

A light blue background featuring silhouettes of bare trees and evergreens, with numerous small white dots representing snowflakes or lights scattered throughout.

# 2017

## HAPPY NEW YEAR



6:00pm • December 28, 2016 • City Hall

# Robinson Historic District & Old Conway Design Overlay District

## **CONWAY HISTORIC DISTRICT COMMISSION MEETING**

DECEMBER 28, 2016 • 6:00PM • CITY HALL • 1201 OAK STREET

### **AGENDA**

#### **MINUTES**

November 28, 2016

#### **PUBLIC HEARINGS**

**ROBINSON HISTORIC DISTRICT**

None

#### **OLD CONWAY DESIGN OVERLAY DISTRICT**

Downtown Self Storage new climate controlled storage building - 1510 Mill Street

#### **DISCUSSION**

Other items as decided by the Commission

### **HISTORIC DISTRICT COMMISSION MEMBERS**

Steve Hurd, Chairman  
Marianne Welch, Vice-Chairwoman  
Scott Zielstra, Secretary  
George Covington, Sr.  
Taylor Martin  
Aaron Nicholson  
Betty Pickett

# MEETING MINUTES - NOVEMBER 28, 2016

## **Conway Historic District Commission November 28, 2016 Meeting Minutes**

City Hall - Downstairs Conference Room, 6:00 p.m.

### **Roll Call**

Steve Hurd, Chairman - present  
Scott Zielstra, Secretary - absent  
Taylor Martin - present  
George Covington, Sr. - present  
Marianne Welch - absent  
Betty Pickett - present  
Aaron Nicholson - present  
HDC City Staff - Bryan Patrick - present

### **Finding of a Quorum.**

5 Commission members - Quorum present.

Also in attendance:  
None

### **Meeting Minutes**

October 24, 2016 minutes. George Covington motioned for approval, seconded by Betty Pickett. Minutes approved unanimously.

### **2017 New Member Nominee Interview**

The Historic District Commission interviewed the two submitted nominees for the open 2017 HDC position. Rick Green was interviewed at 6:10 pm followed by Gerald Tosh at 6:30 pm. The role of the HDC and areas regulated by the Historic District Commission were explained to each applicant. General questions were asked of both applicants followed by private discussion on nominee selection. The Commission felt that both nominees were well qualified and would be ideal for filling the open member position. After much deliberation, the Commission chose Gerald Tosh. Mr. Tosh's recommendation will be forwarded for Mayor and City Council approval at the December 13, 2016 Council meeting.

### **Discussion - Existing and Possible 2017 HDC CLG Grant Money**

The Commission discussed available funds and the possibility of receiving additional funds in 2017. The desire of the HDC is to retain existing funds and possibly seek additional funds in order to hire a consultant to create a National Register nomination for the surveyed College Avenue historic district. Mr. Patrick explained that in order to go forward with a 2017 grant request, a letter of intent must be submitted to the Arkansas Historic Preservation Program by December 7. This letter of intent will be followed by mail outs and/or meetings to confirm whether 51% of the property owners in the proposed district would support a National Register nomination. The AHPP will not agree to

additional funds for the creation of a nomination without assurance that 51% of the homeowners are in support. The nomination consultant fee will also need to be determined. A request for proposals including fees will be made in December.

Following the homeowner percentage confirmation and consultant fee determination, a 2017 CLG grant application will be submitted by the February 6, 2017 deadline. Mr. Covington pointed out that home owners will need to be educated on available benefits from a National Register nomination, such as tax credits, in order to gain support.

A possible 2017 grant would be awarded around May 2017. Existing funds could be dispersed to the Faulkner County Museum at that time depending on the award amount and nomination consultant fees.

### **Adjourn**

Mr. Covington made the motion to adjourn. Mr. Martine seconded. The meeting was adjourned.

# A DOWNTOWN SELF-STORAGE NEW STORAGE BUILDING - 1510 MILL STREET

**OLD CONWAY DESIGN OVERLY DISTRICT  
CERTIFICATE OF APPROPRIATENESS  
MVW PARTNERSHIP, LLC  
DBA DOWNTOWN SELF-STORAGE  
1510 MILL STREET**

**APPLICANT/OWNER**

MVW Partnership, LLC dba Downtown Self-Storage  
Robbie and Dana Wills  
1510 Mill Street  
Conway, AR 72034

**SITE**

**Address.** 1510 Mill Street; at the northern end of the property.

**Present Zoning.** C-1 (Downtown Commercial) in the Old Conway Design Overlay Transitional Zone.

**Abutting Zoning.** C-1 (Downtown Commercial), MF-3 (Multi Family), and Markham Street Specific Plan Area in the Old Conway Design Overlay Transitional Zone

**Lot Area.** ± 2.0 acres

**Surrounding Area Structures.** The property is located on the edge of downtown with the railroad track abutting on the east. To the west, there are brick and wood multi-family residential structures along with commercial metal buildings. There are no historic structures in close proximity to the proposed new storage building.

