

Non-Historic Neighborhoods

Design Review Guidelines For Non-historic Residential Neighborhoods

The Following Neighborhoods/streets Are Eligible For These Specific Guidelines:

East Mountain/The Pines Subdivision

East Mountain Dr.

- **21 East Mountain 1960**
- **15 East Mountain 1962**
- **12 East Mountain 1963**
- **All others 1965+**

Charles Circle

- **7 Charles Circle 1975**
- **All others 1978+**

Cross Street

- **2 Cross 1965**
- **7 Cross 1965**
- **10 Cross 1965**
- **All others 1970+**

Drennon Drive

- **All**

Elm Circle

- **3 Elm Circle 1970**
- **No others at present**

Florence Drive

- **1 Florence 1980+**

Harvey Drive

- **17 Harvey 1975**
- **All others 1976+**

Oakridge Drive

- **6 Oakridge 1970**
- **All others 1975+**

Richard Circle

- **All**

Tower Road

- **5 Tower 1985**
- **No others at present**

Wood Circle

- **All 1989+**

Neighborhood adjacent to Harts/The Quarter

College Street

- **All 1965**

Hamilton Street

- **All 1968**
- **Martz Lane**
- **All 1968+**

Victoria Woods/Jay Lane

Victoria Woods Blvd

- **All 1992+**

Jay Lane

- All 1992+

Non-Historic Neighborhoods Guidelines

1. Additions

- A. Additions must be of a compatible design in keeping with the original structures character, roof shape, materials, color, and alignment of window, door, and cornice height, etc.
- B. Additions must be secondary (subordinate) to the original structure in scale, design, and placement.
- D. Additions must not attempt to imitate an earlier historic style or architectural period.
- E. Additions should not destroy significant character-defining features.
- F. Expansion to an existing house should be at the rear of the house, leaving the primary façade intact.
- G. Additions should be one story in height and have similar proportions and massing as that found on main building.
- H. The roof of an addition should be no higher than the main house's roof. The eave trim on the new addition should be of a similar material and appearance as that found on the main house.
- I. Expansions of the front porch that alter the roof line or obscure the front entry are discouraged.

2. Ancillary Structures

Includes gazebos, greenhouses, garages, carports, storage buildings, etc.

A. Existing

- 1. Must be maintained in good condition.
- 2. If visible from street should maintain original style and scale.

B. New

- 1. Should be set at least two-thirds way back from front façade of the primary structure.
- 2. Should be located where such a structure would have been historically (near the rear of the property, not near or attached to the primary structure).
- 3. Metal carports may be permitted.

3. Architectural Details and Features

Eaves, brackets, dentils, cornices, molding, trim-work, shingles, columns, pilasters, balustrades, or any decorative or character-defining features.

A. It is preferable to repair rather than replace an original architectural detail or feature.

B. Adding details of an earlier time period is not appropriate.

C. Significant architectural details should not be removed or changed.

4. Awnings

A. Should be individually located within major bays, not continuous.

B. Should not cover architectural features.

C. Should be of colors to blend with the structure.

D. Should be made to fit opening and of a style appropriate to the building.

5. Brick and Masonry

A. Materials original to the building should be preserved.

B. Do not sandblast, use abrasive cleaning or high pressure water. These processes damage brick surfaces and erode mortar joints.

C. Clean with low pressure water and detergent using natural bristle brushes.

D. To avoid needlessly introducing moisture or chemicals into the building, brick and masonry should be cleaned only when necessary to remove heavy soiling and to stop deterioration.

E. Paint removal should not be done if the paint is firmly adhered and is therefore protecting the masonry surface.

F. Water-repellent coatings should not be added unless masonry repairs have failed to stop water penetration problems.

G. As a general rule, brick and masonry must not be painted unless, in the case of brick, the brick is extremely mismatched from earlier alterations or cannot withstand weather. (Stone must not be painted.)

