



CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

March 28, 2022 • 5:30pm • 1111 Main Street



City of Conway

HISTORIC DISTRICT COMMISSION

March 28, 2022

MEMBERS

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

Call to Order.

Roll Call.

Approval of Minutes. February 28, 2022

I. Public Hearing Items - Old Conway Design Overlay District

- A. 911 Oak Street - Fence (HDC2021MAY03)
- B. 508 Oak Street - New commercial structure and signage (HDR-0122-0176)
- C. 1145 Davis Street - New detached garage (HDR-0322-0215)

II. Additional Business/Announcements

- A. Amendment to By-laws
- B. Items as decided by the Commission

Adjourn.

911 Oak Street - Fence

Old Conway Design Overlay District

I.A

APPLICANT/AUTHORIZED AGENT

Morgan Shaw
911 Oak St
Conway, AR 72032

OWNER

Dan and Cindy Newberry
418 Polk St
Conway, AR 72032

CONTRACTOR

Legacy Fencing



SITE

Address. 911 Oak St.

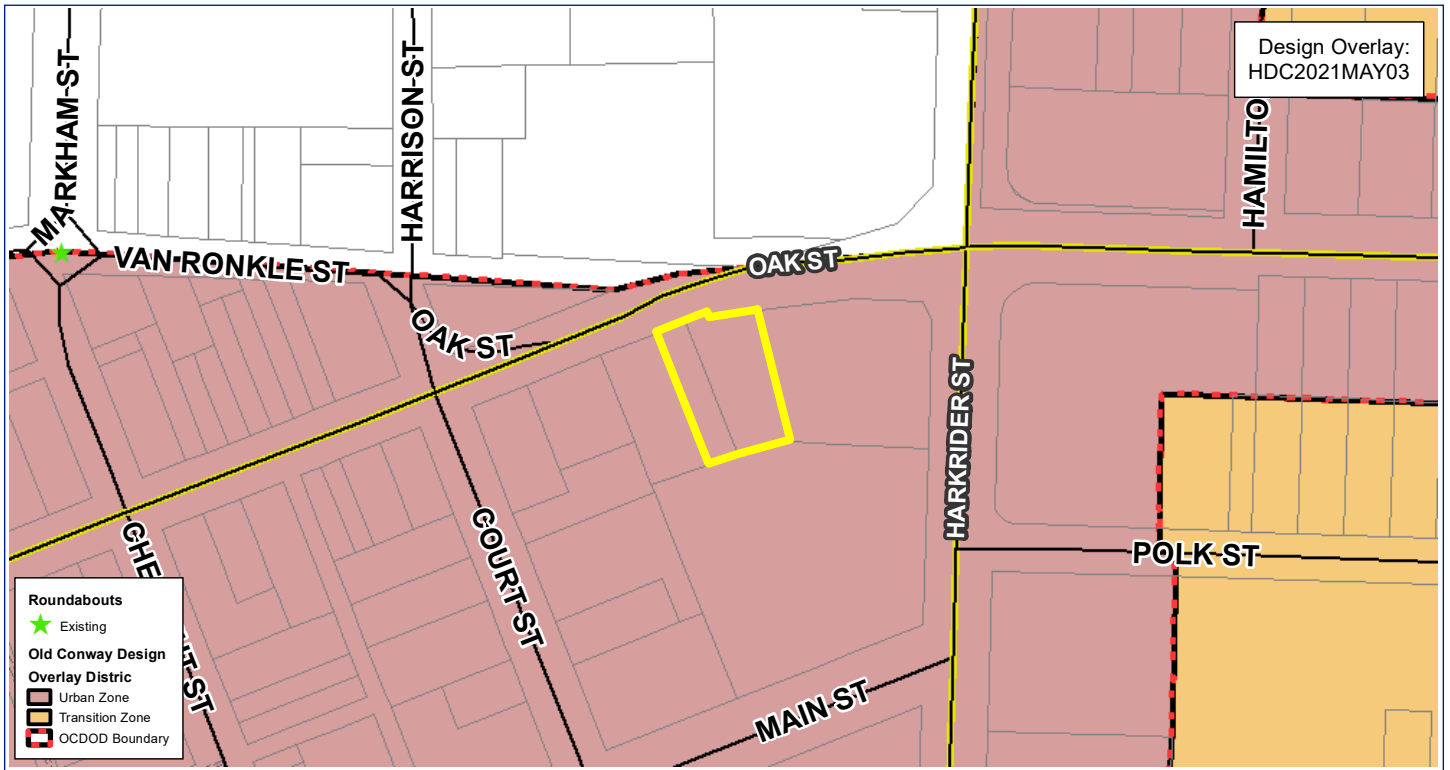
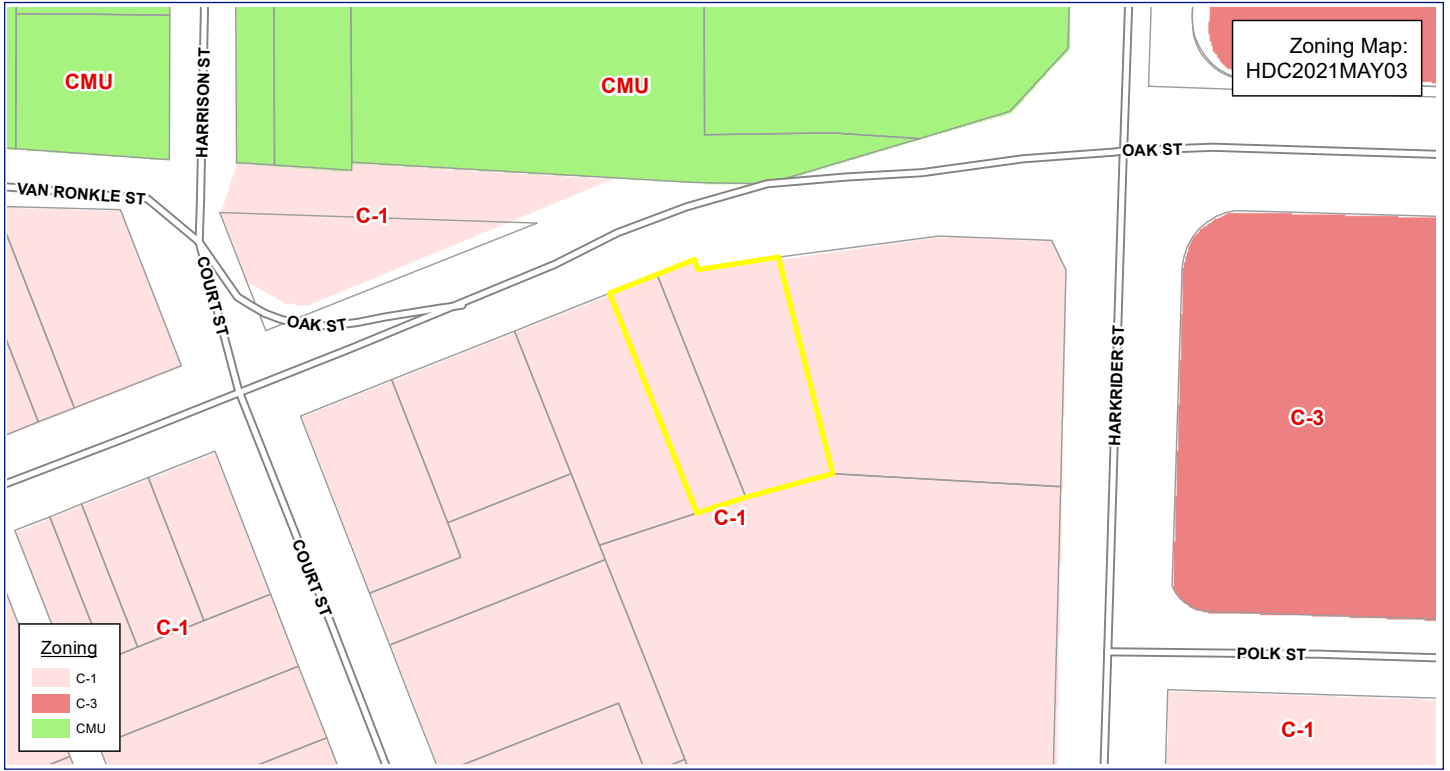
Present Zoning. C-1 (Central Business District), Old Conway Design Overlay Urban District.