**General Description of Property and Proposed Development.**

The applicant is proposing to construct a new 5,500 s.f., 1 story, climate controlled metal storage building. This building will be in addition to the existing 5 metal storage buildings located on the property. The proposed structure will be similar in appearance to the existing structures.

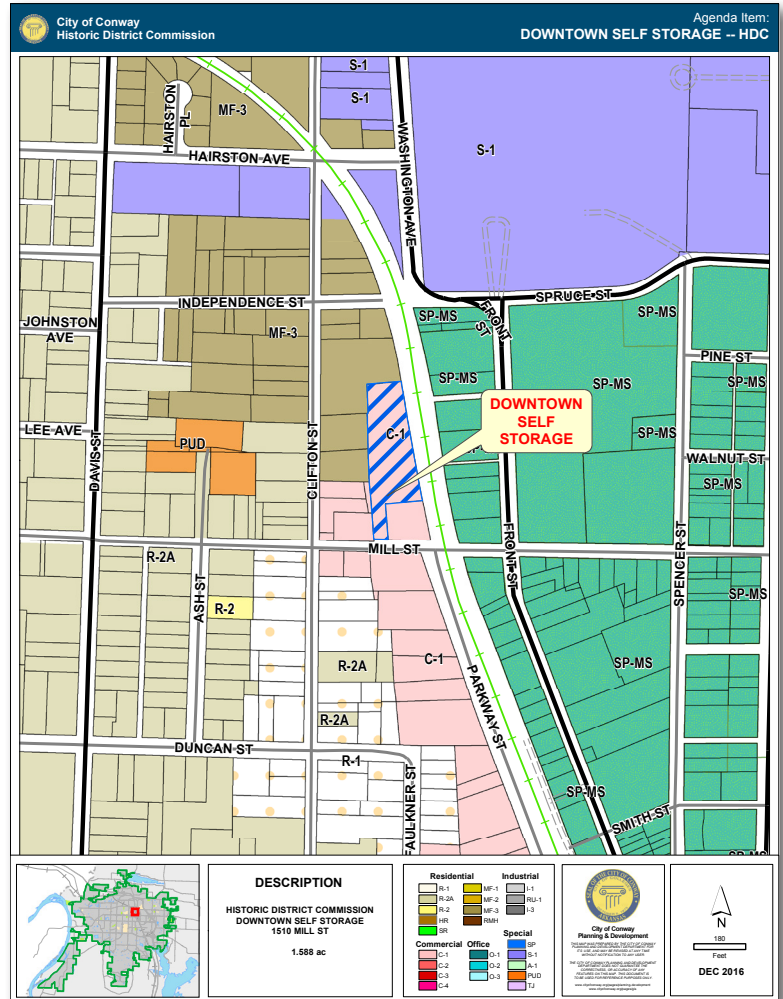
**Setbacks.** Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 80% to 110% of the average area front setback. Setbacks for the proposed structure are largely irrelevant. The C-1 Downtown Commercial zone allows 100% lot coverage, however Fire Code must be met.

**Spacing.** Established spacing distance pattern between area structures. Spacing is similar to other structures within the area.

**Lot Coverage.** The Old Conway Transitional District and underlying C-1 zoning allow up to 100% impervious lot coverage. The drive aisles between mini-storage structures is gravel and there is a small green space on the east side of the property adjoining the railroad.

**Orientation.** The direction in which the front of a building faces. The new structure will face south towards the existing structures and access aisles.