H. Brick and masonry must not be stuccoed.

1. Mortar should be removed by hand tools, not electric power saws, for repairs. Electric tools can damage older brick.

J. Re-pointing should match original width, depth, color, raking profile, composition and texture.

6. Chimneys

A. Original chimneys which are prominent features of the structure should not be removed or changed. Non-functional chimneys should be maintained and not removed above the roofline. It may be appropriate to remove non-functional secondary chimneys.

B. Chimneys should be re-pointed and cleaned according to masonry guidelines to match original materials, colors, shape, brick pattern and tooling.

C. If reconstruction of a chimney is necessary due to structural instability or deterioration, it should be rebuilt in the original configuration.

7. Codes

A. The International Building Code is the standard of the City of Eureka Springs and must be strictly adhered to.

B. Any work requiring approval from the Historic District Commission will take into account International Building Code regulations.

8. Decks

A. Decks should be located on the rear and screened from street view with fencing and/or plants and shrubs where visible.

B. Decks should be stained or painted to blend with the building if visible from street view.

C. The style of the deck, balusters and railing should match the style of the building.

D. Decks should be kept to a minimum and subordinate to building and yard in size and scale.

F. Wood such as cedar, redwood, Philippine mahogany, ipé or pressure treated lumber is the preferred material for new decks that are visible from the street.

G. Non-wood material such as polyethylene plastic & wood, all plastic lumber, fiber-reinforced plastic lumber, aluminum decking and vinyl decking may be approved for rear decks that are not visible from the street. These materials are not appropriate for porches.

H. Commercial decks should match the style of the existing building and be of a size and location appropriate to the site.

I. Applications for new decks and changes to existing decks will be considered Level II.

9. Doors

A. Architecturally significant original doors and/or their entranceway surrounds, sidelights, transoms, and detailing shall not be removed or changed.

B. Extra doors (new cuts) should not be added to the primary facade or to secondary facades where readily visible from the street.

C. Doors, if added where inconspicuous on secondary or rear facades, should be similar to the original doors, not of a style or period earlier than the original building.

10. Driveways

Front yards should not to be paved, covered with gravel, or otherwise used as a parking area.

11. Fences and Walls

*For the purpose of these guidelines, fencing shall mean any man-made structure, not integral to any building, used as a barrier to define boundaries, screen off, or enclose a portion of the land surrounding a building. Perimeter fencing is any fence built within **3 feet** of the surveyed property boundary that is at least as long as **95 percent** of that side of the surveyed property boundary. All guidelines except Section K pertain to perimeter fencing.*

A. New fences including wooden picket designs must be a maximum of three-and-a-half feet tall in front; have pickets no wider than four inches and set no further apart than three inches; and be of a design which is appropriate to the house. (See D. for rear wooden fences.)

B. Wood board fences for privacy should be located in rear yards; no taller than eight feet; set at least two-thirds back from the front facade (wall plane) of the structure; and should be stained or painted to blend with the structure; and of a compatible design.

C. Free-standing brick, stone, or concrete walls are permitted if appropriate to the structure.

D. Railroad ties and timbers are permitted for retaining walls.

E. Chain link fences are permitted in the *rear yards*, no taller than 6 feet. They must not extend any further forward than the front façade (wall plane) of the structure. Chain link fences are *not* permitted in front yards.

F. Chain link coated in black or green vinyl is preferred for rear and side yards.

G. Fences of chicken wire, rabbit wire, hog wire, barbed wire or vinyl are *not* permitted.

H. New wood-like composite fencing materials may be considered.

I. Netting barriers do not need a COA, but should be removed at the end of the growing season.

J. *Garden and PetFencing*. Agricultural and barrier fencing may be used around individual gardens or dog runs of 1000 square feet or less without a COA. (For example: welded wire, woven wire, hardware cloth, green garden, wood, bamboo, snow/sand, mesh pet fencing such as Benner's.) These materials *may* be permitted for fencing *garden* or petspace over 1000 sq. ft. if the HDC determines that the fencing is appropriate for the location. *These materials are **not** permitted as perimeter fencing for the entire property.*

12. Fire Escapes

A. Fire escapes required by the Building Official or Fire Marshall for public safety should be located on secondary or rear façade if possible.

13. Foundations

Masonry foundations should be cleaned, repaired, and cared for according to masonry guidelines.

