



 **CONWAY**  
HISTORIC DISTRICT COMMISSION  
**FEBRUARY**

5:30pm • February 26, 2018 • City Hall

# Robinson Historic District & Old Conway Design Overlay District

## **CONWAY HISTORIC DISTRICT COMMISSION MEETING**

FEBRUARY 26, 2018 • 5:30PM • CITY HALL • 1201 OAK STREET

### **AGENDA**

#### **MINUTES**

January 22, 2018

#### **PUBLIC HEARINGS**

##### **ROBINSON HISTORIC DISTRICT**

None

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

A. Davis Garage Extension - 1828 Lee Avenue

B. Bryan Outbuilding/Future Residence - 1215 N Ash Street

#### **DISCUSSION**

C. Vinyl Siding

D. Term Limitations

### **HISTORIC DISTRICT COMMISSION MEMBERS**

Steve Hurd, Chairman

Marianne Black, Vice-Chairwoman

David Carolina

George Covington, Sr.

Shelby Fiegel

Taylor Martin

Gerald Tosh

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**Conway Historic District  
Commission January 22, 2018  
Meeting Minutes**

City Hall - Downstairs Conference Room, 5:30 p.m.

**Roll Call**  
Steve Hurd, Chairman - present  
Marianne Black, Vice Chairperson - present  
Taylor Martin - present  
George Covington, Sr. - present  
Gerald Tosh - present  
David Carolina - present  
Shelby Fiegel - present  
HDC City Staff - Bryan Patrick - present

**Finding of a Quorum.**  
7 Commission members - Quorum present.

**Also in attendance:**  
Donna Stephens - 2055 & 2061 Scott Street  
Jamie Moon - Two Moon Design & Craft 24 Smoking Oaks  
Rik Sowell - Sowell Architects - 330 Conway Blvd  
Emily Ferris - Sowell Architects - 1315 North Street  
David Baker III - Property owner - 1020 Reynolds Ave  
Kay Star Baldus - 1823 Mill Street  
Other Mill Street Neighbors

**Meeting Minutes**  
December 19, 2017 minutes. George Covington motioned for approval, seconded by Marianne Black. Minutes approved unanimously.

**Old Conway Design Overlay District  
Certificate of Appropriateness Review**

**Flood New Residence – 2015 Scott Street**

**Presentation:**  
Ms. Jamie Moon presented the drawings and discussed the proposed new single family residence. Ms. Moon gave a general description of the project and asked if it might be possible to use vinyl siding on the residence due to budget constraints. Mr. Hurd, stated that the guidelines don't prohibit vinyl, but HDC did not feel that vinyl siding was an appropriate material for the historic areas of Conway. Ms. Moon responded that they may need to hold off on some planned features such as a pergola in order to meet their budget. They would possibly construct these features in the future.

**Neighborhood Discussion:**  
Ms. Donna Stephens the property owner abutting to the west discussed her and the neighbors opposition to the

Board of Zoning Adjustment's approval of the creation of a reduced size lot. Mr. Hurd pointed out that the HDC was not involved in that decision and would only be examining the design and aesthetics of the proposed structure. Ms. Stephens stated that she would like a privacy fence to be constructed along the west property line between her property and the new residence.

**Commission Discussion:**  
There was general discussion among the commissioners concerning the use of vinyl. The consensus was no vinyl. The HDC felt that a privacy fence requirement was not necessary, but did encourage the contractor to work with neighbors to create the best solution for privacy.

Motion made by Marianne Black to approve the project with staff recommended conditions and an additional condition number 10 concerning a privacy fence.

1. The residence and driveway shall be constructed as shown in submitted plans.
2. The residence's front setback shall be approximately 14 feet from the property line to the main facade wall.
3. Front porch shall be 6 feet in depth minimum.
4. Porch columns shall be a trimmed out to 8 inch by 8 inch minimum.
5. First floor to ceiling height shall be approximately 9 feet.
6. Fiber cement siding shall be used as shown.
7. Wide trim around windows and doors and mixture of roofing materials shall be used as shown.
8. HVAC and utility equipment shall be appropriately located at the rear or side of the structure and/or appropriately screened.
9. A 4 foot sidewalk shall be constructed along Scott Street.
10. Developer will discuss with the owners the possibility of a non-solid western carport wall along with a privacy fence on the western edge of the property.

Motion seconded by Shelby Fiegel. Motion approved unanimously.

**Manley New Residence – 1810 Mill Street**

**Presentation:**  
Ms. Jamie Moon presented the drawings and discussed the proposed new single family residence.

**Neighborhood Discussion:**  
Mrs. Kay Star Baldus and other Mill Street neighbors stated that they did not like the proposed design and felt that it was not historic looking.

**Commission Discussion:**  
Chairman Hurd stated that he was not in favor of the vertical board and batten siding. He felt that this style made the residence look more vertical and barn like and felt that a horizontal siding would blend better with neighboring

structures. Some vertical board and batten was used on a part of the residence across the street, but that is the only instance in the area and it is not considered historic for the area. Ms. Moon stated that the siding could be changed to horizontal fiber cement siding.

Motion made by Marianne Black to approve the project with staff recommended conditions and a change to number 6 concerning siding and additional conditions 9 and 10 concerning the garage door and trees.

1. The residence and driveway shall be constructed as shown in submitted plans.
2. Chain link fence shall be removed from front yard.
3. The residence's front setback shall be approximately 26 feet from the the property line to the proposed portico. (30 feet from property line to front facade wall.
4. Porch columns shall be a trimmed out to 8 inch by 8 inch minimum.
5. Floor to ceiling height shall be 9 foot minimum.
6. Siding material shall be cement fiber board with a horizontal orientation.
7. Wide trim around windows and doors as shown shall be used.
8. HVAC and utility equipment shall be appropriately located at the rear or side of the structure and/or appropriately screened.
9. Garage door style will be subject to Planning Department approval.
10. Tree on front (south) side of the property may be removed and a new tree planted per Planning Department recommendation.

Motion seconded by George Covington. Motion approved unanimously.

**Baker Retail / Medical Center – 1076 Harkrider Street**

**Presentation:**  
Mr. Rik Sowell presented the drawings and discussed the proposed new retail and medical office building and parking area. Mr. David Baker III, property owner also spoke in favor of the project.

**Neighborhood Discussion:**  
None

**Commission Discussion:**  
Mr. Sowell stated that there was an error in the Staff recommendations concerning additional glass on the southwest corner of the structure. The correct location is the northwest corner. There was general discussion concerning the previous HDC review of a mid-century design for this property. The property owners have changed the design but kept the appropriate streetscape and building orientation.

Motion made by George Covington to approve the project with staff recommended conditions and change to number 4 concerning placement of additional windows.

