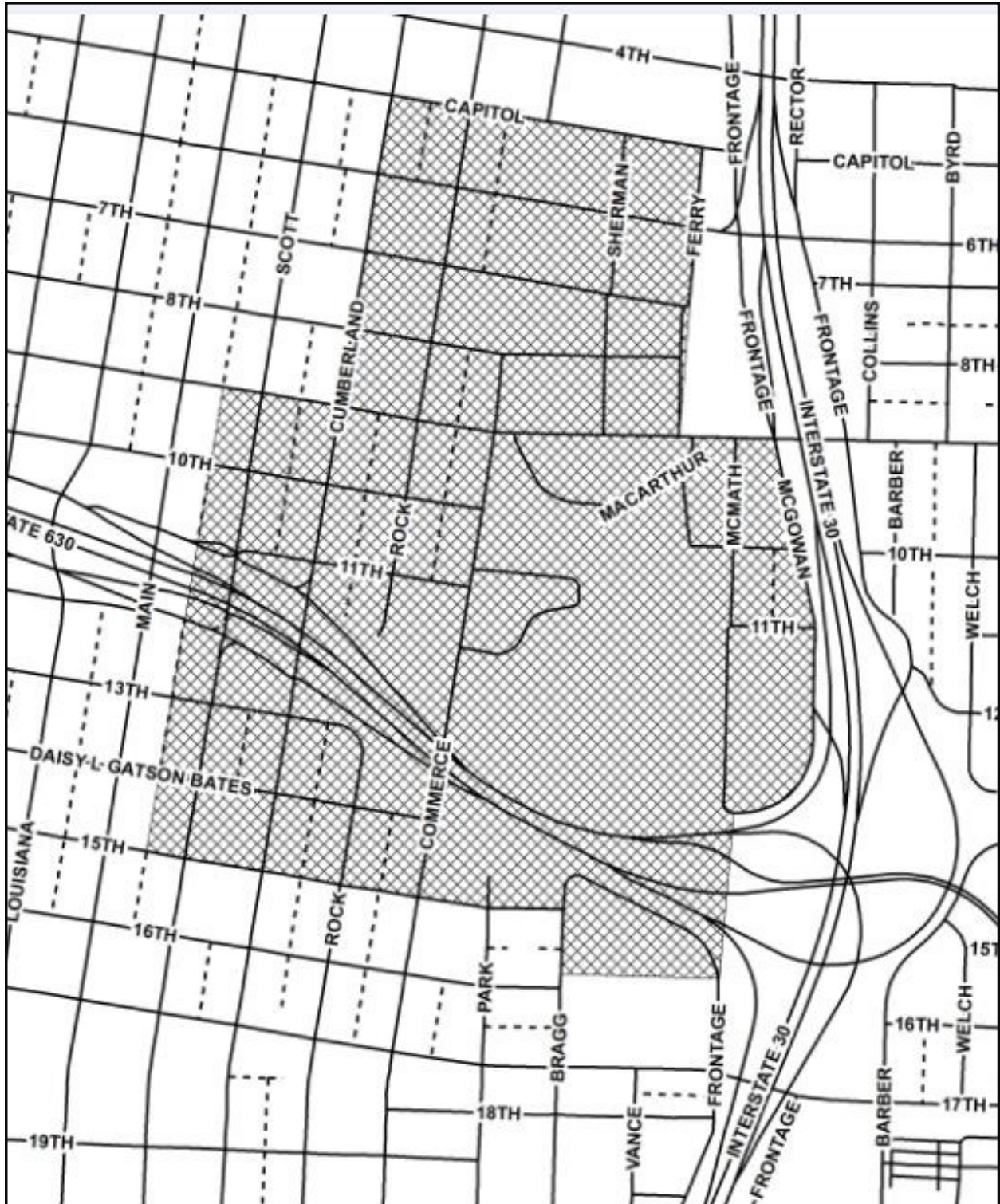




MacArthur Park Historic District
*Guidelines for
Rehabilitation and New Construction*
April 2022



Department of Planning And Development



*Figure 1. Map of the MacArthur Park Local Ordinance Historic District
Little Rock, Arkansas*

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City Manager Bruce Moore
City of Little Rock Board of Directors

Virgil Miller Jr.
Ken Richardson
Kathy Webb
Capi Peck
Lance Heinz
Doris Wright
Brenda “BJ” Wyrick
Dr. Dean Kumpuris
Antwan Phillips
Joan Adcock

Planning and Development Department Staff

Jamie Collins, Director
Hannah Ratzlaff, Urban Designer

Little Rock Historic District Commission:

Ted Holder, Chair
Amber Jones, Vice Chair
Robert Hodge
Mark Hinson
Christina Aleman
Jonathan Nunn
Tom Fennell

Arkansas Historic Preservation Program

Iain Montgomery

Quapaw Quarter Association

Patricia Blick

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FOR INFORMATION OR ASSISTANCE:

**Little Rock Historic District Commission
Department of Planning and Development
723 West Markham Street
Little Rock, Arkansas 72201
(501) 371-4790**

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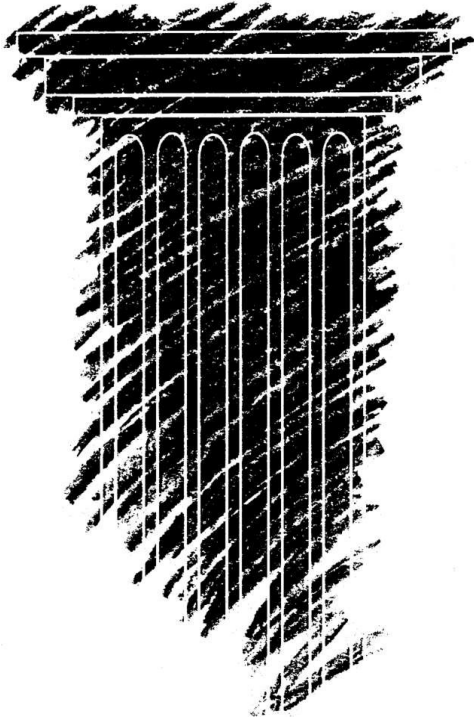
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I. INTRODUCTION AND OVERVIEW OF HISTORIC PRESERVATION AND DESIGN GUIDELINES

Preserving historic resources makes good economic sense. Vital and attractive inner-city neighborhoods define the unique character and heritage of a city and promote the overall quality of life by reusing established infrastructure. Throughout the country, historic neighborhoods are becoming important magnets for heritage tourism.

Little Rock's MacArthur Park Historic District is a local ordinance historic district that surrounds and includes a national historic landmark – the Old U.S. Arsenal constructed in 1840 as part of a United States military post. Before becoming a local ordinance historic district, the MacArthur Park Historic District was listed on the National Register of Historic Places. As of 2022, there are twenty-three National Register Historic Districts in Little Rock. (See Appendix C.) A few blocks of the MacArthur Park Historic District are also located in the Governor's Mansion Area of the Capitol Zoning Districts and are regulated by the Capitol Zoning District Commission with respect to zoning restrictions and the issuance of certain permits. (See Appendix D for comparison of National Register Historic Districts, Local Ordinance Historic Districts, and National Landmarks.)

The purpose of this manual is to provide information about the requirements that must be met prior to undertaking construction, demolition, and certain other changes to property located within the MacArthur Park Historic District. (See map of the MacArthur Park Historic District on Appendix A.) This manual is designed to guide property owners with respect to whether Historic District Commission approval is required for a particular project, the procedural steps that must be followed to submit a proposal for review by the Commission, and the design standards that will be considered by the Commission in making its determination of appropriateness.

Historic district guidelines are based on design principles and preservation standards used by historic district commissions nationwide and on federal standards for rehabilitation of historic buildings. In addition to explaining the philosophy and value of historic preservation, these guidelines provide illustrations that note the architectural styles and landscape features that are the character-defining elements of the MacArthur Park Historic District. These are, therefore, the elements that should be retained and protected by the property owner. Solutions for rehabilitation and recommendations regarding new construction are provided by these guidelines to help preserve the historic character of the District and to allow change that is appropriate to the District's historic integrity.

The U.S. Secretary of the Interior's Standards for historic preservation projects were initially developed in 1977 to assist the long-term preservation of the historic significance of properties listed on the National Register of Historic Places. These federal standards are used by the Secretary of the Interior to determine the appropriateness of a proposed rehabilitation project when the owner is seeking financial assistance from the Historic Preservation Fund grant-in-aid program. To qualify as a certified rehabilitation project, the work must be determined by the Secretary of the Interior to be consistent with the historic character of the structure(s) and, where applicable, with the district in which it is located. Revised in 1990, these federal standards have been adopted by many local ordinance historic districts

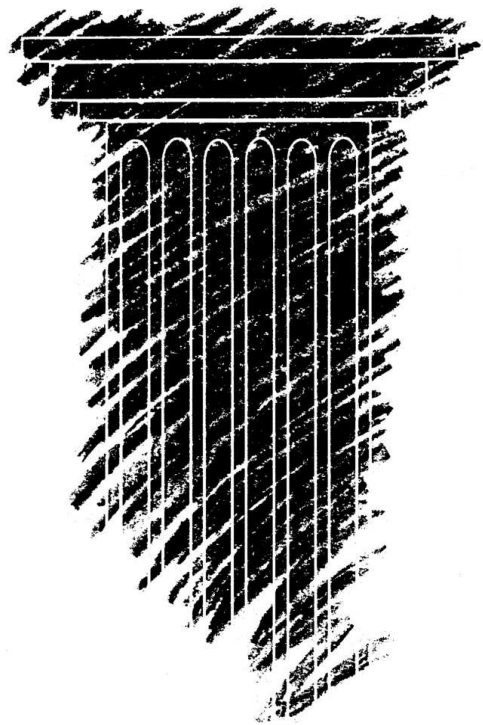


Figure 2. Column logo of Little Rock Historic District Commission.

and planning commissions throughout the United States. (See Appendix E, Secretary of the Interior’s Standards for Rehabilitation.)

Applicants should familiarize themselves with the State Statute located at Appendix F and the City ordinance located at Appendix G.

Communities and neighborhoods develop design review guidelines primarily for economic and other reasons. By adhering to accepted design and rehabilitation standards, an historic neighborhood can maintain its unique character and enhance its individual property values. Neighborhoods across the country, which have adopted design review guidelines have generally experienced stabilization or increases in property and resale values. Therefore, by protecting the unique characteristics that define a neighborhood, adherence to design review guidelines also protects and encourages investment in historic areas.

With the principal goal of protecting the unique and valued qualities, or character-defining elements, of an historic district, emphasis must be placed on preservation of urban design, architectural character, and historic materials used in buildings and landscapes. Important words to remember are REPAIR, RETAIN, MAINTAIN, and PROTECT. It is preferable to:

- **REPAIR** original materials rather than to replace them;
- **RETAIN** original landscape features such as stone retaining walls;
- **MAINTAIN** original wood siding due to its integral part in displaying historic character; and
- **PROTECT** the original setting of the building to preserve its integrity.

The design guidelines included in this manual apply to the exteriors of residential and commercial structures within the MacArthur Park Historic District, including buildings, signs, walls, fences and other landscape features. Although interior space is not insignificant, only the part of the built environment that is easily visible to the public is subject to these guidelines. The primary facades of a building are the areas with the greatest amount of detail and decoration visible from the public right-of-way. These areas largely define the architectural character of a property and are emphasized by the Little Rock Historic District Commission for purposes of project review and determinations of appropriateness.

Little Rock Historic District Commission members use these guidelines as an objective standard upon which to make their decisions concerning the appropriateness of a project in relation to the significant architectural and historic character of the District. Issues concerning appropriate use of the property are not addressed by the Historic District Commission but are referred to the Little Rock Planning Commission staff for proper guidance.

**Historic Preservation is inherently “green”—
environmentally friendly.**



Figure 3. Historic postcard of Fire Station #2 at 1201 Commerce Street.

II. HISTORIC PRESERVATION IN LITTLE ROCK

Across the nation, thousands of communities promote historic preservation because doing so contributes to neighborhood livability and quality of life, minimizes negative impacts on the environment, and yields economic rewards. Little Rock is a part of this movement.

Little Rock is an important southern riverfront city with a unique history. Because it is rich in historic resources and offers an outstanding quality of life, Little Rock continues to attract development that challenges the community to seek creative ways of protecting its character. Preserving historic resources is a part of an overall strategy of maintaining community identity and livability. As Little Rock continues to redevelop, one major goal is to maintain its ties to the past through the preservation of its architectural heritage. Heritage tourism should be an important part of the community's economic development strategy. The underlying objectives of heritage tourism are consistent with Little Rock's development goals: preserving and enjoying the historic resources of a southern riverfront city in a natural, cohesive, and consistent way. Preservation of the built environment provides a fundamental link to the past because historic architecture brings the past to life. Many of Little Rock's buildings and tree-lined streets tell the story of its historical development. Preserving these resources creates a sense of place for residents and provides visitors a view of the city's past.

Little Rock has twenty-one National Register Historic Districts (see Appendix B). These designations help define the extent of our historic resources and the possibilities for preservation. Three areas are protected by local ordinance: the MacArthur Park Historic District, regulated by the Little Rock Historic District Commission; and the areas around the Arkansas Capitol and the Governor's Mansion, regulated by the Capitol Zoning District Commission. (For descriptions of National Register Historic Districts, see Appendix C.)

A. HISTORY OF LITTLE ROCK AND THE MACARTHUR PARK HISTORIC DISTRICT

The Arkansas River was a major factor determining the founding and development of Little Rock. By the early seventeenth century, Quapaw Indians from the Ohio River Valley had migrated to the "point of rocks," finding high ground, fertile soil, abundant water, good hunting and fishing, and easily accessible stone and timber. White trappers and settlers found these same qualities desirable. By treaty in 1818, the Quapaws ceded claims to land in Territorial Arkansas, west of a line from the 'little rock' to the Saline River, making the land available for settlement. The remaining Quapaw area, east of the Line, was ceded to the United States in 1824. (A monument to the Quapaw Line may be found at the southeast corner of Ninth and Commerce.) By 1819, fourteen people were permanent residents. They probably lived in log cabins, the larger ones having two rooms separated by a "dog trot" open porch. Bricks became available as building materials in 1826.

In 1821, the town was designated the Arkansas territorial capital and was incorporated ten years later. The



Figure 4. An 1871 aerial map of Little Rock. Note Arsenal Building (15) on map.

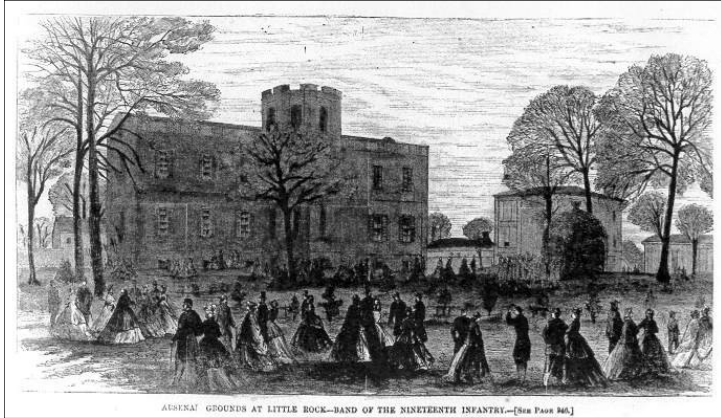


Figure 5. An illustration from Harpers Bazaar

MacArthur Park Historic District. In 1836, the federal government bought 36 acres of land for a United States military post, showing a commitment to protect the frontier community. The first building of the U. S. Arsenal at Little Rock (503 E. Ninth), built of red brick in the Federal style, was ready to store munitions by 1840, with other structures following. (This sole remaining building of the Arsenal is now called either the Arsenal Building or the Tower Building.) The buildings served the Confederacy for several years during the Civil War.

Several Greek Revival homes (“mansions” at the time) were constructed in the area in the 1840’s and still remain. The Absalom Fowler House (503 E. Sixth) was built by a successful lawyer and land speculator. The Pike-Fletcher-Terry House (411 E. Seventh), constructed in 1840, has housed two of Arkansas’s most distinguished persons: Albert Pike, lawyer, poet and Masonic philosopher; and later, John Gould Fletcher, the only Arkansan who has won a Pulitzer Prize for literature. This house also has links with African-American history. Slaves probably constructed it. In the late 1950’s, Adolphine Fletcher Terry and the Women’s Emergency Committee met in the house to develop ways to counter the closure of Little Rock’s public schools following integration crisis at Central High School. Curran Hall (615 E. Capitol Avenue) and Trapnall Hall (423 E. Capitol Avenue) were both built about 1843. Four smaller Greek Revival homes were built before the war. Each of these was an urban farmstead, with the house accompanied by a variety of outbuildings and landscape features, both ornamental and utilitarian.

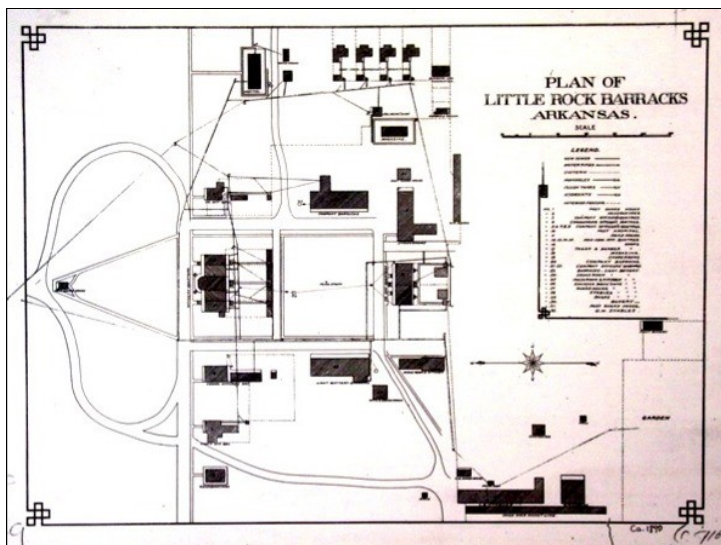


Figure 6. Barracks Plan of Little Rock Arsenal, ca. 1890

frontier village of Little Rock became the capital of the State of Arkansas in 1836. Buildings located on the grounds of the Historic Arkansas Museum (200 E. Third) date from the territorial period. Arkansas’s first capitol building, now called the Old State House, was being constructed when Arkansas achieved statehood.

Early settlement in Little Rock took place along the Arkansas River, giving the town an east-west orientation. By 1840, Little Rock had grown to 1,531 residents and was expanding south from the river into the area included within the boundaries of the current

The MacArthur Park Historic District has one of the largest concentrations of pre-Civil War buildings remaining in the state. Also created in 1843 was Mount Holly Cemetery (1200 Broadway), which has an impressive variety of monuments at the gravesites of many notable Arkansans.

The growth of Little Rock before 1860 was hampered by three economic drawbacks: lack of an efficient transportation network; a primitive city financial system; and the surrounding wilderness, which did little to foster retail business and export trade. Although people traveled through Little Rock on the river, the Southwest Trail, and the east-west military road, fewer than 4,000 people actually lived

in the capital city by 1860. The antebellum houses of MacArthur Park reflect these economic conditions; almost all were homes of lawyers and people who could thrive on the political life of the town.

Little Rock grew dramatically in the wake of the Civil War. Black freedmen and many Union soldiers decided to make Little Rock home. German immigrants constituted a sizeable portion of the new residents, building many homes and founding two churches, First Lutheran (314 E. Eighth) and Saint Edward's Catholic

(815 Sherman). Easy credit, northern capital, and the arrival of the Memphis and Little Rock Railroad in 1869 created a building boom. The 1873 Baring Cross Bridge helped transform the city from a small river port into an urban land-based distribution center.



Figure 7. Arsenal after conversion to living quarters, c.1900

The grand Italianate homes of MacArthur Park were the first of many brick houses built from 1870-1890. The brick Lincoln House (310 E. Seventh), built in 1877 for wholesale druggist Charles Lincoln, perfectly retains its decorative exterior ornament, making it a local showplace. The Garland-Mitchell House (1404 Scott), built in 1873, an excellent wood example of Italianate style, was the home of two governors of Arkansas, Augustus Garland and Charles Brough. A simpler cottage, the Cook House (605 East Sixth), was inhabited by the town's first full-time undertaker, reflecting the growing needs of Little Rock as it evolved into a city. At least nineteen fine examples of Italianate architecture remain in the districts, recalling the post-war boom.

An economic upsurge brought even greater growth and prosperity in the 1880's and 1890's. The city became the hub of a rail network connecting the entire state. The Arkansas frontier had been pushed back by the rapid expansion of agricultural, timber, and mining industries. Rural areas began to see Little Rock as their wholesale and distribution center. While never really suited as a major cotton center, Little Rock did become the nation's fourth largest inland cotton market between 1880 and 1900. The retail and wholesale business formed the backbone of the city's economy. The state's legal, political, and financial focus in Little Rock was equally important. Modern developments included a municipal water company, telephone and electrical service, and streetcars (first mule-drawn, later electrical.)

By the early 1880's, the entire area of the MacArthur Park Historic District was covered with a formal grid of streets, along which were clustered closely-packed Victorian homes. One of the remaining houses dating from this time is the unique Villa Marre' (1321 Scott), built in 1881 in the Second Empire style with a mansard roof by Angelo Marre', an active member of one of Little Rock's most promising professions—saloon keeping. The Butler House (609 Rock) is a small Victorian cottage built by printer Robert Butler in 1888. A year later, a magnificent Queen Anne mansion with a Japanese "moongate" porch was built by cotton planter and gin owner Frederick Hanger (1010 Scott). Small rental houses with modest Victorian detail, accommodating different classes, were interspersed throughout the neighborhood.

The MacArthur Park area experienced its maximum period of development as a residential district around 1900. As grocery stores and other retail outlets flourished, the need for home gardens, livestock, and attendant outbuildings diminished. Urban farmsteads were subdivided to accommodate other homes. Public schools and churches were built to provide services. Kramer Elementary School (715 Sherman), built in 1895 with elements of the Romanesque Revival and Queen Anne styles, was followed in 1900 by Little Rock High School (1401 Scott), which became East Side Junior High School, built

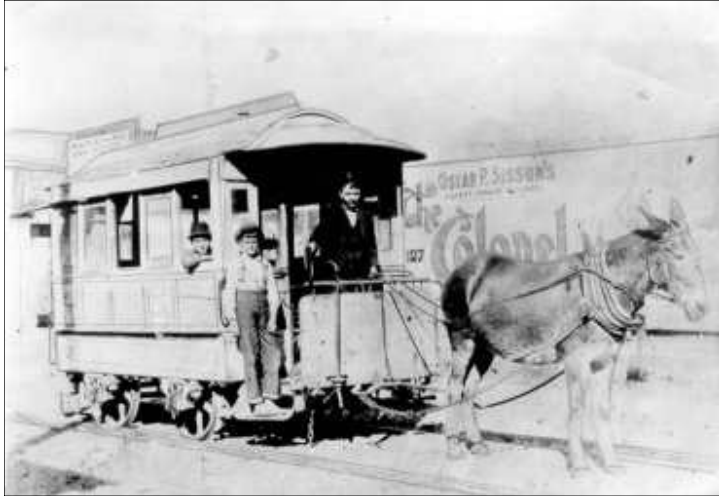


Figure 8. An early mule-drawn streetcar

Arkansas and prospered after the war. (In 1904, the north-shore community asserted itself and became North Little Rock.) As the former Arsenal land became the town's first public City Park, all of the military buildings were removed except for the Arsenal (or Tower) Building. Used as the city's first public library and a school, it also became home to the Æsthetic Club, one of the oldest women's organizations west of the Mississippi River; the Club helped save the building from demolition. In 1942 the Arsenal Building housed the Museum of Natural History and Antiquities, later named the Arkansas Museum of Science and History. Because General Douglas MacArthur was born at the Arsenal, the park's name was changed in 1942 to honor him: MacArthur Park. Designated a National Historic Landmark, the Arsenal Building now houses the MacArthur Museum of Arkansas Military History.

Elsewhere in the Park, #2 Fire Station (1201 Commerce) was built in 1917 to protect the expanding urban area, introducing the Craftsman style to the area. The Foster Bandshell* housed musical entertainments. Across McAlmont Street east of MacArthur Park, the University of Arkansas, aided by Public Works Administration funds, constructed the College of Medicine in 1935 (now 1201 McMath). The design of the building, buff brick with limestone trim, reflected the popular "WPA Moderne" style. Later it became home to the U of A Graduate Institute of Technology; in 1992, it was extensively remodeled for the University of Arkansas at Little Rock School of Law. Just southwest of the Arsenal Building, in 1937, the Works Progress Administration funds constructed the Museum of Fine Arts (501 E. Ninth); the impressive Art Moderne façade is now an interior wall of the expanded Arkansas Arts Center. Extensive improvements have been made to the landscape to make it more desirable as a city



Figure 9. Women's City Club, 4th and Scott, showing variety of horse drawn transportation, ca. 1912.

with classical details. Churches include St. Edward's Catholic Church at 815 Sherman (designed by noted Arkansas architect Charles Thompson in 1905), First Presbyterian Church (800 Scott), built in 1922, and First Lutheran Church (314 E. 8th), built in 1888.

Little Rock annexed the land north of the Arkansas River, which had become an important railroad hub known as Argenta, as the town's eighth ward. In 1890, the United States government traded the Little Rock Arsenal for land on top of Big Rock, on the north side of the river, naming it Fort Logan Roots for a Northerner who stayed in

park, including the Knapp Memorial cenotaph and drinking fountain. Also historic artifacts have been included, such as columns from a demolished building used for a gazebo. MacArthur Park serves as the nucleus of the historic district bearing its name.

While the function of the Arsenal changed from securing the frontier to providing the city with arts, science, and leisure activities, Little Rock was rapidly expanding to the south and west. The city began to emerge as a modern municipality after 1900, with the development of paved streets and railroad viaducts, water and sewer

lines, and adequate fire protection, street lights, and garbage collection. A new state capitol building was begun in 1900, finally completed in 1914. Neighborhood developments to the south and west of the original town have been designated as National Register Historic Districts. The Governor's Mansion Historic District includes impressive houses and churches built between the 1870's and the 1920's in the "south end." The westward development of Little Rock after 1900 may be seen in Hillcrest, Central High, Capitol View/Stift Station, and Railroad Call Districts. Small apartment buildings and homes were built in the 1920's and 1930's.



Figure 10. Pulaski Heights Line, 1947

Architectural styles include Folk Victorian, American Foursquare, Colonial Revival, Craftsman and bungalows, Spanish and Tudor Revival, Art Deco and Art Moderne.

Throughout the evolution of architectural styles and divisions of large lots, the streetscape in the MacArthur Park area remained intact. The paved streets had curbs, planting strips, and sidewalks, with trees arching overhead. Yards were defined by iron fences and walls of stone or brick. Set back from the street, houses had front porches, side and back yards, with garages in the rear accessed by alleys. Landscaping included heirloom roses, crepe myrtles, camellias, a variety of evergreens, and hardy perennials. Today, the human scale invites personal involvement. Despite the intrusions of several high-rise apartment buildings and of Interstate 630, the aesthetic ideals and social patterns of Nineteenth Century Little Rock come vividly to life in the MacArthur Park Historic District.

B. HISTORIC PRESERVATION MOVING INTO THE TWENTY-FIRST CENTURY

As the area encompassed by the MacArthur Park Historic District approached the end of the Twentieth Century, many changes took place. Families realized that the large Victorian houses had spacious rooms, unique details, and were quite affordable. Some houses, which had been divided into apartments, were returned to single-family residences and restored to their earlier elegance. Others were converted into offices but retain their residential appearance from the street. Kramer and East Side Schools were converted into loft apartments. Neighborhood stores and even a fire station became residences.

The McClellan-Kerr Arkansas River Navigation System, opened in 1971, has not only stabilized the river and the surrounding area for economic development, but it has also encouraged scenic development of parks and recreational areas along the banks.

In 1961 the "Technical Advisory Committee on Significant Structures" was formed to assist the city in developing urban renewal projects. The committee identified the structures to be preserved instead of demolished. The Quapaw Quarter is a name devised in the early 1960's by the committee in an attempt to identify the oldest portion of Little Rock and to acknowledge the earliest settlers of the area. The Quapaw Quarter Association was created in 1968 to advocate the merits of the downtown historic areas and to aid people interested in restoring historic properties. The popular Q.Q.A. Spring Tour acquainted many Arkansans, as well as other visitors, with the beauty and livability of the historic areas. Little Rock nominated districts to the National Register of Historic Places (MacArthur Park, Governor's Mansion, Marshall Square, Hillcrest, Boyle Park, South Main Street Apartments, Central High, Railroad Call, East Markham Street, Philander Smith, South Scott Street, Capitol View, Tuf-Nut, Stift Station,

Hanger Hill, South Main Commercial, South Main Residential, West Seventh Street, Main Street, Capitol-main, Dunbar) and, in 1981, the City established a Historic District Commission, with authority over Local Ordinance Historic Districts. When pressures of urban life in the capital city necessitated changes (I-630, the Main Post Office, the River Cities Travel Center), historic preservationists helped to soften the intrusions. In 2021, the additional historic districts of Broadmoor and Downs were nominated to the National Register of Historic Places, giving Little Rock twenty-three (23) historic districts across the city.

The history embodied in MacArthur Park Historic District's structures, the rich variety and distinctiveness of its architecture, the lush green open spaces, the tree-lined streets, the human scale and the visual continuity combine to make the historic district truly remarkable and worthy of preservation--a good place in which to live and work and a place in which history can be experienced firsthand.

Historic preservation is the management of change, by engaging the past, in conversation with the present, over a concern for the future.

Pittsburgh History and Landmarks Foundation

III. DESIGN GUIDELINES FOR REHABILITATION

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.

(Secretary of the Interior's Standard #2)

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

(Secretary of the Interior's Standard #5)

The primary goals for rehabilitation of buildings within an historic district should be the following:

- to preserve all important "character-defining" architectural materials and features of the building and its environment (historically significant elements include, among others, porches, window and door trim, chimneys, the overall building form, the roof shape, and the finish materials);
- to provide for a safe and efficient contemporary use.

Rehabilitation may include the following types of work:

- Protection and maintenance of historic features that survive in generally good condition
- Repair of historic materials and features that are deteriorated; patch, splice, consolidate, or otherwise upgrade the existing material, using recognized preservation methods whenever possible
- Replacement of historic materials and features with new materials because deterioration is so extensive that repair is not possible. New materials shall match the old in design, texture, and other visual qualities.
- Replacement of missing features should have historic documentation; if not available, interpretations of similar elements in the area may be considered.

A rehabilitation plan may include strategies for:

- alterations to the exterior of the historic building
- additions of new rooms or spaces to the exterior of the building.

The original design character of the building should be respected, including the character-defining architectural details and features (gingerbread, vergeboards, eaves, brackets, dentils, cornices, moldings, trim work, shingles, columns, pilasters, balusters, or any other decorative or character-defining features.) Architectural details and features should be treated in the following ways:

- retained and preserved if they are original to the structure
- repaired rather than replaced
- added only if they are accurately based on physical, pictorial, or historical evidence (not conjecture) in materials, scale, location, proportions, form, and detailing
- not removed, changed, or covered



Figure 11. Box Bay with Window

A. Treatment of Original Materials for Residential and Commercial Mixed Use Structures

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved. (Secretary of the Interior's Standard #5)

Objective: Original materials should be preserved whenever possible. They should be visible, not covered with artificial materials. Original materials include masonry walls; metal structural and decorative features; glass, such as clear and plate glass, glass bricks, and opaque glass tiles; awnings; and signs.

1. Preserve, Repair or Replace Original Materials

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. (Secretary of the Interior's Standard #6)

Historic siding materials, such as weatherboard, wood shingles, and stucco, should be preserved. If original siding materials must be replaced, the new siding should match the original as closely as possible, especially with respect to board size. Original corner boards should be duplicated in their full original dimensions.

Wall shingles original to the building should be preserved if possible. If they must be replaced, the new shingles should match the original in size, placement, and design (this includes decorative wood shingles of Victorian buildings as well as wood or asphalt shingles of bungalow houses.)

Stucco should be repaired with the original texture. (It is inappropriate to remove stucco from any originally stuccoed surface or to add stucco as a major wall material to any building which did not originally use stucco as the dominant exterior wall material.)

Note: The saving of deteriorated parts, that must be replaced may later assist in matching reconstructed features. Items such as wood siding, soffits, fascias, brackets, ornamental shingles, wooden sash windows and doors can often be restored or duplicated.

Masonry walls of brick or stone that are original to the building should be repaired. If cleaning is necessary, use the gentlest means possible. Repairs should match the original brick or stone. Mortar should match the original in composition, color, depth, profile, raking, texture, and width.

Historic building materials on commercial structures should be preserved. Masonry should be cleaned or repaired according to guidelines in Maintenance Advice (Appendix M) Metal elements should be maintained appropriately, including cast iron façades; sheet metal cornices and storefronts; cast or rolled metal doors, window sash, entablatures, and hardware.

2. Retain the Visibility of Original Materials

The historic character of a property shall be retained and preserved. The removal of historic materials or the alteration of features and spaces that characterize a property shall be avoided. (Secretary of the Interior's Standard #2)

Original materials should be preserved, whenever possible. They should be visible from the street, not covered with artificial materials. Original materials include walls of brick, stone, stucco, weatherboard, or wood shingles; roofs of slate, shingles, tile with cresting, finials or other decorative elements; doors of wood and glass; and wood-framed or metal casement windows, perhaps with beveled, colored or leaded glass.