14. Garages and Carports

A. The original character-defining features of attached carport and garages should be preserved whenever possible.

B. If original elements of the carport or garage are damaged or deteriorated beyond repair, then replacements should match the form and detail of the original or of those typically found in the neighborhood.

C. To enlarge an original one-car carport or garage, it is preferable to expand it to the side and then extend the massing of the original roof over the addition. A flat or shed roof at the end of the original pitched roof is discouraged.

D. To enclose a carport, a wall finish material that complements the character of historic wall materials found on the original building or on other buildings in the neighborhood should be used.

E. If a carport is to be enclosed and a new carport is to be added to the primary façade, the same roof type and massing as the original roof should be used.

F. New carports and garages should be appropriate to the style of the adjacent or nearby primary structure.

15. Gutters

A. Gutters should be used to provide proper drainage through use of downspouts and flashing, if needed, to avoid water damage to the building.

B. New gutters or replacement of square aluminum gutters do not require a Certificate of Appropriateness.

16. Handicap Access

A. Access ramps and elevators should be located on secondary or rear facades if possible.

B. Access ramps and elevators should be constructed so that they may be removed later without damaging the existing structure.

17. Landscaping

A. Features that are original or early (pre-1955) such as sidewalks, green space, retaining walls, curbs, stepping blocks, etc. should be preserved.

B. Permanent stone landscape features such as water features, ponds, patios, outdoor fireplaces and garden walls of average two feet or more above grade must be approved by HDC as appropriate to the site.

C. Open wooden structures measuring under ten square feet at base with no foundation, such as garden trellises, entry arbors or small pergolas do not require a Certificate of Appropriateness.

18. Maintenance

A. Materials

1. Prevent water from making contact with exterior wood siding. Of particular importance is keeping all gutters and downspouts in good repair to keep water from infiltrating the wood surface.

2. All exposed wood should be kept painted or treated with preservative.

3. Repairs for wood siding, such as cracks, can be made through the use of waterproof glue or plastic wood. Large cracks may be filled with caulk followed by putty or plastic wood. The surface should then be sanded and painted.

4. Replacement siding must match the profile of the existing siding.

5. Oil based paints and back priming are recommended for exterior siding.

6. Keep exterior brick clean of mildew, efflorescence and dirt, vines, ivy, and other plants. Washing with detergents and water are best for exterior masonry and mortar. Sandblasting, water blasting and other abrasive cleaning methods are detrimental to buildings and must not be used.

7. Most silicone-based or waterproof coatings have limited effectiveness and may actually add to moisture problems by not allowing the brick to breathe. The use of these products is discouraged.

B. Roof, Cornices, Chimneys

1. Check the roof regularly for leak deterioration of flashing, and worn or missing roofing. An inspection of the upper floor or attic space during or following a rainstorm can also assist in detection of water-related problems.
2. Know what metals are used in your cornice or roof flashing and use only similar metals during replacement or repair. Different metals should not touch each other or galvanic reaction may occur leading to corrosion.
3. Chimneys should be regularly checked for cracking, leaning, spalling, and infestation by birds and insects. Use chimney caps to keep out moisture.

C. Gutters and Downspouts

1. Keep gutters and downspouts in good repair. Make sure they are properly connected, are clean of leaves and other debris, and channel water away from the building. Seal all cracks in downspouts with silicone caulk or sealants.
2. Use splash blocks to keep water away from the foundation.
3. Deteriorated gutters and downspouts should be replaced.

D. Foundations

1. All water should drain away from a building and should not enter the foundation.
2. Trees, shrubs and other plants should be kept well away from the foundation to prevent damage from moisture and root movement.

E. Porches & Exterior Ornamentation

1. Use treated wood for exterior repairs, replacement of wooden elements.
2. Keep all porch and trim elements painted.
3. Front and side porches visible from the street must be kept clear of appliances, indoor furniture, trash and debris.