Abutting Zoning. C-1 (Central Business District), Old Conway Design Overlay Urban District and Markham Street Commercial Mixed Use.

Lot Area. 0.23 acres ±

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Urban District on the south side of Oak St between Court St and Harkrider St. Adjacent structures consist of commercial buildings of 20th and 19th century vernacular design in a downtown setting.

General Description of Property and Proposed Development. The applicant is proposing to obtain approval, following construction, of a vinyl fence to enclose a play area behind the building at the site. As understood by staff, the applicant was not informed by the contractor that approval is needed.





View of fence from parking area looking W



View of fence from parking area looking NW

FENCES, RAILINGS, and WALLS

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

The Overlay District provisions expressly prohibit plastic fencing of which vinyl is a plastic. While many of the regulations provisions are flexible, this material is not permitted by the ordinance. The work was conducted without a permit and must be removed.

RECOMMENDATION

Staff recommends denial of the application.

Approval would violate the provisions of the ordinance. The applicant and/or property owner should remove the fencing to abate the violation.

508 Oak Street - New Commercial Structure and Signage

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. 508 Oak St.

Present Zoning. C-3 (Highway Service & Open Display District), Old Conway Design Overlay Urban and Transition District.

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 ±.

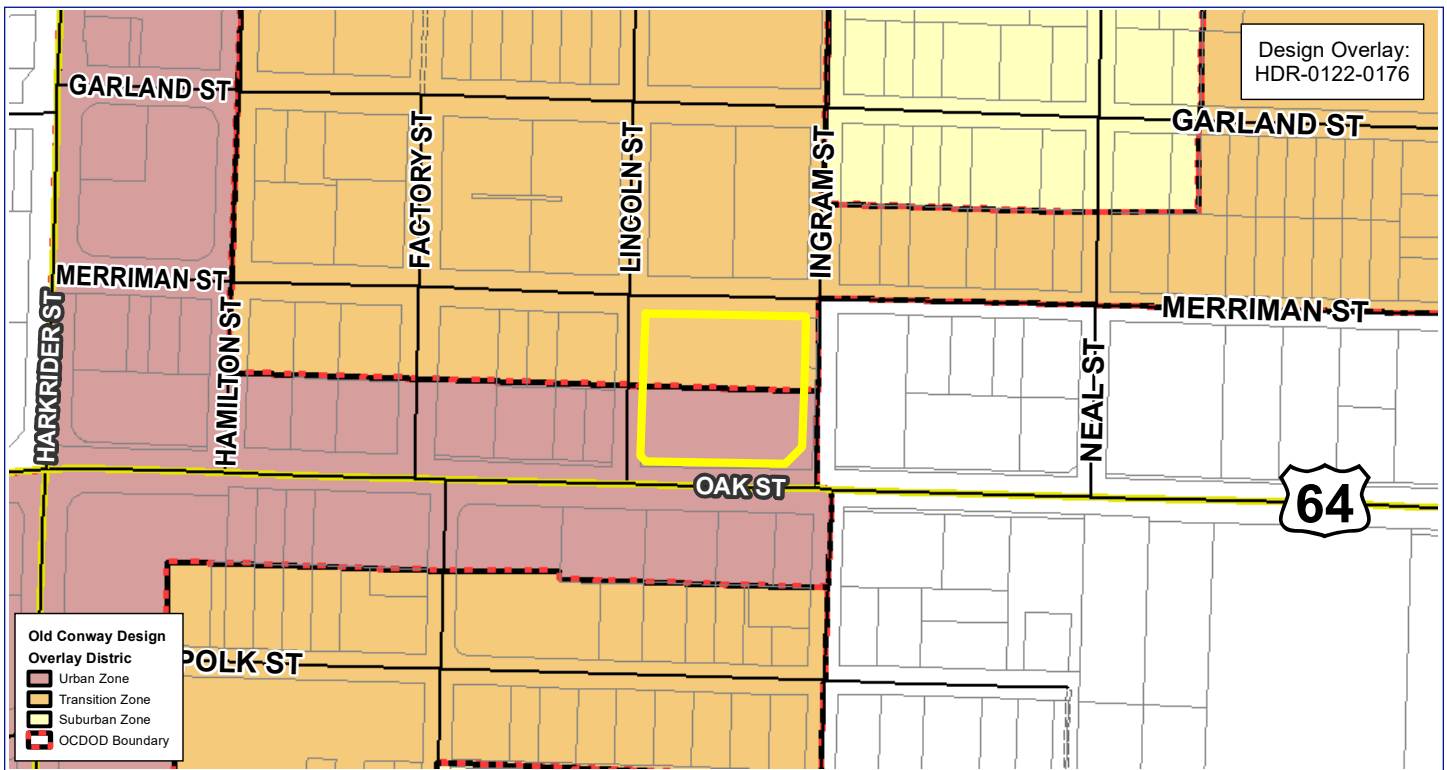
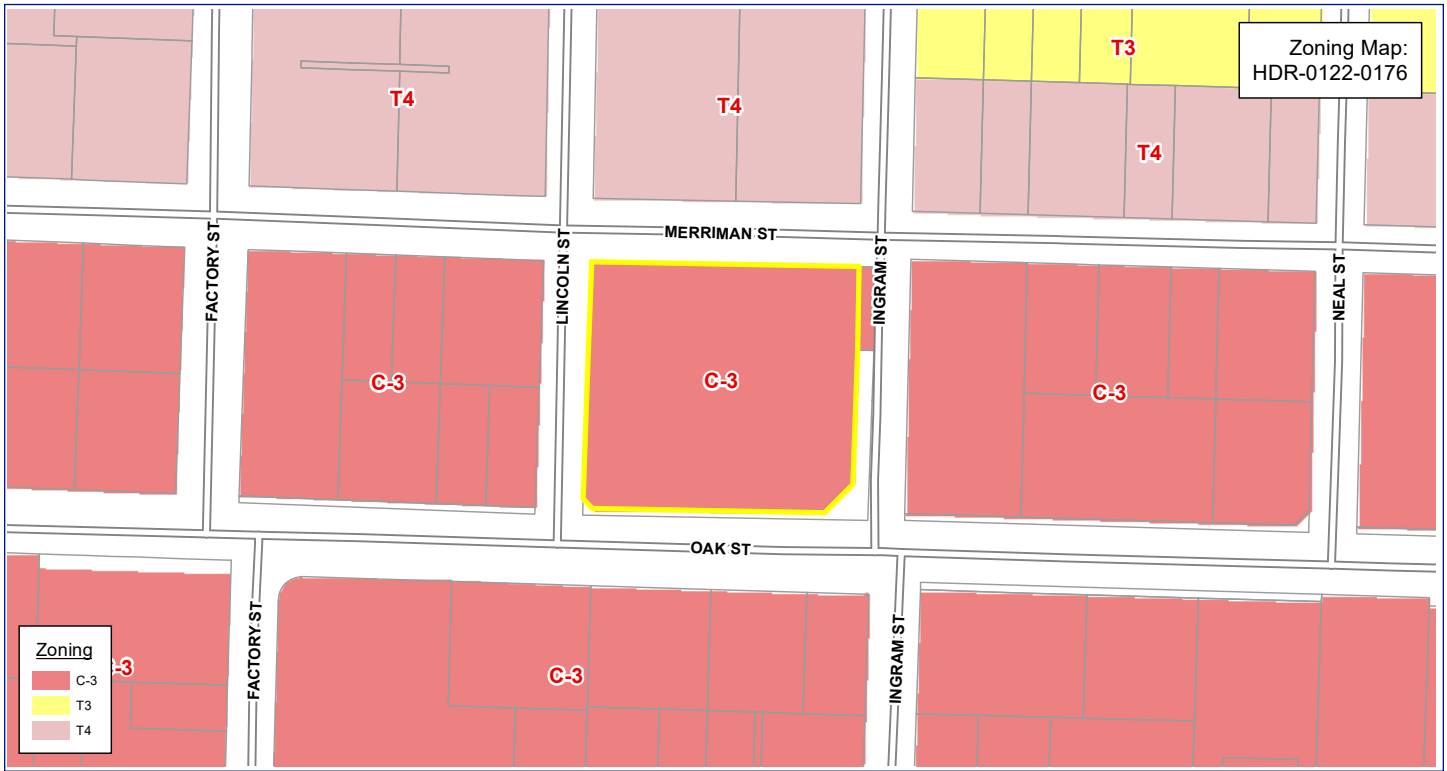
Surrounding Area Structures. The property is located in the Old Conway Design Overlay District (the north half of the block is in the Transition District while the south half of the block is in the Urban District) at the northwest corner of the intersection of Oak St/AR Hwy 64 and Ingram St. Area structures 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 6,177 square foot gas station and convenience store on a whole block of Oak St between Ingram St and Lincoln St. The structure will be constructed in a modern style that represents a unique style prototype ©Kum & Go Store. The structure falls within the Urban and Transition districts that are meant to serve as an extension of downtown.

