



# CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

January 31, 2022 • 5:30pm • 1111 Main Street



# City of Conway

## HISTORIC DISTRICT COMMISSION

January 31, 2022

### MEMBERS

Steve Hurd, Chairman  
Emily Walter, Vice-Chairman  
Shelby Fiegel, Secretary  
Marie Cason  
Liz Hamilton  
Shane Lind  
Margaret West

Call to Order and Roll Call.

Finding of a Quorum.

Approval of Minutes. December 27, 2021

### I. Public Hearing Items (Robinson Historic District)

- A. 1832 Robinson Avenue - Sign Permit Review (HDR-1221-0158)
- B. 835 Faulkner Street - Request for Demolition (HDR-0122-0183)

### II. Public Hearing Items (Old Conway Design Overlay District)

- A. Block 16 Srygley Addition/500 Block of Oak Street - New Fuel Station (HDR-0122-0176)

Adjournment

# 1832 Robinson Avenue - Sign Permit Review

Robinson Historic District

I.A

## APPLICANT

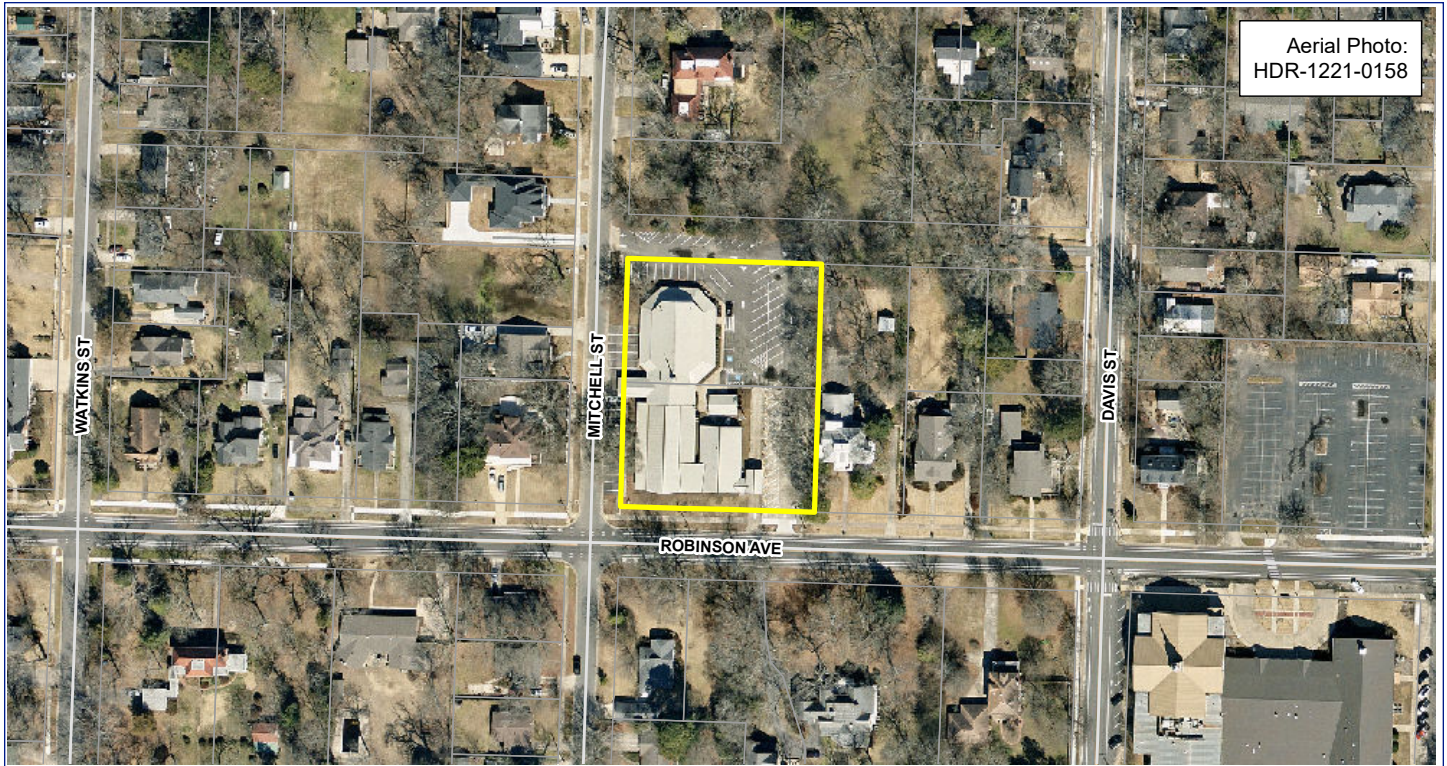
James Walden/City Church  
14 Oakdale Dr  
Conway, AR 72034