1. The office/retail building and parking lot shall be constructed as shown in submitted plans. Modifications due to technical reasons may be approved by the Planning Director.
2. Setbacks as shown on submitted plans shall be allowed.
3. The structure may be one story with the appropriate 2 story height as shown on submitted plans.
4. The northwest corner of the building shall have additional glass storefront and/or additional detailing to be approved by the Planning Director.
5. Harkrider Street sidewalks shall be constructed as shown on submitted plans in conjunction with the City approved Oak/Harkrider Street detail. This sidewalk and construction details shall be coordinated with the City and utilities. Sidewalks shall be required along the Garland and Hamilton Streets.
6. HVAC equipment shall be screened as required by Planning Staff development review.

Motion seconded by Taylor Martin. Motion approved unanimously.

**Discussion**  
None

**Adjourn**  
Motion made to adjourn by George Covington. The meeting was adjourned by consensus.

**OLD CONWAY DESIGN OVERLAY DISTRICT  
CERTIFICATE OF APPROPRIATENESS REVIEW  
DAVIS GARAGE EXTENSION AT 1828 LEE AVENUE**

**APPLICANT/OWNER**

Joshua Davis  
1828 Lee Ave  
Conway AR 72034

**SITE**

Addresses. 1828 Lee Street

Lot Area. 0.24 acres ±.

**Present Zoning.** R-2A (Large Lot Duplex). The property is within the Old Conway Design Overlay Suburban District.

**Abutting Zoning.** R-2A (Large Lot Duplex) in the Old Conway Design Overlay Suburban District.

**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Suburban District on the north side of Lee Avenue two lots east of Lee and Mitchell. Area structures mainly consists of minimal traditional single family residences.

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

The applicant is proposing to construct a 396 square foot addition onto the rear of the existing garage. The garage would have a total of approximately 792 s.f. The primary residence has around 2000 s.f. under roof.

**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. The front setback remains unchanged. The existing garage has essentially a 0 foot side setback on the west. This west side setback is against an unbuilt alleyway. The east side setback is ample. The rear setback once the garage is extended, will be approximately 25 feet. Setbacks are appropriate for the lot and area.

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

**Lot Coverage.** The Old Conway District allows up to 60% impervious lot coverage. The pervious area will be well over the required 40% pervious.

**Orientation.** The direction in which the front of a building faces. The extension will continue from the rear of the existing garage. Orientation is not affected.

**Alley.** There is a 10 foot unbuilt alley on the west side of the property. The side of the existing garage sits close to this alley right of way/property line. The residences abutting the alley have basically "claimed" the alley and are using the alley as additional yard. It is unlikely that the alley will ever be constructed.



**Driveway/Parking/Carport.** No additional paving/concrete is planned.

**Sidewalks.** There is an existing sidewalk along Lee Ave.

**Fences.** No fencing is proposed.

**Tree preservation.** No significant trees will be affected by this extension.

**MASSING**

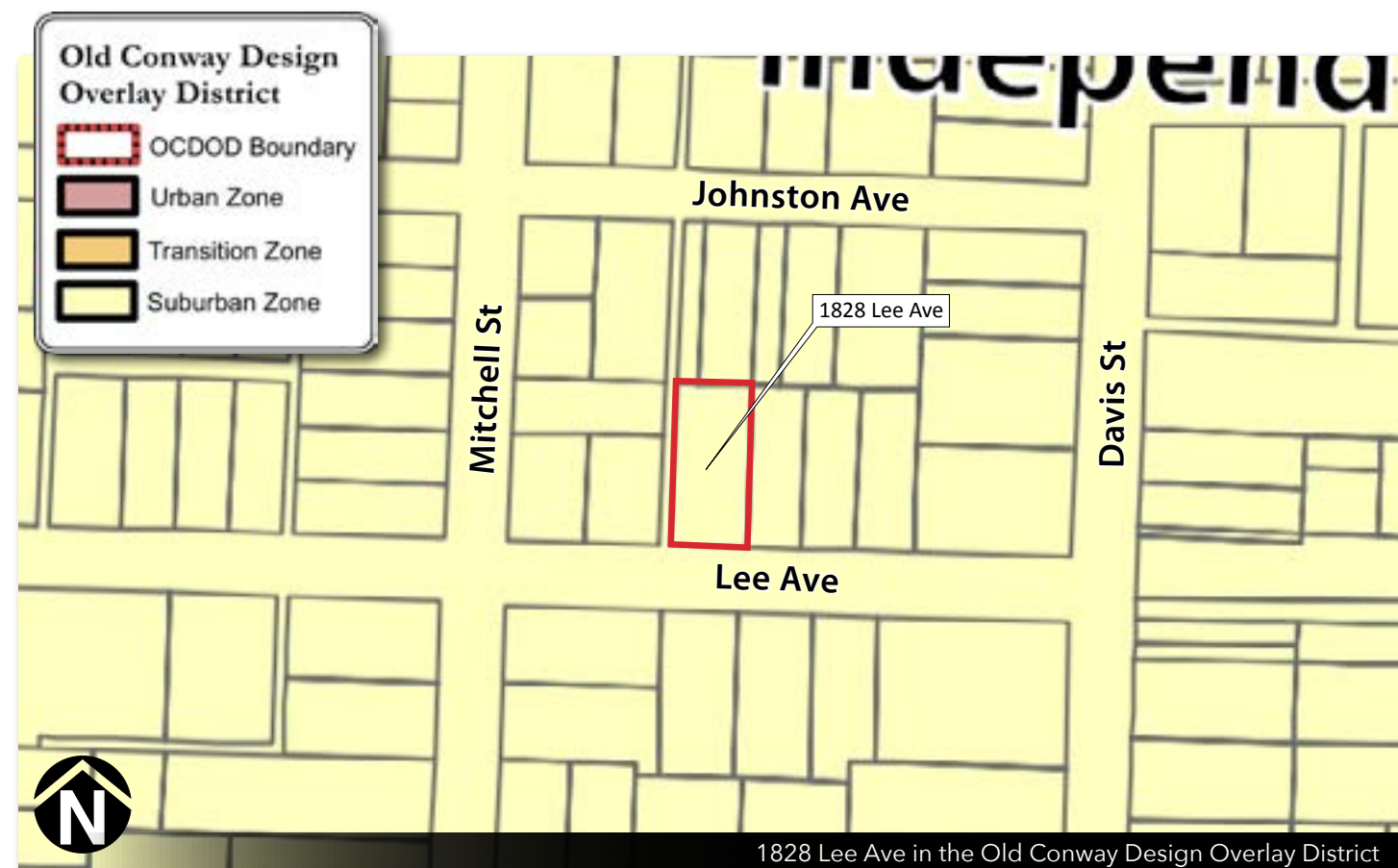
**Scale.** The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The garage extension's scale is compatible with the primary residence and other area structures.

**Height.** The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. The height of the garage will not change. The extension will continue the same roof peak height.

**Width.** New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The existing garage's width will not change.



Aerial View of 1828 Lee Avenue



1828 Lee Ave in the Old Conway Design Overlay District

**Directional expression.** Measurement of the height to width ratio of a structure's elevation. The height/vertical expression of the garage becomes more horizontal. However, the deeper extension is not seen from the street. The appearance of the existing garage from the street will not change.