508 Oak Street - New Commercial Structure and Signage

Old Conway Design Overlay District

I.B



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 do not meet these requirements.

While not fully meeting the requirements, the site is very large, and the structure is appropriately located adjacent to Oak St and 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.

The proposed development will appropriately meet the requirements.

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

Recommend deferring review of the landscaping through the development review process, 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 be a minimum of 70% open.

The proposed development will appropriately meet the requirements.

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 the site is slightly different than the remainder of downtown, given its location on Oak St. No access to Oak St is proposed, however, the drives onto Lincoln St and Ingram St are proposed at 40' wide. It is understood driveways will need to be wider, as an area that is in transition between a suburban and urban contexts.

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 it's view.

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

Mechanical equipment will be roof-mounted and appropriately screened. Recommend requiring applicant discuss receiving power from overhead electric off Merriman St to facilitate future removal of powerlines on Oak St.

ARCHITECTURE

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

The proposed development will appropriately meet the requirements.

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 as primarily toward façades facing a street or sidewalk. The Oak St facing façade is proposed to contain 32% windows instead of the required 66%. The Lincoln St façade is proposed to contain 0% windows instead of the required 66%. The Ingram St façade is proposed to contain 21% windows instead of the required 66%. While not fully meeting the requirements, the applicant has made good-faith effort to meet requirements in an appropriate manner. Staff considers the proposed inclusion of windows to be appropriate.

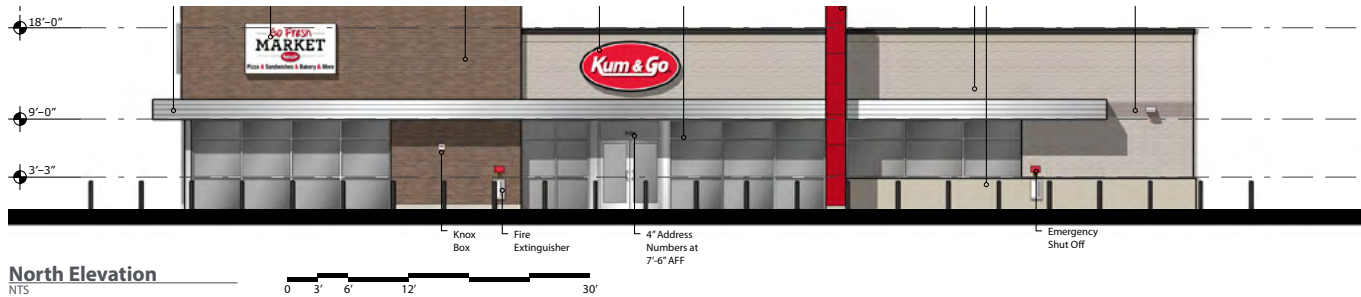
508 Oak Street - New Commercial Structure and Signage

Old Conway Design Overlay District

I.B

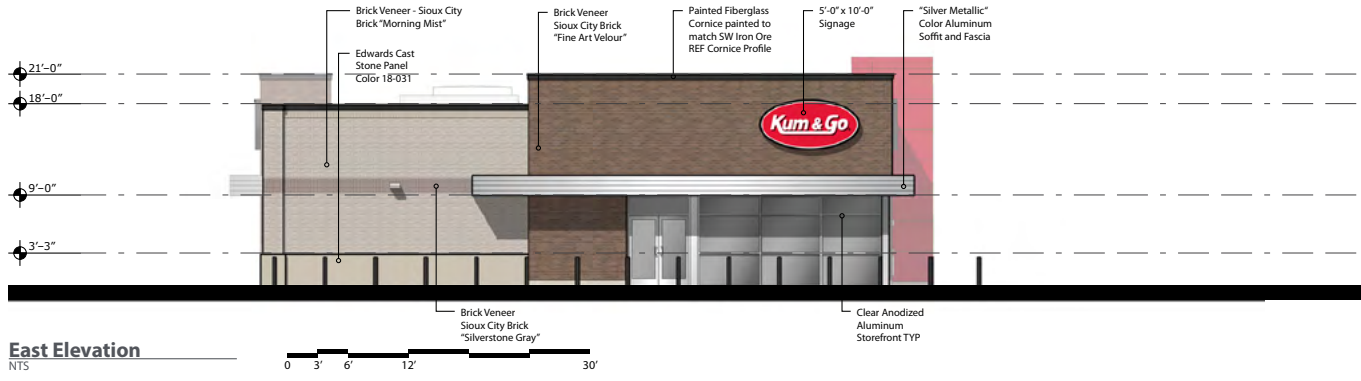
Building Materials. Building materials shall include brick, stone, concrete, architectural metals, stucco/plaster, and wood trim. Glazing on the first floor should be at least 85% transparent.

The proposed development will appropriately meet the requirements. Recommend requiring glazing along the Oak St façade remain transparent and include elements behind the glazing to provide visual interest.