## OWNER

City Church Conway  
1950 South Blvd  
Conway, AR 72034

## CONTRACTOR

Zachary Harrison  
The Oaklawn Shop  
232 Oliver St  
Conway, AR 72034



## SITE

**Address.** 1832 Robinson Ave.

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

**Abutting Zoning.** R-2A (Two-Family Residential), Robinson Historic District.

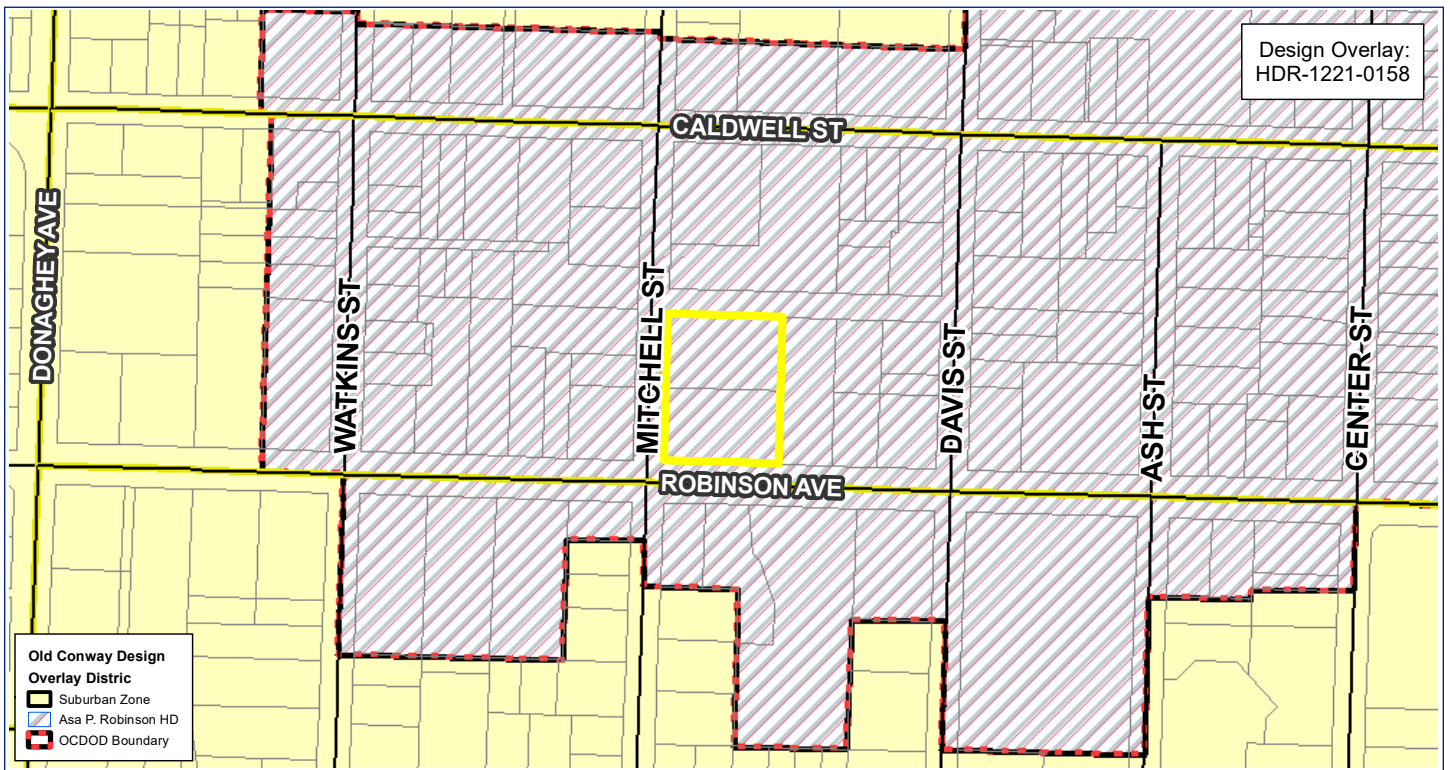
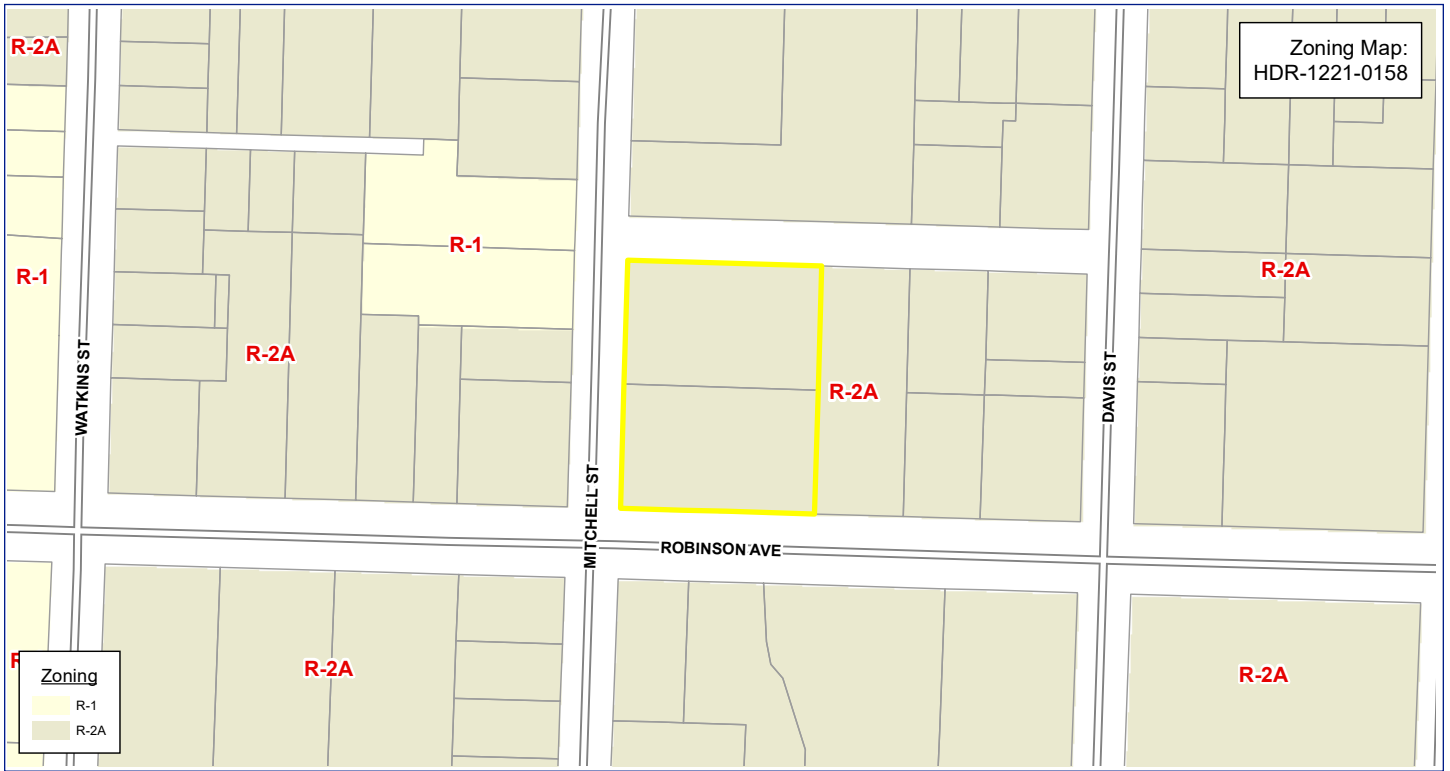
**Lot Area.** 0.71 acres ±

**Surrounding Area Structures.** The church property is located in the Robinson Historic District at the northeast corner of Mitchell St and Robinson Ave and is surrounded by single family residential structures representing various styles and construction dates. These styles include craftsman, neoclassical, Queen Anne, minimal traditional, ranch, and local vernacular.