**Footprint.** The area of land covered by a structure should be in relation to the majority of neighboring structures. The garage's footprint will increase but there is ample back yard remaining and the garage will appear appropriately scaled in relation to other area structures.

**Complexity of form.** The level of detailing and breaks in wall planes of a structure. The existing garage has a minimal level of detailing. The extension will match the current level of details.

**Facade, wall area, rhythm.** Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The garage is utilitarian in nature and largely unseen by the public. A sliding patio door and window will be added to the east elevation. The alley and rear sides will have no windows or doors, but are unseen.

**DESIGN ELEMENTS**

**Style.** The style should compliment the primary structure and area structures. The garage is utilitarian in function. This style is minimalistic like the primary residence. The existing garage closely resembles the residence's facade and would remain unchanged.

**Entries, Porches, and Porticos.** Appropriate entry points should be provided. Porches should be a minimum of 6 feet in depth. A side entry is provided to the garage extension. This will be out of view and accessed from the rear yard. No porches are proposed.

**Doors and windows.** The size and proportion, or the ratio of width to height of window and door openings of new buildings' primary facades should be similar and compatible with those on facades of surrounding historic homes. A window and door are shown on the east yard side of the structure. The garage's front facade remains unchanged. No additional doors or windows are proposed, however, the rear and west side elevations are not visible from the public realm or abutting neighbor's yard.

**Awnings.** When new construction uses awnings, traditional awning designs, materials, and placement should be used. No awnings are 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.

**MATERIALS & DETAILING**

**Architectural Details, Siding, and Bricks.** Eaves, brackets, dentils, cornices, molding, columns, trim, etc. Architectural detail proposed on a new residential structures should be compatible with existing elements, in style, material, size, and shape. The existing garage has minimal detailing. The extension will match the same level of detailing. A vinyl siding matching the existing residence and garage is proposed.

**Shutters.** If used, shutters should be in proportion to their window opening. No shutters are proposed.

**Roof.** An asphalt roof is shown.

**Decks/Plaza Space.** None proposed.

**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. An HVAC unit is proposed at the rear of the garage extension out of view.

**RECOMMENDATIONS**

Staff recommends approval of the garage extension with the following conditions:

1. The garage extension shall be constructed as shown in submitted plans.
2. The existing garage and extension is allowed to have a 0 foot side setback (west side against unbuilt alley right of way).
3. Vinyl siding material shall be allowed to match existing garage and residence.
4. HVAC and utility equipment shall be appropriately located at the rear of the garage extension.