**Alley.** There are no alleyways in the block.



**Driveway / Parking.** The new structure will be accessed via existing gravel drive aisles.

**Sidewalks.** There is an existing sidewalk along Mill Street.

**Fences.** No new fencing is proposed. There is an existing chain link fence around the property for security.

**Tree preservation.** No significant trees will be affected.

**MASSING**

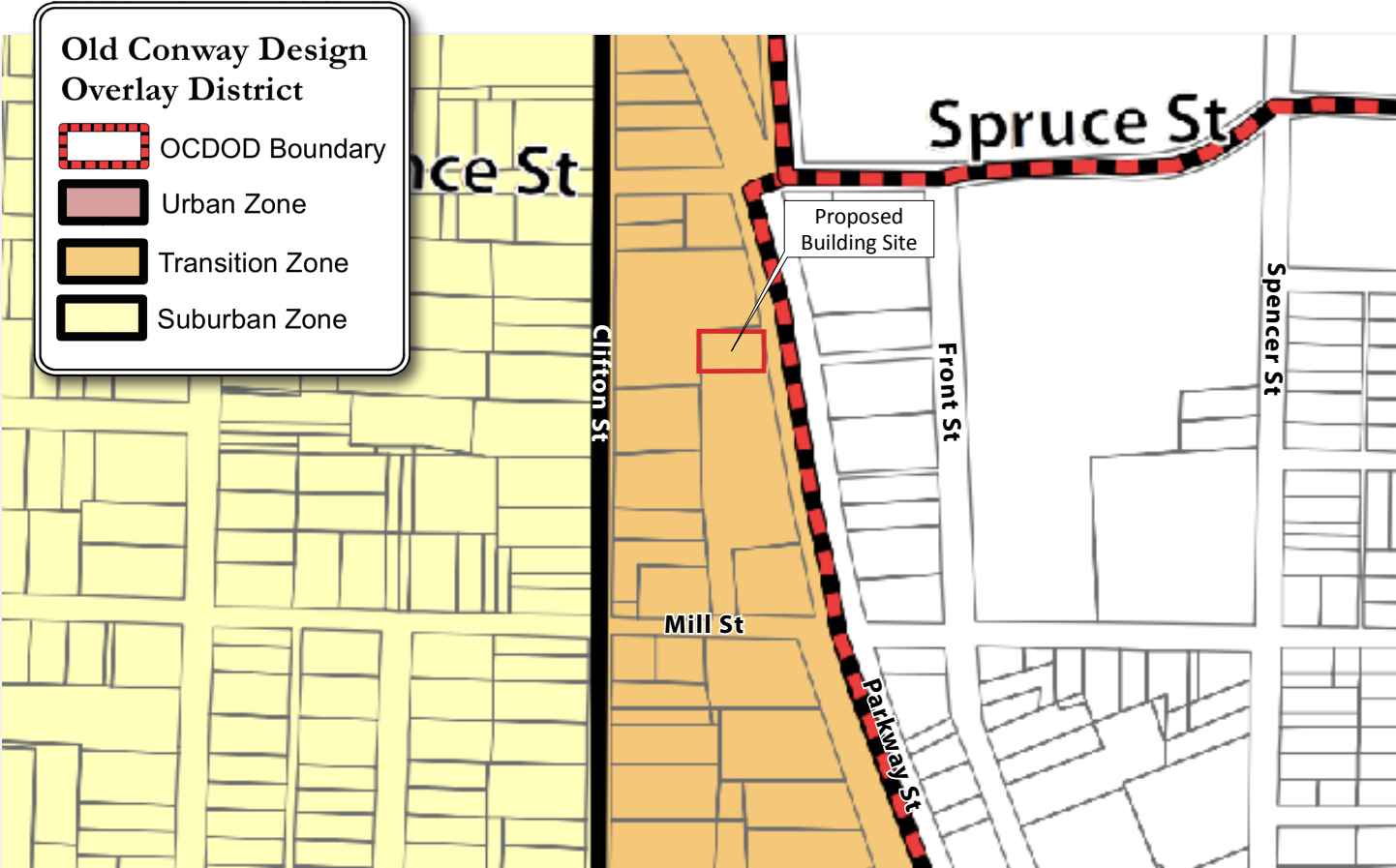
**Scale.** The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The overall size of the new structure fits into the scale of the mini-storage development and surrounding structures.

**Height.** The average height of area structure’s eaves and cornices. Also, the first floor elevation / height relationship. As a utilitarian structure, the roof line is appropriate and matches other existing structures roof lines. A lower height is also advantageous in this situation as a lower roof helps keep the structure from public view.





Aerial View of 1510 Mill Street



**Width.** New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The new structure’s width is appropriately in relation with other area structures.

**Directional expression.** Measurement of the height to width ratio of a structure’s elevation. The height/vertical expression is very horizontal. However, as described above, this helps the structure maintain a low profile.

