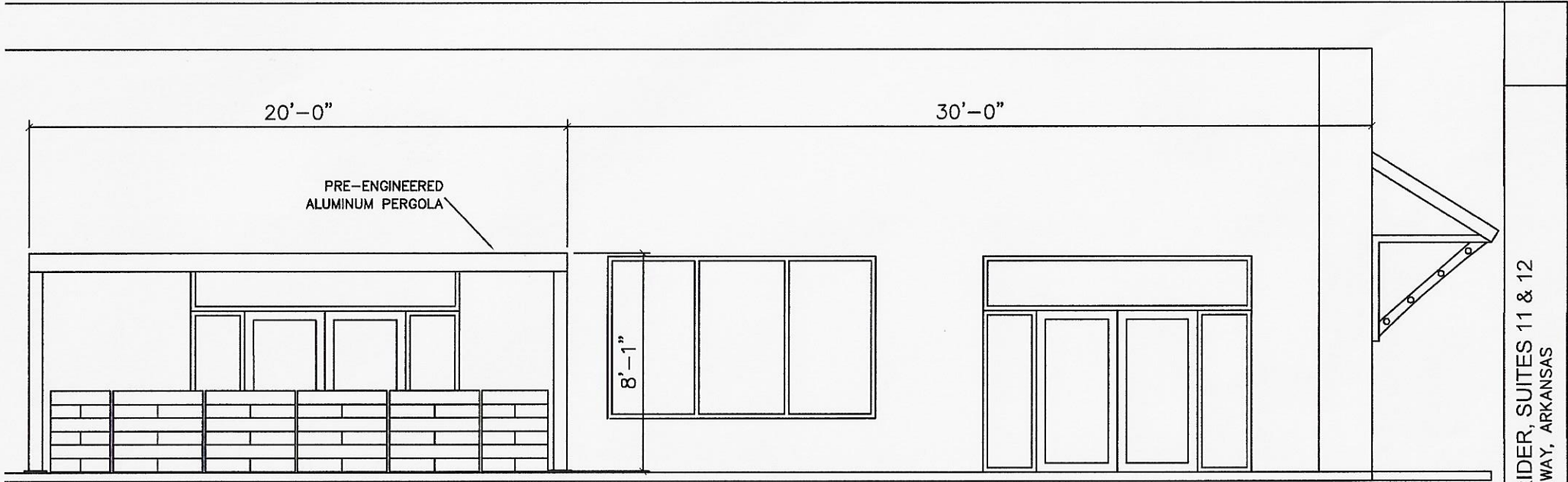
Staff recommends approval of the proposed outdoor seating with the following conditions:

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

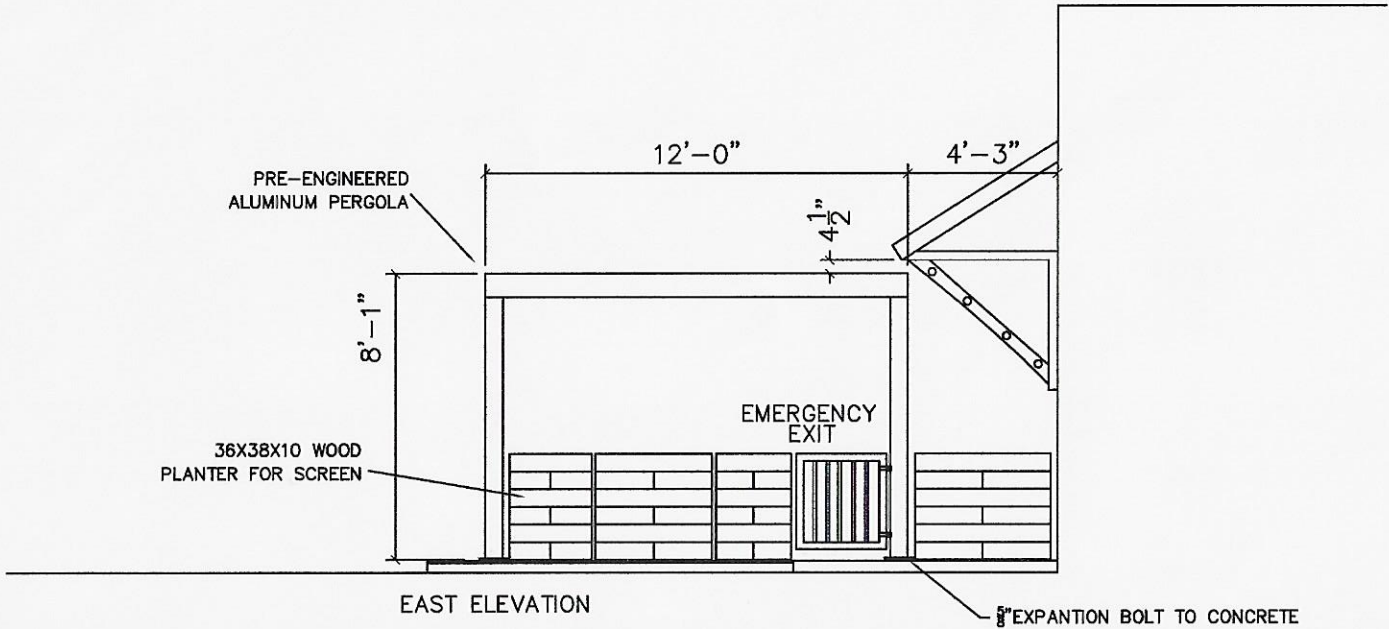
*Applicant shall provide proof of appropriate licensure of professionals performing work to the Building Permits Department

