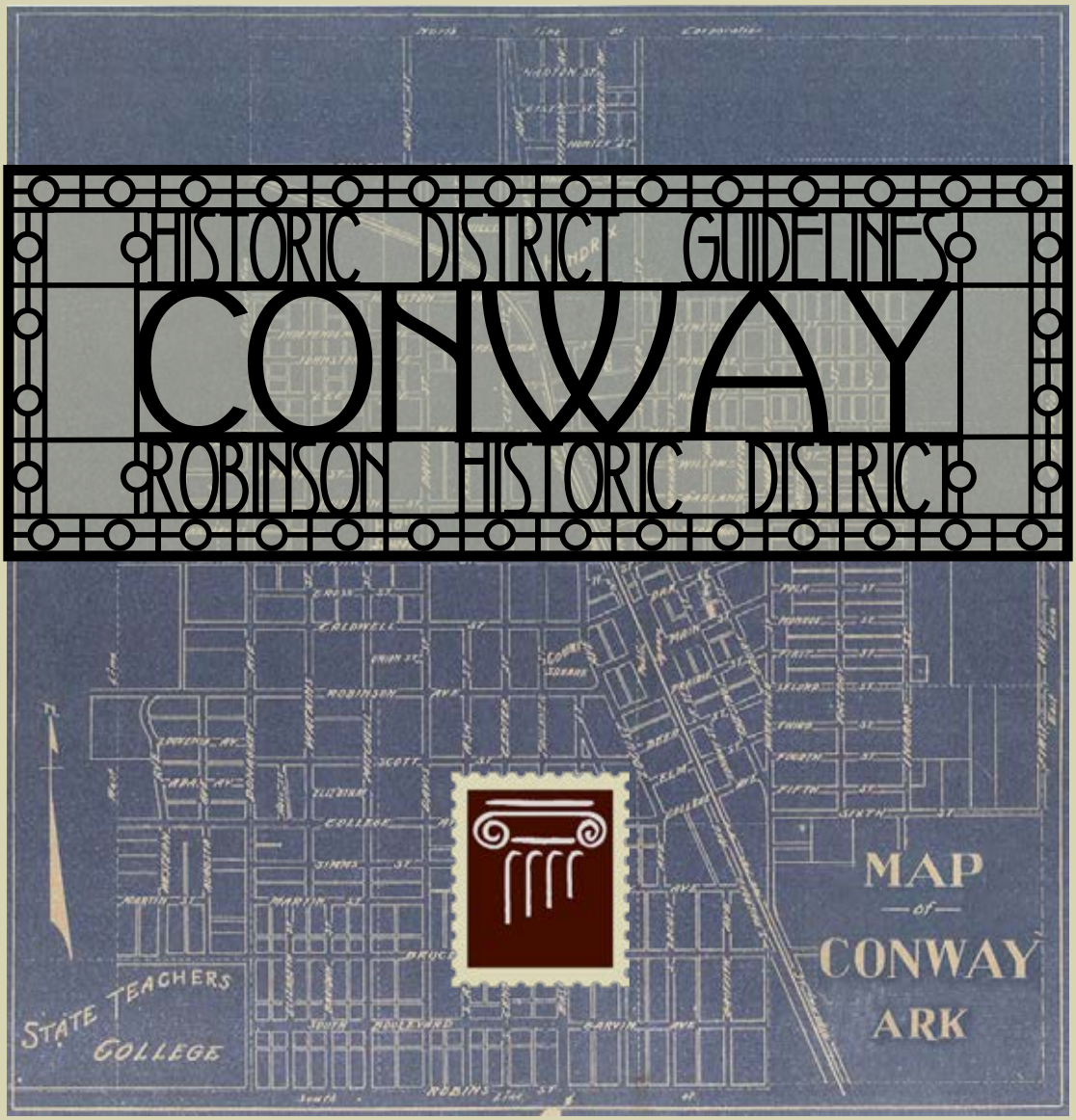

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A Reference Guide for Property Owners

Contents

This guideline reference has been financed by a grant from The Arkansas Historic Preservation Program.

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Additional funding was provided by: The City of Conway

Special thanks to the Conway Historic District Commission:

Jay Bernard, Suzanne Brazil, Velton Daves , Becky Harris, LeRoy Hendricks, Steve Hurd, Lisa Ray, Scott Zielstra

Forward

Purpose

This publication is intended to be a user friendly guide to Conway's Historic District and was written with current property owners, prospective owners, and other interested citizens in mind. Our goal is to explain the context of and rationale behind historic preservation, to describe the application and review process to obtain a Certificate of Appropriateness and to offer recommendations and resources for a variety of restoration and new construction activities.

The guidelines are not intended to be a comprehensive restoration or rehabilitation manual. These design guidelines provide applicants, the commission, and staff a basis from which to reach decisions and assurance of consistent procedures and standards. In reviewing applications, the commission and staff considers the property itself along with the site's context in the historic district.

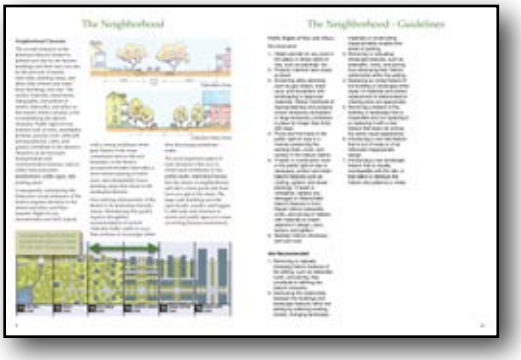
The guidelines direct both preservation and new construction. Since some guidelines pertain to both preservation and new construction, a homeowner/builder planning new construction should review all applicable guidelines.

Particular house styles are not covered in these guidelines. See Section 3.4 Resources for Technical Information at the rear of this document for more information on house style books and resources. Some of these resources may be available at the Conway Planning and Development Department.

This publication may be obtained at the Planning and Development Department at Conway City Hall, 1201 Oak Street, and is available online at www.conwayplanning.org

Design Guidelines Format

The guideline information is presented in an easily readable and understandable format. On the left page, specific features are discussed with items to consider prior to undertaking a project. On the right page, specific guidelines are then presented. Finally, photographic examples and illustrations with accompanying captions are shown to further explain specific concepts.



Left **Right**

Many of the concepts explained in these guidelines apply equally to **new construction** and **preservation** of existing structures. Use these symbols as guidelines. If you see a "NC", the guidelines are generally applicable to new construction only. If you see a "P", these guidelines generally apply to preservation only. If you see both symbols, the guidelines are generally applicable to both new construction and preservation.

Gordy Home
1724 Robinson Avenue

Section 1
Introduction

1.1 Why Preserve Your House?

Your Old House Is A Classic

You wouldn't put a door from a 2001 Mazda Miata on a classic 1960 Corvette, even if it were a bargain and you could make it fit by cutting the door opening a bit bigger with your sawzall.

It might work well enough and you could even paint it to match, but the problem is, if you try to sell the car, you'd soon discover that its value was seriously diminished. The same thing applies to your old house. The more of its original "parts" you preserve, the more of its value you preserve.

Your Old House Is An Antique

The old paint, worn finish, original hinges, and lock on this Pennsylvania blanket chest make it worth thousands of dollars. You could make a new one, but it wouldn't have the same character. Old houses can have antique value. After all, they aren't making any more. Old doors and windows are getting harder to find. In the Old House Journal "Restoration Directory" there are 297 pages of companies making "reproduction parts" for old houses, which are expensive and usually not as well made as the originals.

Your Old House Is Worth Preserving

Even if you don't know who built you're house, you know from living in it that this person worked hard to make something of lasting value. Old houses are always full of unique little touches and embellishments that say so much about the skill and care that went into them. No matter how hard you try, you can never really reproduce the levels of discovery in a new house that are the inherent charm of your old house. As a tribute to the person who built yours so carefully, treat it with care yourself.

Statistics show that in the same town, houses in historic districts usually have a higher resale value than those not in the district. People who are looking for an older home will often tell the realtor that they want a house in the historic district. Real estate ads often say "in the historic district" as part of the copy. Conway is one of a unique group of towns throughout the U.S. with properties listed on the National Register of Historic places. This designation assists us in preserving historic properties by recognizing their significance to the nation and the state. It requires local input in the planning of federally assisted or funded projects, and can provide federal and state tax benefits and state grants for preservation activities when available.

1.2 What's The Historic District Commission?

It's not the Historical Society

The formal name is the Conway Historic District Commission, but it is commonly known as the "HDC". In 2002, Ordinance O-02-124 created the Conway Historic District Commission. The HDC consists of 7 volunteer members appointed by the Mayor with City Council approval. Members include a member from each council voting ward and at least one property owner from regulated historic districts. Members serve three year terms. Members must demonstrate a positive interest in historic preservation, architecture, history, urban planning, and building rehabilitation. Members may not hold an elected office.

Their responsibility is to help you determine an appropriate approach for a repair or addition that will preserve the integrity of your house and neighborhood. When the HDC approves your application, you'll get a Certificate of Appropriateness. Appropriate simply means that your repair, renovation, or addition, looks as if it belongs on a historic building and your new construction fits into a historic neighborhood.

Other duties of the HDC include; the conducting of studies for the identification and designation of historic districts and sites, to make recommendations to the State Historic Preservation Officer for the listing of a historic district or site in the National Register of Historic Places, makes recommendations of ordinances governing historic districts to the City Council, and serves as the official custodian of the City's architectural historic assets acting as a point of contact for state and federal agencies in matters concerning historic preservation.

The HDC governs all locally designated historic districts in Conway, including the Asa P. Robinson Historic District.

The Conway Planning and Development Department acts as support staff for the Historic District Commission by providing information, maps, reports, and serves as the point of contact with the State Historic Preservation Office and federal offices.

The Robinson Historic District was listed on the National Register of Historic Places in 2001 and the Robinson Historic District was created in 2004 by Ordinance O-04-13.

First United Methodist Church
Clifton and Prince Streets

1.3 Asa P. Robinson Historic District

ORDINANCE NO. 0-04-43

An ordinance creating a local historic district for the City of Conway and establishing procedures for the protection and preservation of the historic character of the properties and other features therein, April 27, 2004

History

The Asa P. Robinson Historic District was listed on the National Register of Historic Places in January 2001 for its local significance in architecture and community planning from the period beginning in 1890 and ending in 1950. The district includes the oldest residential area in Conway and while the majority of buildings were constructed between 1890 and 1950, from 1900 to 1930 marks the period of most construction. Given this large period of significance, the district includes a wide variety of building styles from the late nineteenth and early twentieth centuries.

The Robinson Historic District, as the earliest residential neighborhood in Conway, reflects its early history. Asa P. Robinson founded the town of Conway on a parcel given to him by the Little Rock and Fort Smith Railroad Company in 1871 for his years of service as chief engineer during construction of the state's first railroad line. The neighborhood was planned by Robinson to address a need for residences, as Conway grew westward from its center away from the train depot. As the oldest residential neighborhood and closest adjacent neighborhood to the central business district, the Robinson District experienced continuous

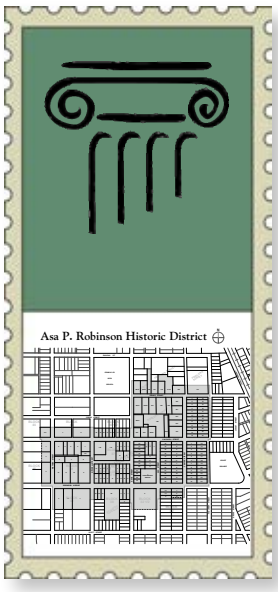
The Robinson Historic District, as the earliest residential neighborhood in Conway, reflects its early history.

growth from 1890 to 1950. More than half of the district is comprised of Robinson's original plan for the neighborhood, essentially the blocks between Caldwell Street and Robinson Avenue. The portions north of Caldwell Street in the northeast corner of the district were platted as part of a later survey, known as Fiddler's Survey.

The District

The boundaries of the Robinson Historic District were based on an architectural resource survey conducted by the City of Conway through a Certified Local Government Grant in 1998. Each property in the survey was reviewed for eligibility by Arkansas Historic Preservation Program (AHPP) staff with input from the City of Conway. The boundaries of the district enclosed the greatest contiguous concentration of historic houses retaining integrity. The district is composed of the main through streets of Robinson Avenue, Caldwell Street and Prince Street as well as the secondary streets off of these main thoroughfares. The boundaries follow Prince Street from Faulkner Street to Davis, and on Caldwell and Robinson from Faulkner Street to Watkins Street.

As based on the survey data and the resulting boundaries, the district contains 143 buildings - 140 residences and three churches. Sixty-two percent of the properties were determined as contributing to the historic character of the district. Of the 54 non-contributing structures, nearly half were deemed historic, but had been altered significantly enough to warrant non-contributing status. Six of the 89 contributing properties are listed individually on the National Register of Historic Places.

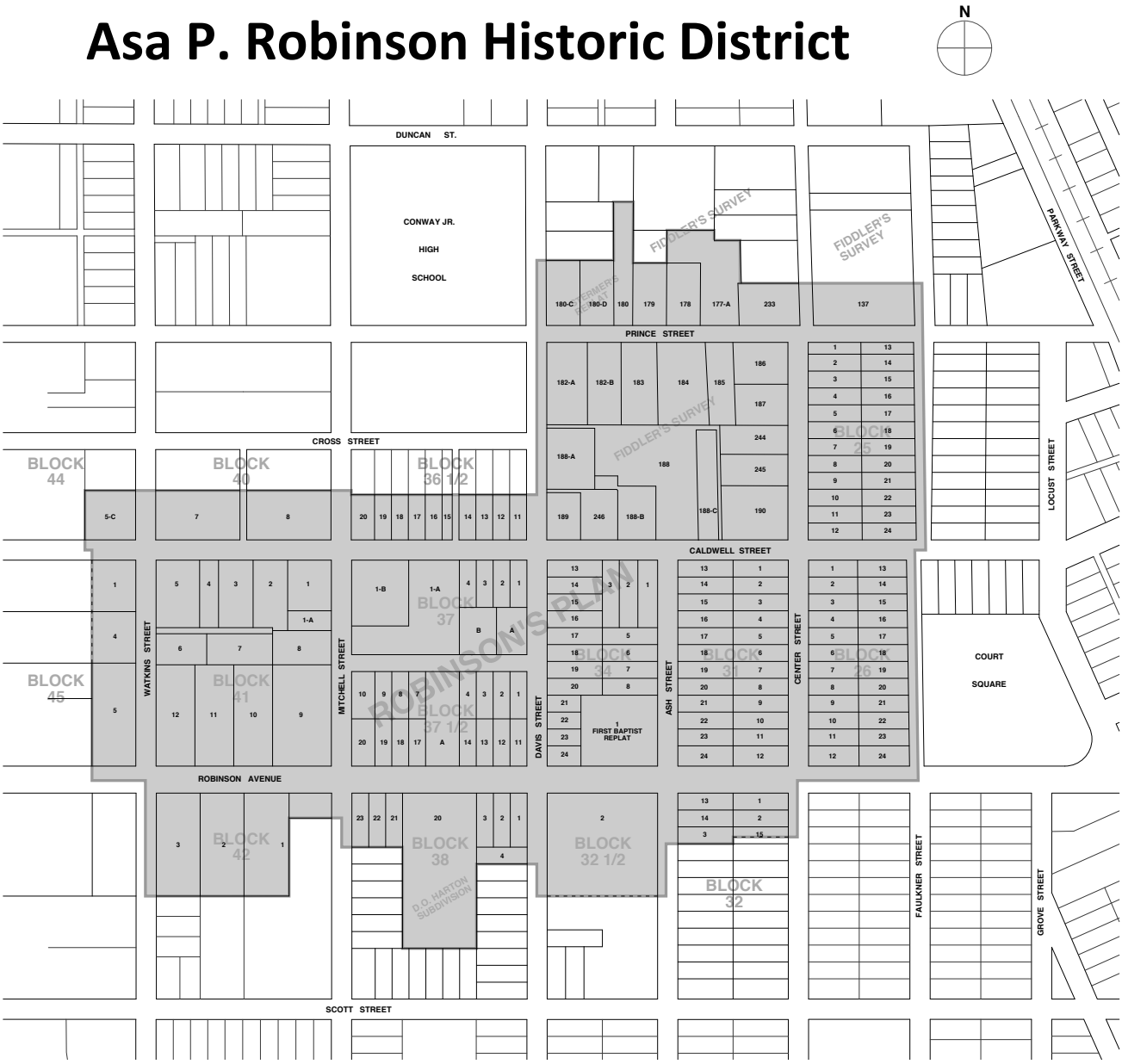


1890-1900 The oldest extant houses in the district were constructed in the last decade of the nineteenth century. These houses largely reflect a transition from the Queen Anne style to Colonial Revival.

Particular house styles are not covered in these guidelines. See Section 3.4 Resources for Technical Information at the rear of this document for more information on house style books and resources. Some of these resources may be available at the Conway Planning and Development Department.

These earliest houses feature hipped roofs with cross gables, double hung sash windows with multi-pane upper sashes over single pane lower sash, and columnar porch supports.

1.4 Robinson Historic District Map



1422 Caldwell Street

Section 2
Guidelines

The Secretary of the Interior's Standards for Rehabilitation

The National Park Service Standards were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction.

The Robinson Historic District establishing ordinance O-04-43 stipulates that the Historic District Commission is to establish design review guidelines to be used when considering certificate of appropriateness applications. These guidelines are to be based on the Secretary of the Interior's Standards for Rehabilitation adapted specifically to the City of Conway.

The Standards serve as base guidelines to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

National Park Service Department of the Interior
10 Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

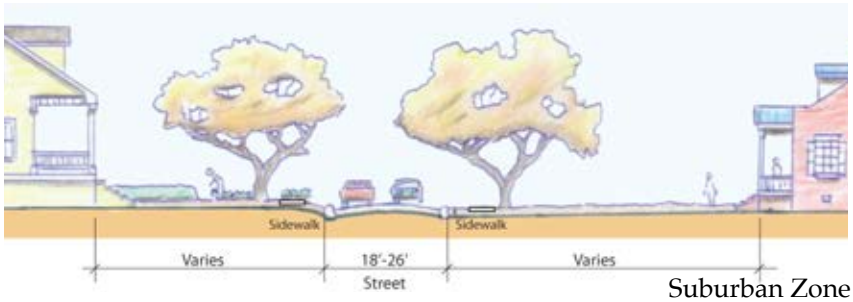
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

2.1 The Neighborhood

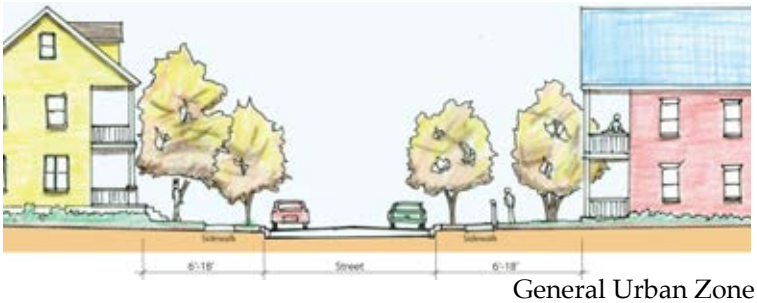
Neighborhood Character

The overall character of the Robinson Historic District is defined not only by the historic buildings and their sites, but also by the network of streets, sidewalks, planting strips, and alleys that connect and relate those buildings and sites. The surface materials, dimensions, topography, and pattern of streets, sidewalks, and alleys in the historic district all play a role in establishing the district character. Public right-of-way features such as trees, streetlights, ground cover, sidewalk paving patterns, curbs, and gutters contribute to the district's character, as do necessary transportation and communication features, such as utility lines and poles, transformers, traffic signs, and parking areas.

Consequently, maintaining the distinctive visual ambiance of the district requires attention to the streets and alleys and their features. Right-of-way characteristics are fairly typical with a strong rectilinear street grid. Streets in the more commercial area on the east boundary of the district incorporate broader sidewalks, a more formal spacing of street trees, and substantially fewer planting strips than those in the residential districts.



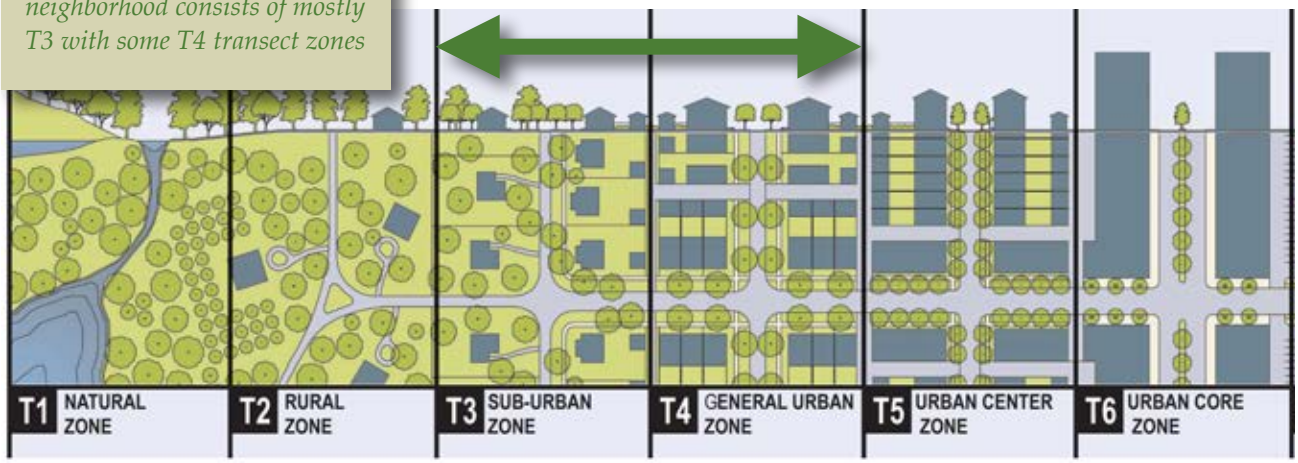
Suburban Zone


General Urban Zone

One unifying characteristic of the district is its pedestrian-friendly nature. Maintaining this quality requires thoughtful accommodation of current vehicular traffic needs in ways that continue to encourage rather than discourage pedestrian traffic.

The most important aspect of each structure is the way in which each contributes to the public realm. Individual houses line the streets of neighborhoods and offer a front porch and front lawn as a gift to the street. The large scale buildings provide open facade, arcades, and loggias to add scale and character to streets and public spaces to create an inviting human environment.