**Footprint.** The area of land covered by a structure should be in relation to the majority of neighboring structures. The new structure’s footprint is appropriately sized in relation to other area structures.

**Complexity of form.** The level of detailing and breaks in wall planes of a structure. The new residence has gabled front porches with wide columns. This is a utilitarian structure and as such, is a basic rectangle. It has no wall plane breaks or substantial detailing. However, it is largely out of public view.

**Façade, wall area, rhythm.** Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The new structure will have no openings other than access doors. However, it is largely out of public view.

**DESIGN ELEMENTS**

**Style.** The style should compliment area structures. The structure is a metal building. It will blend with other existing metal buildings.  
Entries, Porches, and Porticos. Not applicable.

**Doors and windows.** There are no windows. Only access doors are planned.

**Awnings.** None proposed

**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 plans. Development review will be required and any lighting will be reviewed by Planning Staff to ensure compliance.

**MATERIALS & DETAILING**

**Architectural Details, Siding, and Bricks.** Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The proposed structure is a one story metal building. There are no details other than typical pre-engineered metal panels, gutters, and roof. The building site has limited visibility. The new building will be slightly visible looking east from Clifton Street. It is also visible from the rear of the existing Clifton Street duplexes. During winter months, the building will be visible from Front Street as it transitions to Washington Street.

**Shutters.** Not applicable

**Roof.** Typical metal building roof is proposed.

**Decks/Plaza Space.** No decks or patio space are shown.

**Skylights.** None are shown

**Mechanical Screening.** HVAC units should be visually located away from streets or screened by landscaping. Exterior HVAC ductwork should not be visible from the street. No HVAC equipment is shown.

**RECOMMENDATIONS**

It is difficult to apply Old Conway Overlay traditional building requirements to the proposed structure due to the location and existing mini-storage structures. The building site has limited visibility from public streets. The most visible street view occurs looking southwest from Front Street during winter months. The new structure will be slightly viewable from Clifton Street and the rear of the Inverness duplex development.

Planning Staff development review regulations require that new structures have 51% masonry construction. Planning Staff typically allows inconspicuous mini-storage structures to use metal siding. Mini storage structures viewable from a public street typically meet development review standards such as masonry, landscaping, etc. Landscaping and fencing are effective methods to lessen the visual impact of mini storage structures.

Old Conway regulations typically require downtown structures to use 100% brick or similar. Landscaping is not typical of Old Conway urban standards but may be included in transition zone structures.