**General Description of Property and Proposed Development.** The church is a one-story mid century modern design constructed circa 1965. The applicant would like to place a large wall sign on the Robinson Ave façade and two small free-standing two pole (monument) style signs along the Mitchell St frontage and near the intersection of Mitchell St and Robinson Ave. These signs would help identify the church and aid with way finding to the church parking lot.

## STREETSCAPE

**Signage.** All freestanding signs in the Robinson Historic District should not exceed 16 square feet in area and 4 feet in height. The Sign Ordinance otherwise allows religious facilities to have 1 monument or two-pole sign up to 6 feet in height and 48 square feet in area and 1 wall sign in R-2A zoning districts.





*The area is very residential in character with no surrounding wall or ground mounted signage.*

The following guidelines concerning signage would be applicable:

- Introduce new signage that is compatible in material, size, color, scale, and character with the building or the district. Design signage to enhance the architectural character of a building.
- Introduce new signs, including graphics for windows or awnings, that are easily read and of simple design. Keep the size of graphics on windows or awnings in scale with the feature. It is not appropriate to obscure the view through a large portion of a window with graphics. No more than 25% of any window shall be used for signage. *The added window sign appears to be larger than 25% of the window area.*
- Select colors for new signage in the historic district that are compatible with the related structure or streetscape.
- Construct new signs of traditional sign materials, such as wood, stone, and metal. It is not appropriate to introduce an incompatible contemporary sign material, such as plastic, in the historic districts. *Signs are constructed of aluminum composite materials.*
- Install freestanding signs in appropriate locations on low standards or ground bases. Consider screening the base of ground signs with plantings to enhance its appearance. *Signs are taller than previous signs in these areas. No screening has been installed or proposed, but will have to be installed as a condition of receiving sign permit approval.*

All signage is subject to approval of the HDC. Freestanding signage shall be externally lit, monument, two pole, or post and arm style and shall be no greater than 16 square feet in area per side and no more than 4 feet in height. All other signage shall be governed by current City of Conway sign regulations.

*Both ground mounted signs are located within the right-of-way and the sign located at the corner of Robinson Ave and Mitchell St is located within the clearview zone and must be moved further inward on the property. The Conway Sign Ordinance states religious facilities are allowed only 1 wall and 1 ground-mounted sign in R-2A zones.*

*The wall sign is appropriately sized and the additional backlight will diffuse lighting from the structure and minimize light trespass to a level less than adjacent street lights.*

*The addition of wood cladding would introduce a conjectural element to the structure that would bring it further into its current non-contributing status in the district. The church has crossed the 50-year old threshold by which proper exterior treatment of the structure could bring it toward contributing status.*



### **RECOMMENDATION**

Staff recommends approval of the signs with the following conditions:

1. The Mitchell St sign shall be removed and the remaining ground-mounted sign moved out of the right-of-way and clearview zone.
2. No signage shall be illuminated after 9 PM.
3. Landscaping shall be required around the base of the ground-mounted sign.
4. No untreated wood cladding shall be added, and the existing cladding may be painted to minimize reflectivity of light from the wall sign.
5. Application for sign permits shall be made prior to issuance of the Certificate of Appropriateness.





Concept artwork and illumination style



# 1832 Robinson Avenue - Sign Permit Review

Robinson Historic District

I.A



View of subject property from Mitchell St looking NE



View of subject property from Robinson Ave looking N



Properties adjacent to the W



Property adjacent to the SW



Properties adjacent to the S



Property adjacent to the E



# 835 Faulkner Street - Request for Demolition

Robinson Historic District - L.S. Dunaway House

I.B

## APPLICANT/AUTHORIZED AGENT

Tricia O'Connor/The Kitchen Store  
704 Locust Ave  
Conway, AR 72034

## OWNER

Jean Marie Smyers Revocable Trust  
Pamela James  
Stephen Ralph



## SITE

**Address.** 835 Faulkner St.

**Present Zoning.** O-2 (Quiet Office District), Robinson Historic District.

## **Abutting Zoning.**

- East: C-1 (Central Business District), Old Conway Design Overlay Transition District
- West: R-2A (Two-Family Residential) Robinson Historic District
- North/South: O-2 (Quiet Office District), Robinson Historic District

**Lot Area.** 0.17 acres ±.

**Surrounding Area Structures.** The property is located in the Robinson Historic District on the west side of Faulkner Street. Area structures consist of a mix of duplexes in ranch and minimal traditional styles, midcentury modern and contemporary office structures, and converted single family structures.