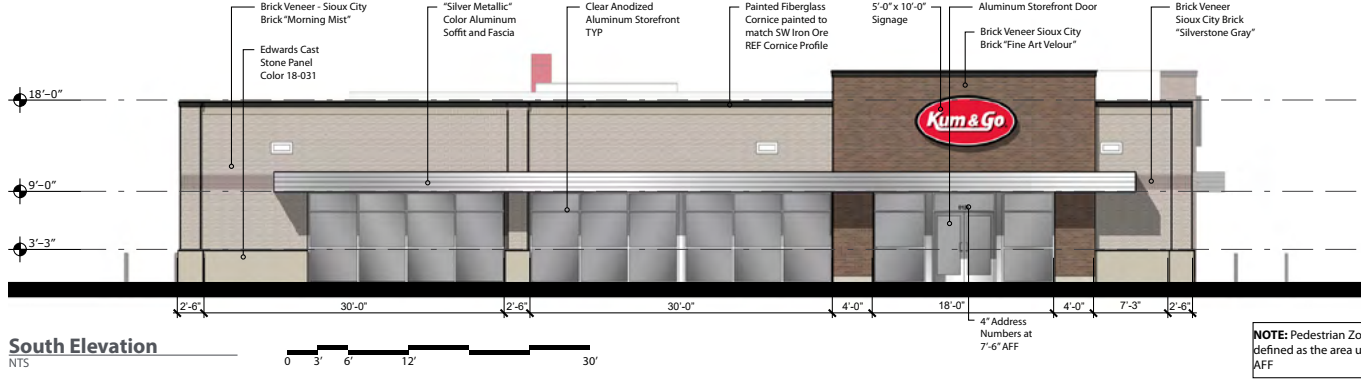
North Elevation

NTS



East Elevation

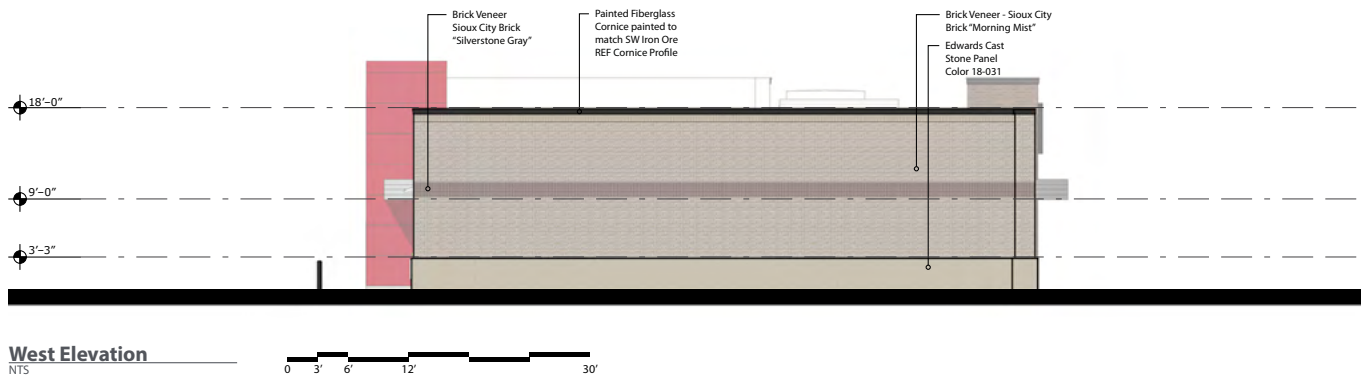
NTS



South Elevation

NTS

NOTE: Pedestrian Zone is defined as the area up to 9'-0" AFF

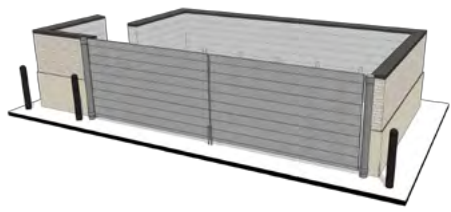
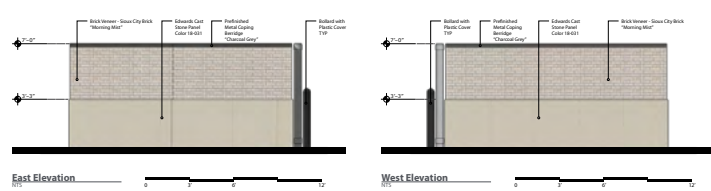
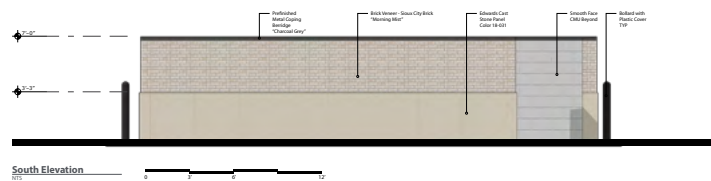
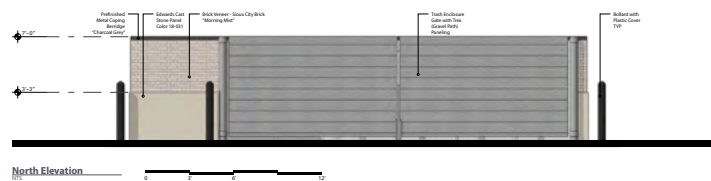
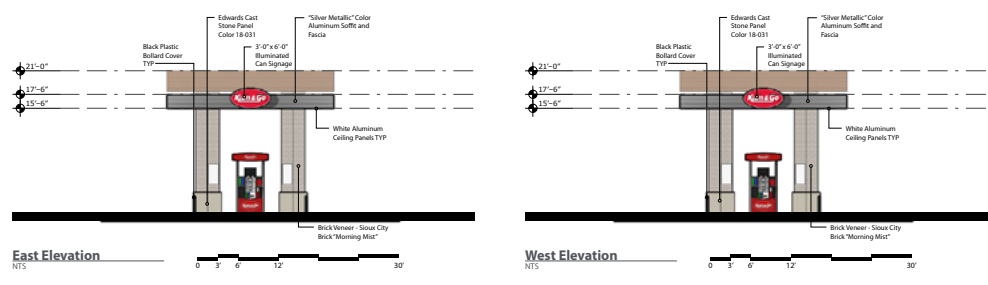
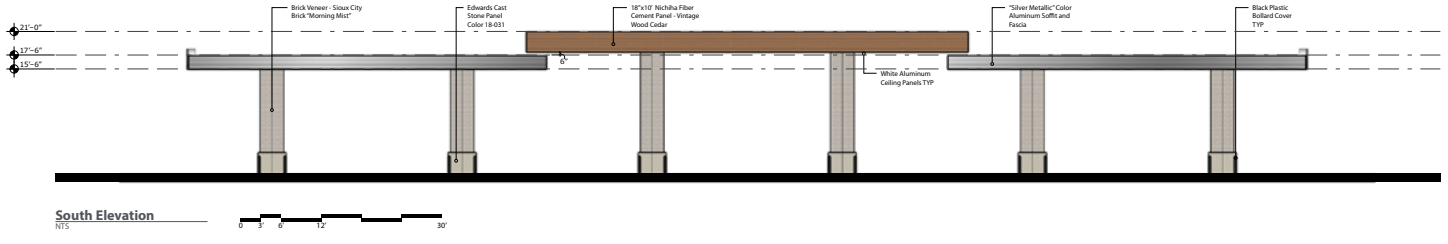
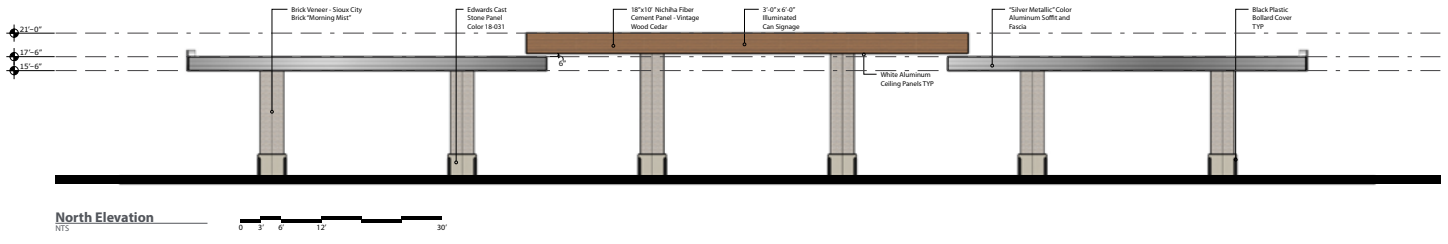