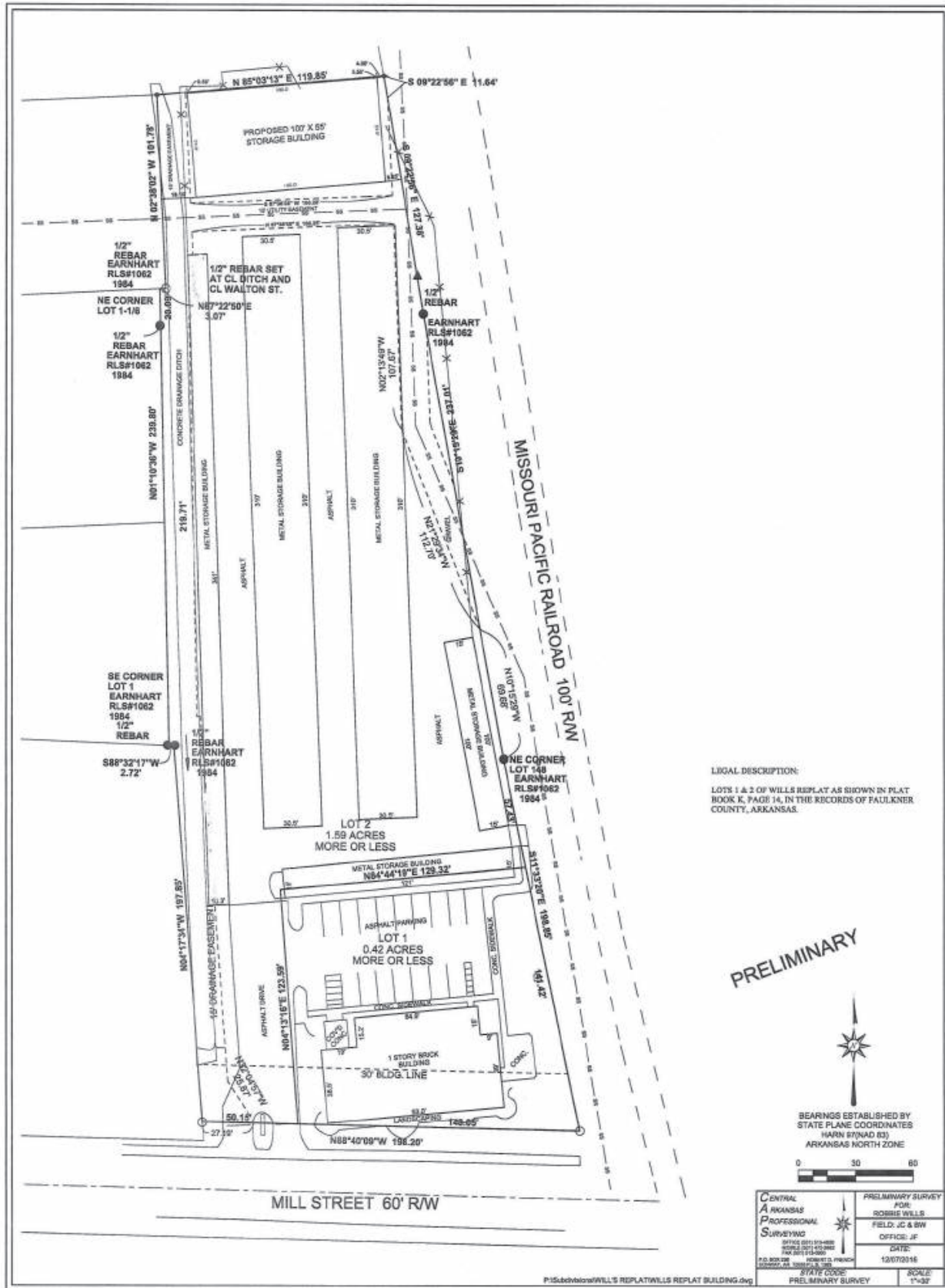
The new storage building will be located on the north property line and adjacent to a drainage easement on the west. This location does not easily provide an area for extensive landscaping. If the structure cannot be hidden with fencing and/or landscaping, brick veneer should be used on the west, north, and east elevations.

If the structure can be located to provide adequate green space for the planting of dense evergreens trees and fencing, then brick veneer could be omitted.

1. Staff recommends approval of the new mini-storage structure with the following conditions:
2. The structure shall be constructed as shown in the submitted plans (with any adjustments as specified below). The storage structure may require a footprint reduction and/or relocation in order to create adequate green space.
3. Brick veneer shall be required on the west, north, and east elevations.
4. Brick veneer shall not be required if adequate screening through the use of green space with evergreen tree screening, an 8 foot high privacy fence, or combination of the two, is used.
5. If green space is created, densely planted evergreen screening trees (eastern red cedar preferred) shall be used to adequately hide the structure’s metal siding.
6. Adequate landscaping, screening, and fencing will be approved during Planning Staff development review.