The application of synthetic wall materials, such as metal and vinyl siding, has long been discouraged by preservationists because the placement of these materials may seal the wall and cause the underlying structure to rot. If existing rotted wood or rusted metal is not removed, the structural integrity of the building is at risk due to unseen progressive decay. Even the claim that artificial siding never needs painting is questionable, as paint companies now sell paint specifically developed for aluminum siding. The application of artificial materials also covers up character-defining details of a building. Sometimes ornamentation is even removed to facilitate the new application.

2a. Artificial Siding

As stated above, the use of artificial siding on historic structures is discouraged, as it is not an original building material within the MacArthur Park Historic District. It is inappropriate to use any material, either synthetic or conventional, to cover historic materials or to use substitute materials for the replacement of original materials that does not convey the same appearance of the surviving components. For this reason, if the original exterior materials are presently covered with artificial siding or another non-historic material, it is encouraged to remove this material and restore the original beneath.

3. Maintain Original Materials

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. (Secretary of the Interior's Standard #7)

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved. (Secretary of the Interior's Standard #5)

Exterior wood surfaces should be maintained through regular painting (or staining, if original.) When paint removal becomes necessary, it should be done by scraping, heat (heat guns or plates), or chemical methods, never through sandblasting, high-pressure water, or other abrasive methods.

Exterior masonry surfaces, bricks or stone, should be maintained by proper cleaning and repointing. Masonry walls of brick or stone should be cleaned only when necessary to halt deterioration or to remove heavy soiling. Professionals should perform the cleaning, using detergent cleansers or chemical agents. Care must be taken not to introduce moisture or chemicals into the building. Paint should not be removed if it is firmly attached to, and therefore protecting, the masonry surface. Brick should not be painted unless it is extremely mismatched from earlier alterations or cannot withstand weather. Refer to the Maintenance Advice (Appendix M) for specific recommendations regarding repointing, cleaning and treatments of masonry walls.

Historic commercial buildings commonly used metals, including cast iron, lead, tin, zinc, copper, bronze, brass, and steel; less frequently, nickel alloys, stainless steel, and aluminum were used. Metals should be protected from corrosion.

B. INDIVIDUAL BUILDING ELEMENTS—RESIDENTIAL

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

(Secretary of the Interior’s Standard #5)

Original building elements that contribute to the historic significance of the structure are features that should be preserved whenever feasible. Doors, windows, porches, and roofs have distinctive placements, sizes and shapes, depending on the style of the building. Rehabilitation work should not destroy the distinguishing characteristics of the property or its environment. Replacement of missing architectural elements should be based on accurate duplications of original features. New materials should match those being replaced in design, color, texture, and other visual qualities. The design should be substantiated by physical and/or pictorial evidence.

Replacing original wood windows with vinyl or other replacement windows is not recommended by these guidelines. A similar efficiency rating (U-factor) will be achieved by adding storm windows over your existing wood windows that are in good working order.

1. Doors: Screen; Storm and Security Doors

Original doors and/or their entranceway surrounds, sidelights, transoms, and detailing should not be removed or changed. Replacement of missing original doors should be like or very similar to the original in style, materials, glazing (glass area), and lights (glass pane configuration.) Doors should not be added to the primary façade or to a secondary façade where readily visible from the street. If doors are added to an inconspicuous secondary or rear wall, they should be similar to the original doors considering solid to void ratio.

Screen Doors:

Screen doors should be preserved and maintained if original. New screen doors should be wood, full-view, with structural members aligned with those of the original door.

Storm and Security Doors:

Storm and security doors should not be located on a primary façade. Where used, they should be full-view, baked-on enamel or anodized aluminum in a color to match the door paint color, without excessively ornate or decorative grillwork.



Figure 13. Examples of historic doors found in district.

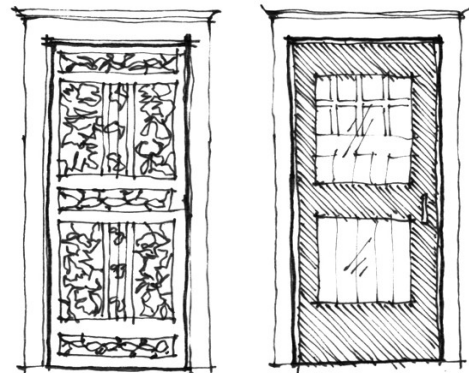
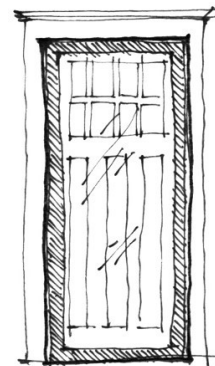


Figure 14. Security and Storm Doors.

Top: Appropriate Security and Storm Door Design. Designs should not obscure or conceal the entrance to a building.

Bottom: Two inappropriate storm and Security Door designs.

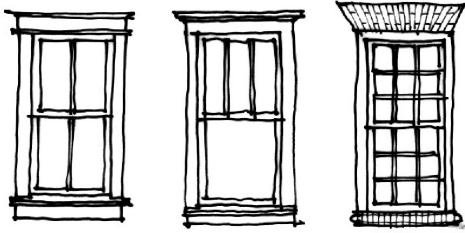


Figure 15. Various styles of windows from left to right: a two over two (2/2), a three over one (3/1) and a nine over nine (9/9).

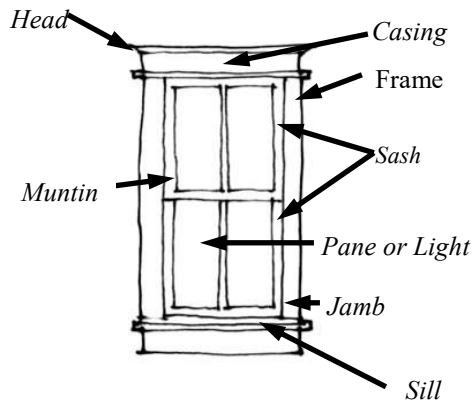


Figure 16. Parts of window



Figure 17. Historic decorative stained glass windows and window hoods should be preserved and maintained.

2. Windows: Screen and Storm Windows

Windows should be preserved in their original location, size, and design with their original materials and number of panes. Stained, leaded, beveled, or patterned glass, which are character-defining features of a building, should not be removed. Windows should not be added to the primary façade or to a secondary façade if easily visible. Windows should be repaired rather than replaced. However, if replacement is necessary due to severe deterioration, the replacement should match, as closely as possible, the original in materials and design. Replacement windows should not have snap-on or flush muntins. Wood clad windows may be appropriate if the structure originally had wood windows. Wood clad windows are wood construction windows with an outer coating of vinyl or metal that facilitates easier maintenance. Windows of 100% vinyl are not appropriate in the historic district since they were not historically installed in the structures. Unless they originally existed, jalousie, awning, picture windows, and glass brick are inappropriate on an historic building.

Screen and Storm Windows:

Interior storm windows are encouraged and preferred. Interior storm windows do not require a COA nor the associated costs of the COA. If the a storm window is to be installed on the exterior, the proportions and profiles should match the design of the original window, including the sash design. Exterior screen and storm windows should be wood or baked-on enamel or anodized aluminum in a color to match the window sash paint color and fit within the window frames, not overlap the frames. Finishes should be non-reflective. Storm windows may also be mounted on the inside of windows.

Shutters:

Shutters should be retained, if original to the building. They should be of louvered wood and should fill the window opening, if closed. Shutters should not be added if no historic evidence exists. Shutters that are too large, too small or of the wrong design are not recommended

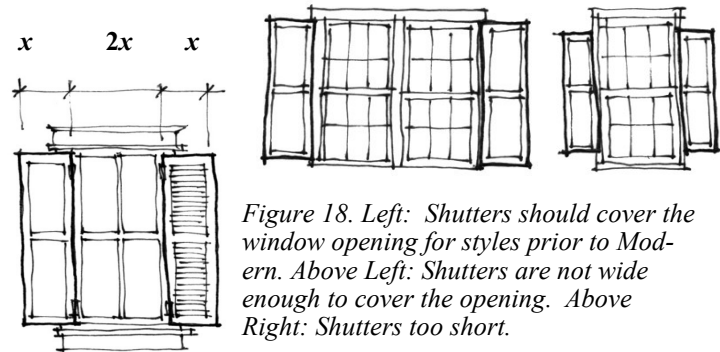


Figure 18. Left: Shutters should cover the window opening for styles prior to Modern. Above Left: Shutters are not wide enough to cover the opening. Above Right: Shutters too short.

3. Awnings:

Awnings should be placed on buildings where physical or pictorial evidence indicates they existed. Awnings should not cover architectural features but should be individually located within major bays. The style should be appropriate to the building; colors should blend with the building.

Note: Awnings have traditionally been used more for function (shade) than for decoration. In terms of decoration, awnings have fallen in and out of favor over the years. If too many awnings are used on a structure, or if awnings are used on too many dwellings in an area, the result can be visual clutter. To avoid this, consider using interior blinds or shutters.

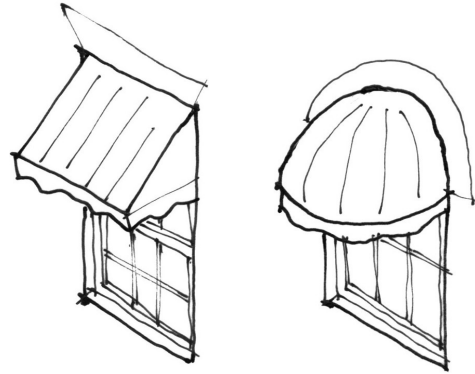


Figure 19. Rectangular windows should have shed awnings; arched awnings are appropriate for arched windows.

4. Porches: Porch Details and Steps, Stair Railings

Porches on the front and side façades should be maintained in their original configuration and with original materials and detailing. The porch in its original design was intended as a focal point for the entrance to the building. If original, front and side porches should neither be removed nor filled in, as either would change the overall character. If a side or rear porch is not easily visible from the street, it may be enclosed, if the height and shape of the roof are retained and if the size of openings and materials match those of the main building.

Porch details and steps:

Porch details should be retained intact, with repair or replacement of missing parts (columns, posts, railings, balusters, decorative molding and trimwork) to match the original in design, materials, scale, and placement. Porch columns and rails should not be replaced with decorative iron work. Porch floors should have wood tongue and groove flooring running perpendicular to the façade, unless the original floor was concrete. Porches may be screened if the structural framework for the screen panels is minimal and the open appearance of the porch is maintained. Ceiling fans should be mounted high enough to minimize

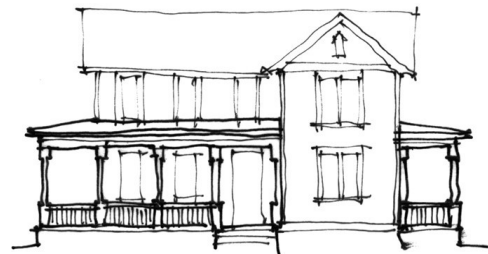


Figure 20. Above: Appropriate porch style. Below: Inappropriate example of filled in porch

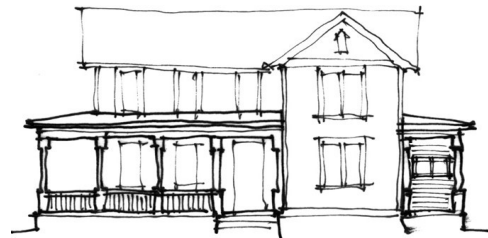


Figure 21. Left, Appropriate porch style. Right, Inappropriate example of filled in porch

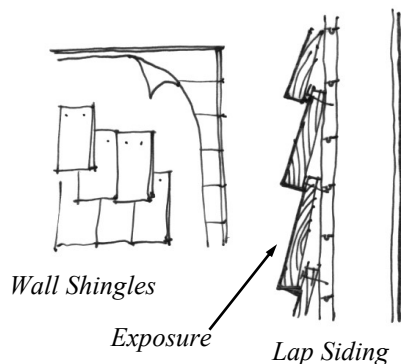


Figure 22. Wall siding details

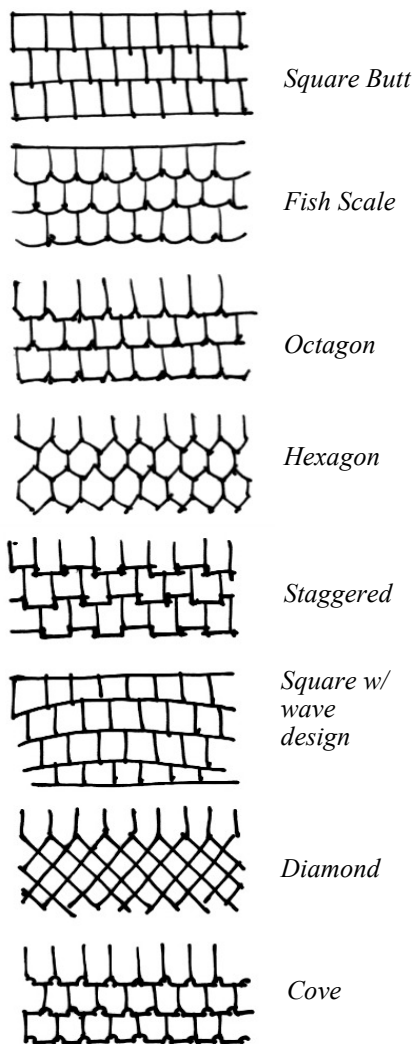


Figure 23. Wall Shingle Styles

view from the street. Porch steps that are original to a property should be retained and maintained. Brick and concrete steps are rarely original.

Stair railings:

Stair railings may be required to meet city building codes. If historical evidence of style and placement exists, duplicate the original hand rails. Many times, however, none existed or wooden rails deteriorated and were removed early in the history of the building. If no historical evidence exists, railings may be constructed of simple metal pipe or flat bars and painted to match the trim color. In essence, the least obtrusive yet functional option may be used.

5. Walls: Siding, Wall Shingles, Stucco and Masonry

Masonry walls of brick or stone, original to the building, should be repaired. If cleaning is necessary, use the gentlest means possible. Repairs should match the original brick or stone. Mortar should match the original in composition, color, depth, profile, raking, texture, and width.

Siding:

Historic siding materials, such as weatherboard, wood shingles, and stucco, should be preserved. If original siding materials must be replaced, the new siding should match the original as closely as possible, especially with respect to board size. Original corner boards should be duplicated in their full original dimensions.

Wall Shingles:

Wall shingles original to the building should be preserved if possible. If they must be replaced, the new shingles should match the original in size, placement, and design (this includes decorative wood shingles of Victorian buildings as well as wood or asphalt shingles of bungalow houses).

Stucco:

Stucco should be repaired with the original texture. (It is inappropriate to remove stucco from any originally stuccoed surface or to add stucco as a major wall material to any building which did not originally use stucco as the dominant exterior wall material.)

Masonry:

Masonry walls of brick or stone should be cleaned only when necessary to halt deterioration or to remove heavy soiling. Professionals should perform the cleaning, using detergent cleansers or chemical agents. Care must be taken not to introduce moisture or chemicals into the building. Paint should not be removed if it is firmly attached to, and therefore protecting, the masonry surface. Brick should not be painted unless it is extremely mismatched from earlier alterations or cannot withstand weather. Repointing should be done with an original or historic compound, such as one part lime and two parts sand, which allows bricks to expand and contract. Portland cement or other hard mortar is not appropriate, because it can cause cracking or spalling. The appropriate mortar should also match in color, depth, profile, raking, texture, and width.

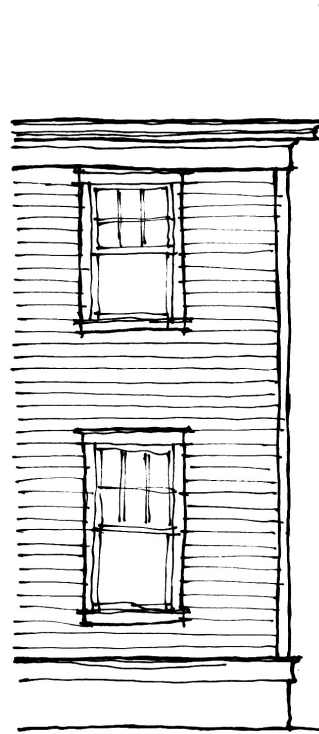


Figure 24. Detail of siding showing all appropriate trim pieces for styles prior to Modern.

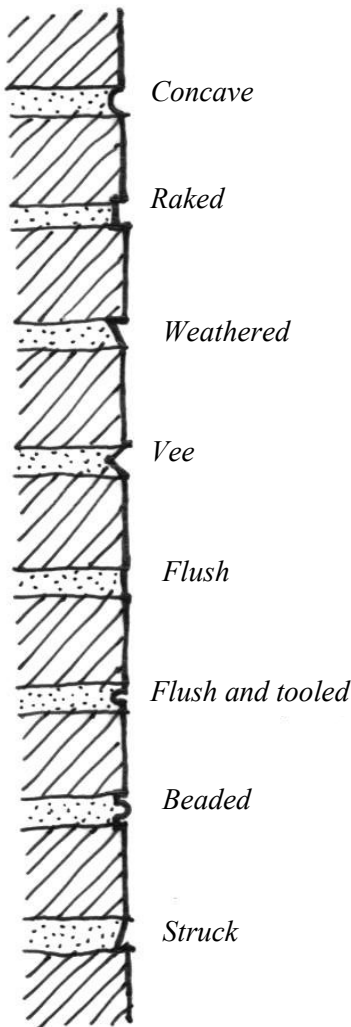


Figure 26. Types of mortar joints.

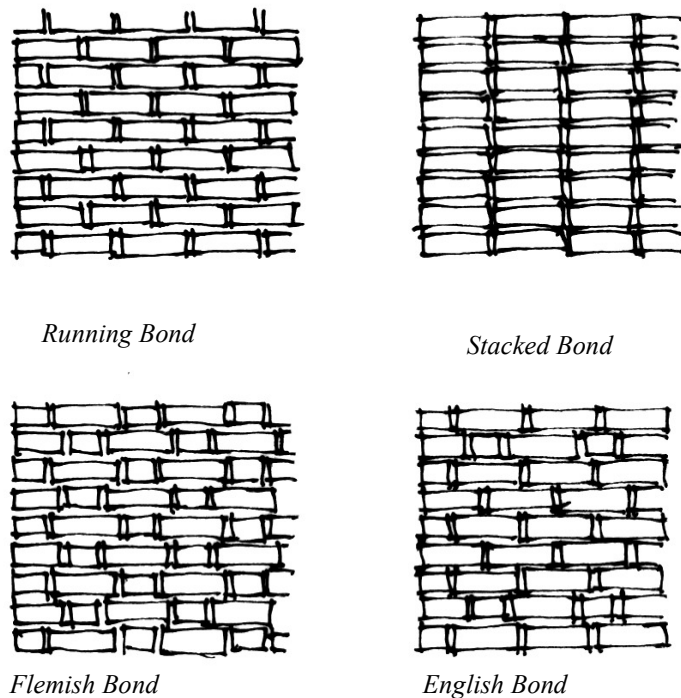


Figure 27. Types of brick bonds

6. Roofs and Gutters

Roofs should be preserved in their original size, shape, and pitch, with original features (cresting, chimneys, finials, cupolas, etc.) and, if possible, with original roofing material (slate, tile, metal.) Composition shingles may be used if the original material is not economically feasible. Dark colors are best for historic buildings. Dormers should not be introduced on primary façades but may be added to side and rear façades if appropriate with the character and scale of the structure. Balconies, skylights, or decks should not be added to a roof where visible from the street. Roof pitch is expressed as a ratio of the vertical rise to it's horizontal run. A 6:12 pitch rises 6' for every 12' of horizontal run.

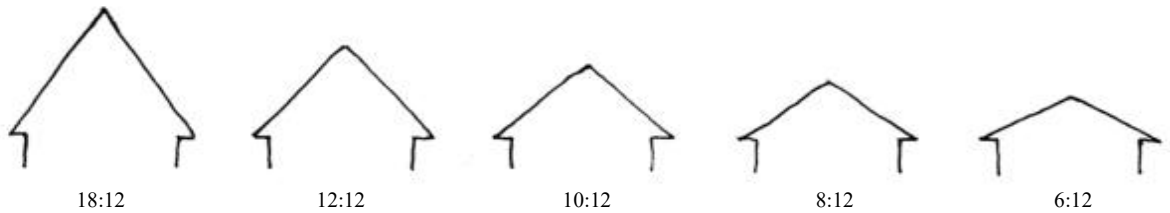


Figure 28. Roof Pitches

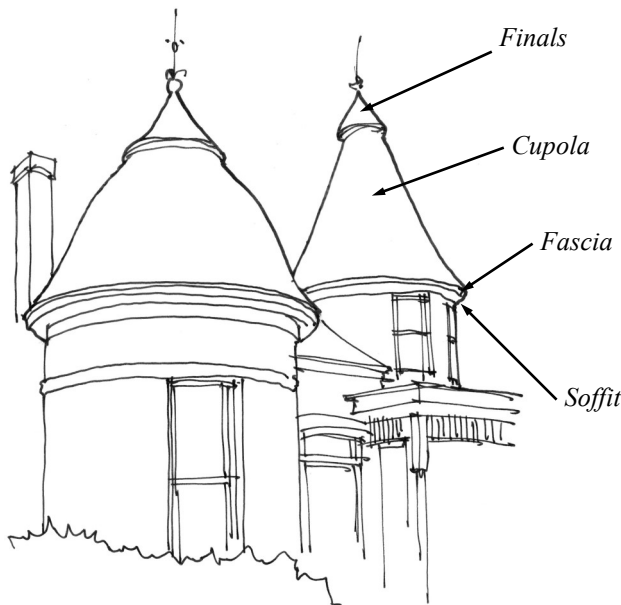


Figure 29. Parts of a Roof Illustrated

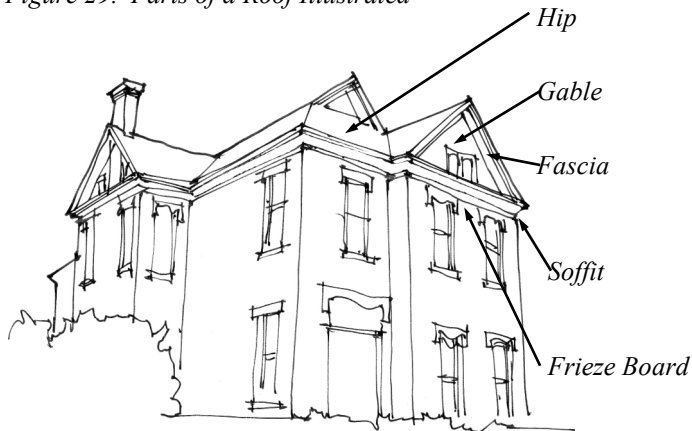


Figure 30. Parts of a Roof Illustrated

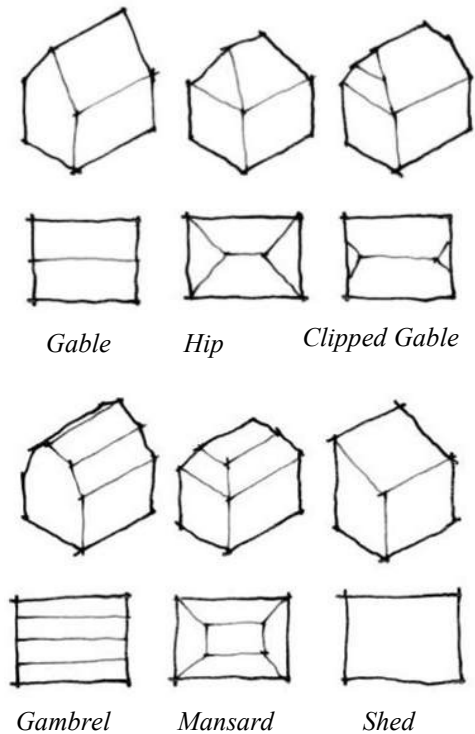


Figure 31 Roof Styles (in plan and perspective)

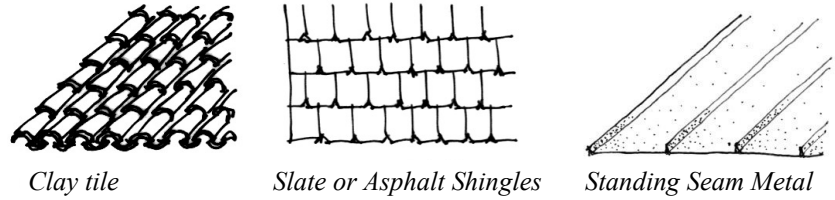


Figure 32. Roofing Materials

Gutters:

Boxed or built-in gutters should be repaired rather than replaced if possible. For hang-on application, half-round gutters are recommended. Downspouts should be located away from significant architectural features on the front of the building. The use of gutters, flashing, and downspouts should provide enough drainage to avoid water damage to the structure.

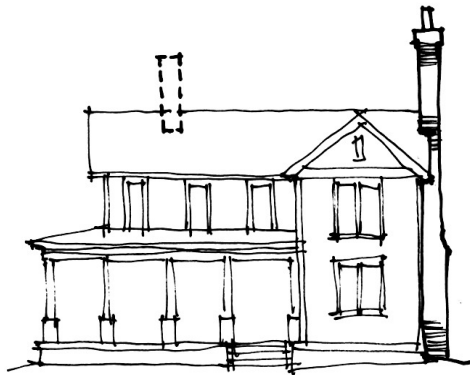


Figure 33. Examples of primary chimneys on right and secondary chimneys on left.

7. Chimneys:

Chimneys, which are prominent features of a structure, should be retained, unchanged. A non-functioning chimney, visible from the street, should be maintained and not removed above the roofline. (A non-functional secondary chimney may be removed.) Chimneys should be repointed and cleaned according to masonry guidelines (see above). If rebuilding is necessary because of deterioration or structural instability, it should match the original configuration. Chimneys may have appropriate, professionally installed caps.

8. Foundations:

Foundations should be preserved in their original design with original materials and detailing. Spaces between piers should be filled according to the type and style of the building, generally with wood-framed lattice panels; with brick appropriate to the period of the building; or with decorative vertical wood boards. Foundations should not be constructed of concrete, plywood, corrugated metal, or shingles. Masonry foundations should be cleaned, repaired, or repainted according to masonry guidelines. (See Appendix M.)

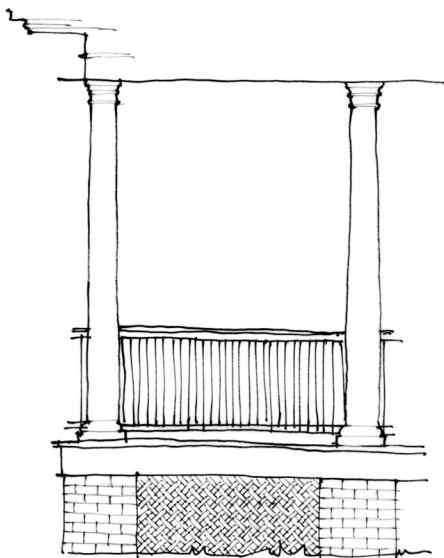


Figure 34. Foundation shown with brick piers with lattice inserts.

9. Decks:

Decks should be located on the rear and be screened from street view with fencing and/or evergreen shrubs or trees. They should be subordinate to the building, in size and scale, and should be stained or painted to match or blend with the building. Balusters and railings should match the style of the building.

10. Staircases and Fire Escapes:

Staircases should not be added to the exterior of a building where visible from the street. If building codes require an

external fire escape, it should be located where not easily seen from the street.

11. Handicap Access Ramps:

Handicap access ramps should be located on secondary or rear walls, constructed of wood in a style appropriate to the building. They should be stained or painted and should be screened with landscaping of low shrubbery to soften their appearance.

12. Paint:

Applying paint, or other coatings (such as stucco or sealants), to masonry that has historically been unpainted or uncoated is inappropriate. A COA is required to paint or apply coatings to stucco, brick, concrete, metal, etc.

Paint Color:

Choice of paint color on wood or wood trim is **not** subject to review by the Historic District Commission. However, some general ideas may be offered. Select the places to highlight architectural details based on historic tradition for the building's type and style. Color determination should be based on historic schemes appropriate for the style of the building. Reference materials and assistance are available from the LRHDC and the Arkansas Historic Preservation Program. In general architectural styles usually exhibited certain color schemes.

Greek Revival buildings were generally off-white with trim a slightly darker tone. Shutters usually were green.

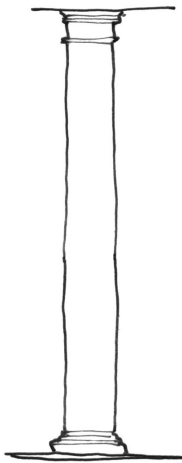
Victorian houses accentuated the architectural variety with several paint colors, usually natural, earth-tones. The second story of a home might use the reverse of the body-trim color scheme of the first story. Shingles of different patterns might be painted different colors. Turned columns, balusters, and other decorative trim would show alternating colors to highlight the ornamentation.

Colonial Revival buildings were generally pale tones with one or two accent colors.

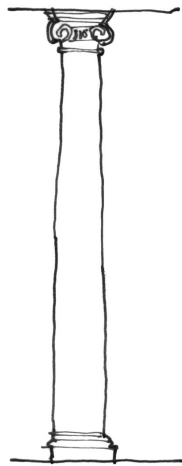
Craftsman or Bungalow homes generally were painted or stained in deep, rich tones with lighter trim.

Tudor Revival houses used contrasting colors on the stucco and half-timber wood trim, complimenting the brick walls, tile roofs, and/or stone trim.

Figure 25. Column Styles:



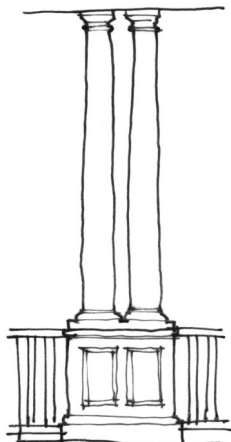
Doric



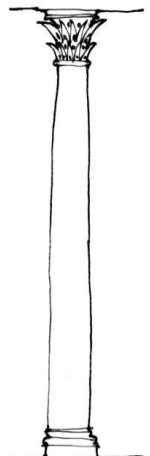
Ionic



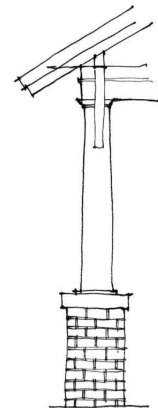
Square



Paired



Corinthian



Craftsman

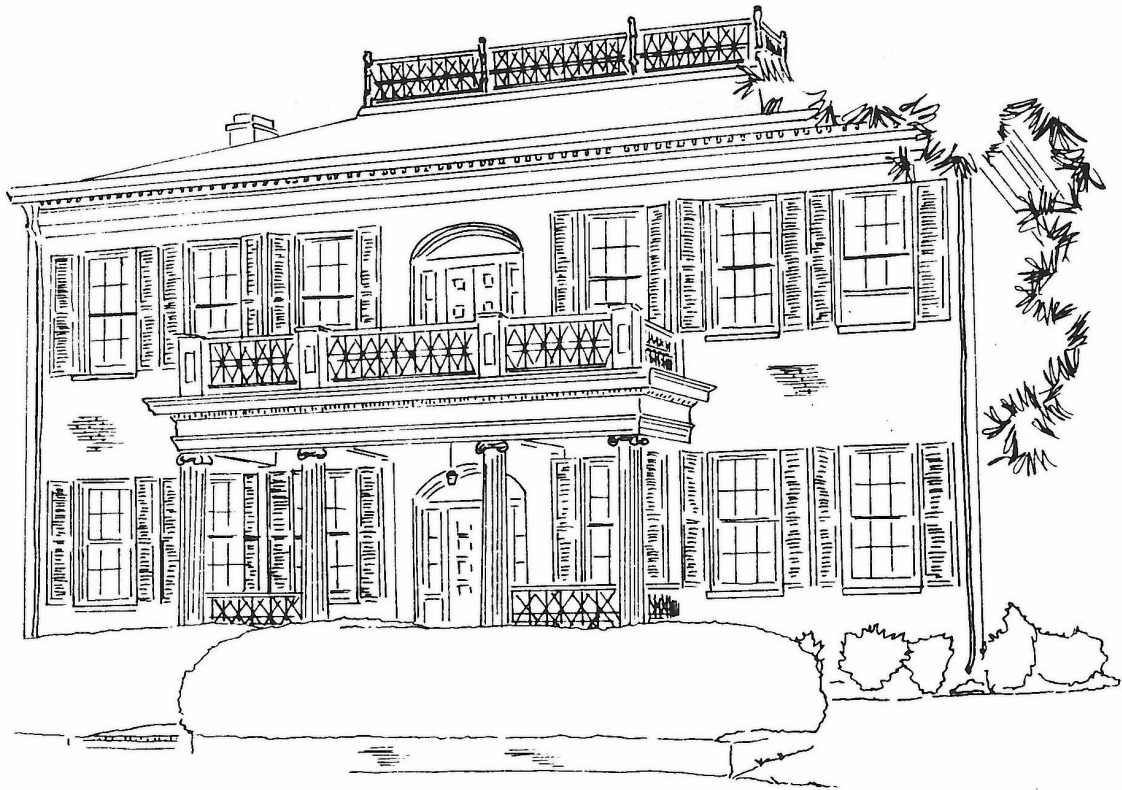


Figure 35. The Absalom Fowler House at 503 E 6th Street is an example of Federal style architecture. This graphic is from the 1996 edition of the Guidelines.

DESIGN GUIDELINES FOR COMMERCIAL REHABILITATION

The primary goal in historic commercial districts is to identify, retain and preserve the character-defining elements of streetscapes and of individual buildings. These elements include mass, scale, building and roofing form, building and roofing materials, placement of windows and doors, and general architectural character. Removing inappropriate, non-historic alterations can help reveal the historic character of buildings.