F. Entrances

1. Doors, transoms, sidelights and glass should be kept clean.

G. Windows

1. Windows should be kept clean. Paint wood sash surfaces regularly.
2. Windows should be kept caulked and sealed to aid in energy conservation.
3. Shutters should be kept painted and in good repair.
4. Deteriorated curtains or shades should be removed or replaced.

H. Awnings

1. Canvas awnings should be washed periodically and kept in good repair.
2. Awning hardware should be checked for rust or loose mechanisms.
3. Torn or deteriorated awnings should be replaced.

19. Manufactured, Mobile and Modular Homes

- A. Manufactured and mobile homes are not permitted in the Historic District by Ord. 1984, Sec. 3, 2005.
- B. Modular homes may be considered for New Construction.

20. Moving Buildings

- A. It may be appropriate to move a building into the neighborhood if that building is compatible with the neighborhood's architectural character in style, period, height, scale, materials, setting, and placement on the lot. See 26. New Construction.
- B. New foundation walls should be compatible with the architectural style of the building.

21. New Construction

New construction project applicants are advised to begin with a pre-application hearing and site visit with working drawings. See **New Construction Checklist**.

- A. New construction of primary buildings shall maintain, not disrupt, the existing pattern of surrounding historic buildings along the street by being similar in the following:

1. Scale (height and width)
2. Shape
3. Roof shape and pitch
4. Orientation to the street

5. Location and proportion of entrances, windows, columns, porches, and divisional bays
6. Foundation/first floor height
7. Floor to ceiling height
8. Porch height and depth
9. Material and material color
10. Texture
11. Placement on the lot
12. Rhythm and harmony of the neighborhood.

B. New construction of ancillary structures such as garages, gazebos, storage buildings and other outbuildings should be:

1. Smaller in scale than the primary building
2. Simple in design but reflecting the general character of the primary building
3. Located where such a structure would have historically been located (near the alley, not close to or attached to the primary building).
4. Compatible in design, shape, materials, and roof shape.
5. Metal carports may be permitted.

C. As an acknowledged fact of the continuing developmental pattern of a dynamic, changing community, non-period, innovative design of new structures may be acceptable, provided it is in keeping with the above-stated criteria of compatibility.

22. Paint Colors

A. Paint colors should highlight architectural details. Keep colors compatible with the building's style and period of construction; avoid loud, garish, or harsh colors, and bright hues; avoid too many colors on a building; and select where to highlight architectural details based on the building's type and style.

C. Do not paint brick, stone or other naturally unpainted materials unless the material has been painted previously. It is not appropriate to apply any liquid coating to an asphalt shingle roof which changes the color.

D. Non-historic faux finishes are not appropriate for exterior residential walls.

23. Parking & Parking Lots

- A. No property shall be converted to parking usage without HDC approval.
- B. Parking is not permitted in residential front yards.
- C. Residential and commercial parking areas should be gravel, concrete, concrete aggregate, patterned concrete, stone, crushed limestone, or brick.

24. Porches

- A. Front porches should be maintained in their original configuration and with original materials and detailing. Enclosure or removal of a front porch should be avoided.
- B. Wood-like composite materials may be considered.

25. Railings

- A. The style of safety railings should be compatible with the primary structure or landscape (if there are no nearby structures).

26. Retaining Walls

Retaining walls are walls with an average grade over two feet in height. Under two feet is considered to be a garden wall and does not require review.

- A. Stone, brick or concrete retaining walls that are original to the site must be preserved and maintained.
- B. New retaining walls may be stone, stone veneer or limestone, imprinted concrete, railroad ties, landscape timbers or decorative concrete.
- C. Existing concrete block retaining walls should be screened from street view.

27. Roofs

Although roofs are a building feature which must be regularly replaced, the preservation goals of appearance and authenticity should be balanced with sustainability in selecting a new roof for a historic structure. Removed roofing materials should be recycled as much as possible.

	Asphalt Shingles	Stone-coated Patterned Steel	True Standing Seam Steel	Fire Resistant Wood Shake Shingle	Wood Faux Slate	Met
Residential	yes	yes	yes	yes	yes	

Commercial	yes	yes	yes	yes	yes	yes
Additions	yes	yes	yes	yes	yes	
Ancillary Buildings	yes	yes	yes	yes	yes	yes
New Construction	yes	yes	yes	yes	yes	yes

B. *Lap Panel (interlock) Steel roofing is not considered appropriate for most existing residential structures. It may be appropriate on some commercial buildings, some ancillary buildings and some new construction.