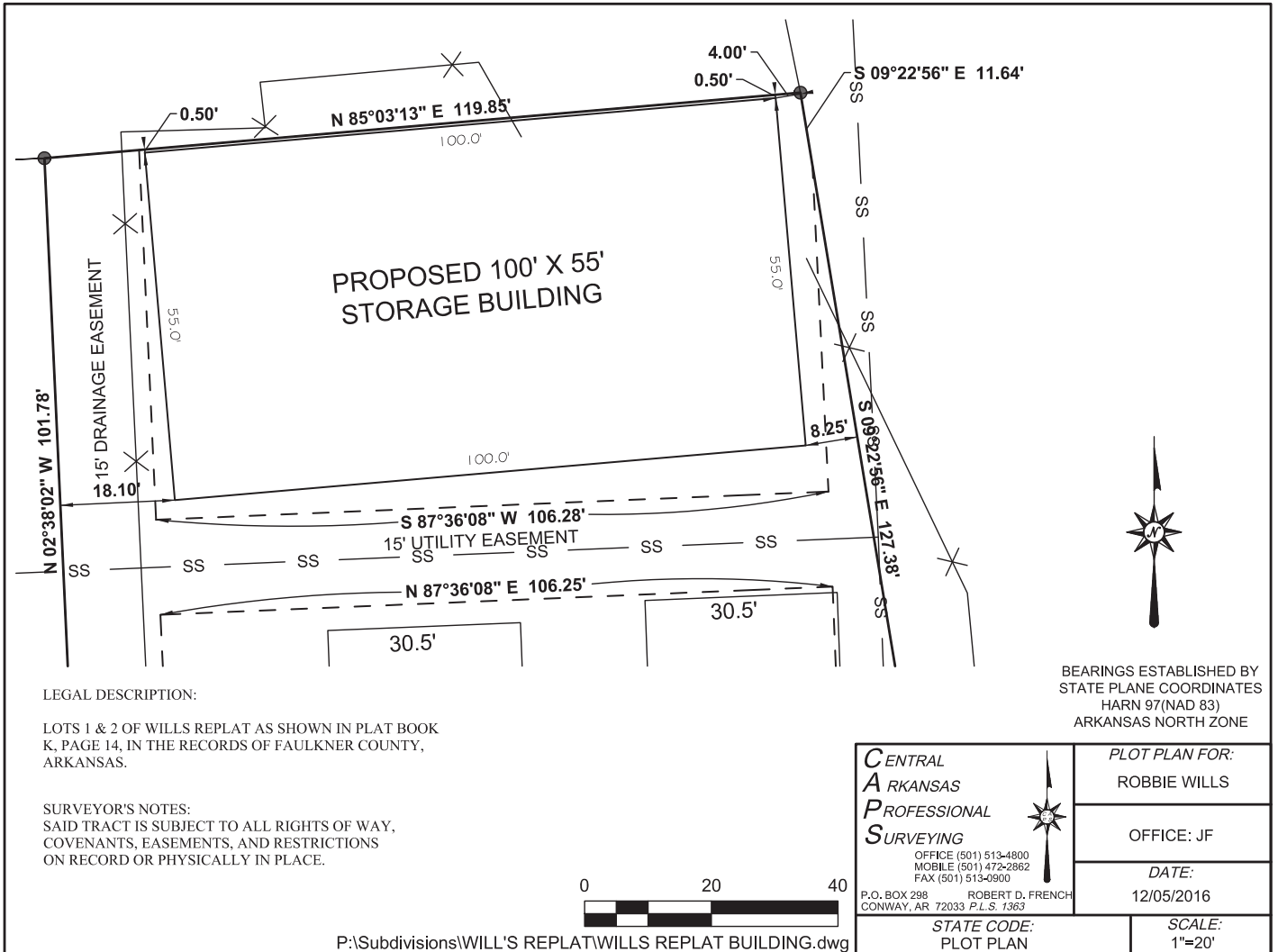
Master Site Plan



# A DOWNTOWN SELF-STORAGE NEW STORAGE BUILDING - 1510 MILL STREET