Existing storefronts on commercial buildings should be preserved if original. Storefront features that have deteriorated should be repaired rather than replaced. If replacement of the original storefront is necessary due to significant deterioration, replace with features which match the original in design and materials.

Previously remodeled storefronts should be restored based on pictorial or physical evidence of the original design. If the original storefront design and features cannot be determined, a traditional storefront arrangement with features, materials, and proportions typical of similar buildings of the same style, period, and neighborhood should be installed.

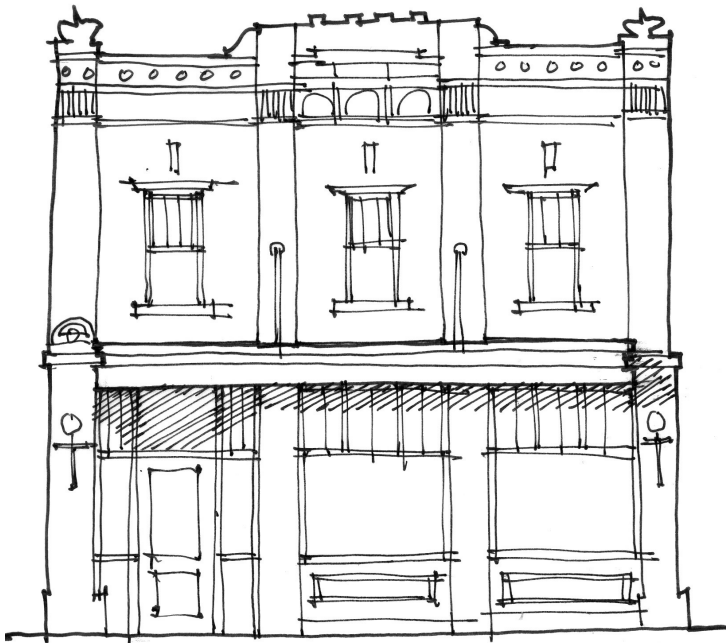


Figure 12. 19th Century Commercial Building

C. INDIVIDUAL BUILDING ELEMENTS—COMMERCIAL AND MIXED USE BUILDINGS

Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved. (Secretary of the Interior's Standard #5)

Objective: Original building elements that contribute to the historic significance of a commercial structure are qualities that should be preserved whenever feasible. Rehabilitation work should not destroy the distinguishing character of the property or its environment. Replacement of missing architectural elements should be based on accurate duplications or original features. New materials should match those being replaced in design, color, texture, and other visual qualities. The design should be substantiated by physical and/or pictorial evidence.

1. Storefronts on Commercial Structures:

The street-level storefront of a commercial building was crucial in the functions of advertising and merchandising. Many storefronts used bay windows, cast iron columns, and recessed entrances. Existing storefronts on commercial buildings should be preserved, if original, or rehabilitated appropriately to the style of the building and the neighborhood.

a. Doors:

Original storefront doors should be preserved and maintained. Traditional entrance arrangements, either recessed or flush with the sidewalk, should be maintained. If the original door design is unknown, replace with a single light (glass area) door design, not solid paneled door, decorative doors, or any door based upon a different historical period or style.

b. Display windows:

Display windows should be maintained in the same configuration as original. Window mullions or framing should be of wood, copper, or bronze metal. Clear, rather than tinted glass should be used for storefronts. If privacy or shade is required, use interior shades or blinds.

c. Bulkheads:

Preserve, maintain, or repair bulkheads (kickplates) where they exist. Do not remove original bulkhead panels.

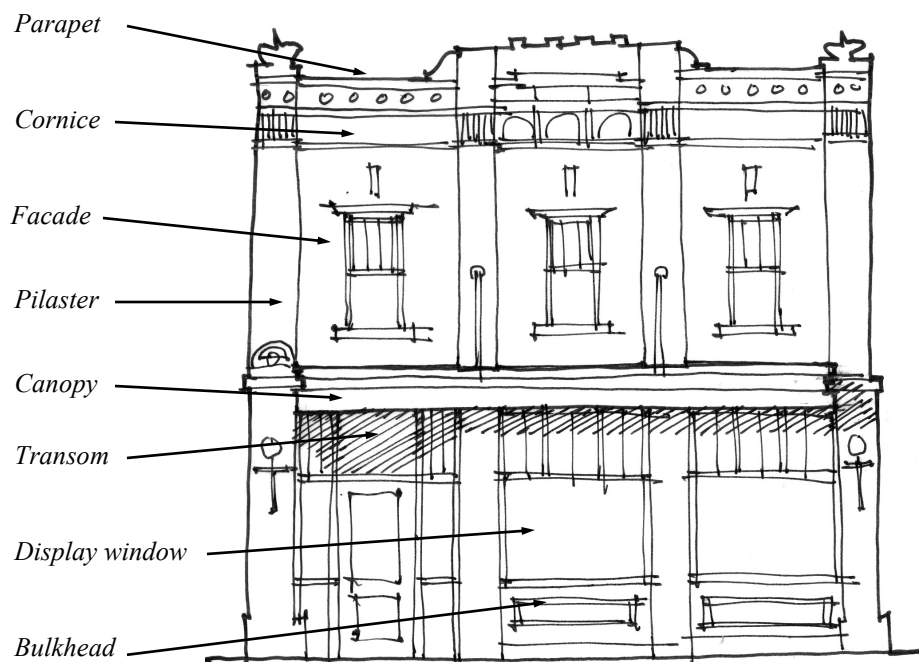


Figure 36. Elevations of a historic Commercial Structure

2. Upper Levels of Commercial Structures:

Preserve, maintain, or repair the original appearance and details on the upper level(s) of commercial buildings.

a. Cornices:

Whether of brick, concrete, terra cotta, or metal, cornices should be visible, not concealed or covered with modern materials.

b. Architectural details

Brick corbelling, inlaid brick and concrete patterns, or clay tile roofs, etc., should not be removed or concealed. Replace missing architectural features and remove non-historic facades, which conceal the original façade and cornice. Decorative architectural features should not be added where none existed.

c. Windows:

Since windows changed styles with architectural trends, they are an important indicator of the historic character of a structure. They also usually cover a large proportion of the visible façade. Window sashes should be preserved, maintained, or repaired according to size, number and arrangement of lights, materials, and decorative detailing. Windows should be visible, not concealed, enclosed, or covered. If privacy or shade is required, use interior shades, blinds or exterior awnings.

3. Awnings on Commercial Structures:

Awnings may be added to commercial buildings if physical or pictorial evidence exists. Awnings should be of a traditional design, materials, and placement. Canvas, acrylic, or vinyl-coated materials are preferable to fixed metal or wood awnings.

4. Light Fixtures on Commercial Structures:

Preserve, maintain, or repair exterior historic light fixtures. If historic light fixtures do not exist or require replacement, concealed light fixtures, fixtures of a simple design, or fixtures appropriate to the period of the building should be used.

Security lighting should intrude as little as possible on the integrity of the neighborhood. They should be mounted on secondary or rear facades. Shields should focus the light down, not at neighbors.

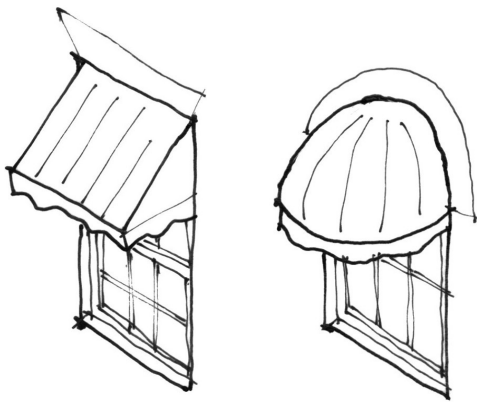


Figure 37. Rectangular windows should have shed awnings; arched awnings are appropriate for arched windows.

5. Signs on Commercial Structures:

Signs on commercial buildings should be in proportion to the building and should be made of historic materials, such as finished carved wood, glass, copper, or bronze letters. Signs of plastic, plywood, or unfinished wood are not appropriate.

Signs should be placed at traditional locations, such as on storefront belt courses, upper façade walls, hanging or mounted inside windows, or projecting from the face of the building. Lighting for signs should be concealed; up-lit or spot lighting is recommended.

“Ghost” signs (historic painted wall signs, frequently on sides of brick buildings) should be preserved and not removed.

6. Garbage Collectors for Commercial Structures:

Garbage collector units should be located to the rear of the building and screened from street view. Materials to screen garbage collectors should be compatible with surrounding buildings.

7. Mechanical systems for Commercial Structures:

Mechanical systems, such as heating and air conditioning units, electrical connections, exterior stairs and elevators, should be located so that street visibility is minimal.

8. Streetscape

Sidewalks at commercial structures may have historically been paved from the front of the building all the way to the street with no green space available. Street trees may be added to the streetscape in tree wells placed at the back of the curb.

Streetscape furniture, benches, planters, etc., should be appropriate for that period and style of building. Check with Staff for franchise information on locating items in the public right-of-way.



Figure 38. Commercial node on 9th Street



Figure 39, Mid-century modern commercial building at 9th and Cumberland Street.



Figure 40. The Mills House at 523 E 6th Street is an example of Italianate style architecture. This graphic is from the 1996 edition of the Guidelines.

IV. DESIGN GUIDELINES FOR ADDITIONS

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.

(Secretary of the Interior's Standard #9)

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.

(Secretary of the

Interior's Standard #10)

Additions should compliment the original structure and should not destroy or detract from the essential elements of the building and its site. New buildings should be harmonious in form, material, siting, and scale with the established district character.

While the proper rehabilitation of existing structures is a critical element in maintaining the historic context of the neighborhoods, some may need additions in order to meet current needs as a residence or business.

As an historic district evolves, individual structures may see new uses. Single-family houses may become offices or apartments. Corner stores and fire stations may become homes. Zoning codes apply to the use of structures and are beyond the jurisdiction of the Historic District Commission. However, if a structure changes its function, attempts should be made to retain the character-defining elements visible from the street and to minimize the adaptations (mailboxes, signs, new entrances, etc.) Guidelines for rehabilitation and additions would apply to adaptive reuse as they apply to continued use.

A. ADDITIONS TO HISTORIC STRUCTURES

1. Additions

An older addition to a historic structure that has achieved historic significance in its own right should be preserved. A more recent existing addition that is not historically significant may be removed.

If a new addition to a historic building is to be constructed, the addition should be of a compatible design, in keeping with the original structure's character, roof shape, materials, and the alignment of window, door, and cornice height. Additions include porches and bay windows, as well as entire wings or rooms. They should be located and scaled to be subordinate to the original structure.

Additions should be constructed in a manner that avoids extensive removal or loss of historic materials, and should be accomplished without destroying or damaging character-defining details, including front or side porches.

Additions should not hinder the ability to interpret the design character of the structure's historic period. Avoid imitating an earlier historic style or architectural period. Also avoid copying exactly the historic structure; instead, distinguish the new from the original, perhaps by simplifying or streamlining the new design. If possible, keep original exterior walls and utilize existing openings for connecting an addition with the original structure. Excavation adjacent to historic foundations should take care to avoid undermining the structural stability of the historic structure.

2. Sustainable Technologies

The Little Rock Historic District Commission recognizes that technology must advance and that

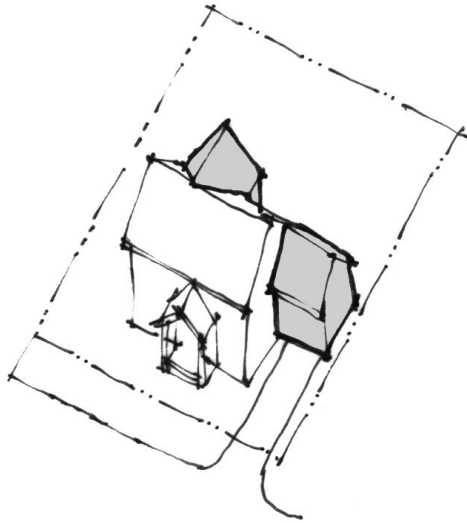


Figure 41. Proper addition locations

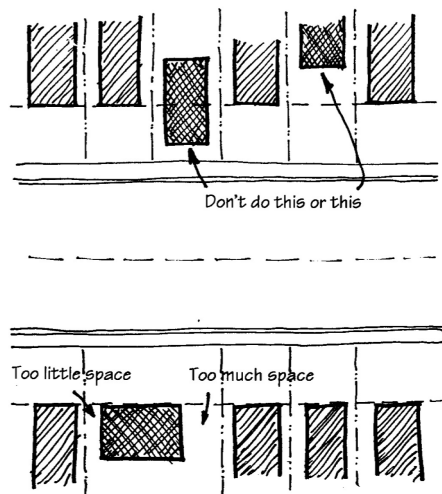


Figure 42. Setbacks for Additions

the successful preservation of our historic neighborhoods must adapt to new advances in sustainable building practices. This section is meant as an attachment to the 11 Design Factors when considering applications that incorporate sustainable technology such as solar water heaters, solar photovoltaic (PV) arrays, wind turbines, or any other sustainable technological advancement that may come about.

a. Solar Water Heaters: A solar water heater uses solar energy, a collector, often fastened to a roof or a wall or a pad facing the sun, to heat a working fluid that is either pumped (active system) or driven by natural convection (passive system) through it. Since a southern exposure is necessary for the efficient use of any solar powered device, care must be taken to adequately shield the equipment from the main public way.

b. Solar Photovoltaic (PV) Arrays: A solar photovoltaic (PV) array is the complete power-generating unit, consisting of any number of PV modules and panels. The PV System consists of the panel array, battery storage, power converters and other equipment associated with providing electrical power to the home.

In general, it is APPROPRIATE to:

- Install solar collector equipment on a roof or wall that prevents visibility from the main public way.
- Install solar collector equipment on a pad or other suitable ground surface that is concealed from the main public way by fencing or some other obstruction.
- Install solar collector equipment in such a way that their removal will not damage existing historic building materials or features.
- Install solar collector equipment flat to the roof surface of a secondary elevation without altering the slope to limit visibility from the main public way.

In general, it is NOT APPROPRIATE to:

- Install solar collector equipment on a roof or wall that is visible from the main public way.
- Install solar collector equipment on a pad or other suitable surface that is not concealed from the main public way.
- Install solar collector equipment in such a way that would not allow for its removal or maintenance without damaging existing historic building materials or features.
- Install solar collector equipment on any primary building elevation or roof.

In no case is it appropriate to:

- Remove existing historic roofing materials during installation.
- Remove or otherwise alter historic roof configurations (dormers, chimneys, etc) to add solar collector equipment.
- Remove or otherwise alter historic architectural building features to add solar collector equipment.

c. Wind Turbines: Wind turbines are generally described in two types - standard propeller type and vertical tower type. The standard propeller type resembles a airplane propeller. The vertical tower types comes in a variety of shapes, but generally is described as a series of vertical curved fins spin around a central tower. Any proposed wind turbine system for consideration within the district will be governed by height limitations stated previously within these guidelines.

In general, it is APPROPRIATE to:

- Install propeller or tower type wind turbines within the rear yard of a home obstructed from direct view by the primary elevation.

In general, it is NOT APPROPRIATE to:

- Install propeller or tower type wind turbines within the side or front yards of a property.
- Install propeller or tower type wind turbines onto existing roof or wall surfaces.



Figure 43. The Holtzman-Visonhaler-Vogler House at 512 E 9th Street is an example of Queen Anne (Victorian) style architecture. This graphic is from the 1996 edition of the Guidelines.

V. DESIGN GUIDELINES FOR DETACHED NEW CONSTRUCTION OF PRIMARY AND SECONDARY BUILDINGS

A. RESIDENTIAL INFILL GUIDELINES

Single-Family Detached

This house type is designed to accommodate a single household. They are most commonly clad in clapboard or brick and have pitched roofs and front porches. An example of an area within the district dominated by single-family detached houses is the block of Rock Street between 10th and 11th Streets.

Attached Housing

This house type includes duplexes, triplexes, quadplexes, and similar housing on a single lot. They are most commonly clad in clapboard or brick and have pitched roofs and front porches. These housing types typically feature an exterior door for each unit. One example of historic attached housing within the district is the two-story brick quadplexes located on the southwest corner of Cumberland and 10th.

Townhouses

This housing type, sometimes referred to as a “rowhouse,” typically features two or more stories within a single unit, and each unit is often located on its own lot. Each unit has a ground floor exterior entrance, and each shares one or more adjoining side walls with one or more neighboring units.

Multi-Family Housing

Multi-family structures, often referred to as “apartment buildings,” consist of multiple housing units. Units are often oriented one over the other (“stacked”), and the exterior design of the building typically does not define the individual units, unlike townhouses. There are several examples of multi-family housing throughout the district, and they are commonly multi-storied and clad in brick.



Figure 44. Single Family Detached Housing—New Infill at 320 E 15th Street



Figure 45. Multi-Family Housing—New Urban Infill at 515 E. Capitol Avenue



Figure 46. Multi-Family Housing—New Urban Infill at 516 Rock Street

1. Design Factors

The City's historic preservation ordinance that serves as the basis for the MacArthur Park Historic District lists eleven factors to be considered in reviewing proposed infill development. Those factors are as follows:

- a) Siting
- b) Height
- c) Proportion
- d) Rhythm
- e) Scale
- f) Massing
- g) Entrance Area
- h) Wall Areas
- i) Roof Area
- j) Facade
- k) Detailing

As the MacArthur Park Historic District is significant as a collective whole, an understanding of the existing architectural character should be viewed as the starting point for any infill design. An applicant interested in developing a new infill project within the MacArthur Park Historic District should first review these design factors and incorporate them appropriately into the design with respect to the applicant's area of influence as defined to be all properties situated within 150' of the subject property and any additional properties within the subject's block that lie outside the 150' radius. Furthermore it is important that all Design Factors should be considered as a critical component for new infill projects in order to preserve the cultural and architectural heritage of the district. A key guide to determining architectural integrity is the map illustrating National Register, contributing and noncontributing buildings which can be found in these guidelines.

The Historic District Commission recognizes the importance of new construction within the district and the positive impact it has on the neighborhood and the city as a whole. Compatible new construction should preserve and enhance the historic, architectural and cultural features of the district. The Design Factors are intended to promote maximum creativity while allowing applications to be reviewed fairly, objectively and consistently. Each application for new development should be evaluated based upon the eleven Design Factors noted above and discussed below. Unless specified otherwise, these guidelines apply to the primary residential building on each lot, as opposed to accessory buildings such as garages. Accessory buildings should share the same general character as their associated residential buildings.

Minimal submittals for New Construction are as follows:

- Site plan
- Floor Plan
- Elevations with context (show elevations of nearest structure to the left, and the nearest structure to the right)
- Specifications (cut sheets) and material samples

a. Siting

Siting means the location of a building in relationship to the legal boundaries and setbacks, adjacent properties, and the natural conditions of the site.

Location and Placement: Above the required zoning regulations having jurisdiction over the applicant's property. Proposed building location and placement should be consistent with the prevailing development patterns found within the area of influence of the subject property. For example, on a street segment dominated by buildings oriented with the long axis perpendicular to the street, proposed

structures should also have the long axis oriented in a similar fashion.

Setbacks: Includes Front, Side, and Rear. Front Yard setbacks should be within plus or minus 10% of the average front yard setbacks within the area of influence as measured from the property line to the nearest structure - usually a porch.

Side Yard setbacks should be within plus or minus 10% of the average side yard setbacks within the area of influence as measured from the property line to the nearest structure. Rear Yard setbacks should be within the limits as prescribed by the zoning regulations having jurisdiction over the subject property.

Site Coverage: Refers to the overall percentage of a lot that is covered by building and should be consistent with the prevailing patterns of development within the area of influence of the subject property. For example, where areas are dominated by single family homes that exhibit front, side and rear yards, proposed new construction should mimic this development pattern and not cover a larger proportion of site area with building.

Drawings submitted should be graphic in nature, convey overall proportions and to scale.

b. Height

Height means 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.

Within the MacArthur Park Historic District, the height of any new building should not exceed 35 feet. This does not include chimneys. Drawings submitted should be graphic in nature, convey overall proportions and to scale.

c. Proportion

Proportion means the relationship of height to width of the building outline as well as individual components.

Proportion refers to the overall horizontal and vertical relationship of primary building elements to each other as well as to existing buildings immediately surrounding the subject property (360 degree view). Applicants who propose new infill developments within the MacArthur Park Historic District should provide drawings that demonstrate sympathy to the proportions of the prevailing patterns of development within the immediate surroundings of the subject property. Drawings submitted should be graphic in nature, convey overall proportions and to scale.

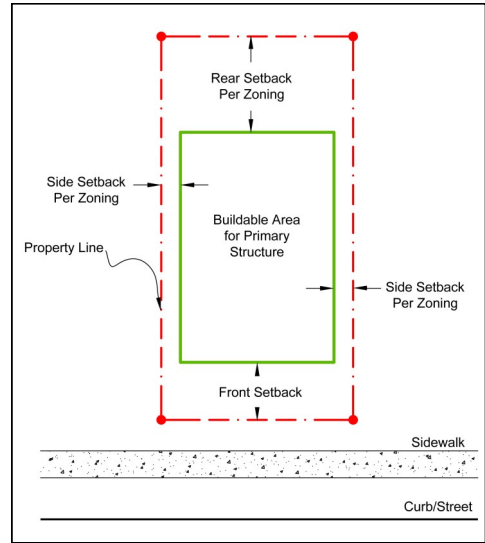


Figure 47. Front and Side yard setbacks should be within 10% of the average setbacks within the area of influence. Check zoning standards for minimum setbacks.

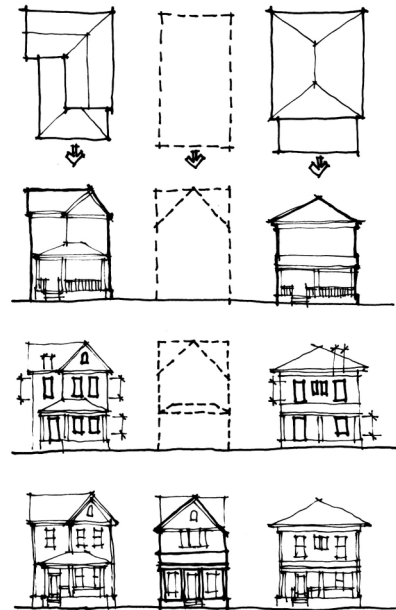


Figure 48. Overall Height, building element height and proportion/shape should be compatible with existing structures.

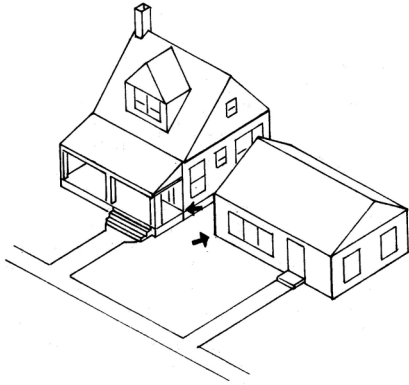


Figure 49. New construction should maintain typical foundation heights. The house on the right is too low.

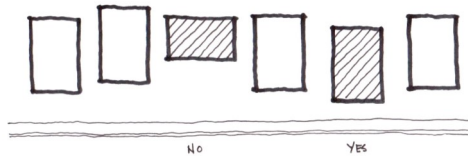


Figure 50. New Construction should orient the long axis perpendicular to the primary street. The shaded house on the left is inappropriate and house on the right is appropriate.

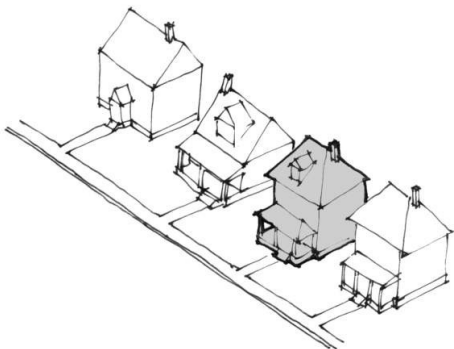


Figure 51. The second house from the right is compatible with the other three houses in orientation to the street, massing, height, floor to ceiling heights, and foundation heights.

In general, it is APPROPRIATE to:

- Construct a new building whose facade height and width are similar to existing buildings within the area of influence.
- Use similar proportions, size, location and number of openings as buildings within the area of influence.
- Use window and door sizes and shapes that are consistent with the proportions found on buildings within the area of influence.

In general, it is INAPPROPRIATE to:

- Construct a new building that does not maintain the prevailing height and width proportions as buildings within the area of influence.
- Propose window and door size and shape that are inconsistent with the proportions found on buildings within the area of influence.

d. Rhythm

Rhythm means 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.

Rhythm refers to the pattern and spacing of primary building elements such as openings, projections, and recesses. The district is characterized by a wide variety of architectural styles and building types, within each block having varying degrees consistency of proportion and rhythm. This consistency should be applied to proposed new developments and refers to not just the building, but also porches, galleries, balcony projections, and openings. Drawings submitted should be graphic in nature, convey overall proportions and to scale.

In general, it is APPROPRIATE to:

- Construct new buildings that have similar rhythm and patterns of primary building elements to those within the area of influence.
- Visually divide new buildings that are larger than those in the area of influence to suggest smaller individual pieces.

In general, it is INAPPROPRIATE to:

- Construct new buildings in such a way that they are incongruous with the rhythms and patterns of existing buildings within the area of influence.

e. Scale

Scale means the relative dimension, size, degree or proportion of parts of a building to each other or group of buildings.

Scale refers to the ratio of height and width and its relationship to the street facade and should be similar in proportion to neighboring buildings. New construction should neither be visually overwhelming or underwhelming when compared to the prevailing patterns of development within the area of influence. Where larger developments are proposed, special attention should be given to the location, siting, setbacks, facade treatments (detailing), and the effect of the proposed development on the streetscape and area of influence as a whole. Drawings submitted should be graphic in nature, convey overall proportions and to scale.

In general, it is APPROPRIATE to:

- Construct new buildings that are similar in proportion, rhythm and scale to buildings within the area of influence.
- Visually divide new buildings that are larger than those in the area of influence to suggest smaller individual pieces.

In general, it is INAPPROPRIATE to:

- Construct new buildings that are obviously out of scale with buildings within the area of influence. For example, buildings that are taller, wider, shorter or more massive than surrounding buildings.
- Construct a new building that is more than one story taller than adjacent buildings.

f. Massing

Massing means volume, magnitude or overall size of a building.

Massing refers to the overall shape of major building volumes and their composition as a whole. This includes porches, roofs, projections, recesses, wings and ells or bays. New construction should be similar in mass to buildings within the area of influence. This will allow the new building to be compatible with the surrounding neighborhood. Drawings submitted should be graphic in nature, convey overall proportions and to scale.

In general, it is APPROPRIATE to:

- Construct a new building with similar mass, proportion and scale to buildings within the area of influence.
- Construct roof forms, porches, projections, recesses, wings, ells, and bays that are similar to those found within the area of influence.

In general, it is INAPPROPRIATE to:

- Construct a new building whose forms and massing are not found within the area of influence. This includes roof forms, porches, projections, recesses,

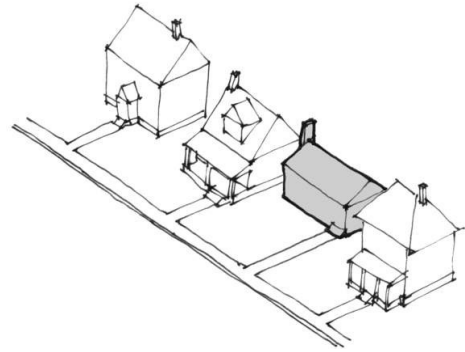


Figure 52. The second house from the right is not compatible with the other three houses: it is too short, too small in massing, lower foundation, and setback too far from the street.



Figure 53. These three single-family detached houses all share the same basic design characteristics, including orientation, height, setbacks, roof forms, massing, and facade design.

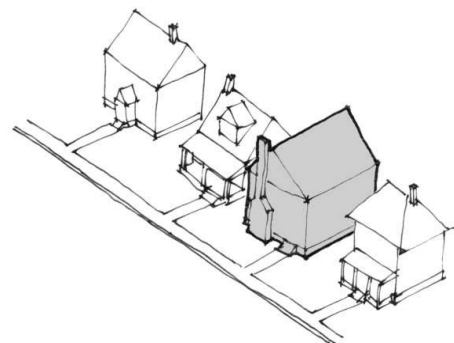


Figure 54. The second house from the right is not compatible with the other three houses: it is too tall, too large in massing, and oriented the wrong direction.

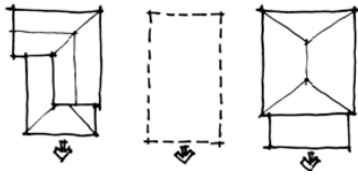


Figure 55. Compatible orientation (dashed footprint).

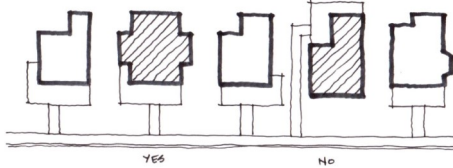


Figure 56. The main entrance for new construction should face the primary street.



Figure 57. Proper placement of sconces at entry.

wings, ells, and bays.

g. Entrance Areas

Entrance area means the area of access to the interior of the building including the design, location, and materials of all porches, stairs, doors, transoms, and sidelights.

Primary entrances should front directly onto the primary associated street or the associated primary facade. When designing the main entrance area, applicants should utilize forms, masses, proportions, rhythm, and scale as found within the area of influence for the subject property. Applicants should provide a design that demonstrates sympathy to the proportions of the prevailing patterns of development within the immediate surroundings of the subject property. Drawings submitted should be graphic in nature, convey overall proportions and to scale.

In general, it is APPROPRIATE to:

- Construct entrance porches, porticos, doors and associated elements that closely align with the prevailing patterns of development within the area of influence.

In general, it is INAPPROPRIATE to:

- Construct entrance porches, porticos, doors and associated elements that are out of proportion, rhythm, scale, and mass to the prevailing patterns of development within the area of influence.

h. Wall Area

Wall area means the vertical architectural member used to define and divide space including the kind and texture and exposure of wall sidings and trims, and the location, number and design of all window and door openings.

Wall area refers to the proportion, rhythm, and scale of walls, their associated openings and their relationship to buildings within the area of influence. Applicants should provide a design that demonstrates sympathy to the proportions, rhythms, and scale of the prevailing patterns of development within the immediate surroundings of the subject property. Drawings submitted should be graphic in nature, convey overall proportions and to scale.

In general, it is APPROPRIATE to:

- Orient window and door openings vertically and symmetrically within a given wall area.
- Space openings and projections in such a way as to clearly identify floor elevations within a given wall area.

In general, it is INAPPROPRIATE to:

- Orient window openings horizontally in a primary wall

area. An example would be modern strip windows set high above the finished floor which are out of proportion and rhythm within the district.

- Space openings and projections so as to obscure floor elevations and create asymmetrical rhythms within a given wall area.

i. Roof Area

Roof area means the outside covering of a building or structure extending above the vertical walls including the form, material, and texture of the roof, and including the slope and pitch, spacing of roof covering; size, design, number and location of dormers, the design and placement of cornices, and the size, design, material and location of chimneys.

There are many roof types present within the historic district such as Mansard, Gable, Hip, Gambrel, Shed, Dutch Gable, etc. For this reason applicants should attempt to resemble the prevailing patterns of development within the area of influence of the subject property. Drawings submitted should be graphic in nature, convey overall proportions and to scale.

Material traditions found throughout the district include asphalt, slate and wood shingles, standing seam metal, metal shingles, and copper.

j. Facades

Facade means the face of a building.

Façade refers to the textural appearance of the materials that will contribute to a building's character and appearance. Generally materials for new construction should match or mimic those found in the prevailing patterns of development within the area of influence. However, materials need not be identical to those found within the Historic District if they are complementary, particularly in areas where there is a diversity of materials. Drawings submitted should be graphic in nature, convey overall proportions and to scale.

Material traditions found throughout the district include brick and concrete masonry; cement stucco; wood lap siding; and wood board and batten.

Inappropriate materials include those that unsuccessfully pretend to be something they are not, such as vinyl siding, aluminum or vinyl weatherboards, "brick" panels, other stamped products, T-111, and Exterior Insulation Finish System (EFIS).

In general, it is APPROPRIATE to:

- Employ exterior materials that are present on buildings within the area of influence.
- Employ modern exterior materials that closely resemble the proportions, rhythm, scale, and mass of exterior materials that are present on buildings within the area of influence.

In general, it is INAPPROPRIATE to:

- Employ materials that are out of proportion, scale or mass to exterior materials that are present on buildings within the area of influence.
- Employ materials that can not be assembled in a manner that would mimic the rhythms of exterior materials that are present on buildings within the area of influence.

Exceptions:



Figure 58. These new townhouses have utilized corniced parapet walls to visually screen their flat roofs.

The Historic District Commission, strictly on a case by case basis, will consider materials generally deemed inappropriate if:

There is a sufficient evidence to show another more appropriate material would not satisfy code requirements;

There is sufficient evidence to show the material being proposed is superior in durability and longevity to more appropriate materials;

The applicant should submit samples and documentation of an proposed new material to the Commission prior to submission of an application for review.

k. Detailing

Detailing means architectural aspects that, due to particular treatment, draw attention to certain parts or features of a building.

Detailing refers to trim pieces that include moldings, decorative elements and features that are secondary to the major wall surfaces and materials. Historical trim and detail moldings are both functional and help to identify historical styles which may place a building within a specific time period. Modern trim generally does not serve a functional need, but does provide for transition between dissimilar building materials and can be used to enhance a building's proportions, rhythm, scale and massing to more closely mimic buildings within the area of influence.