C. Since the Eureka Springs Historic District is so eclectic, lap-panel steel (and other types of roofing materials not listed), as well as roofing color and pattern, will be evaluated on a case-by-case basis by the Historic District Commission using the following criteria:

1. Consistency with the historic fabric of the surrounding neighborhood
2. Consistency in appearance with the architectural style of the structure
3. Documented proof that this material resembles the original roofing material of the structure.

D. Applications for roofing in the same material as existing can be given an Administrative Approval *Certificate of Appropriateness* by the City Historic Preservation Officer. Roofing material changes must be reviewed by the Historic District Commission.

E. Flat roof replacement with material similar to existing material or professionally applied new flat roofing materials can be given an Administrative Approval *Certificate of Appropriateness* by the City Historic Preservation Officer.

F. The original shape and pitch of the roof with original features (such as chimneys, dormers, etc.) should be preserved.

G. Unless original to the house, dormers should not be placed in front rooflines. The addition of dormers to secondary and rear facades is appropriate if in keeping with the character and scale of the house.

H. Skylights, decks, or balconies must not be added to a roof where visible from the street.

I. Large skylights should be flat, not the bubble type. Smaller (under 12” diameter) solar tubular skylights may be considered appropriate. Neither type should be mounted on primary facades.

J. It is not appropriate to apply any liquid coating to an existing roof which changes the color.

28. Screens

A. Screening of front porches is generally not appropriate.

29. Security Doors & Windows

A. Security doors should be simple and without excessively ornate grillwork.

B. The use of security bars on primary facade windows is discouraged, but if necessary, internal bars may be considered.

30. Shutters & Window Boxes

A. Shutters should be of louvered wood construction, and of a size and style appropriate to the building.

B. Window boxes should be of a size appropriate to the window opening.

31. Sidewalks

A. In areas where sidewalks exist, the existing sidewalk, including any with limestone, will be repaired and refinished if possible, but if the sidewalk is not repairable, then it shall be replaced, at the owner's option with either:

1. Limestone that shall substantially conform in color, texture, thickness (minimum of four (4) inches) and surface size to the stone slab surfaces that were removed; or
2. Imprinted and tinted concrete in a pattern and color approved by the Eureka Springs Historic District Commission; or
3. Aggregate concrete that matches existing adjoining sidewalks in color and texture as closely as possible. If there are no adjoining sidewalks to match, the new aggregate should be of close texture, with a tinted gray palette preferred. Aggregate sidewalks must follow the concrete specifications set forth in 9.08.06 Construction.
4. Other colors, materials, or artistic treatments must be approved by the Eureka Springs Historic District Commission.

B. If the sidewalk is not repairable, then it shall be replaced with:

1. Limestone that shall substantially conform in color, texture, thickness (minimum of 4 inches) and surface size to the stone slab surfaces that were removed OR
2. Imprinted and tinted concrete with the following options:
 - a. Wet concrete stamp pattern:

(1). Sandstone: mediumOR

(2). Slate: medium

b. Tint:

(1). Stone grey tint with light grey release agent or comparable

C. If sections of a damaged limestone sidewalk cannot be repaired but the rest of the limestone is not damaged or can be refinished, then the new imprinted concrete should match the existing limestone in color and texture as closely as possible. It is recommended that the limestone and imprinted concrete each be laid in continuous courses if possible.

D. All sidewalks shall have a top coating of *Surstep Anti-Slip Additive* or similar treatment which must be maintained on a regular basis as per manufacturer's recommendations.

E. In areas where no sidewalks exist, any new installation shall be, at the owner's option, limestone slab (with a minimum thickness of four (4) inches, imprinted and tinted concrete in a pattern and color approved by the Eureka Springs Historic District Commission, or aggregate concrete as described A.3above.