West Elevation

NTS

508 Oak Street - New Commercial Structure and Signage

Old Conway Design Overlay District



Old Conway Design Overlay District

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

The proposed development will appropriately meet the requirements.

Overhead Cover. Overhead cover should have minimum clearance of 8’.

The proposed development will appropriately meet the requirements.

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

The proposed development will appropriately meet the requirements.

Signage. All freestanding signs in the District should not exceed 16 square feet in area and 4’ in height.

Though larger than permitted within the district, the signage is appropriate to the site. Recommend allowing an additional “art object” signage along the Lincoln St and Oak St intersection similar to the image to the right. Exact placement of ground mounted signage and “art object” shall be determined as part of the sign permit process.



2' 5" X 10' KUM & GO / GO FRESH MARKET - AREA: 24.17 SQ FT
 2' 10" X 10' 7 1/2" GAS PRICE SIGN - AREA: 30.10 SQ FT

RECOMMENDATION

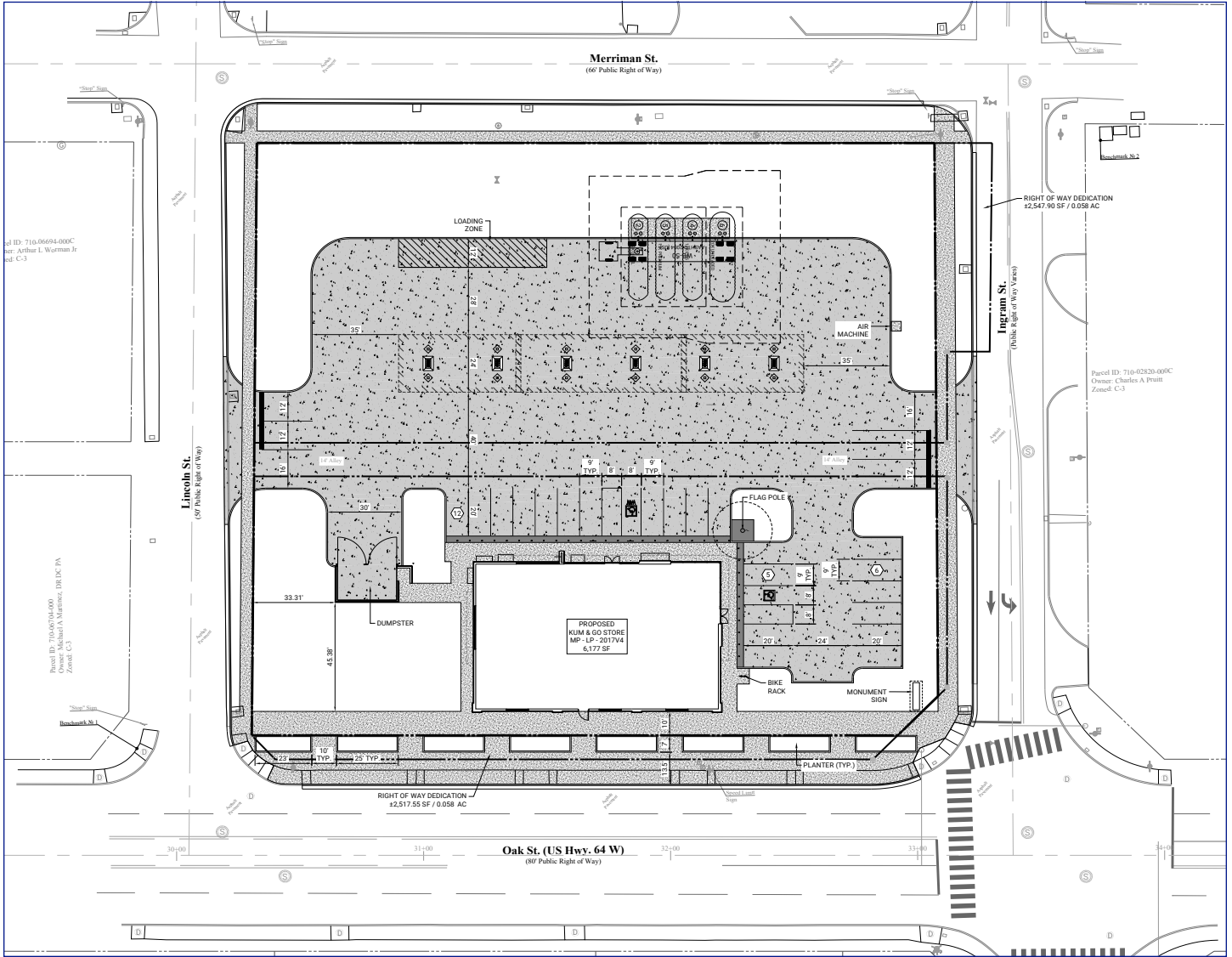
Staff recommends approval of the application with the following conditions:

1. Review of the landscaping plan shall be deferred to the development review process with exception of requiring 1 street tree (canopy or understory) shall be provided for each 30’ of street frontage as well as plantings to meet the requirements of the standard detail for Oak St.
2. Require dense evergreen screening including shrubs to mitigate view of the dumpster. Exact quantity to be determined during development review.
3. Require the applicant to discuss receiving power from overhead electric off Merriman St to facilitate future removal of powerlines on Oak St.
4. Require glazing along the Oak St façade remain transparent and include art elements behind the glazing to provide visual interest.
5. Allow an additional art object sign (similar to the sign indicated in the staff report), with appropriate sign permit, near the Lincoln St and Oak St intersection.

508 Oak Street - New Commercial Structure and Signage

Old Conway Design Overlay District

I.B



Property adjacent to the W



Property adjacent to the N

508 Oak Street - New Commercial Structure and Signage

Old Conway Design Overlay District

I.B



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

1145 Davis Street - New Detached Garage

Old Conway Design Overlay District

I.C

APPLICANT/CONTRACTOR

David McKim
Avenger Construction

OWNER

Ken Janota
1145 Davis St
Conway, AR 72034



SITE AND DENSITY

Address. 1145 Davis St.