Common detail elements include cornices, lintels, arches, balustrades, chimneys, shutters, columns, posts and other architectural features. Where an applicant may choose to use these elements in a strictly decorative fashion it is encouraged that they appear as if they would be functional. For example, louvered shutters should be in pairs, exactly one half the width of the window and installed as if there were a hinge, with latch hardware and with louvers facing toward the facade.

In general, the exterior details for new construction should provide a visual link to buildings within the area of influence rather than attempt to be imitative or copy historic buildings. However, the proportion, rhythm, scale, and massing of historical details should be used as a basis for the design of those on new buildings. Drawings submitted should be graphic in nature, convey overall proportions and to scale.

In general, it is APPROPRIATE to:

- Construct new buildings with trim and detailing that complements adjacent buildings.
- Install trim and details in appropriate proportions, rhythm, scale and massing to the building type and style.
- Construct details that are functional with a high degree of craftsmanship rather than purely as applied decoration.



Figure 59. Split-face concrete block can be used as a foundation material to convey that even an replica in all other respects of a historic building is in fact contemporary.

In general, it is INAPPROPRIATE to:

- Reproduce historic details or styles unless reconstructing a historic building from documentation.
- Install trim and other details that are stylistically incompatible with the new building.

2. Sustainable Technologies

The Little Rock Historic District Commission recognizes that technology must advance and that the success of new construction within our historic districts must include provision for such new technological advancement. This section is meant as an attachment to the 11 Design Factors when considering applications that incorporate sustainable technology such as solar water

heaters, solar photovoltaic (PV) arrays, wind turbines, or any other sustainable technological advancement that may come about.

a. Solar Water Heaters: A solar water heater uses solar energy, a collector, often fastened to a roof or a wall or a pad facing the sun, to heat a working fluid that is either pumped (active system) or driven by natural convection (passive system) through it. Since a southern exposure is necessary for the efficient use of any solar powered device, care must be taken to adequately shield the equipment from the main public way.

b. Solar Photovoltaic (PV) Arrays: A solar photovoltaic (PV) array is the complete power-generating unit, consisting of any number of PV modules and panels. The PV System consists of the panel array, battery storage, power converters and other equipment associated with providing electrical power to the home.

In general, it is APPROPRIATE to:

- Install solar collector equipment on a roof or wall that prevents visibility from the main public way.
- Install solar collector equipment on a pad or other suitable ground surface that is concealed from the main public way by fencing or some other obstruction.
- Install solar collector equipment flat to the roof surface of a secondary elevation without altering the slope to limit visibility from the main public way.

In general, it is NOT APPROPRIATE to:

- Install solar collector equipment on a roof or wall that is visible from the main public way.
- Install solar collector equipment on a pad or other suitable surface that is not concealed from the main public way.
- Install solar collector equipment on any primary building elevation or roof.

c. Wind Turbines: Wind turbines are generally described in two types - standard propeller type and vertical tower type. The standard propeller type resembles a airplane propeller. The vertical tower types comes in a variety of shapes, but generally is described as a series of vertical curved fins spin around a central tower. Any proposed wind turbine system for consideration within the district will be governed by height limitations stated previously within these guidelines.

In general, it is APPROPRIATE to:

- Install propeller or tower type wind turbines within the rear yard of a home obstructed from direct view by the primary elevation.



Figure 60. This front porch on 15th Street has many of the design features found throughout the district: brick piers, lattice work between the piers, and well-proportioned posts, hand railing and balustrade.



Figure 61. The style of this new house (Queen Ann) fits MacArthur Park, but the high level of detailing may not be necessary.

In general, it is NOT APPROPRIATE to:

- Install propeller or tower type wind turbines within the side or front yards of a property.
- Install propeller or tower type wind turbines onto existing roof or wall surfaces.

Examples of Recently Built Residential Infill



Figure 62. 320 E 15th Street



Figure 63. 1414 Rock Street



Figure 64. 618 Rock Street



Figure 65. 1421 Cumberland Street



Figure 66. 1418 Rock Street



Figure 67. 617 Cumberland Street



Figure 68. 324 E 15th Street



Figure 69. 516 Rock Street



Figure 70. 1016 McGowan Street



Figure 71. 515 E Capitol Avenue



Figure 72. The Nash House at 601 Rock Street is an example of Colonial Revival style architecture. This graphic is from the 1996 edition of the Guidelines.

COMMERCIAL AND MIXED USE INFILL GUIDELINES

Commercial and Mixed-Use buildings are essential to the economic development and revitalization of any neighborhood. However, within the MacArthur Park Historic District commercial development has been limited within the period of influence, therefore the Historic District Commission must carefully review applications for new commercial and mixed- use infill proposals. City Staff and Commissioners are available to assist applicants with this process.

COMMERCIAL BUILDING TYPES

Commercial buildings are structures designed to accommodate uses such as the sale of goods and services, food and beverage service, office and hotel. The following building types represent an overview of those commonly found in the district.

Large Institutional Buildings: Generally include churches, government buildings and educational centers and are typically built up to the property line with main entries elevated above the sidewalk.

Storefront Buildings: Generally include single story or two story buildings with large expanses of glass at the ground level to display merchandise and other advertisements.

Office and Non-Storefront Buildings: Generally include more modern commercial developments or converted single family homes and may have only one main entry at or slightly above the sidewalk, possibly with rear on site parking.

1. DESIGN FACTORS

The City's Historic Preservation Ordinance that serves as the basis for the MacArthur Park Historic District lists eleven factors to be considered in reviewing proposed infill development. Those factors are as follows:

- a) Siting
- b) Height
- c) Proportion
- d) Rhythm
- e) Scale
- f) Massing
- g) Entrance Area
- h) Wall Areas
- i) Roof Area
- j) Facade
- k) Detailing



Figure 73. This small node of older commercial buildings on E. 9th Street is perhaps the only intact grouping of such buildings in the district. Concerns with insuring that new non-residential buildings in this area are compatible should be stronger here than elsewhere within the district.



Figure 74 . Photo of commercial infill. Fish Factory Building, at 1201 Scott Street.

As the MacArthur Park Historic District is significant as a collective whole, an understanding of the existing architectural character should be viewed as the starting point for any infill design. An applicant interested in developing a new infill project within the MacArthur Park Historic District should first review these design factors and incorporate them appropriately into the design with respect to the applicant's area of influence. Furthermore it is important that all Design Factors should be considered as a critical component for new infill projects in order to preserve the cultural and architectural heritage of the district. A key guide to determining architectural integrity is the map illustrating National Register, contributing and non-contributing buildings which can be found in these guidelines.

The Historic District Commission recognizes the importance of new construction within the district and the positive impact it has on the neighborhood and the city as a whole. Compatible new construction should preserve and enhance the historic, architectural and cultural features of the district. The Design Factors are intended to promote maximum creativity while allowing applications to be reviewed fairly, objectively and consistently. Each application for new development should be evaluated based upon the eleven Design Factors noted above and discussed below. Unless specified otherwise, these guidelines apply to the primary building on each lot, as opposed to accessory buildings such as garages or storage sheds. Accessory buildings should share the same general character as their associated buildings.

a. Siting

Siting means the location of a building in relationship to the legal boundaries and setbacks, adjacent properties, and the natural conditions of the site.

Siting also refers to the location and placement of a building as well as the overall front, side and rear setbacks, and total site coverage. Location and Placement: Above the required zoning regulations having jurisdiction over the applicant's property. Proposed building location and placement should be consistent with the prevailing development patterns found within the area of influence of the subject property. For example, commercial developments are typically grouped closely together and may be constructed between 0 and 5 feet of the front property line with shared side party walls. New commercial developments should follow a similar pattern of development within the district.

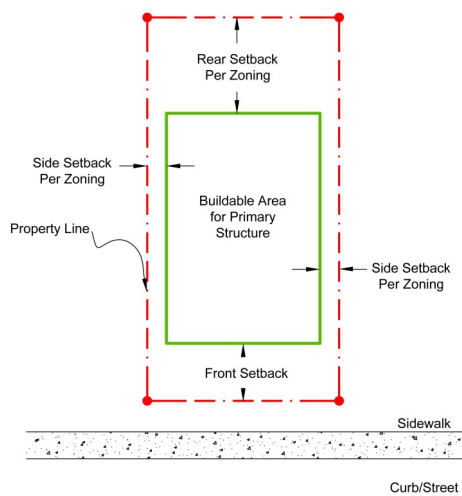


Figure 75. Front and Side yard setbacks should be within 10% of the average setbacks within the area of influence. Check zoning standards for minimum setbacks.

Setbacks: Includes Front, Side and Rear

Front Yard setbacks should be within plus or minus 10% of the average front yard setbacks within the area of influence as measured from the property line to the nearest structure - usually the main entry storefront or display wall.

Side Yard setbacks for new commercial developments adjacent to or between existing commercial buildings should be built with a zero lot line and shared party wall or as allowed by current zoning regulations, whichever is less.

Rear Yard setbacks should be within the limits as prescribed by the zoning regulations having jurisdiction over the subject property.

Site Coverage: Refers to the overall percentage of a lot that is covered by building and should be consistent with the prevailing patterns of development within the area of

influence of the subject property. For example, where areas are dominated by tightly constructed low commercial storefronts, new developments should follow a similar pattern.

b. Height

Height means 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.

Within the MacArthur Park Historic District, the height of any new commercial or mixed-use building should be a determined by taking into account of those existing patterns of development within the area of influence and may be influenced by existing site geography.

c. Proportion

Proportion means the relationship of height to width of the building outline as well as individual components.

Proportion also refers to the overall horizontal and vertical relationship of primary building elements to each other as well as to existing buildings immediately surrounding the subject property (360 degree view). Applicants who propose new infill developments within the MacArthur Park Historic District should provide drawings that demonstrate sympathy to the proportions of the prevailing patterns of development within the immediate surroundings of the subject property. These drawings should be graphic in nature, convey overall proportions and to scale.

In general, it is APPROPRIATE to:

- Construct a new building whose facade height and width are similar to existing buildings within the area of influence.
- Use similar proportions, size, location and number of openings as buildings within the area of influence.
- Use window and door profiles that are consistent with the proportions found on buildings within the area of influence.

In general, it is INAPPROPRIATE to:

- Construct a new building that does not maintain the prevailing height and width proportions as buildings within the area of influence.
- Propose window and door profiles that are inconsistent with the proportions found on buildings within the area of influence.

d. Rhythm

Rhythm means 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.

Rhythm also refers to the pattern and spacing of primary building elements such as openings, projections, and recesses. The district is characterized by a wide variety of architectural styles and building types, within each block having varying degrees consistency of proportion and rhythm. This consistency should be applied to proposed new developments and refers to not just the building, but also projections, openings, storefronts, floor to floor height, and parapets



Figure 76. Regardless of the alterations that have occurred to these buildings on E. 9th Street, a new commercial or mixed-use building near them having more than three (3) stories may be out of scale with this node's historic context.

In general, it is APPROPRIATE to:

- Construct new buildings that have similar rhythm and patterns of primary building elements to those within the area of influence.
- Visually divide new buildings that are larger than those in the area of influence to suggest smaller individual pieces.

In general, it is INAPPROPRIATE to:

- Construct new buildings in such a way that is incongruous with the rhythms and patterns of existing buildings within the area of influence.

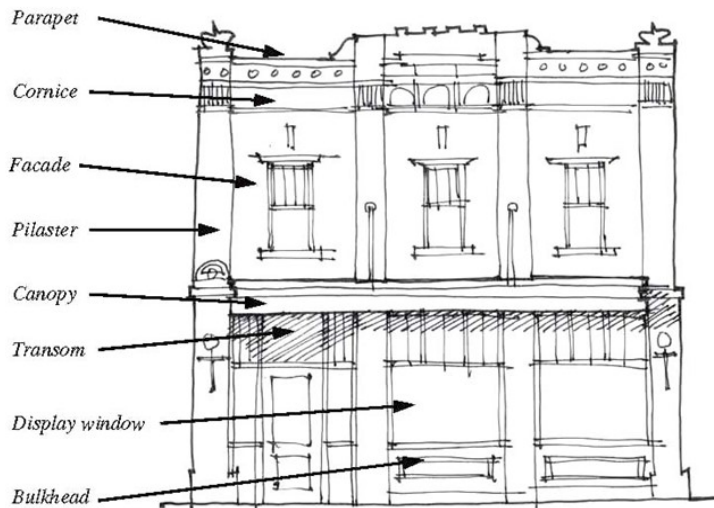
e. Scale

Scale means the relative dimension, size, degree or proportion of parts of a building to each other or group of buildings.

Scale refers to the ratio of height and width and its relationship to the street facade and should be similar in proportion to neighboring buildings. New construction should neither be visually overwhelming or underwhelming when compared to the prevailing patterns of development within the area of influence. Where larger developments are proposed, special attention should be given to the location, siting, setbacks, facade treatments (detailing), and the effect of the proposed development on the streetscape and area of influence as a whole.

In general, it is APPROPRIATE to:

- Construct new buildings that are similar in proportion, rhythm and scale to buildings within the area of influence.
- Visually divide new buildings that are larger than those in the area of influence to suggest smaller individual pieces.



In general, it is INAPPROPRIATE to:

- Construct new buildings that are obviously out of scale with buildings within the area of influence. For example, buildings that are taller, wider, shorter or more massive than surrounding buildings.
- Construct a new building that is more than one story taller than adjacent buildings, including the roof.

Figure 77. Parts of a commercial storefront.

f. Massing

Massing means volume, magnitude or overall size of a building.

Massing also refers to the overall shape of major building volumes and their composition as a whole. This includes storefronts, roofs, projections, recesses, wings and ells or bays. New construction should be similar in mass to buildings within the area of influence. This will allow the new building to be compatible with the surrounding neighborhood.

In general, it is APPROPRIATE to:

- Construct a new building with similar mass, proportion and scale to buildings within the area of influence.
- Construct roof and parapet forms, storefronts, projections, recesses, wings, ells, and bays that are similar to those found within the area of influence.

In general, it is INAPPROPRIATE to:

- Construct a new building whose forms and massing are not found within the area of influence. This includes roof and parapet forms, storefronts, projections, recesses, wings, ells, and bays.

g. Entrance Area

Entrance area means the area of access to the interior of the building including the design, location, and materials of all porches, stairs, doors, transoms, and sidelights.

In the case of commercial and mixed-use buildings, this would refer to the storefront and associated street level facade visible along the sidewalk. Applicants should provide a design that demonstrates sympathy to the proportions of the prevailing patterns of development within the immediate surroundings of the subject property. Drawings submitted should be graphic in nature, convey overall proportions and to scale.

In general, it is APPROPRIATE to:

- Construct entrance storefronts, porticos, doors and associated elements that closely align with the prevailing patterns of development within the area of influence.

In general, it is INAPPROPRIATE to:

- Construct entrance storefronts, porticos, doors and associated elements that are out of proportion, rhythm, scale, and mass to the prevailing patterns of development within the area of influence.



Figure 78. This new infill commercial building has many of the characteristics consistent with these design guidelines, including: front setback on the street ROW, a flat roof screened with a parapet wall, the use of pilasters to break up the façade into vertical bays, paneled wood bulkheads, transoms, awnings, and a well-defined primary entrance off the associated street.



Figure 79. This new building uses pilasters to break up the massing of its façade.



Figure 80. The front façade of this new building lacks a front entrance to address the street. Such a design may be inappropriate in the MacArthur Park Historic District.

h. Wall Area

Wall area means the vertical architectural member used to define and divide space including the kind and texture and exposure of wall sidings and trims, and the location, number and design of all window and door openings.

Wall area refers to the proportion, rhythm, and scale of walls, their associated openings and their relationship to buildings within the area of influence. Applicants should provide a design that demonstrate sympathy to the proportions, rhythms, and scale of the prevailing patterns of development within the immediate surroundings of the subject property. Drawings submitted should be graphic in nature, convey overall proportions and to scale.

In general, it is APPROPRIATE to:

- Orient window and door openings vertically and symmetrically within a given wall area.
- Space openings and projections in such a way as to clearly identify floor elevations within a given wall area.

In general, it is INAPPROPRIATE to:

- Orient window openings horizontally in a primary wall area. An example would be modern strip windows set high above the finished floor which are out of proportion and rhythm within the district.
- Space openings and projections so as to obscure floor elevations and create asymmetrical rhythms within a given wall area.

i. Roof Areas

Roof Area means the outside covering of a building or structure extending above the vertical walls including the form, material, and texture of the roof, and including the slope and pitch, spacing of roof covering; size, design, number and location of dormers, the design and placement of cornices, and the size, design, material and location of chimneys.

Generally commercial and mixed-use buildings will have a parapet with low slope or flat roof concealed behind. Where more residential style roof designs are proposed, the applicant should be prepared to demonstrate an existing pattern of development within the area of influence that would dictate this choice over another more commercial design.



Figure 81. Clapboard siding would be an acceptable cladding for a new commercial building in the district. However, since brick is the more dominant cladding for this building type, brick should continue to be the primary material for most new commercial and mixed-use buildings in MacArthur Park.

j. Façade

Façade means the face of a building.

Façade refers to the textural appearance of the materials that will contribute to a building's character and appearance. Generally materials for new construction should match or mimic those found in the prevailing

patterns of development within the area of influence. However, materials need not be identical to those found within the Historic District if they are complementary, particularly in areas where there is a diversity of materials existing.

Material traditions found throughout the district include brick and concrete masonry, cement stucco, wood lap siding, wood board and batten, asphalt, slate and wood shingles, standing seam metal and copper.

Inappropriate materials include those that unsuccessfully pretend to be something they are not, such as vinyl siding, aluminum or vinyl weatherboards, “brick” panels and other stamped products.

In general, it is APPROPRIATE to:

- Employ exterior materials that are present on buildings within the area of influence.
- Employ modern exterior materials that closely mimic the proportions, rhythm, scale, and mass of exterior materials that are present on buildings within the area of influence.

In general, it is INAPPROPRIATE to:

- Employ materials that are out of proportion, scale or mass to exterior materials that are present on buildings within the area of influence.
- Employ materials that can not be assembled in a manner that would mimic the rhythms of exterior materials that are present on buildings within the area of influence.

Exceptions:

The Historic District Commission, strictly on a case by case basis, will consider materials generally deemed inappropriate if:

There is a sufficient evidence to show another more appropriate material would not satisfy code requirements;

There is sufficient evidence to show the material being proposed is superior in durability and longevity to more appropriate materials.

k. Detailing

Detailing means architectural aspects that, due to particular treatment, draw attention to certain parts or features of a building.

Detailing refers to trim pieces that include moldings, decorative elements and features that are secondary to the major wall surfaces and materials. Historical trim and detail moldings are both functional and help to identify historical styles which may place a building within a specific time period. Modern trim generally does not serve a functional need, but does provide for transition between dissimilar building materials and can be used to enhance a building’s proportions, rhythm, scale and massing to more closely mimic buildings within the area of influence.

Common detail elements include cornices, lintels, arches, balustrades, chimneys, shutters, columns, posts and other architectural features. Where an applicant may choose to use these elements in a strictly decorative fashion it is encouraged that they appear as if they would be functional. For example, louvered shutters should be in pairs, exactly one half the width of the window and installed as if there were a hinge, with latch hardware and with louvers facing toward the facade.

In general, the exterior details for new construction should provide a visual link to buildings within the area of influence rather than attempt to be imitative or copy historic buildings. However, the proportion, rhythm, scale, and massing of historical details should be used as a basis for the design of those on new

buildings.

In general, it is APPROPRIATE to:

- Construct new buildings with trim and detailing that complements adjacent buildings.
- Install trim and details in appropriate proportions, rhythm, scale and massing to the building type and style.
- Construct details that are functional with a high degree of craftsmanship rather than purely as applied decoration.

In general, it is INAPPROPRIATE to:

- Copy historic details or styles unless reconstructing a historic building from documentation.
- Install trim and other details that are stylistically incompatible with the new building.

2. Sustainable Technology

The Little Rock Historic District Commission recognizes that technology must advance and that the success of new construction within our historic districts must include provision for such new technological advancement. This section is meant as an attachment to the 11 Design Factors when considering applications that incorporate sustainable technology such as solar water heaters, solar photovoltaic (PV) arrays, wind turbines, or any other sustainable technological advancement that may come about.

a. Solar Water Heaters: A solar water heater uses solar energy, a collector, often fastened to a roof or a wall or a pad facing the sun, to heat a working fluid that is either pumped (active system) or driven by natural convection (passive system) through it. Since a southern exposure is necessary for the efficient use of any solar powered device, care must be taken to adequately shield the equipment from the main public way.

b. Solar Photovoltaic (PV) Arrays: A solar photovoltaic (PV) array is the complete power-generating unit, consisting of any number of PV modules and panels. The PV System consists of the panel array, battery storage, power converters and other equipment associated with providing electrical power to the home.

In general, it is APPROPRIATE to:

- Install solar collector equipment on a roof or wall that prevents visibility from the main public way.
- Install solar collector equipment on a pad or other suitable ground surface that is concealed from the main public way by fencing or some other obstruction.
- Install solar collector equipment flat to the roof surface of a secondary elevation without altering the slope to limit visibility from the main public way.

In general, it is NOT APPROPRIATE to:

- Install solar collector equipment on a roof or wall that is visible from the main public way.
- Install solar collector equipment on a pad or other suitable surface that is not concealed from the main public way.
- Install solar collector equipment on any primary building elevation or roof.

c. Wind Turbines: Wind turbines are generally described in two types - standard propeller type and vertical tower type. The standard propeller type resembles a airplane propeller. The vertical tower types comes in a variety of shapes, but generally is described as a series of vertical curved fins spin around a central tower. Any proposed wind turbine system for consideration within the district will be governed by height limitations stated previously within these guidelines.

In general, it is APPROPRIATE to:

- Install propeller or tower type wind turbines within the rear yard of a home obstructed from direct view by the primary elevation.

In general, it is NOT APPROPRIATE to:

- Install propeller or tower type wind turbines within the side or front yards of a property.
- Install propeller or tower type wind turbines onto existing roof or wall surfaces.

Recently Built Commercial and Mixed Use Infill



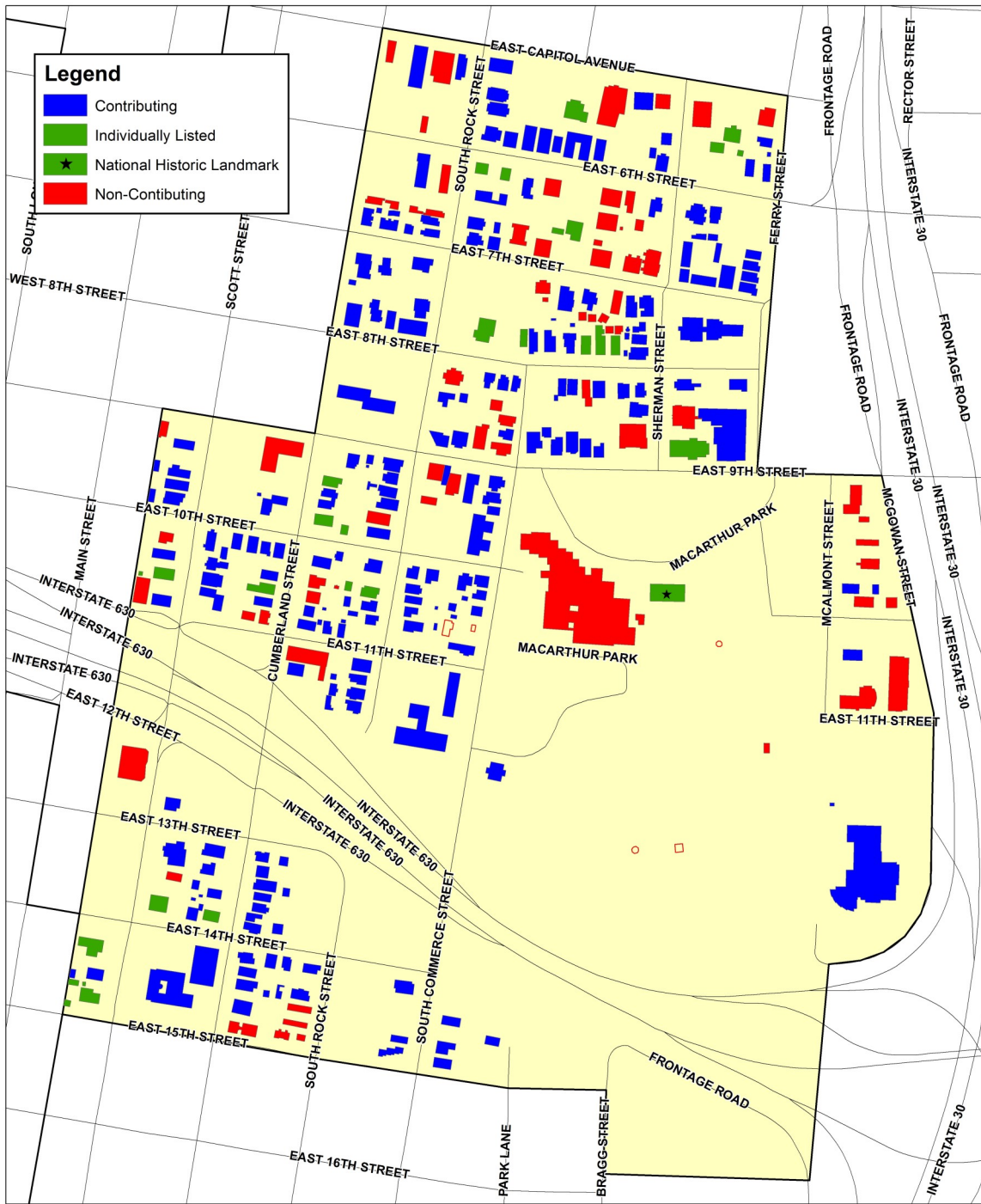
Figure 82. 805 Sherman Street



Figure 83. 301 E Capitol Avenue



Figure 84. 1200 Scott Street



The data contained herein was compiled from various sources for the use and benefit of the Pulaski Area Geographic Information System (PAGIS) and the public agencies it serves. Any use of the data by anyone other than PAGIS, at the sole risk of the user, and by acceptance of this data, the user does hereby hold PAGIS harmless and without liability from any claims, costs, or damages of any nature against PAGIS, including cost of operation arising from improper use of the data, or use by another party. Acceptance for use of this data is done without any expressed or implied warranties. The geographic data herein was taken from March 1990 Photography

Draft Map of Contributing Structures



Figure 85. Draft map of contributing structures.

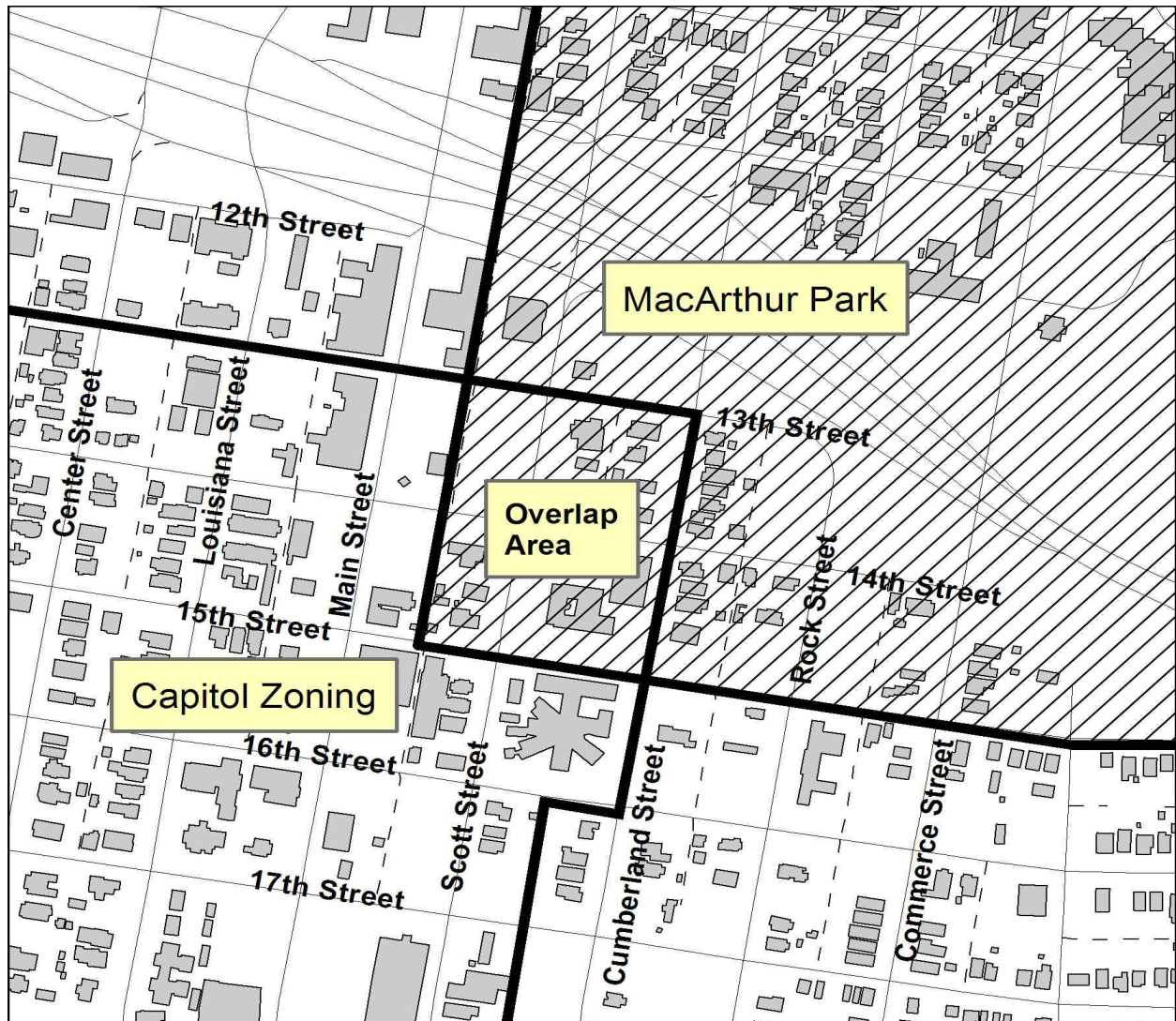


Figure 86. The map above shows the area that is protected by both the Little Rock Historic District Commissions and the Capitol Zoning District Commission. The “Overlap Area” is bounded by 13th Street, Cumberland Street, 15th Street and the alley between Main and Scott Streets. Applicants in this area must verify requirements of both commissions.

VI. GUIDELINES FOR RELOCATION AND DEMOLITION

1. Relocation

Preserving and restoring buildings on their original sites should be a priority for all significant structures which contribute to the overall character of an historic district. However, if the use of the land, on which the building is situated, must significantly change and therefore requires removal of an historic structure, relocating the building within the district is an acceptable alternative to demolition.

Many historic districts encourage vacant lots to be filled with historic structures, which need to be moved from their original sites. This may be appropriate if the building is compatible with the district's architectural character in regards to building orientation, building setbacks, building scale & massing, roofs, facades, foundations, architectural detailing, materials, and site design. The new foundation walls should be compatible with the architectural style of the building and the surrounding buildings.

If a proposed building is to be moved within the district or into the district and the building's architectural style and the date of construction is not within the period of significance of the district, the building should be reviewed to a higher standard than those buildings that are of an architectural style and date of construction that is within the period of significance of the district when considering a Certificate of Appropriateness.

The Little Rock Department of Planning and Development can advise anyone contemplating relocating a building of the applicable regulations and permits.

2. Demolition

Demolition of significant buildings, which contribute to the historic or architectural integrity of an historic district, should not occur. The loss of a "contributing" historic building diminishes the overall character of the district and could jeopardize the National Register Historic District status. Demolition by neglect occurs when routine maintenance procedures are not followed, allowing damage from weather, water, insects or animals. Proper routine maintenance and/or rehabilitation are strongly recommended.

Care should be taken when reviewing for an application for demolition of a structure that was not 50 years old at the time of the survey, but are now or close to 50 years old at the time of application. If the district was resurveyed, these buildings may be contributing, but may not be contributing. These applications should be taken on a case by case basis and carefully examine the architecture of the individual building as well as their context within the district.

Under certain conditions, however, demolition permits may be granted by the Historic District Commission:

1. The public safety and welfare requires the removal of the building, as determined by the building or code inspector and concurring reports commissioned by and acceptable to the LRHDC from a structural engineer, architect, or other person expert in historic preservation.
2. Rehabilitation or relocation is impossible due to severe structural instability or irreparable deterioration of a building.
3. Extreme hardship has been demonstrated, proven, and accepted by the LRHDC. Economic hardship relates to the value and potential return of the property, not to the financial status of the property owner.
4. The building has lost its original architectural integrity and no longer contributes to the district.
5. No other reasonable alternative is feasible, including relocation of the building.

Demolition of secondary buildings (garages, sheds, etc.) may be appropriate if they have substantially deteriorated (requiring 50% or more replacement of exterior siding, roof rafters, surface materials, and structural members.)

VII. DESIGN GUIDELINES FOR SITE DESIGN

Both the neighborhood setting and the individual building site are important to consider when altering an existing building or constructing a new one. The character-defining elements of the neighborhood, as they relate to individual structures, should be maintained. These include set-backs; entrance orientation; placement and character of landscaping; circulation systems and surfacing; the placement of parking areas; lighting; mechanical systems and service areas.

A. LANDSCAPE FEATURES

Objective: Landscape features, that are original or historic (50 years or older), and that are important in defining the overall character of the property, should be identified, retained, and preserved. Some examples are sidewalks, curbs, and parking areas; brick or stone retainer walls; stepping blocks; furnishings such as lights, fences, or benches; landforms such as terracing; historic plant material, beds and planting areas; water features and garden art.

Care should be taken if archaeological features are evident. (Notify the Arkansas Archaeological Survey or the Arkansas Historic Preservation Program.)