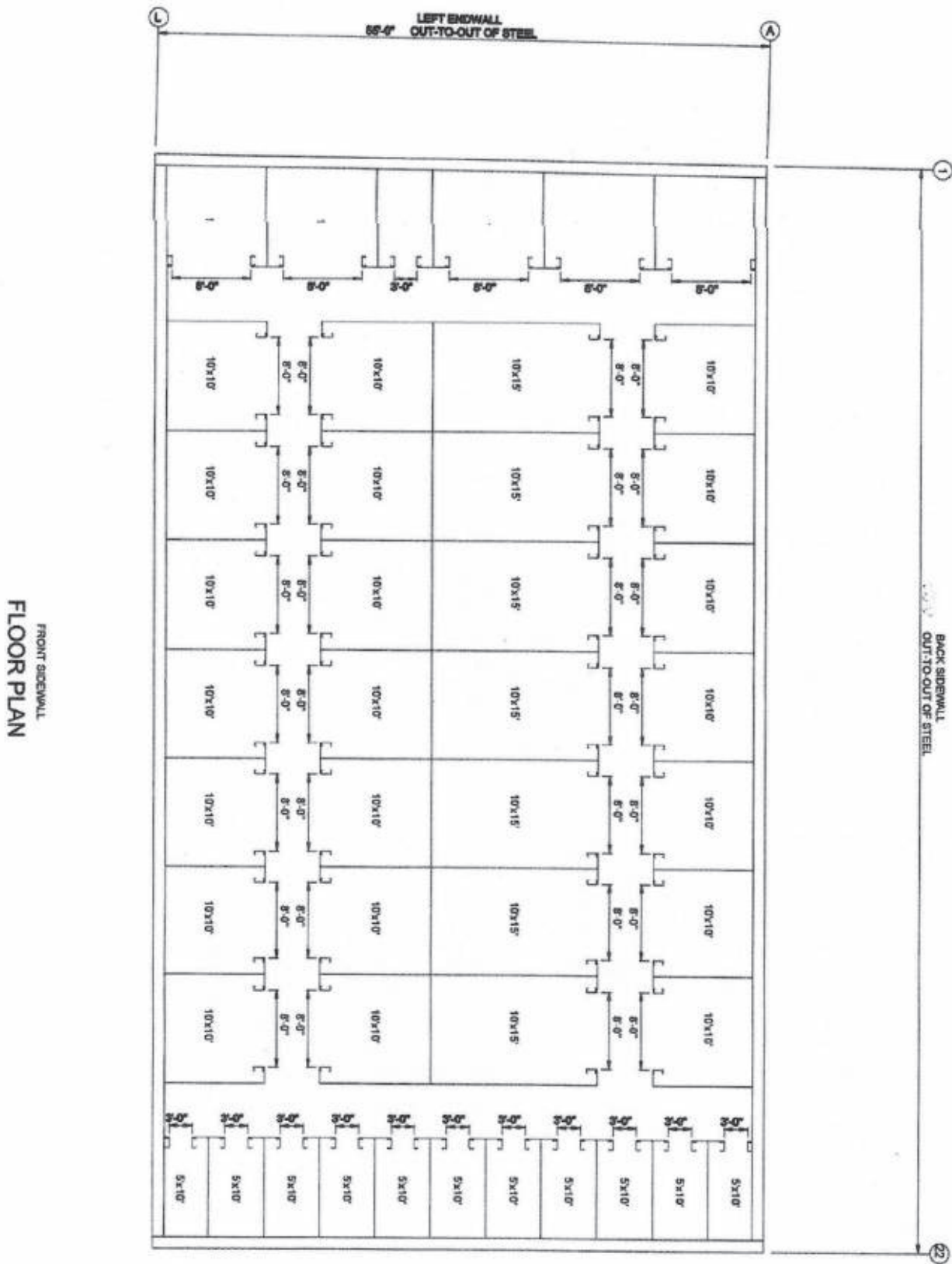
## Building Site Plan

No significant trees on building site. Driveways are already asphalt-paved surface