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

Abutting Zoning. R-2A (Two-Family Residential), Old Conway Design Overlay Suburban District.

Lot Area. 0.36 acres ±.

Surrounding Area Structures. The property is located in the Old Conway Suburban Zone on the west side of Davis St between Mill St and Duncan St. Area structures consist primarily of single-family structures in Queen Anne, Craftsman, Ranch, Contemporary, and Minimal Traditional styles.

General Description of Property and Proposed Development. The applicant is proposing to construct a new 616 sf detached garage with additional storage space.

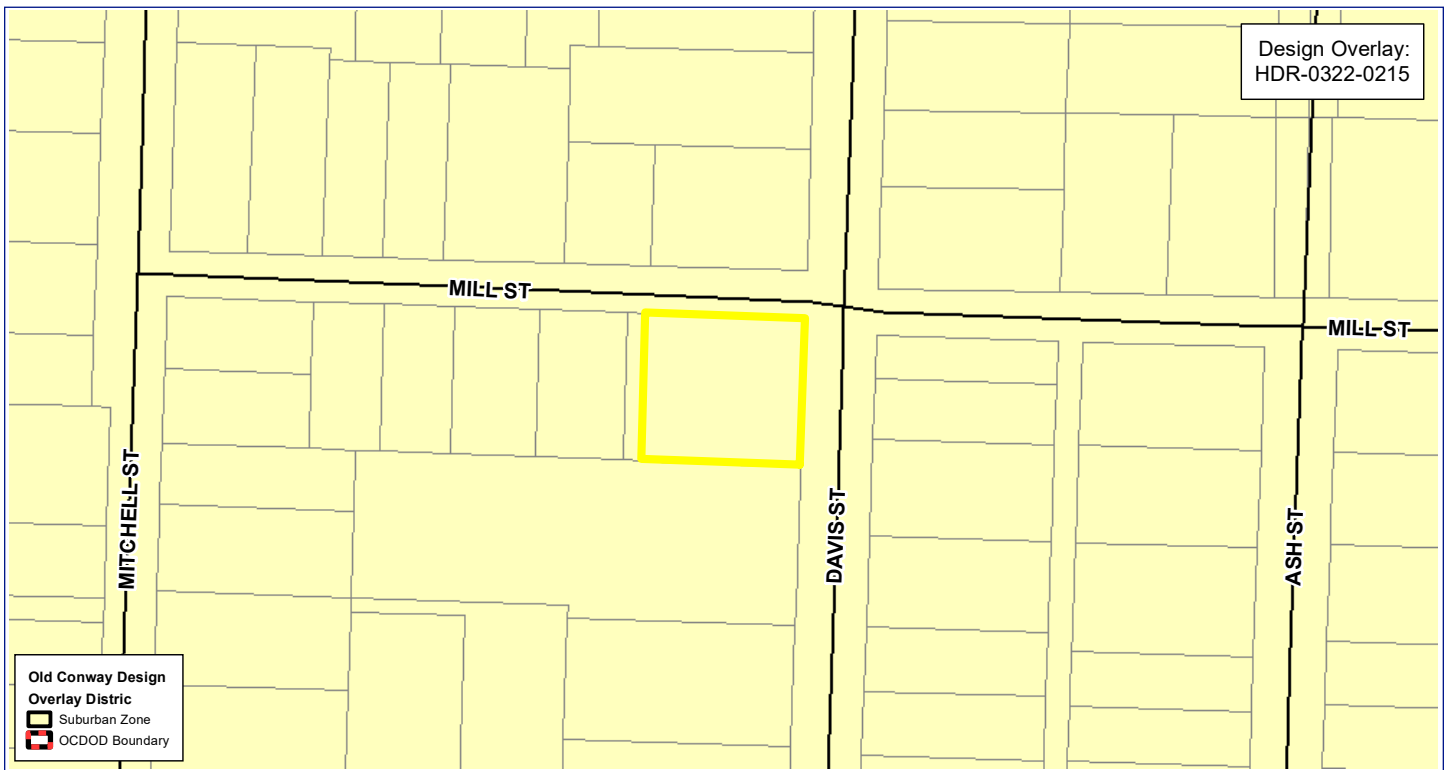
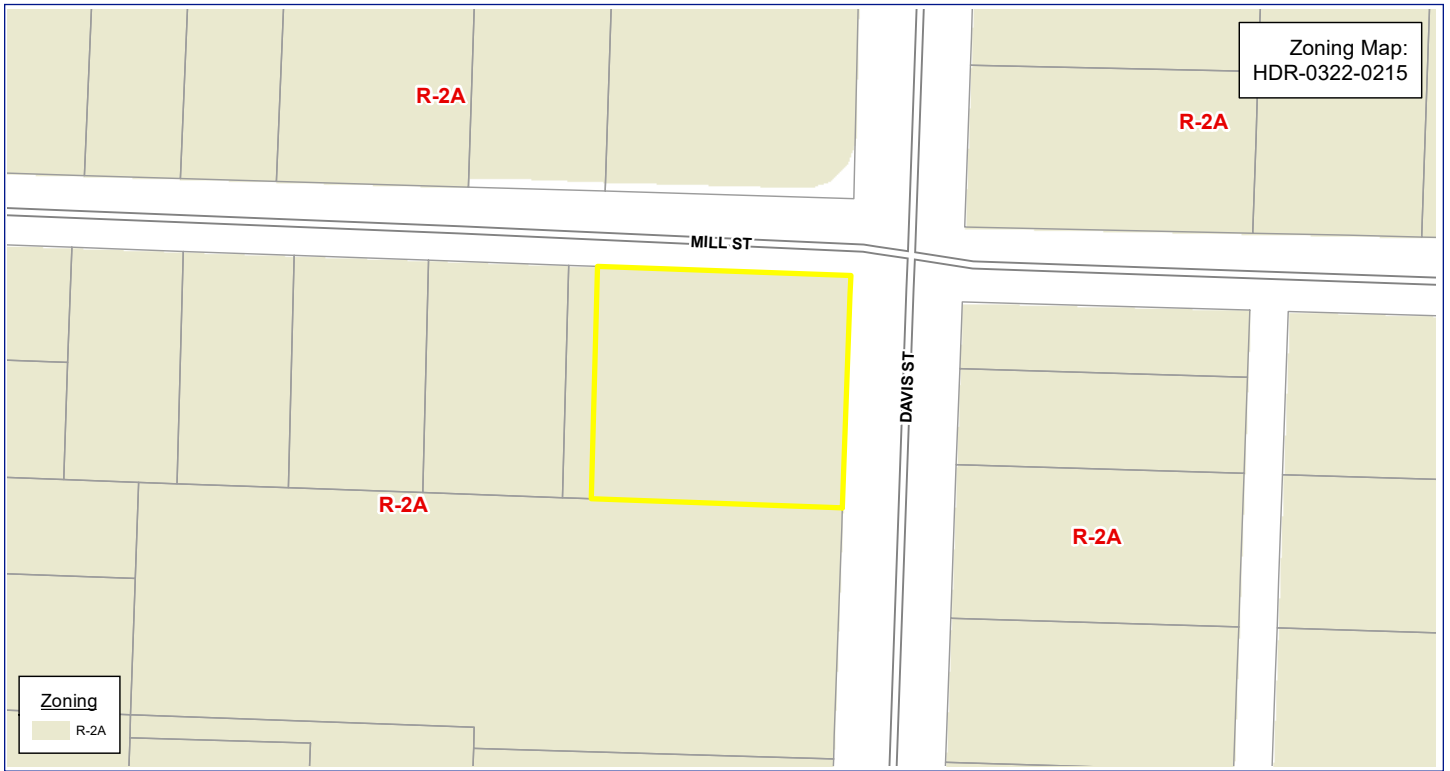
Setbacks and Spacing. Side setbacks for accessory structures are allowed up to the minimum allowed by the Arkansas Fire Prevention Code, which is 5'.