The Robinson Historic District neighborhood consists of mostly T3 with some T4 transect zones

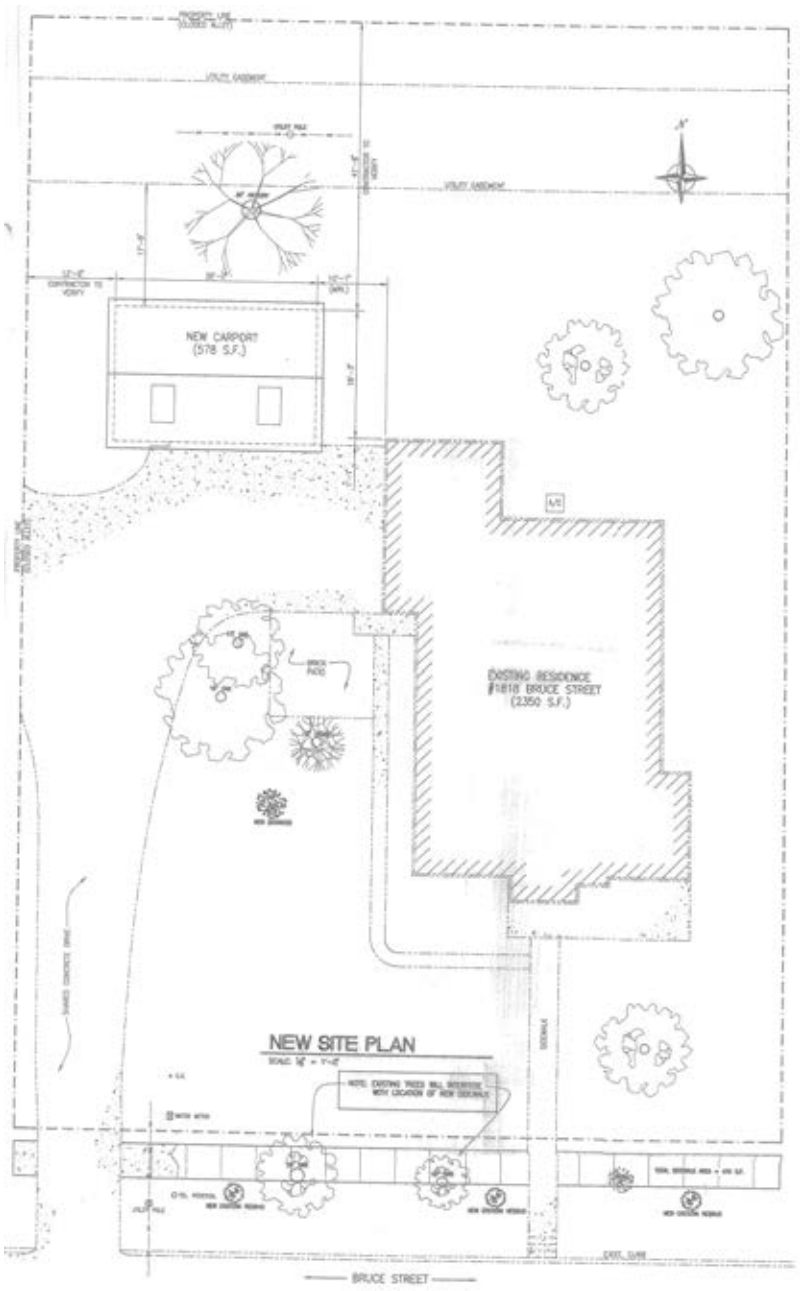


2.1 The Neighborhood - Guidelines

Public Rights of Way and Alleys

1. Preserve and maintain the topography, patterns, features, materials, and dimensions of streets, sidewalks, alleys, and street plantings that contribute to the overall historic character of the historic district.
2. Obtain permits for any work in the alleys or street rights-of-way, such as plantings, etc.
3. Properly maintain lawn areas at street. Maintain existing planting strips between the curb and the sidewalk. It is not appropriate to pave over existing planting areas.
4. Screen utility elements, such as gas meters, trash cans, and dumpsters with landscaping or approved materials.
5. Prune and trim trees in the public right-of- way in a manner preserving the existing trees, cover, and canopy in the historic district. In consultation with the City's Horticulturist, introduce new and replacement plantings to ensure that existing tree canopies will be preserved.
6. If repair or construction work in the public right-of-way is necessary, protect and retain historic features such as curbing, gutters, and street plantings. If repair is unfeasible, replace any damaged or deteriorated historic features in kind. Repair historic sidewalks, curbs, and paving or replace with materials to match adjacent in design, color, texture, pattern, and tooling.
7. Maintain historic driveways and curb cuts.
8. Do not remove or radically change historic features of the setting, such as sidewalks, curbs, and paving, that contribute to defining the historic character.
9. Do not destroy the relationship between the buildings and landscape features within the setting by widening existing streets, changing landscape materials or constructing inappropriately located new street or parking.
10. Do not replace an entire landscape feature when repair or limited replacement of deteriorated or missing parts is appropriate.
11. Do not remove a feature of the building or landscape that is irreparable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.
12. Introducing a new site feature that is out of scale or of an otherwise inappropriate design.
13. Introducing a new landscape feature that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
14. Locate street furniture, trash receptacles, mailboxes, newspaper racks, and other similar elements in locations that do not compromise the historic character of the district. Keep such elements to a minimum so that pedestrian traffic is not disrupted. Select street furniture that is compatible in design, material, and scale with the district's historic character.
15. Introduce new plantings in the public right-of-way that are compatible with the historic character of the district and coordinated with any overall landscape plan for the district.
16. Keep the introduction of additional utility poles, transformers, cables, and wires in the public right-of-way and alleys to a minimum. Seek alternative, less intrusive locations when possible so that the historic character of the district is not compromised by a proliferation of overhead lines, poles, and transformers. Consider introducing new utility lines underground to reduce their impact on the street character.
17. Select street lighting compatible in design, materials, and scale with the character and the pedestrian scale of the historic district.
18. It is not appropriate to introduce new paving materials, lighting, and streetscape features and furniture in the historic districts in an attempt to create a false historical appearance.
19. Within Conway historic districts, single family residences may be constructed on lots that were platted and/or subdivided by deed no later than ten (10) years prior to the Certificate of Appropriateness application, regardless of lot dimensions or square footage.
20. The Robinson Historic District shall allow construction without the requirement of dedication of additional street right of way unless the street is classified as a collector or above on the Conway Master Street Plan.

Section 2.2
The Site



2.2.1 The Site - Features & Plantings

Site Features and Plantings

Site features not only provide the context for the buildings of the historic district; they also contribute significantly to the district's overall character. Features form spaces through siting of buildings, topography, and vistas. Sites are articulated with features such as accessory buildings, fences, walls, lighting, terraces, waterways, swales, fountains, patios, sculptures, arbors, pergolas, pools, furniture, and planters. Circulation is defined with walkways, streets, alleys, driveways, and parking areas.

Like site features, plantings such as hedges, foundation plantings, lawns, gardens, and tree canopies play a significant role in creating the character of the historic district. Plantings may also reflect the regional climate. Mature gardens, grassy lawns, shrubs, climbing vines, ornamental trees, and tree canopies are typical of the historic district. Historically, large shade trees, prudently located, were an important means of providing summer cooling. Today they still contribute shade as well as distinctive character to the historic district.

Things to Consider As You Plan

The character, pattern, and rhythm of site features and plantings should be preserved through proper maintenance and compatible new or replacement features. When developing a landscape plan, the owner should consider the characteristics of the site as well those of the historic district. Selecting from the district's existing vocabulary of site features is essential to preserving the district's character.

Removal of mature, healthy trees should be considered only for absolutely compelling reasons. Whenever a tree is removed, whether it is diseased, storm damaged, or healthy, the district setting is diminished. The planting of a similar replacement tree in its place or nearby helps perpetuate the tree canopy. Long-lived hardwoods are excellent replacement choices for street canopies.

Whenever construction or site work is undertaken, large trees should be protected from immediate damage or delayed damage resulting from construction work, including compaction of the soil by equipment or loss of root area. The critical root zone of a threatened tree must be surrounded by temporary fencing to prevent any construction activity or equipment from endangering it.

The introduction of an intrusive contemporary site feature or item of equipment, such as a parking lot, a swimming pool, freestanding mechanical equipment, or a satellite dish, must be carefully reviewed to determine if it will compromise the historic character of the site and the district. Although the impact of intrusive contemporary site features or equipment can often be diminished through careful siting and screening, in some cases it may be so detrimental to the character of the site or the streetscape that the alteration cannot be accommodated. Such might be the case if the bulk of a residential rear yard were paved for parking or if an addition required the removal of several healthy, mature shade trees.

2.2.1 Features & Plantings - Guidelines

Site Landscaping & Features

1. Sidewalks are an integral part of the Robinson Historic District. The repair, replacement, or construction of sidewalks is required with new construction approved by a Certificate of Appropriateness (See Section 2.5.1 New Construction, Specific Details).
2. As part of a Certificate of Appropriateness review, removal of any trees over eight inches (8") in diameter must be approved by the HDC. Also as part of this review, street canopy trees shall be planted along street frontages at a rate of one (1) tree per thirty feet (30') of street frontage. If overhead utilities exist, then understory trees shall be planted at the same rate as canopy trees. Existing street trees over eight inches (8") in diameter may count towards the required number as per approval of the HDC.
3. Retain and preserve the building and landscape features that contribute to the overall historic character of the district, including trees, gardens, yards, arbors, ground cover, fences, accessory buildings, patios, terraces, fountains, fish ponds, and significant vistas and views.
4. Retain and preserve the historic relationship between buildings and landscape features of the district setting, including site topography, retaining walls, foundation plantings, hedges, streets, walkways, driveways, and parks.
5. Protect and maintain historic building materials and plant features through treatments, including routine maintenance and repair of constructed elements and pruning and vegetation management of plantings.
6. Replace missing or deteriorated site features in kind or with new compatible substitute materials that maintain the character of the site and the historic district.
7. Replace a seriously diseased or severely damaged tree or hedge with a new tree or hedge of a similar or identical species. It is not appropriate to remove healthy, mature trees.
8. Design new construction or additions so that large trees and other significant site features such as vistas and views are preserved.
9. Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the drip line of trees.
10. In the residential historic districts, it is not appropriate to alter the residential character of the district by significantly reducing the proportion of built area to open space on a given site through new construction, additions, or surface paving. In urban transition areas no more than 60% of the lot should be impervious, in urban areas, there should be no more than 80% impervious surface.
11. It is not appropriate to introduce contemporary equipment or incompatible features, including satellite dishes, solar collectors, playground equipment, mechanical units, storage units, and swimming pools, in locations that compromise the historic character of the building, site, or the district. Locate such features unobtrusively, and screen them from view.
12. It is not appropriate to introduce features or objects that are similar in appearance, material, and scale to historic elements but are stylistically anachronistic with the character of the building or historic district.
13. It is not appropriate to alter the topography of a site substantially through grading, filling, or excavating, nor is it appropriate to relocate drainage features, unless there is a specific problem.
14. Replace in kind an entire feature of the building or landscape that is too deteriorated to repair using the physical evidence as a model to guide the new work.
15. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
16. Design and construct a new feature of the building or landscape when the historic feature is completely missing, such as row house steps, a porch, a streetlight, or a terrace. It may be a restoration based on documentary or physical evidence; or be a new design that is compatible with the historic character of the setting.
17. New parking should be unobtrusive as possible. "Shared" parking should also be planned so that several businesses can utilize one parking area as opposed to introducing random, multiple lots.
18. New work should be compatible with the historic character of the setting in terms of size, scale design, material, color, and texture.
19. Remove nonsignificant buildings, additions or landscape features which detract from the historic character of the setting.

2.2.1 The Site - Features & Plantings

Landscaping is a critical part of the historic appearance of the Robinson District. All property owners should make the effort to identify and retain existing trees and plants that help define the character of the area. Installing new landscaping compatible with the existing neighborhood and indigenous to the area will further enhance the appeal of the area.

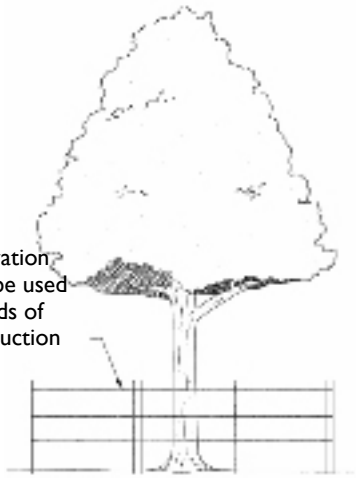
The character of landscaping treatments should match the lot size and/or structure. Corridors with large lots and homes such as Robinson Avenue have large open front lawns with large canopy trees, while other streets with smaller lots and shallower setbacks have appropriately sized denser plantings.

Tree Preservation:

Protect significant existing trees (8" or greater in diameter) and plants during construction. Preserve all trees which exist within street rights-of-way. New construction requiring a building permit requires the planting of street trees that will reach a mature height of 60 feet planted at a distance of no more than 30 feet apart along the street right of way. Understory trees shall be planted in case of overhead power lines. Existing street trees waive the requirement for additional street tree planting.

Removal of one or more significant trees in the Robinson District requires approval by the Historic District Commission. A Certificate of Appropriateness requires the following information:

1. Site plan and/or photographs showing location of significant tree(s);
2. Proof that the tree is dead or so badly diseased or damaged that it cannot be salvaged (such as a letter from a landscape firm);
3. Any other reasons for removal;
4. Species and size of the tree that will be planted to replace it, as well as the location where it will be planted.
5. If a tree is removed, the stump must be removed or ground to the surrounding surface soil level.



Tree preservation fences shall be used during periods of heavy construction activity.

Care should be taken to not damage the tree during tree guard installation.

Tree preservation in action within the Robinson District

2.2.1 The Site - Features & Plantings

Garden Features and Accessories enhance the front, side and rear yards.

Trellises, arbors, secluded sitting areas, and decorative fencing elements provide visual interest, additional planting areas, and private, outdoor space. Front yard accessories that match the materials of the house, such as a number board, make attractive accents.

Lot Size & Rights-of-Way:

Although some were narrow from the beginning, most lots in Old Conway were originally platted with a width of 50 to 100 feet. However, many years of replatting and subdividing has contributed to a high number of lots which are between 25 and 50 feet. The Conway Zoning Ordinance requires a minimum lot width of 60 feet in the R-1 (Single-Family Residential) zone, 50 feet in R-2 and R-2A (Duplex) zones, and 45 feet in the HR (Historic Residential Zone). Within the Robinson Historic District, single family residences may be constructed on lots that were platted and/or subdivided by deed no later than ten (10) years prior to the Certificate of Appropriateness application, regardless of lot dimensions or square footage.

Many of the platted streets in the Old Conway Design Overlay District were originally laid out with 40-60 foot rights of way. The Conway Subdivision and Zoning Ordinances require that all local streets have a minimum of 50 feet of street right of way. This regulation is based on larger lot suburban standards developed in the mid 20th century. The Robinson Historic District shall allow construction without the requirement of dedication of additional street right of way unless the street is classified as a collector or above on the Conway Master Street Plan. The smaller street rights of way of the Robinson District are a desirable feature and should be preserved.

2.2.2 The Site - Fences & Walls

Fences & Walls

Fences and walls were common site features in Conway's early neighborhoods. They served both decorative and utilitarian functions. Constructed of lattice, brick, cast iron, wooden pickets, and stone, decorative fences and walls reflected popular architecture styles and were an integral part of the site plan.

Decorative corner posts and gateways embellished some fences and walls. In tandem with constructed elements or standing alone, hedges were cultivated for both decorative and screening purposes. Utilitarian fences and walls served to secure boundaries, to confine animals, to protect planted areas, and to provide visual privacy. They were generally used in rear yard locations and were not usually visible from the street. Traditionally, utilitarian fences were constructed of vertical wooden slats or pickets, woven wire fencing mounted on wooden posts, and in some cases, barbed wire.

Simple wooden picket fences with shaped or squared-off tops usually 3 feet in height were popular amenities in early Conway neighborhoods. They generally followed the property line or were inset slightly to provide an outer planting strip. Cast iron fences typically followed the same proportions as more common picket fences. Trimmed hedges of plant varieties were also common.

Low masonry walls, many times combined with low hedge material, were used to define some front lawns or property lines. Masonry or stone retaining walls were occasionally employed to accommodate a significant shift in grade between the street and the front lawn.

Things to Consider As You Plan

Preservation of existing historic fences and walls requires routine maintenance and repair when necessary. Keeping the bottom edge of wooden fence lines raised slightly above the ground and protected by a sound paint film, opaque stain, or wood preservative will significantly extend their life span. When deteriorated pickets or boards must be replaced, decay-resistant or pressure-treated wood should be selected. Cast iron fences require similar separation from ground moisture and protection with a sound paint film to prevent corrosion. Removal of all rust and immediate priming with an appropriate metal primer are critical to the repainting process. If replacement is necessary, a variety of traditional and contemporary cast-iron fencing is manufactured today.

Masonry walls, except those that are stucco coated, are usually unpainted. The structural integrity of a masonry wall can be compromised by deteriorated mortar joints, vegetation, and improper drainage of ground or surface water. Repointing as necessary and maintaining or introducing drainage weep holes near the base of masonry walls are advisable. Coating uncoated masonry walls with paint or sealants instead of properly repairing them may exacerbate any moisture problems and diminish their historic character. The guidelines for wood, architectural metals, and masonry provide additional information on proper maintenance and repair of traditional fence and wall materials.

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 & Walls - Guidelines

Fences & Walls

1. Retain and preserve fences and walls that contribute to the overall historic character of a building or a site, including such functional and decorative elements as gates, decorative rails and pickets, pillars, posts, and hardware.
2. Retain and preserve exterior fence and wall materials that contribute to the historic character of a building or a site, including brickwork, stucco, stone, concrete, wood, cast iron, and wrought iron.
3. Protect and maintain the wood, masonry, and metal elements of fences and walls through appropriate surface treatments:
   - Inspect regularly for signs of moisture damage, corrosion, structural damage or settlement, vegetation, and fungal or insect infestation.
   - Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements or along wall foundations.
   - Clean fences and walls as necessary to remove heavy soiling or corrosion or to prepare them for repainting. Use the gentlest means possible.
   - Retain protective surface coatings such as paint to prevent deterioration or corrosion.
   - Reapply protective surface coatings such as paint when they are damaged or deteriorated.
   - Follow the guidelines for masonry, architectural metals, and wood where applicable.
4. Repair fences and walls using recognized preservation repair methods for the material or the surface coating.
5. If replacement of a deteriorated detail or element of a fence or a wall is necessary, replace only the deteriorated portion in kind rather than the entire feature. Like wise, if replacement of an entire fence or wall is necessary, replace in kind. Match the original in design, dimension, detail, texture, pattern, material, and color. Consider compatible substitute materials only if using the original material is not technically feasible.
6. If a fence or wall is completely missing, replace it with a new wall or feature based on accurate documentation of the original or a new design compatible with the historic character of the building and the district.
7. Introduce compatible new fences and walls constructed of traditional materials only in locations and configurations that are characteristic of the historic district. Keep the height of new fences and walls consistent with the height of traditional fences and walls in the district.
8. It is not appropriate to cover historic fence or wall material, including wood, stone, brick, stucco, concrete, or cement block, with contemporary substitute coatings or materials.
9. It is not appropriate to introduce vinyl or metal chain-link fencing.
10. Walls or fences taller than 42” or that are more than 65% solid should not be constructed in the front yard area (and/or street side yard area of a corner lot).
11. Fences and walls constructed of iron, wood, stone, or brick either original to the site or fifty (50) years old, should be preserved and retained. If such structures are missing, they may be reconstructed based on historical research and pictorial evidence.
12. Fences and walls should be appropriate or compatible with the historic character of the house. Iron fencing is generally compatible with larger houses, while wood fencing is more appropriate to cottages and bungalows.
13. New fences or walls should be constructed of traditional materials and only in locations and designs characteristic of the district.
14. Wood picket fences may be located in front or side yards of bungalows or cottages along property lines. Size, scale, design and form should be compatible with the house.
15. Privacy fences shall be restricted to the rear and side yard and should be no more than 6 feet in height. The upper two feet of privacy fencing should have 50% opacity provided by a wooden or iron grid lattice. Privacy fences should be setback from the front façade at least one-half the distance between the front and rear walls of the structure. Size, scale, design and form should be compatible with the house.
16. Chain link, vinyl, plastic composite, and bare concrete are prohibited.
17. Bare concrete block, railroad ties, or landscape timber retaining walls are prohibited.
18. Planting of vegetation, such as ivy, vines or shrubs, to screen existing chain-link fencing is encouraged.

2.2.2 The Site - Fences & Walls

Fences:

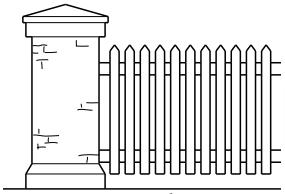
There is a great variety of fences in the Robinson District. Fences provide definition between public and private space and are an integral part of the district's landscaping. In front yards, fences should be no more than 3.5 feet tall with pickets no more than 4 inches wide and 3 inches apart (<65% solid).

Privacy fences should be no more than 6 feet tall and are allowed in rear yards or side yards only. The upper 2 feet of privacy fencing should have 50% opacity, provided by lattice or a grid pattern of wood or iron.

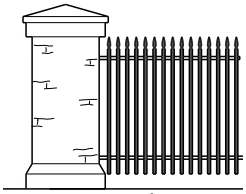
Wrought iron fences with or without brick piers are typically found adjacent to larger structures rather than bungalows or cottages. Fences may be constructed of wood, iron (or aluminum mimicking iron), brick or stone. The use of brick or stone should be limited to corner post or detailing.

Fences of wood like composite materials must be approved by the HDC.

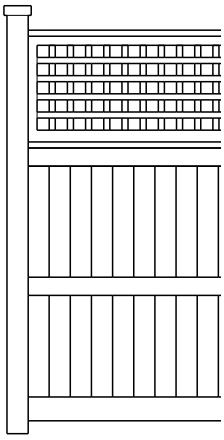
Chain link and bare concrete fences are prohibited.



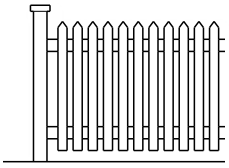
Wood pickets with brick corner column



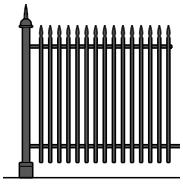
Iron rails with brick corner column



6 Foot high privacy fence



Typical wood picket fence



Ornate wrought iron fence

Low Walls and Fences within the Robinson District

Low Walls of brick, stone, or finished concrete are evident in the Robinson District. Typically between 12 and 18 inches high, these walls enclose either a planting edge or simply the front lawn.

Existing low walls are to be preserved. New construction of these walls, typically 12-18 inches in height is allowed. The capping of these walls with a shaped stone or brick cap is encouraged.

Bare concrete block, railroad tie, and landscape timber retaining walls are prohibited.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2.2.3 The Site - Walkways, Drives, & Parking

Walkways, Drives, & Parking

Walkways, driveways, and off street parking areas are all circulation site features that contribute to the character of the individual building site and the historic district. The consistency and the repetition of walkway and driveway spacing, placement, dimensions, materials, and design create a rhythm to the street in historic districts.

In Conway's early neighborhoods, front walks usually led directly to the front door from the sidewalk. Depending on the topography, the walkways occasionally incorporated steps and, sometimes if the front yard was fenced, a decorative gateway. Traditional paving materials were concrete, brick, or stone pavers.

Not all residential sites included driveways in Conway's early neighborhoods, and often single-lane driveways were shared. Driveways usually led directly to the back yard, sometimes to a carriage house or a garage. Public alleys sometimes provided automobile access to back yards and garages.

Occasionally, porte cochères provided a covered parking space attached to the main building. Typically, driveways were made of gravel or compacted soil. Often a grass median separated two gravel or aggregate textured concrete runners. Occasionally, more decorative brick or stone pavers were used.