VIEW OF PROPERTY, FROM LEE AVE, LOOKING NE



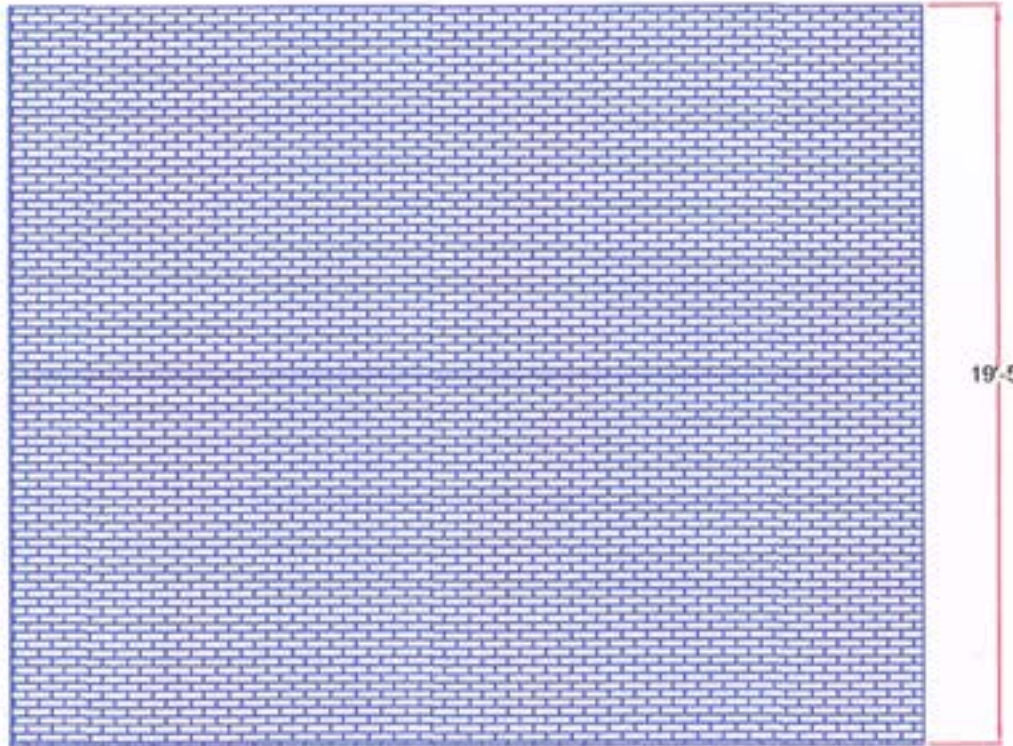
VIEW OF SIDE OF GARAGE, LOOKING NW



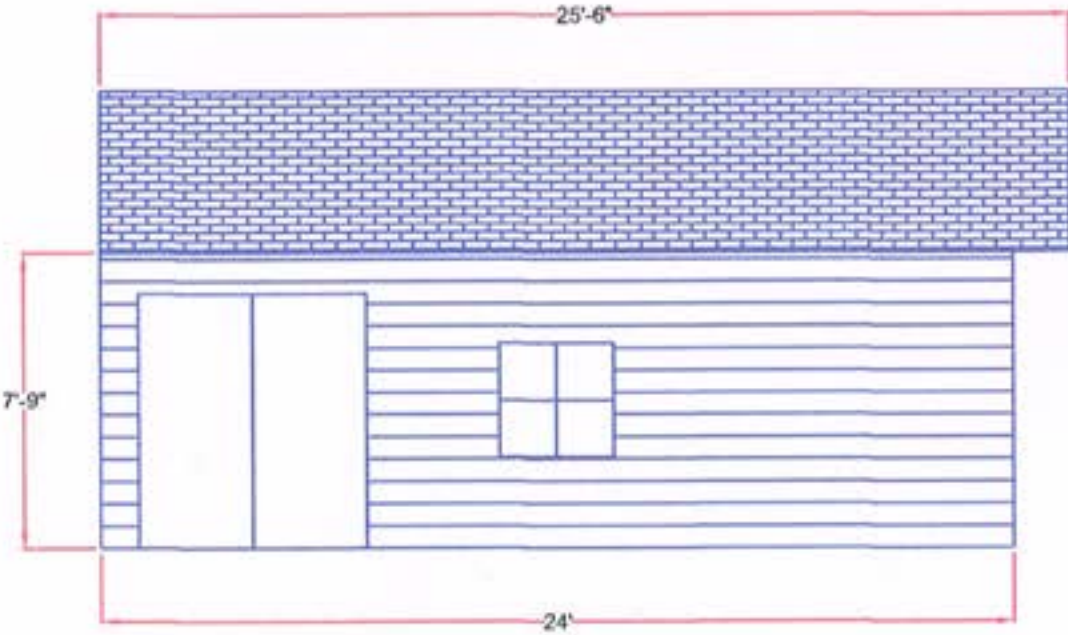
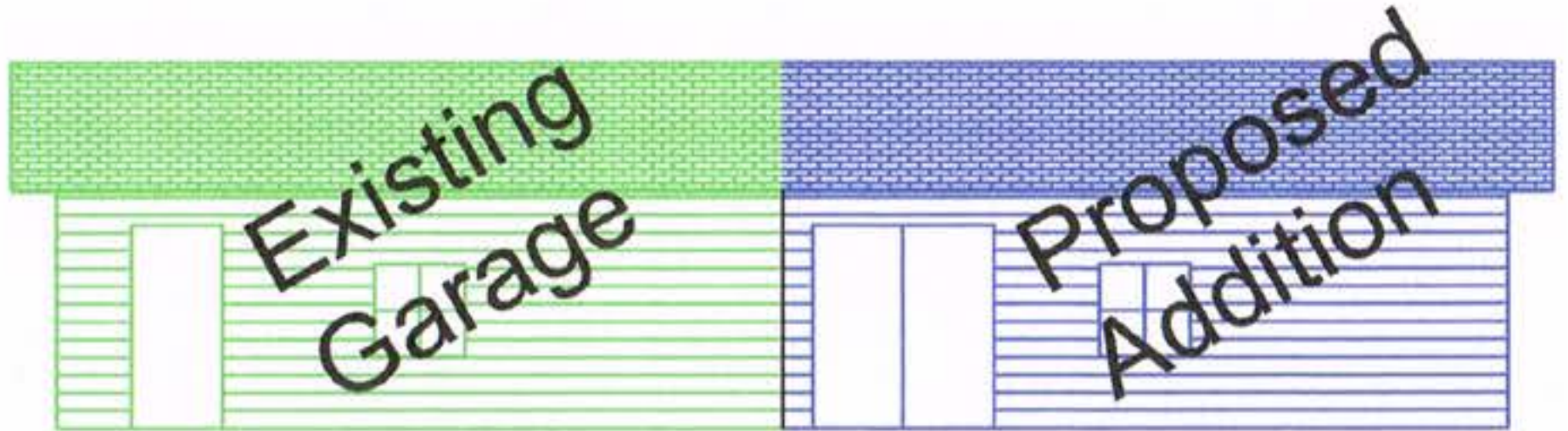
VIEW OF SIDE/REAR OF GARAGE, LOOKING SW



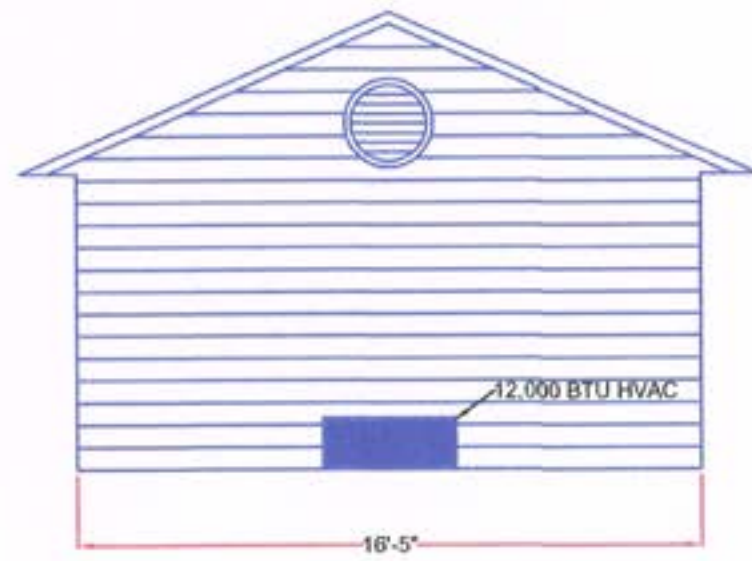
VIEW OF REAR OF GARAGE, LOOKING SW



ROOF



SIDE ELEVATION



REAR ELEVATION

**B BRYAN NEW OUTBUILDING/FUTURE RESIDENCE - 1215 N ASH STREET/1704 MILL STREET**

**OLD CONWAY DESIGN OVERLAY DISTRICT  
CERTIFICATE OF APPROPRIATENESS REVIEW  
BRYAN OUTBUILDING/FUTURE RESIDENCE  
1215 NORTH ASH STREET**

**APPLICANT/OWNER**

Eric Bryan  
1704 Mill Street  
Conway AR 72034

**SITE**

**Addresses.** 1215 North Ash Street

**Lot Area.** 0.59 acres ±.

**Present Zoning.** R-2A (Large Lot Duplex). The property is within the Old Conway Design Overlay Suburban District.

**Abutting Zoning.** R-2A (Large Lot Duplex) in the Old Conway Design Overlay Suburban District.

**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Suburban District on the north side of Mill Street on the dead end of North Ash Street. Area structures consists of single family residences in ranch, minimal traditional, and craftsman cottage.

**General Description of Property and Proposed Development.** The applicant is proposing to construct a new 1395 square foot (interior space) 2084 square feet (under roof including porches) shop building that could be converted into a residence in the future.

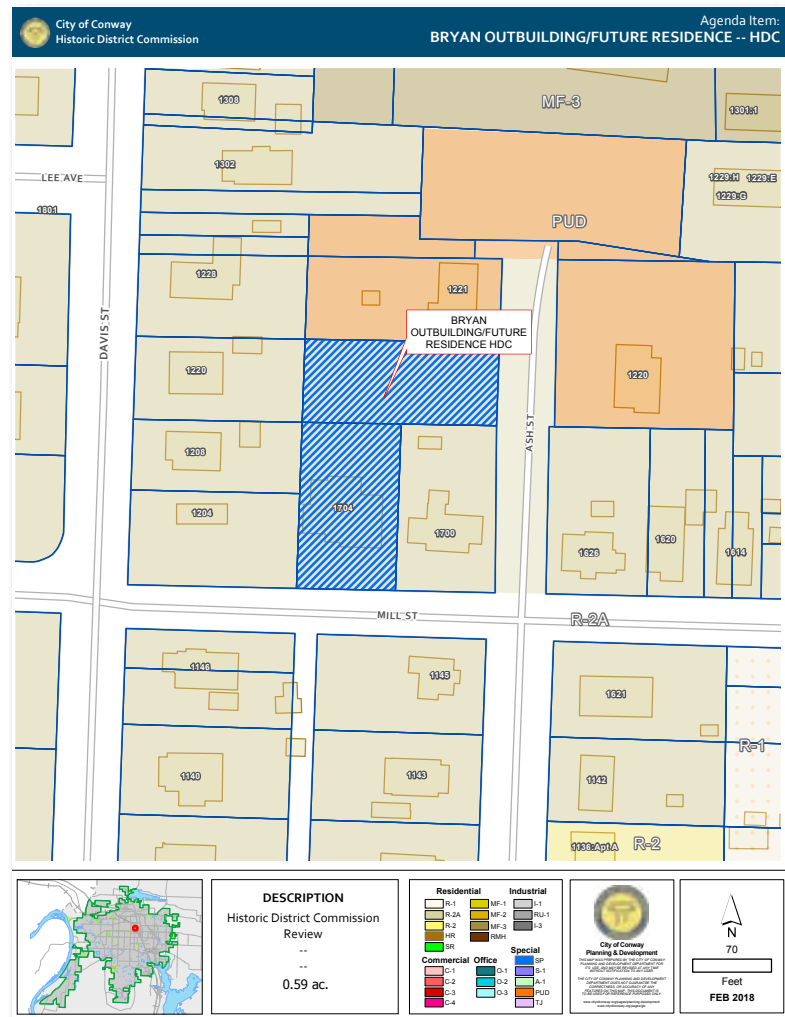
**Setbacks.** Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 85% to 115% of the average area front setback. There is only one residence on North Ash Street at 22 feet from the property line. The proposed front setback is approximately 19.6 feet from the property line to the porch overhang. The north side setback is shown at 6 feet and the south setback from the roof overhang to the property line is shown at 5 feet. The proposed setbacks are appropriate.