F. Sidewalks on the following streets may also have the option of poured concrete with broom finish: East Van Buren, West Van Buren, East Mountain Drive, Charles Circle, Cross Street, Elm Circle, Harvey Road, Oakridge Drive, Richard Circle, Tower Road, Drennon Drive, Wood Circle, Holiday Trail, Florence Drive, College Street, Hamilton Street, Martz Lane, Jay Lane, Victoria Woods Boulevard, Pivot Rock Road, Dairy Hollow Road, Breezy Point Road, Breezy Point Circle, Anderson Street, Ravine Street, Grand Avenue and Oregon Avenue.

G. Wooden board sidewalks will not be approved unless replacing one in existence before July 25, 2005.

H. The Commission shall review sidewalk alterations in this manner:

1. Existing concrete changed to imprinted concrete: Administrative Approval by staff
2. Existing limestone repaired and/or replaced with new limestone: Administrative
3. Existing limestone replaced with imprinted concrete: Administrative
4. New sidewalks in areas where no sidewalks exist: HDC Consent Agenda

32. Siding

A. Siding original to the building should be repaired and maintained.

B. Siding of artificial or substitute materials such as steel, vinyl or aluminum, masonite, permastone, concrete or composite is permitted.

33. Signs

All signs, number and location of signs and lighting must conform to the Eureka Springs Municipal Code, Chapter 7.52 Signs.

34. Solar and Other Energy Conservation Equipment

Contemporary energy conservation equipment additions have no visual historic counterpart and make a strong impact on existing buildings. Both goals of historic preservation and energy conservation are important, and care must be taken that one is not achieved at the expense of the other. Before installing a large, publically visible energy retrofit, owners should first improve the building's energy efficiency. It is much less expensive to reduce heating, cooling and lighting demand than it is to satisfy that demand with a high-tech solar energy system.

The Eureka Springs Historic District Commission will use the US Department of the Interior Guidelines for Rehabilitation Historic Buildings: Energy Retrofitting as a basis for Design Review in this section..

A. Character defining features of existing buildings (i.e. roofline, chimneys, dormers) must not be damaged or obscured when introducing new roof or exterior wall-mounted energy conservation systems such as solar devises, skylights, or water retention systems.

B. Equipment should be screened or hidden to the greatest possible while still achieving maximum function and effectiveness. *The goal should be high performance with low public visibility.* Installation of an energy conservation system at a publicly visible location may be permitted if the Commission determines that the placement does not have an adverse effect on the character defining features of the building, street, or the District as a whole.

C. Publicly visible solar devises mounted on roofs shall be evaluated on the basis of: size; least visible/high-performance location; panel arrangement and design; system infrastructure; color contrast with roof, and glare.

D. Preferred location for arrays of solar devices on roofs shall be on a non-character defining roof line of a non-primary elevation which is not readily visible from public streets -- the least visible location where at least 85% of optimal system performance can be achieved. Location on the rear façade or ancillary structures is preferred. If the south side is publicly visible, solar devises should be installed on the west or east side if less publicly visible and shade factors are appropriate. (If solar panels are flat or installed at a 5 degree angle there will be only a slight decrease in productivity.) Shadow tolerant panels should also be considered for use in a less visible location.