Historically, off street parking areas for multiple cars were not common in the residential neighborhoods or commercial areas. Initially, on street parking met the demand for parking spaces, even in the commercial area.

Things to Consider As You Plan

The preservation of existing walkways and driveways through routine maintenance and replacement of deteriorated surfaces in kind is essential to preserving the character of individual building sites and the district. When new walkways or driveways are proposed in an historic district, they should be designed to be compatible in location, patterns, spacing, configurations, dimensions, and materials with existing walkways and driveways.

If a parking lot must be located in the historic district, it should be located as unobtrusively as possible and must be screened from street view by a substantial planting strip or a combination of plantings and fencing. As many existing trees as possible should be saved, and new trees planted, to maintain or enhance the tree canopy. This not only helps integrate parking lots into the historic district; it also helps reduce the glare and the heat associated with parking lots and keeps the interiors of parked vehicles cooler. Large off street parking lots should be subdivided by planting strips to diminish the impact of the surface paving.

Residential parking areas shall be retained gravel, or concrete. Asphalt paving is not appropriate in residential areas.

In commercial areas, parking areas shall be concrete, asphalt, pavers, or an appropriate impervious material. Loose gravel is prohibited.

In residential districts, new paved areas should never directly abut the principal site structure, significantly alter the site topography, or overwhelm in area the residential, landscaped character of a backyard. Care must be taken that paved areas do not injure nearby trees by intruding onto their root areas.

Parking in front yards shall be restricted to driveways. Excessive paving of front yards is highly discouraged.

Sidewalks are an integral part of the Robinson Historic District. The repair, replacement, or construction of sidewalks is highly encouraged and required with new construction (See Section 2.5.1 New Construction, Specific Details).

2.2.3 Walkways, Drives, & Parking - Guidelines

Walkways, Drives, & Parking

1. Retain and preserve the topography, patterns, configurations, features, dimensions, materials, and color of existing walkways, driveways, and off street parking areas that contribute to the overall historic character of individual building sites, the streetscape, and the historic district.
2. Residential Front yards may not be totally paved. No more than 50% of a front yard may be impermeable or used for parking.
3. Protect and maintain existing walkways, driveways, and off street parking areas through routine inspection and appropriate maintenance and repair procedures.
4. If replacement of a deteriorated section or element of an existing walkway, driveway, or off street parking area is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original section or element in design, dimension, texture, color, and material.
5. If a walkway or a driveway is completely missing, replace it with a new feature based on accurate documentation of the original design or a new design compatible in location, configuration, dimension, scale, materials, and color with the historic building site, streets, and district.
6. Design new walkways, driveways, and off street parking areas to be compatible in location, patterns, spacing, configurations, dimensions, materials, and color with existing walkways, driveways, and off street parking areas that contribute to the overall historic character of the district.
7. Locate new walkways, driveways, and off street parking areas so that the topography of the building site and significant site features, including mature trees, are retained.
8. It is not appropriate to locate a new off street parking area in a district with residential character where it is visible from the street, where it will significantly alter the proportion of built area to yard area on the individual site, or where it will directly abut the principal structure.
9. Locate off-street parking in a manner that preserves existing topography, site features, and trees.
10. Location of parking areas should be at the rear of the property or preferably off the alley if possible.
11. On-site parking requirements should be compatible with existing Conway Zoning Ordinances.
12. Introduce perimeter plantings, hedges, fences, or walls to screen and buffer off street parking areas from adjacent properties and the public street. Subdivide large parking areas with interior planting islands to break up any large paved area.
13. Maintain the continuity of sidewalks in the public-right-of-way when introducing new driveways.
14. Sidewalks are an integral part of the Robinson Historic District. The repair, replacement, or construction of sidewalks is highly encouraged and required with new construction (See Section 2.5.1 New Construction, Specific Details).
15. Protect significant trees over 8 inches in diameter and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the drip line of trees.
16. Recommended materials for parking areas: brick or stone pavers, concrete, or compacted crushed rock or brick.
17. If locating parking on a vacant lot, the front of the parking lot should not extend past the setback of the adjacent structure furthest from the street.
18. If locating parking on a corner lot, it should be screened on both streets and the front of the lot should not extend past the setback of the adjacent properties on both streets.
19. Corner lot parking is not appropriate between commercial buildings and the street. Parking should be located at the rear or side of commercial structures.
20. Asphalt is not a historic paving method and should not be used for new driveways.
21. In lighting walkways, driveways, and off street parking areas, follow the guidelines for lighting.

2.2.3 The Site - Walkways, Drives, & Parking

Driveways:

The majority of historic homes in the Robinson District have driveways beside the house, with a garage or carport to the rear of the site. Parking along the sides of the street is also common in the District. This is due in large part to narrower lots which require smaller driveways, as well as an abundance of central walks which lead from the street or sidewalk up to the house.

In the residential areas with larger lots, the use of alternative paving materials for both driveways and private walks can help reinforce the character of the district. Strategically placed landscaped screening can also help reduce the strong visual impact that off-street parking areas can create.

Parking:

New parking should be located to the sides and rears of existing buildings and should be screened with landscaping if the area is prominently visible from a public right-of-way.

Driveway-sharing is highly encouraged. Where possible, adjacent property owners should utilize the same driveway for access to their respective properties.

Large paved areas for parking should not be placed in the front yard of any sized properties except extremely large lots with deep setbacks. Historic driveways such as concrete strips with a grass median are encouraged. Semicircular driveways with two entry points on the front of the lot are not appropriate for most small to medium-sized single-family residences in the District.

2.2.3 The Site - Walkways, Drives, & Parking

Sidewalks are historically correct and are an integral part of the Robinson Historic District adding an essential pedestrian element to the area. The repair, replacement, or construction of sidewalks is highly encouraged and required with new construction (See Section 2.5.1 New Construction, Specific Details). Sidewalks should be constructed and/or repaired for all street frontages and shall be 4 feet wide unless the width differs historically. Sidewalks shall pass through driveways.

Retain any existing historic paving materials used in walks and driveways, such as brick, stone and examples of the early use of patterned concrete.

Replace damaged areas with materials that match the original paving.

Ensure that new paving materials are compatible with the character of the area. Brick pavers in traditional patterns and scored concrete are examples of appropriate applications. Color and texture of both surfaces should be carefully reviewed prior to installation. Avoid large expanses of bright white or gray concrete surfaces and asphalt in visible areas.

Use identical or similar materials or combination of materials in both walks and driveways.

2.2.4 The Site - Garages & Accessory Structures

Garages & Accessory Structures

A number of original garages, carriage houses, storage buildings, and sheds have survived in the Robinson Historic District. Like other early site features, they contribute to the historic character of individual sites and the district as a whole. In some cases the garage or the accessory building echoes the architectural style, materials, and details of the principal structure on the site. Others are more modest, vernacular structures. Most early garages were sited in the rear yard and accessed either by a linear driveway leading from the street or from the rear property line via an alley. Corner lots sometimes oriented garages toward the side street. Most garages and carriage houses were single bay; some larger garages were shared by adjoining property owners. Smaller storage buildings and sheds were also typically located unobtrusively in the rear yard.

Things to Consider As You Plan

Routine maintenance and repair of early garages and accessory structures are essential to their preservation. Additional information on the appropriate rehabilitation of roofs, walls, windows, doors, and materials of garages and accessory structures can be found in the pertinent portions of these guidelines.

In the historic district, the compatibility of a proposed new garage or accessory building should be reviewed in terms of location, orientation, form, scale, size, materials, finish, and details. It is also important to consider the impact of the proposed construction on the existing site and site features.

For additional information on garages and accessory buildings see the New Construction Guidelines - Garages and Accessory Structures Section 2.5.1, page 56.

2.2.4 Garages & Accessory Structures - Guidelines

Garages & Accessory Structures

1. Retain and preserve garages and accessory structures that contribute to the overall historic character of the individual building site or the district.
2. Retain and preserve the character-defining materials, features, and details of historic garages and accessory buildings, including foundations, roofs, siding, masonry, windows, doors, and architectural trim.
3. Maintain and when necessary repair the character-defining materials, features, and details of historic garages and accessory buildings according to the pertinent guidelines.
4. If replacement of a deteriorated element or detail of a historic garage or accessory building is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original element or detail in design, dimension, texture, color, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
5. If a historic garage or accessory building is missing or deteriorated beyond repair, and a replacement is desired, it should be replaced with a design based on accurate documentation or a new design following guidelines for New Construction and Additions.
6. Locate and orient new garages and accessory buildings in locations compatible with the traditional relationship of garages and accessory buildings to the main structure and the site in the district.
7. It is not appropriate to construct a prefabricated accessory structure that is not compatible with the main structure or similar to historic accessory structures within the district.
8. It is not appropriate to introduce an accessory building that is similar in appearance, material, and scale to historic accessory structures but is stylistically anachronistic with the character of the primary structure on the parcel or with historic accessory structures in the historic district.
9. It is not appropriate to introduce a new garage or accessory building if doing so will detract from the overall historic character of the principal building and the site, or require removal of a significant building element or site feature, such as a mature tree.
10. It is not appropriate to introduce features or details to a garage or an accessory building in an attempt to create a false historical appearance.

2.2.5 The Site - Lighting

Lighting

Electric lighting was first introduced in Conway in 1895. The styles of the exterior and interior fixtures reflected the styles of the buildings as well as the economic strata of the occupants.

Depending on their location, streetlights ranged from elaborate designs, such as translucent globes mounted on cast-iron poles capped with decorative finials, to simple, bracketed fixtures mounted on utility poles. The light cast by these early fixtures was a soft yellow-toned glow rather than the harsher bluish- tone light cast by contemporary mercury vapor streetlights.

Things to Consider As You Plan

Today, issues of light pollution, safety, and security require careful forethought about the quantity and the location of exterior lighting. Considerations in reviewing any proposed lighting fixture for compatibility should include location, design, material, size, color, scale, and brightness. For major lighting proposals, such as those for large parking areas or streetlights, installing a sample fixture may be warranted.

It is always preferable to retain and maintain original lighting fixtures; however, if fixtures are missing or damaged, alternatives exist. Antique or reproduction lighting fixtures of a similar design and scale may be installed, or reproduction fixtures that reflect the design of the building may be selected. For example, it would be appropriate to select a pendant or a bracketed fixture with a stylized scrollwork or a floral motif for a Queen Anne cottage. Fixtures for a bungalow from the era of the Craftsman movement or the Art Deco period could also reflect those designs. Selecting a fixture style in contrast to the building style is not recommended. In the 1950s, reproduction fixtures designed in colonial Williamsburg motifs became popular, but such fixtures are anachronistic and not compatible with early Conway buildings.

Contemporary fixtures that are inconspicuous or that complement the style and the character of the building may be selected for historic buildings. Simple, discreet styles and materials are usually successful. If more illumination is desired than the original fixtures provide, unobtrusively located contemporary recessed lights may be appropriate.

Additional lighting may be desirable on a particular site because of concerns for safety or security. Careful consideration should be given to where supplemental lighting is needed and in what quantity. Adequate lighting can often be introduced through lights on residential-scale posts, recessed lights, footlights, or directional lights mounted in unobtrusive locations. Such solutions are far more in keeping with the historic character of the districts than harsh floodlights and standard security lights mounted on tall utility poles. However, even compatible fixtures may compromise a building or a site if they are improperly spaced or located. For example, lining a front walk with multiple footlights may create a runway effect that detracts from the character of the house and the district.

When selecting specific fixtures and locations, it is also important to consider the impact of site lighting on adjacent properties. The introduction of motion sensors or indiscriminate area lighting on one site may result in the undesired lighting of surrounding sites. To minimize the intrusion of lighting for institutional or commercial buildings and related parking areas in primarily residential neighborhoods, and to save energy, the lighting may be connected to timers that automatically shut it off when it is not needed.

2.2.5 Lighting - Guidelines

Lighting

1. Retain and preserve exterior lighting fixtures that contribute to the overall historic character of a building, site, or streetscape.
2. Maintain and repair historic exterior lighting fixtures through appropriate methods.
3. If replacement of a missing or deteriorated historic exterior lighting fixture is necessary, replace it with a fixture that is similar in appearance, material, and scale to the original, or with a fixture that is compatible in scale, design, materials, color, finish, and historic character with the building and the streetscape.
4. Introduce new site and street lighting that is compatible with the human scale and the historic character of the district. Consider the location, design, material, size, color, finish, scale, and brightness of a proposed fixture in determining its compatibility.
5. In the residential historic district, introduce low-level lighting to provide for safety and security where needed. Install recessed lights, footlights, lights on posts of human scale, or directional lights in unobtrusive locations.
6. Locate low-level or directional site lighting and motion detectors with care to ensure that the light does not invade adjacent properties.
7. It is not appropriate to introduce indiscriminate area lighting in the historic districts.
8. It is not appropriate to introduce new security lighting on standard-height power poles in the residential historic districts.
9. It is not appropriate to illuminate the facades of houses in the residential historic districts with harsh floodlights.
10. It is not appropriate to introduce or eliminate exterior lighting fixtures if doing so will detract from the overall historic character of the building, site, or streetscape.
11. It is not appropriate to introduce period lighting fixtures from an era that predates the structure in the historic district in an attempt to create a false historical appearance, or that are stylistically inappropriate or anachronistic.
12. It is not appropriate to diminish the historic character of a site by introducing incongruous lighting, such as creating a runway effect with multiple footlights along front walks.

2.2.6 The Site - Signage

Signage

Turn-of-the-century designs for lettering on signs were straightforward and informative. In the case of commercial signs, many times the lettering was painted directly onto the window glass. Lettering designs were usually in sans serif typefaces or in typefaces with simple serifs, and were styled in all capital letters. Fancy lettering, such as italics or ornate Gothic styles, was used as an accent or an emphasis in combination with plain lettering.

Signboards that hung over the sidewalk or were affixed to buildings were generally rectangular in shape with various corner treatments such as rounded, concave, or simple squared-off corners. As a general rule, signboards were simple shapes that conveyed a message. If a building had a transom over the main entrance, street address numbers were usually painted on the glass in that area. The Victorian builders' favorite method of announcing the name of a commercial or institutional building was to display it in relief on the pediment of the frieze over the main entrance. The date of the construction was usually included as well.

Things to Consider As You Plan

Significant historic signs and landmark signs within the districts should be preserved and maintained. Original signage incorporated into the architectural detail of commercial buildings should also be preserved.

The compatibility of new signage in the districts should be reviewed in terms of location, size, materials, color, scale, and character. All new signage must comply with current Conway sign ordinances as well.

For commercial adaptive uses in an historic district with residential character, small simple signs constructed of traditional sign materials and affixed flush to the body of the building near the front door are considered appropriate. For historic institutional uses within predominantly residential districts, simple signs constructed of traditional sign materials should be discreetly located. Small historic plaques and markers are usually mounted near the entrance on the exterior wall in a location where no architectural detail is damaged or concealed.

Signs in commercial districts can reflect the era and the character of the building and the historic district. Occasionally, an antique sign may even be restored for contemporary use. Awnings provide an opportunity for commercial signage, as do storefront display windows and transoms. New signage on commercial and institutional buildings should be compatible with and enhance the architectural style and details of the building facade and never obscure or damage significant building features or details.

CONWAY SIGN ORDINANCE

In almost every case, signage within the Historic District will adhere to the guidelines and regulations detailed within Ordinance O-06-134 (Article 1301, City of Conway Zoning Ordinance; hereafter referred to as the "Conway Sign Ordinance") and all amendments thereto, all historic district regulations which may apply, and any and all other current laws pertaining to signage. The one exception to the aforementioned guideline is for the area measurement for those signs most commonly referred to as "freestanding" signs.

A freestanding sign is a sign supported permanently upon the ground by poles or braces and not attached to any building. Most commonly, these signs take the form of a 'monument' sign, 'two-pole sign', or 'post-and-arm' sign. In no case shall any freestanding sign within the Historic District exceed sixteen square feet in area per side (as defined by Section 8.0 of the Conway Sign Ordinance), and a maximum height of four feet, without an exception granted by the Historic District Commission.

All signage should be considered integral to the site and structure design, and should complement the design character of those features as well as that of the Historic District in general.

Sign styles, size, height, scale, colors, location, and material shall strongly relate to the design of the structures which they serve.

Types of signage which may be considered for use within the Historic District include, but is not limited to, wall signs, blade signs, awning/canopy signs, windows signs, temporary A- frame temporary signs, and roof signs (in commercial areas only).

2.2.6 Signage - Guidelines

Signage

1. Retain and preserve original signs that contribute to the overall historic character of the building or the district.
2. 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.
3. For commercial and institutional buildings, design building signs to be integral to the overall building facade. It is not appropriate to cover a large portion of a facade or any significant architectural features with signage.
4. 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.
5. Select colors for new signage in the historic district that are compatible with the related structure or streetscape.
6. If desired, install small identification signs and bronze historic plaques for residential buildings so that no architectural features or details are obscured or damaged.
7. 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.
8. Mount flush signboards in appropriate locations on facades so that no architectural details or features are obscured or damaged. On masonry buildings, holes for fasteners should be placed in the mortar joints, not the masonry unit.
9. 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.
10. Light signs in a manner compatible with the historic character and the pedestrian scale of the historic district, following the guidelines for lighting in Section 2.2.5. Internally illuminated awnings and signs are not appropriate in the historic districts.
11. It is not appropriate to install a large, out-of-scale, projecting sign on a building facade.
12. 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. Banner signs are prohibited with the exception of non-commercial vertical banners. All other signage shall be governed by current City of Conway sign regulations.

1703 College Avenue

Section 2.3
Changes to Building Exterior

2.3.1 Recommended Treatment of Masonry Buildings

Masonry, Stone, and Stucco

Site features as well as building elements, surfaces, and details executed in masonry materials contribute to the character of the Robinson Historic District. A variety of historic masonry materials, such as brick, native stone, terra-cotta, limestone, granite, stucco, slate, concrete, cement block, and clay tile, are employed for a range of district features, including sidewalks, driveways, steps, walls, roofs, foundations, parapets, and cornices.

Brick foundations are quite common in the district; stone foundations are less typical. Brick or stone exterior walls clad most buildings in the commercial and institutional districts. Although clapboard siding is more typical in residential districts, some brick and stone are also found there.

Things to Consider As You Plan

Masonry surfaces require minimal maintenance and are known for their durability. They develop a patina over time and should be cleaned only when heavy soiling or stains occur. Usually, gentle cleaning using a low-pressure water wash with detergent and the scrubbing action of a natural bristle brush will accomplish the task. Occasionally, a chemical masonry cleaner may be necessary. In that case, it is important to select a chemical cleaner that is appropriate for the specific masonry material, to test the solution on an inconspicuous sample area in advance, to follow recommended application procedures, and to neutralize and rinse the surface thoroughly to prevent any further chemical reaction. The use of abrasive methods such as sandblasting, waterblasting, and power washing is destructive to historic masonry surfaces and not appropriate.

The painting of unpainted masonry surfaces is not considered appropriate because it conceals the inherent color and texture and initiates a continuing cycle of paint maintenance. However, the repainting of previously painted masonry is encouraged over attempts to remove the paint films chemically or abrasively.

Moisture penetration, with subsequent damage to a masonry wall, is often the result of open or deteriorated mortar joints. The wall can be repaired through skillful repointing of the joints with new mortar. Before repointing, any loose or deteriorated mortar must be removed with hand tools, taking care not to chip or damage the surrounding masonry. In a proper repointing, the new mortar will match the visual and physical properties of the original mortar, including its strength. Mortar high in portland cement content exceeds the strength of historic brickwork and will deteriorate it. The new mortar joint should match the original in width and profile. Moisture damage may also cause a stucco coating to separate from its masonry backing. To repair it, any loose or deteriorated stucco should be removed, and the area should then be patched with new stucco to match the original in composition, texture, color, and strength.

If masonry units themselves are damaged or missing, replacement units should match the original as closely as possible in design, material, dimension, color, texture, and detail. Beyond the individual units, any bond pattern or detailing of the original feature should be duplicated. Given the selection of brick and stone units available today, replacement in kind is generally not an issue. Consequently, substitutions of materials or masonry systems, such as concrete units for brick or exterior insulation systems for traditional stucco, are not appropriate.

Chimneys: Original chimneys are important architectural features of historic buildings and should not be removed or changed. Non-functional interior chimneys should be maintained and preserved in their original configuration (eg, not removing the portion above the roof surface). If reconstruction of a material is necessary because of structural instability, it should be rebuilt with the original configuration and materials. and deterioration.

2.3.1 Treatment of Masonry Buildings - Guidelines

P

Masonry: Guidelines

1. Retain and preserve masonry features that contribute to the overall historic character of a building and a site, including walls, foundations, roofing materials, chimneys, cornices, quoins, steps, buttresses, piers, columns, lintels, arches, and sills.
2. Protect and maintain historic masonry materials, such as brick, terra-cotta, limestone, granite, stucco, slate, concrete, cement block, and clay tile, and their distinctive construction features, including bond patterns, corbels, water tables, and unpainted surfaces.
3. Protect and maintain historic masonry surfaces and features through appropriate methods:
   - Inspect surfaces and features regularly for signs of moisture damage, vegetation, structural cracks or settlement, deteriorated mortar, and loose or missing masonry units.
   - Provide adequate drainage to prevent water from standing on flat, horizontal surfaces, collecting on decorative elements or along foundations and piers, and rising through capillary action.
   - Clean masonry only when necessary to remove heavy soiling or prevent deterioration. Use the gentlest means possible.
   - Repaint painted masonry surfaces when needed.
4. Repair historic masonry surfaces and features using recognized preservation methods for piecing-in, consolidating, or patching damaged or deteriorated masonry. It is not appropriate to apply a waterproof coating to exposed masonry rather than repair it.
5. Repoint masonry mortar joints if the mortar is cracked, crumbling, or missing or if damp walls or damaged plaster indicate moisture penetration. Before repointing, carefully remove deteriorated mortar using hand tools. Replace the mortar with new mortar that duplicates the original in strength, color, texture, and composition. Match the original mortar joints in width and profile.
6. If replacement of a deteriorated detail, module, or element of a masonry surface or feature is necessary, replace only the deteriorated portion in kind rather than the entire surface or feature. Consider compatible substitute materials only if using the original material is not technically feasible.
7. If replacement of a large masonry surface or entire feature is necessary, replace it in kind, matching the original in design, detail, dimension, color, pattern, texture, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
8. If a masonry feature is completely missing, replace it with a new feature based on accurate documentation of the original feature or a new design compatible with the scale, size, material, and color of the historic building and district.
9. Test any cleaning technique, including chemical solutions, on an inconspicuous sample area well in advance of the proposed cleaning to evaluate its effects. It is not appropriate to clean masonry features and surfaces with destructive methods, including sandblasting, high-pressure waterblasting, and power washing.
10. It is not appropriate to paint unpainted masonry surfaces that were not painted historically.

Stucco Guidelines

1. Maintain historic stucco. It is a character-defining material that has acquired significance over time.
2. Repair any water damage to the underlying structure to provide a sound base for necessary stucco repairs.
3. Repair stucco or plastering by removing loose material and patching with a new material that is similar in strength, composition, and texture.
4. Use a professional plasterer for stucco repair. A qualified tradesperson will assess the damage and perform an analysis to match the new stucco composition to the existing material.
5. Stucco may be tinted or pigmented. When replacing or repairing tinted stucco, match the color or tint of the existing material.
6. Consult a professional to determine the appropriate compatible paint for the existing surface coating.
7. Replace stucco completely if more than half of the surface area has lost its bond with the substrate.
8. Use a replacement stucco mix that is weaker than the masonry to which it is being applied and which replicates the visual qualities of the historic stucco.