Although landscape plant materials do not require approval of the Historic District Commission, native and traditional plants should be considered. Maintain historic or early landscaping, especially trees and shrubs. Keep new landscape patterns in relation to the neighborhood. Character-defining architectural features of a building should not be concealed with landscape material. However, plants can help conceal mechanical systems (air conditioners), handicap access ramps, and trash containers and can help achieve privacy.

Historic streetscapes include curbs and sidewalks with planting space between them, street trees, retaining walls, iron or low wooden fences and gates, with front yards between the sidewalk and the house. Historic streetscapes in front of commercial or institutional buildings may have been different than residential streetscapes in respect to street orientation, fencing and planting spaces.

The character of the landscaping within the district should be consistent with that of an urban neighborhood. The use of features and materials lacking a historic precedent should be avoided.

Whenever possible, existing landscaping that adds value to

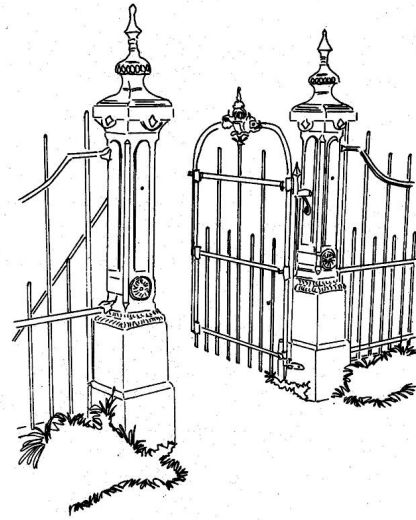


Figure 87. MacArthur Park's impressive Collection of cast iron should be preserved and maintained (523 E 6th St.).

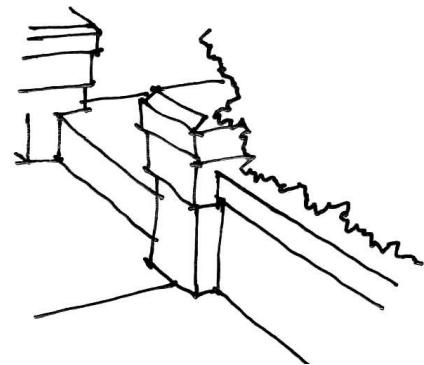


Figure 88. Historic retaining walls should be preserved or repaired (523 E 7th St.).

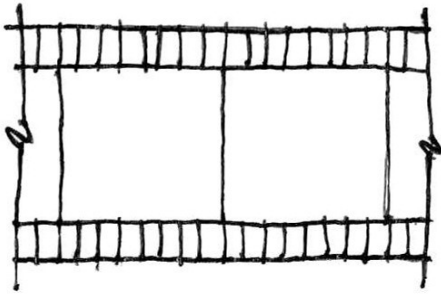


Figure 89. Plan view of concrete sidewalk with brick edging.

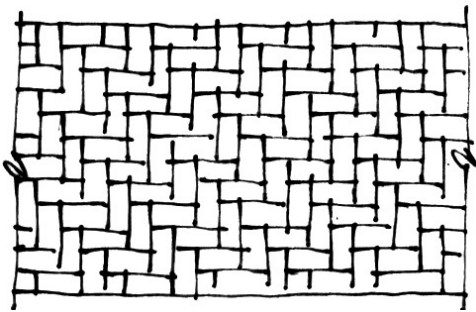


Figure 90. Plan view of a brick sidewalk laid in a herringbone pattern.

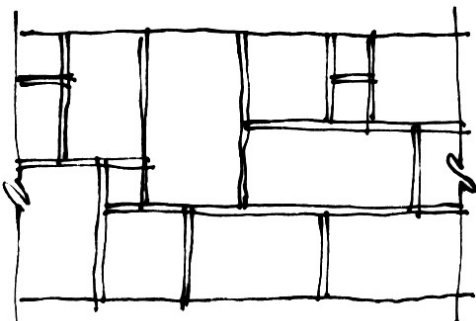


Figure 91. Plan view of a sidewalk laid in cut stone pavers of various sizes.

the property should be retained. When trees are preserved, they should be provided with fencing along the dripline during construction to avoid the compacting of soil from heavy equipment that could eventually lead to their demise.

1. Sidewalks:

Sidewalks that are original to the property or district should be preserved. If they have deteriorated and are dangerous, replace them with similar materials (stone, brick or concrete.) Newly introduced sidewalks should be brick or smooth concrete in patterns, dimensions, colors, and placement like original or early sidewalks in the district. They should not be asphalt or concrete surfaced with aggregate or pebbles.

2. Planned Green Space:

Green space between streets and sidewalks, frequently planted with grass and street trees should be retained. Plant appropriately sized trees, so that they will not conflict with overhead utility lines.

3. Fences and Retaining Walls:

- Fencing on street frontage & front yard—40"
- Rear yard fencing—72"

Iron, wood, stone, or brick fences or walls that are original to the property (at least 50 years old) should be preserved. If missing, they may be reconstructed based on physical or pictorial evidence. Sometimes a low stone or brick wall supports an iron or wooden fence.

Fencing material should be appropriate to the style and period of the building. Cast iron fences were common through the Victorian period and should be retained and

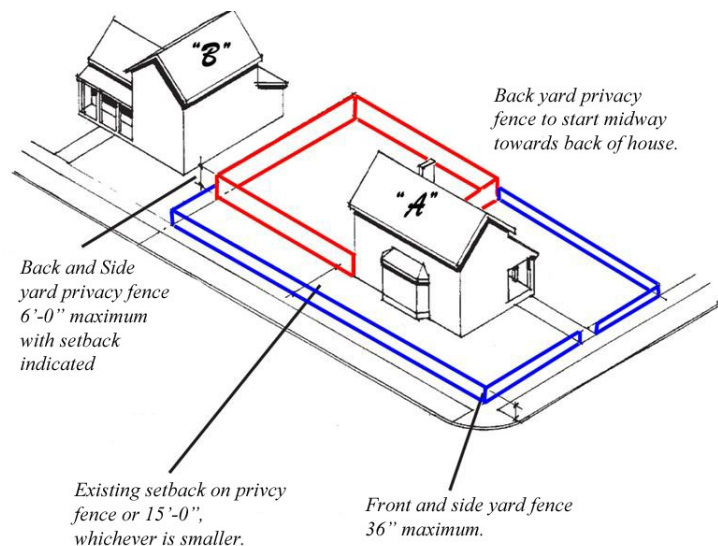


Figure 92. Fences in side yards for houses on street corners should not block front yard of houses located behind them.

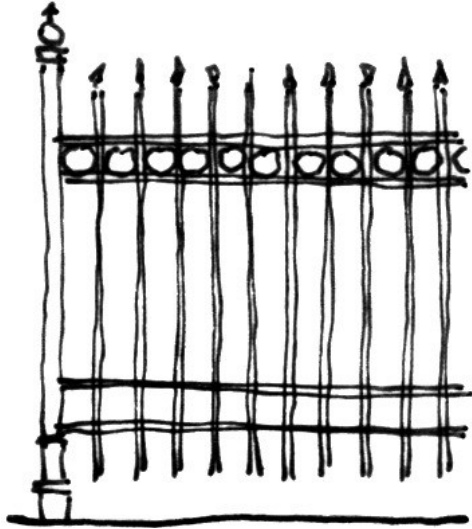


Figure 93. Ornate ornamental iron fence.

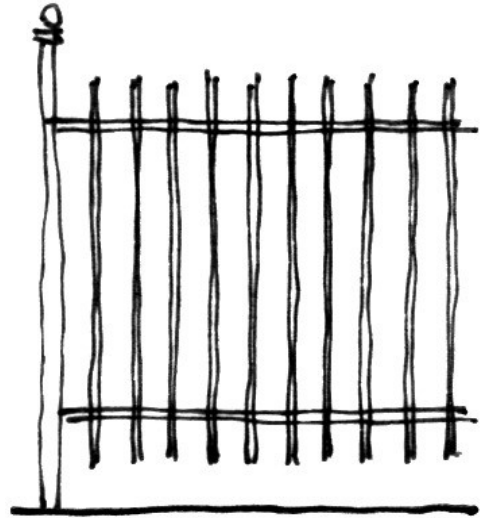


Figure 94. Simple metal ornamental iron fence.

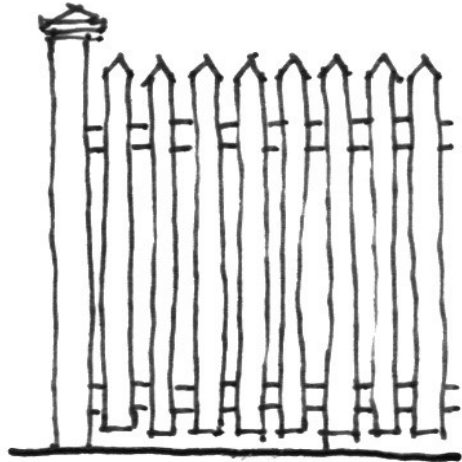


Figure 95. Wood fence with flat wood pickets

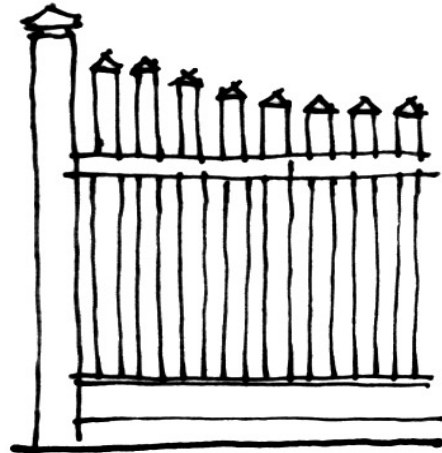


Figure 96. Wood fence with square wood pickets with varying heights of pickets.

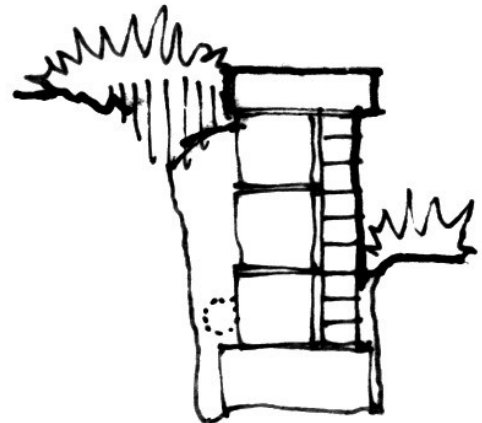


Figure 97. Section of retaining wall of concrete block and brick veneer.

maintained. Wrought iron and bent wire fences are also historic.

Fences may be located in front, side, or rear yards, generally following property lines. Fences with street frontage should be no taller than 40 inches. On wood fences, pickets should be no wider than four inches (4") and set no farther apart than three inches (3"). Support posts may exceed the allowable fence or wall height by no more than six inches (6"). The design should be compatible with and proportionate to the building. For larger scale properties, fence heights should be appropriate to the scale of the building and grounds.

Fences in side and rear yards with street frontages should not impede views of adjacent houses that have a different orientation. For those fences, the location of the fences that are in excess of 40", as shown in red, should be at the wall of the primary building or at a 15' side yard setback, whichever is less. See Figure 93.

Fences in the rear yards and those on side property lines without street frontage may be 72" tall. The privacy fence should be set back from the front façade of the structure at least halfway between the front and back walls of the main structure. Wood board privacy fences should be made of flat boards in a single row (not stockade or shadowbox), and of a design compatible with the structure. Chain-link fences may be located only in rear yards, where not readily visible from the street, and should be coated dark green or black. Screening with plant material is recommended.

Fences should not have brick, stone, or concrete piers or posts unless based on pictorial or physical evidence. Free-standing walls of brick, stone, or concrete are not appropriate.

New retaining landscape walls are discouraged in front yards. Certain front yards that are in close proximity to the sidewalk may feature new walls that match the materials of the building and be consistent with historic walls in the neighborhood. Landscaping walls should match the materials of the building and be consistent with historic walls in the neighborhood.

B. LIGHTING

Lighting original to the property, either attached to the building or free-standing, should be retained and maintained.

1. Freestanding lights

Post-mounted lights for residences should not exceed ten feet in height and should be brass, copper, or painted metal on posts of wood, cast iron, or painted metal. Small footlights rather than freestanding post-mounted lights are more appropriate for walkways and driveways. Streetlights should reflect the period and style of the neighborhood and streetscape.

2. Security lighting

These lights such as flood lights, should intrude as little as possible on the integrity of the neighborhood. They should be mounted on secondary and rear facades. Shields should focus the light down, not at neighboring property.

C. PARKING AREAS, DRIVEWAYS, CURB CUTS AND PAVING

Accommodations for automobiles should be as unobtrusive to the historic neighborhood as possible.

1. Residential Parking:

Parking areas and garages for houses should be located in the rear of the house, with entrance from an alley or from a side driveway. No parking areas should be allowed between a street and the adjacent building, including parking for attached and multi-family housing. Original designs, materials, and placement of driveways should be preserved. If the driveway must lead from the street through a side yard to parking in the rear, brick or concrete tracks or narrow strips are recommended, with grass or

ground cover filling the median. Side or rear driveways should be gravel or smooth concrete, not asphalt, aggregate, or brick. Parking areas should be visibly screened on a year-round basis with landscaping, including the use of shrubs and trees. Compatible walls and fences can also be used for screening, either with or without landscaping.

2. Commercial, Office, and Institutional Parking:

When houses or buildings are used for commercial, office, school, church, apartments, or other institutional use, parking should be located in rear yards. If this is not possible, parking may be in a side yard but located to the rear of the front wall of the structure. Parking areas should be visibly screened on a year-round basis with landscaping, including the use of shrubs and trees. Compatible walls and fences can also be used for screening, either with or without landscaping. Parking lots between buildings should align edge screening with the front façades of adjacent buildings and the side property lines. Parking areas should be surfaced with gravel or concrete, not asphalt, aggregate, or brick. For security lighting, please refer to Lighting on page 62 of this document.

3. Curb Cuts:

Curb cuts should be avoided unless necessary to access new parking areas. The new curbing should be constructed to match the historic or traditional curb cuts in the district in size, color, materials, and configuration. In residential areas, new driveways should not be introduced within block faces in which they do not already dominate the development pattern. For areas having lots widths of 50 feet or less, they interrupt the streetscape from both a functional and aesthetic perspective. When new driveways are created, their width should be a minimal as possible. For commercial and mixed use projects, driveways accessing parking areas should occur off of alleys when available. When they must occur off of a street, corner lots should access the parking from the secondary street. Driveways should be as minimal in width as possible.

D. MECHANICAL SYSTEMS AND SERVICE AREAS

Mechanical systems and service areas should be as unobtrusive to the historic neighborhood as possible.

1. Heating, Air Conditioning units, and Ceiling Fans:

HVAC units should be located where not readily visible from the street and should be screened with shrubbery or fencing. Window air-conditioners should be located in windows on the rear or side façades and should not result in the removal or replacement of the original window sash or surround. Ceiling fans on porches should be mounted high enough so that they cannot be seen from the street.

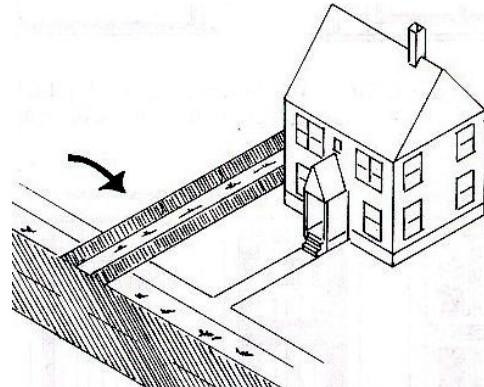


Figure 98. Ribbon Driveways are appropriate.

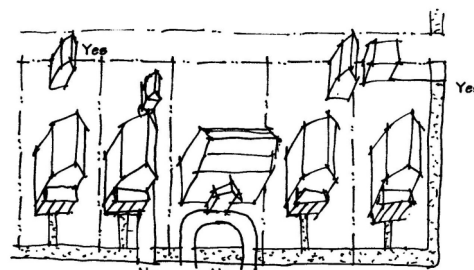


Figure 99. Appropriate driveway locations.



Figure 100. This parking lot behind a new grocery store is screened from the side street by a combination of hedges, fencing and street trees. It also features interior landscaping.

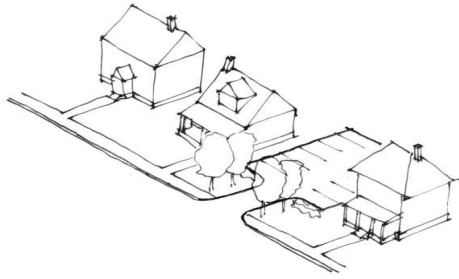


Figure 101. Parking lots should be sited in alignment with adjacent buildings and screened with plantings.

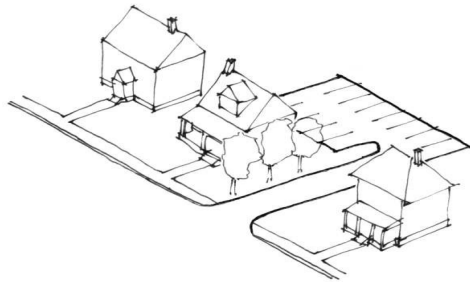


Figure 102. Parking lots sited in rear yards are appropriate.

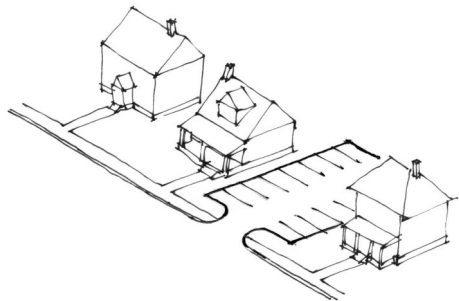


Figure 103. Parking lots should not extend to the sidewalk and be left unscreened.

2. Electrical and Gas Meters:

Electrical and gas meters and other mechanical equipment should be located on the rear façade.

3. Garbage collectors:

Large metal containers for garbage at multi-family or institutional sites should be located in the rear and screened from street view with fencing or shrubbery. Garbage collectors on rollers, used by the City for residential customers, should be concealed from view except on the day of trash pickup.

4. Satellite Dishes:

The locations of end user satellite dishes should not detract from the character defining elements of individual structures or of the character of the neighborhood since they are an element of a much later period than most structures in the neighborhood. Satellite dishes should be installed where they are the least obtrusive in location to preserve visual esthetics while maintaining reception qualities. The satellite dish should not be visible from the street. Suggestions are to mount them on rear or side slopes of roofs, on posts in rear or side yards, on fences or other places not visible from street. When visible from the street, if mounted under the eave of the building, the satellite dishes can be less obtrusive than on the roof. If visible from the street, they should be painted with an exterior matte finish non-lead based paint to match the color of the background of the building. The LNB (Low Noise Block converter), sometimes called the eye, cannot be painted without interference to your reception. This part receives the reflected satellite beam and sends the signal to your satellite receiver. The LNB or eye on your dish is located on the arm on your dish just in front of your dish.



Figure 104. Satellite dishes should be painted to match their background, but the LNB cannot be painted.

5. Solar Collectors:

See Sustainable Technology text in appropriate section of Guidelines.

6. Recreational Structures:

Recreational structures, such as swimming pools, children's play equipment, or exercise equipment, should be located in the rear yard and screened with shrubbery or fences.

E. SIGNS

Signs should be subordinate to the architecture and overall character throughout the district. Historic signs should be preserved, including "ghost" signs on the sides of buildings.

1. Attached to Building:

Signs attached to a building should not cover or obscure architectural features. Signs may be painted on windows, doors, or small panels at entrances or on awnings. Small signs may be flush-mounted on a building wall; may be hung on porches between posts; or may project from the structure. A sign on a masonry wall should be mounted in the mortar, not the masonry.

2. Free-Standing Signs:

Free-standing signs should be low, small, and constructed of wood or a non-shiny finish. The recommended size should not exceed six square feet in area. These signs should be located in landscaped areas. All ground mounted (free standing) signs in the UU zoning district must be approved by the Board of Adjustment in addition to the Historic District Commission. Examples of appropriate signs are illustrated to the right. For signs in the R4-A district, please consult Staff for further information.

3. Materials for signs:

Materials used for signs should be traditional, such as finished wood, glass, copper, or bronze, not plywood, plastic, unfinished wood, neon or other internally lighted materials, or flashing lights. Materials should be compatible with the building materials.

4. Design of signs:

The design of the signs should be appropriate to the building, in size, lettering, and style. Business logos or symbols are desirable. If several businesses share a building, coordinate the signs. Flashing, rotating, moveable, or portable signs should not be used.

5. Lighting of signs:

Lighting of signs should be from remote sources, preferably from the ground aimed directly at the sign and shielded from street view. Lighting should not use visible bulbs, internal sources or luminous paint.

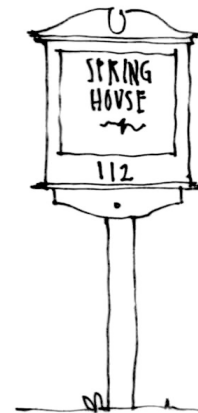
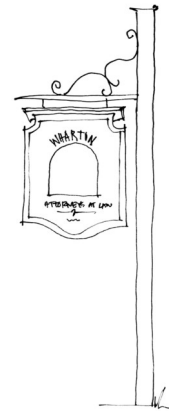
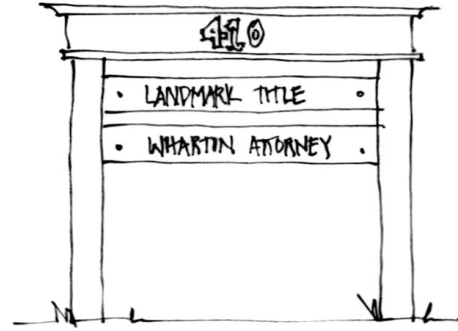


Figure 105. Examples of appropriate signage: top—dual post, middle—single post hung, and bottom—single post fixed.

VIII. ARCHITECTURAL STYLES AND FEATURES

A wide variety of architectural styles and types of buildings exist in the City of Little Rock. A particularly outstanding collection of Greek Revival, Italianate and Queen Anne structures characterize the MacArthur Park Historic District. Buildings in the district range from simple residential cottages to formal, high-style mansions, to historic churches and schools. Unifying characteristics of the area include brick construction, a strong presence of porches, buildings close to the street with outbuildings located in the rear and accessed by alleys, sidewalks and planting strips, and a grid street pattern.

While some buildings are textbook examples of certain architectural styles, others are more vernacular in interpretation or have had historic alterations. However, each *contributing* structure is defined by age, architectural ornamentation, building shape, roof form, materials and other decorative features, which characterize it as a good representative of a certain architectural style. A contributing structure is a good example of a recognized style, and retains unaltered the major architectural details of that style. When a district is nominated to the National Register for Historic Places, every structure is designated “contributing” or “non-contributing.” An area must have more than 50% “contributing structures” to be listed on the National Register.

This section of the manual identifies those features or elements of buildings that have given them visual character and embody their significance—those features that should be carefully evaluated in order to preserve them and in turn preserve the character of the entire district. Some of the styles described in this section do not exist in MacArthur Park or are not yet listed as “contributing,” since they were not fifty years old when the last survey was completed. In anticipation of new individual or district listings, more recent styles were included so that the desirable character-defining features of more recent structures may be appreciated and preserved.



Figure 106 The Arsenal Building, MacArthur Park 503 E. 9th



Figure 107 The Arsenal Building (south elevation)



Figure 108. Absalom Fowler House, 503 E. 6th Street

A. FEDERAL 1760 – 1850

The Federal style of architecture, arising from an admiration of Roman classical designs and popular in our fledgling nation, featured a symmetrical floor plan, a small porch or entrance with little ornamentation, often including fanlights, sidelights, and pilasters around a paneled entrance door. Roofs were low pitched or hipped, and separated from the walls by a simple cornice. Double-hung windows either had large panes of glass or 6 over 6 small panes, separated by thin wooden muntins. Palladian windows first appeared, having a large central arched section framed by two smaller rectangular windows. The simple geometric shapes emphasized elegant austerity. In various areas of the United States, this early style is sometimes called Georgian or Adam, as well as Federal.

- symmetrical form
- flat surfaces
- restrained use of classical ornament and detail
- roof separated from walls by a simple cornice
- small, simple porches or entrances with Ionic columns
- fanlight: a fan shaped, arched transom over the front door and wider than the door; rectangular sidelights filled the extra space
- windows aligned symmetrically, both horizontally and vertically
- windows placed singly, never in pairs
- windows usually double-hung sashes, 6 over 6 panes
- Palladian windows
- lintels over windows had sharply flared ends and a keystone at the center
- shutters

Examples in the MacArthur Park Historic District:

- Absalom Fowler House, 503 E. 6th
- The Arsenal Building, MacArthur Park 503 E. 9th

B. GREEK REVIVAL 1820 – 1860

Greek Revival buildings were characterized by symmetrical form and classical elements, including a temple-like porch, with a pediment supported by columns and pilasters, and with a heavy cornice or entablature. The building shape was usually rectangular and roofs were low-pitched gabled or hipped. A full entablature (cornice plus frieze plus architrave) separated the roof from the wall. Entrances had either four-panel doors or double doors, with a rectangular transom and narrow sidelights. Double-hung windows were multi-paned with 6/6 or 9/6 lights. Lintels over the windows were simple rectangles. Mirror-image symmetry was essential to the design of a Greek Revival building, regardless of interior function.

This style reflected the ideals of freedom and democracy, which the new country admired in ancient Greek culture. Columns, capitals, pediments and gleaming white walls arose all over the United States to witness the success of the experiment in government. In the South, large plantation houses had two-story porches with massive columns, sheltering a smaller second-story balcony.

- symmetrical form
- horizontal emphasis
- columns, pilasters, and capitals
- full entablature between roof and wall (cornice + frieze + architrave)
- rectangular transom and sidelights around front door
- multi-paned, double-hung windows
- smooth surfaces
- white or off-white exterior color
- landscape design in front of buildings reflected the symmetry of the design

Examples in MacArthur Park District:

- Curran Hall, 615 E. Capitol Avenue
- Trapnall Hall, 423 E. Capitol Avenue
- Pike-Fletcher-Terry House, 411 E. Seventh
- Geyer House, 523 East Seventh
- Holtzman House, #1, 516 East Ninth
- Cook House, 605 E. Sixth
- 2nd Kadel Cottage, 417 E. Tenth



Figure 109. Curran Hall, 615 E. Capital Avenue.



Figure 110. Pike Fletcher Terry House, 411 E 7th



Figure 111. Trapnall Hall, 423 E. Capital Avenue



Figure 112. First Lutheran Church, 314 E 8th Street

C. GOTHIC REVIVAL 1830 – 1880

Romantic associations with medieval history and literature helped popularize the Gothic Revival style. Many churches and schools used this style, characterized by steeply pitched gabled roofs, vertically pointed arches, towers and battlements, crenellations, bay windows, and stained glass windows. Covered porches, big enough to serve as outdoor rooms, were introduced to encourage interaction with the natural surroundings. The invention of the jigsaw allowed decorative wooden trim to be added at costs lower than hand-formed trim.

- asymmetrical, picturesque form
- vertical emphasis
- steeply-pitched gable roof
- roof edges decorated with fanciful vergeboard (“Steamboat Gothic”)
- one-story porches with fanciful trim
- pointed arches over windows, doors, porch openings
- towers, battlements, crenellations
- bay and oriel windows
- hood moldings over windows
- leaded stained glass
- rough surfaces to increase textural interest
- board and batten siding (boards laid vertically with narrow strips covering joints)
- much use of “natural” color, earth tones of reddish brown and gray
- landscape features included curved driveways and paths, arbors for vines, a “natural” approach

Examples in the MacArthur Park Historic District:

- First Lutheran Church, 314 E. Eighth
- St. Edward’s Church, 815 Sherman



Figure 113. St. Edward’s Church, 815 Sherman

D. ITALIANATE 1865 – 1885

The Italianate style was characterized by asymmetrical or L-shaped building plan, wide eaves heavily decorated with brackets, cornices, and other trim. Decorative features were created either of cut limestone, cast iron, or carved wood. Tall narrow windows, with round arches, had decorative hoods with a flat design incised in stone or wood. Doors were usually four-paneled, and windows were double-hung with 1/1, 2/2, or 4/4 lights. Front and side porches had turned posts and large arched brackets. The Southern interpretation of the Italianate style expanded porches to two-story galleries on several sides, to provide shade and catch breezes.

- asymmetrical shape
- tall, narrow proportions
- heavily decorated brackets, cornices, porches
- large scroll-shaped brackets under wide eaves, usually in pairs
- round-headed, arched windows with hood moldings
- tall first-floor windows, paired under arches
- porches and verandas, front and side
- decorative features in cast iron, limestone, or wood
- iron roof cresting
- stone or brick quoins to accent corners

Examples in the MacArthur Park Historic District:

- Lincoln House, 301 E. Seventh
- Garland-Mitchell House, 1404 Scott
- Mills House, 523 E. Sixth
- Welch-Cherry House, 700 Rock
- Charter House, 308 E. Eighth
- Johnson House, 507 E. Seventh
- Kempner House, 521 Rock Street
- Samuels-Narkinski House, 515 Rock
- Cohn House, 904 Scott
- Pollock House, 914 Scott
- Terry-Jung House, 1422 Scott Street



Figure 114. Mills House, 523 E. 6th



Figure 115. Samuels-Narkinski House, 515 Rock



Figure 116. Lincoln House, 301 E. 7th

E. SECOND EMPIRE 1860 – 1890

The Second Empire style was named for the reign of Napoleon III in France. The dominating characteristic was the mansard roof, which gave a monumental and ornate look. Wide eaves were supported by decorative brackets. Windows were covered with projecting hoods or large surrounds.

- mansard roof, sometimes covered with colored slate or tile and topped with iron cresting
- prominent projecting and receding surfaces
- projecting central bay
- towers
- dormer windows
- classical elements of columns, pediments and balustrades
- arched windows with molded surrounds, usually in pairs

Examples:

- Villa Marre, 1321 Scott



Figure 117. Villa Marré, 1321 Scott Street

F. STICK STYLE 1860 – 1890

The Stick Style was a wooden structure which used decorative wooden details to imitate the medieval half-timber building methods. Vertical, horizontal or diagonal boards were applied over clapboard siding to achieve the effect of structural members. Houses were usually asymmetrical with steep roofs, large porches, with decorative trusses in the gables.

- wood structure
- boards applied over clapboards to simulate structural members
- asymmetrical plan
- steep roofs with decorative trusses in the gables
- large porches with diagonal braces and simple columns
- simple ornamentation which reflects structural elements

Examples:

- Chisum House, 1320 Cumberland
- Butler House, 609 Rock



Figure 118. Butler House, 609 Rock



Figure 119. Chisum House, 1320 Cumberland Street



Figure 120. Bein House, 1302 Cumberland Street



Figure 121. Holtzman-Vinsonhaler House, 500 E. 9th Street

G. QUEEN ANNE (VICTORIAN) 1880 – 1910

The Queen Anne, or Victorian, style was popularized in the late 19th Century and featured an asymmetrical floor plan with extensive exterior detailing, including various building materials, textures, and colors. This eclectic style, combining medieval and classical elements, was generally two-stories high and often had corner towers, turrets or projecting bays. Exterior wall surfaces were often rich mixtures of brick, wood, stone, and wood shingles cut in various patterns. Large wraparound porches with milled trim—columns, brackets, balusters, and fretwork—were usually present on the main façade. Porches were stacked on top of porches. For the first time, the upper and lower window sashes had different number of lights. Frequently, the upper sash was bordered with small colored panes. Entire windows might be leaded stained glass. Huge medieval-style chimneys towered over the steeply pitched roof, which was frequently surfaced in decorative slate or standing-seam metal. Gables included decorative verge boards and other trim. Smooth, plain surfaces were avoided.

This exuberant style championed individualism and fanciful detail, made possible by the new industrial



Figure 122. Hanger House, 1010 Scott Street

developments. Landscape design also reflected variety in design and plant materials.

- picturesque and eclectic
- asymmetrical form, irregular plan
- sharp outlines broken up
- corner towers or turrets, with conical or pyramidal roofs or steeples
- projecting bays and balconies
- steep gable roofs with dormers
- huge “medieval” chimneys, patterned and corbelled
- wrap-around one-story porches; also double porches
- contrasting materials and colors; multiple patterns, textures, carvings
- molded brick and cut shingle trim
- milled wooden columns, brackets, balusters, gable trim (“gingerbread”)
- stained-glass windows

Examples:

- Hanger House, 1010 Scott
- Holtzman-Vinsolhaler-Vogler House, 512 E. Ninth
- Holtzman-Vinsolhaler House, 500 E. Ninth
- Ferling House Apartments, 401-403 E Tenth
- Bein House, 1302 Cumberland
- Apartments, 305-07-09 E 7th, 815 Rock
- Gemmil House, 1415-1417 Cumberland



*Figure 123. Ferling House Apartments
401-403 E 10th Street*



*Figure 124. Holtzman-Vinsonhaler-Vogler
House 512 E. 9th Street*



Figure 125. Gemmil House, 1415-1417 Cumberland Street



Figure 126. Historic photo of Kramer School courtesy of the Butler Center for Arkansas Studies, Central Arkansas Library System.

H. ROMANESQUE REVIVAL 1870 – 1900

The Romanesque Revival style was used primarily for public buildings, massive enough to showcase the heavy building materials of stone or brick, broad round arches, towers, cavernous door openings and bands of large windows. Stone was cut in irregular shapes and left rough-surfaced. This style emphasized solidity and security, well-suited to schools and banks. Developed by architect H. H. Richardson, this style came to be called Richardsonian Romanesque.