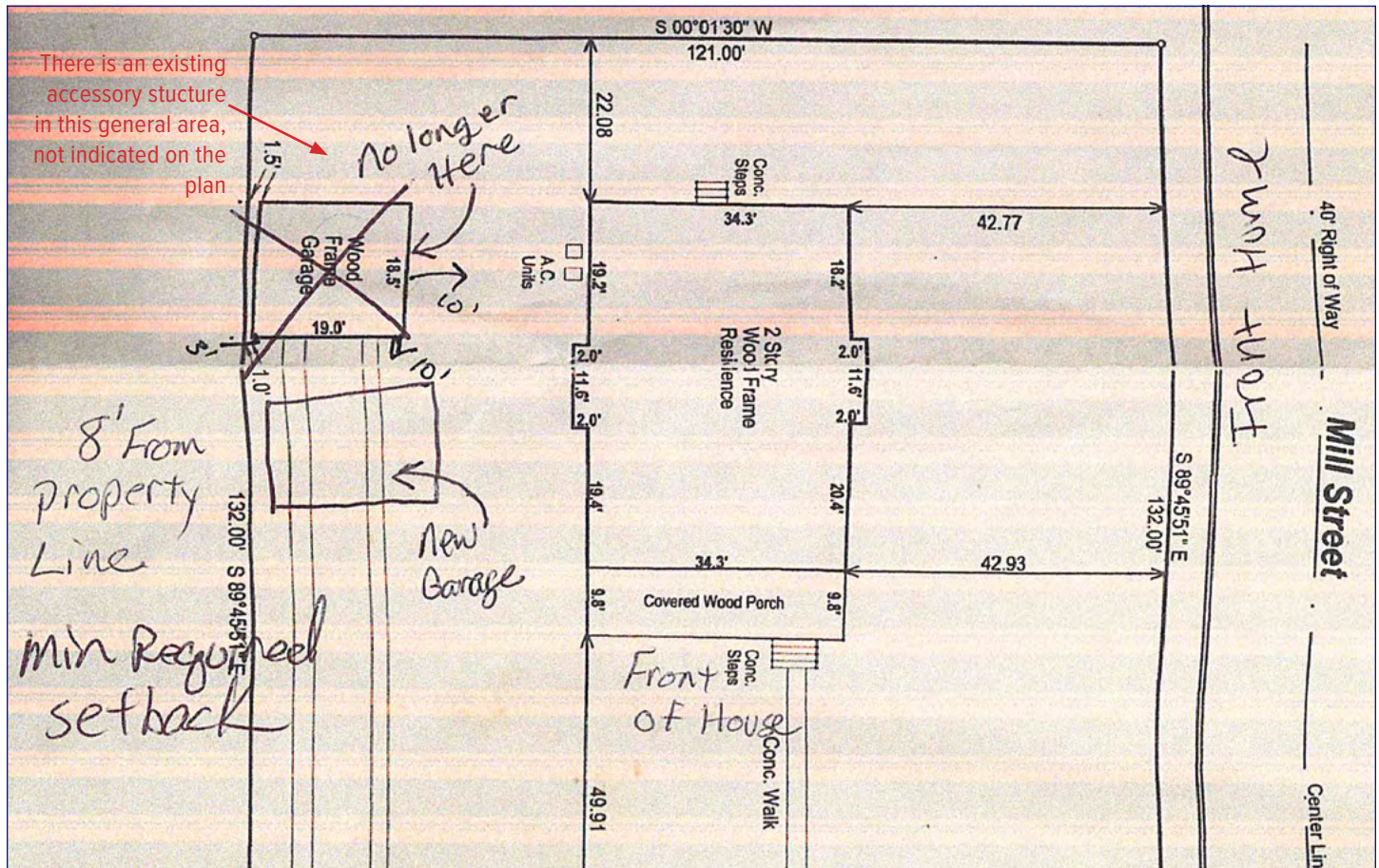
The structure is proposed to be in the side yard 8' from the southern property line. It is unclear where the applicant intends to set the structure as it relates to the front setback line. This will need to be clarified.

1145 Davis Street - New Detached Garage

Old Conway Design Overlay District

I.C





Garages/Outbuildings. Garages should be placed at the rear of the lot. When lot depth prevents a rear placement, the garage may be placed at the side of the structure along the back half of the structure. Two and three car garages should be placed at the rear of the lot in a detached structure.

There is an existing accessory structure located near the end of the existing driveway. It is estimated that to maintain proper fire distance from that existing structure, it would require the garage be placed roughly in line with the front of the structure. Recommend requiring the existing accessory structure be moved elsewhere on the site (assuming it is not placed on a permanent foundation) and require placement of the new garage at the end of the existing driveway in place of the former wood frame garage.

Lot Coverage. Lot coverage for all impervious surfaces shall be less than 60%.
Lot coverage for the site will be less than 20%.

DESIGN ELEMENTS

Parking Areas. Parking is not permitted in the front yard of residential properties. Parking is allowed only along street and alley frontage, and in rear yards, driveways, carports and garages. No more than fifty percent (50%) of the front yard may be paved.
It appears the garage will utilize the existing ribbon driveway.

Tree preservation. It is unclear if any trees will be impacted by the construction, need further information from the applicant.
Recommend requiring a tree planting if any trees over 8" in diameter are removed.

MATERIALS AND DETAILING

Roofs. Roofing should respect the character of the surrounding area with respect to materials, pitch, form.

The proposed roofing slopes for the garage is 4/12 and will not match the house. Recommend requiring the roof match the pitch of the house.

Architectural Details, Siding, and Bricks. Detailing and siding should complement the surrounding area. Siding should include brick, stone, wood, or Hardie® siding/LP SmartSide® type siding.

The applicant is proposing Hardie® siding for the garage. This material is appropriate. A wood equivalent product such as LP SmartSide® is also appropriate. The structure has limited windows and will feature a large blank wall. Recommend requiring two windows in comparable size to the two upper-story windows on the front façade of the primary structure.