2. The pergola roof shall be no less than 8' above finished grade.
3. Lighting may not encroach into adjacent businesses.
4. Vegetation in planter boxes must be maintained.
5. Pergola must have a semi-open roof, be constructed of fire-resistant material, and be affixed to the existing structure (i.e. bolted to the awning).





SOUTH ELEVATION

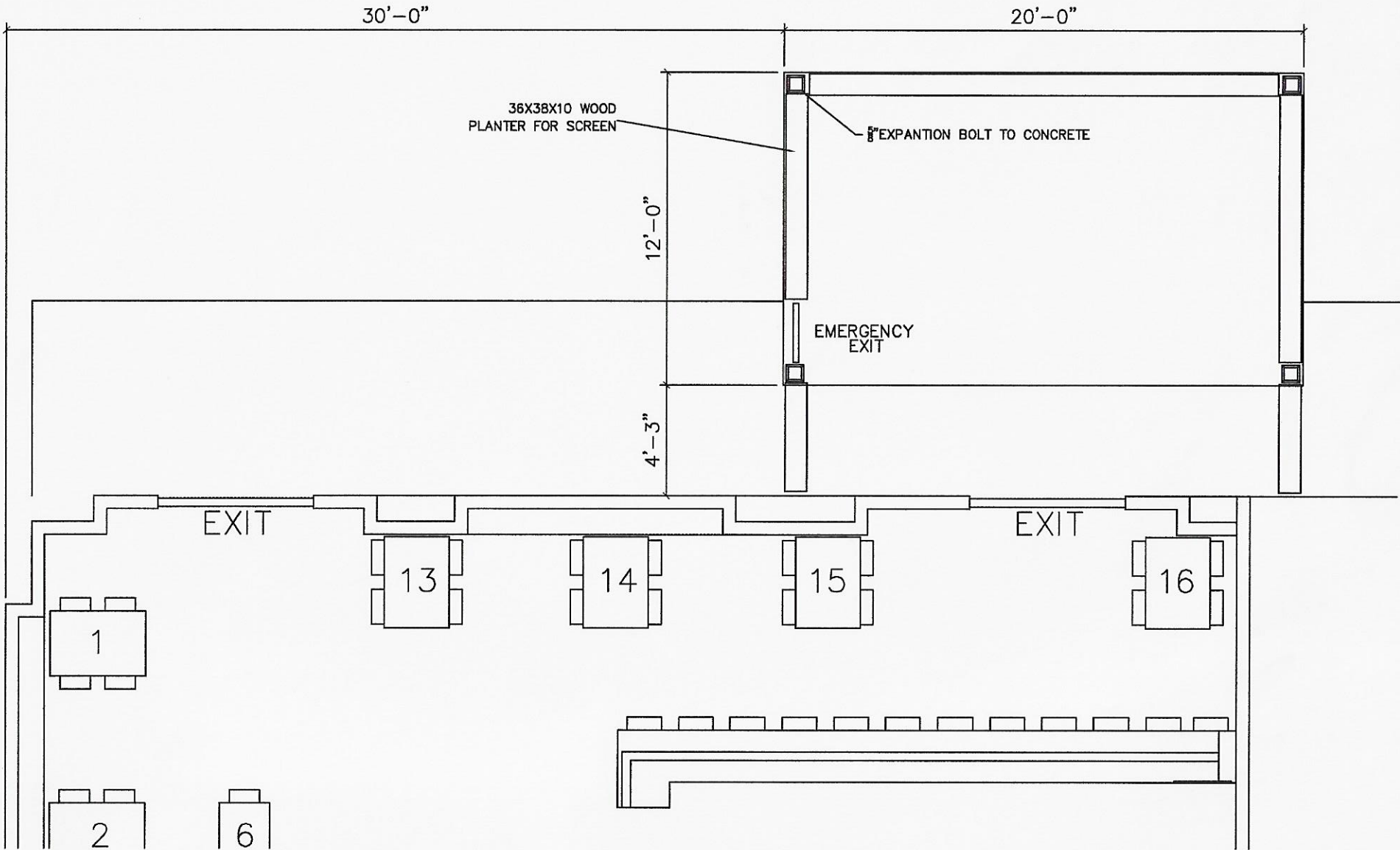


EAST ELEVATION

803 HARKRIDER, SUITES 11 & 12
CONWAY, ARKANSAS

PROJECT NO.

SHEET
1 1



803 HARKRIDER, SUITES 11 & 12
 CONWAY, ARKANSAS

PROJECT NO.

SHEET
 1 2