- massive proportions
- monochromatic rough-faced stone or brick construction
- broad round arches over windows, front entrance, porch supports
- round towers or turrets with steeples
- recessed, cavernous doorways
- bands of large, deep-set windows
- brick corbelling trim on chimneys or near roof
- little applied ornament
- variety of color and textures
- the structure reflected the essential nature of the building material, particularly if it was stone
- usually asymmetrical

Examples:

- Kramer School, 701 Sherman



Figure 127. Kramer School, 701 Sherman Street

I. COLONIAL REVIVAL 1890 – 1940

The Colonial Revival style of the early 20th Century expressed a renewal of interest in American colonial architecture, moving away from the exuberant Victorian styles and other European-influenced styles. Details were borrowed from Georgian, Federal, and Greek Revival styles and reinterpreted to look "colonial." The Colonial Revival house had a small one-story porch supported by columns. Sometimes it had no porch but only a classically-detailed entrance with fanlights and sidelights. Colonial Revival style emphasized symmetrical building plans. Windows were often paired with multi-light glazing in double-hung sashes.

Dutch Colonial Revival houses became popular with the most prominent feature being a gambrel roof.

- symmetrical building plan
- simplified ornament
- small entrance porch supported by columns and pilasters
- heavy cornice with dentil trim
- Palladian windows and 12/12 sashes, frequently in pairs
- simple chimneys

Examples:

- Reigler Cottage, 610 Rock
- Bracy-Manning House, 620 E. Sixth
- Denison House, 500 E. Eighth
- Nash House, 601 Rock Street
- Nash House, 409 e 6th Street
- Scott House, 923 Cumberland
- Altenberg House, 1001 Cumberland
- Millard-Tennebaum House, 1409 Cumberland
- Hanggi House, 1314 Cumberland
- Cumberland Square Apartments, 11th & Cumberland
- Apartments, 909 Cumberland



Figure 128. 601 Rock Street



Figure 129. Reigler Cottage, 610 Rock Street



Figure 130. Hanggi House, 1314 Cumberland Street



Figure 131. Holtzman House #2, 514 E. 9th Street



Figure 132. East Side School 1401 Scott Street

J. NEOCLASSICAL or CLASSICAL REVIVAL 1895 – 1950

In contrast to the Colonial Revival Style, the Neoclassical style (sometimes called Classical Revival or Beaux Arts) called for a more massive scale and details which were closer to the Greek and Roman originals. The façade was dominated by a full-height porch (usually two-story), with entablature, monumental columns and sometimes a pedimented temple front. They exhibited classical symmetry and ornamentation, particularly in new construction.

The 1904 World's Columbian Exposition in Chicago popularized the Neoclassical Style. Many Victorian houses were "updated" by replacing ornate, asymmetrical porches with front porches spanning the front façade with classical columns. Multi-colored exteriors were covered with white paint. Landscape design returned to geometrical symmetry. Foundation plantings began to be used.

- symmetrical
- massive in scale
- classical ornamentation of columns and dentils
- full-height porches with columns, entablature, pediments
- symmetrically placed windows
- central door with transom and sidelights

Examples:

- Eastside School and Auditorium, 1401 Scott
- Holtzman House #2, 514 E. Ninth

K. ENGLISH REVIVAL 1900 – 1930

English or Tudor Revival architectural styles, popular in the early 20th century, used the combination of brick, stone, stucco and half-timbering of medieval English buildings. Picturesque and asymmetrical, they featured steeply-pitched roofs of tile or slate, or occasionally false thatched. Windows were grouped in threes, casements, leaded windows in diamond patterns, or double hung. Massive chimneys had decorative chimney pots.

- asymmetrical
- steeply-pitched roofs of slate or tile
- multiple gables with steeply-pitched roofs
- multiple building materials (brick, stone, stucco, wood)
- decorative half-timber trim
- windows with leaded or diamond-shaped panes; double hung sashes; or casement windows
- prominent chimneys of brick and stone, sometimes with decorative chimney pots

Examples:

- 1301 S. Cumberland



Figure 133. 1301 Cumberland Street

Other examples in Little Rock



Figure 134. 3420 Hill Road



Figure 135. 324 W. Daisy Bates Drive



Figure 136. 4220 Woodlawn

L. SPANISH REVIVAL 1900 – 1940

The Spanish Revival styles featured stuccoed walls, low pitched roofs covered with red tiles and with little or no eave overhang. Decorative tiles were set into wall surfaces, around arched window and door openings. This style has also been called Mediterranean, Mission, and Moorish.

- asymmetrical
- rich stylistic details
- red tile roofs
- low pitched roof with little eave overhang
- decorative tiles inserted in walls
- prominent arches over doors, windows, porches
- stucco

Examples

- None in MacArthur Park

Other examples in Little Rock



Figure 137. YMCA Building , 520 South Broadway



Figure 138. YMCA Building,



Figure 139. Albert Pike Hotel, 701 Scott Street



Figure 140. 3233 Ozark Street

M. EGYPTIAN REVIVAL 1835 – 1925

Egyptian Revival designs were used frequently throughout the 1800's and early 1900's, with interest reviving after the discovery of King Tutankhamen's tomb in 1922. Little Rock has one of a very few remaining Egyptian Revival houses in the United States.

The most unusual feature of the Egyptian style regards the exterior walls: they are "battered"; that is, they slant inward as they rise. The boxy front porch imitates large entry gates in front of many temples. Egyptian columns resemble bundles of sticks tied at the top and bottom, flaring at the top. Variety of bright paint colors help accentuate details of this unusual style.

- battered walls (slanting inward as they rise)
- columns resembles bundles of reeds tied together, flaring at the top
- front porch resembles gates to temples

Example:

- None in MacArthur Park.

The example in Little Rock



Fig. 141. Fordyce House



Figure 142. Fordyce House, 2115 South Broadway



Figure 143. Fletcher House at 909 Cumberland Street

N. AMERICAN FOURSQUARE 1880 – 1920

The American Foursquare house was a vernacular style which arose from the skills of local carpenters and was not based on prevailing high style. The two story, square houses had hipped roofs and usually contain four rooms of similar size on each floor. Porches usually have simple, classical detailing. In its purest form, the American Foursquare is a cube with a pyramidal roof.

- two story
- square
- pyramidal hipped roof
- simple, if any, ornamentation

Examples:

- Johnson Rental Houses, 514, 516 & 518 E. Eighth
- 909 Cumberland



Figure 144. Johnson House #3, 514 E. 8th Street



Figure 145. Johnson House #1, 518 E. 8th Street

O. CRAFTSMAN 1910 – 1940

The Craftsman style became the most common architectural style in America in the early 20th Century. The Craftsman style grew out of the English Arts and Crafts movement, which called for a return to medieval, handcrafted artistic endeavors. The style was also loosely based on houses in India (called *bungla*,) low, one-story structures with large verandas. Craftsman bungalows were characterized by irregular plans, low-pitched gable or hipped roofs, often with shed dormers and wide eaves. Large broad porches extended across the front façade, supported by tapered columns resting on piers of stone, brick, or wood. Sleeping porches were added. By providing outdoor living space, the porches and terraces helped blur the distinction between outside and inside. Windows had a decorative, multi-light upper sash over a single-light lower sash; casement windows were also frequently used. In contrast to the vertical Victorian emphasis, the Craftsman style emphasized the horizontal. Wide roof eaves exposed knee braces and rafters, frequently with decorative ends. The “airplane or camelback bungalow” adaptation raised a portion of the attic to a full room, perched like a cockpit over the rest of the house. Many older homes were updated by replacing ornate turned columns and spindle trim with chunky piers and tapered box columns

Honesty, truthfulness, functionalism, and human scale in construction and ornament guided the Craftsman style. Landscape design reflected the design and building materials of the house, with stone walls, raised beds, fish ponds, and other decorative yet functional structures.

- The impression of hand craftsmanship in stone, wood, shingles, stucco
- low, horizontal emphasis
- one or 1 ½ story
- low-pitched gable roof
- irregular plan
- broad porches wrapping around two or more sides
- two-part columns: piers of stone, brick or wood supporting traditional round columns or new tapered box columns; usually two shapes and two materials
- tapered square porch columns resting on piers of stone, brick or wood
- decorative, multi-paned or casement windows

Craftsman continued:

- dormer windows
- wide eaves with exposed rafters, supported by angular



Fig. 146. Rainwater Apartments. 519 E. Capitol



Figure 147. 1107 Cumberland Street



Figure 148. 1412-1414 Scott Street



Figure 149. Beverly Apartments, 406 E 7th Street



Figure 150. 511 Rock Street



Figure 151. Baer House, 1010 Rock Street

- “knee” brackets
- Limited surface ornamentation

Examples:

- Rainwater Apartments, 519 E. Capitol Avenue
- Fire Station #2, 1201 Commerce
- Baer House, 1010 Rock
- Beverly Apartments, 406 E. Seventh
- Melmore Apartments, 511 Rock
- Park Place Apartments, 916-924 Commerce
- Florentine Apartments, 524 E 6th
- St. Clair Apartments, 500 E 6th Street
- 722 Sherman
- Apartments, 924-926 Rock, 619 Rock, 1107 Cumberland, 1412-1414 Scott, 511 E. Eighth



Figure 152. Old Fire Station #2, 1201 Commerce Street

P. PRAIRIE STYLE 1900 – 1930

Developed by Frank Lloyd Wright to blend with the landscape of the Midwest, the Prairie style exhibited the integration of the house with the environment. It emphasized the horizontal line; used natural building materials of wood, rock or brick, and glass; encouraged free movement between inside and outside with doors opening onto verandas and sprawling floor plan; used bands of windows, sometimes leaded casements; was always built on “human scale”; maintained “human scale” and related human needs to forms.

- horizontal emphasis
- wide, overhanging eaves
- low-pitched roofs
- verandas wrapping around the house
- pergolas over verandas, walkways, outdoor seating areas
- short pillars, capped with limestone or concrete, frequently with a wide, shallow urn for plants
- narrow bands of windows
- built of brick, stucco, or rough-sawn wood

Examples:

- None in MacArthur Park

Other examples in Little Rock



Figure 153. 1701 South Broadway



Figure 154. 2200 Broadway



Figure 155. Apartments at 418-422 15th Street



Figure 156. Paragon Building at 307 E Capitol Avenue

Q. “MODERNIST” STYLES: ART DECO, MODERNE, and INTERNATIONAL 1920 – 1950

Advancements in technology and industrialization in the early twentieth century influenced both the style and building materials of residential, commercial, and institutional structures. The new styles reflected the booming economy and optimism of this era, in the United States and in Europe.

Art Deco buildings emphasized vertical interest with towers or other projections on basically simple, streamlined forms. Walls were surfaced with smooth stucco but were decorated with stylized geometric designs, including zigzags and chevrons. Other decorative features in metal reflected designs for automobiles and trains. The Art Deco style was frequently used for theaters and commercial buildings.

Art Moderne buildings used new industrial design and materials for a "streamlined" effect. Buildings emphasized the horizontal, the flat roofs having a small ledge. Grooves or lines in walls and bands of windows stressed the horizontal focus. But the style also combined stark technology with curves. Curved walls, towers, canopies relieved sharp corners and reflected designs of ships, airplanes and automobiles of the 1930's. Glass blocks sometimes replaced traditional windows, particularly in towers or curved walls. Casement windows met at corners. Aluminum and stainless steel were used for cornice, door and window trim, railings and balustrades. This style, popular for automobile showrooms, gasoline stations, and diners, also influenced the design of household products like radios, refrigerators, and toasters.

The International Style emphasized stark simplicity, geometrical, stripped of ornamentation. Steel, concrete, glass expressed the latest technology in design and materials. Flat roofs had no eaves. Casement windows were set in ribbon groups, sometimes meeting at the corner. International Style commercial buildings allowed the skeleton frame construction to be visible and used glass curtain walls, growing into the “anonymous glass box” style. The emphasis relied on pure geometric form.

Examples in MacArthur Park Historic District:

- Apartments, 418-422 Fifteenth
- Paragon Building, 307 E Capitol

R. RUSTIC, C.C.C. and W.P.A. STYLES 1900 – 1943

Structures and landscape features built between 1933 and 1943, either by the Works Progress Administration (WPA) or the Civilian Conservation Corps (CCC), had some distinct characteristics, although they are not classified as a true architectural style.

The CCC recreational facilities were usually described as “Rustic,” maintaining a close, organic relationship with the natural setting. Mortared rock and stained logs were used for lodges, cabins, pavilions. Branches were used to detail porch posts, railings, and balustrades. The Rustic style was also used in some private homes and American Legion huts.

- buildings and landscape features in parks and forests: “Parkitecture”
- harmonic, not intrusive, to natural setting
- horizontal lines, low silhouette, organic forms & scale
- rugged design
- native materials
- lodges, cabins, pavilions, bathhouses, dams, fire towers

WPA buildings were usually in urban settings and thus were more refined than the CCC structures in parks and forests. Many had low-relief sculpture or stylized geometric decoration, carved in limestone or cast in concrete. Designs illustrating American ideals in education, industry, commerce, the judicial system decorated post offices, court houses, and other civic buildings. The original entrance to the Fine Arts Museum, now an interior wall of the Arkansas Arts Center, is a good example of the WPA style.

Examples:

Rustic and C.C.C.:

- None in MacArthur Park

W.P.A. “Moderne”:

- Fine Arts Museum original entrance; now an interior wall of the Arkansas Arts Center, 501 E. Ninth
- University of Arkansas Medical School, 1201 McMath (currently U. A. L. R. Law School) original entrance



Figure 157. Fine Arts Museum, 510 E. Ninth ca. 1937



Figure 158. UALR William H Bowen School of Law, 1201 McMath



Figure 159 House, 420 E 11th Street



Figure 160. Phillips Apartments, 922 Cumberland Street



Figure 161. Oden Optical Company, 112 E 11th Street



Figure 162. St. Edwards School, 815 e 9th Street

S. MID-CENTURY 1940 – PRESENT

Many houses were built after 1940 with minimal architectural style and fall into the categories of Vernacular, Minimal Traditional, Ranch, Split-Level, and Contemporary. Some may show limited influence of classical, craftsman, or international styles and may have some applied ornaments or details, which are non-functional. As they become fifty years old, and by preservation definition “historic,” these houses will need to be evaluated as good examples of their respective styles.

Minimal Traditional: This style simplified earlier designs. The popular Tudor style of the 1920’s and the 1930’s was reduced to a dominant front gable and massive chimneys but with a lower-pitched roof and limited detailing. Colonial styles were simplified to a “Cape Cod cottage.”

Ranch: Popular from the 1940’s to the present, these rambling one-story houses had low pitched roofs and broad sprawling facades, including a built-in garage. Details were limited to shutters and porch supports. Outdoor living space was directed to rear patios and courtyards, in contrast to front porches of earlier eras.

Split-Level: This was essentially a ranch house with a two story wing, placed at the midpoint of the main one-story section. Frequently, the garage was at the lowest level.

Contemporary: Architects frequently chose this style beginning in the 1940’s. Low-pitched or flat roofs had wide eave overhangs, exposed structural members, contrasting wall materials and textures, and unusual window shapes and placement. Integration of the house with the landscape was stressed.

Shed: This streamlined style butted gables, geometrical forms against each other, with at least one shed roof with a rather steep pitch.

Neo-Eclectic: In the 1970’s, house designs shifted from the sleek modern styles back to older, traditional styles, but with less purity and attention to detail. Included in the Neo-Eclectic category were Mansard, Neocolonial, Neo-French, Neo Tudor, Neo-Mediterranean, Neoclassical Revival, and Neo-Victorian.

Examples in MacArthur Park Historic District:

- Penzel Place, 623 S Sherman
- 200 E 13th, Price Chiropractic Building

T. VERNACULAR 1800 – PRESENT

Houses built in the 19th and 20th centuries without any attempt at a formal style were considered “Vernacular.” Constructed throughout the 19th and 20th centuries, they had five basic forms:

- Shotgun: a long house, only one room wide but several rooms deep.
- Central Hall cottage: One story, two rooms separated by a central hallway. These houses may have originally been one room (or “pen”) cabins enlarged with a second room. A breezeway or “dog trot” may have been enclosed to become the central hall, with the doorway having some architectural details. The 1st Kadel Cottage, 407 E. 10th Street, is an example with a central hall.
- I-House: a two-story house that was two rooms wide, one room deep, sometimes with a central hall.
- Saddlebag: an I-House with a central chimney.
- Double Pile: two rooms wide, two rooms deep, sometimes with a central hall.
- Contemporary Folk: Technological advances and the need for basic, economical shelter after 1940 allowed mass production to enter the housing market. New residences included factory-built mobile or modular homes, Quonset huts, A-frames, and geodesic domes.



Figure 163. 1st Kadel Cottage, 407 E. 10th Street

U. 19TH CENTURY COMMERCIAL

Commercial buildings in the late 19th Century were usually two or three stories tall, of brick, with some Italianate detailing. Most had flat roofs, with parapets, finials, or decorative panels accenting the façade. Some facades were made of cast iron with ornate detailing.

Single storefronts (about 25 feet wide) had one entrance; double storefronts (50 feet or wider) had two or three entrances. Commercial blocks, covering a large area, had multiple entrances. Corner buildings sometimes had diagonal entrances. The entrances were recessed, flanked by large display windows. Other details included kickplates or bulkhead panels, clerestory and transom windows. Second story windows were smaller, traditional, double-hung with molded surrounds.

Examples:

- None in Mac Arthur Park

Other examples in Little Rock



Figure 164. 301 E. President Clinton Ave.



Figure 165. 1200 S. Main Street

V. EARLY 20TH CENTURY COMMERCIAL

In the first half of the 20th Century, commercial buildings in cities tended to be built taller, up to 14 stories. Roofs were still flat or low-pitched. Limited details ornamented the brick structures, perhaps decorative masonry at the cornice or parapet. Light colored bricks became more popular than the older red bricks.

Frequently, either Art Moderne or the International Style was adopted for businesses which wanted to project a more impressive image.

Examples:

- Baker's Liquor, 400-406 E. Ninth
- Kindervater Building, 407 E. Ninth



Figure 166. Kindervater Building, 407 E Ninth Street



Figure 167. Baker's Liquor, 400-406 E. Ninth Street



Figure 168. The Rainwater Apartments at 519 E Capitol Avenue are an example of Craftsman style architecture. This graphic is from the 1996 edition of the Guidelines.

IX. LEGAL AUTHORITY AND PROCEDURES

A. LEGAL AUTHORITY

Recognizing the scenic and economic value of retaining areas of historic and architectural significance, the Arkansas General Assembly enacted the Historic Districts Act of 1963 permitting cities to create local ordinance historic districts for the purpose of regulating the alteration, restoration, construction, moving, and demolition of structures within the district's boundaries. By adoption of Ordinance No. 14,042, the Little Rock Board of Directors created the MacArthur Park Historic District.

The Arkansas Historic Districts Act requires that cities establish an historic district commission prior to the creation of a local ordinance historic district. The commission must investigate and report on the historic significance of structures within a proposed district. The Act also gives the commission the responsibility of regulating the alteration, restoration, construction, moving and demolition of structures within an established district. This duty is carried out through a process of public notice, public discussion, commission review and the issuance or denial of a Certificate of Appropriateness. The commission's decision to grant or deny a Certificate of Appropriateness involves a determination of whether the proposed change will be appropriate to the preservation of the district's historic significance.

To help define the architectural qualities to be preserved within a district and to provide objective standards and methods for preserving those characteristics, the historic district commission adopts design guidelines. The Little Rock Historic District Commission's adoption of design guidelines is authorized by Ordinance 14,042. This ordinance provides important criteria for determining whether a proposed change is appropriate to the preservation of the District's historic significance. For example, the ordinance requires that in making its determinations of appropriateness, the Commission must consider the following:

- The purpose of the historic district ordinance.
- The architectural or historic value or significance of a building and its relationship to the surrounding area.
- The general compatibility of the proposed change.

The ordinance also requires that the Commission encourage changes which reflect the original design of the structure, based on photographs, written description or other historical documentation and requires that the commission be guided by the following preferences:

- It is preferable to preserve by maintenance rather than to repair original features of the building.
- It is preferable to repair rather than to reconstruct if possible.
- It is preferable to restore by reconstruction of original features rather than to remove or remodel.

The MacArthur Park design guidelines are also based on the National Historic Preservation Act of 1966, which created the National Register for Historic Places and established federal/state partnerships to encourage historic preservation. This federal Act provides standards that are used to determine the appropriateness of work treatments for every grant-in-aid and Preservation Tax Incentive project. These standards and their accompanying guidelines also emphasize repair instead of replacement and recommend limited change to accommodate new usage, thereby helping to ensure preservation of the qualities for which buildings and districts were listed on the National Register.

B. PROCEDURE

(See Appendix B for Flow Chart)

1. COA Requirement and Exemptions.

Owners of property within the MacArthur Park Historic District who wish to alter, move, demolish, or construct a structure on their property are required by Arkansas law to obtain a Certificate of Appropriateness (“COA”) from the Little Rock Historic District Commission. The Arkansas Historic Districts Act provides:

No building or structure, including stone walls, fences, light fixtures, steps and paving or other appurtenant fixtures shall be erected, altered, restored, moved, or demolished within an historic district until after an application for a certificate of appropriateness as to exterior architectural features has been submitted to and approved by the historic district commission.

Codified at Arkansas Code Section 14-172-208 (Michie Repl. 2004).

This COA requirement does not apply to:

- the interior of a structure;
- the use of a structure as defined by the zoning ordinance;
- the ordinary maintenance or repair of any structure, which does not involve a change in design, material or outer appearance;
- changes to a structure which the building inspector or other agent of the city certifies as required for public safety reasons; or
- Additions or changes that are not visible from a public or private street.

See Appendix K for a complete list of items that require a COA or a COC.

References to COA exemptions are found in Arkansas Code Sections 14-172-210 and 14-172-211 (Michie Repl. 2004), and in Little Rock Ordinance No. 14,042 Sections 4 and 6.

2. Initial Inquiry.

To determine whether a COA is required, please refer to Appendix K to these Guidelines. Appendix K lists various types of work, indicates whether a COA is required, and also indicates whether a building permit is required. This chart does not include all aspects of rehabilitation and construction work. If a proposed project is not referenced in Appendix K or if clarification of a particular item is needed, please contact the Historic District Commission staff (“Staff”) as noted in subsection 7 below.

3. Steps to Take if a COA is Not Required.

Step One - Application. Submit to Staff a description of the routine maintenance, exterior painting of non-brick surfaces, landscape plantings, interior changes, or other work for which the owner believes a COA is not required.

Step Two - Staff Approval. If Staff agrees that a COA is not required, Staff will issue a Certificate of Compliance (“COC”). The COC will identify the scope of the proposed changes, any documentation needed and any additional city permits that are required prior to beginning work on the project. The COC must be presented to Planning and Development staff when applying for a building permit and must be displayed at the project site along with the building permit.

4. Steps to Take if a COA is Required.

Step One - Application. If a COA is required, the property owner must obtain a COA application packet from the Department of Planning and Development at 723 West Markham Street, Little Rock, Arkansas

Little Rock HISTORIC DISTRICT COMMISSION
DEPARTMENT OF PLANNING AND DEVELOPMENT
723 West Markham Street
Little Rock, Arkansas 72201-1334
Phone: (501) 371-4790 Fax: (501) 399-3435

CERTIFICATE OF COMPLIANCE

Property Owner: Ima Homeowner HDC16-XXX
Address of Property: 123 Anywhere Street

Project Description with Conditions listed:

- 1) Brick Repair
 - a) Replace missing bricks as needed to match existing pattern.
 - b) Use Type O mortar with joint to match existing.
- 2) Fencing Repair/Replace.
 - a) Replacement boards to be same size, material and shape as existing. New fence to be in same location as previous with same number and size of gates.
- 3) Roofing
 - a) Repair roof as needed to address fire damage without changing pitch, valley or gables.
 - b) Remove multiple layers of asphalt roofing and/or additional layers of roofing materials as needed to repair fire damage.
 - c) Replace rafters as needed.
 - d) Repair decking with boards of same thickness, (plywood, chipboard, or 1x boards for decking).
 - e) Reroof with asphalt shingles.
- 4) Trim Boards and Siding Repair
 - i) Remove damaged trim boards and siding pieces and replace with boards of same dimension, shape and profile.
 - ii) Caulk, prime, and paint.
 - b) Soffit and Fascia Repair
 - i) Remove damaged trim boards and siding pieces and replace with boards of same dimension, shape and profile.

Staff Signature _____ Date of COC _____
The original is printed on pale orange paper

Figure 170. Certificate of Compliance

Little Rock HISTORIC DISTRICT COMMISSION
DEPARTMENT OF PLANNING AND DEVELOPMENT
723 West Markham Street
Little Rock, Arkansas 72201-1334
Phone: (501) 371-4790 Fax: (501) 399-3435

CERTIFICATE OF APPROPRIATENESS

Property Owner: Shesa Homeowner HDC16-XXX
Address of Property: 123 Her Street

1. Install fence around property as approved by Historic District Commission in the lunius 10, 899 hearing. All fencing between 16th street and a line parallel to 19th Street at the front facade of the house shall be 42" tall maximum. Fences in other areas of the property may be up to 72" in height. Fence to match existing on site.

Staff Signature _____ Date of COA _____
The original is printed on pale blue paper

Figure 171. Certificate of Compliance

72201 or by calling (501) 371-4790. The owner must submit the completed application and any required documents, drawings and/or material samples to the Historic District Commission staff at the above address.

Step Two - Notice. As part of the application process, the applicant is required to send a Notice of Public Hearing to the owners of property located within 200 feet of the applicant’s property. This notice must be given on the legal form provided in the application packet and must be sent by certified mail. In addition, notice of the public hearing must be posted on the subject property. The requirements for preparing a list of neighboring property owners and for mailing and posting of the required notice are described in more detail in the application materials. See Appendix H.

Step Three - Public Hearing. At the time specified in the notice, the Historic District Commission will hold a public hearing on the application for a COA. The owner of the subject property or their authorized agent must be present at the public hearing in order to describe the project and answer questions. At the hearing, Staff will present their findings and recommendations based on a detailed analysis of the proposed project in relation to the Historic District Guidelines. Next, the applicant will present their proposal, after which public comment will be invited. Then, the Commissioners will ask questions **and discuss** issues related to whether the proposed project is appropriate to the preservation of the District’s historic significance.

Step Four - Issuance or Denial of Certificate. After the public hearing, the Commission may approve the application in its entirety, approve the application with specified conditions, defer the matter to a subsequent meeting in order to obtain additional information, or deny the application for specified reasons. Upon approval of an application, and after the applicant fulfills any preliminary conditions required by the Commission, Staff will issue the COA. The COA document will include an itemized description of the approved work and any additional requirements for completion of the work.

5. Appeals.

Decisions by the Little Rock Historic District Commission may be appealed to the Pulaski County Circuit Court.

6. Compliance.

The approved COA must be presented to Planning and Development staff prior to obtaining a building permit for the project. Work that deviates from or exceeds the scope of the approved COA may be a violation of the Arkansas Historic Districts Act and could subject the property owner to enforcement action in Little Rock District Court and equitable action in Pulaski County Circuit Court.

Therefore, **if the project plans or specifications change after the COA is approved, Historic District Commission staff must be contacted BEFORE work deviates from the approved plans.**

7. Assistance.

The Little Rock Historic District Commission appreciates the efforts and cooperation of the MacArthur Park Historic District property owners and others in following these guidelines and helping to preserve our historic neighborhoods. These are special places in which to live and work – places with important architectural and landscape resources for Little Rock’s citizens and visitors.

The Commission’s staff is available for consultation to help property owners and their representatives plan and design projects or improvements that will comply with the Historic District’s design guidelines.

FOR INFORMATION OR ASSISTANCE, CONTACT:

Little Rock Historic District Commission
Department of Planning and Development
723 West Markham Street
Little Rock, Arkansas 72201
(501) 371-4790

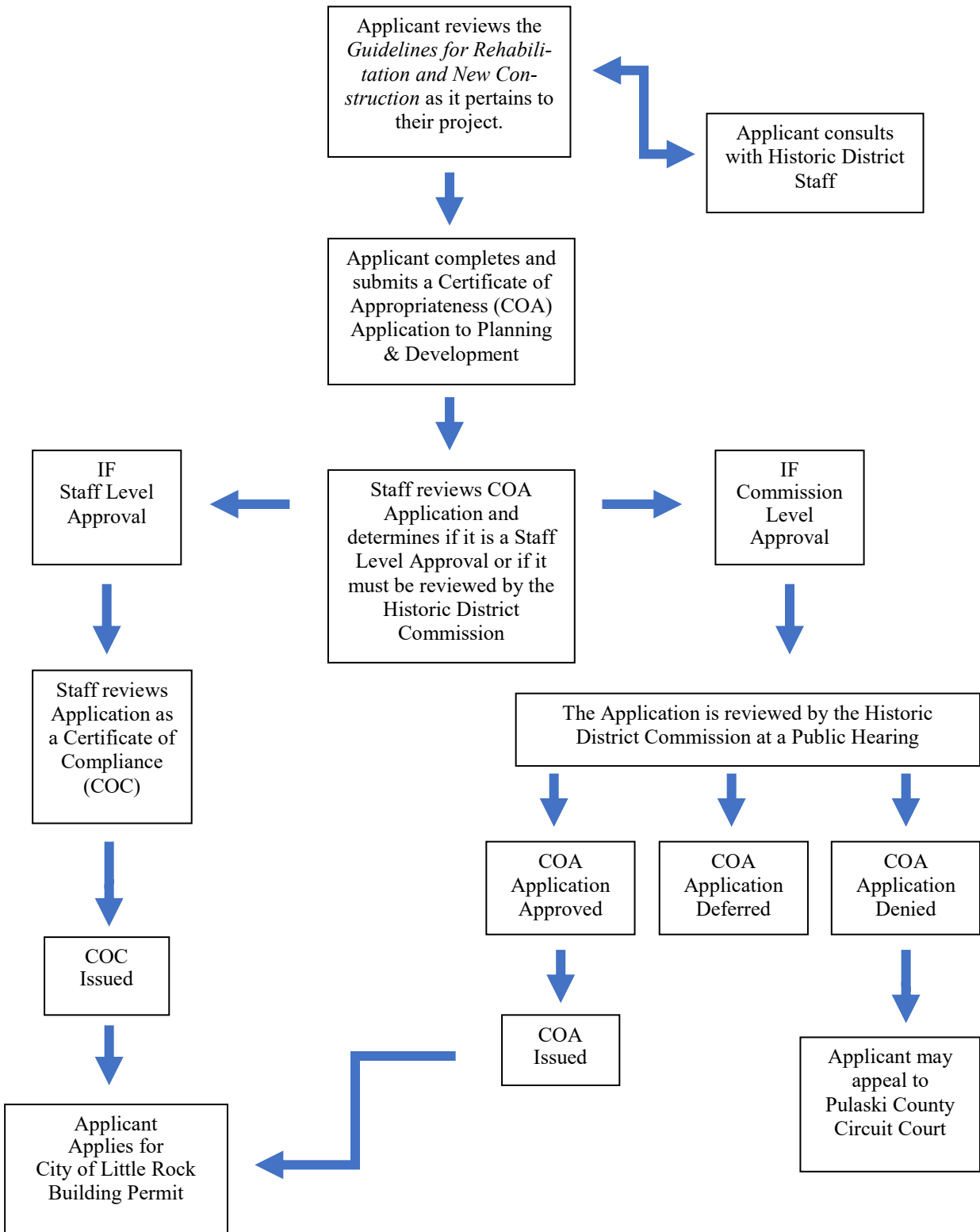
<http://www.littlerock.org/citydepartments/planninganddevelopment/boardsandcommissions/historicdistrictcomm/>

X. APPENDICES
Appendix A: MAP OF MACARTHUR PARK LOCAL ORDINANCE
HISTORIC DISTRICT



Figure 172. MacArthur park Local Ordinance District boundaries

**APPENDIX B: CERTIFICATE OF APPROPRIATENESS
APPLICATION AND REVIEW PROCESS FLOW CHART**



APPENDIX C: MAP OF HISTORIC DISTRICTS

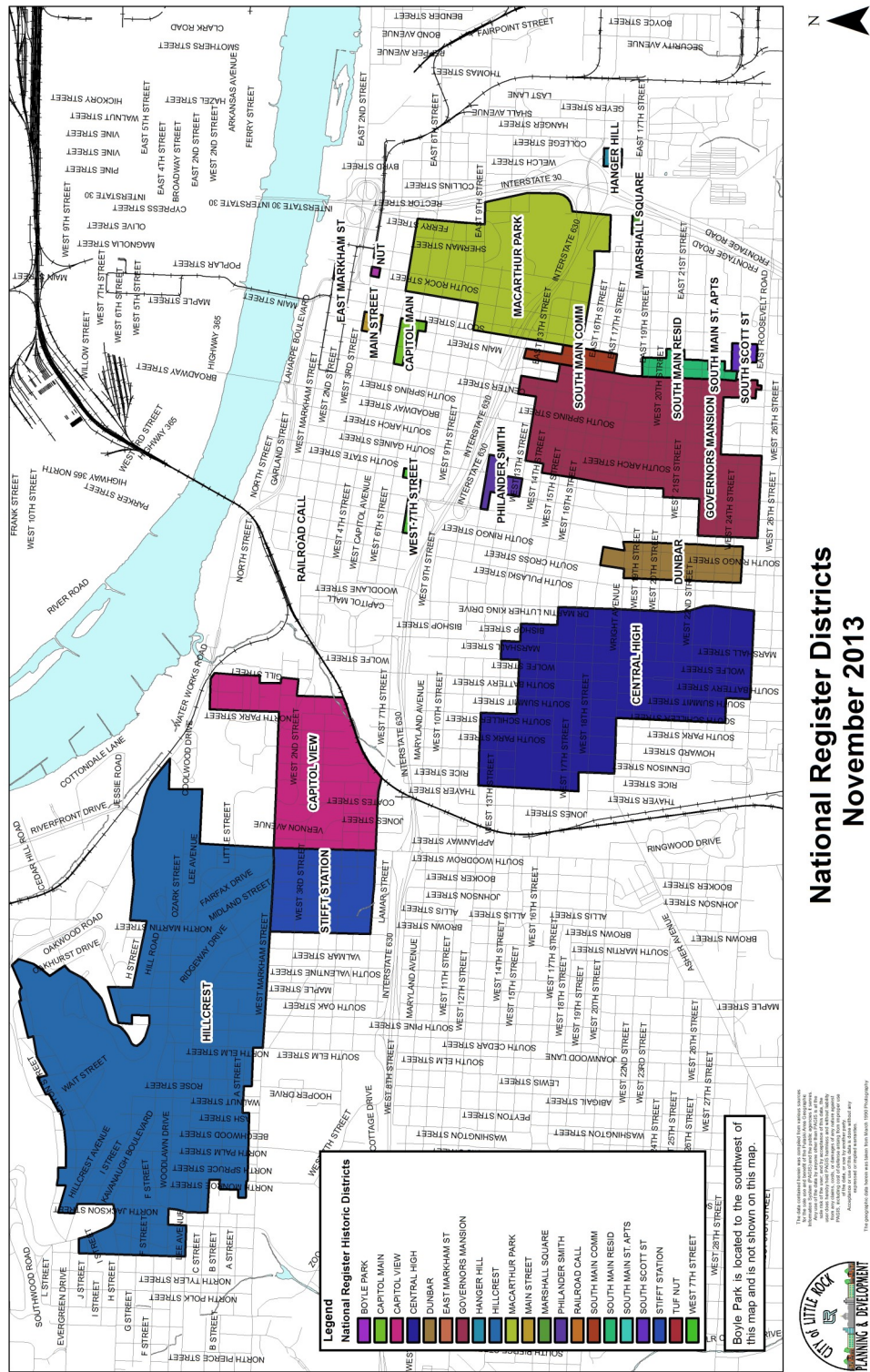


Figure 173. Map of all National Register Historic Districts in Little Rock.

APPENDIX D. LIST OF LITTLE ROCK NATIONAL REGISTER HISTORIC DISTRICTS

MacArthur Park Historic District

Contains houses, commercial and institutional structures built between 1840 and 1960, including Federal, Greek Revival, Italianate, Second Empire, Queen Anne, Romanesque Revival, Colonial Revival, Neoclassical Revival, Craftsman, and 19th & early 20th century commercial styles.

Designated: 1977, amended 2015 (national designation)
Local Designation: 1981 (local boundaries same as national)
Total Structures: 238
Contributing: 170 (71%, 17 listed individually)
National Historic Landmark: 1 (Old U.S. Arsenal)
Boundaries (roughly): East Capitol on the north; East 15th on the south; Ferry & I-30 on the east; Cumberland and Scott on the west.

Governor's Mansion Historic District

Primarily residential structures built 1880-1930, including Gothic Revival, Queen Anne, Romanesque Revival, Colonial Revival, Neoclassical Revival, Stick Style, English Revival, Spanish Revival, American Foursquare, Craftsman styles, featuring 1948-50 Jeffersonian-style Governor's Mansion

Designated: 1978; amended 1988 and 2001.

Capitol Zoning designation for portions of the National Register district: 1975; ordinance adopted 1998; amended 1999.

Total Structures: 706
Contributing: 500 (71%; 38 listed individually)
National Historic Landmark: 1 (Joe T. Robinson House)
Boundaries (roughly): West 13th on the north; Roosevelt Road on the south; Louisiana and Arch on the east; Chester and Gaines on the west NOTE: The majority of this district is incorporated in the Capitol Zoning District, a state agency which governs use, zoning, design, etc.

Marshall Square Historic District

Solid block of vernacular 1918 rental houses.

Designated: 1979
Total Structures: 16
Contributing: 16 (100%)
Boundaries: 17th Street on the north; 18th on the south; McAlmont on the east; Vance on the west.

Hillcrest Historic District

Contains houses, commercial structures, and institutional buildings, erected 1890 -1940, including Queen Anne, Colonial Revival, English and Spanish Revival, American Foursquare, Craftsman, Art Deco, Moderne, and Early 20th Century Commercial styles.

Designated: 1990; amended 1992
Total Structures: 1460
Contributing: 927 (63%; 6 listed individually)
Boundaries (roughly): Kenyon, Cedar Hill and Oakwood on the north; Markham on the south; Woodrow on the east; Harrison and Jackson on the west.

Boyle Park

Contains structures built 1935—1937 by Civilian Conservation Corps in the Rustic style.

Designated: 1995
Total Structures: 8
Contributing: 8 (100%)

Boundaries (roughly): 38th Street, Dorchester Drive, Covewood Circle, Glenmere Drive, and West 12th Street.

South Main Street Apartments Historic District

Pair of 1941 Colonial Revival structures
Designated: 1995
Total Structures: 2
Contributing: 2 (100%)
Boundaries: east side of Main Street (#2209 and 2213 Main).

Central High School Neighborhood Historic District

Structures built between 1900-1930 reflecting a variety of architectural styles, surrounding the National Historic Landmark Central High School
Designated: 1996, amended 2012
Total Structures: 812
Contributing: 410 (55.7%; 9 listed individually)
National Historic Landmark: 1 (Central High School)
Boundaries (roughly): West 12th and 14th on the north; Wright and Roosevelt on the south; Martin Luther King on the east; Thayer and Schiller on the west.

Railroad Call Historic District

1906 transitional Colonial Revival-style railroad worker housing
Designated: 1997
Total Structures: 3
Contributing: 3 (100%)
Boundaries: west side of South Pulaski (#108 – 114), due east of Union Station.

East Markham Street Historic District

1870's-1905 commercial buildings
Designated: 1999
Total Structures: 3
Contributing: 3 (100%)
Boundaries: south side of President Clinton Avenue, east of Cumberland; #301-303, 305-307, 313, & 323 President Clinton Avenue.

Philander Smith College Historic District

Structures related to an historically African-American college, and the Methodist Church originally on the campus.
Designated: 1999
Total Structures: 8
Contributing: 5 (63%)
Boundaries: 11th, 13th, Izard, and State Streets.

South Scott Street Historic District

1885-1950 collection of Queen Anne Revival, Colonial Revival, Craftsman, and Ranch style buildings

Designated: 1999
Total Structures: 17
Contributing: 10 (59%)
Boundaries (roughly): 100 block of East 24th; 2400 Block of Scott and 200 East 25th

Capitol View Neighborhood Historic District

Contains buildings erected 1900-1950 exhibiting the Craftsman, English Revival, Spanish Revival, Colonial Revival, Queen Anne and Minimal Traditional styles

Designated: 2000
Total Structures: 499
Contributing: 325 (65%, 1 listed individually)
Boundaries (roughly): Markham on the north; Schiller and Riverview Drive on the east; West 7th on the south; Woodrow on the west

Tuf-Nut Historic Commercial District

Industrial commercial structures built 1922-1927
Designated: 2003
Total Structures: 2
Contributing: 2 (100%)
Boundaries: 300-312 Rock Street and 423 E. 3rd St.

Stift Station Historic district

1906 -1956 neighborhood containing craftsman bungalows with modest homes of Tudor or Colonial revival detailing.

Designated: 2006
Total Structures: 295
Contributing: 238 (81%)
Boundaries: Markham, Woodrow, Seventh, and Martin Streets.

Hanger Hill District

Residential structures built 1906-1912 using ornamental concrete blocks.

Designated: 2007
Total Structures: 10
Contributing: 10 (100%)
Boundaries: 1500 block of Welch Street.

South Main Commercial District

20th century commercial structures built 1905-1950
Designated: 2007
Total Structures: 27
Contributing: 14 (52%)
Boundaries: Roughly, Main Street from 12th to 17th Street.

South Main Street Residential District

Residential structures built 1880-1945 in Queen Anne Revival, Craftsman and colonial revival styles

Designated: 2007
Total Structures: 30
Contributing: 24 (80%)

Boundaries: Roughly, Main Street from just north of 19th to 24th Street.

West Seventh Street Commercial District

Built between 1906-1967 reflecting a variety of architectural styles and the development and evolution of commerce in Downtown.

Designated: 2008
Total Structures: 13
Contributing: 10 (77%)

Boundaries: Roughly, Seventh Street from the 800 to the 1100 block.

Main Street Commercial District

Built between 1900-1955 reflecting a variety of architectural styles and the development and evolution of commerce in Downtown.

Designated: 2010
Total Structures: 11
Contributing: 8 (73%)

Boundaries: 300 block of Main street, east and west side of street.

Capitol Main Commercial District

Most built between 1909 and 1929 in the 20th Century Commercial styles with architectural elements inspired by Art Deco, Italianate and Sullivanesque Styles.

Designated: 2012
Total Structures: 12
Contributing: 9 (75%, 2 individually listed)

Boundaries: 500 block of Main street, 100-200 block of W. Capitol Avenue, 500 block of Center Street and 100-200 blocks of W Sixth Street.

Paul Laurence Dunbar School Neighborhood District

With the exception of the school, the district is all residential built from 1890-1955 with Plain / Traditional, Craftsman / Bungalows, Queen Anne / Eastlake, and Colonial / Classical Revival.

Designated: 2013
Total Structures: 155
Contributing: 88 (56%, 4 individually listed)

Boundaries: the 1800 block through mid block of the 2400 block of Cross and Rings Streets and the Dunbar School campus.

NOTE: Little Rock has five National Historic Landmark structures, the highest designation of a property's historic significance.

Old U.S. Arsenal, in MacArthur Park,	503 East 9 th Street
Old State House,	300 West Markham
Central High School,	1500 South Park
Daisy Bates House,	1207 West 28 th Street
Joe T. Robinson House,	2122 Broadway

APPENDIX E: THE NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL HISTORIC LANDMARKS, AND LOCAL ORDINANCE DISTRICTS

1. The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized under the National Historic Preservation Act of 1966, it is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. The National Register is administered by the National Park Service under the Secretary of the Interior.

Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register includes:

- all historic areas in the National Park System;
- National Historic Landmarks that have been designated by the Secretary of the Interior for their significance to all Americans; and
- properties significant to the Nation, State, or community which have been nominated by State historic preservation offices, Federal agencies, and Tribal preservation offices, and which have been approved by the National Park Service.

America's historic places embody our unique spirit, character and identity. Representing important historical trends and events, reflecting the lives of significant persons, illustrating distinctive architectural, engineering, and artistic design achievement, and imparting information about America's past, historic places tell compelling stories of the Nation, and of the States and communities throughout the country. The National Register helps preserve these significant historic places by recognizing this irreplaceable heritage. Its primary goals are to foster a national preservation ethic; promote a greater appreciation of America's heritage; and increase and broaden the public's understanding and appreciation of historic places.

The National Register encourages citizens, public agencies, and private organizations to recognize and use the places of our past to create livable and viable communities for the future.

2. Results of listing in the National Register

Listing in the National Register honors the property by recognizing its importance to its community, State, or the Nation.

Federal agencies, whose projects affect a listed property, must give the Advisory Council on Historic Preservation an opportunity to comment on the project and its effects on the property.

Owners of listed properties may be able to obtain Federal historic preservation funding, when funds are available. In addition, Federal investment tax credits for rehabilitation and other provisions may apply.

Owners of private property listed in the National Register have no obligation to open their properties to the public, to restore them, or even to maintain them, if they choose not to do so. Owners can do anything they wish with their property provided that no Federal license, permit, or funding is involved. (*Local historical commissions, design review committees, or special zoning ordinances are established by State legislation or local ordinances, and are not part of the National Park Service's National Register program.*)

The city of Little Rock has over 200 properties listed individually on the National Register. (Structures inside an historic district are not counted individually.)

National Historic Landmarks have been designated by the Secretary of the Interior, recognizing the

national significance of properties that possess exceptional values or qualities in illustrating or interpreting the heritage of the United States. National Park Service historians and archeologists study and evaluate these properties within the context of major themes of American history. Properties judged to be nationally significant are nominated by the National Park Service and forwarded to the National Park System Advisory Board, which may recommend to the Secretary of the Interior that the property be designated a National Historic Landmark. If not previously listed in the National Register, National Historic Landmarks are automatically listed in the Register when they are designated.

Out of nearly 80,000 listings on the National Register of Historic Places, only about three per cent are designated as National Historic Landmarks. Little Rock is home to five of these extraordinary treasures: the U.S. Arsenal (Tower) Building, the Old State House, Central High School, the J. T. Robinson House, and the Daisy Bates House.

3. Comparison of National Register Historic Districts and Local Ordinance Historic Districts

A National Register Historic District is an historic district that is listed in the National Register of Historic Places. The National Register is our country's official list of historic places worthy of preservation. It includes individual buildings, structures, sites, and objects as well as historic districts that are historically, architecturally, or archaeologically significant.

National Register listing recognizes the significance of properties and districts. By doing so, it identifies significant historic resources in a community. Boundaries of National Register districts are tightly drawn to encompass only concentrated areas of historic buildings. Information compiled to nominate a historic district can be used in a variety of planning and development activities. National Register listing also makes available specific preservation incentives and provides a limited degree of protection from the effects of federally funded, licensed, or permitted activities.

In 2015, Little Rock had twenty-one National Register Historic Districts: Boyle Park, Capitol View, Capitol Main Commercial, Central High School Neighborhood, Dunbar, East Markham Street, Governor's Mansion, Hanger Hill, Hillcrest, MacArthur Park, Main Street Commercial, Marshall Square, Philander Smith College, Railroad Call, South Main Street Apartments, South Scott Street, South Main Commercial, South Main Residential, Stiff Station, Tuf Nut, and West Seventh Street Commercial.

A Local Ordinance Historic District is a district designated by local ordinance and falls under the jurisdiction of a local preservation review commission. A local historic district is generally "overlaid" on existing zoning classifications in a community; therefore, a local district commission deals only with the appearance of the district, not with the uses to which properties in the district are put.

The designation of a local district protects the significant properties and historic character of the district. It provides communities with the means to make sure that growth, development, and change take place in ways that respect important architectural, historical, and environmental characteristics. Local designation encourages sensitive development in the district and discourages unsympathetic changes from occurring. This happens through a process called *design review*, whereby the preservation commission approves major changes that are planned for the district and issues Certificates of Appropriateness which allow the proposed changes to take place.

Little Rock has one local ordinance historic district under the jurisdiction of the Little Rock Historic District Commission: The MacArthur Park Historic District. Through the Capitol Zoning Commission, the State of Arkansas maintains similar jurisdiction over the Governor's Mansion Historic District and areas around the Arkansas Capitol Building.

National Register District	Local Historic District
<ul style="list-style-type: none"> • Identifies significant properties and districts for general planning purposes 	<ul style="list-style-type: none"> • Protects a community’s historic properties and areas through a design review process
<ul style="list-style-type: none"> • Analyzes and assessed the historic character of the district 	<ul style="list-style-type: none"> • Protects the historic character and quality of the district
<ul style="list-style-type: none"> • Designated historic areas based on uniform national criteria and procedures 	<ul style="list-style-type: none"> • Designated historic areas on the basis of local criteria and local procedures
<ul style="list-style-type: none"> • Sets district boundaries tightly, based on the actual distribution pattern of intact historic properties in the area 	<ul style="list-style-type: none"> • Sets district boundaries based on the distribution pattern of historic resources plus other preservation and community planning considerations
<ul style="list-style-type: none"> • Makes available specific federal and state tax incentives for preservation purposes 	<ul style="list-style-type: none"> • Provides no tax incentives for preservation purposes unless such are provided by local tax law
<ul style="list-style-type: none"> • Provides a limited degree of protection from the effects of federally assisted undertakings 	<ul style="list-style-type: none"> • Provides no additional protection from the effects of federally assisted undertakings
<ul style="list-style-type: none"> • Qualifies property owners for federal and state grants for preservation purposes, when funds are available 	<ul style="list-style-type: none"> • Does not qualify property owners for federal or state grants for preservation purposes
<ul style="list-style-type: none"> • Does not restrict the use of disposition of property or obligate private property owners in any way 	<ul style="list-style-type: none"> • Does not restrict the use to which property is put in the district or require property owners to make improvements to their property
<ul style="list-style-type: none"> • Does not require conformance to design guidelines or preservation standards when property is rehabilitated unless specific preservation incentives (tax credits, grants) are involved 	<ul style="list-style-type: none"> • Requires local commission review and approval, based on conformance to locals design guidelines, before a building permit is issued for an “material changes” in appearance to the district
<ul style="list-style-type: none"> • Does not affect state and local government activities 	<ul style="list-style-type: none"> • Does not affect federal, state and local government activities
<ul style="list-style-type: none"> • Does not prevent the demolition of historic buildings and structures within designated areas 	<ul style="list-style-type: none"> • Provides for review of proposed demolition within designated areas; may prevent or delay proposed demolitions for specific time periods to allow for preservation alternatives

Figure 174. Comparison of national and local districts

APPENDIX F: THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

The Standards that follow 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 Standards are to be applied to specific, rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

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 in the gentlest means possible.
8. Significant archaeological 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.

APPENDIX G: STATE OF ARKANSAS STATUTE FOR HISTORIC PRESERVATION

Chapter 172

Historic Districts

Subchapter 1- General Provisions

Subchapter 2 – Cities and Towns

14-172-201. Title.

This subchapter shall be known and may be cited as the "Historic Districts Act."

HISTORY: Acts 1963, No. 484, § 1; A.S.A. 1947, § 19-5001.

14-172-202. Purpose.

The purpose of this subchapter is to promote the educational, cultural, economic, and general welfare of the public through the preservation and protection of buildings, sites, places, and districts of historic interest through the maintenance of such as landmarks in the history of architecture of the municipality, of the state, and of the nation, and through the development of appropriate settings for such buildings, places, and districts.

HISTORY: Acts 1963, No. 484, § 2; A.S.A. 1947, § 19-5002

14-172-203. Applicability.

None of the provisions of this subchapter shall be in operation until and unless:

(1) There shall have been filed, with the clerk of the city, town, or county in which an historic district is contemplated, a petition signed by a majority in numbers of the property owners within the proposed historic district agreeing that their property shall be included in the historic district; or

(2) The boundaries of the proposed historic district are identical to and encompass the area of a National Register of Historic Places Historic District as certified by the United States Department of the Interior.

HISTORY: Acts 1963, No. 484, § 10; 1965, No. 170, § 2; 1979, No. 371, § 1; A.S.A. 1947, § 19-5010; Acts 1993, No. 194, § 1.

14-172-204. Penalty.

(a) Any person who violates any of the provisions of this subchapter shall be guilty of a misdemeanor and, upon conviction, shall be fined not less than ten dollars (\$ 10.00) nor more than five hundred dollars (\$ 500).

(b) Each day that a violation continues to exist shall constitute a separate offense.

HISTORY: Acts 1963, No. 484, § 11; A.S.A. 1947, § 19-5011.

14-172-205. Enforcement.

The chancery court having jurisdiction over the property in question shall have jurisdiction in equity to enforce the provisions of this subchapter in the rulings issued under it and may restrain by injunction violations of it.

HISTORY: Acts 1963, No. 484, § 10; 1965, No. 170, § 2; 1979, No. 371, § 1; A.S.A. 1947, § 19-5010

14-172-206. Historic district commissions.

(a) (1) An historic district commission shall consist of no less than five (5) members nor more than nine (9) members.

(A) When the district is located within the boundaries of any city or incorporated town, the commission members shall:

(i) Be appointed by the mayor, subject to confirmation by the governing body of the city;

(ii) Be electors of the municipality; and

(iii) Hold no salaried or elective municipal office.

(B) When a district is located outside the boundaries of any city or incorporated town, the commission members shall:

(i) Be appointed by the county judge subject to confirmation by the quorum court;

(ii) Be electors of the county; and

(iii) Hold no salaried or elective county office.

(2) (A) The appointments to membership on the commission shall be so arranged that the term of at least one (1) member will expire each year, and their successors shall be appointed in a like manner for terms of three (3) years.

(B) Vacancies shall be filled in like manner for the unexpired term.

(b) All members shall serve without compensation.

(c) The commission shall elect a chairman and vice chairman annually from its own number.

(d) The commission may adopt rules and regulations not inconsistent with the provisions of this subchapter and may, subject to appropriation, employ clerical and technical assistants or consultants and may accept money, gifts, or grants and use them for these purposes.

HISTORY: Acts 1963, No. 484, § 4; A.S.A. 1947, § 19-5004; Acts 1993, No. 194, § 2.

14-172-207. Establishment of historic districts.

By ordinance adopted by vote of the governing body thereof, any city, town, or county may establish historic districts and may make appropriations for the purpose of carrying out the provisions of this subchapter, subject to the following provisions:

(1) (A) (i) An historic district commission, established as provided in § 14-172-206, shall make an investigation and report on the historic significance of the buildings, structures, features, sites, or surroundings included in any such proposed historic district and shall transmit copies of its report to the Arkansas Historic Preservation Program, a division of the Department of Arkansas Heritage, to the planning commission of the municipality or county, if any, and in the absence of such commission, to the governing body of the municipality or county for its consideration and recommendation.

(ii) Each such body or individual shall give its recommendation to the historic district commission within sixty (60) days from the date of receipt of the report.

(B) (i) Recommendations shall be read in full at the public hearing to be held by the commission as specified in this section.

(ii) Failure to make recommendations within sixty (60) days after the date of receipt shall be

taken as approval of the report of the commission.

(2) (A) The commission shall hold a public hearing on the establishment of a proposed historic district after giving notice of the hearing by publication in a newspaper of general circulation in the municipality or county once a week for three (3) consecutive weeks, the first such publication to be at least twenty (20) days prior to the public hearing.

(B) The notice shall include the time and place of the hearing, specify the purpose, and describe the boundaries of the proposed historic district.

(3) (A) The commission shall submit a final report with its recommendations and a draft of a proposed ordinance to the governing body of the municipality or county within sixty (60) days after the public hearing.

(B) The report shall contain the following:

(i) A complete description of the area or areas to be included in the historic district. Any single historic district may embrace noncontiguous lands;

(ii) A map showing the exact boundaries of the area to be included within the proposed district;

(iii) A proposed ordinance designed to implement the provisions of this subchapter; and

(iv) Such other matters as the commission may deem necessary and advisable.

(4) The governing body of the municipality or county, after reviewing the report of the commission, shall take one (1) of the following steps:

(A) Accept the report of the commission and enact an ordinance to carry out the provisions of this subchapter;

(B) Return the report to the commission, with such amendments and revisions thereto as it may deem advisable, for consideration by the commission and a further report to the governing body of the municipality or county within ninety (90) days of such return; or

(C) Reject the report of the commission, stating its reasons therefor, and discharge the commission.

(5) The commission established under the provisions of this subchapter, by following the procedures set out in subdivisions (2) to (4), inclusive, of this section, may, from time to time, suggest proposed amendments to any ordinance adopted under this section or suggest additional ordinances to be adopted under this section.

HISTORY: Acts 1963, No. 484, § 3; 1965, No. 170, § 1; 1977, No. 480, § 11; A.S.A. 1947, § 19-5003; Acts 1993, No. 194, § 3.

14-172-208. Certificate of appropriateness required -- Definition.

(a) (1) No building or structure, including stone walls, fences, light fixtures, steps, and paving or other appurtenant fixtures, shall be erected, altered, restored, moved, or demolished within an historic district until after an application for a certificate of appropriateness as to exterior architectural features has been submitted to and approved by the historic district commission. The municipality or county shall require a certificate of appropriateness to be issued by the commission prior to the issuance of a building

permit or other permit granted for purposes of constructing or altering structures. A certificate of appropriateness shall be required whether or not a building permit is required.

(2) For purposes of this subchapter, "exterior architectural features" shall include the architectural style, general 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.

(b) The style, material, size, and location of outdoor advertising signs and bill posters within an historic district shall also be under the control of the commission.

HISTORY: Acts 1963, No. 484, § 5; A.S.A. 1947, § 19-5005; Acts 1993, No. 194, § 4.

14-172-209. Determination on application for certificate.

(a) Within a reasonable time, not to exceed thirty (30) days after the filing of an application for a certificate of appropriateness with the historic district commission, the commission shall determine the property to be materially affected by the application and immediately send by mail, postage prepaid, to the applicant and to the owners of all such properties to be materially affected notice of the hearing to be held by the commission on the application.

(b) (1) The commission may hold such public hearings as are necessary in considering any applications for certificates of appropriateness.

(2) The commission shall act on an application for certificate of appropriateness within a reasonable period of time.

(3) The commission shall determine whether the proposed construction, reconstruction, alteration, restoration, moving, or demolition of buildings, structures, or appurtenant fixtures involved will be appropriate to the preservation of the historic district for the purposes of this subchapter, or whether, notwithstanding that it may be inappropriate, owing to conditions especially affecting the structure involved, but not affecting the historic district generally, failure to issue a certificate of appropriateness will involve a substantial hardship, financial or otherwise, to the applicant, and whether the certificate may be issued without substantial detriment to the public welfare and without substantial derogation from the intent and purpose of this subchapter.

(c) (1) If the commission determines that the proposed construction, reconstruction, alteration, restoration, moving, or demolition is appropriate or is not appropriate, owing to conditions as aforesaid, but that failure to issue a certificate of appropriateness would involve substantial detriment or derogation as aforesaid, or if the commission fails to make a determination within a reasonable time prescribed by ordinance, the commission shall forthwith approve the application and shall issue to the applicant a certificate of appropriateness.

(2) If the commission determines that a certificate of appropriateness should not be issued, it shall place upon its records the reasons for the determination and may include recommendations respecting the proposed construction, reconstruction, alteration, restoration, moving, or demolition.

(3) The commission shall immediately notify the applicant of the determination.

HISTORY: Acts 1963, No. 484, § 7; A.S.A. 1947, § 19-5007.

14-172-210. Certain changes not prohibited.

Nothing in this subchapter shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in the historic district which does not involve a change in design, material, color, or outer appearance thereof; nor to prevent the construction, reconstruction, alteration, restoration, or demolition of any such feature which the building inspector, or similar agent, shall certify is required for

the public safety because of an unsafe or dangerous condition; nor to prevent the construction, reconstruction, alteration, restoration, or demolition of any such feature under a permit issued by a building inspector, or similar agent, prior to the effective date of the establishment of the historic district.

HISTORY: Acts 1963, No. 484, § 8; A.S.A. 1947, § 19-5008.

14-172-211. Interior architectural features.

In its deliberations under this subchapter, the historic district commission shall not consider interior arrangement or use and shall take no action under this subchapter except for the purpose of preventing the construction, reconstruction, alteration, restoration, moving, or demolition of buildings, structures, or appurtenant fixtures in the historic district obviously incongruous with the historic aspects of the district.

HISTORY: Acts 1963, No. 484, § 6; A.S.A. 1947, § 19-5006.

14-172-212. Appeal from decision.

(a) (1) Any applicant aggrieved by the determination of the historic district commission, within thirty (30) days after the making of the decision, may appeal to the chancery court of the county wherein the property is located.

(2) The court shall hear all pertinent evidence and shall annul the determination of the commission if it finds the reasons given for the determination to be unsupported by the evidence or to be insufficient in law and may make such other decree as justice and equity may require.

(b) The remedy provided by this section shall be exclusive; but the applicant shall have all rights of appeal as in other equity cases.

HISTORY: Acts 1963, No. 484, § 9; A.S.A. 1947, § 19-5009.

APPENDIX H: CITY OF LITTLE ROCK MUNICIPAL CODE FOR HISTORIC PRESERVATION

ARTICLE IV. - HISTORIC PRESERVATION

FOOTNOTE(S):

--- (3) ---

Editor's note— Ord. No. 19,755, §§ 1—10, adopted May 15, 2007, amended art. IV in its entirety and enacted similar provisions as set out herein. The former art. IV derived from Code 1961, §§ 2-89(a) and 2-89—2-92; and Ord. No. 14,042, §§ 1—7, adopted May 5, 1981.

State Law reference— Historic Districts Act, A.C.A. § 14-172-201 et seq.

DIVISION 1. - GENERAL

Sec. 23-76. - Findings; purpose.

It is found and determined that certain areas, improvements, and districts within the city have a special character or special historic or aesthetic interest or value and represent architectural products of distinct periods in the history of the city, and that the areas, improvements and districts are in danger of being uprooted or having their distinctiveness destroyed without adequate consideration of the irreplaceable loss of the aesthetic, cultural, and historic values represented by such areas, improvements and districts, and therefore the preservation thereof is both feasible and desirable to the people of this city. It is declared as a matter of public policy that the protection, enhancement, perpetuation, and use of such areas, improvements and districts of special character or special historic or aesthetic interest or value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people of this city. The purpose of this division is to:

- (1) Effect and accomplish the protection, enhancement, and perpetuation of such areas and improvements and of districts which represent or reflect elements of the city's cultural, social, economic, political, and architectural history.
- (2) Safeguard the city's historic, aesthetic and cultural heritage, as embodied and reflected in such areas, improvements and districts.
- (3) Stabilize and improve property values in such districts.
- (4) Foster civic pride in the beauty and accomplishments of the past.
- (5) Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided.
- (6) Strengthen the economy of the city.
- (7) Promote the use of historic districts and landmarks for the education, pleasure, and welfare of the people of the city.

(Ord. No. 19,755, § 2, 5-15-07)

Sec. 23-77. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Alteration means any project involving change of or addition to an existing building.

Area of influence means 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 means any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals or chattels.

Detailing means architectural aspects that, due to particular treatment, draw attention to certain parts or features of a building.

Entrance area means 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 means the architectural style, general design and 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 features.

Facade means a face of a building.

Height means 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.

Massing means volume, magnitude or overall size of a building.

Ordinary maintenance means those improvements which do not change but simply upgrade a structure, including but not limited to: replacing deteriorated porch flooring, stairs, siding or trim in the same material and texture, or replacing screens, gutters or downspouts.

Pitch means the degree of inclination.

Proportion means the relationship of height to width of the building outline as well as individual components.

Rhythm means 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 means the outside covering of a building or structure extending above the vertical walls including the form, material, and texture of the roof, and including the slope and pitch, spacing of roof covering; size, design, number and location of dormers, the design and placement of cornices, and the size, design, material and location of chimneys.

Scale means the relative dimension, size, degree or proportion of parts of a building to each other or group of buildings.

Sidelight means a narrow window flanking a door.

Siting means the location of a building in relationship to the legal boundaries and setbacks, adjacent properties, and the natural conditions of the site.

Structure means any improvement on the land which extends above ground level.

Texture means the visual or tactile surface characteristics created by shape, arrangement and distribution of the component materials.

Wall areas means the vertical architectural member used to define and divide space including the kind and texture and exposure of wall sidings and trims, and the location, number and design of all window and door openings.

(Ord. No. 19,755, § 2, 5-15-07)

Cross reference— Definitions and rules of construction generally, § 1-2.
Sec. 23-78. - Violations and penalties.

- (a) Pursuant to Arkansas law, any person who violates any of the provisions of this article shall be guilty of a misdemeanor and, upon conviction, shall be fined not less than ten dollars (\$10.00) nor more than five hundred dollars (\$500.00).

State law reference— Similar provisions, A.C.A. 14-172-204.

- (b) Each day that a violation continues to exist shall constitute a separate offense.

State law reference— Similar provisions, A.C.A. 14-172-204.

- (c) When, in the judgment of the enforcing officer, a violation of this article exists, the enforcing officer shall issue a written order to the alleged violator. The order shall specify those sections of this article of which the person may be in violation and shall state that the person has a maximum of thirty (30) days from the date of the order in which to abate the alleged violation or to appear before the historic district commission and show cause why enforcement action should not be taken by the city.
- (d) In this section, a "violation" does not include the failure of a city officer or city employee to perform an official duty unless it is provided that the failure to perform such duty is to be punished under this section.

(Ord. No. 19,755, § 2, 5-15-07)

Sec. 23-79. - Authority to issue citations.

- (a) The administrator or administrator's designee is hereby empowered to appoint and authorize qualified inspectors for the issuance of citations for violations of the Little Rock Historic Preservation Code and regulations promulgated pursuant thereto.
- (b) The administrator or administrator's designee is hereby empowered to appoint and authorize qualified individuals from other governmental departments or entities to issue citations for violations of the Little Rock Historic Preservation Code and regulations promulgated pursuant thereto.
- (c) The administrator or the administrator's designee shall designate in writing the individuals who are authorized to issue citations. This list shall be filed of record with the city clerk.

(Ord. No. 19,755, § 2, 5-15-07)

Sec. 23-80. - Equitable relief.

- (a) The imposition of a penalty does not prevent the simultaneous granting of equitable relief in appropriate cases.
- (b) The circuit court having jurisdiction over the property in question shall have jurisdiction in equity to enforce the provisions of this chapter and may restrain by injunction violations of it.

State law reference— Similar provisions, A.C.A. 14-172-205.

- (c) The imposition of a penalty does not prevent the denial of or revocation of a building permit for failure to comply with the provisions of the Little Rock Historic Preservation Code.

(Ord. No. 19,755, § 2, 5-15-07)

Sec. 23-81. - Appeals.

Any applicant aggrieved by the determination of the historic district commission made pursuant to the provisions of this division may, within thirty (30) days after the making of such decision, appeal the determination of the commission to the circuit court of the county wherein the property is located. The court shall hear all pertinent evidence and shall annul the determination of the commission if it finds the reasons given for such determinations to be unsupported by the evidence or to be insufficient in law, and may make such other decree as justice and equity may require. The remedy provided by this section shall be exclusive; but the applicant shall have all rights of appeal as in other equity cases.