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

**Lot Coverage.** The Old Conway District allows up to 60% impervious lot coverage. The pervious area will be approximately 80% pervious after improvements.

**Orientation.** The direction in which the front of a building faces. The new outbuilding will appropriately face North Ash Street.

**Alley.** There is a small partial alley in the block, however it has no connection with the proposed property or structure.



**Driveway/Parking/Carport.** Two driveways are proposed. On the north, a 11' wide x 30' foot long patio block or permeable driveway is proposed. On the south side a 15' x 30' driveway is proposed to access the RV covered area. This drive extends back the length of the RV cover area.

**Sidewalks.** There are no sidewalks along North Ash Street. North Ash is also an open ditch street. Sidewalk construction or an in-lieu fee is required. In this case, an in-lieu fee would be appropriate rather than construction. Discounting the driveways, 49 feet of sidewalk at \$12/foot equals \$588 in-lieu fee.

**Fences.** No fencing is proposed.

**Tree preservation.** The submitted plans show the removal of a pecan tree on the south side and an oak, locust, and hackberry on the north side. There are also some fig trees that will be replanted. The structure is placed to avoid removal of a persimmon tree.

**MASSING**

**Scale.** The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The new structure's overall scale is diverse. The overall size in comparison to neighboring structures is proportional, however the relation to the human scale is disproportionate. The size and heights of doors, windows, open areas, eave lines, etc do not relate well with the human scale.

**Height.** The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. The outbuilding is initially planned to be one story. However, the north side of the structure will be sufficiently tall to allow construction of a second floor in the future as a residence. The eave peak of the south RV cover and the north 2 story section is around 20'-4". The overall height will likely blend with other area one story structures as there is sufficient distance between structures. The differences in eave heights seems emphasized by the lower eaves and lower peak of the middle section's roof in comparison to the high roofs. It appears that the majority of the structure will have a tall interior ceiling. It is unclear what the initial and ultimate first floor to ceiling height will be. The height of the open carport seems disproportionate as it allows for RV storage.

**Width.** New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The structure's width almost spans the entire property. Most area homes are midcentury ranch or minimal traditional and horizontal in nature. These homes also span most of their property.

**Directional expression.** The area of land covered by a structure should be in relation to the majority of neighboring structures. The actual walled footprint of the structure is similarly scaled to other area homes. The footprint including roofs and carport (RVport) area is somewhat larger.

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

**Complexity of form.** The level of detailing and breaks in wall planes of a structure. The structure has minimal detailing and lacks breaks in the wall planes.

**Facade, wall area, rhythm.** Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The structure has few windows and doors. As a shop structure, this could be seen as appropriate. If used as a residence, additional windows should be added. The applicant has indicated that additional windows would be placed under the arched transom windows and the large garage doors would be replaced with windows when the structure is converted to a residence.

**DESIGN ELEMENTS**

**Style.** The style should compliment area structures. The structure has no defined style. The structure has a Spanish mission feel due to the low pitched roofs, long low porch overhangs, arched doors and windows, and exposed rafters. There are no structures in the immediate area resembling the proposed structure. The closest Spanish revival house is on Center Street just south of First Methodist Church. Conway Spanish mission style homes are sheathed with stucco and sometimes feature tile roofs.

**Entries, Porches, and Porticos.** Appropriate entry points should be provided. Porches should be a minimum of 6 feet in depth. The proposed structure has a tall RV cover structure with overhangs that protrude approximately 6 feet. The front and rear of the middle section have covered areas approximately 12 feet deep. As proposed, these covered areas have more of a covered patio feel as opposed to a raised porch. The proposed metal columns supporting the roof overhangs are mounted atop a concrete base and are somewhat industrial in nature.