2.3.1 Recommended Treatment of Masonry Buildings

Roof Shape and Pitch shall be preserved

Historic roofing material such as clay tile shall be maintained in good condition and not removed. If the roof is badly deteriorated and repair is not possible, an aesthetically acceptable facsimile or substitution, recommended by HDC may be used.

Wooden trim such as cornices, frieze boards, soffits, brackets and balusters shall not be removed or covered in aluminum or plastic.

Brick and stone shall be cleaned by the gentlest means possible. Low pressure water with a mild detergent shall be tried first. Abrasive cleaning shall be used only if necessary for the preservation of the building, and only when approved by HDC

Masonry buildings that were historically unpainted shall not be painted. Masonry buildings that were historically painted shall remain painted.

Masonry or terra-cotta trim such as window hoods, sills, arches, belt courses, water tables and stairs shall not be painted or removed. If elements are badly deteriorated and replacement in kind is cost prohibitive, an aesthetically acceptable facsimile, recommended by HDC, may be used.

Original doors and windows shall be retained. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Repointing of historic masonry shall match the original in color and profile, and shall be done with mortar formulas containing less portland cement than that used with modern vitreous bricks (see the chart on page 36). A color test shall be made before executing the actual repair, as these materials often change color as they cure. Type N mortar shall only be used with hard facing brick in exposed locations and Type S mortar shall not be used on pre-20th Century brickwork at all.

Stone or brick buildings should not be covered with other materials such as artificial brick, artificial stone, aluminum or plastic siding.

2.3.1 Treatment of Masonry Buildings - Guidelines

P

Masonry: Bonds Pointing Styles Mortar Types

Most of the problems with historic masonry arise when the brick or stone needs to be repointed. Regular type N or type S mortar made from bagged pre-mixes should not be used. It's just too strong and can can cause stones and bricks to spall or flake away.

Masonry Material	Exposure	Type	Portland Cement	Lime	Sand
Weak: soft hand made brick marble	protected interior	**L**	0	1	21/4 - 3
	normal exterior exposure	**K**	1	3	10 - 12
	severe exposure	**O**	1	2	8-9
weak limestone soft sandstone	normal exterior exposure	**K**	1	3	10 - 12
	severe exposure	**O**	1	2	8-9
Average strength: 19th C, molded brick sound limestone harder sandstone	protected interior	**K**	1	3	10 - 12
	normal exterior exposure	**O**	1	2	8-9
	severe exposure	**N**	1	1	5-6
Strong: Hard stone / granite modern vitreous brick	normal exterior exposure	**N**	1	1	5-6
	severe exposure, paving	**S**	1	1/2	4 - 41/2
Not applicable to historic buildings in Conway		**M**	1	1/4	3 - 31/4

Mortar formulas compiled from information in: Preservation Briefs #2, National Park Service and Masonry, National Trust for Historic Preservation

In the case of formulas based on "extreme exposure", which would, for example, be a chimney-top above the roof line or exterior paving, there is always a trade-off between the strength of the mortar and the possibility that the mortar may harm the stone or brick if too strong. Err on the weak side.

Old bricks that have been repointed with modern mortar. The bricks expand and contract into the harder mortar, which causes them to chip away until there's nothing left.

Masonry Overview

The longevity and appearance of a masonry wall is dependent upon the size of the individual units and the mortar.

Stone is one of the longest lasting building materials. The most commonly encountered stone on historic buildings in the U.S. include sandstone, limestone, marble, granite, slate and fieldstone.

Brick varied considerably in size and quality. Before 1870, brick clays were pressed into molds and were often unevenly fired. The quality of brick depended on the type of clay available and the brick-making techniques. With the perfection of an extrusion process, bricks became more uniform and durable.

Terra cotta is also a kiln-dried clay product popular from the late 19th century until the 1930s. The development of the steel-frame office buildings in the early 20th century contributed to the widespread use of architectural terra cotta.

Mortar is used to bond together masonry units. Historic mortar was generally quite soft, consisting primarily of lime and sand with other additives. After 1880, portland cement was added resulting in a more rigid and non-absorbing mortar. Like historic mortar, early stucco coatings were also heavily lime-based, increasing in hardness with the addition of portland cement in the late 19th century.

Concrete has a long history, being variously made of tabby, volcanic ash and, natural hydraulic cements. Portland cement was introduced in the 1870s. Since then, concrete has also been used in its precast form.

While masonry is among the most durable of historic building materials, it is also very susceptible to damage by improper maintenance or repair techniques and harsh or abrasive cleaning methods.

(from the Secretary of the Interior's Guidelines for *Masonry)*

Stucco is a type of exterior plaster. It may be applied directly over masonry, or applied over wood or metal lath, on a wood structure. Stucco can be finished in numerous surface textures dictated by the style of the building including smooth, roughcast, sponged, and scored.

Stucco can be used directly over fieldstone or brick and is applied over lath on wood frame structures. Historically stucco has been used as a protective coating or to convey a more refined appearance.

While stucco is considered a protective coating, it is highly susceptible to water damage, particularly if the structure underneath the stucco is damaged. Historic stucco needs regular maintenance in order to stay it in good condition. If stucco is the primary wall cladding, complete removal of stucco is inappropriate. A stucco surface applied at a later date as a secondary material may have acquired its own significance over time and in many cases should be retained.

2.3.2 Recommended Treatment of Wooden Buildings

Wood

Wood was the most commonly used building material in the Robinson Historic District. The structural system of most homes is a wood framework referred to as balloon framing, a Victorian era building innovation that set up all exterior bearing walls and partitions with single vertical studs and nailed the floor joists to those studs. Clapboard, flush siding, board and batten, or textured siding (consisting of patterned wooden shingles) was then applied to the exterior. Depending on the styles of the era and the taste and the financial resources of the owner, decorative details were added. For example, decorative wooden sawnwork, moldings, brackets, pediments, balustrades, and columns embellished early Conway buildings.

Even in commercial or residential buildings constructed or clad in masonry, wooden trim, sashes, and doors were typical. Porches, fences, and storefronts often were constructed of wood as well.

Things to Consider As You Plan

Wooden features and surfaces on a building should be maintained and repaired in a manner that maintains their original character as much as possible. A regular inspection and maintenance program involving caulking and sealing, carpentry, cleaning, and painting will help to keep problems with wooden features and surfaces manageable. Flexible sealants and caulking protect wooden joinery from moisture penetration as the wood shrinks and swells, and a sound paint film protects wooden surfaces from deterioration due to ultraviolet light and moisture. If a wooden feature or surface remains damp for extended periods of time, the possibility of mildew, fungal rot, or insect infestation increases dramatically.

Repair or replacement of deteriorated wooden elements or surfaces may involve selective replacement of portions in kind through splicing or piecing, or it may involve the application of an epoxy wood consolidant to stabilize the deteriorated portion in place. Specifying decay resistant wood species for replacement of deteriorated wooden elements and surfaces may prevent future deterioration. The application of wood preservatives or the use of pressure-treated wood (wood chemically treated with preservatives during manufacture) can also extend the life of wooden elements and surfaces. However, some pressure-treated wood must be allowed to weather for six to twelve months before it is primed and painted.

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.

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.

2.3.2 Recommended Treatment of Wooden Buildings

Existing Construction

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 fame 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 the weather.

- The 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 do 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.

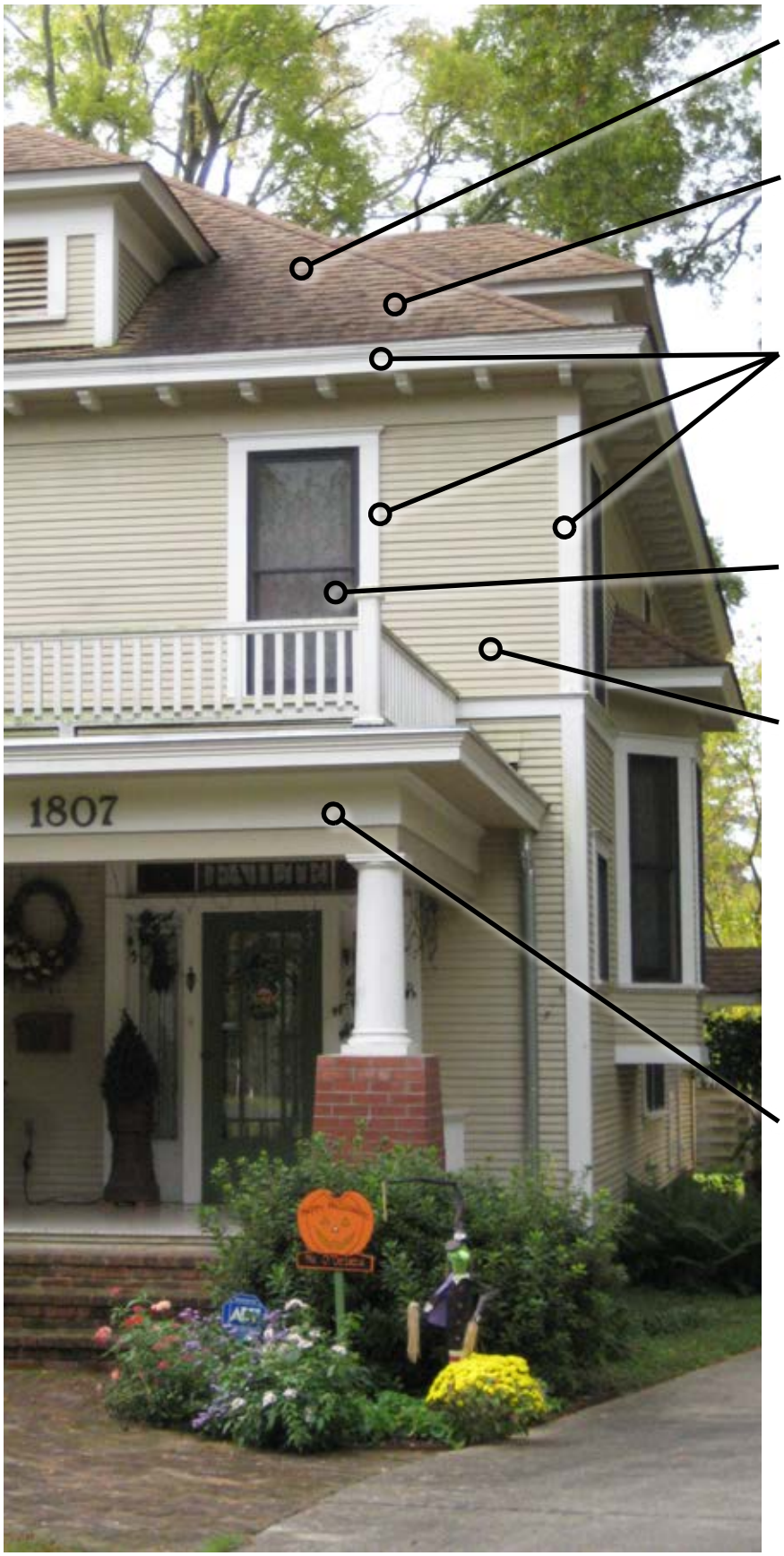
2.3.2 Treatment of Wooden Buildings - Guidelines

P

Wood: Guidelines

1. Retain and preserve wooden features that contribute to the overall historic character of a building and a site, including such functional and decorative elements as siding, cornices, architraves, brackets, pediments, columns, balustrades, and architectural trim.
2. Protect and maintain wooden surfaces and features through appropriate methods:
   - Inspect regularly for signs of moisture damage, mildew, and fungal or insect infestation.
   - Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements.
   - Keep wooden joints properly sealed or caulked to prevent moisture infiltration.
   - Treat traditionally unpainted, exposed wooden features with chemical preservatives to prevent or slow their decay and deterioration.
   - Retain protective surface coatings, such as paint, to prevent damage from ultraviolet light and moisture.
   - Clean painted surfaces regularly by the gentlest means possible, and repaint them only when the paint film is damaged or deteriorated.
3. Repair historic wooden features using recognized preservation methods for patching, consolidating, splicing, and reinforcing.
4. If replacement of a deteriorated detail or element of a wooden feature is necessary, replace only the deteriorated detail or element in kind rather than the entire feature. Match the original detail or element in design, dimension, texture, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
5. If replacement of an entire wooden feature is necessary, replace it in kind, matching the original in design, dimension, detail, material, and texture. Consider compatible substitute materials only if using the original material is not technically feasible.
6. If a wooden feature is completely missing, replace it with a new feature based on accurate documentation of the original feature or a new design compatible in scale, size, material, texture, and color with the historic building and district.
7. It is recommended that wooden surfaces and features be repainted in colors that are appropriate to the historic structure and district.
8. It is not appropriate to clean wooden features and surfaces with destructive methods such as sandblasting, power washing, and using propane or butane torches. Clean using gentle methods such as low-pressure washing with detergents and natural bristle brushes. Chemical strippers should only be used if gentler methods are ineffective.
9. It is not appropriate to strip historically painted surfaces down to bare wood and apply clear stains or finishes to create a natural wood appearance.
10. It is not appropriate to replace painted wooden siding that is sound with new siding to achieve a uniformly smooth wooden surface.
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.
12. It is not appropriate to introduce wooden features or details to a historic building in an attempt to create a false historical appearance.

2.3.2 Recommended Treatment of Wooden Buildings



Roof Shape and Pitch shall be preserved

Historic roofing material such as standing seam metal and slate shall be maintained in good condition and not removed. If the roof is badly deteriorated and repair is not possible, an aesthetically acceptable facsimile or substitution, recommended by HDC may be used.

Wooden trim such as cornices, window and door surrounds shall not be removed or covered in aluminum or plastic.

Original doors and windows shall be retained. Leaky and deteriorated wooden sash can be repaired, re-puttied and painted. When additional energy efficiency is required, tight fitting exterior storm windows are recommended.

Original wooden siding shall be repaired and preserved. Where repair is no longer possible because of severe deterioration, an aesthetically acceptable facsimile or substitution closely approximating the original siding may be recommended by HDC. Embossed "wood-grain" textures are not acceptable. In the rare cases where replacement materials, such as fiber cement board may be recommended by the HDC, these materials shall be applied in a way that preserves the original wooden siding underneath Wooden corner boards and trim shall be furred out in order to preserve the original shadow lines.

Porches shall be preserved.

Gingerbread, brackets, balusters, and posts shall be preserved. If these elements are so badly deteriorated and repair is not possible, an aesthetically acceptable facsimile or substitution may be recommended by HDC. Off the shelf pressure treated or plastic deck components are not acceptable.

Rain gutters and downspouts Built-in or historic half-round and round gutters should be retained.

2.3.2 Treatment of Wooden Buildings - Guidelines

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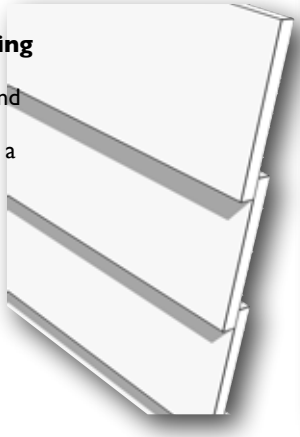
Types of Wood Siding

The most common wood board siding profiles in the districts are pictured above. The depth of the reveal may change dependent upon the era in which the siding was applied.

Beaded Lap Siding has a moulded bead at the base of the siding creating a rounded profile accent

Board and Batten Siding has a narrow strip to cover the seam between the wider boards. This type of wood siding is often seen on sheds and garages.

German Lap Siding has a moulded cove at the top of the siding creating a recessed profile accent



Lapped Siding is the earliest wood siding and may be a plain board or have a beaded edge detail.

Wood and Siding Overview

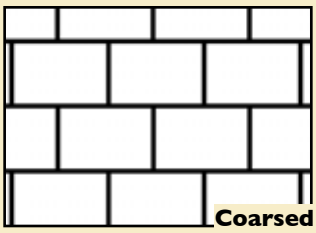
Because it can be easily shaped by sawing, planing, carving, and gouging, wood is used for architectural features such as clapboard, cornices, brackets, entablatures, shutters, columns and balustrades.

These wooden features, both functional and decorative, may be important in defining the historic character of the building and thus their retention, protection, and repair are important in rehabilitation projects. Wood has played a central role in American building during every period and in every style. Whether as structural membering, exterior cladding, roofing, interior finishes, or decorative features, wood is frequently an essential component of historic and older buildings.

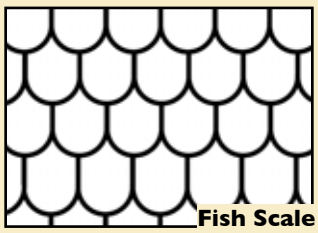
(from the Secretary of the Interior's Guidelines on Wood)
See section in the Exterior Overview for use of alternative siding materials.

Wood Shingle Patterns

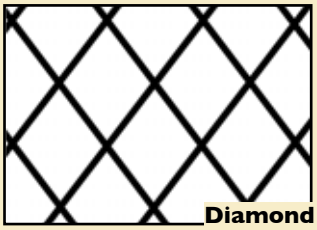
A variety of wood shingle patterns are found on the districts' Victorian era dwellings. Some of these patterns are available in newer substitute materials such as cementitious siding.



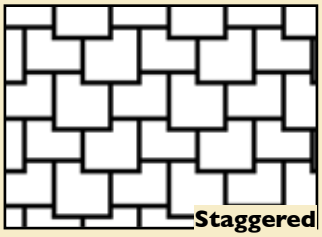
Coarsed



Fish Scale



Diamond



Staggered

2.3.3 Windows and Doors

Windows and Doors

The various arrangements of windows and doors, the sizes and the proportion of openings, and the decorative elements associated with them are used to achieve architectural stylistic effects on buildings. Although many types of windows are found in early Conway buildings, a majority of those found in early houses are wooden double-hung windows. Each sash, depending on the style and the age of the house, may be divided, usually by muntins that hold individual panes in place. Doors with a variety of panel configurations as well as a combination of solid panels and glazing are found throughout the Robinson Historic District. Decorative stained, beveled, and etched glass is sometimes found, often in entry sidelights and transoms or individual fixed sash.

More so than houses, commercial and institutional buildings often established a hierarchy through the placement, size, and scale of windows and doors. The front facade, particularly its first floor, was usually distinguished from the less significant facades with larger, more decorative windows and doors.

Things to Consider As You Plan

Improper or insensitive treatment of the windows and the doors of an historic building can seriously detract from its architectural character. Usually, repairing the original windows in an older building is more appropriate (and cost-effective) than replacing them with new ones. Peeling paint, high air infiltration, sticking sash, or broken panes are all repairable conditions and do not necessitate replacement.

Wooden-framed windows are generally easy and inexpensive to repair. For example, changing a sash cord is relatively simple, and lightly coating a window track with paste wax may allow the sash to slide smoothly. The inherent imperfections in historic glass give it a visual quality not replicated by contemporary glass manufacturing. Consequently, preserving such glazing on an early Conway building is always desirable.

If the details of a window or a door, such as casing, muntins, or tracery, are deteriorated and must be replaced, the original character of the building and the window or the door should be a guide. Replacement of an entire window or door should be considered only if repair is not feasible. Replacement units should match the original in dimension, material, configuration, and detail. A compatible substitute material should be considered only if replacement in kind is not technically feasible. Because the replacement unit should fill the original opening, it may have to be custom-made; today's open-stock windows and doors may not match the dimensions of the existing opening. Fortunately, custom-made wooden window sashes to match many original windows can be ordered at most lumber yards. Wooden- framed screen or storm windows and doors painted to match or complement the colors of the existing sash and doors are appropriate choices for most early Conway buildings.

Changing existing window and door openings, closing existing openings, or adding new openings on an early Conway building should be very carefully considered and undertaken only for compelling reasons. Changes to original openings in a character-defining facade should never be considered. For less significant facades the pattern of proposed openings should be characteristic of and complementary to the historic building and the historic district context.

Shutters are not historically accurate to Conway. Typically, shutters are a coastal architectural feature used to protect windows during tropical storms.

Shutters seen within the Robinson Historic District were typically added to structures as a non-functioning decorative feature.

Shutters used in new construction should be mounted on hinges to allow for operability or sized and mounted to appear operable. However, introducing shutters on a building that did not have them historically would compromise the building's architectural character and is not appropriate in the historic district.

Historically, fabric awnings were energy-conservation features that also provided opportunities to introduce color and signage. Although contemporary aluminum awnings are not consistent with the character of the Historic District, fabric awnings that are compatible in scale, form, and color may be appropriate.

2.3.3 Windows and Doors - Guidelines

P

Windows and Doors: Guidelines

1. Retain and preserve windows that contribute to the overall historic character of a building, including their functional and decorative features, such as frames, sash, muntins, sills, heads, moldings, surrounds, hardware, shutters, and blinds.
2. Retain and preserve doors that contribute to the overall historic character of a building, including their functional and decorative features, such as frames, glazing, panels, sidelights, fanlights, surrounds, thresholds, and hardware.
3. Protect and maintain the wood and metal elements of historic windows and doors through appropriate methods:
    - Inspect regularly for deterioration, moisture damage, air infiltration, paint failure, and corrosion.
    - Clean the surface using the gentlest means possible.
    - Limit paint removal and reapply protective coatings as necessary.
    - Reglaze sash as necessary to prevent moisture infiltration.
    - Weatherstrip windows and doors to reduce air infiltration and increase energy efficiency.
4. Repair historic windows and doors and their distinctive features through recognized preservation methods for patching, consolidating, splicing, and reinforcing.
5. If replacement of a deteriorated window or door feature or detail is necessary, replace only the deteriorated feature in kind rather than the entire unit. Match the original in design, dimension, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
6. If replacement of a deteriorated window or door unit is necessary, replace the unit in kind, matching the design and the dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials. Consider compatible substitute materials only if using the original material is not technically feasible.
7. If a window or a door is completely missing, replace it with a new unit based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building.
8. Replace deteriorated or missing wooden shutters with wooden shutters sized to fit the opening and mounted so that they can be operated. It is not appropriate to introduce shutters on a historic building if no evidence of earlier shutters exists.
9. If additional windows or doors are necessary for a new use, install them on a rear or non-character-defining facade of the building, but only if they do not compromise the architectural integrity of the building. Design such units to be compatible with the overall design of the building, but not to duplicate the original.
10. If desired, introduce narrow-profile exterior or interior storm windows so that they do not obscure or damage the existing sash and frame. Select exterior storm windows with a painted or baked-enamel finish color that is compatible with the sash color. For double-hung windows, operable storm window dividers should align with the existing meeting rail.
11. If desired, introduce full-light storm doors constructed of wood or aluminum that do not obscure or damage the existing door and frame. Select storm doors with a painted, stained, or baked-enamel finish color that is compatible with the color of the existing door.
12. If desired and where historically appropriate, install fabric awnings over window, door, storefront, or porch openings with care to ensure that historic features are not damaged or obscured.
13. It is not appropriate to remove original doors, windows, shutters, blinds, hardware, and trim from a character-defining facade.
14. It is not appropriate to remove any detail material associated with windows and doors, such as stained glass, beveled glass, textured glass, tracery, sills, heads, hoodmolds, panelled or decorated jambs and moldings, and interior and exterior shutters and blinds unless an accurate restoration requires it.
15. It is not appropriate to use snap-in muntins to create a false divided-light appearance.
16. It is not appropriate to replace clear glazing with tinted or opaque glazing.