- E. On pitched roofs, solar arrays shall run parallel to the original roofline and shall not rise above the roofline. On flat roofs, solar arrays shall be set back from the edge and may be set at a slight pitch if not highly visible from public streets.
- F. Solar devices shall be considered part of the overall design of the structure. Color, shape and proportions of the solar array shall match the shape and proportions of the roof. Single installations on single-plane roofs are preferable to disjointed arrays or arrays on multiple roof-planes. If more than one array is needed, it shall be limited to one panel section on each side of the structure with rear location preferred. Scattered or disjointed arrays are not appropriate.
- G. Roof and building color and pattern shall be coordinated as much as feasible with the color and pattern of the solar devices. Darker roofing colors are preferred as better compliments to mounted solar energy systems.
- H. Solar panels shall not be mounted to project from walls or other parts of the building.
- I. Large skylights should be flat, not the bubble type. Smaller (under 12" diameter) solar tubular skylights may be considered appropriate. Neither type should be mounted on primary facades.
- J. Detached arrays of solar devices may be located in the rear or side yard if the arrays are not highly visible from public streets and do not detract from other major character defining aspects of the site. Visibility from adjacent properties shall be reduced to the greatest extent possible.
- K. Solar greenhouses shall be treated as ancillary structures and located at least 2/3 back from the front façade of the primary structure.
- L. Porch enclosures designed to be passive solar elements shall observe the guidelines for porches. Any exterior metal shall be finished to blend with surrounding building materials.
- M. Wall energy conservations systems such as trombé walls and solar energy siding will be considered on a case-by-case basis for new construction or additions only.
- N. COA applications for new construction are encouraged to include appropriate building integrated solar devices and other energy conservation equipment into the initial building design (while still maintaining compatibility with existing structures in the vicinity).
- O. Before applying for a Certificate of Appropriateness for solar energy devices, applicants should be certain that enough sunlight is available to make the proposed system operative. Applicants are reminded to follow the rules and procedures in the Eureka Springs Municipal Code Chapter 7.56 "Tree Preservation" for all tree removals.
- P. Applicants are reminded that the proposed system is subject to approval by the Building Official based on the Arkansas Mechanical Code, Chapter 14 "Solar Systems" and other applicable Codes.

Q. Application for a COA for a solar retrofit system shall follow Level III public notification procedure.

35. Staircases

A. It is preferable that staircases not be added to the front façade of historic building exteriors unless needed for safety and the surrounding terrain prohibits other locations.

B. Stair railings and gates must be compatible in design and materials with existing railings on the building.

36. Steps & Walkways

A. Steps and walkways original to a property must be retained and maintained.

B. Step railings (if required) and gates must be of design and materials compatible to the structure on the property and surrounding landscape.

37. Storm Windows & Doors

A. Storm doors must be full-view and baked-on enamel or anodized aluminum in a color compatible with the building. Silver aluminum storm doors on the primary and secondary facades are not appropriate.

B. Storm windows must be wood or baked-on enamel, or anodized aluminum in compatible colors and fit within the window frames, not overlap the frames. Silver aluminum storm windows on the primary and secondary facades are not appropriate.

38. Swimming Pools, Hot Tubs, Spas

Swimming pools, hot tubs and spas must be located in the rear yard and must be screened from street view by privacy fencing, evergreens or lattice appropriate to the usage.

39. Temporary Coverings

A. Outdoor weather protection on commercial property dining decks should be commercially manufactured roll-up heavy clear plastic curtain enclosures specifically designed for this purpose.

B. Tarpaulins are *only* appropriate for temporary weatherproofing for damaged roofs, windows or siding and should not be used for over three months.

C. Materials for temporary overhead weather protection products such as awnings or canvas sails will be reviewed on a case-by-case basis considering the surrounding neighborhood.

40. Wind Energy Systems

According to the US Department of Energy, National Renewable Energy Laboratory Wind Power Classification map, Eureka Springs is rated "Poor" in annual wind power estimates. Therefore wind energy systems are probably not a cost-effective means of energy conservation here.

A. A COA for a small wind energy system will only be issued for location within a property of at least one acre of land.

B. The tower for a wind energy system must be set back from all property boundary lines at least the height of the system to the tip of the rotor blade. Supporting guy wires must meet minimum setback requirements for the city zone in which the tower is located.

C. Only one wind energy system shall be located on the property.

D. Additional requirements for a COA Application for a wind energy system shall be standard drawings of the wind turbine structure, including the tower, base and footings (if applicable) plus an engineering analysis certified by an Arkansas licensed professional engineer. The system is subject to approval by the Building Official based on the International Building Code and FAA regulations.

E. Any wind energy system that is not functional shall be immediately repaired by the owner or removed.

F. Application for a COA for a wind energy system shall be treated as a Level III application.

41. Windows

A. Windows on primary facades should be preserved in their original location, size and design.

B. Non-original windows must not be added to primary facades.

C. Vinyl, vinyl-clad or any clad wood windows are allowed.