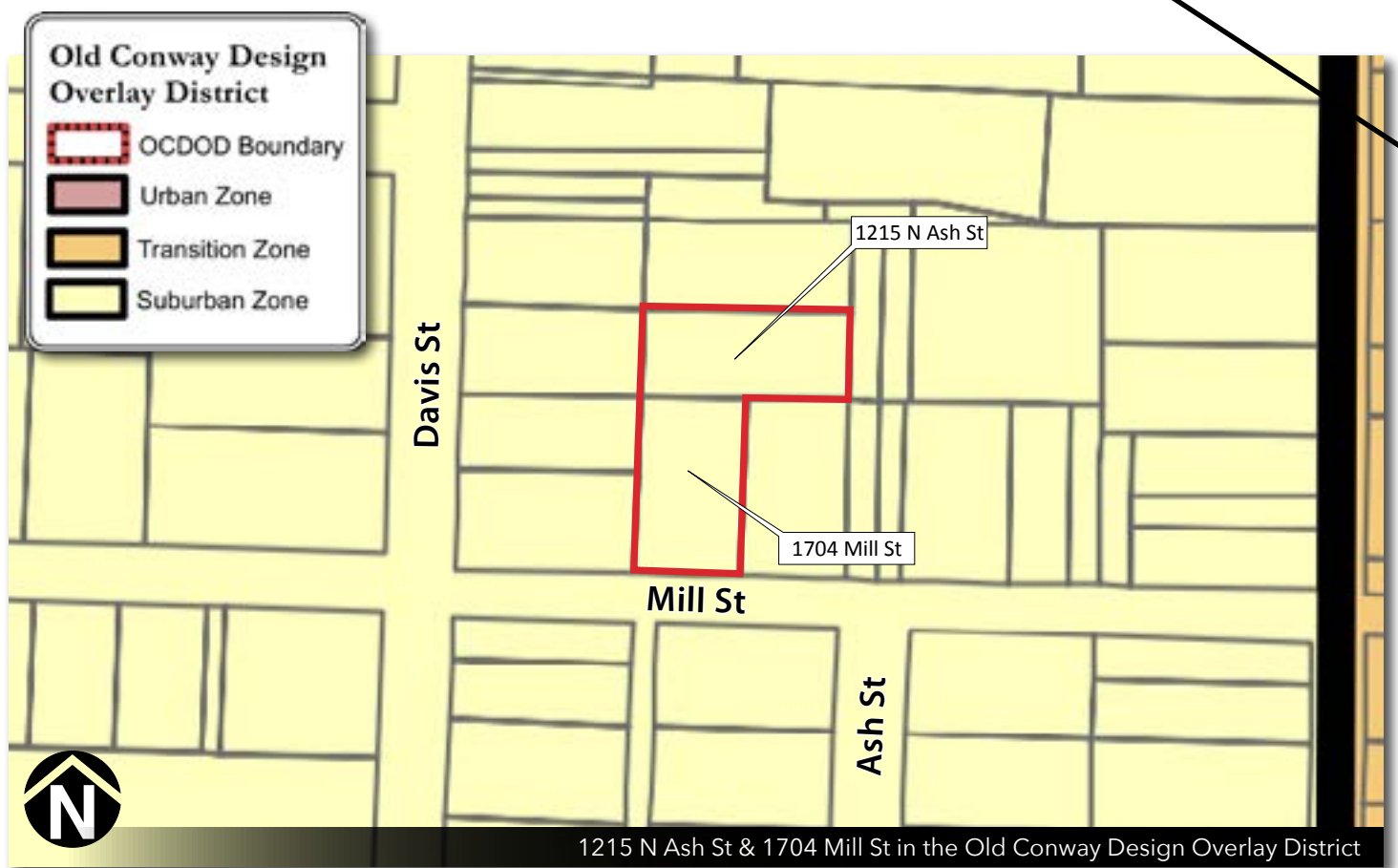
**Doors and windows.** The size and proportion, or the ratio of width to height of window and door openings of new buildings' primary facades should be similar and compatible with those on facades of surrounding historic homes. An arched doorway is shown on the front facade. The arched door is described as; salvaged arched wooden doors with windows, already acquired. Arched transom windows are shown on the front face middle section and 2 story section. These are described as windows with painted PVC trim. The applicant intends to add additional windows under the arched windows and in the large door locations if the structure were remodeled into a residence. A large carport door is shown on the south elevation and described as; sliding doors covered with vinyl siding. A large tall door is shown on the two story section's front facade and described as; double overlapped sliding doors covered with vinyl siding.

**Garage Generally.** The OCDOD standards prefer detached garages at the rear of residences. If attached garages should be at least 1/2 the depth between the front and rear facades. As a garage outbuilding, a large garage door on the front facade could be seen as appropriate. However, as a residence, this should not be a primary front facade feature. The applicant indicates that the large garage doors would be replaced with windows if the structure were converted to a residence.

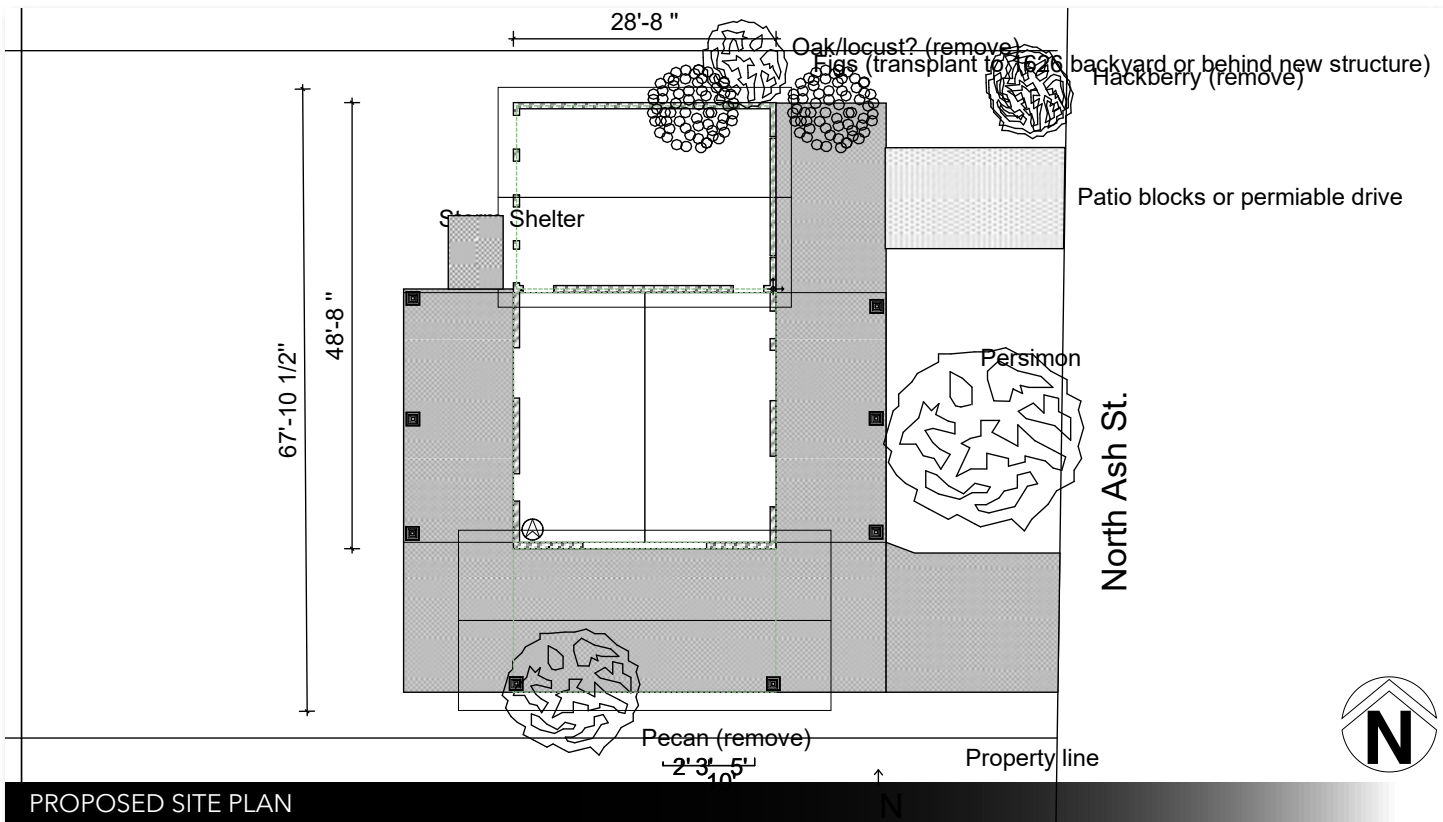
**Awnings.** When new construction uses awnings, traditional awning designs, materials, and placement should be used. No awnings are proposed.

