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BY: DIANA VARNER, D.C.

ORDINANCE

5 Pages

City of Conway, Arkansas

Ordinance No. O-18-58

AN ORDINANCE AMENDING ORDINANCE O-06-139 OLD CONWAY DESIGN OVERLAY DISTRICT: AMENDED: O-07-46; O-09-86; O-11-27, O-15-28, O-15-124, and O-15-137 AND THE ROBINSON HISTORIC DISTRICT GUIDELINES ADOPTED BY ORDINANCE O-10-12: AMENDED O-15-124; AND O-15-137; REPEALING ANY ORDINANCES IN CONFLICT; AND FOR OTHER PURPOSES:

Whereas, The Conway Historic District Commission has reviewed the guidelines of the Old Conway Design Overlay District and the Asa P. Robinson Historic District in regards to synthetic siding and would like to amend said guidelines and;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS THAT:

Section 1. The City of Conway shall amend the Old Conway Design Overlay District Guidelines as adopted by Ordinance O-06-139 as described below:

Section 6: Standards. A. Suburban Zone Standards. Materials and Detailing: Siding and Bricks. Shall be deleted and replaced as follows:

Siding and Bricks Generally. The selection of materials for a structure should be compatible with and complement the surrounding structures in the Old Conway Design Overlay District. Brick, stone, and wood are the most appropriate materials for the cladding of structures. Synthetic siding such as vinyl, aluminum, and synthetic stucco, (EIFS products) are not historic cladding materials and should not be used.

New Construction. The use of synthetic siding or other artificial siding products is strongly discouraged. These siding products may be appropriate in new construction provided the material closely resembles the visual character of traditional wood siding. Vinyl, masonite, and aluminum typically do not closely resemble the visual character of traditional wood siding. Fiber cement siding or similar plank product may be appropriate as long as it approximates the profile of traditional wood siding. The use of brick or cement based stucco is also appropriate. The use of synthetic stucco products such as exterior insulation finish systems (EIFS) is not appropriate in residential applications.

Existing Construction. The maintenance and periodic painting of wood frame structures is a time consuming effort and often a substantial expense for the homeowner. It is therefore understandable that a product which promises relief from periodic painting and gives the building a new exterior cladding would have considerable appeal. For these reasons, aluminum and vinyl siding have been used extensively in upgrading and rehabilitating wood frame residential buildings. The use of synthetic siding materials such as aluminum siding, vinyl siding, and imitation stucco to cover historic structures is strongly discouraged and not appropriate. For historic buildings, aluminum or vinyl siding may be an acceptable alternative only if:

- The existing siding is so deteriorated or damaged that it cannot be repaired
- The substitute material can be installed without irreversibly damaging or obscuring the architectural features and trim of the building

- The substitute material can match the historic material in size, profile and finish so that there is no change in the character of the historic building. In cases where a non-historic artificial siding has been applied to a building, the removal of such a siding, and the application of aluminum or vinyl siding would, in most cases, be an acceptable alternative, as long as the above-mentioned first two conditions are met.

There are disadvantages in the use of a substitute material such as aluminum or vinyl siding and these factors should be carefully considered before using such a material rather than the preferred replacement with new wood siding duplicating the old.

Disadvantages to these types of siding include:

- These materials alter or obscure the original scale and distort architectural details. The entire appearance of a historic building can be changed with the application of synthetic siding.
- Improper installation can result in damage to underlying historic materials.
- Hides potential problems such as moisture retention and insect infestation.
- Not permanent or impervious materials. Aluminum can corrode or dent; vinyl can melt, crack, and distort into shapes as it expands and contracts with changes in weather.
- Vinyl siding fades and can be very difficult to paint.
- Vinyl siding is prone to mildew. Pressure washing can create inner wall moisture problems.
- These siding materials are thin and their installation do not serve as an effective method to conserve energy. More cost effective energy conservation measures include the installation of storm windows, weather stripping, the insulation of attics and basements, and caulking.

Section 2. The City of Conway shall amend the Old Conway Design Overlay District Guidelines as adopted by Ordinance O-06-139 as described below:

Section 6: Standards. C. Urban Zone Standards. Building Materials. The third paragraph shall be deleted and replaced as follows:

Prohibited materials shall include wood siding, pressed wood siding, composite siding, vinyl siding, and basic sheet metal sheathing. Architectural metal may be used on no more than 20% of any facade. 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.

Section 3. The City of Conway shall amend the Robinson Historic District Guidelines as adopted by Ordinance O-10-12. The following text shall be added to the end of Section 2.3.2 Recommended Treatment of Wooden Buildings:

Siding and Bricks Generally. The selection of materials for a structure should be compatible with and complement the surrounding structures in the Robinson Historic District. Brick, stone, and wood are the most appropriate materials for the cladding of structures. Synthetic siding such as vinyl, aluminum, and synthetic stucco, (EIFS products) are not historic cladding materials and should not be used.