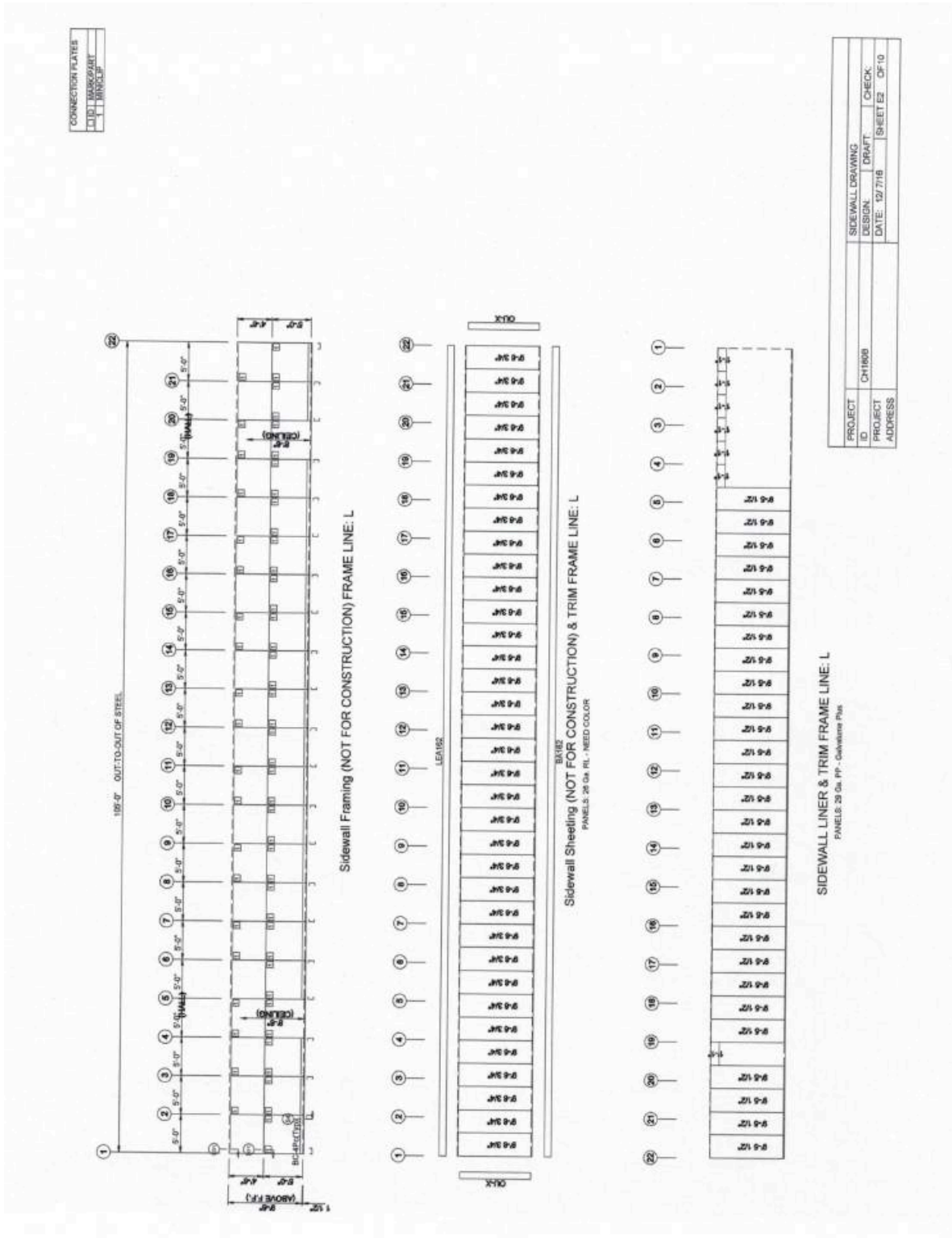


45 units of various sizes

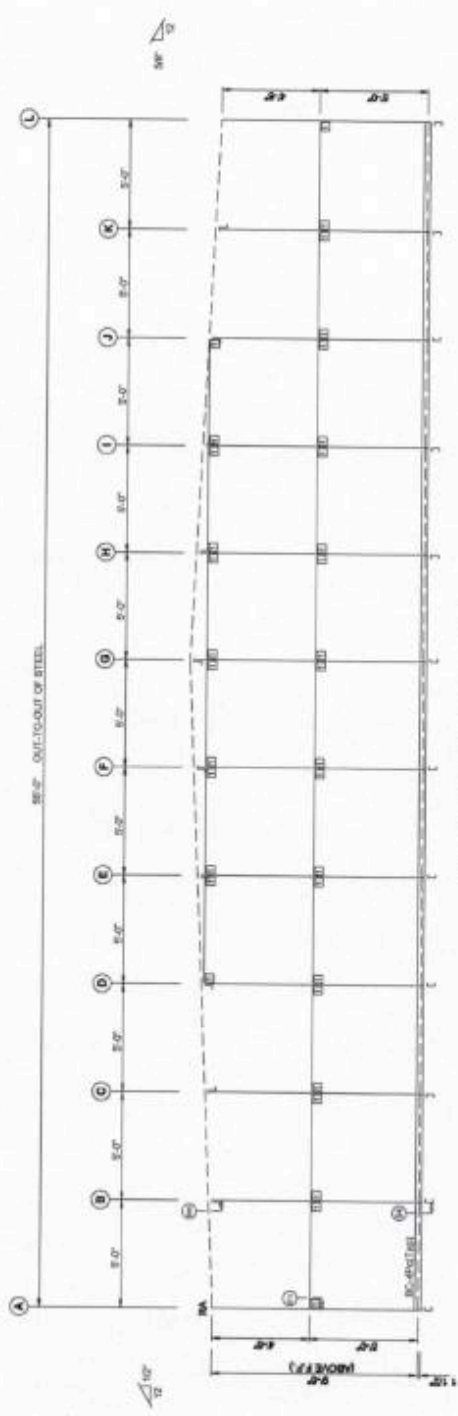


# A DOWNTOWN SELF-STORAGE NEW STORAGE BUILDING - 1510 MILL STREET

## Front Elevation



CONNECTION PLATES	
DECT	WASHER
DECT	WASHER



PROJECT	ENDWALL DRAWING
ID	DESIGN
PROJECT	DATE 12/7/16
ADDRESS	CHECK
	DRAFT
	SHEET E1
	OF 10



**A DOWNTOWN SELF-STORAGE NEW STORAGE BUILDING - 1510 MILL STREET**

**Sample Structures**



Example of similar-style structure to proposed building



Building materials to be used