RECOMMENDATIONS

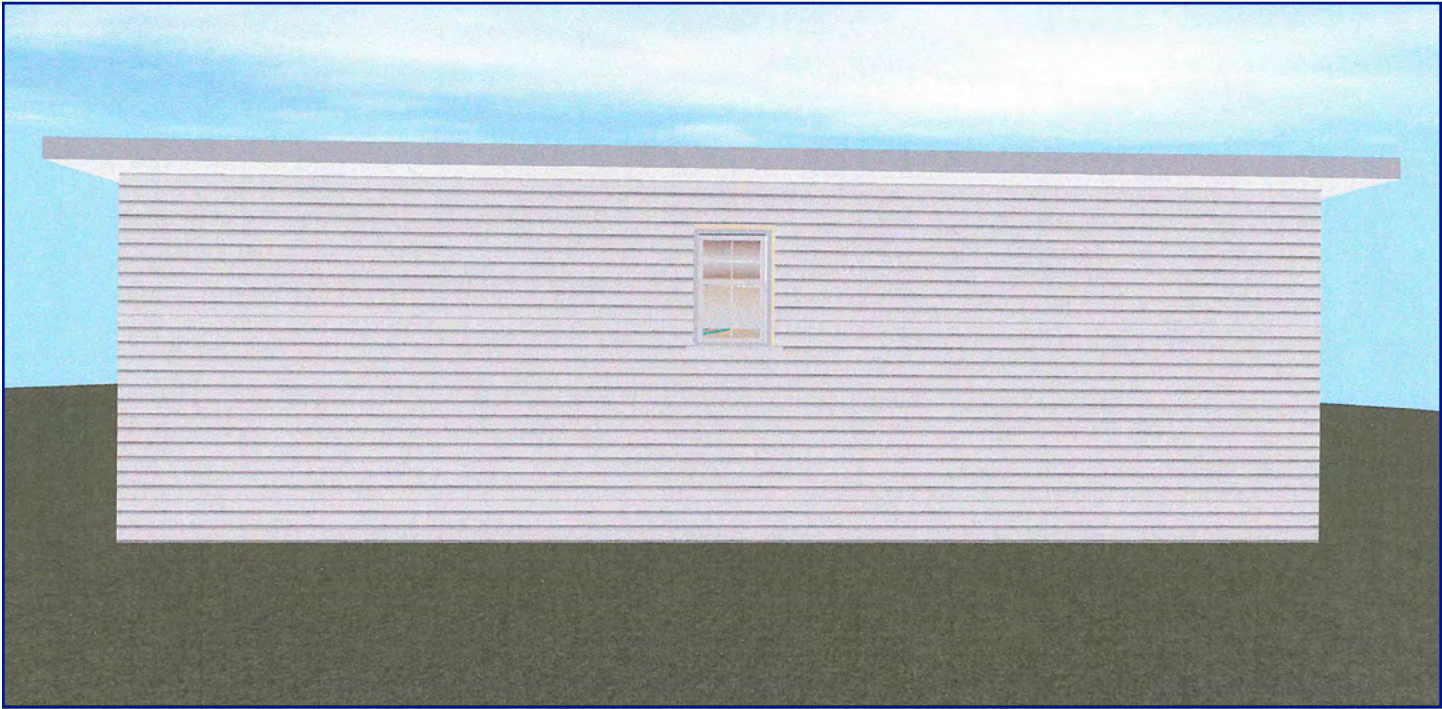
Staff recommends approval of the application with the following conditions:

1. Require the existing accessory structure, if not placed on a permanent foundation, be moved to a different location on-site (in compliance with all codes and regulations, and place the new garage at the end of the existing driveway.
2. The roof-pitch for the structure shall match that of the house.
3. Require two additional windows in comparable size to the two upper-story windows on the front façade of the primary structure.
4. All windows shall be one-over-one.
5. The structure and all fascias and soffits shall be constructed with wood or a wood-like material such as Hardie® siding/LP SmartSide®.
6. HVAC equipment be placed in a manner to prevent view from the street or screened by landscaping/fencing.
7. The applicant shall submit revised plans to the Planning Director, meeting all conditions of approval prior to issuance of a Certificate of Appropriateness. Revised plans shall be accurately dimensioned and indicate size and location of ALL structures currently existing on the site.

1145 Davis Street - New Detached Garage

Old Conway Design Overlay District

I.C



Rear Elevation



Side Elevation

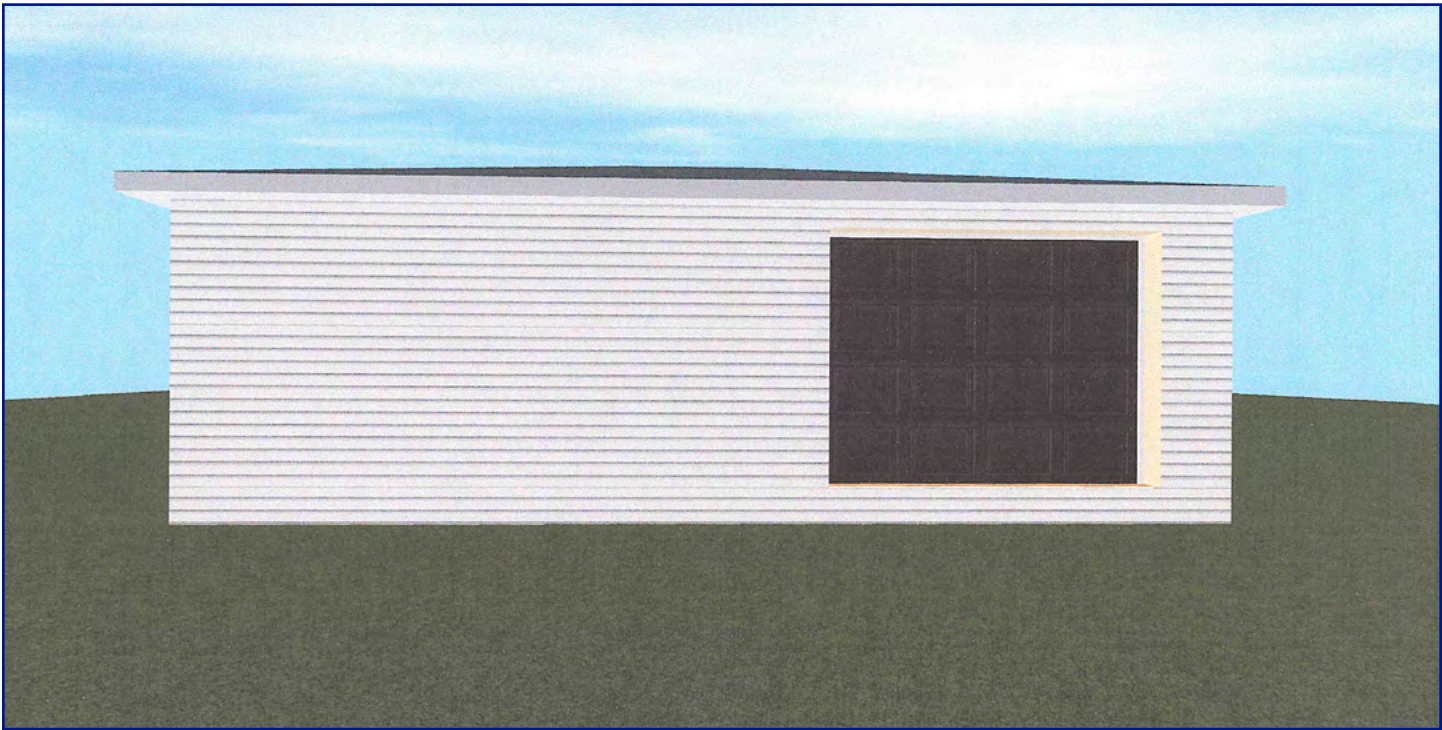
1145 Davis Street - New Detached Garage

Old Conway Design Overlay District

I.C



Side Elevation



Front Elevation

1145 Davis Street - New Detached Garage

Old Conway Design Overlay District

I.C



View of subject property from Davis St looking W



View of subject property from Mill St looking SW



Property adjacent to the S



Property adjacent to the N



Property adjacent to the W



Property adjacent to the E

Discussion to amend

Discussion of proposed amendments to Historic District Commission by-laws.