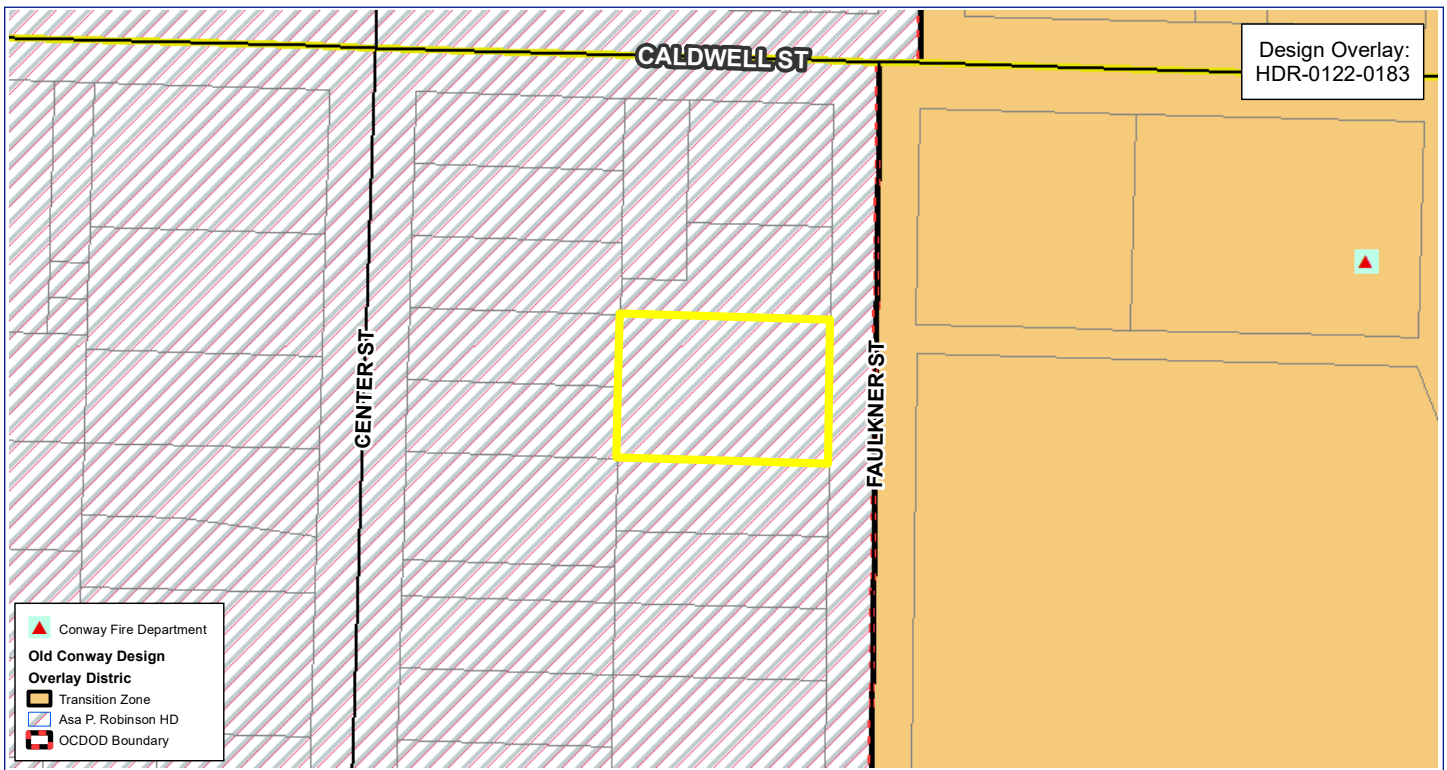
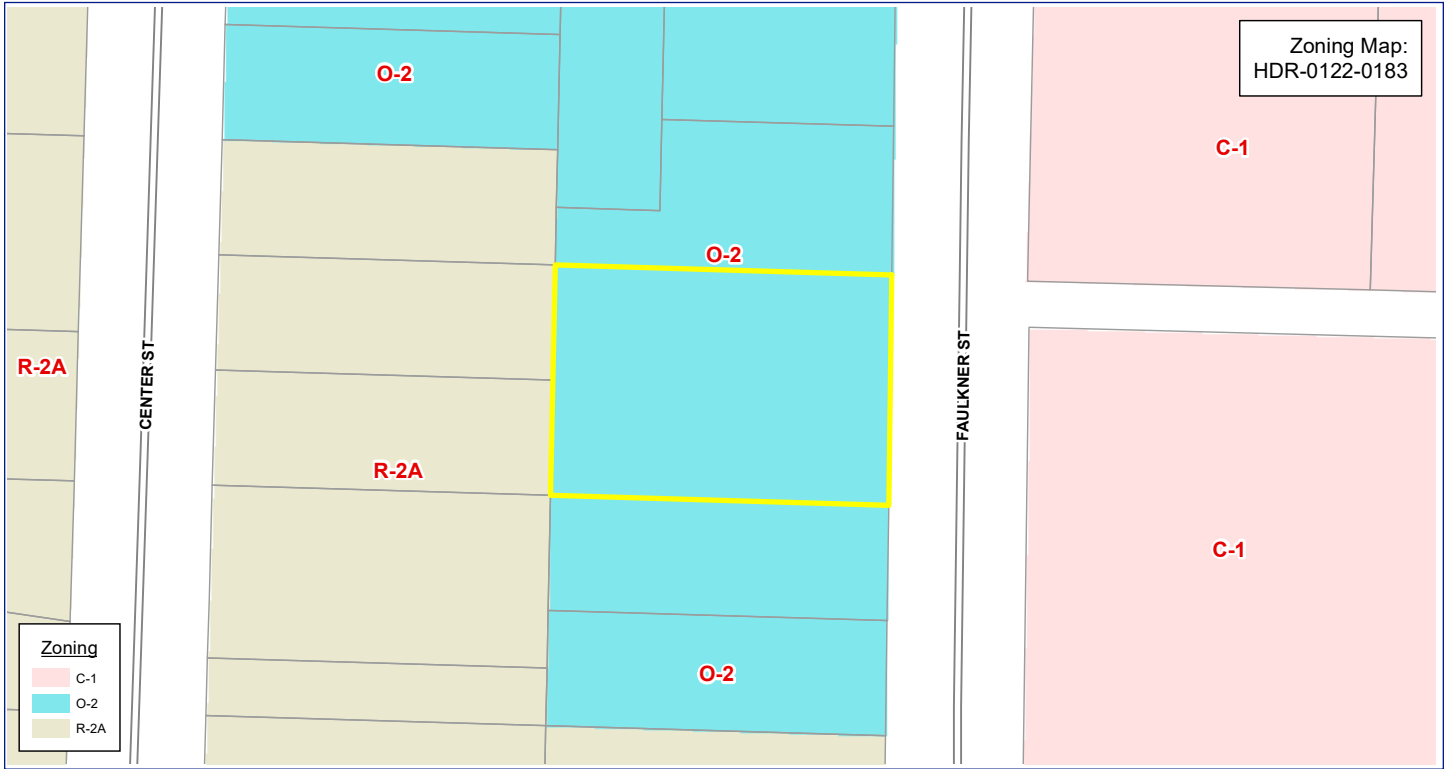
**General Description of Property and Proposed Development.** The applicant is proposing to demolish the existing single-family home/converted office following a significant fire which caused extensive damage to the structure on the grounds of economic hardship and environmental hazards. The L.S. Dunaway House/Kenmar Building was constructed circa 1915 in the Craftsman style. Lewis Dunaway was a newspaper agent. The structure was later converted to an office building and modified. The structure was included in the 2020 resurvey of the Robinson District and was listed as a non-contributing structure at that time.