**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.

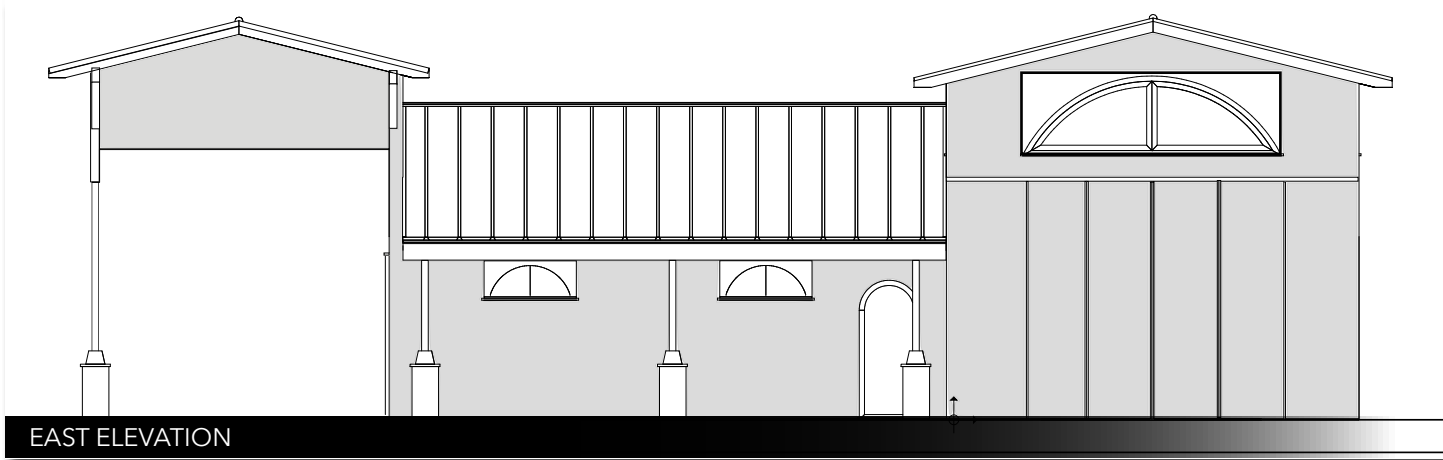
**B BRYAN NEW OUTBUILDING/FUTURE RESIDENCE - 1215 N ASH STREET/1704 MILL STREET**



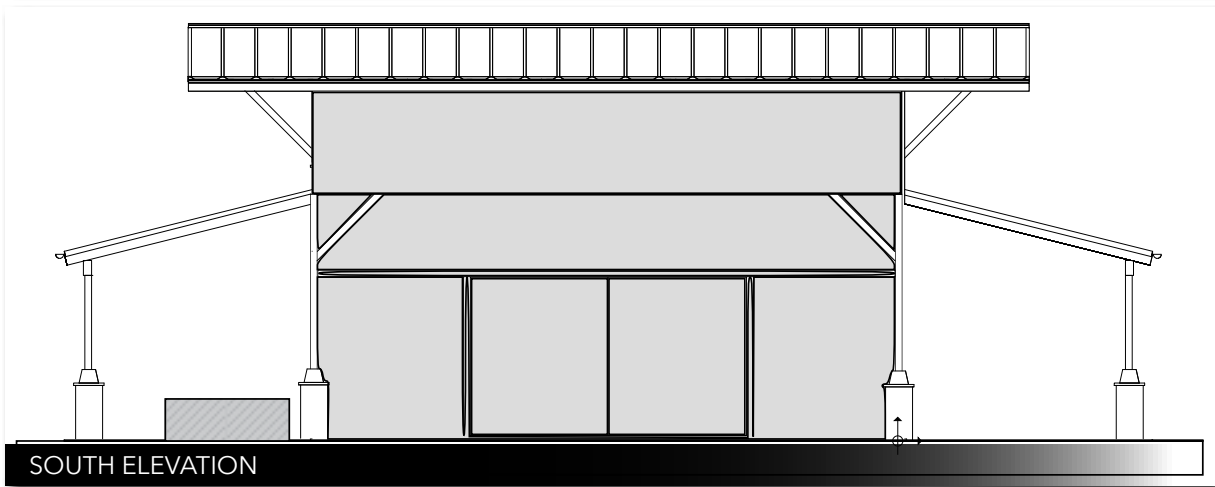




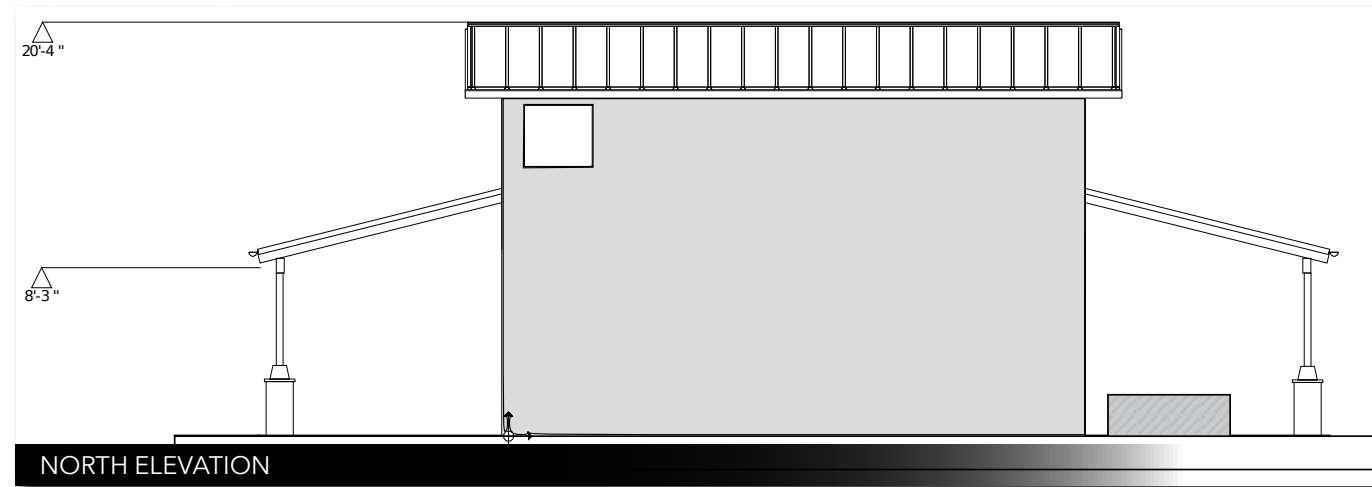
PROPOSED SITE PLAN



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

**MATERIALS & DETAILING**

**Architectural Details, Siding, and Bricks.** Eaves, brackets, dentils, cornices, molding, columns, trim, etc. Architectural detail proposed on a new residential structure should be compatible with existing elements, in style, material, size, and shape. The structure has little detailing. Metal welded 45 degree bracket supports are shown on the tall carport eave. Exposed rafter tails are shown. The applicant describes rafter details as; Exposed beams will be built up from lumber. If fascia boards not used on rafter ends, then a small piece of thin material will be used to cap the end grain and trimmed to rafter end dimensions. The underside of eaves/gables are described as covered with planks or bead board above exposed rafters. Underside of porch either has ceiling or planks/bead boards above exposed rafters.