2.3.3 Windows and Doors

Windows and doors can set the tone of a house. If you have the original ones on your house, they're made of better material than is available today and have already lasted from 80 to 120 years.

Modern epoxies and finishes make it possible to fully restore deteriorated wooden windows and doors. Exterior storm windows can preserve original wood windows indefinitely.

"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".

DOORS, WINDOWS AND SHUTTERS

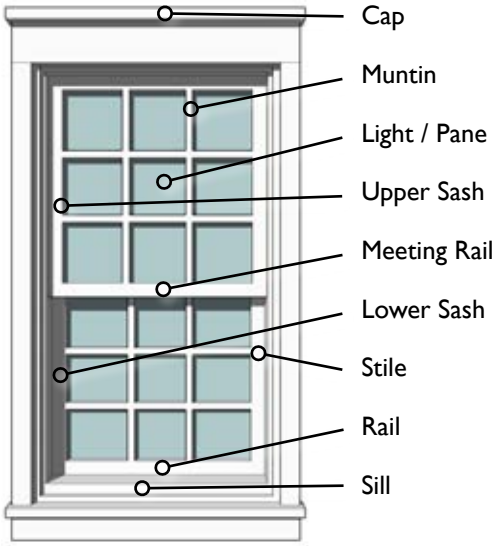
Door and window size, proportion, pattern, articulation, rhythm, and ratio of solids to voids help define a building's character and particular style.

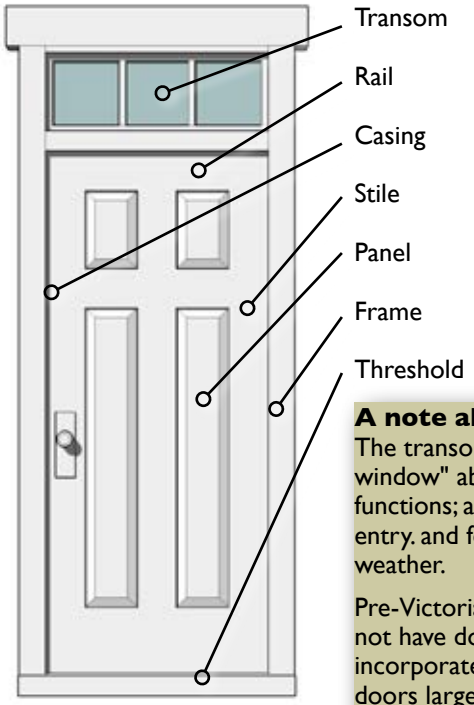
Primary doors are not only functional, but also decorative. Secondary entrances are often more utilitarian. Original doors can be found on many houses in the district and may provide a guide for new door choices.

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. Over the last two centuries both the size of individual glass panes and the overall opening size of windows has increased. In the early twentieth century, a number of revival styles saw a return to smaller upper panes, often over a larger single-paned lower sash.

In a technique known as diminution of fenestration, windows on the second level of historic buildings were often smaller than those on the ground or first level. Most window trim was flat, plain wood although some examples have a bead detail. In some brick construction examples, a flat brick or jack arch was used to crown the window opening.

Shutters are not historically common to Conway as the protection from harsh weather was not needed as in a coastal environment. Through time, shutters have been added to the district as a decorative feature.





Typical Window and Door Parts

A note about transoms:
The transom, which is the "little window" above the door, serves two functions; allowing light into the entry. and for ventilation in hot weather.

Pre-Victorian houses typically did not have doors with windows incorporated into them, and storm doors largely began to appear c 1950.

2.3.3 Windows and Doors

Common Window Arrangements

6 over 6 | 4 over 4 | 3 over 1 | 1 over 1

Shutters

Properly mounted shutters have upper and lower hinges and are kept open with shutter dogs

When shutters are properly sized, they cover the window and fit closely within the frame.

A note about shutters:
Shutters are not historically accurate to Conway. Typically, shutters are a coastal architectural feature used to protect windows during tropical storms.

Shutters seen within the Robinson Historic District were added to structures as a non-functioning decorative feature.

Shutters used in new construction should be mounted on hinges to allow for operability or sized and mounted to appear operable.

Window and Door Ratio, Proportion, and Size

Ratio of solids (walls) and voids (windows and doors) should be compatible with adjacent structures.

Rhythm (placement of window and door openings) should be compatible with adjacent structures.

Size and Proportion of window and door openings should be compatible with adjacent structures.

2.3.4 Roofs and Gutters

Roofs and Gutters

The roof form and pitch are among the major distinguishing characteristics of historic buildings. Roofs can be flat, pitched, hipped, curved, or arranged in various combinations of these forms. Certain architectural styles are clearly distinguished by roof types: Second Empire style buildings always display some form of a mansard or curved roof; classical buildings usually feature simple hipped or pitched roofs; and many Gothic Revival and picturesque adaptations display steep-pitched, complex arrangements of roofs and gables. Commercial buildings often exhibit decorative copings along the facade parapet. Roofing materials as well contribute to the character of historic buildings. Depending on the age and the style of the building, the original roofing may have been any of a variety of materials, including wood or metal shingles, slates, clay tiles, and standing-seam metal. Asphalt and asbestos shingles became popular roofing materials in the twentieth century both for new construction and for re-roofing of earlier buildings. Historic roofing materials were usually dark in color.

Things to Consider As You Plan

It is particularly important to retain and preserve historic roofs that create distinctive effects through shapes or color, because to alter or remove them would result in the loss of a significant architectural feature. If a roofing material must be replaced and is not readily available, a property owner should identify a compatible substitute material that closely resembles the original. When a roofing material is clearly distinctive to a building's architectural style, retaining or replacing it in kind is important. For example, a Mission-style building that features a clay tile roof should not be re-roofed with fiberglass shingles. This principle applies to shingle patterns as well; if a mansard roof is decorated with polychromatic slates, their removal would compromise the building's architectural character.

Routine care and maintenance of a roof are critical. A leaky roof allows water damage to the structure and detail elements of a building. It is wise to keep a roof free of leaves and other debris and to inspect it regularly for leaks, checking for loose or damaged shingles, slates, or tiles and repairing them immediately. Slate and clay tiles are extremely durable but brittle. They can last more than a century, but their fasteners, flashing, and sheathing may not. However, if they are carefully reset, they may last another lifetime. Metal roofs, if kept painted, can last more than a century as well. By contrast, a good-quality fiberglass shingle roof will last twenty to thirty years. The metal flashing around chimneys and at the juncture of roof planes must be maintained and replaced as necessary. Using terne-coated metal (which requires paint), copper, or rolled aluminum with a factory-applied finish to construct valleys is far more authentic in appearance and longer lasting than weaving asphalt shingles. Coating valleys or roofing materials with roofing tar should never be done.

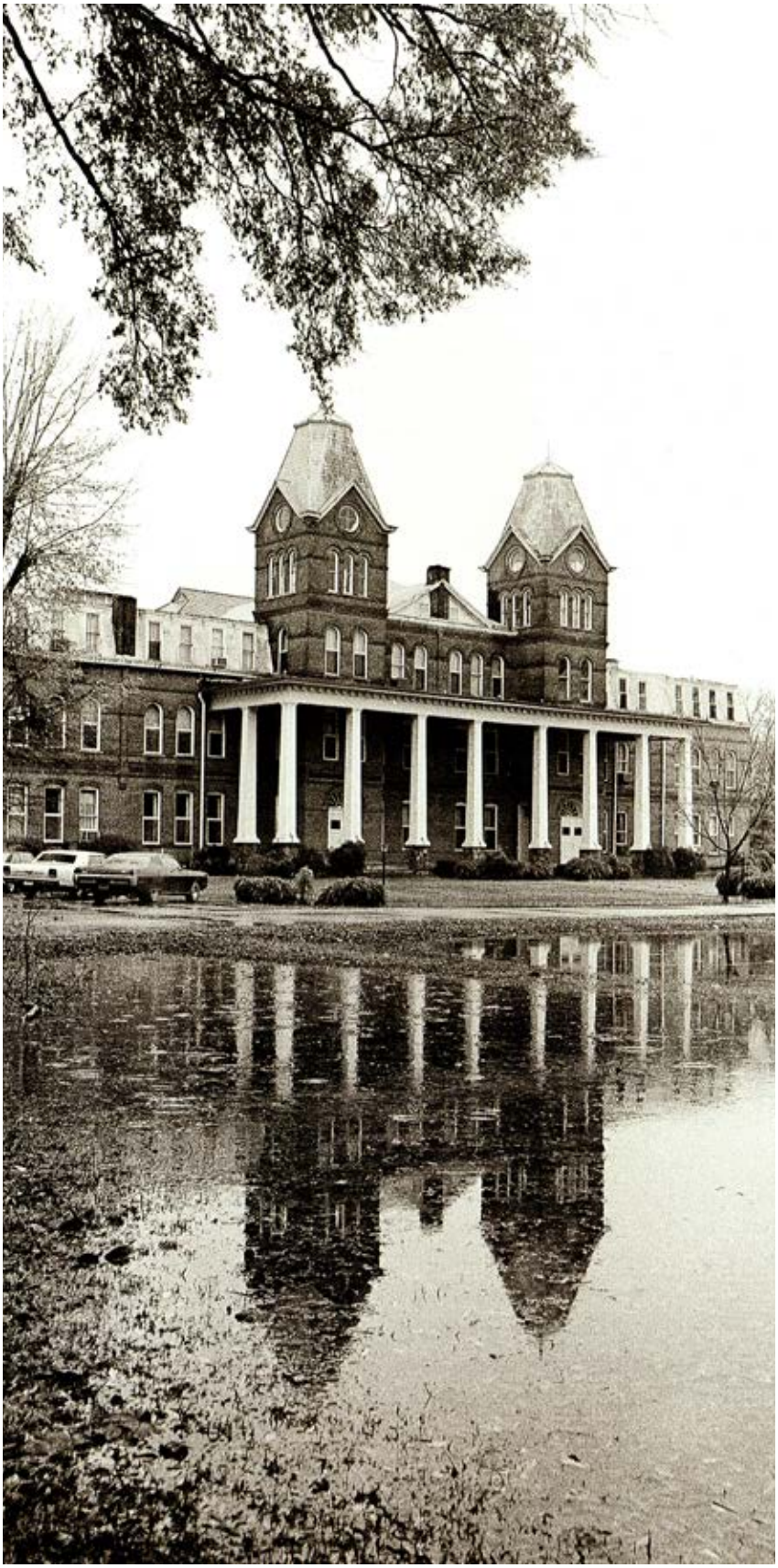
Gutters, scuppers, and downspouts must be cleaned out often and kept in good repair if they are successfully to carry water off the roof. Distinctive built-in gutters that are incorporated into the roof and concealed from view within a boxed cornice are important to retain. However, they must be kept properly functioning to avoid undetected damage to the structure. The distinctive shape of half-round gutters is typical for exposed gutters and preserves cornice crown molding.

Because contemporary roof features such as skylights and solar collectors often compromise the character of a building and damage historic roof features and materials, they are generally discouraged. If they are proposed, it is important to ensure that they will not damage or diminish the historic character of the building or the district.

2.3.4 Roofs and Gutters - Guidelines

Roofs and Gutters: Guidelines

1. Retain and preserve roofs and roof forms that contribute to the overall historic character of a building, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices.
2. Protect and maintain the metal, wooden, and masonry elements of historic roofs through appropriate methods:
   - Inspect regularly for signs of deterioration and moisture penetration.
   - Clean gutters and downspouts to ensure proper drainage.
   - Replace deteriorated flashing as necessary.
   - Reapply appropriate protective coatings to metal roofs as necessary.
   - Maintain adequate ventilation of roof sheathing to prevent moisture damage.
   - Ensure that roofing materials are adequately anchored to resist wind and water.
   - Re-fasten loose (or replace damaged) shingles, slates, or tiles.
3. Repair historic roofs and their distinctive features through recognized preservation methods for resetting or reinforcing.
4. If replacement of a partially deteriorated roof feature is necessary, replace only the deteriorated portion in kind to match the original feature in design, dimension, detail, color, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
5. If full replacement of a deteriorated historic roofing material or feature is necessary, replace it in kind, matching the original in scale, detail, pattern, design, material, and color. Consider compatible substitute materials only if using the original material is not technically feasible.
6. If a roof feature is completely missing, replace it with a new feature based on accurate documentation of the original feature or a new design compatible in scale, size, material, and color with the historic building and district.
7. It is not appropriate to remove a roof feature that is important in defining the overall historic character of a building, rather than repair or replace it.
8. If new gutters and downspouts are needed, install them so that no architectural features are lost or damaged. Select new gutters and downspouts that match trim color, unless they are copper. Retain the shape of traditional half-round gutters and downspouts if replacing them.
9. It is not appropriate to replace concealed, built-in gutter systems with exposed gutters.
10. It is not appropriate to introduce new roof features such as skylights, dormers, or vents if they will compromise the historic roof design, or damage character-defining roof materials or the character of the historic district.
11. It is not appropriate to install ventilators, solar collectors, antennas, skylights, or mechanical equipment in locations that compromise character defining roofs or on roof slopes prominently visible from the street.
12. It is not appropriate to install exposed tarpaper rolls as a finished roofing material or roofing tar as a replacement for valley flashing.
13. It is not appropriate to patch any roofing or flashing with tar or asphalt products.
14. Modern standing seam metal roofing is not appropriate in the historic district. Historically accurate metal roofs may be appropriate.



Central Baptist College - 1960s
Demolished in 1984
Photo: Bill Ward

Section 2.4
Demolition

2.4. Demolition and Relocation

Demolition

The demolition of historic structures is often due to neglect, either intentional or unintentional. Vacant structures often succumb to fire or other damage if they are not adequately secured from intrusion. "Demolition by neglect" is the process of a homeowner neglecting maintenance on a property until the only option left is demolition. Many town and cities across America have ordinances that specifically address "demolition by neglect." In any case, proper maintenance of a residence or property, historic or non-historic, is the responsibility of the owner. Houses that suffer from lack of maintenance negatively impact the historic character of the district. Demolition of a building which contributes to the historic or architectural integrity of the district should not occur, unless:

1. Public safety and welfare requires the removal of a building or structure as determined by the building or code inspector and concurring reports commissioned by and acceptable to the Historic District Commission from a structural engineer, architect, or pertinent professional. The building official and pertinent reports shall specify the deficiencies of the structure that cause the structure to be unsafe and an imminent threat to public safety.
2. Where economic hardship (no reasonable return on or use of the building exists) has been demonstrated and proven.
3. Where rehabilitation is undesirable due to severe structural instability or deterioration that has been documented and proven.
4. The building has lost its original architectural integrity and is deemed as no longer contributing to the district.
5. No other reasonable alternative is feasible, including relocation of the building.
6. To ensure public safety and welfare.

Outbuildings and accessory structures may have historic significance and some may be more significant than the main structure on the property. A Certificate of Appropriateness is required for removal of part(s) of or any structure on any site in the district. Every effort must be put forth to repair and maintain a historic building before a request for demolition will be considered by the HDC. Before submitting a COA for demolition, the owner must provide photographic documentation and measured drawings of the building for keeping in the historic records of the district.

If a building in the district has been fire-damaged beyond economical means to repair or if it has been so damaged that reconstruction would render it a "non-contributing" resource, the possibility for demolition may be considered.

Relocation

The relocation of historic structures is usually discouraged since the significance of a property is also derived from its site and setting. However, oftentimes it is the only option before demolition proceeds. The relocation of structures from within the Robinson District is strongly discouraged and require HDC approval. Similarly, the relocation of a structure from outside into the district is also discouraged. It creates a false sense of the history and development of the neighborhood because such a structure would not be distinguishable from original structures in the district.

Things to Consider As You Plan

If the application for a Certificate of Appropriateness involves the demolition of a building, which the HDC initially determines to be an inappropriate demolition, then the HDC may defer the matter until such time as it has had an opportunity to consider the following alternatives to the demolition of subject property:

1. Sources of funding for preservation and restoration activities if lack of such funds is the reason for the request to demolish.

2. Adaptive use changes.

3. An attempt to find a purchaser for the property who would maintain the building in a suitable and acceptable manner.

4. The feasibility of moving the building to another appropriate location.

5. Any such other solution as may be deemed advisable and in keeping with the spirit and intent of this Ordinance.

2.4. Demolition and Relocation - Guidelines

Demolition: Guidelines

1. Obtain a COA for demolition of part(s) or all of the structure.
2. Before demolition, work with the HDC to pursue all alternatives to demolition.
3. Before demolition, record significant structures through archival photographs and/or detailed architectural drawings as specified by the HDC.
4. Before demolition, work with the HDC and other interested parties to salvage usable architectural materials and features.
5. Before demolition, submit a site plan to the commission illustrating proposed site development or plantings to follow demolition.
6. During demolition, ensure the safety of any adjacent properties and historic resources. Also, during and after demolition, protect trees on the site from damage due to compaction of the soil by equipment or materials.
7. After demolition, clear the site promptly and thoroughly.
8. After demolition, plant or develop the site promptly as approved in the proposed site plan.
9. Upon HDC demolition approval, a demolition permit must be obtained from the Conway planning and Development Department.

Relocation: Guidelines

1. A Building Moving Permit must be obtained from the Conway Planning Commission as part of any building relocation.
2. Before moving a historic structure, document its original setting and context. Use photographs, and site plans to record the existing site conditions.
3. Enlist contractors experienced in moving historic buildings to do the following:
   - Determine the structural condition of the property before the move.
   - Coordinate the move with the utility companies and appropriate City departments.
   - Protect the structure from vandalism or weather damage before, during, and after the move.
   - Minimize structural damage during the move.
4. Relocate a structure within the historic district only if it is determined to be architecturally compatible with the adjacent buildings.
5. Relocate a structure on a site within a historic district according to new construction guidelines for siting, orientation, etc.
6. Ensure that the relocation will not diminish the tree canopy along the route of the move.
7. Provide the HDC with site plan information for proposed site features and plantings of the new setting, including information on accessory buildings, driveways, site lighting, and parking areas.
8. If the original site of the structure to be relocated is within a historic district, submit a site plan for proposed site features and plantings of the original site after the relocation.
9. Protect significant site features of the original site, the new site, and the route of the move during the relocation.

A note about demolition

The whole purpose of the historic district and the HDC is to preserve as much of Conway's historic building fabric as possible.

Demolition is the antithesis of preservation, so it's not approached casually. Specific criteria must be met before any demolition may be considered. Section 7 of Conway Ordinance 00-04-43, these are:

1. Sources of funding for preservation and restoration activities if lack of such funds is the reason for the request to demolish.

2. Adaptive use changes.

3. *An* attempt to find a purchaser for the property who would maintain the building in a suitable and acceptable manner.

4. The feasibility of moving the building to another appropriate location.

5. Any such other solution as may be deemed advisable and in keeping with the spirit and intent of this Ordinance.

Conway Train Depot - 1970s
Demolished in 1978
Photo: Bill Ward

Compatible Infill Construction
1170 Winfield
Hendrix Addition
National Register Historic District

Section 2.5
New Construction and Additions

2.5.1 New Construction

Overview

The Robinson Historic District is Conway's earliest residential neighborhood and should be preserved to provide an example of Conway's early built environment. However, preservation does not mean a halt to development or new architectural design. The goal is to preserve the look and feel of the Robinson District and the components that make this neighborhood a desirable place to live, work, and worship.

There are various historic architectural styles in the district expressed through decorative details and traditional materials. These traditional materials and details add visual interest to the design and help create a human scale to the buildings.

New construction in the Robinson Historic District must be carefully designed so that new buildings respect its historic setting. New construction should not challenge or compete with the physical character of the district. New construction should blend into the neighborhood fabric and not draw attention to itself at the expense of its historic neighbors. It is possible, and even desirable, that new construction reflect the best of historic elements and modern design.

The following new construction guidelines provide more information for designing buildings that bridge the old and the new.

Things to Consider As You Plan

To blend successfully, new development must be compatible with character defining district features as well as site specific features. The descriptions and guidelines included in Section 2.2, Site and Setting, should be useful in determining the compatibility of proposed site development within the historic district. The guidelines for various site features, including driveways, fences, lighting, garages, and plantings, apply to both existing site features and proposed development. Because buildings within the historic districts generally display a clear consistency in setback, orientation, spacing, and distance between adjacent buildings, the compatibility of proposed new construction siting should be reviewed in those terms as well.

The success of new construction within a historic district does not depend on direct duplication of existing building forms, features, materials, and details. Rather, it relies on understanding what the distinctive architectural character of the district is. Infill buildings must be compatible with that character. Contemporary design generated from such understanding can enrich the architectural continuity of the historic district.

In considering the overall compatibility of a proposed structure, its height, form, massing, proportion, size, scale, and roof shape should first be reviewed. A careful analysis of adjacent buildings can provide architectural cues for new development. The overall proportion of the building's front elevation is especially important as it will have the most impact on the streetscape. If the street facades of nearby buildings are vertical in proportion, then a vertical orientation of the new building facade will result in a compatible design.

A similar study of materials, building features, and details typical of existing buildings along the block 's streetscape will provide a vocabulary to draw on for compatible building design. Beyond the obvious study of prominent building elements such as porches and storefronts, particular attention should be given to the spacing, placement, scale, orientation, and size of window and door openings as well as the design of the doors and the windows themselves. Compatibility at the building skin level is also critical. Certainly the selection of appropriate exterior materials and finishes depends on an understanding of the compatibility of proposed materials and finishes in composition, scale, module, pattern, texture, color, and sheen.

Section 2.3, Changes to the Building Exterior, also provides pertinent information on traditional materials, features, and details found in the historic district.

2.5.1 New Construction

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

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 fame 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 the weather.

- The 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 do 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.

2.5.1 New Construction

New Construction: Guidelines

1. New construction shall maintain, not disrupt, the existing pattern of surrounding historic buildings along the street by being similar in the following:
   - Size or mass
   - Form
   - Proportion
   - Scale (height and width)
   - Roof shape and pitch
   - Orientation to the street
   - Location, proportion, and scale of windows and entrances
   - Foundation/first floor height and ratio
   - Floor-to-ceiling height
   - Materials (texture and color)
   - Lot placement, setbacks, and spacing
2. Building Orientation- Align the front façade of the new building with the established set-backs of the area and to the street.
3. Design the proportion of the proposed new building's front facade to be compatible with the front facade proportion of surrounding historic buildings.
4. Roof types on new buildings should conform to surrounding historic structures in shape and pitch.
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.
6. The use of vinyl 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.
7. Orient the main entrances of the building at the front (street) in a manner similar to established patterns in the district.
8. Select windows and doors for proposed new buildings that are compatible in material, subdivision, proportion, pattern, and detail with the windows and doors of surrounding buildings that contribute to the special character of the historic district.
9. Design the spacing, placement, scale, orientation, proportion, and size of window and door openings in proposed new construction to be compatible with the surrounding buildings that contribute to the special character of the historic district.
10. Design new buildings so that they are compatible with, but discernible from historic buildings in the district.
11. Conform to the design guidelines found in Section 2.2 regarding site and setting in developing a proposed site plan.
12. Design new construction so that the site and landscaping reflect existing lot and landscaping patterns on the street.
13. Design new construction so that the overall character of the site, site topography, character-defining site features, trees, and significant district vistas and views are retained.
14. Protect significant trees over 8 inches in diameter from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the drip line of trees. As part of a Certificate of Appropriateness review, removal of any trees over eight inches (8") in diameter must be approved by the HDC. Also as part of this review, street canopy trees shall be planted along street frontages at a rate of one (1) tree per thirty feet (30') of street frontage. If overhead utilities exist, then understory trees shall be planted at the same rate as canopy trees. Existing street trees over eight inches (8") in diameter may count towards the required number as per approval of the HDC.

Specific Guidelines

Setbacks:
Front setback: New construction shall be located between 85% and 115% of the average front setback distance established by the existing adjacent historic structures. If all buildings along a block have similar setbacks, that setback line shall be respected.

Secondary Front (adjacent to street): 8 feet minimum

Side: 6 feet minimum in all residential zones, 0 feet minimum in C-1 areas

Rear: 3 feet or 15 feet from centerline of alleyway in residential zones, 0 feet minimum in C-1 areas

Outbuilding Setbacks:
Front: Rear of Principal Building
Secondary Front: 8 feet min.
Side: 3 feet min.
Rear: 2 feet min.

Lot Coverage:
60% in residential areas
80-100% in commercial areas
An accessory building's footprint may be no more than 30% of the primary structure's footprint.

All specific numbers listed in these guidelines such as setbacks, lot coverage, heights, footprints, etc. shall be used as minimal guidelines to produce desired development in the Robinson Historic District. However, due to the unique nature of the Historic District and its traditional pattern of development, the HDC may grant exceptions to these numbers on a case by case basis without considering or setting precedent in order to allow development that is appropriate to unique circumstances.

Sidewalks:
A sidewalk shall be constructed or repaired as part of new construction in the Robinson Historic District.

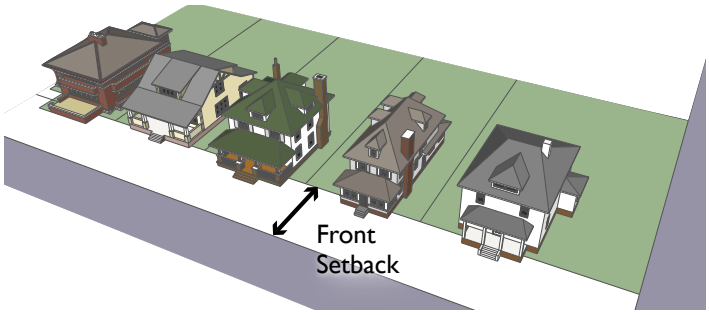
Sidewalk Exception:
Sidewalks are not required with the construction of an addition or outbuilding with a footprint area less than 30% of the primary structure's footprint.

Sidewalks are historically correct and add an essential pedestrian element to the area. Sidewalks shall be constructed/repaired for all street frontages and shall be 5 feet wide unless the width differs historically. Sidewalks shall pass through driveways if APA requirements cannot be met.

If sidewalks are not prevalent in the area or not technically feasible due to utilities, easements, rights of way, etc., an in-lieu fee of $3 per square foot may be paid into the general sidewalk fund to be used within the boundaries of the Old Conway area. The Conway Historic District Commission will determine if a request for a sidewalk exception is reasonable. The maximum residential in-lieu fee shall be $1875.

2.5.1 New Construction

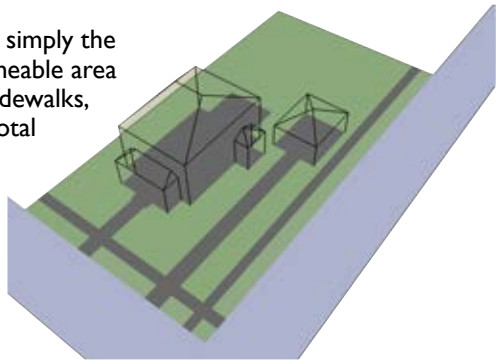
ARCHITECTURAL MASSING AND DESIGN ELEMENTS

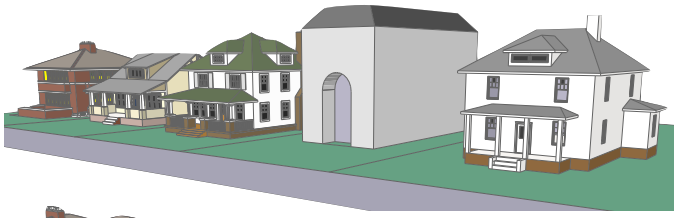


Setback is the distance between a structure's exterior walls and any front, side, rear property lines, or right of way boundaries. Locate new construction between 85 and 115 percent of the average front setback distance established by existing historic structures.

Spacing refers to the side yard distances between buildings. As with setback, spacing in the historic district depends on the location. Generally, spacing consists of large homes on lots with ample space between structures, medium and smaller scaled homes on smaller lots witch are relatively close together, and commercial structures with little or no spacing between.

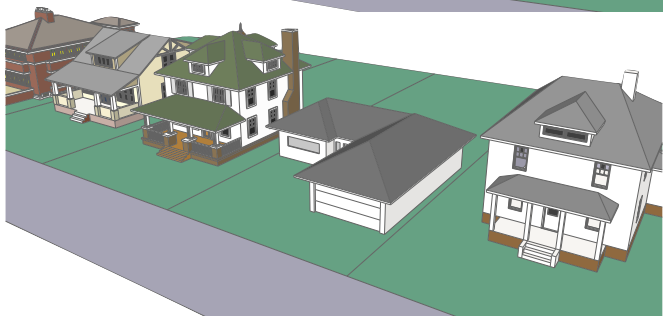
Lot Coverage is simply the ratio of the impermeable area such as buildings, sidewalks, drives, etc. to the total area of the lot.





Mass, Scale, and Height should be compatible with neighboring structures.

This structure's mass, scale, and height are not compatible with area residences.



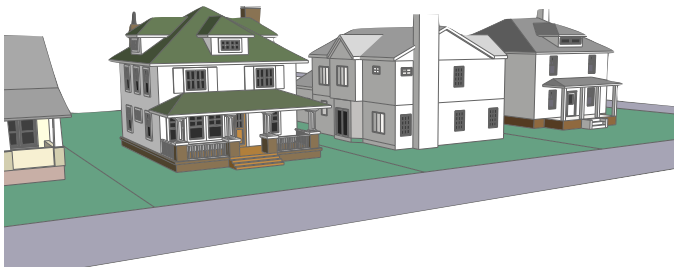
Directional Expression and Setback should be compatible with neighboring structures.

This structure is too short and wide. It's horizontal in nature, while neighboring houses are vertical. The garage intrudes upon the appropriate front setback and becomes the primary feature. Side setbacks are also encroached upon.

2.5.1 New Construction

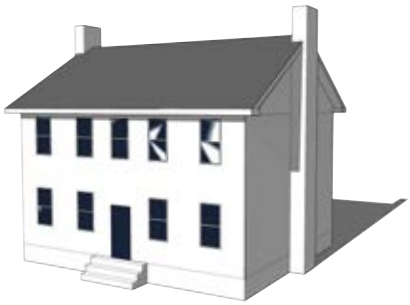
NC

Orientation refers to the direction that the front facade of a building faces. New construction front facades should be oriented in the same direction adjacent historic structures. On corner lots, structures have a dual orientation.Front elevations oriented towards side streets or lot interiors should be avoided.



Complexity of Form - A building's form or shape can be simple or complex depending opn the number of boxes or projections and indentations. The level of complexity usually relates to the style or type of building. New construction should relate to the majority of the surrounding structures.

Complex



Simple

GARAGES AND ACCESSORY STRUCTURES

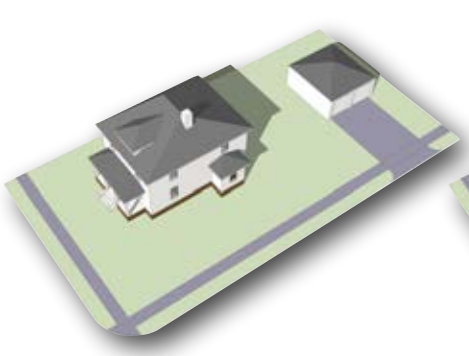
Garages and Accessory Structures include garages, carriage houses, garden sheds, and pavilions. These structures should be smaller than the primary structure, located at the rear of the primary structure, and incorporate similar detailing as the primary structure. If lot width or depth prohibits a rear location, the garage may be placed at the side of the structure. The garage centerline shall not extend in front of the transverse centerline of the structure. *A carriage house (garage apartment) with one dwelling unit is allowed in the Robinson Historic District, however the owner must live in the primary structure. The primary structure and and garage apartment may not be rented at the same time.*

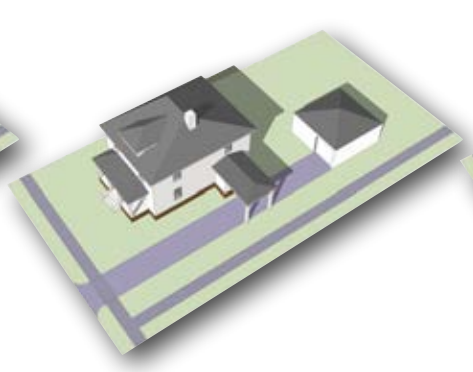
Accessory buildings 160 square feet or less not on a permanent foundation do not require HDC approval.

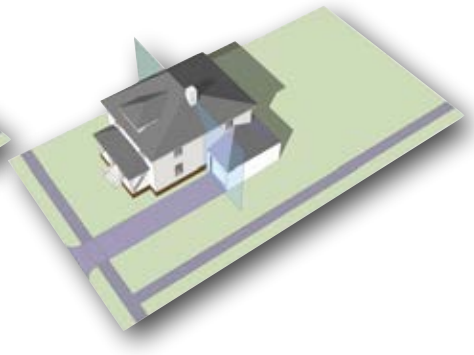
Corner Lot - Garages on corner lots should be located in the rear yard close to the property line and facing the side street. The driveway should be minimum 15 feet in length to the curb to allow adequate parking area.

Inline Lot - Garages should be built behind the house with access from a narrow driveway that slips along the side of the home. Turnaround space can provided between the house and the garage.

Attached Garage - If rear garage placement is not possible, a garage may be allowed at the side of the house behind the transverse centerline.







2.5.2 Additions

Additions

Over the life of a building, its form may evolve as additional space is needed or new functions are accommodated. Many buildings in the Robinson Historic District reflect their history through the series of previous alterations and additions that they exhibit. Consequently, such changes are significant to the history of the building and the district. New additions within the historic district are appropriate as long as they do not destroy historic features, materials, and spatial relationships that are significant to the original building and site. Further, new additions should be differentiated from the original building and constructed so that they can be removed in the future without damage to the historic building.

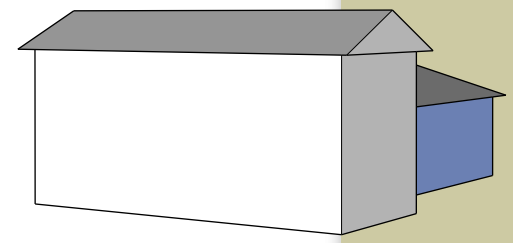
Things to Consider As You Plan

New additions should never compromise the integrity of the original structure or site either directly through destruction of historic features and materials or indirectly through their location, size, height, or scale. Additions should be located on the least-character-defining elevation to lessen it's impact on the original building. It should never overpower the original building through height or size. The form, design, relationship of openings, scale, materials, details, and features of proposed new additions should be reviewed for compatibility with the original building. Although designed to be compatible with the original building, an addition should be discernible from it. For example, it can be differentiated from the original building through a break in roofline, cornice height, wall plane, materials, siding profile, or window type. The impact of an addition on the building site must be considered as well. The addition should be designed and located so that significant site features, including mature trees, are not lost.

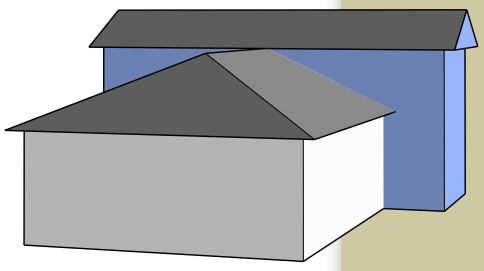
Additions should not visually overpower the existing building.

The addition should be located at the rear or side elevation in a manner that makes the addition visually secondary.

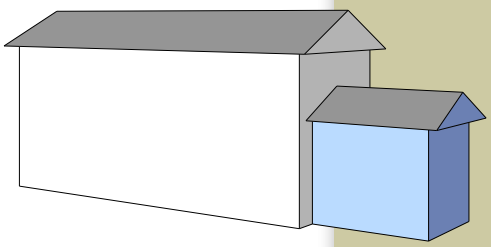
If the addition is located on the elevation facing the street or public realm. the visible elevation should be treated reviewed with the tightest standards of construction in these guidelines.



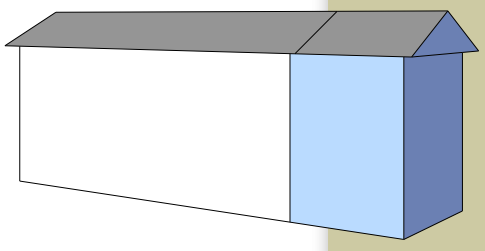
Encouraged



Discouraged



Encouraged



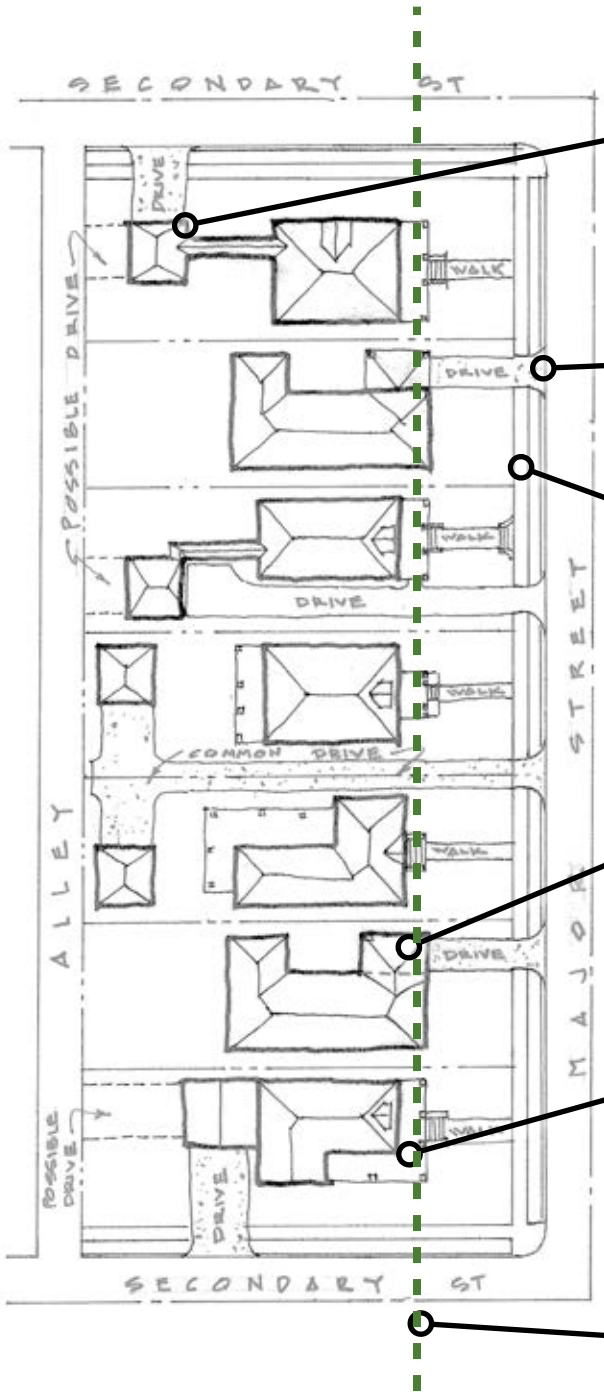
Discouraged

2.5.2 Additions - Guidelines

Additions to Historic Buildings: Guidelines

1. Construct new additions so that there is the least possible loss of historic fabric and so that the character-defining features of the historic building are not destroyed, damaged, or obscured.
2. Design new additions so that the overall character of the site, site topography, character-defining site features, trees, and significant district vistas and views are retained.
3. The design of a new addition shall follow the regulations for new construction for all elevations that are prominently visible. See the new construction guidelines.
4. Protect significant trees over 8 inches in diameter from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the drip line of trees. Removal of significant trees over 8 inches in diameter must be approved by the HDC.
5. Locate a new addition on an inconspicuous elevation of the historic building, usually the rear one.
6. Limit the size and the scale of an addition in relationship to the historic building so that it does not diminish or visually overpower the building.
7. Design an addition to be compatible with the historic building in mass, materials, color, and relationship of solids to voids in the exterior walls, yet make the addition discernible from the original.
8. It is not appropriate to construct an addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature.
9. It is not appropriate to construct an addition that significantly changes the proportion of built mass to open space on the individual site.
10. The addition shall be constructed in such a manner that if removed in the future, the essential form of the historic structure would be unimpaired. New design should not use the same wall plane, roof line, or cornice line of the existing structure.
11. The front building elevation facing the street or an important pedestrian route shall be treated under the tightest standards of the design guidelines.
12. Sidewalks are an integral part of the Robinson Historic District. The repair, replacement, or construction of sidewalks is highly encouraged and required with new construction (See Section 2.5.1 New Construction, Specific Details).

2.5.3 Appropriate Site Layout



Garage or Carports are located to the rear of the property and offset from building line. Access to garage or carports from alley are encouraged if this condition exists.

Driveways are 8-10 feet in width.

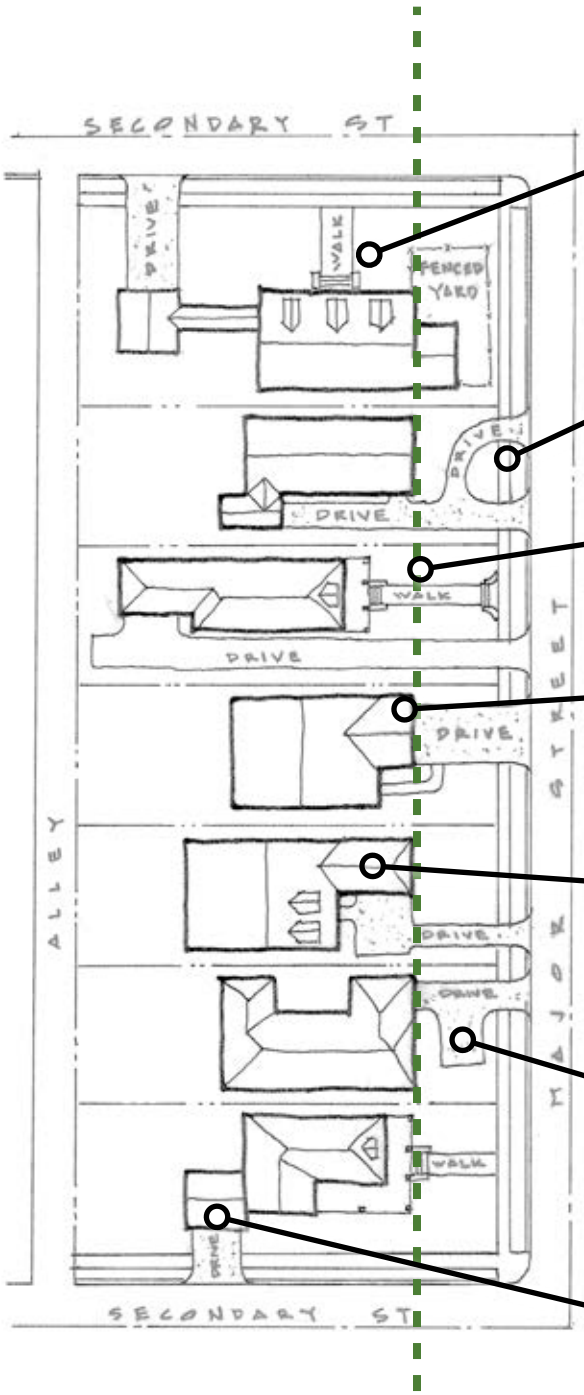
Sidewalks are 4 feet in width.

Open Carport which architecturally ties into a covered porte cochere is acceptable. This design is typical of the bungalow style.

Covered Porch relates to the corner lot while maintaining the consistent street orientation. Carport or garage is located to the rear and setback from the minimum building line or Major Street facade..

Front facades are oriented toward the Major Street and share a common front setback.

2.5.3 Inappropriate Site Layout



Front facades that are not consistently oriented toward the Major Street and do not share a common front setback are inappropriate

Circle Drive in front yards are inappropriate.

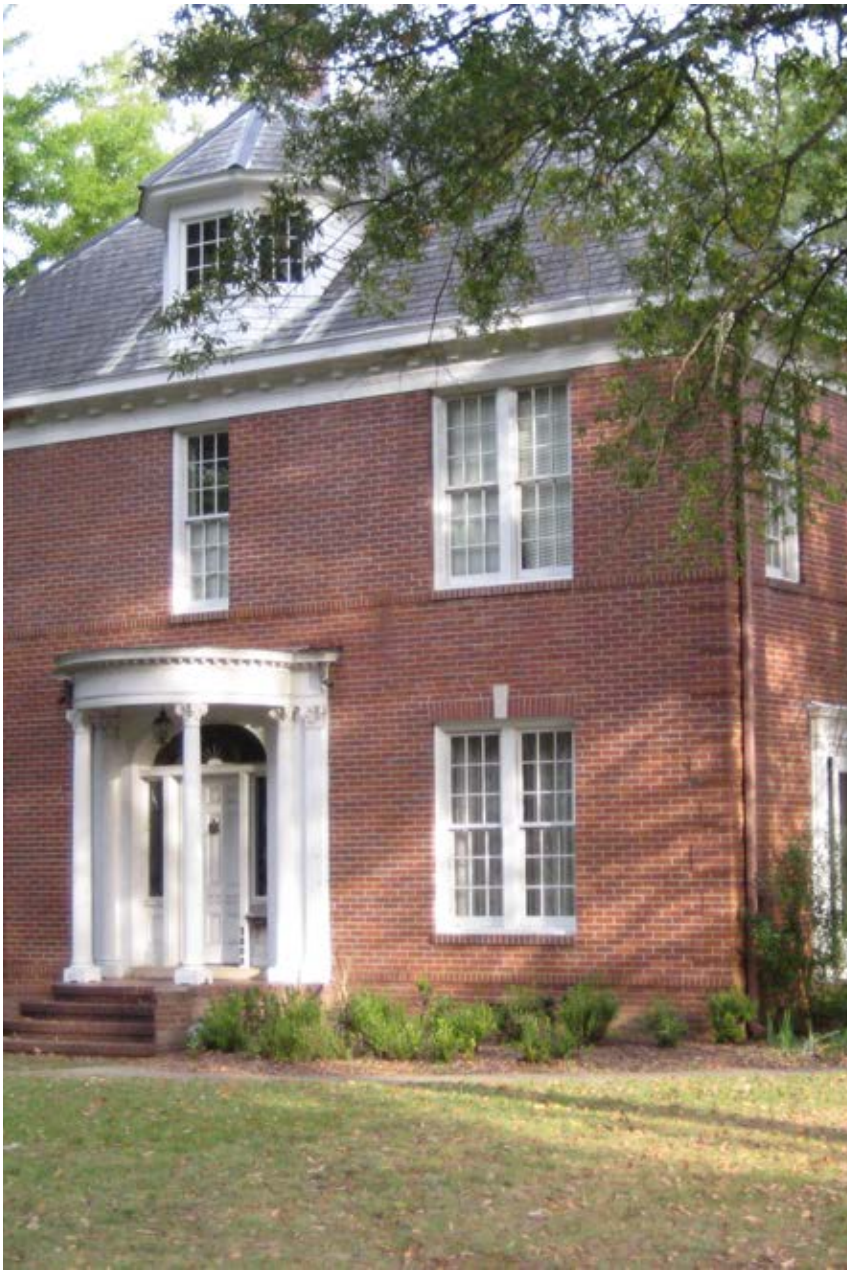
Setbacks greater than typical front facade setbacks are inappropriate

Front Loaded Carport or Garage located in front of the main house is inappropriate.

Carports or Garages located in front of the main house is inappropriate even if access is from the side.

Parking Areas located in front yards are inappropriate.

Garage or Carports are located to the rear of the property and offset from building line. Access to garage or carports from alley are encouraged if this condition exists.



1827 Caldwell Street

Section 3
Appendices

3.1 How to Obtain a Certificate of Appropriateness

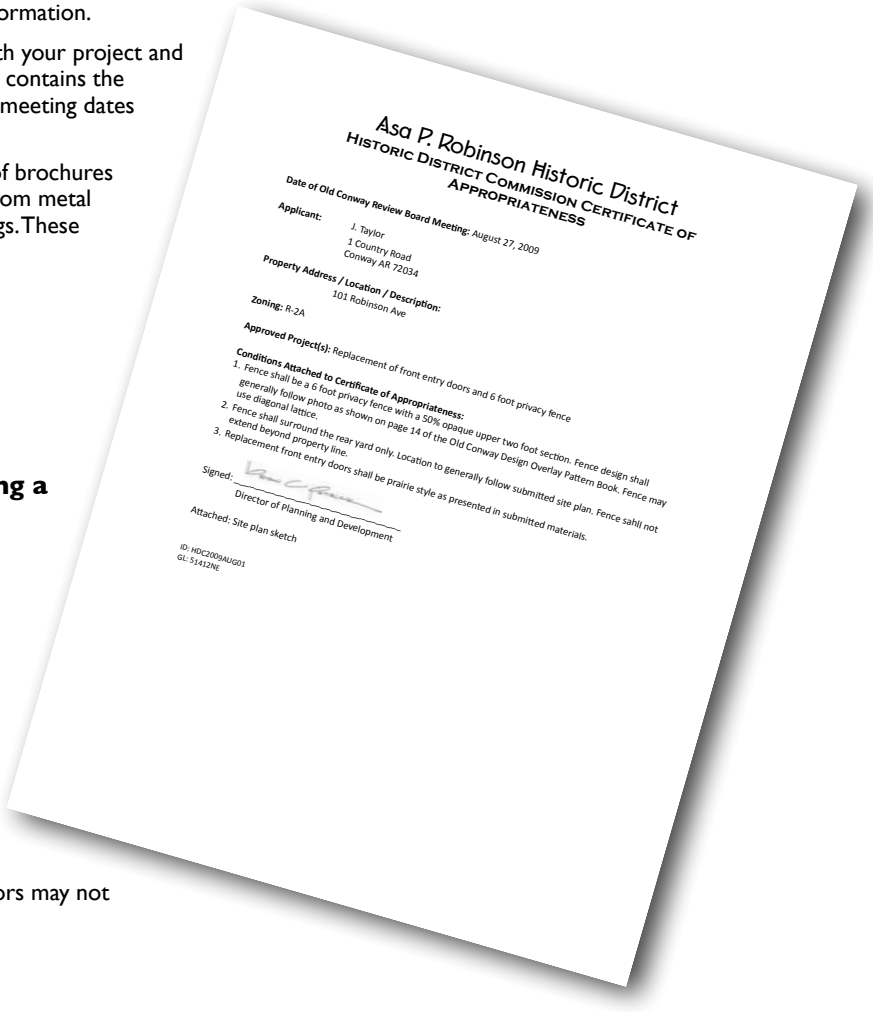
I need to do some exterior work on my house. Where do I start?

If you own a building in the historic district and are planning a project that affects any part of the exterior visible from a public way, a Historic District Commission application is required. Depending on the nature of the project, a zoning and/or building permit may be required as well. The HDC application is a simple form. The drawings included with the application don't have to be done by a professional, but must be clear and include relevant information.

City staff is available and will be happy to assist you with your project and application. You may obtain an application handout that contains the application, notification information, and a list of HDC meeting dates and deadlines at: www.conwayplanning.org.

The National Park Service's website features a series of brochures called Preservation Briefs. These cover every subject from metal roofs to handicapped access ramps for historic buildings. These briefs are available at:

www.nps.gov/history/hps/TPS/briefs/presbhom.htm.



Asa P. Robinson Historic District
HISTORIC DISTRICT COMMISSION CERTIFICATE OF APPROPRIATENESS

Date of Old Conway Review Board Meeting: August 27, 2009

Applicant:
J. Taylor
1 Country Road
Conway AR 72034

Property Address / Location / Description:
101 Robinson Ave

Zoning: R-2A

Approved Project(s): Replacement of front entry doors and 6 foot privacy fence

Conditions Attached to Certificate of Appropriateness:
1. Fence shall be a 6 foot privacy fence with a 50% opaque upper two foot section. Fence design shall generally follow photo as shown on page 14 of the Old Conway Design Overlay Pattern Book. Fence may use diagonal lattice.
2. Fence shall surround the rear yard only. Location to generally follow submitted site plan. Fence sahll not extend beyond property line.
3. Replacement front entry doors shall be prairie style as presented in submitted materials.

Signed: _____
Director of Planning and Development

Attached: Site plan sketch

ID: HDC2009AUG01
GL: 51412NE

I'm in a hurry! How can I improve my chances of getting a Certificate of Appropriateness the first time?

1. Discuss your plans with the City Staff or a HDC member. The Planning and Development Department's telephone number is 501.450.6105.
2. Fill out your application as clearly as possible.
3. Include drawings and photographs that clearly represent your proposal. The more information the better.
4. If possible, bring samples of the materials you'd like to use. Things such as texture and style are important.
5. If you can, come to the meeting yourself. Contractors may not be able to make decisions on your behalf.

Think about your project carefully, and present it in a way that's easy to understand.

In order for the members of HDC to act on your proposal, they have to understand what you're proposing. The whole project may be very clear to you, but it's new information to them. If the Commission can't understand what you're proposing because you haven't included enough information, your application may be delayed until the next month in order to give you more time to prepare.

If you're going to make a mistake, err on the side of bringing too much information rather than not enough.

If you're uncertain about anything, ask the City HDC Staff.

3.1 How to Obtain a Certificate of Appropriateness

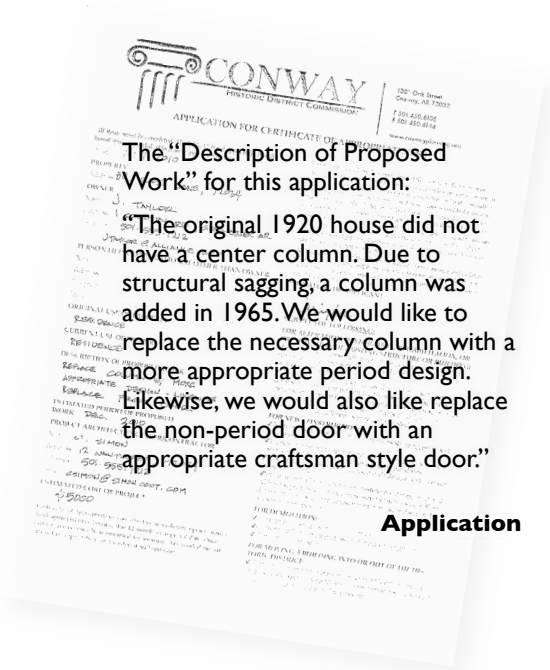
Example Renovation Application

Start with the HDC application. In the "Description of Proposed Work." section, try to explain what you would like to do as clearly as possible. If you are unsure about anything, call the City HDC Staff Member, who's a skilled preservation consultant at **501 450-6105**. It's better to have asked the questions and thought everything through before you come to the HDC meeting.

Existing

Proposed

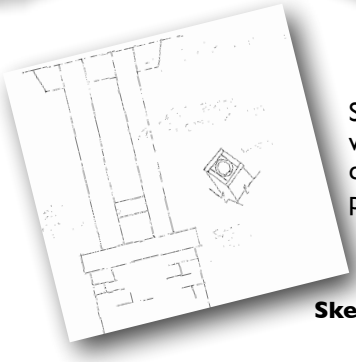
Submit photos of the existing structure. This example has included a photo shop version of the proposed column and door replacement. Not everyone will have the capability to create a photo shop rendering, but the more information you can supply, the better.



The "Description of Proposed Work" for this application:

"The original 1920 house did not have a center column. Due to structural sagging, a column was added in 1965. We would like to replace the necessary column with a more appropriate period design. Likewise, we would also like replace the non-period door with an appropriate craftsman style door."

Application



Sketch

Sketches and drawings will help convey the concepts of your proposed renovation.

Historic Information

Historic examples can show that the proposed changes are historically accurate. In this case, a similar home from the Sears Modern Homes Catalog shows period columns and doors. Old photos of the actual structure itself are helpful.

Manufacturer's Product Sheet

Manufacturer's product information will illustrate the exact model used for a proposed renovation.

Sample materials such as siding, roofing, etc. are also helpful for the HDC to make informed decisions.

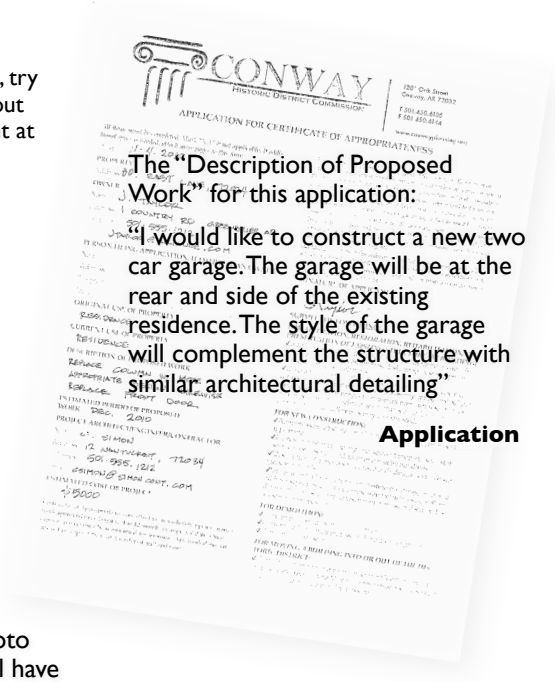
3.1 How to Obtain a Certificate of Appropriateness

Example New Construction Application

Start with the HDC application. In the "Description of Proposed Work." section, try to explain what you would like to do as clearly as possible. If you are unsure about anything, call the City HDC Staff Member, who's a skilled preservation consultant at **501 450-6105**. It's better to have asked the questions and thought everything through before you come to the HDC meeting.

Existing with Superimposed Garage Elevation

Submit photos of the existing structure. This example has included a photo shop version with the garage elevation superimposed. Not everyone will have the capability to create a photoshop rendering, but the more information you can supply the better.

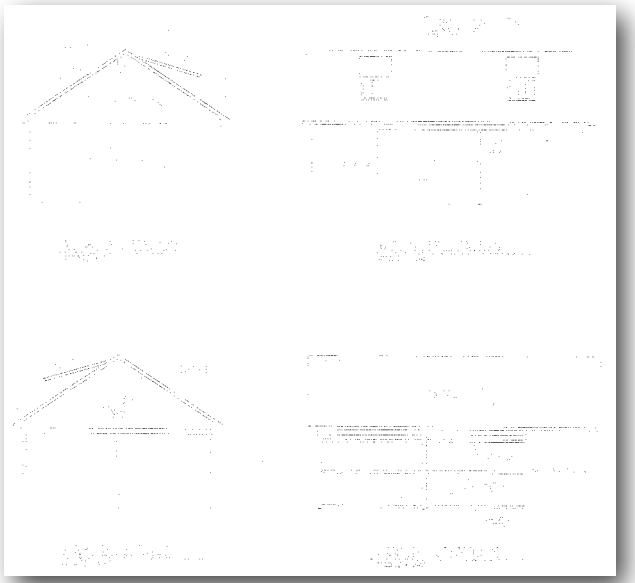

CONWAY
HISTORIC DISTRICT COMMISSION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

The "Description of Proposed Work" for this application:

"I would like to construct a new two car garage. The garage will be at the rear and side of the existing residence. The style of the garage will complement the structure with similar architectural detailing"

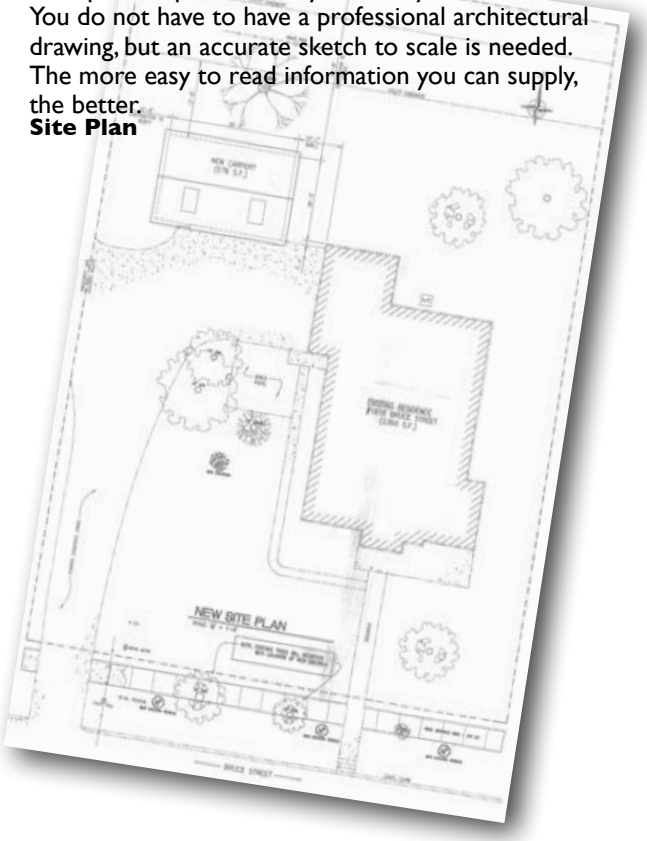
Application



Elevations

Submit elevations of the proposed new construction. This example was professionally drawn by a draftsman. You do not have to have a professional architectural drawing, but an accurate sketch to scale is needed. The more easy to read information you can supply, the better.

Submit a site plan showing footprints of proposed new construction, sidewalks, drives, and parking areas. Also show all trees over 8" in diameter. This example was professionally drawn by a draftsman. You do not have to have a professional architectural drawing, but an accurate sketch to scale is needed. The more easy to read information you can supply, the better.



Site Plan

3.1 How to Obtain a Certificate of Appropriateness

Demolition Application

FOR DEMOLITION:
Submit:
Current photographs of each elevation

Current evaluation by professional architect, engineer

Demolition cost estimate

Building Moving Application

FOR MOVING A BUILDING INTO OR OUT OF THE HISTORIC DISTRICT
Submit:
Current photograph of building in current location and of proposed site.

A Building Moving Permit must also be sought from the Conway Planning Commission. Planning Commission applications and additional information may be obtained at the Conway Planning and Development Department and online at: www.conwayplanning.org

3.2 Definitions

Unless specifically defined below, words or phrases shall have the same meaning, they have in common usage.

ADAPTIVE USE - Rehabilitation of a historic structure for use other than its original use such as a residence converted into offices.

ADDITION - New construction added to an existing building or structure.

ALTERATION - Any project involving change of or addition to an existing building as it pertains to exterior of the building as viewable from a public right of way

AREA OF INFLUENCE - The affected area to be notified for a public hearing as determined by a specific type of construction, alteration, restoration, moving or demolition as described in the individual categories found in the guidelines for review adopted by the Historic District Commission.

BUILDING - Any structure having a roof supported by columns or walls for the housing or enclosure of persons or animals.

CERTIFICATE OF APPROPRIATENESS - A document awarded by the Historic District Commission allowing an applicant to proceed with a proposed rehabilitation, renovation, preservation, alteration, demolition, or new construction in a designated area or site, following a determination of the proposal's suitability according to applicable criteria.

CERTIFICATE OF ECONOMIC HARDSHIP - A certificate issued by the Historic District Commission waiving the requirement for a Certificate of Appropriateness due to significant financial constraints of the property owner.

CHARACTER - The qualities and attributes of any structure, site, street or district.

CONTEMPORARY - Reflecting characteristics of the current period. Contemporary denotes characteristics which illustrate that a building, structure, or detail was constructed in the present or recent past rather than being imitative or reflective of a historic design.

DETAILING - Architectural aspects that, due to particular treatment, draw attention to certain parts or features of a building.

DEMOLITION - Any act which destroys in whole or in part a building or structure.

DEMOLITION BY NEGLECT - The destruction of a building or structure through abandonment or lack of maintenance.

DESIGN GUIDELINES - Criteria developed by preservation commissions to identify design concerns in an area and to help property owners ensure that rehabilitation and new construction respect the character of designated buildings and districts.

ELEMENT - A material part or detail of a site, structure, street, or district.

ENTRANCE AREA - The area of access to the interior of the building including the design, location, and materials of all porches, stairs, doors, transoms, and sidelights.

EXTERIOR ARCHITECTURAL FEATURES - The architectural style, design, and general arrangement of the exterior of a structure, including the kind and texture of the building material and the type and style of all windows, doors, light fixtures, signs, and other appurtenant fixtures.

FACADE - A face of a building.

HEIGHT - The vertical distance as measured through the central axis of the building from the elevation of the lowest finished floor level to the highest point of the building.

HISTORIC DISTRICT - A geographically definable area with a significant concentration of buildings, structures, sites, spaces, or objects unified by past events, physical development, design, setting, materials, workmanship, sense of cohesiveness or related historical and aesthetic associations. The significance of a district may be recognized through listing in a local, state, or national register and may be protected legally through enactment of a local historic district ordinance administered by a historic district commission. For the purpose of this ordinance, "Historic District" shall refer to the local ordinance historic district created herein, unless specifically noted.

LANDMARK - A building, structure, object or site which is identified as a historic resource of particular significance.

MASSING - Volume, magnitude, or overall size of a building.

ORDINARY MAINTENANCE - Those improvements, which do not change but simply upgrade a structure.

OWNER OF RECORD - The person, corporation, or other legal entity listed as owner on the records of Faulkner County.

PRESERVATION - The maintenance of a property without significant alteration to its current condition.

PROPORTION - Relationship of height to width of the building outline as well as individual components.

PUBLIC NOTICE - The public hearing sign posted on property for which a certificate of appropriateness is sought to notify the general public of the upcoming public hearing. Also the posting of a notice of the upcoming public hearing on the HDC website.

REHABILITATION - The process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

RESTORATION - The process of returning a building to its condition

3.2 Definitions

at a specific time period, often to its original condition.

RHYTHM - A harmonious or orderly recurrence of compositional elements at regular intervals, including the location of doors and the placement of windows, symmetrically or asymmetrically and their relative proportion.

ROOF AREA - The outside covering of a building or structure extending above the vertical walls including the form, material, and texture of the roof, including the slope, pitch, and spacing of roof covering. Roof area also includes but is not limited to size, design, number, and location of dormers; the design and placement of cornices; and the size, design, material, and location of chimneys.

SCALE - The relative dimension, size, degree or proportion of parts of a building to one another or group of buildings.

SIGNAGE*:*

Area (of a sign) - The surface area of a sign measured with a maximum of three (3) distinct and abutting "areas" made up of squares or rectangles which encompass the extreme limits of the sign including all structures and components.

Banner Sign - A sign of cloth or other flexible material which projects from or hangs from a building, pole, or wire.

Freestanding Sign - A sign supported permanently upon the ground by poles or braces and not attached to any building.

Height (of a sign) - The vertical distance between the highest part of a sign or its supporting structure, whichever is higher, and the average established ground level beneath the sign. Any berm or other fill placed at the base of the sign shall not be considered normal ground elevation.

Monument Sign - A sign mounted directly to the ground. No poles shall be visible. The maximum height is measured from the ground to the top of the sign including any base construction.

Post and Arm Sign - A sign supported by an upright post with a horizontal arm, from which a sign is suspended. No part of the structural support may be greater than six (6) inches in any dimension. Maximum height of four (4) feet.

Two-pole Sign - A sign constructed with two vertical support poles. The poles shall be mounted on the outside of the sign face or within the outside one-fourth (1/4) of the sign face. A sign face may be mounted on top or between the two vertical poles.

Vertical Banner- a banner hung or projecting typically from a pole, such as a street light, in the public right-of way designated for civic use.

SITING - Location of a building in relationship to the legal boundaries and setbacks, adjacent properties, and the natural conditions of the site. .

STRUCTURE -. Any construction, or any production or piece of work artificially built up or composed of parts joined together in some definite manner. That which is built or constructed; an edifice or building of any kind.; excluding but not limited to, electric and cable television distribution and transmission lines, poles and equipment, fire hydrants and wastewater collection manholes.

TEXTURE - The visual or tactile surface characteristics created by shape, arrangement, and distribution of the component materials.

TREE:

Canopy Tree - A tree that will reach a mature height of forty (40) to sixty (60) feet.

Understory Tree - A tree that will reach a mature height of fifteen (15) to thirty (30) feet.

WALL AREAS - The vertical architectural member used to define and divide space. This includes but is not limited to kind, texture, and exposure of wall sidings and trims and the location, number, and design of all window and door openings.