# 835 Faulkner Street - Demolition

Robinson Historic District - L.S. Dunaway House

I.B



# 835 Faulkner Street - Demolition

Robinson Historic District - L.S. Dunaway House

I.B

## DEMOLITION/ECONOMIC HARDSHIP

**Demolition.** Demolition of structures is to be avoided. Alternatives to demolition should be considered. When repair of a structure will cost more than the structures potential value, economic hardship may be considered.

*The applicant has conveyed that asbestos is present on the site and a contractor recommended tear down by means of "wet demolition" to prevent asbestos dust from being released into the air. These conditions on top of the fire damage that has undermined structural integrity make restoration of the structure very difficult and cost prohibitive. The adjustor declared the structure a total loss. It is highly likely repair costs would exceed the value of the structure and create a substantial economic hardship.*

## RECOMMENDATION

Staff recommends approval of demolition of the structure on the basis that the interior damage, environmental hazards, and likely restoration cost make restoration an unreasonable alternative to demolition.



View of subject property from Faulkner St looking NW



View of subject property from Faulkner St looking W



Property adjacent to the S



Property adjacent to the N



# Block 16 Srygley Addition/500 Block of Oak Street - New Fuel Station

II.A

Old Conway Design Overlay District

## APPLICANT/AUTHORIZED AGENT

Michael Clotfelter  
Ozark Civil Engineering, Inc.  
3214 NW Avignon Way, Ste 4  
Bentonville, AR 72712

## OWNER

Alison & Hancock Properties  
PO Box 922  
Greenbrier, AR 72058



## SITE

**Address.** 500 block of Oak St (including 500 - 508 Oak St, 915 Ingram St, and 521 Merriman St).

**Present Zoning.** C-3 (Highway Commercial), Old Conway Design Overlay Transition and Urban Districts.

## **Abutting Zoning.**

- East: C-3 (Highway Commercial).
- West/South: C-3 (Highway Commercial), Old Conway Design Overlay Urban District.
- North: T-4 (Northeast Old Conway Area Specific Plan - Transition), Old Conway Design Overlay Transition District.

**Lot Area.** 1.59 acres ± (excluding acreage of east-west alley; vacated as of January 25, 2022).

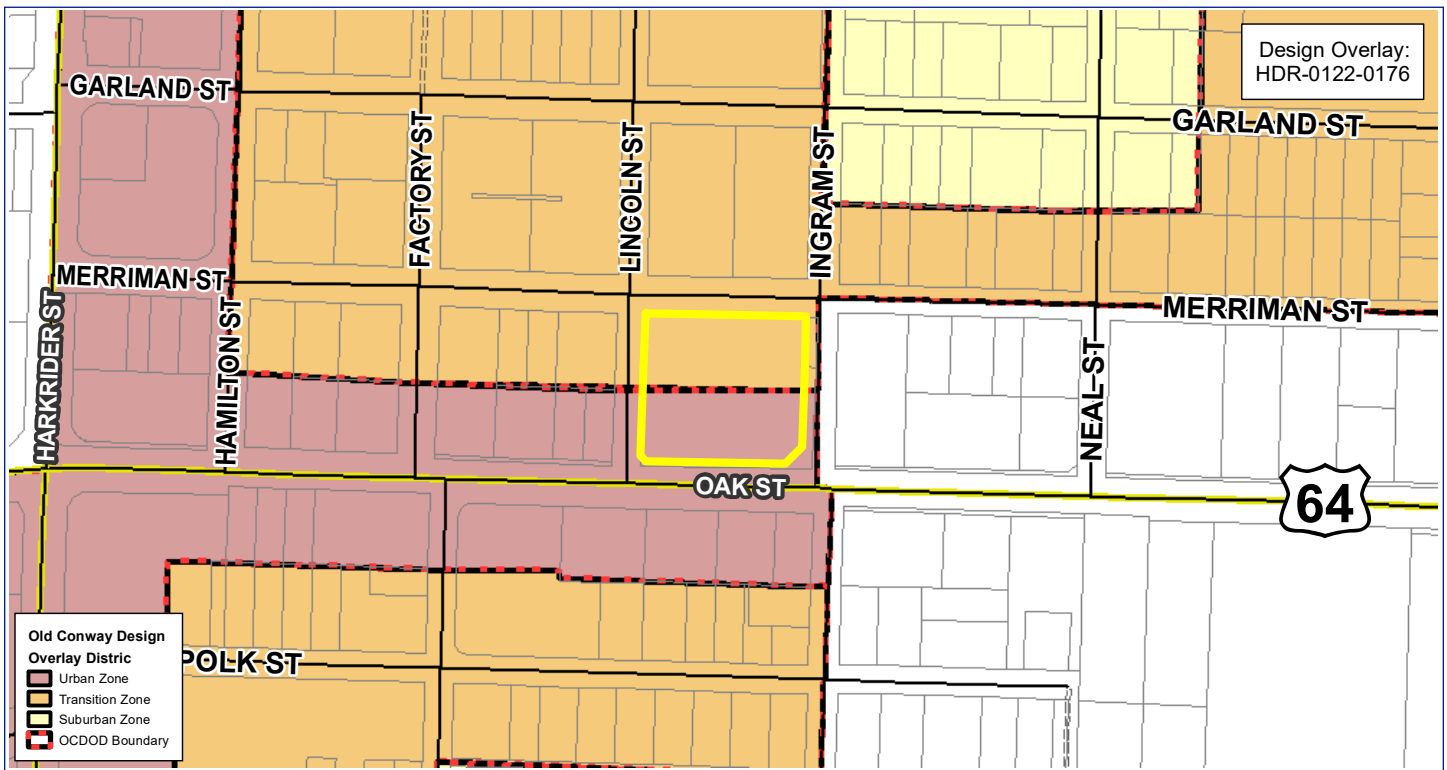
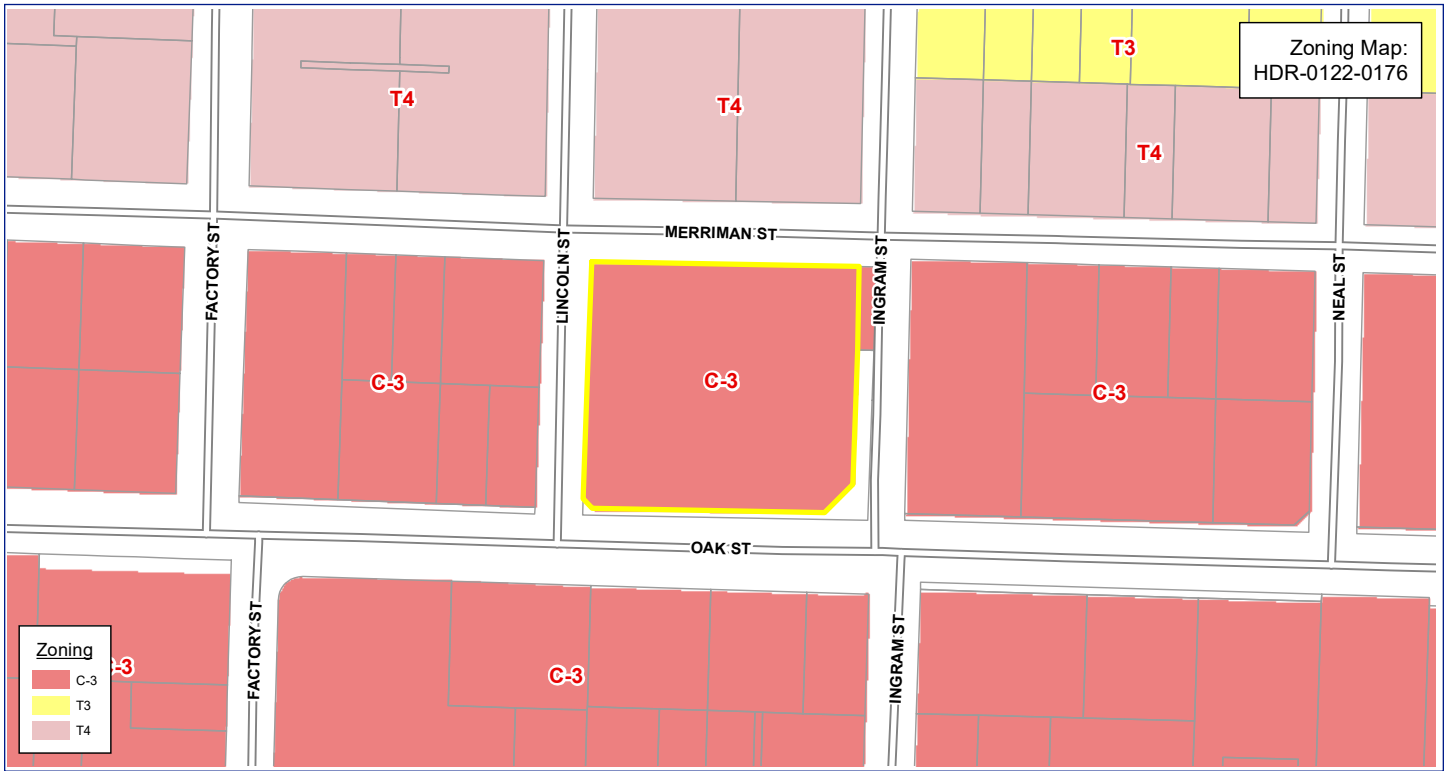
## **Surrounding Area Structures.**

The property is located in the Old Conway Design Overlay District (the north half of the block is in the Transition District while the south half of the block is in the Urban District) at the northwest corner of the intersection of Oak St/AR Hwy 64 and Ingram St. Area structures consist primarily of simple multi-tenant commercial/office buildings and drive-thru restaurants.

**General Description of Property and Proposed Development.** The applicant is proposing to construct a new 5,620 square foot gas station and convenience store on an entire block of Oak St between Ingram St and Lincoln St. The structure will be constructed in a modern style that represents a prototype for a typical Kum & Go Store. The structure falls within the Urban and Transition districts that are meant to serve as an extension of downtown.

# Block 16 Srygley Addition/500 Block of Oak Street - New Fuel Station

Old Conway Design Overlay District





**Setbacks and Spacing.** At least 80% of any building façade, excluding the rear (facing an alley), shall be within 3 feet of a property line. The included drawings indicate a 5' setback on the north and an 8' setback on the west. The east façade faces toward the existing neighborhood and the south will face into the lot's access off Harkrider.

*While not fully meeting the requirements, the site is very large, and the structure is appropriately located adjacent to Oak St adjacent to the proposed sidewalk improvements. Oak St is not a traditional downtown street. Thus, a larger setback is appropriate to provide distance from the busy roadway.*

**Building Heights.** Structures shall have a front façade no less than two stories tall. First floor height of any building shall be a minimum of 15' high.

*Meets requirement.*

**Landscaping and Paving.** Landscaping and paving shall complement the building and general character of the Old Conway Urban Zone.

*No landscaping plan has been provided. However, numerous street planting beds have been included. Recommend deferring review of the landscaping until the development review application is processed except that 1 street tree (canopy or understory) shall be provided for each 30' of each street frontage as well as plantings to meet the requirements of the standard detail for Oak St.*

**Fences, Railings, and Walls.** Fences, railings, or walls should be composed of metal, brick, or stone and a minimum of 70% open.

*Meets requirement.*

**Vehicular Access Points.** Alleys should be used as the primary point of vehicular access and curb cuts should be no greater than 20' in width.

*The context of site is slightly different than the remainder of downtown, given its location on Oak St. No access to Oak St is proposed. But, the drives on Lincoln St and Ingram St are proposed at 40' wide. It is understood driveways will need to be wider, more similar to an area that is in transition between a suburban and urban area. Recommend requiring driveway widths be reduced to 24'.*

**Off-street Parking.** Parking should be placed at the rear or interior to the lot.

*The proposed parking will be placed at the rear of the structure in an appropriate manner.*

**Dumpsters.** Dumpsters should be placed out of sight from the street or sidewalk.

*The dumpster cannot be easily hidden on the site. It is proposed to be located near the primary structure with the enclosure facing into the site. Recommend requiring dense evergreen screening including shrubs and trees to mitigate view of it.*

**Utilities and Equipment.** Mechanical and utility equipment should be screened from the view of the street and sidewalk.

*Plans do not indicate utility equipment on-site.*

## **ARCHITECTURE**

**Façade Articulation.** Façades should be broken into bays with articulation that prevents the appearance of flat, unbroken walls.

*The façade facing Oak St appears to be rear of the structure with a large flat unbroken façade that is wholly inappropriate to the area.*

**Ground-Level Façade Detail.** A minimum of 2/3 of the first floor façades should be windows and all first story windows should be no higher than 3' above the ground.

*Staff interprets this provision to primarily toward façades facing a street or sidewalk. The Oak St facing façade is proposed to contain 9% windows instead of the required 66%. The Lincoln St façade is proposed to contain 10% windows instead of the required 66%. The Ingram St façade is proposed to contain 20% windows instead of the required 66%. The proposed design appears to have been developed without consideration given to properly addressing Oak St.*

# Block 16 Srygley Addition/500 Block of Oak Street - New Fuel Station

Old Conway Design Overlay District

II.A

**Building Materials.** Building materials shall include brick, stone, concrete, architectural metals, stucco/plaster, and wood trim. Glazing on the first floor should be at least 85% transparent.

Based on the submitted architectural plans it appears the windows facing Oak St will not be transparent. It is unclear regarding glazing on the other facades.

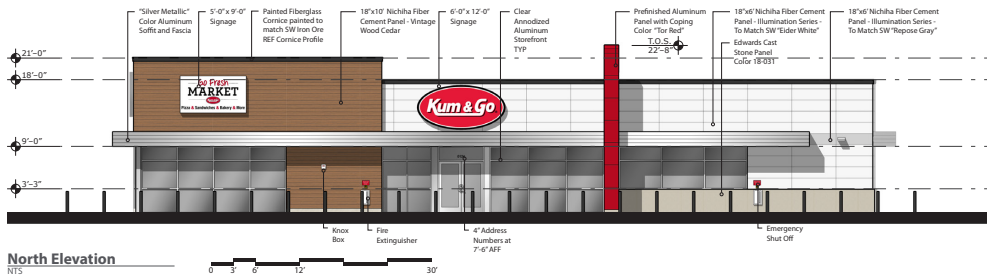
The materials proposed for structure are not appropriate to the district. The structure includes no proposed brick and appears to be a standard prototype Kum & Go. It appears no effort was made on the part of the applicant to comply with building material requirements for the district.

**Building Entries.** Main pedestrian entries should be located towards the street.

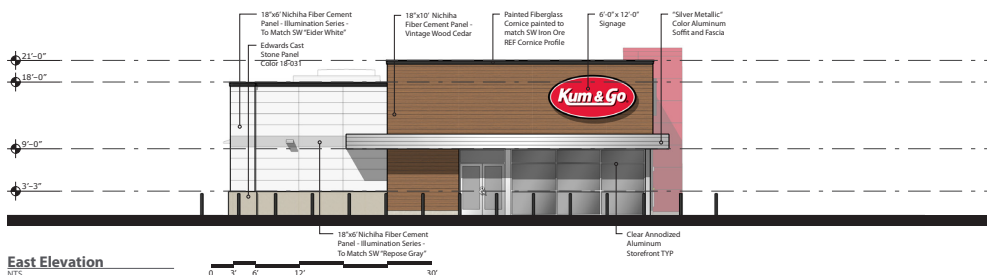
The structure is oriented such that a security door is the entry facing Oak St. It appears no effort was made on the part of the applicant to comply with the requirements of the district.

**Overhead Cover.** Overhead cover should have minimum clearance of 8'.

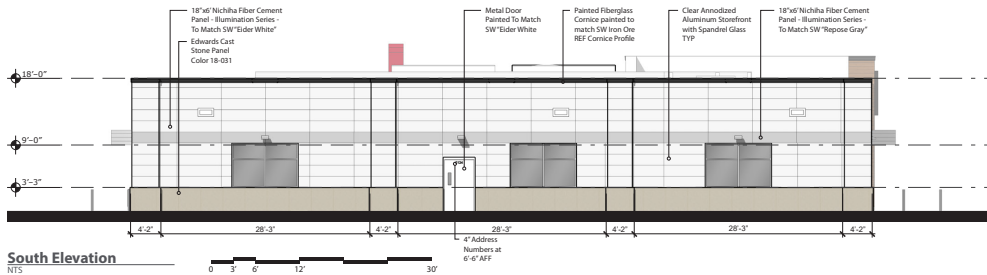
Meets requirements.



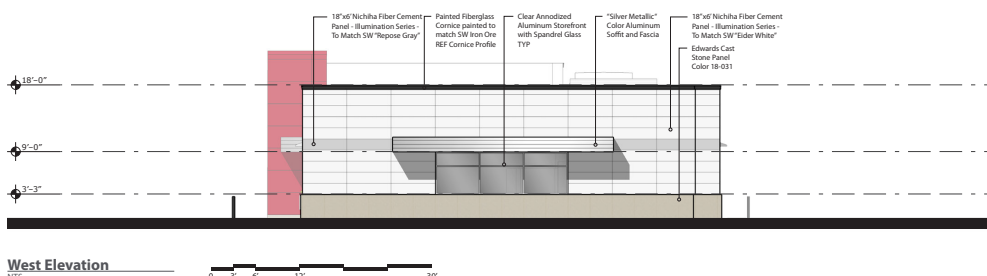
North Elevation  
NTS



East Elevation  
NTS



South Elevation  
NTS



West Elevation  
NTS

**Material Calculations**

Sign	SF	% of Elevation
Nichia	1000	52%
Edwards Cast Stone	123	6.3%
Red ACM	44	2.2%
Silver ACM	172	8%
Glazing	602	31%
<b>Total</b>	<b>1914</b>	

**Transparency Calculations**

Sign	SF	% of Elevation
Overall Glazing	602	100%
Transparent Glazing	602	100%

**Material Calculations**

Sign	SF	% of Elevation
Nichia	719	65%
Edwards Cast Stone	78	7%
Red ACM	--	--
Silver ACM	81	7%
Glazing	234	21%
<b>Total</b>	<b>1112</b>	

**Transparency Calculations**

Sign	SF	% of Elevation
Overall Glazing	234	100%
Transparent Glazing	234	100%

**Material Calculations**

Sign	SF	% of Elevation
Nichia	1438	73%
Edwards Cast Stone	314	16%
Red ACM	--	--
Silver ACM	--	--
Glazing	166	9%
<b>Total</b>	<b>1918</b>	

**Transparency Calculations**

Sign	SF	% of Elevation
Overall Glazing	166	100%
Transparent Glazing	0	0%

**Material Calculations**

Sign	SF	% of Elevation
Nichia	735	68%
Edwards Cast Stone	186	17%
Red ACM	--	--
Silver ACM	60	6%
Glazing	104	9%
<b>Total</b>	<b>1085</b>	

**Transparency Calculations**

Sign	SF	% of Elevation
Overall Glazing	104	100%
Transparent Glazing	0	0%

**br**

ARCHITECT OF RECORD:  
BEN ARCHITECTURE, INC.  
811 MEDICAL AVENUE  
SUITE 300 PARK, KS 62204  
www.brarch.com  
TEL: 618-262-9895  
FAX: 618-982-9844

SEAL

**Kum & Go**

1459 Grand Avenue  
Des Moines, Iowa  
50309  
P-515-457-6247

2452 - CONWAY, AR  
OAK STREET & LINCOLN STREET  
EXTERIOR ELEVATIONS

KG PROJECT TEAM  
EOM:  
SDM:  
CFM:

REVISION DESCRIPTION	DATE

REVISIONS

DATE: 12/14/2021  
SHEET NUMBER:

# Block 16 Srygley Addition/500 Block of Oak Street - New Fuel Station

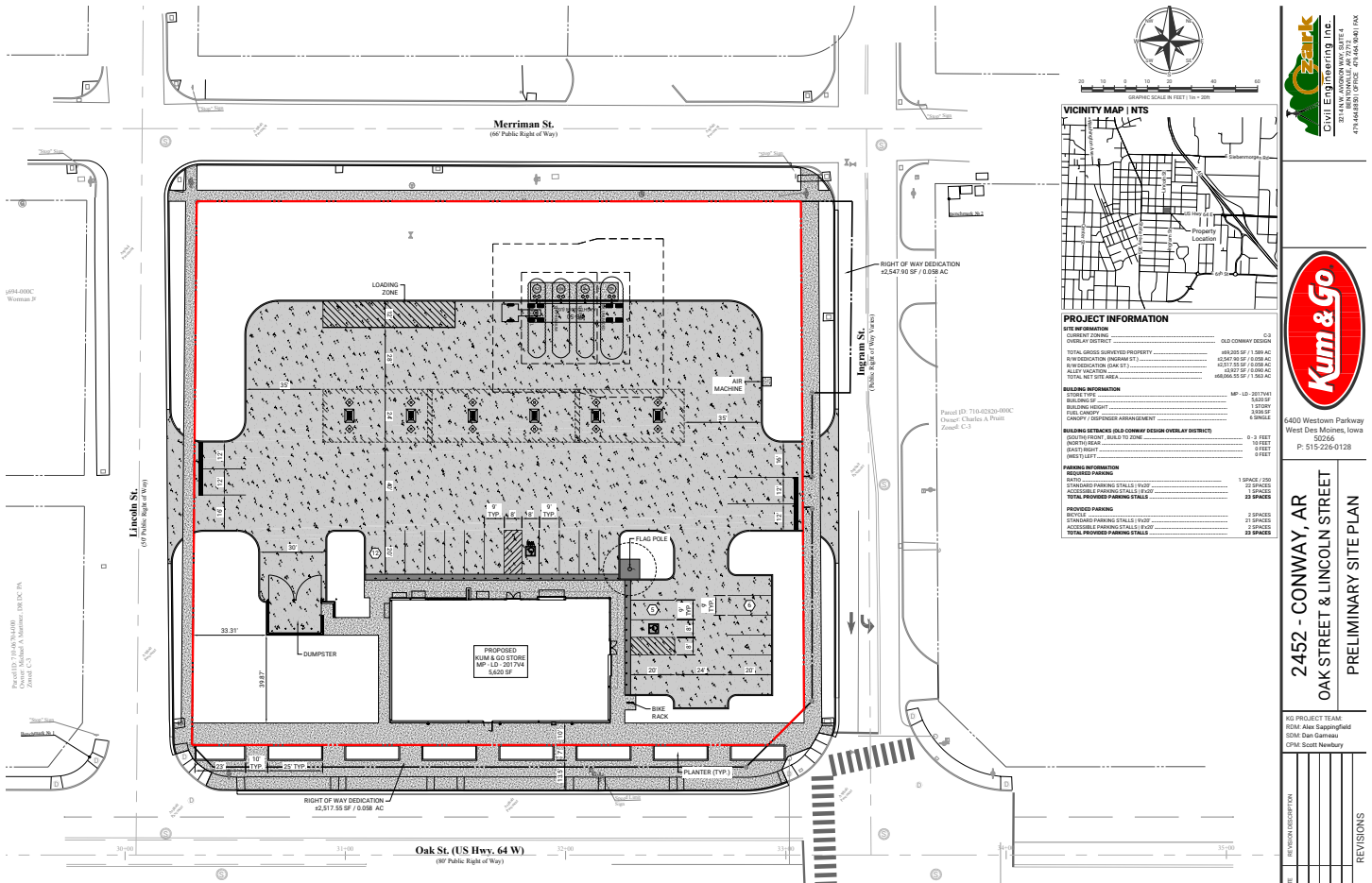
## Old Conway Design Overlay District

**Sidewalks.** Sidewalks shall be continuous from the façade of the structure to the edge of the street.

*Meets requirements.*

### RECOMMENDATION

Staff recommends denial of the application. The architectural design of the structure fails to meet numerous requirements of the ordinance and it does not appear consideration of the requirements of the HDC or district were given in design.



Property adjacent to the W



Property adjacent to the N



# Block 16 Srygley Addition/500 Block of Oak Street - New Fuel Station

Old Conway Design Overlay District

II.A



View of subject property from Oak St looking N



View of subject property from Lincoln St looking NE



View of subject property from Ingram St looking SW



Property adjacent to the E



Property adjacent to the S