Metal Gutters are planned on center roof (porch) sections. Edges without gutter will have a small (2" or less) drip edge.

Roof support posts are described as; metal post with concrete pillars. The proposed design is somewhat industrial in nature and

Siding is planned to be either T3 lap or single smooth 8" lap vinyl.

ORIGINAL PROPOSED DESIGN

**Shutters.** If used, shutters should be in proportion to their window opening. No shutters are proposed.

**Roof.** The roof is described as trapezoidal metal 24 gauge. The OCCOD standards state, "Metal roofing is generally prohibited, but applicants may use after proving historical value for a given project." There are several structures in the area that have metal roofs. A roof replacement in the Old Conway Design Overlay District does not require a building permit and is therefore not subject to HDC approval. Several area roofs have been changed to metal over the last few years.

**Decks/Plaza Space.** No decks or uncovered patio space are shown. The large covered areas might be considered a covered patio.

**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. The applicant can provide additional information at the meeting.

**RECOMMENDATIONS**

HDC Staff has no overall recommendation at this time. There appears to be no problem with the following:

**Setbacks -** The structure's proposed setbacks approximately as measured from the property line: front - 19.6 feet, north 6 feet, south 5 feet, and rear 100 feet+ seem appropriate.

**Spacing, lot coverage, orientation, driveways, footprint, width** seem to be appropriate.

Possible areas for discussion include:

1. The overall scale and massing of the structure
2. Details such as windows, doors, column design, etc
3. Floor to ceiling heights
4. Siding material
5. Roof material
6. HVAC and utility equipment locations
7. Sidewalk in-lieu fee
8. Possible future review prior to residence conversion



3D RENDERING OF FRONT, LOOKING W



3D RENDERING OF FRONT, LOOKING SW



3D RENDERING OF FRONT, LOOKING NE



ADDITIONAL 3D RENDERINGS OF FRONT, STAGGERED



**Vinyl Siding**

HDC Staff has been directed to look at the existing Old Conway Design Overlay and Robinson District Guidelines concerning vinyl siding. The guidelines are presented below. Basically, vinyl siding is discouraged in the all of the Old Conway Design Overlay with the exception of the downtown Urban Zone. Vinyl is prohibited in the Urban area.

In the Robinson District, vinyl fences are not considered appropriate. The covering of existing older structures with vinyl siding is not appropriate. New construction guidelines are not-specific and only refer to materials being compatible with historic materials in the surrounding buildings.

**Old Conway Design Overlay Regulations:**

**Suburban Zone**

**Awnings & Shutters**  
When new construction uses awnings, use traditional awning designs, materials, and placement. **Plastic and vinyl are strongly discouraged.** If used, shutters should be in proportion to their window opening. They should t so that if they were closed, they would cover the window opening.

**Siding & Brick**  
There is a rich variety of building materials and textures found throughout the Old Conway Design Overlay District, including brick, stone, wood siding, stucco and wood shingles. Some structures have combination of several materials depending on the architectural style of the house or building. The materials selected for a new dwelling should be compatible with and complement the surrounding structures in the Suburban Zone. Brick, stone, and wood are the most common and most appropriate materials for the cladding of new structures, and are strongly encouraged in order to strengthen the traditional image of the residential areas of the area.

**Synthetic materials such as vinyl and aluminum siding, as well as synthetic stucco (EIFS products) are not historic cladding materials and should not be used.** However, cement board materials such as Hardiboard may be substituted for wood siding.

**Urban Zone**

**Prohibited materials shall include** wood siding, pressed wood siding, composite siding, **vinyl siding**, and all forms of sheet metal sheathing. Exterior insulated finishing systems {EIFS} are discouraged. {EIFS} shall only be applied in upper story areas or other areas not susceptible to impact damage. These materials are not contextual to Old Conway and are generally perceived to be less permanent in nature, therefore they are not appropriate for use within the Urban Zone.

**Notes:**

### Robinson Historic District

#### 2.2.2 Fences and Walls

A need for security or privacy or the desire to enhance a site may lead to a decision to introduce a new fence or wall. Within the historic districts any proposed new fence is reviewed with regard to the compatibility of location, materials, design, pattern, scale, and spacing with the character of the principal building on the site and the historic district. Although compatible contemporary fence and wall designs constructed in traditional materials are appropriate in the districts, new fencing or wall systems constructed of incompatible contemporary materials such as **vinyl** or chain-link **fencing** and imitation stone or stucco **are not considered appropriate**.

#### 2.2.2 Fences and Walls

9. It is **not appropriate** to introduce **vinyl** or metal chain-link fencing.

16. Chain link, **vinyl, plastic composite**, and bare concrete **are prohibited**.

#### 2.3.2 Treatment of wooden Buildings

Resurfacing a wooden building with synthetic siding materials, such as aluminum, **vinyl**, asbestos, and asphalt, **is usually a short-sighted solution to a maintenance problem**. In fact, they may hide signs of damage or deterioration, preventing early detection and repair. At their best, **synthetic sidings conceal the historic fabric of a building, and at their worst, they remove or destroy with nail holes the materials and the craftsmanship that reflect America's cultural heritage and allow for new rot to go undetected**. Because the application of **synthetic sidings** does grave damage to the character of most historic buildings, it **is not appropriate in the historic districts**.

11. **It is not appropriate to replace or cover wooden siding, trim, or window sashes with contemporary substitute materials such as aluminum, masonite, or vinyl.**

#### 2.3.3 Windows and Doors

"Replacement Windows"

**Plastic (vinyl) replacement windows**, on the other hand, are often only guaranteed for 10 years and a broken sash **cannot be repaired**. "No maintenance" is a myth. Hence they are appropriately named, "replacement windows".

#### 2.5.1 New Construction

5. **Select materials and finishes that are compatible with historic materials and finishes found in the surrounding buildings that contribute to the special character of the historic district in terms of composition, scale, module, pattern, detail, texture, finish, color, and sheen.**

#### 3.3 Definition

**VINYL SIDING - Sheets of thermal plastic compound made from chloride or vinyl acetates, as well as some plastics made from styrene and other chemicals, usually fabricated to resemble clapboard.**

Notes:

### HDC Term Limitations

HDC Staff has also been instructed to examine the current HDC terms and limits of service. The HDC is seen as a "minor" board with terms less than 4 years (3 year terms). As such, members of boards with terms less than 4 years may only serve 2 terms (6 years) total. Boards with members who serve terms greater than 4 years may serve unlimited staggered terms; i.e. a member may serve 5 years on, 5 years off, 5 years on, 5 years off...

There are several ordinances and a "Blue Ribbon Commission" report that deals with Board and Commission term limitations. Due to time limitations, HDC Staff has not been able to further research a possible change of policy to allow HDC members an opportunity to further serve after 2 terms. A diligent effort will be made to look at policies in depth and possibly consult with the Mayor in the near future.

Notes:

