



**CONWAY**  
HISTORIC DISTRICT COMMISSION  
STAFF REPORT

**5:30pm • April 23, 2018 • City Hall**

## **HISTORIC DISTRICT COMMISSION MEMBERS**

Steve Hurd, Chairman

Marianne Black, Vice-Chairwoman

David Carolina

George Covington, Sr.

Shelby Fiegel

Taylor Martin

Gerald Tosh



April 23, 2018 • 5:30 pm • 1201 Oak Street

# AGENDA

**A. Call to Order**

**B. Approval of Minutes**

1. March 26, 2018

**C. Public Hearings - Old Conway Design Overlay District**

1. 1822 Johnston Avenue - New Single-Family Residence
2. 1935 Simms Street - Rear Deck and Front Porch addition, window replacement

**D. Discussion**

1. Ordinance Amendment - Vinyl Siding
2. Ordinance Amendment - Term Limitations
3. Other items as decided by the Commission

**E. Adjourn**

## Conway Historic District Commission March 26, 2018 Meeting Minutes

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

### Roll Call

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

### Finding of a Quorum.

7 Commission members - Quorum present.

### Also in attendance:

Eric and Sarah Bryan - 1704 Mill St  
Gary Stanton - Stanton Appraisals  
Carole Jackson - Owner 1220 N Ash St  
Margaret West - 920 Center St  
David Henzie - Area property owner  
Rory and Niki Thompson - Storybook Homes  
Riley Swindle - Reliable Appraisals  
Rik Sowell - Sowell Architects  
Cody Ferris - Sowell Architects  
Tom Kitts & Lorraine Dusso Kitts - 1837 Robinson  
Bishop Frank J. Anderson - Zion Temple Church  
Several other area neighbors

### Meeting Minutes

February 26, 2018 minutes. George Covington motioned for approval, seconded by Marianne Black. Minutes approved unanimously.

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## Old Conway Design Overlay District Certificate of Appropriateness Review

### Old Business - Held in Committee at February 2018 Meeting

#### Bryan Outbuilding/Residence – 1810 Mill Street

Prior to the presentation, Chairman Steve Hurd stated that due to the Bryan outbuilding not being clearly on the meeting agenda and late notice to the public of the new design, the Commission would take public comments in addition to those gathered in February.

### Presentation:

Mr. Eric Bryan presented the new drawings and discussed the proposed outbuilding. Mr. Bryan stated that the new building would have no residential component and that it would strictly be used for a shop. He stated that it would only have electricity; no gas or water. The design has been pared down from the previous design presented in February and is now much simpler. The amount of allowed square footage is at the threshold allowed by the Old Conway guidelines. A custom built garage door would be constructed with a more traditional look.

### Neighborhood Discussion:

In Favor. None

Opposition. Tom Kitts asked if the property was in the Robinson District. Mr. Hurd responded that it was in the Old Conway Overlay. Carole Jackson owner of property to the north, asked about the building setback. Mr. Patrick stated that the proposed setback was approximately 30 feet from the edge of pavement or around 17 feet from the property line.

### Commission Discussion:

Shelby Fiegel asked if vinyl is appropriate. Chairman Hurd explained that the Old Conway overlay was different from the Robinson District in respect to area structure's timeframe. There are over 1400 structures in the Overlay with a very wide range of construction dates and a prohibition of materials seen as appropriate for the Robinson District might not be the best approach for the Overlay District. The Robinson District's focus is preservation while the Overlay is blending. Marianne Welch stated that this is not a case of preservation and that the structure is a shop building and not a residence. She further stated that just down the street, the HDC had required fiber cement siding; however, it was a primary structure. Gerald Tosh stated that he was against vinyl. George Covington said that the neighborhood has many homes covered with vinyl and that vinyl was an affordable solution to make area homes look better. Eric Bryan interjected that the proposed vinyl siding profile would better match historic siding in the area and that cement board will not match. Taylor Martin stated that he was not a vinyl fan but the structure is a shop and not on a main street in general public view. Area resident Lorraine Dusso Kitts, asked about the metal roof and pointed out that metal should only be used if it's historic. Sarah Bryan stated that there is more and more use of metal roofing and that it is representative of the current time period.

Motion made by Gerald Tosh to approve the structure with staff recommended conditions with modifications to condition 3 and an addition of number 7.

1. Setbacks - The structure's proposed setbacks measured approximately from the property line: East - 17.5 feet, North 20 feet, South 10 feet, and West 100 feet+ are appropriate.

2. Due to the size of the lot, the outbuilding's approximate 1760 square feet under roof shall be allowed.
3. Fiber cement or wood siding shall be allowed.
4. Metal roof shall be allowed.
5. HVAC and utility equipment shall be screened and located on side or rear elevations.
6. Sidewalk in-lieu fee of \$588 may be payed in-lieu of sidewalk construction.
7. Garage door shall be constructed as shown in submitted sketch

Motion seconded by Shelby Fiegel. Motion approved unanimously.

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## Robinson Historic District Certificate of Appropriateness Review

### Swindle Duplex/Office Exterior Remodel 825/827 Faulkner Street

**Presentation:**

Mr. Riley Swindle explained that he plans to remodel the vacant duplex into an office very similar to the "twin" structure to the north. He would like to replace the windows and doors. Construct a deck entry and parking pad matching the "twin".

**Neighborhood Discussion:**

In Favor. Rory Thompson spoke in favor of the remodel stating that it will be an improvement to the current vacant duplex. David Henzie asked if there would be enough parking. Mr. Swindle stated that there would be plenty of parking for the light office use.

Opposition. None

**Commission Discussion:**

There was general discussion concerning the structure's non-contributing nature and previous window replacement. There was also discussion concerning crepe myrtle removal and replacement shrubs.

Motion made by Marianne Black to approve the remodel with staff recommended conditions:

1. Windows and doors may be replaced.
2. Exterior front facade renovations similar to 829/831 Faulkner Street are approved.
3. Parking area similar to 829/831 Faulkner Street is approved

Motion seconded by Taylor Martin. Motion approved unanimously.

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## Old Conway Design Overlay District Certificate of Appropriateness Review

### Thompson New Residence 537/539 Oliver Street

**Presentation:**

Niki Thompson of Storybook Homes explained that she had planned to add a porch, carport, and driveway to the existing house but discovered that the structure has no footings. It would be cost prohibitive to lift the house and pour footings. She would now like to seek approval of a new residence replicating the existing residence.

**Neighborhood Discussion:**

In Favor. David Henzie asked about parking and whether the driveway could come through the rear yard with access from Grove Street. Mr. Henzie explained that he owned rental property across Oliver Street and that the amount of cars and lack of parking at the former duplex had created problems in the past. Ms. Thompson stated that the duplex would now be a single family residence with a two car wide carport and driveway. There would be less people; fewer cars and more parking area.

Opposition. None

**Commission Discussion:**

There was general discussion including the demolition of the existing structure, type of driveway, carport design, and siding.

Motion made by Marianne Black to approve the new residence with staff recommended conditions and additional recommendations:

1. The home shall be constructed as shown in submitted plans.
2. Driveway shall be concrete.
3. The broken portion of sidewalk along Oliver Street shall be replaced.
4. Wide window and door trim matching existing traditional wide moldings shall be used.
5. The rear porch shall be allowed as proposed in a cedar "timber frame" style.
6. 2 Additional windows are required on the rear (west) facade.
7. Fiber cement siding shall be used.

Motion seconded by Shelby Fiegel. Motion approved unanimously.

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## Lenderman Office Building 841 Donaghey Avenue

### Presentation:

Brandon Ruhl of Taggart Architects presented the project explaining the various designs and criteria that went into the project. There were two options presented in the HDC report. These two options had the same structure design but two different parking lot layouts. A third option was also presented that placed the structure further back from Donaghey and possibly saves a large magnolia. The third option places the buildings in a more linear fashion with office rental space assembled together. The third option had a more "gabled" design without the center mansard like roof of options one and two.

### Neighborhood Discussion:

In Favor. Rory Thompson stated that the structure fits well and blends with surrounding structures. A neighbor asked about the siding material. Mr. Ruhl stated that it is all brick and/or stucco. Margaret West asked about historic style. Chairman Hurd explained that this was in the Old Conway Design Overlay and that the office building should blend with area structures in form, scale, and mass, but does not have to copy a particular historical style.

Opposition. None

### Commission Discussion:

There was general discussion concerning the 3 options presented, landscaping, parking, tree preservation, overall design, etc. George Covington left the meeting.

Motion made by Marianne Black to approve the office building with staff recommended conditions and additional conditions:

1. The office building and parking lot shall be constructed as shown in submitted plans. Modifications due to technical reasons may be approved by the Planning Director.
2. Option number 3 (linear design) is recommended.
3. Setbacks as shown on submitted plans shall be allowed.
4. Parking numbers. Parking over Planning Development Review maximum must be mitigated with low impact design.
5. Driveway widths shall be 24 feet maximum unless additional width is required by the Fire Department.
6. Trees interior to the lot may be removed. Significant trees along the street right of way shall be preserved unless removal is allowed as part of Planning Development Review.
7. Brick and/or cement based stucco shall be used for exterior facades.
8. Determination of sidewalk construction will be made during Planning Staff Development Review.
9. HVAC equipment shall be screened as required by Planning Staff development review.

Motion seconded by Shelby Fiegel. Motion approved 5-0.

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## Zion Temple Church of Christ in God 1272 Sutton Street

### Presentation:

Cody Ferris of Sowell Architects presented the project explaining the church structure had been previously approved at a different location. Since that time, Zion Church has acquired additional property and now wants to place the same structure at the southeast corner of Pine and Harkrider. This change of location changes the north elevation from the original design by adding a drop off canopy area. The submitted plans showed a pre-engineered canopy and the new plan is to construct a canopy similar in style to the sanctuary's front facade.

### Neighborhood Discussion:

In Favor. None

Opposition. None

### Commission Discussion:

There was general discussion concerning the canopy, landscaping, and parking.

Motion made by Marianne Black to approve the sanctuary with staff recommended conditions and additional conditions:

1. The Church building and parking lots shall be constructed as shown on submitted plans.
2. The setbacks shall be allowed as shown on the submitted site plan.
3. Sidewalks shall be constructed as shown. Exact sidewalk locations and sizes shall be determined as part of Planning Staff development review.
4. Trees and landscaping shall be planted as indicated on the site plan. Trees are to be 2" caliper at time of planting. Additional trees and shrubs may be required by Planning Staff as part of planning development review. Significant trees at the rear of the duplex may be removed.
5. 3 foot tall brick walls shall be constructed at the parking lot entrances from Spruce and Pine Streets.
6. HVAC equipment shall be appropriately screened and located at the rear or sides of the structure. HVAC equipment shall not be roof mounted.
7. Any site lighting shall be inward, downward, and shrouded.
8. Metal roofing shall be allowed.
9. Canopy on north side will mimic front facade.

Motion seconded by Taylor Martin. Motion approved 5-0.

### Discussion

#### Vinyl Siding

HDC Staff, Bryan Patrick, presented staff research and recommended changes to the Old Conway and Robinson District guidelines concerning vinyl siding. Mr. Patrick explained that as written there were two options; a paragraph that would effectively ban the use of vinyl unless it is used in conjunction with a project that already features vinyl, or a version that very strongly discourages vinyl. The discouraging version explains why vinyl is not an appropriate material in a historic setting and provides conditions for instances where it might be considered by the HDC. Commission members discussed these proposed regulations and their ramifications. The consensus of the Commission was to use the discouraging language in the Old Conway Overlay District and prohibitory language in the Robinson District. Mr. Patrick stated that he would prepare amending ordinances for review at the April HDC meeting.

#### HDC Terms Revisions

Mr. Patrick reviewed the current lifetime limit of (2) 3 year terms and proposed a change that would allow members to return to the Commission. According to the "Blue Ribbon Commission" ordinance specifying board and commission term limits, a board with 5 year terms may serve 5 years on and 5 years off. Mr. Patrick was instructed to prepare an ordinance changing HDC member terms to 5 year terms for presentation to the Mayor and City Council.

### Adjourn

The meeting was adjourned by consensus.

# C1 NEW SINGLE FAMILY RESIDENCE - 1822 JOHNSTON AVENUE

## OLD CONWAY DESIGN OVERLAY DISTRICT CERTIFICATE OF APPROPRIATENESS REVIEW NEW SINGLE FAMILY RESIDENCE 1822 JOHNSTON AVENUE

### APPLICANT/OWNER

Reed Weaver  
1335 Salem Road  
Conway, AR 72034

### SITE

Address. 1822 Johnston Ave

Lot Area. ± 0.15 acres.

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

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

**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Suburban District on the north side of Johnston Avenue. Area structures consist of single family residences in craftsman cottage, minimal traditional, and vernacular cottage structures.

**General Description of Property and Proposed Development.** The applicant is proposing to construct a new 1620 square foot single family residence.

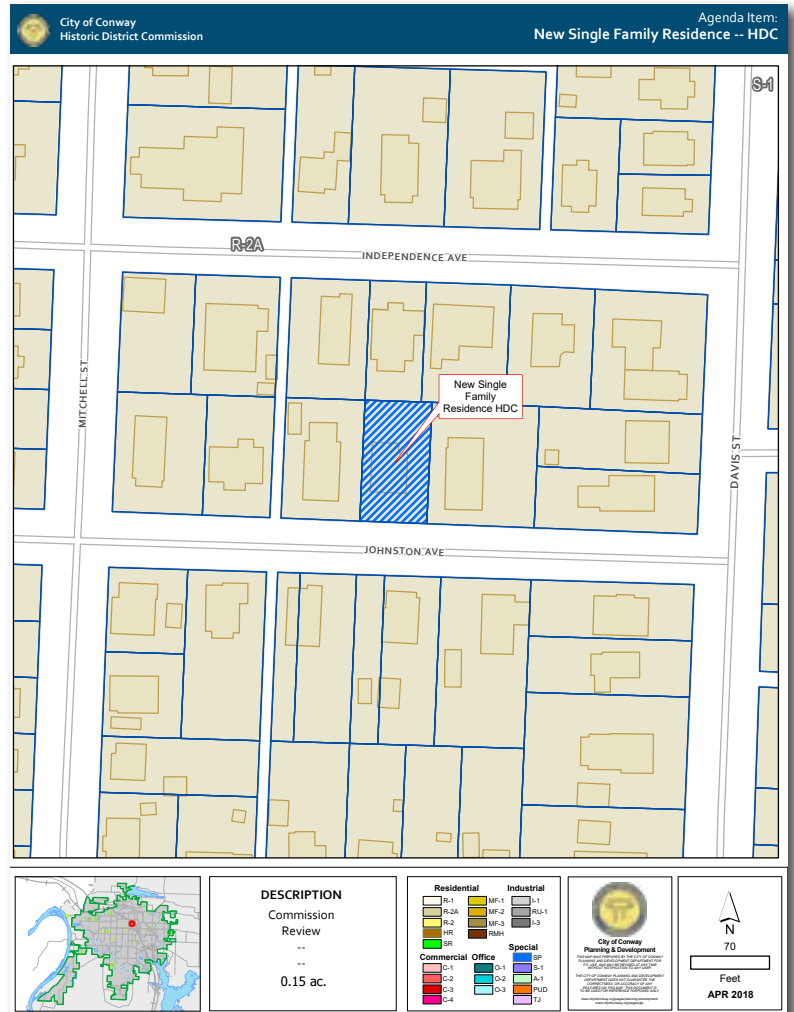
**Setbacks.** Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 85% to 115% of the average area front setback. The average area setback from the curb is 25'-6". The proposed front setback is 28 feet from the curb. The maximum allowed front setback is 29 feet while the minimum is 21 feet. The proposed front setback of 28 feet from the curb is appropriate. This curb to house setback translates to approximately 13'-6" from the property line. The side setbacks are at least 6 feet and the rear is 24+ feet. These setbacks are appropriate.

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

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

**Orientation.** The direction in which the front of a building faces. The new residence will appropriately face Johnston Avenue.

**Alley.** There is a 10 foot unbuilt alley running north/south through the property's block. This unbuilt alley is one lot to the west and will not affect this property.



**Driveway/Parking/Carport.** There is an existing gravel driveway onto the vacant property. The proposed residence will be served by a driveway on the west side of the property. The driveway width is not specified. However, the residence has a 1 car carport. The driveway should be limited to 12 feet in width.

**Sidewalks.** There is an existing sidewalks in disrepair along the property. Sidewalk reconstruction is required.

**Fences.** No fencing is proposed.

**Tree preservation.** No significant trees exist on the property.

### MASSING

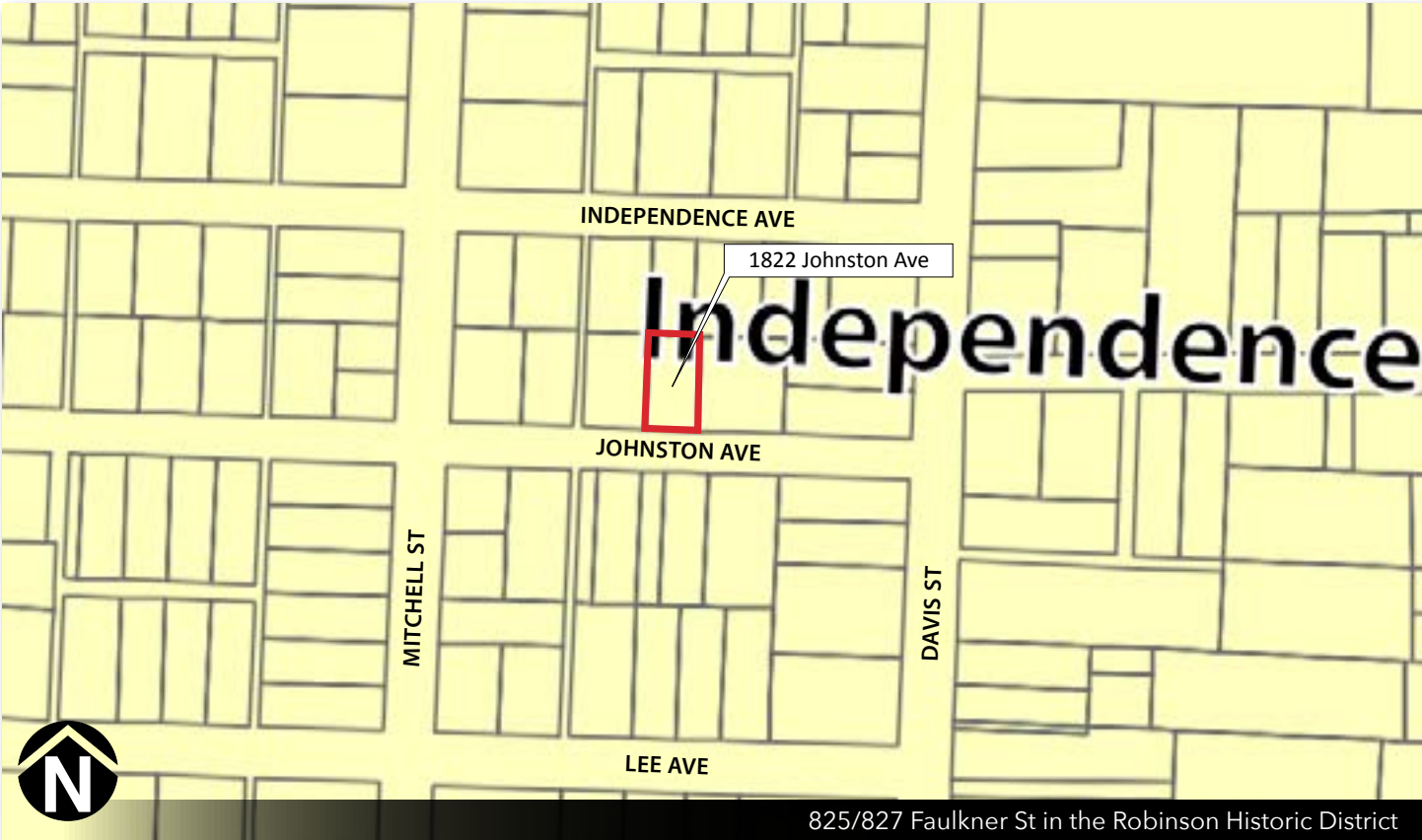
**Scale.** The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The new residence's overall scale is compatible with other area residences.

**Height.** The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. The overall height and eave lines are appropriate. The first floor height should be minimally 9 feet floor to ceiling.





Aerial View of 1822 Johnston Ave



825/827 Faulkner St in the Robison Historic District

# C1 NEW SINGLE FAMILY RESIDENCE - 1822 JOHNSTON AVENUE

**Width.** New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The residence's width is appropriate.

**Directional expression.** Measurement of the height to width ratio of a structure's elevation. The height/vertical expression of the residence is appropriate.

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

**Complexity of form.** The level of detailing and breaks in wall planes of a structure. The residence has appropriate detailing accomplished with wide window and door trim. The residence's wall planes are broken by a gabled front facade and a small porch. Gables are also used on the sides. The floor plan shows a carport with rear storage areas. The perspective view does not show the carport. A staff created sketch shows the roof line and carport side elevation.

**Facade, wall area, rhythm.** Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The residence has an appropriate number of windows and doors.

## DESIGN ELEMENTS

**Style.** The style should compliment the existing and area structures. The residence is a modern interpretation of a minimal traditional bungalow/cottage with craftsman detailing.

**Entries, Porches, and Porticos.** Appropriate entry points are provided. Porches are to be a minimum of 6 feet in depth. The front porch shown is small, but minimally 6 feet in depth. Porch column width has a solid appearance. The column width should also be used on carport columns.

**Doors and windows.** The doors and windows shown have muntin dividers creating two over two windows. Simple one over one windows would be more appropriate than windows with false dividers.

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

**Lighting.** Any new lighting should be inward, downward, and shrouded so as to stay within the bounds of the property. No lighting is shown on the plans.

## MATERIALS & DETAILING

**Architectural Details, Siding, and Bricks.** Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The residence has detailing provided through wide door and window trim and open rafter tails over the front porch. These features add traditional detailing. The applicant has stated that fiber cement siding is to be used on the front facade with vinyl siding on the other elevations. Fiber cement siding is preferred.

**Shutters.** If used, shutters should be in proportion to their window opening. If they were closed, they should cover the window opening. No shutters are shown.

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

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

**Skylights.** None are shown.

**Mechanical Screening.** HVAC units should be visually located away from streets or screened by landscaping. Exterior HVAC ductwork should not be visible from the street.

## RECOMMENDATIONS

Staff recommends approval of the new residence and driveway with the following conditions:

1. The residence shall be constructed as shown in submitted plans.
2. Driveway shall be concrete maximum of 12 feet in width.
3. The residence's front setback shall be approximately 28 feet from the curb or approximately 13'-6" from the property line or best dimension to line up with existing residences.
4. Porch columns including carport columns shall be a trimmed out to approximately 8 inches by 8 inches.
5. Floor to ceiling height shall be 9 foot minimum.
6. Siding material shall be vinyl with Hardi-plank or equivalent fiber cement board on front facade areas.
7. Wide trim around windows and doors, open rafter tails, and mixture of siding shall be used as shown.
8. One over one windows are preferred rather than windows with false dividers
9. HVAC and utility equipment shall be appropriately located at the rear or side of the structure and/or appropriately screened.
10. The existing sidewalk shall be repaired and/or re-constructed along Johnston Avenue.



View of vacant property at 1822 Johnston Ave

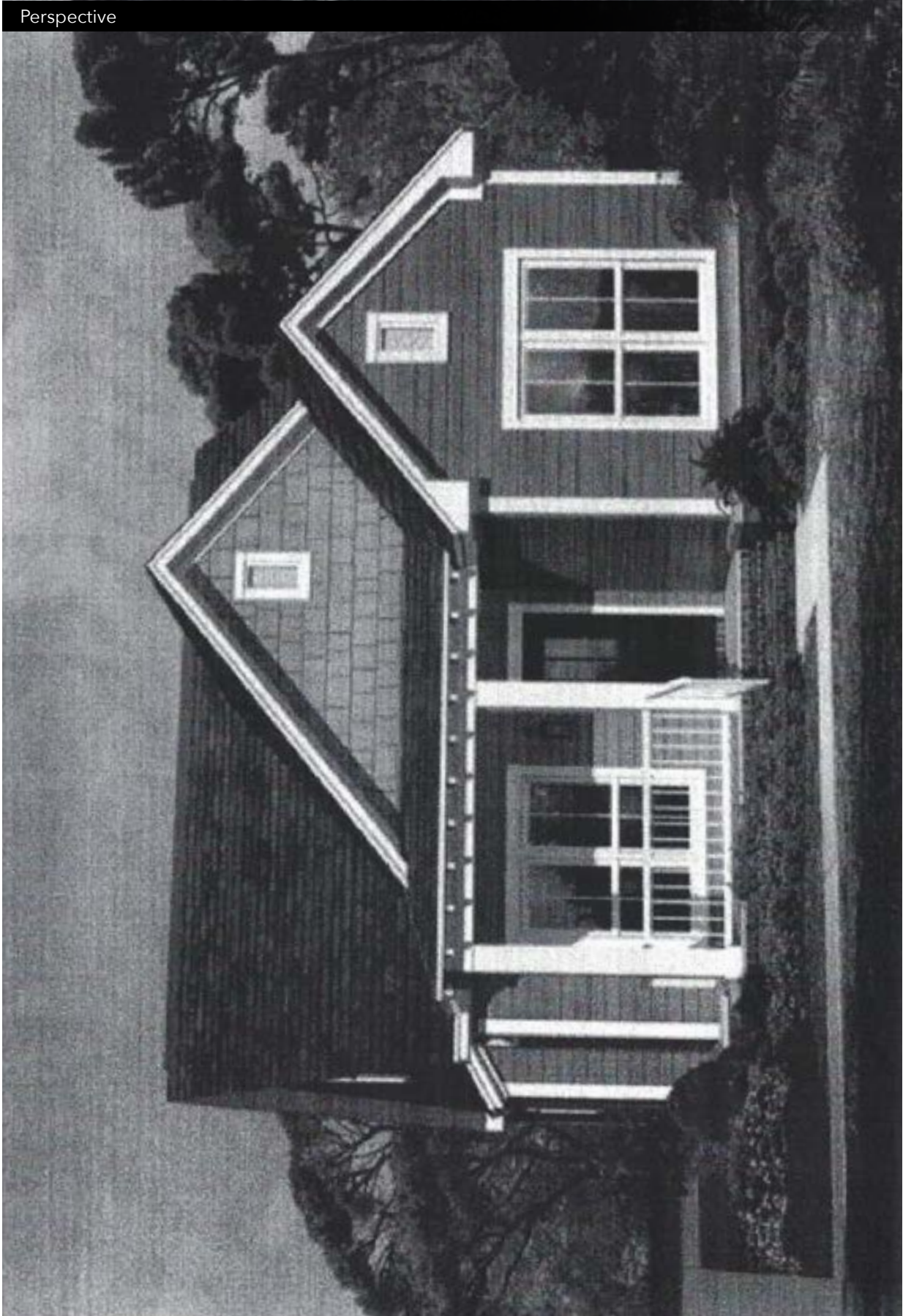


View of property adjacent to the East

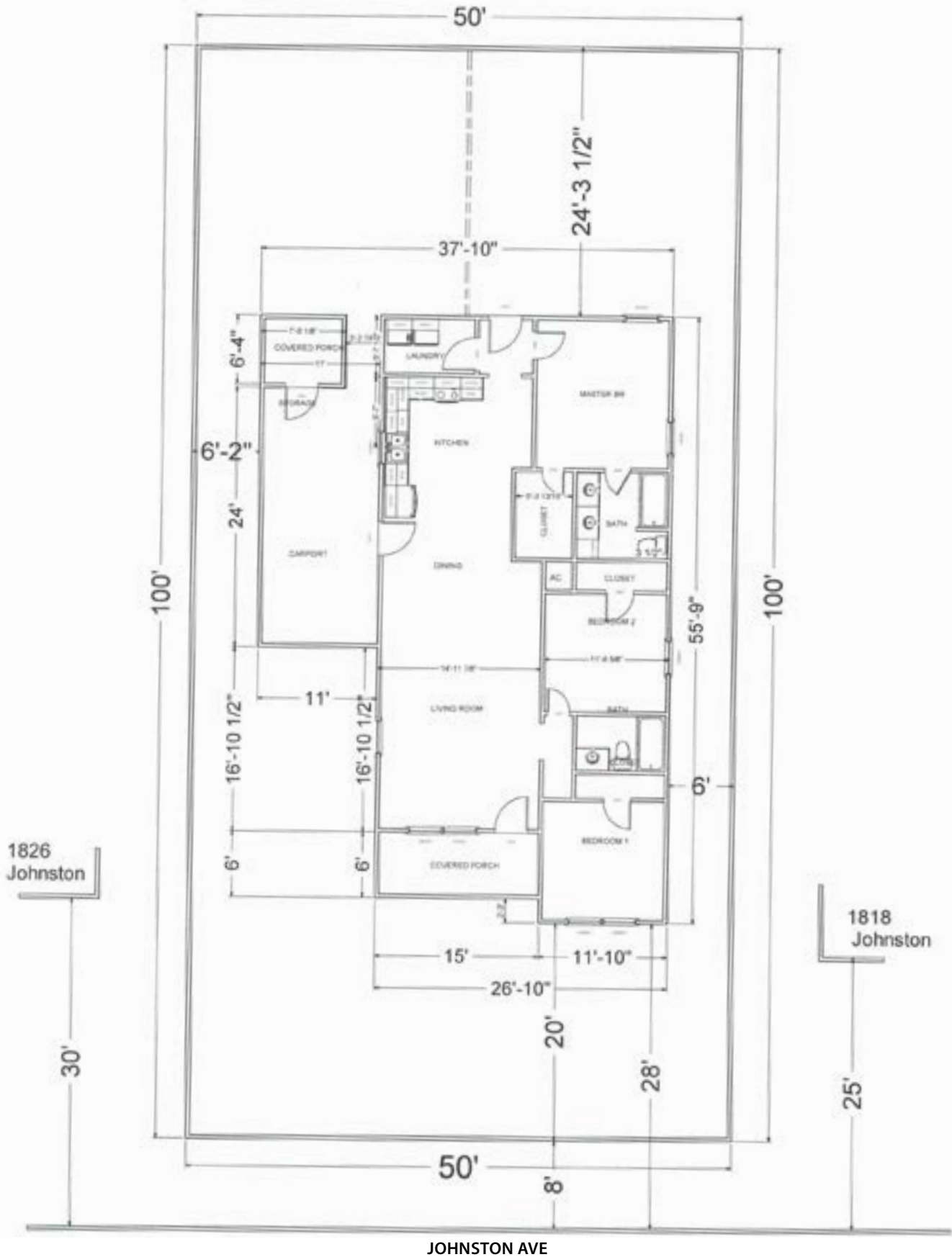


View of property across Johnston Ave to the South

Perspective



Site Plan



JOHNSTON AVE

## C2 NEW PORCH ADDITION - 1935 SIMMS STREET

### OLD CONWAY DESIGN OVERLAY DISTRICT CERTIFICATE OF APPROPRIATENESS REVIEW NEW PORCH ADDITION 1935 SIMMS STREET

#### APPLICANT/OWNER

Tom & Becky Tubaugh  
1 Downing Circle  
Conway, AR 72034

#### SITE

Address. 1935 Simms Street

Lot Area. ± 0.19 acres.

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

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

**Surrounding Area Structures.** The property is located in the Old Conway Design Overlay Suburban District on the south side of Simms Street second house from the intersection of Watkins and Simms Street. Area structures consist of single family residences in craftsman cottage, minimal traditional, and vernacular Queen Anne, and modern minimal structures.

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

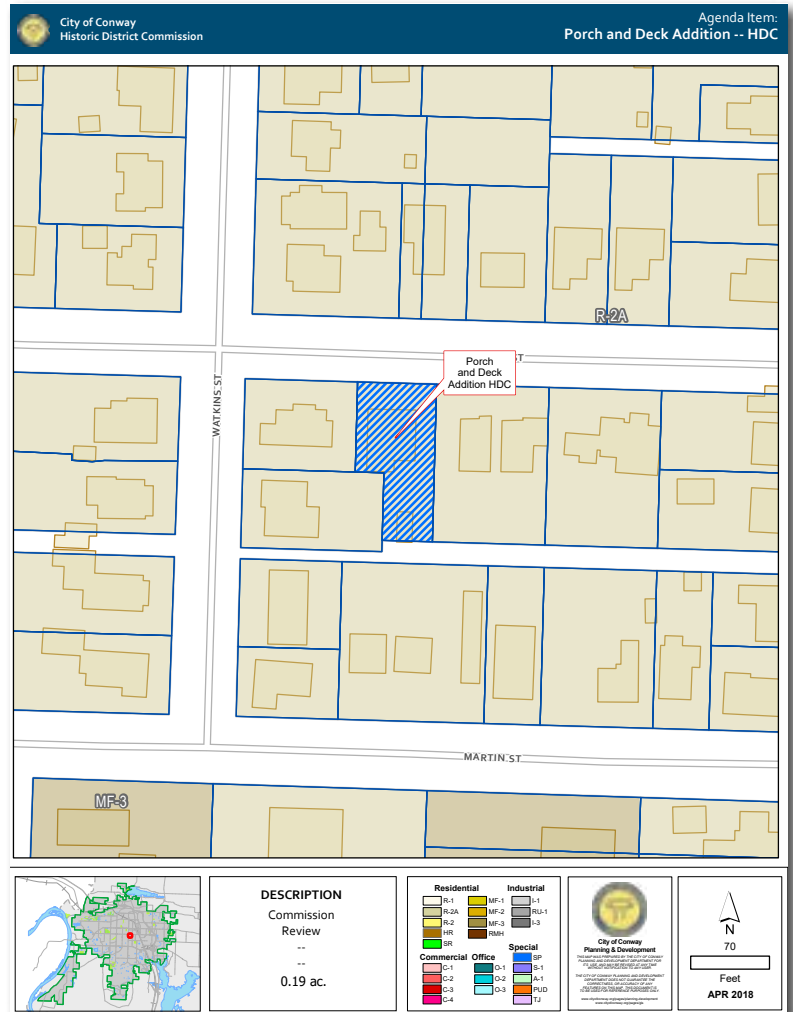
The applicant is proposing to remodel the residence. Remodeling includes a new front porch, new vinyl siding, new windows, new roof, new fencing, and new rear deck. There will also be interior remodeling. The HDC should review the front porch and re-siding.

**Setbacks.** Proposed setbacks should respect the predominant setbacks of area structures, especially the front setback. Front setbacks are allowed within a range of 85% to 115% of the average area front setback. The average area setback from the curb is 33 feet. With a 6 foot deep front porch, the front setback will be approximately 29 feet from the curb. (Current setback is ~35 feet) The maximum allowed front setback is 38 feet while the minimum is 27 feet. The proposed front setback of 29 feet from the curb is appropriate. Side and rear setbacks will remain unchanged. These setbacks are appropriate.

**Spacing.** Established spacing distance pattern between area structures. Spacing is not changed.

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

**Orientation.** The direction in which the front of a building faces. The residence's orientation will not be changed.



**Alley.** There is a 20 foot unbuilt alley running east/west through the property's block. This unbuilt alley will not be used for access.

**Driveway/Parking/Carport.** There is an existing gravel driveway onto the property. No change to the driveway is indicated on submitted plans.

**Sidewalks.** There is no existing sidewalk along the property. Sidewalk construction is not required due to the size of the front porch addition (Less than 30% current residence square footage). An internal sidewalk is shown connecting the front new porch to the street.

**Fences.** There is a chain link fence running along the concrete drainage ditch on the east side of the property. A picket fence and privacy fence are proposed. It is assumed that the privacy fence will be used around the rear yard and the pickett fence in the front yard. The applicant can provide additional information at the meeting.

**Tree preservation.** No significant trees will be affected by the proposed front porch addition.



**MASSING**

**Scale.** The size of new construction in relation to neighboring structures and the proportion of structures to the human scale. The new residence's overall scale will not be changed.

**Height.** The average height of area structure's eaves and cornices. Also, the first floor elevation / height relationship. The overall height and eave lines will not be affected.

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

**Directional expression.** Measurement of the height to width ratio of a structure's elevation. The height/vertical expression of the residence will not change.

**Footprint.** The area of land covered by a structure should be in relation to the majority of neighboring structures. The residence's footprint will increase slightly due to the porch addition. However, the overall scaled of the structure remains in proper relation to other area structures.

**Complexity of form.** The level of detailing and breaks in wall planes of a structure. The residence's overall detailing will remain unchanged. The front porch addition will add a slightly higher level of detailing.

**Facade, wall area, rhythm.** Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. The proportion of wall to opening area will not change.

**DESIGN ELEMENTS**

**Style.** The style should compliment the existing and area structures. The residence likely started life as a minimal traditional cottage. It's likely that the carport was added at a later date.

**Entries, Porches, and Porticos.** Appropriate entry points are provided. Porches are to be a minimum of 6 feet in depth. The front porch should minimally be 6 feet in depth. Porch column widths should have a solid appearance. New wider columns could also be used to replace the existing carport columns.

**Doors and windows.** The doors and windows appear to be replacement windows. The applicant would like to replace the existing windows with vinyl windows similar to 320 Mitchell as shown in submitted materials. The proposed windows have false dividers on the upper sash. A simple one over one window scheme could be used as opposed to false dividers.

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

**Lighting.** Any new lighting should be inward, downward, and shrouded so as to stay within the bounds of the property. No lighting is shown on the plans.

**MATERIALS & DETAILING**

**Architectural Details, Siding, and Bricks.** Eaves, brackets, dentils, cornices, molding, columns, trim, etc. The existing residence has little detailing. The proposed porch will provide a new level of detailing through an emphasized gable, wide porch columns, and gable louver. The residence is currently covered with a single color vinyl siding. The applicant is proposing new replacement vinyl siding with contracting colors.

**Shutters.** If used, shutters should be in proportion to their window opening. If they were closed, they should cover the window opening. No shutters are proposed.

**Roof.** An new architectural asphalt roof is proposed.

**Decks/Plaza Space.** A rear deck is proposed. This deck will be out of public view.

**Skylights.** None are shown.

**Mechanical Screening.** HVAC units should be visually located away from streets or screened by landscaping. Exterior HVAC ductwork should not be visible from the street.

**RECOMMENDATIONS**

Staff recommends approval of the new residence and driveway with the following conditions:

1. The front porch addition shall be constructed as shown in submitted plans. Porch shall be 6 feet minimum in depth.
2. The residence's front setback shall be approximately 29 feet from the curb.
3. Porch columns including carport columns shall be a trimmed out to approximately 8 inches by 8 inches.
4. Doors and windows may be replaced as submitted.
5. Fencing?
6. The existing vinyl siding may be replaced with new vinyl siding.
7. Wide trim around windows and doors shall be used as shown.
8. One over one windows are preferred rather than windows with false dividers.
9. Architectural asphalt roof shall be used.
10. No sidewalk construction is required.





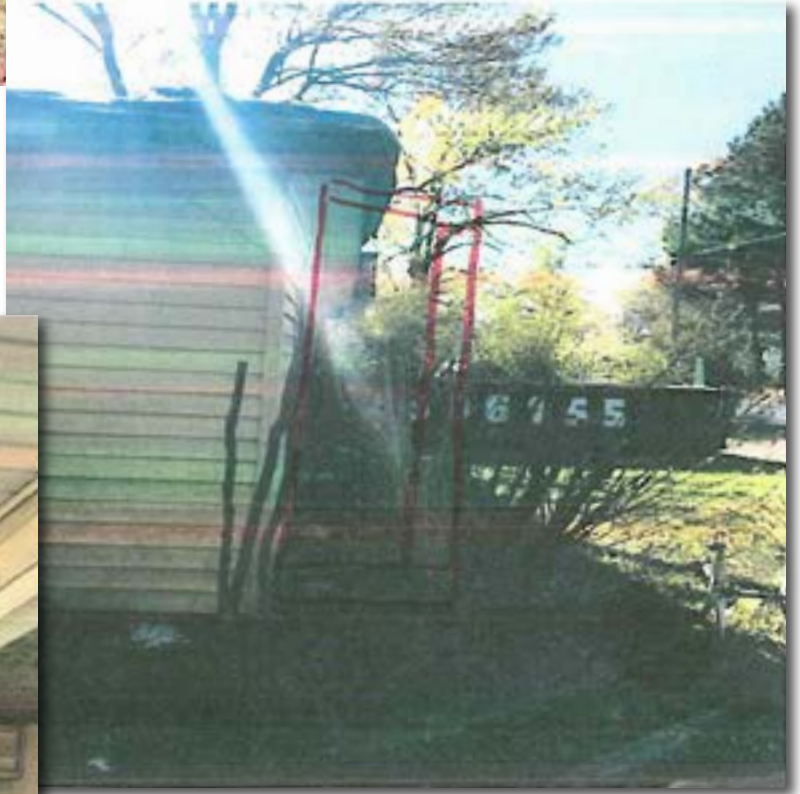
1935 Simms St - Existing



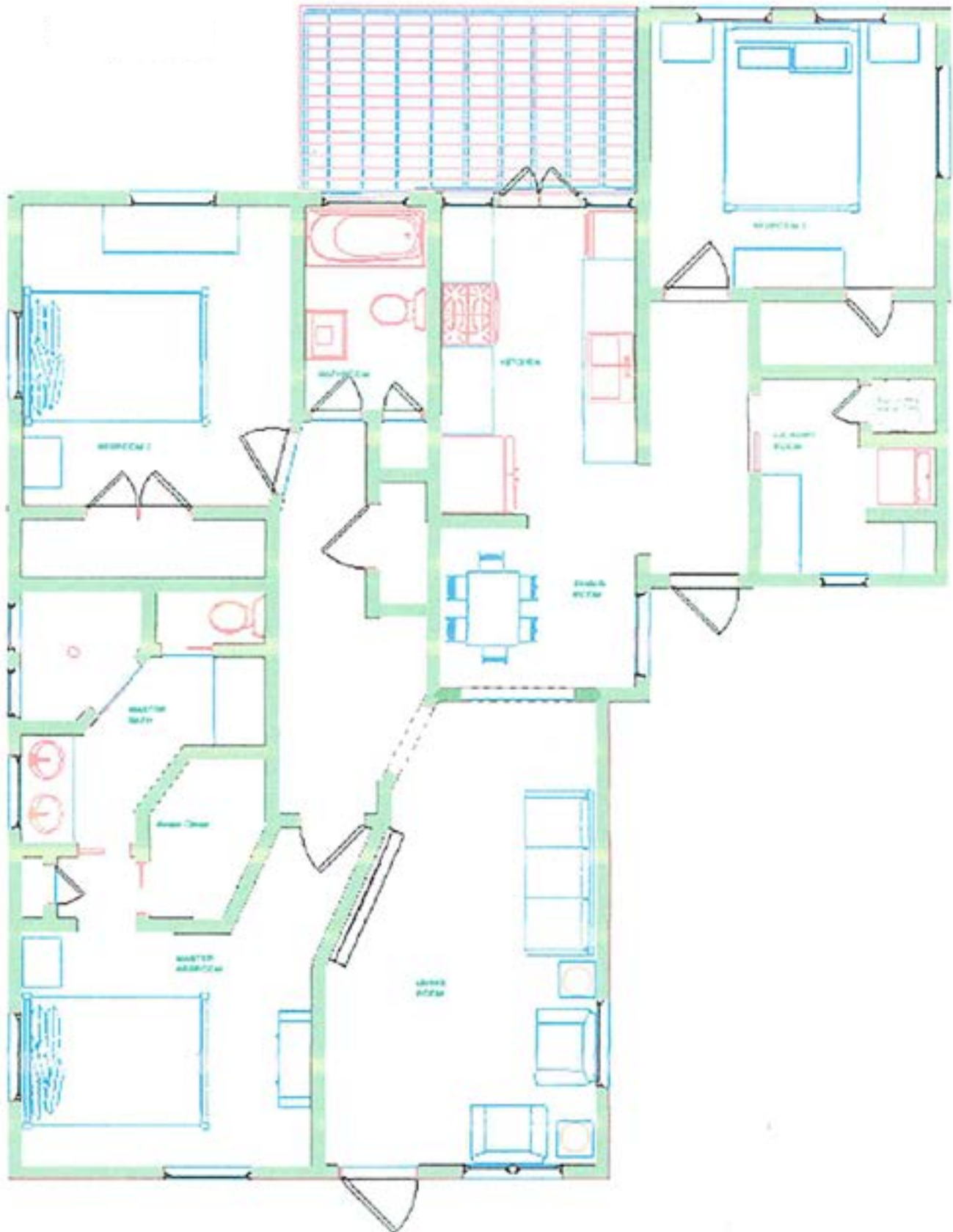
825 Watkins St - Proposed

**C2 NEW PORCH ADDITION - 1935 SIMMS STREET**

Applicant provided sketches



Proposed floor plan



**Vinyl Siding**

An ordinance has been prepared with additional text strongly discouraging the use of vinyl siding in the Old Conway Design Overlay District Suburban Zone and prohibiting the use of vinyl siding in the Urban Zone. The Robinson Historic District standards are also strengthened basically prohibiting the use of vinyl siding except as a replacement to existing synthetic siding. An allowance has been included for 20% architectural metal in the Old Conway Design Overlay Urban Zone matching the Markham Street Specific Plan and Planning Development Review.

The proposed ordinance follows. Existing text is shown in blue. New text is shown in red.



City of Conway, Arkansas

Ordinance No. O-18-\_\_\_

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

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

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

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

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

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

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

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

- *The existing siding is so deteriorated or damaged that it cannot be repaired*
- *The substitute material can be installed without irreversibly damaging or obscuring the architectural features and trim of the building*
- *The substitute material can match the historic material in size, profile and finish so that there is no change in the character of the historic building. In cases where a non-historic artificial siding has been applied to a building, the removal of such a siding, and the application of aluminum or vinyl siding would, in most cases, be an acceptable alternative, as long as the above-mentioned first two conditions are met.*

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

*Disadvantages to these types of siding include:*

- *These materials alter or obscure the original scale and distort architectural details. The entire appearance of a historic building can be changed with the application of synthetic siding.*
- *Improper installation can result in damage to underlying historic materials.*

- *Hides potential problems such as moisture retention and insect infestation.*
- *Not permanent or impervious materials. Aluminum can corrode or dent; vinyl can melt, crack, and distort into shapes as it expands and contracts with changes in weather.*
- *Vinyl siding fades and can be very difficult to paint.*
- *Vinyl siding is prone to mildew. Pressure washing can create inner wall moisture problems.*
- *These siding materials are thin and their installation do not serve as an effective method to conserve energy. More cost effective energy conservation measures include the installation of storm windows, weather stripping, the insulation of attics and basements, and caulking.*

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

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

Prohibited materials shall include wood siding, pressed wood siding, composite siding, vinyl siding, and **all forms of basic** sheet metal sheathing. *Architectural metal may be used on no more than 20% of any facade.* Exterior insulated finishing systems (EIFS) are discouraged. EIFS shall only be applied in upper story areas or other areas not susceptible to impact damage. These materials are not contextual to Old Conway and are generally perceived to be less permanent in nature, therefore they are not appropriate for use within the Urban Zone.

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

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

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

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

*Disadvantages to these types of siding include:*

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

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

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

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

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

*Disadvantages to these types of siding include:*

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

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

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

**SECTION 6.** That this ordinance is necessary for the protection, peace, health and safety of the citizens of Conway, and therefore, an emergency is declared to exist, and this ordinance shall go into effect from and after its passage and approval.

**PASSED** this 22nd day of May, 2018.

**APPROVED:**

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**Mayor Bart Castleberry**

**ATTEST:**

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**City Clerk/Treasurer Michael O. Garrett**

### HDC Term Limitations

Upon further investigation of Historic District Commission terms, it was found that Arkansas State Law limits HDC terms to 3 years. State law does not specify the number of terms that maybe served.

A 2008 Conway ordinance specifies that members of boards and commission with 4 year or greater terms may alternate terms with an equal time off; i.e. a member may serve 5 years on, 5 years off, 5 years on, 5 years off. This same ordinance limits members of boards with terms less than 4 years to 2 terms (HDC - 6 years) total.

The Planning Commission, Board of Zoning Adjustment, and other primary boards have terms of 5 years. The Historic District Commission's duties are similar to these boards. An amending ordinance has been prepared that will amend the 2008 ordinance to specify that HDC members may serve 2 terms (6 years) and then begin an alternating term schedule equal to 6 years; 2 terms on, 6 years off, 2 terms on, 6 years off, etc.

HDC Staff has briefly spoken with the Mayor concerning this amending ordinance. The Mayor voiced his support for the HDC term amendment. The proposed ordinances can be placed on the Council's May 22 agenda. If approved, the HDC bylaws will need to be updated and re-approved.

The proposed ordinance follows. New text is shown in bold and italicized.





City of Conway, Arkansas  
Ordinance No. O-18-\_\_\_

**AN ORDINANCE AMENDING O-08-47 BLUE RIBBON COMMISSION RECOMMENDATIONS ON THE OPERATIONS AND REGULATIONS OF SPECIFIC BOARDS AND COMMISSIONS OF THE CITY OF CONWAY; SPECIFICALLY THE CONWAY HISTORIC DISTRICT COMMISSION; REPEALING ANY ORDINANCES IN CONFLICT; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES:**

**WHEREAS**, The Blue Ribbon Commission formally recommended the adoption of specific regulations for several city boards and commissions, and;

**WHEREAS**, The Old Conway Design Review Board has merged with the Historic District Commission and the ability for members to serve beyond two terms is desirable, and;

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

**SECTION 1.** The City of Conway shall amend the first paragraph of Section 2 to read as follows to delete reference to Old Conway Design Review Board:

The City of Conway recognizes the following Primary City Boards and Commissions: the Conway Planning Commission, the Board of Zoning Adjustment, Advertising & Promotion Commission, Conway Corporation Board of Directors, Historic District Commission, **and Conway Civil Service Commission, ~~and the Old Conway Design Review Board~~**. The City of Conway further recognizes the following Local Community Boards and Commissions: The Board of Education of the Conway Public Schools, the Board of Directors of the Conway Regional Medical Center, the Quorum Court of Faulkner County, or any board or commission created under the authority of the Faulkner County. The City of Conway further designates all other city boards, commissions, advisory committees, etc. as Non-primary City Boards and Commissions.

**SECTION 2.** Item 4. of Section 2 shall be amended to read as follows to allow for more than one term of service for Primary Boards or Commissions whose members currently serve shorter terms of office:

4. Service on boards and commissions whose standard terms of service are four years or longer shall be limited to one (1) term with two exceptions. 1.) Members who are appointed to serve the remainder of an unexpired term are eligible for appointment to a full term. 2.) Former members are eligible to serve another term on the same board or commission once they have been off that board or commission for a length of time equal to one standard term of service on that same body.

Service on boards or commissions whose standard length of service is less than four years is limited to two terms if reappointed **with the exception of the Historic District Commission whose terms are limited to three year terms by the State of Arkansas. Members of the Historic District Commission may serve two, three year terms and are eligible to serve another two terms on the same board or commission once they have been off that board or commission for a length of time equal to two standard terms of service on that same body.** Members of boards or commissions whose term of service is less than four years who are appointed to serve the remainder of an unexpired term are eligible for appointment to a full **initial** term and may be reappointed **one-time** in accordance with the above statements.

**SECTION 3.** That any ordinance which conflicts with this ordinance is hereby repealed to the extent of the conflict.

**SECTION 4.** That this ordinance is necessary for the protection, peace, health and safety of the citizens of Conway, and therefore, an emergency is declared to exist, and this ordinance shall go into effect from and after its passage and approval.

**PASSED** this 22nd day of May, 2018.

**APPROVED:**

\_\_\_\_\_  
**Mayor Bart Castleberry**

**ATTEST:**

\_\_\_\_\_  
**Michael O. Garrett**  
**City Clerk/Treasurer**