3.3 Architectural Terms

ALKYD RESIN PAINT - A common modern paint using alkyd (one group of thermoplastic synthetic resins) as the vehicle for the pigment; often confused with oil paint.
ALUMINUM SIDING - Sheets of exterior architectural covering, usually with a colored finish, fabricated of aluminum to approximate the appearance of wooden siding. Aluminum siding was developed in the early 1940s and became increasingly common in the 1950s and the 1960s.
ARCH - A structure formed of wedge-shaped stones, bricks, or other objects laid so as to maintain one another firmly in position. A rounded arch generally represents classical or Romanesque influence whereas a pointed arch denotes Gothic influence.
ARCHITRAVE - The lowest part of a classical entablature, symbolizing a beam laid across capitals of columns, or as more commonly used in connection with houses, the molded trim around a door or window opening.
ASBESTOS SIDING - Dense, rigid board containing a high proportion of asbestos fibers bonded with portland cement; resistant to fire, flame, or weathering and having a low resistance to heat flow. It is usually applied as large overlapping shingles. Asbestos siding was applied to many buildings in the 1950s.
ASHLAR - A squared building stone.
ASPHALT SHINGLE - A shingle manufactured from saturated roofing felts (rag, asbestos, or fiberglass) coated with asphalt and finished with mineral granules on the side exposed to weather.
ASPHALT SIDING - Siding manufactured from saturated construction felts (rag, asbestos, or fiberglass) coated with asphalt and finished with mineral granules on the side exposed to weather. It sometimes displays designs seeking to imitate brick or stone. Asphalt siding was applied to many buildings in the 1950s.
ATTIC VENTILATOR - In houses, a screened or louvered opening, sometimes in decorative shapes, located on gables or soffits. Victorian styles sometimes feature sheet soffits or metal ventilators mounted on the roof ridge above the attic.
AWNING - A rooflike covering of canvas, often adjustable, over a window, a door, etc., to provide protection against sun, rain, and wind. Aluminum awnings were developed in the 1950s.
BALUSTRADE - A low barrier formed of balusters, or uprights, supporting a railing.
BAND, BAND COURSE, BANDMOLD, BELT - Flat trim running horizontally in the wall to denote a division in the wall plane or a change in level.
BARGEBOARD (ALSO VERGEBOARD) - A wooden member, usually decorative, suspended from and following the slope of a gable roof. Bargeboards are used on buildings inspired by Gothic forms.
BAY - Within a structure a regularly repeated spatial element usually defined in plan by beams and their supports, or in elevation by repetition of windows and doors in the building facade.
BEVELED GLASS - Glass panes whose edges are ground and polished at a slight angle so that patterns are created when panes are set adjacent to one another.
BLINDS - External or internal louvered wooden shutters on windows or doors that exclude direct sunlight but admit light when the louvers are raised.
BOARD-AND-BATTEN - Closely applied vertical boards, the joints of which are covered by vertical narrow wooden strips; usually found on Gothic Revival–style buildings.
BOND - The laying of bricks or stones regularly in a wall according to a recognized pattern for strength. Masonry bond is essential to brickwork when wire reinforcement is not used.
BRACKET - A symbolic cantilever, usually of a fanciful form, used under the cornice in place of the usual mutile or modillion. Brackets were used extensively in Victorian architecture and gave rise to a style known as Bracketed Victorian.
BULKHEAD - The area below the display windows on the front facade of a commercial storefront.
CAPITAL - The top or head of a column. In classical architecture there exist orders of columns: Doric, Ionic, Corinthian, Tuscan, and Composite.
CASEMENT WINDOW - A window that swings open along its entire length, usually on hinges fixed to the sides of the opening into which it is fitted.
CASING - The exposed trim molding, framing, or lining around a door or a window; may be either flat or molded.
CAST IRON - Iron that has been shaped by being melted and cast in a mold.
CAULKING - A resilient mastic compound, often having a silicone, bituminous, or rubber base; used to seal cracks, fill joints, prevent leakage, and/or provide waterproofing.
CHALKING - The formation of a powder surface condition from the disintegration of a binder or an elastomer in a paint coating; caused by weathering or an otherwise destructive environment.
CHAMFER - A beveled edge or corner.
CHECKING - Small cracks in a film of paint or varnish that do not completely penetrate to the previous coat; the cracks are in a pattern roughly similar to a checkerboard.
CLAPBOARD - Horizontal wooden boards, tapered at the upper end and laid so as to cover a portion of a similar board underneath and to be covered by a similar one above. The exposed face of clapboard is usually less than 6 inches wide. This was a common outer face of nineteenth and early twentieth century buildings.
CLASSICAL - A loose term to describe the architecture of ancient Greece and Rome and later European offshoots, the Renaissance, Baroque, and Rococo styles. In the United States, classical embraced Georgian, Federal, Greek Revival, and Renaissance Revival (or Neoclassical).

3.3 Architectural Terms

CLERESTORY - Windows located relatively high up in a wall that often tend to form a continuous band. This was a feature of many Gothic cathedrals and was later adapted to many of the Revival styles found here.
COLONIAL ARCHITECTURE - Architecture transplanted from the mother- lands to overseas colonies, such as Portuguese Colonial architecture in Brazil, Dutch Colonial architecture in New York, and above all, English Georgian architecture of the eighteenth century in the North American colonies.
COLUMN - A vertical shaft or pillar that supports or appears to support a load.
COMPOSITION BOARD - A building board, usually intended to resemble clapboard, fabricated from wood or paper fabric under pressure and at an elevated temperature, usually with a binder.
COPING - The cap or the top course of a masonry wall.
CORBEL - A projection (or building out) from a masonry wall, sometimes to support a load and sometimes for decorative effect.
CORNER BLOCK - A block placed at a corner of the casing around a wooden door or window frame, usually treated ornamentally.
CORNER BOARD - One of the narrow vertical boards at the corner of a traditional wooden frame building, into which the clapboards butt.
CORNICE - The top part of an entablature, usually molded and projecting; originally intended to carry the eaves of a roof beyond the outer surface.
CRESTING - Decorative iron tracery or jigsaw work placed at the ridge of a roof.
CUPOLA - A small vault on top of a roof; sometimes spherical in shape, sometimes square with a mansard or conical roof.
DECK - An uncovered porch, usually at the rear of a building; popular in modern residential design.
DENTIL - A repetitive cubical element at the base of a classical cornice. Dentils resemble teeth.
DORMER - A structure containing a window (or windows) that projects through a pitched roof.
DOUBLE-HUNG WINDOW - A window with two sashes that open and close by sliding up and down in a cased frame.
DOWNSPOUT - A vertical pipe, often of sheet metal, used to conduct water from a roof drain or gutter to the ground or a cistern.
DRESSED - Descriptive of stone, brick, or lumber that has been prepared, shaped, or finished by cutting, planing, rubbing, or sanding one or more of its faces.
EAVE - The part of a sloping roof that projects beyond a wall.
ELEVATION - A drawing showing the vertical elements of a building, either exterior or interior, as a direct projection to a vertical plane.
ENTABLATURE - A horizontal member divided into triple sections consisting of, from bottom to top, an architrave (symbolizing a beam), a frieze, usually ornamented, and a cornice.
ESCUTCHEON - A protective plate, sometimes decorated, surrounding the key-hole of a door, a light switch, or a similar device.
ETCHED GLASS - Glass whose surface has been cut away with a strong acid or by abrasive action into a decorative pattern.
FACADE - The exterior face of a building.
FANLIGHT - An arched overdoor light whose form and tracery suggest an open fan.
FASCIA - A flat board with a vertical face that forms the trim along the edge of a flat roof, or along the horizontal, or eave side of a pitched roof. The rain gutter is often mounted on it.
FENESTRATION - The windows and doors and their openings in a building.
FINIAL - A formal ornament at the top of a canopy, gable, pinnacle, streetlight, etc.
FLASHING - A thin impervious material placed in construction to prevent water penetration, to provide water drainage, or both, especially between a roof and a wall.
FLUSH SIDING - Wooden siding that lies on a single plane; commonly applied horizontally except when applied vertically to accent an architectural feature.
FLUTING - A system of vertical grooves (flutes) in the shaft of an Ionic, Corinthian, or Composite column. Doric columns have portions of the cylindrical surface of the columns separating the flutes.
FOUNDATION - The supporting portion of a structure below the first-floor construction, or below grade, including footings.
FRENCH WINDOW - A long window reaching to floor level and opening in two leaves like a pair of doors.
FRETWORK - A geometrically meandering strap pattern; a type of ornament consisting of a narrow fillet or band that is folded, crossed, and interlaced.
FRIEZE - The intermediate member of a classical entablature, usually ornamented; also a horizontal decorative panel. A frieze is a feature of the Greek Revival style, but may be found in other types of architecture.
GABLE - The vertical triangular piece of a wall at the end of a ridged roof, from the level of the eaves to the summit.
GALVANIZE - To coat steel or iron with zinc, as, for example, by immersing it in a bath of molten zinc.
GAMBREL ROOF - A gable roof more or less symmetrical, having four inclined surfaces, the pair meeting at the ridge having a shallower pitch.
GERMAN SIDING - Wooden siding with a concave upper edge that fits into a corresponding rabbet in the siding above.
GINGERBREAD - Thin, curvilinear ornamentation produced with machine powered saws.
GLUE-CHIP GLASS - A patterned glass with a surface resembling frost crystals; common in turn-of-the-century houses and bungalows.
GUTTER - A shallow channel of metal or wood set immediately below or built in along the eaves of a

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building to catch and carry off rainwater.
HEADER - A brick laid across the thickness of a wall to bond together different wythes of a wall; the exposed end of a brick.
HIPPED ROOF - A roof without gables, each of whose sides, generally four, lies in a single plane and joins the others at an apex or ridge.
JAMB - The vertical sides of an opening, usually for a door or a window.
JERKIN HEAD ROOF - A roof whose end has been formed into a shape midway between a gable and a hip, resulting in a truncated or "clipped" appearance; sometimes called clipped gable.
LATEX PAINT - A paint having a latex binder (an emulsion of finely dispersed particles of natural or synthetic rubber or plastic materials in water).
LATTICE - A network, often diagonal, of interlocking lath or other thin strips used as screening, especially in the base of a porch.
LIGHT - A pane of glass.
Lintel - A horizontal member spanning an opening and supporting construction above; a beam.
LUNETTE - A semicircular opening.
MANSARD ROOF - A modification of the hipped roof in which each side has two planes, the upper being more shallow. This roof is characteristic of the Second Empire style.
MILDEW - A fungus that grows and feeds on paint, cotton and linen fabrics, etc., that are exposed to moisture; causes discoloration and decomposition of the surface.
MOLDING - A decorative band having a constant profile or having a pattern in low relief, generally used in cornices or as trim around openings.
MORTAR - A mixture of portland cement, lime, putty, and sand in various proportions, used for laying bricks or stones. Until the use of hard portland cement became general, the softer lime-clay or lime-sand mortars and masonry cement were common.
MULLION - A vertical member dividing a window area and forming part of the window frame.
MUNTIN - A molding forming part of the frame of a window sash and holding one side of a pane.
NEWEL POST - A vertical member or post, usually at the start of a stair or at any place a stair changes direction. Usually large and ornate, it is the principal support for the handrail.
OGEE - A double curve formed by the combination of a convex and concave line, similar to an s-shape.
OIL PAINT - A paint in which a drying oil, usually linseed oil, is the vehicle for the pigment; rarely used as a house paint since the mid-twentieth century when it was commonly replaced by alkyd resin paints.
PANEL - A thin, flat piece of wood framed by stiles and rails as in a door or fitted into grooves of thicker material with molded edges for decorative wall treatment.
PANTILE - A roofing tile that has the shape of an S laid on its side.
PARAPET - A low wall along a roof, directly above an outer wall.
PATIO - An open, outdoor living space adjacent to a building, usually surfaced with stone, tiles, or concrete and at ground level.
PEDIMENT - A triangular gable bounded on all sides by a continuous cornice. This form is characteristic of classical architecture.
PILASTER - A flat or half-round decorative member applied at a wall suggesting a column; sometimes called engaged column.
PORTE COCHERE - A roofed passageway large enough for wheeled vehicles to pass through.
PORTICO - A small entrance porch or covered walk consisting of a roof supported by open columns.
PORTLAND CEMENT - A very hard and strong hydraulic cement (one that hardens under water) made by heating a slurry of clay and limestone in a kiln.
PRIMER - A paint applied as a first coat that serves the function of sealing and filling on wood, plaster, and masonry.
QUARTER ROUND - A small molding that has the cross-section of a quarter circle.
QUOIN - In masonry, a hard stone or brick used, with similar ones, to reinforce an external corner or edge of a wall or the like; often distinguished decoratively from adjacent masonry.
RAKE - Trim members that run parallel to a roof slope and form the finish between the wall and a gable roof extension.
RECESSED LIGHT - A light that has been placed into a surface so that its face is flush with the surface of a ceiling or a wall.
REHABILITATION - The act or the process of making possible a compatible use for a property through repair, alterations, and additions while preserving the portions or the features that convey the property's historical, cultural, or architectural values.
REPOINTING - Raking out deteriorated mortar joints and filling into them a surface mortar to repair the joint.
RESTORATION - The act or the process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and the reconstruction of missing features from the restoration period.
RISER - The vertical portion of a stair, connecting two steps.
ROOFING TILE - A tile for roofing, usually of burnt clay; available in many configurations and types, such as plain tiles, single-lap tiles, and interlocking tiles.
RUSTICATED STONE - Masonry or wood in which each principal face is rough or highly patterned with a tooled margin.
SANDBLASTING - An extremely abrasive method of cleaning brick, masonry, or wood that involves directing high-powered jets of sand against a surface. Sanding, flattening down, rubbing - Smoothing a surface with abrasive paper or cloth, either by hand or by machine.
SASH - The moving part of a window.
SAWNWORK - Ornamentation in cutout planking, formed with a

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bandsaw. Popular in the 1880s and the 1890s, this decorative detailing is flat.

SHEET METAL - A flat, rolled-metal product, rectangular in cross-section and form; when used as roofing material, usually terne- or zinc-plated.

SHINGLE - A roofing unit of wood, asphalt, slate, tile, or other material cut to stock lengths, widths, and thicknesses; used as an exterior covering on roofs and applied in an overlapping fashion.

SHUTTERS - Small wooden louvered or solid panels hinged on the exterior of windows, and sometimes doors, to be operable.

SIDELIGHT - A narrow window area beside an outside door, generally seen in Greek Revival style.

SILL - The lowest horizontal member in a wall opening.

SOFFIT - The exposed undersurface of any overhead component of a building, such as an arch, balcony, beam, cornice, lintel, or vault.

Stepped gable - A gable concealing the end of a roof with a stepped parapet.

STRETCHER - A brick or a stone laid with its length parallel to the length of the wall.

STUCCO - An exterior finish, usually textured, composed of portland cement, lime, and sand mixed with water. Older-type stucco may be mixed from softer masonry cement rather than portland cement.

SURROUND - The molded trim around a door or window opening.

Tarpaper - A roofing material manufactured by saturating a dry felt with asphalt and then coating it with a harder asphalt mixed with a fine material.

TERNEPLATE - Sheet metal coated with terne metal, which is an alloy of lead containing up to 20 percent tin.

TERRA-COTTA - Hard unglazed fired clay, used for ornamental work and roof and floor tile; also fabricated with a decorative glaze and used as a surface finish for buildings in the Art Deco style.

TEXTURED SIDING - Wood cut in various flat patterns, such as half-rounds or scallops, and applied to portions of facades to create a picturesque or romantic look. This treatment was generally used in Queen Anne–style buildings. Surface textures are often found in diamond, scallop, staggered butt, or composite patterns.

TONGUE AND GROOVE - A joinery system in which boards are milled with a tongue on one side and a groove on the other so that they can be tightly joined with a flush surface alignment.

TRABEATED ENTRANCE - A standard classical entrance featuring an over- door light and sidelights.

TRACERY - An ornamental division of an opening, especially a large window, usually made with wood. Tracery is found in buildings of Gothic influence.

TRANSOM, OR OVERDOOR LIGHT - A glazed panel above a door or a storefront, sometimes hinged to be opened for ventilation at ceiling level.

TREAD - The horizontal surface of a step.

TRIM - The finish material on a building, such as moldings applied around openings or at the floors and the ceilings of rooms.

TURRET - A small tower, usually corbelled from a corner. Veranda, verandah - A covered porch or balcony extending along the outside of a building, planned for summer leisure.

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.

WATERBLASTING - A cleaning method similar to sandblasting except that water is used as the abrasive. As in sandblasting, high-pressure water jets can damage wood and masonry surfaces.

WATER TABLE - A belt course differentiating the foundation of a masonry building from its exterior walls.

WEATHERBOARDING - Wooden clapboard siding.

WROUGHT IRON - Iron that is rolled or hammered into shape, never melted.

3.4 Resources for Technical Information

Miscellaneous Resources

Conway Historic District Commission
Conway Planning and Development Department
1201 Oak Street, Conway AR 72032
501.450.6105
www.conwayplanning.org

Arkansas Historic Preservation Program
1500 Tower Building, 323 Center Street
Little Rock, Arkansas 72201
501.324.9880
www.arkansaspreservation.org

The Historic Preservation Alliance of Arkansas
1201 Tower Building, 323 Center Street.
Little Rock, AR 72201
501.372.4757
http://www.preservearkansas.org

National Park Service Technical Assistance
http://www.nps.gov/history/preservation.htm

National Park Service Preservation Briefs
http://www.cr.nps.gov/hps/tps/briefs/presbhom.htm

National Center for Preservation Training and Technology
www.ncptt.nps.gov

National Trust For Historic Preservation
www.nationaltrust.org

Preservation Trades Network
www.ptn.org

Cornell University Preservenet
www.preservenet.cornell.edu

American Institute of Architects Historic Resources Committee
www.aia.org/hrc_default

Old House Journal
www.oldhousejournal.com/index.shtml

Traditional Building
www.traditional-building.com/

This Old House
www.thisoldhouse.com/toh/

Historic Preservation Tax Credit Information
www.cr.nps.gov/hps/tps/tax/index.htm

Printed Resources

A Field Guide to American Houses, McAlester, Virginia and Lee McAlester, New York: Alfred A Knopf, 1984.

A Field Guide to American Architecture, Carole Rifkind, New American Library, 1980.

American Architecture, 1607-1976, Whiffen, Marcus, and Fredrick Koeper, Cambridge, MA: MIT Press, 1981.

American Building 1: The Historical Forces That Shaped It, Fitch, James Marston, New York: Houghton Mifflin, 1972.

American House Styles: A Concise Guide, Baker, John Milnes, New York: W.W. Norton, 1993.

Caring for Your Historic House . National Park Service/Heritage Preservation, Inc. Published by Harry N. Abrams, Inc. 1998.

Early Architecture of Pennsylvania, A. Lawrence Kocher, 1920-1922 Reprinted by the Centre County Historical Society (contains early pictures of Carlisle).

Early Domestic Architecture of Pennsylvania, Eleanor Raymond, Schiffer Ltd. Exton PA, various reprinted editions.

Everyday Architecture of the Mid Atlantic, Gabrielle Lanier & Bernard Herman Johns Hopkins University Press, 1997.

Historic Homes of Conway - A Self Guided Tour (Art in Architecture), Old Conway Preservation Society, locally published.

Identifying American Architecture: A Pictorial Guide to Styles and Terms 1600-1945, Blumenson, John J.-G, Nashville, TN: AASLH, 1981.

Masonry, How to care for old Historic Brick and Stone, Mark London National Trust for Historic Preservation 1988.

Metals in America's Historic Buildings: Uses and Preservation Treatments. Margot Gayle, David W. Look, AIA, and John G. Waite, AIA. 1992. GPO stock number: 024-005-01108-1.

Preserving the Recent Past. Deborah Slaton and Rebecca Shiffer, editors. Historic Preservation Education Foundation. 1995.

Preserving the Recent Past II. Deborah Slaton and William Foulks, Editors. Historic Preservation Education Foundation/ National Park Service. Published in 2000 by the Historic Preservation Education Foundation and National Park Service.

The Economics of Historic Preservation, Donovan D. Rypkema National Trust for Historic Preservation 1998.

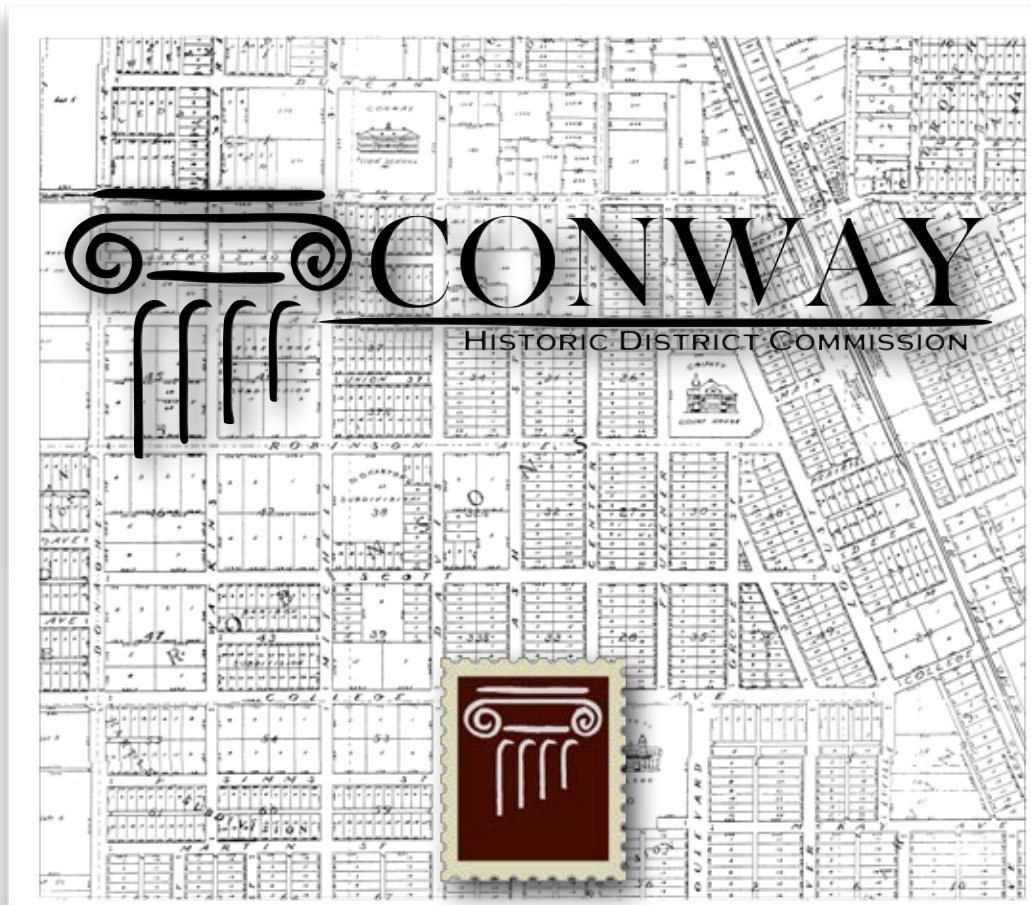
The Secretary of the Interior's Standards for the Treatment of Historic Properties with Illustrated Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. Kay D. Weeks and Anne E. Grimmer. GPO stock number: 024-005-01157-9.

The Window Handbook: Successful Strategies for Rehabilitating Windows in Historic Buildings. Charles Fisher, Editor. National Park Service, the Center for Public Buildings, Georgia Institute of Technology, and the Historic Preservation Education Foundation. Technical guidance, featuring 17 Preservation Tech Notes in a sturdy, attractive loose-leaf notebook.

What Style Is It? Poppeliers, John S., Allen Chambers, and Nancy B. Schwartz, Washington, DC: Preservation Press, 1984.

Window Guide for Rehabilitating Historic Buildings. Charles E. Fisher, III, Deborah Slaton, and Rebecca Shiffer, Editors. Historic Preservation Education Foundation/National Park Service. 1997.

What Not to Build, Sandra Edelman, Judy Gaman, Robby Reid, Creative Homeowner, 2006


CONWAY
Historic District Commission

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