Existing Construction. The maintenance and periodic painting of wood frame structures is a time consuming effort and often a substantial expense for the homeowner. It is therefore understandable that a product which promises relief from periodic painting and gives the building a new exterior cladding would have considerable appeal. For these reasons, aluminum and vinyl siding have been used extensively in upgrading and rehabilitating wood frame residential buildings. The use of synthetic siding materials such as aluminum siding, vinyl siding, and imitation stucco to cover historic structures is not appropriate.

There are disadvantages in the use of a synthetic material such as aluminum or vinyl siding and these factors should be carefully considered.

Disadvantages to these types of siding include:

- These materials alter or obscure the original scale and distort architectural details. The entire appearance of a historic building can be changed with the application of synthetic siding.
- Improper installation can result in damage to underlying historic materials.
- Hides potential problems such as moisture retention and insect infestation.
- Not permanent materials. Aluminum can corrode or dent; vinyl can crack and distort as it expands and contracts with changes in weather.
- These materials can trap moisture and prevent the natural escape of moisture from walls.
- Vinyl siding fades and can be very difficult to paint.
- Vinyl siding is prone to mildew. Pressure washing can create inner wall moisture problems.
- These siding materials which include insulation are thin and does not serve as an effective energy conservation method. More cost effective energy conservation measures include storm windows, weather stripping, insulation of attics and basements, and caulking.

Section 4. The City of Conway shall amend the Robinson Historic District Guidelines as adopted by Ordinance O-10-12. The following text shall be added to the end of Section 2.5.1 New Construction Overview:

Siding and Bricks Generally. The selection of materials for a structure should be compatible with and complement the surrounding structures in the Robinson Historic District. Brick, stone, and wood are the most appropriate materials for the cladding of structures. Synthetic siding such as vinyl, aluminum, and synthetic stucco, (EIFS products) are not historic cladding materials and should not be used.

New Construction. The maintenance and periodic painting of wood frame structures is a time consuming effort and often a substantial expense for the homeowner. It is therefore understandable that a product which promises relief from periodic painting would have considerable appeal. For these reasons, aluminum and vinyl siding have been used extensively on wood frame residential buildings. The use of synthetic siding materials such as aluminum siding, vinyl siding, and imitation stucco in the historic district is not appropriate.

There are disadvantages in the use of a synthetic material such as aluminum or vinyl siding and these factors should be carefully considered.

Disadvantages to these types of siding include:


- These materials typically do not match historic siding profiles, scale, or architectural details.
- Hides potential problems such as moisture retention and insect infestation.
- Not permanent materials. Aluminum can corrode or dent; vinyl can crack and distort as it expands and contracts with changes in weather.
- These materials can trap moisture and prevent the natural escape of moisture from walls.
- Vinyl siding fades and can be very difficult to paint.
- Vinyl siding is prone to mildew. Pressure washing can create inner wall moisture problems.
- These siding materials which include insulation are thin and does not serve as an effective energy conservation method. More cost effective energy conservation measures include storm windows, weather stripping, insulation of attics and basements, and caulking.

Section 5. The City of Conway shall amend the Robinson Historic District Guidelines as adopted by Ordinance O-10-12. The following text shall be added as number 6 to Section 2.5.1 New Construction Guidelines. Subsequent numbers shall be edited for proper sequence:

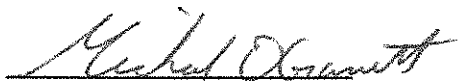
6. The use of vinyl siding, aluminum siding, imitation stucco, or similar is prohibited unless replacing a pre-existing condition or used on an accessory structure out of the public view. It is preferable to replace any existing synthetic siding with wood or a cement fiber siding matching the profile of traditional historic wood siding.

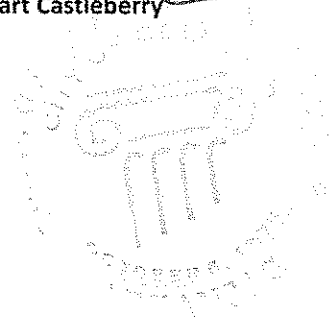
PASSED this 12th day of June, 2018.

Approved:


Mayor Bart Castleberry

Attest:


Michael O. Garrett
City Clerk/Treasurer



CERTIFICATE

**STATE OF ARKANSAS
COUNTY OF FAULKNER
CITY OF CONWAY**

I, Michael Garrett, the duly elected, qualified, and acting: Clerk-Treasurer of the City of Conway, Arkansas, do hereby certify that the attached and foregoing is a true and correct copy of an ordinance presented to the City Council of the City of Conway, Arkansas, at a meeting of that body held on the 12th day of June, 2018 same is duly recorded in the minutes of meeting of said Council.

Witness, my hand, and seal of the City of Conway, Arkansas this 15th day of June, 2018.



CITY CLERK-TREASURER

Seal