(Ord. No. 19,755, § 2, 5-15-07)

State law reference— Similar provisions, A.C.A. 14-172-212.

Secs. 23-82—23-95. - Reserved.

DIVISION 2. - HISTORIC DISTRICT COMMISSION

FOOTNOTE(S):

--- (4) ---

Cross reference— Boards and commissions generally, § 2-261 et seq.

State Law reference— Historic district commission generally, A.C.A. § 14-172-206.

Sec. 23-96. - Established.

The historic district commission is established.

(Ord. No. 19,755, § 4, 5-15-07)

Sec. 23-97. - Members.

- (a) The historic district commission shall consist of seven (7) members who shall be electors of the city holding no salaried or elective municipal office. Each member shall be appointed by the board of directors to fill one (1) of the following positions:

Position 1: Owner of property located in the MacArthur Park Historic District.

Position 2: Owner and occupant of a structure located in the MacArthur Park Historic District.

Position 3: Architect.

Position 4: Quapaw Quarter Association representative selected from a list of three (3) candidates submitted by the Quapaw Quarter Association board of directors.

Position 5: At large.

Position 6: Owner and occupant of a structure located in a National Register Historic District other than the MacArthur Park Historic District.

Position 7: Owner and occupant of a structure located in a National Register Historic District other than the MacArthur Park Historic District.

- (b) Members shall be appointed for terms of three (3) years each and until their successors are appointed and qualified. Vacancies shall be filled for the balance of the unexpired terms. Members shall serve without compensation.

(Ord. No. 19,755, § 4, 5-15-07; Ord. No. 20,414, § 1, 3-1-11)

Sec. 23-98. - Officers, meetings and staff.

The historic district commission shall elect a chairman and vice-chairman annually from its own number. The commission may adopt rules and regulations not inconsistent with the provisions of this article and may, subject to appropriation, employ clerical and technical assistance or consultants and may accept money, gifts or grants, and use the same for such purpose.

(Ord. No. 19,755, § 4, 5-15-07)

Sec. 23-99. - Fiscal procedures.

The historic district commission is subject to all fiscal procedures of the city.

(Ord. No. 19,755, § 4, 5-15-07)

Sec. 23-100. - Duties generally.

- (a) *Historic district guidelines.*

(1) The historic district commission shall adopt design review guidelines for each local ordinance historic district established pursuant to this article. The guidelines should provide the commissioners with an objective standard for decisions concerning the appropriateness of a project in relation to the architectural and historical character of the district.

(2) Design review guidelines shall be reviewed periodically by the historic district commission for needed revision to ensure that the guidelines are well adapted to the respective local ordinance historic district.

(b) *Architectural surveys.* The historic district commission shall work with planning and development staff to ensure that periodic architectural surveys are conducted for each local ordinance historic district as required by the Arkansas Historic Preservation Program.

(c) *Proposed local ordinance historic districts.*

(1) *Investigation and report.* The historic district commission shall make an investigation and report on the historic significance of the buildings, structures, features, sites, or surroundings included in any proposed historic district and shall transmit copies of its report to the Arkansas Historic Preservation Program ("AHPP"), a division of the Department of Arkansas Heritage and to the Little Rock Planning Commission for their consideration and recommendation.

(2) *Recommendations.* The AHPP and the planning commission shall give their recommendation to the historic district commission within sixty (60) days from the date of receipt of the report. Recommendations shall be read in full at the required public hearing to be held by the historic district commission. Failure to make recommendations within sixty (60) days after date of receipt shall be taken as approval of the report of the historic district commission.

(3) *Public hearing.* The historic district commission shall hold a public hearing on the establishment of a proposed local ordinance historic district after giving notice of such hearing by publication in a newspaper of general circulation in the city once a week for three (3) consecutive weeks, the first such publication to be at least twenty (20) days prior to the public hearing. Such notice shall include the time and place of the hearing, specify the purpose and describe the boundaries of the proposed local ordinance historic district.

(4) *Final report.* The historic district commission shall submit a final report with its recommendations and a draft of a proposed ordinance to the governing body of the city within sixty (60) days after the public hearing. The report shall contain the following:

(i) A complete description of the area or areas to be included in the historic district or districts. Any single historic district may embrace noncontiguous lands.

(ii) A map showing the exact boundaries of the area or areas to be included within the proposed district or districts.

(iii) A proposed ordinance designed to implement the provisions of the Historic Districts Act.

State law reference— Similar provisions, A.C.A. 14-172-201 et seq.

(iv) Such other matters as the commission may deem necessary and advisable, including a statement of purpose and policy.

(d) *Determination of appropriateness—Generally.* Upon receipt of an application for a certificate of appropriateness, required pursuant to the provisions of this article, the historic district commission shall study the proposal and hold a public hearing to determine the appropriateness of the proposed change in relation to the significant architectural and historic character of the local ordinance historic district.

(Ord. No. 19,755, §§ 5, 6, 5-15-07)

Secs. 23-101—23-114. - Reserved.

DIVISION 3. - CERTIFICATE OF APPROPRIATENESS.

Sec. 23-115. - Certificate of appropriateness required.

No building or structure, including stone walls, fences, light fixtures, steps and paving or other appurtenant fixtures shall be erected, altered, restored, moved, or demolished within the historic dis-

trict created by this division until after an application for a certificate of appropriateness as to the exterior architectural changes has been submitted to and approved by the historic district commission. A certificate of appropriateness shall have been issued by the commission prior to the issuance of a building permit or other permit granted for purposes of constructing or altering structures.

(Ord. No. 19,755, § 9, 5-15-07)

Sec. 23-116. - Exemptions.

Nothing in this division shall:

- (1) Prevent the ordinary maintenance or repair of any exterior architectural feature in the historic district created by this division, which does not involve a change in design, material, or outer appearance thereof;
- (2) Prevent the construction, reconstruction, alteration, restoration, or demolition of any exterior architectural feature in the historic district, which is not visible from a public or private street.
- (3) Prevent the construction, reconstruction, alteration, restoration, or demolition of any exterior architectural feature in the historic district which the building inspector or other agent of the city shall certify is required to correct an unsafe or dangerous condition; or
- (4) Prevent the construction, reconstructions, alteration, restoration or demolition of any exterior architectural feature in the historic district under a permit issued by a building inspector or similar agent of the city prior to the effective date of the establishment of the historic district.

(Ord. No. 19,755, § 9, 5-15-07; Ord. No. 20,423, § 1, 4-19-11)

Sec. 23-117. - Notice of public hearing.

Upon receipt of an application for a certificate of appropriateness pursuant to provisions of this division, the historic district commission shall make a preliminary determination as to the properties, if any, which will be materially affected by any of the changes proposed in the application, which shall include all properties located within the area of influence of the property which is the subject of the application, as defined in the review guidelines adopted by the historic district commission. The commission shall forthwith send by mail, postage prepaid, to the applicant and to the owners of all such affected properties, a notice of hearing to be held by the commission on the application. Notices of the public hearing shall be mailed at least ten (10) days prior to the hearing, and a notice of such hearing shall be published at least one (1) time in a newspaper having circulation throughout the city at least fifteen (15) days prior to the hearing. The cost of such notices shall be paid by the applicant.

(Ord. No. 19,755, § 9, 5-15-07)

Sec. 23-118. - Public hearings and deferrals.

At the public hearing, the commission shall hear all persons desiring to present information regarding the application. After such public hearing, the historic district commission shall make its determination as to the appropriateness of the proposed change. The commission may immediately announce its decision or defer the matter to its next regularly scheduled commission meeting or reschedule the application for future consideration at such other public hearings as are deemed necessary or desirable in order to fully develop the facts and circumstances surrounding any one (1) particular application. No application for a certificate of appropriateness for a purpose other than demolition shall be deferred at the insistence of the historic district commission longer than one hundred (100) days from the date of the first public hearing without consent of the applicant. If the commission has rendered no decision on the application for a purpose other than demolition within one hundred (100) days from the time of the first public hearing, unless the applicant has agreed to a further deferral or extension of time, the commission shall consider the application as having been approved and shall issue a certificate of appropriateness.

(Ord. No. 19,755, § 9, 5-15-07; Ord. No. 20,423, § 2, 4-19-11)

Cross reference— Alternatives to demolition, § 23-121.

Sec. 23-119. - Prohibited considerations.

In its deliberations under this article, the commission shall not consider interior arrangement or use and shall take no action hereunder except for the purpose of preventing the construction, reconstruction, alteration, restoration, moving or demolition of buildings, structures or appurtenant fixtures, in the district, which are deemed by the commission to be obviously incongruous with the historic aspects of the district.

(Ord. No. 19,755, § 9, 5-15-07)

Sec. 23-120. - General criteria.

In making its determination, the commission shall consider without being limited to the following criteria:

- (a) Proposed repairs, alterations, new construction, moving or demolition in the historic district shall respect and relate to the special character of the district. Changes shall be evaluated on basis of:
 - (1) The purpose of this division.
 - (2) The architectural or historic value or significance of a building and its relationship to the surrounding area.
 - (3) The general compatibility of proposed changes.
 - (4) Any other factor, including visual and aesthetic considered pertinent.
- (b) Repairs considered as part of a building's ordinary maintenance are those that do not change but simply upgrade a structure, including painting, replacing deteriorated porch flooring, stairs, siding or trim in the same material and texture, replacing screens, gutters or downspouts. These repairs shall not require a certificate of appropriateness. Improvements of this type are specifically identified in the guidelines adopted for the historic district commission.
- (c) The commission shall encourage proposed changes which reflect the original design of the structure, based on photographs, written description or other historical documentation, and be guided by the following preferences:
 - (1) It is preferable to preserve by maintenance rather than to repair original features of the building.
 - (2) It is preferable to repair rather than to reconstruct if possible.
 - (3) It is preferable to restore by reconstruction of original features rather than to remove or remodel.
- (d) When evaluating the general compatibility of alterations to the exterior of any building in the historic district, the commission shall consider, but not be limited to, the following factors within the building's area of influence:
 - (1) Siting.
 - (2) Height.
 - (3) Proportion.
 - (4) Rhythm.
 - (5) Roof area.
 - (6) Entrance area.
 - (7) Wall areas.
 - (8) Detailing.
 - (9) Facade.

(10) Scale.

(11) Massing.

- (e) Additions to existing buildings shall be judged in the same manner as new construction and shall complement the design of the original building, including exterior window sizes, door heights and ceiling heights, and should not interfere with any outstanding architectural feature. Decoration of the exterior should blend with existing exterior features such as window case-ments, gable trim, roofline, siding material, foundation materials and types of windows.
- (f) Generally, new construction shall be judged on its ability to blend with the existing neighbor-hood and area of influence. The commission shall consider, but not be limited to the factors listed for alterations in paragraph [subsection] (d).

(Ord. No. 19,755, § 9, 5-15-07)

Sec. 23-121. - Alternatives to demolition.

If the application for a certificate of appropriateness involves the demolition of a building which the commission initially determines to be an inappropriate demolition, then notwithstanding the deter-mination the commission may defer the matter until such time as the commission has had an opportuni-ty to consider the following alternatives to the demolition of subject property:

- (a) Sources of funding for preservation and restoration activities, if lack of such funds is the rea-son for the request to demolish.
- (b) Adaptive use changes, if there are conditions under which the required preservation of a his-toric landmark would cause undue hardship to the owner or owners, so long as such changes are in keeping with the spirit and intent of this division.
- (c) An attempt to find a purchaser for the property who would maintain the landmark in a suitable and acceptable manner within the limits of this division.
- (d) The feasibility of moving the structure to another appropriate location.
- (e) Any such other solution as may be deemed advisable and in keeping with the spirit and intent of this division.

During the time the commission is considering any one (1) of the alternatives hereinabove set out, progress reports shall be made by the commission or its staff at each regularly scheduled commission meeting. If at the expiration of six (6) calendar months from the date of the first public hearing of an application for demolition, the commission has not found a viable alternative to the demolition of the property, the commission shall reschedule the matter for public hearing requiring notices as aforesaid, and upon said public hearing, make its final determination as to the application. In such cases, the public hearing for final determination shall be held within one (1) calendar month after the expiration of the six (6) months from the date of the first public hearing, and at the second public hearing, the commission may hear such matters as are considered necessary or desirable to fully advise the commission of all facts and circumstances as then exist as they pertain to the proposed demolition. At the second public hearing the commission may immediately announce its decision or take the matter under advisement to its next regularly scheduled commission meeting for the purpose of announcing its decision, but in no event longer than two (2) calendar months after the expiration of the six-month period after the first public hearing. If the commission has rendered no decision on the application for demolition within two (2) calendar months after the expiration of the six (6) months following the first public hearing, the commission shall consider the application as having been approved and shall issue the certificate of ap-propriateness.

(Ord. No. 19,755, § 9, 5-15-07)

Sec. 23-122. - Substantial hardship.

In addition to considering the matters brought to the commission's attention and the criteria set out in section 23-120, the commission may determine that failure to issue a certificate of appropriateness

will involve a substantial hardship to the applicant, and notwithstanding that it may be inappropriate, owing to conditions especially affecting the structure but not affecting the historic district generally. Such certificate may be issued without substantial detriment to the public welfare and without substantial derogation from the intent and purpose of this division, and the commission may approve such application and grant a certificate of appropriateness for the activity proposed.

(Ord. No. 19,755, § 9, 5-15-07)

Sec. 23-123. - Reasons for denial.

If the commission determines that a certificate of appropriateness should not be issued, it shall place upon its record the reasons for such determination and may include recommendations respecting the proposed construction, reconstruction, alteration, restoration, moving, or demolition.

(Ord. No. 19,755, § 9, 5-15-07)

Secs. 23-124—23-128. - Reserved.

DIVISION 4. - MACARTHUR PARK HISTORIC DISTRICT

Sec. 23-129. - Created; boundaries.


The MacArthur Park historic district is created and shall consist of that area of the city shown on exhibit "1" which is attached to Ordinance No. 19,755 and made a part of this division and more particularly described as follows:

Beginning at a point which is the intersection of the centerlines of Ferry Street and Fifth (Capitol Avenue); from such point run south along the centerline of Ferry Street as platted, to the centerline of Ninth Street; thence run east along the centerline of Ninth Street to the centerline of the west frontage road of Interstate 30; thence run southeast along the centerline of the west frontage road of Interstate 30 to the centerline of McGowan Street; thence run south along the centerline of McGowan Street to the centerline of Thirteenth Street; thence run west along the centerline of Thirteenth Street to the centerline of McAlmont Street (McMath Avenue); thence run south along the centerline of McAlmont Street as platted to the centerline of Sixteenth Street; thence run west along the centerline of Sixteenth Street as platted to the centerline of Bragg Street; thence run north along the centerline of Bragg Street to the centerline of Fifteenth Street; thence run west along the centerline of Fifteenth Street to the centerline of an alley between Scott Street and Main Street; thence run north along the centerline of the alley between Main Street and Scott Street to the centerline of Ninth Street; thence run east along the centerline of Ninth Street to the centerline of Cumberland Street; thence run north along the centerline of Cumberland Street to the centerline of Fifth Street (Capitol Avenue); thence run east along the centerline of Fifth Street (Capitol Avenue) to the point of beginning, which is, the intersection of the centerlines of Ferry Street and Fifth Street (Capitol Avenue).

(Ord. No. 19,755, § 11, 5-15-07)

Secs. 23-130—23-160. - Reserved.

APPENDIX I: SAMPLE OF CERTIFICATE OF APPROPRIATENESS PACKAGE

 **City of Little Rock**
Department of Planning and Development
723 West Markham Street
Little Rock, Arkansas 72201-1334
Phone: (501) 371-4790 Fax: (501) 371-4546
www.littlerock.gov



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Address of Property: _____
Legal Description of Property:

STREET ADDRESS: _____

Owner/Agent (Printed Name): _____
Owner /Agent Street, City, State, & Zip: _____
Owner /Agent Phone Number: _____
Owner /Agent Email: _____
Name of Applicant as it will appear on all correspondence and in Staff report:

Brief Project Description:

Estimated Cost of Improvements: _____
Zoning Classification: Is the proposed change a permitted use? Yes No
Signature of Owner or Agent: _____

NOTE: Should there be changes during construction (design, materials, size, etc.) from the approved COA, applicant shall notify Commission staff and take appropriate actions. Approval by the Commission does not excuse applicant or property from compliance with other applicable codes, ordinances or policies of the city unless stated by the Commission or staff. Responsibility for identifying such codes, ordinances, or policies rests with the applicant, owner, or agent.

DO NOT FILL IN - FOR STAFF USE ONLY

Application Date: _____ HDC File # _____
HISTORIC DISTRICT COMMISSION DOCKETED _____ at 4:00 p.m.
LITTLE ROCK HISTORIC DISTRICT COMMISSION ACTION:
___ DENIED ___ WITHDRAWN ___ APPROVED ___ APPROVED WITH CONDITIONS ___ SEE ATTACHED CONDITIONS
DOCUMENTING OFFICIAL SIGNATURE: _____ DATE: _____

Historic District.docx Page 3 of 5 revised 5/8/2020

Figure 175. Application for a Certificate of Appropriateness



City of Little Rock
Department of Planning and Development
723 West Markham Street
Little Rock, Arkansas 72201-1334
Phone: (501) 371-4790 Fax: (501) 371-4548
www.littlerock.gov



INSTRUCTIONS FOR FILING FOR A CERTIFICATE OF APPROPRIATENESS (COA)

1. The owner or authorized representative is required to file an application which consists of the application form, cover letter and other submittals. The "Application for a Certificate of Appropriateness" is attached. The cover letter shall set forth the development rationale, the intent of the use and should include such information as is necessary to thoroughly inform the Commission on the issue. Other Submittals are listed and described below. Return the **completed application form** (page 1), **cover letter**, and all **other submittals** to Department of Planning and Development by the COA filing deadline. Incomplete applications will not be accepted.
2. Payment of a filing fee is required no later than the published docket closing date. Said fees are established by the City's adopted Fee ordinance.
3. Other Submittals:
 - A. **New Construction, Additions or Modifications to Existing Structures, Moving a Building into the District**
 - (1) Scaled drawings shall include: Site plan or Survey showing all current and proposed improvements including all driveways, parking areas, sidewalks, fences, property lines, and outbuildings; Floor plan for understanding development; and Scaled elevations showing proposed appearance and its relationship to adjacent and nearby buildings.
 - (2) The owner/applicant shall submit one set of scaled drawings, either hard copy or digital (PDF or another approved format). Digital submittals are preferred. Illegible or incomplete drawings will not be accepted.
 - (3) All building materials described in the Design Guidelines should be noted on the drawings, including but not limited to: doors, windows, awnings, steps, railings, walls, roofs, gutters, chimneys, foundations, decks, lighting, fences, parking areas, HVAC equipment, solar panels, and signage.
 - (4) A description of materials for all exterior surfaces listed above shall be provided to Staff at time of filing. Web site addresses are appropriate but cut sheets of individual materials are preferred.
 - B. **Photos**
Current color photographs (all elevations) of property showing its present condition. Include color photographs of adjacent structures. High resolution digital images in jpeg format preferred.
 - C. **Materials to be used**
Samples of materials, brochures, pamphlets or other literature shall be submitted at time of filing.
 - D. **For Demolitions Only**
Submittals include but are not limited to the following:
 - (1) Copies of engineering reports to show soundness of structure.
 - (2) Copies of termite inspection to show infestation levels.
 - (3) Other engineering or professional reports to show cause for demolition.
 - (4) Other reports to demonstrate financial hardship.
 - E. **NOTE: Application must be complete at time of filing.** Any additional documents requested by Staff for clarification and review must be submitted to staff no later than three (3) weeks before the meeting date.
4. The owner or authorized representative of any infill project (new principal buildings) are required to file an Application for Preapplication Review. Infill is the addition of a principal structure to a vacant lot. Preapplication Review meetings are strongly recommended for all other projects.

Figure 176. Instructions for a Certificate of Appropriateness

5. The applicant or representative **must provide proof of ownership of the project property or complete the Certificate of Appropriateness Authorization of Representation Affidavit**

- A. Provide proof of ownership or authorization to pursue a COA.
Valid forms proving ownership are: a current property tax bill, escrow letter, grant deed, deed of trust, mortgage statement, or tax assessment card showing ownership. Telephone bills, utility bills, or driver's licenses as proof of ownership are not acceptable.
- B. If Renting Property: Current lease or rental agreement AND a notarized statement from the property manager or property owner for you to pursue a COA.

6. Before the meeting, the **applicant must perform the following:**

- A. Obtain a list of all recorded property owners (as certified by a licensed abstractor) within the area of influence – properties situated **within 200'** of the subject property. Applicant is also responsible for adding any property owners to that list that they have knowledge of that are not reflected on the abstract company list.

- B. Give at least ten (10) days written notice of the time, place and date of the public hearing to all property owners within 150' of the subject property and any additional properties within the subject's block that lie outside the 150' radius stated above with the form "**Notice of Public Hearing**," which is attached on page 4 or available from Staff. Send the required notice **by certified mail return receipt requested**. The address on the back of the PS Form 3811 Domestic Return Receipt shall be: "HDC File #, Historic District Commission, Planning and Development, 723 West Markham, Little Rock, Arkansas 72201-1334." Staff will give applicants a file number upon filing application.



- C. The Affidavit at the bottom of the "**Notice of Public Hearing**," form must be signed before returning "Affidavit" to Staff. Do not cut or detach the affidavit on the bottom of this page from the notice form.
- D. Post the subject property with a sign at least ten (10) days before the meeting. The sign, furnished by Staff at the time of filing application, must be placed at the front of the property to be seen from the street. If subject property is located on a corner or fronts two streets, **one sign must be posted on each side** to be viewed from both streets. If the sign is destroyed or torn down, applicant must obtain a replacement from Staff.

7. Six (6) business days prior to the meeting, **the applicant must submit** the following to staff:

- A. Green and white certified mail receipts (PS Form 3800 proof of mailing), stamped by the Post Office,
- B. Certified listing of recorded property owners from abstract company,
- C. List of owners notified and,
- D. Copy of the completed public meeting notice and signed Affidavit.



- 8. The applicant or representative **must be present at the public hearing** in order to answer questions the Commission or interested parties may have. The Commission will not act upon any item unless the applicant or representative is present. If you bring handouts to the Commission meeting, bring no less than nine (9) sets: one for each commissioner, one for staff and one for the city Attorney representative.

9. **SUBMISSION OF AN INCOMPLETE APPLICATION OR NONCOMPLIANCE WITH THE ABOVE MAY CAUSE YOUR APPLICATION TO BE WITHHELD AND NOT CONSIDERED AT THE MEETING AND MAY REQUIRE THE PAYMENT OF AN ADDITIONAL FILING FEE AND/OR RENOTIFICATION OF PROPERTY OWNERS.**

Figure 177. COA instructions continued



City of Little Rock
Department of Planning and Development
 723 West Markham Street
 Little Rock, Arkansas 72201-1334
 Phone: (501) 371-4790 Fax: (501) 371-4548
 www.littlerock.gov



**NOTICE OF PUBLIC HEARING BEFORE THE
 LITTLE ROCK HISTORIC DISTRICT COMMISSION
 ON AN APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

To all owners of land lying within 200 feet of the boundary of property at:

LEGAL DESCRIPTION: _____

STREET ADDRESS: _____

OWNED BY: _____

NOTICE IS HEREBY GIVEN THAT an application for a Certificate of Appropriateness on the above described property has been filed with the Department of Planning and Development requesting the following changes:

A **Public Hearing** on said application will be held by the **Historic District Commission** in the **Board of Directors Chambers, City Hall, second floor, 500 W. Markham Street** on (date) _____ at 4:00 p.m.

ALL PARTIES IN INTEREST MAY APPEAR and be heard at said time and place or may notify the Little Rock Historic District Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the Department of Planning and Development to review the application with Commission Staff.

The City of Little Rock complies with all civil rights provisions of federal laws and related authorities that prohibit discrimination in programs and activities receiving federal financial assistance. The City of Little Rock does not discriminate on the basis of race, color, creed, religion, sex, national origin, age, disability, income status, marital status, sexual orientation, gender identity, genetic information, political opinions or affiliation, in admission or access to and treatment in the City's programs and activities, as well as the city's hiring or employment practices. Complaints of alleged discrimination and inquiries regarding the City's nondiscrimination policies may be directed to Caran Curry, Title VI Coordinator, 500 West Markham Street, Little Rock, AR 72201, 501-371-4583, or the following e-mail address: c Curry@littlerock.gov.

This notice is available from the Title VI Coordinator in large print or recording. Free language assistance for those with Limited English Proficiency is available upon request.

La ciudad de Little Rock cumple con todas las disposiciones de derechos civiles de los estatutos federales y autoridades relacionadas que prohíben la discriminación en programas y actividades que reciben asistencia financiera federal. La ciudad de Little Rock no discrimina por motivos de raza, color, credo, religión, sexo, origen nacional, edad, discapacidad, estado de ingresos, estado civil, orientación sexual, identidad de género, información genética, las opiniones políticas o afiliación, en la admisión o acceso y tratamiento en los programas y actividades de la ciudad, así como de contratación de empleados de la ciudad. Las quejas de supuesta discriminación y consultas sobre la política antidiscriminatoria de la ciudad pueden ser dirigidas a Caran Curry, Coordinador del Título VI, 500 West Markham Street, Little Rock, AR 72201, 501-371-4583, o en la siguiente dirección de correo electrónico: c Curry@littlerock.gov.

AFFIDAVIT

I hereby certify that I have notified all the property owners as reflected on the abstract company list and all those that are not reflected on that list that I have knowledge of within 150 feet of the above-described property, that subject property is being considered for a Certificate of Appropriateness and that a Public Hearing will be held before the Little Rock Historic District Commission at the time and place described.

 Applicant (Owner or Authorized Agent): Date

Figure 178. COA Notice of Public Hearing



City of Little Rock
Department of Planning and Development
 723 West Markham Street
 Little Rock, Arkansas 72201-1334
 Phone: (501) 371-4790 Fax: (501) 371-4546
 www.littlerock.gov



CERTIFICATE OF APPROPRIATENESS AUTHORIZATION OF REPRESENTATION AFFIDAVIT

I, _____ do hereby authorize
Property owner (print)

_____ to represent me and my interests in an
Agent/representative name and business (print)

Application for a Certificate of Appropriateness on the following property described below. I have reviewed the proposed application and I have indicated so by initialing a copy of the submittals that are attached.

Street Address: _____

 Title Holder's Signature Date

 Agent's Signature Date

Subscribed and sworn to me, a Notary Public on this _____ day of _____, _____.

 Notary Public

My Commission Expires: _____

Figure 179. COA Authorization of Representation

APPENDICES J: CERTIFICATES OF APPROPRIATENESS

Little Rock HISTORIC DISTRICT COMMISSION

DEPARTMENT OF PLANNING AND DEVELOPMENT

723 West Markham Street
Little Rock, Arkansas 72201-1334
Phone: (501) 371-4790 Fax: (501) 399-3435

CERTIFICATE OF APPROPRIATENESS

Property Owner: Shesa Homeowner HDC16-XXX

Address of Property: 123 Her Street


1. Install fence around property as approved by Historic District Commission in the lunius 10, 899 hearing. All fencing between 15th street and a line parallel to 15th Street at the front façade of the house shall be 42" tall maximum. Fences in other areas of the property may be up to 72" in height. Fence to match existing on site.

Staff Signature _____ Date of COA _____

The original is printed on pale blue paper.

Figure 180. The Certificate of Appropriateness is issued when a property has been reviewed by the Historic District Commission through their public hearing process. This certificate is necessary to obtain a building permit and is site and project specific.

APPENDICES K: CERTIFICATES OF COMPLIANCE

 DEPARTMENT OF PLANNING AND DEVELOPMENT

723 West Markham Street
Little Rock, Arkansas 72201-1334
Phone: (501) 371-4790 Fax: (501) 399-3435

CERTIFICATE OF COMPLIANCE

HDC16-XXX

Property Owner: Ima Homeowner

Address of Property: 123 Anywhere Street

Project Description with Conditions listed:

- 1) **Brick Repair**
 - a) Replace missing bricks as needed to match existing pattern.
 - b) Use Type O mortar with joint to match existing.
- 2) **Fencing Repair/Replace.**
 - a) Replacement boards to be same size, material and shape as existing. New fence to be in same location as previous with same number and size of gates.
- 3) **Roofing**
 - a) Repair roof as needed to address fire damage without changing pitch, valley or gables.
 - b) Remove multiple layers of asphalt roofing and/or additional layers of roofing materials as needed to repair fire damage.
 - c) Replace rafters as needed.
 - d) Repair decking with boards of same thickness, (plywood, chipboard, or 1x boards for decking.)
 - e) Reroof with asphalt shingles.
- 4) **Trim Boards Repair**
 - a) Trim Boards and Siding Repair
 - i) Remove damaged trim boards and siding pieces and replace with boards of same dimension, shape and profile.
 - ii) Caulk, prime, and paint.
 - b) Soffit and Fascia Repair
 - i) Remove damaged trim boards and siding pieces and replace with boards of same dimension, shape and profile.

Staff Signature _____ Date of COC _____

The original is printed on pale orange paper

Figure 181. The Certificate of Compliance is issued when a property has been reviewed by Staff for maintenance items and other items that are not reviewed by the Commission in public hearings. This certificate is necessary to obtain a building permit and is site and project specific.

APPENDIX L: GUIDELINE CHART

**May require a building permit*

TYPE OF WORK	COA NOT REQUIRED	COA REQUIRED	PERMIT REQUIRED
Additions		X	X
Architectural Details (Brackets, Shingles, Cornices, Eave Trim Etc.)		X	X
Awnings and Canopies		X	X*
Brickwork—New		X	X
Chimneys		X	X
Curb Cuts			X
Decks		X	X
Demolition		X	X
Doors		X	X*
Fans		X	
Fencing, Fences, Retaining Walls		X	X*
Fire Escapes		X	X
Foundations		X	X
Garbage Collectors (For Institutional / Commercial Buildings)		X	
Glass replacement (Matching Original)	X		
Glass replacement (Not Matching Original)		X	
Historic Glass Removal		X	
Handicapped Ramps		X	X*
Landscaping—Plant materials only (Also See Sidewalks, Retaining Walls for hardscape items)	X		X*
Light Fixtures		X	
Masonry—Brickwork Tuck-pointing and Cleaning	X		X*
Material changes (Siding, Metal, Brick, Etc.)		X	X
Mechanical systems (Includes Window Units, Exhaust Fans, Etc.)		X	X
Moving Buildings		X	X
New Construction: Primary Structures		X	X
New Construction: Outbuildings		X	X

Figure 182. Guideline chart

Guideline Chart (page 2 of 2)

*May require a building permit

TYPE OF WORK	COA NOT REQUIRED	COA REQUIRED	PERMIT REQUIRED
New Construction: Additions (Including Porch Enclosures, Dormers, Etc.)		X	X
Paint Colors (On Wooden Materials Only)	X		
Painting Brick, Stucco and non-wood surfaces		X	
Paint Removal from Masonry		X	X
Parking lots (Pavement and Landscaping)		X	X
Porches (Columns, Cornices, Railing, Flooring, Detailing)		X	X
Public Right-Of-Way Improvements (Sidewalks, Paving, Landscaping)		X	X
Rain Gutters / Downspouts (Hanging)	X		X*
Rain Gutters / Downspouts (Boxed)		X	X*
Retaining Walls		X	X*
Roofs (Materials, Changes in Shape, Eaves)		X	X*
Satellite Dishes		X	
Screens		X	
Shutters		X	X*
Sidewalks		X	X*
Siding		X	X*
Signs		X	X
Skylights		X	X
Solar collectors		X	X*
Staircases (Exterior)		X	X*
Steps		X	X*
Storm Windows, Storm Doors, Security Doors		X	X*
Swimming Pools		X	X
Weather-stripping, Caulking	X		
Windows Alterations to Sash, Skylights, Etc.		X	X*

Figure 183. Guideline chart continued

APPENDIX M: MAINTENANCE ADVICE

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 preservatives.
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, allowed to dry and painted.
4. Where exterior siding has to be replaced the use of pressure treated wood is recommended to prevent deterioration.
5. Keep exterior brick clean of mildew, efflorescence and dirt. Also, keep exterior brick clean of vines, ivy and other plant materials. Washing with detergents and water are best for exterior masonry and mortar. Sandblasting, waterblasting and other abrasive cleaning methods are detrimental to historic buildings and should not be used.
6. Repointing of historic mortar should be with a mortar which matches the original in composition of mortar, dyes or colorants, and type of mortar joint to be appropriate and watertight. Most mortar from before 1900 was composed of lime and sand and a mortar with similar content should be applied. The use of Portland cement or other hard mortars is discouraged because it will damage the brick by cracking or spalling. Property owners should seek advice from Staff onsite to determine the best scope of work for tuck-pointing. Discussions should include the contractor executing the work for best results.
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.

ROOFS, CORNICES, CHIMNEYS

1. Check the roof regularly for leaks, deterioration of flashing and worn roof surfaces, such as rolled or asphalt shingles. 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's flashing and use only similar metals during replacement or repair. Different metals should not touch each other or a galvanic reaction may occur leading to corrosion.
3. Metal roofs and cornices should be kept painted to prevent rust and deterioration. Appropriate paints include those with an iron oxide oil base. Asphalt based paints and aluminum paints should not be used on historic metals as they could accelerate the rusting process.
4. Chimneys should be regularly checked for cracking, leaning, spalling and infestation by birds and insects. The use of chimney caps over chimneys or flue openings is recommended to keep out moisture.

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 effectively away from the building. Seal all cracks in downspouts with silicone caulk or sealants.
2. The use of splash blocks to keep water away from the foundation is recommended.
3. Gutters and downspouts, which are deteriorated should be replaced with new gutters and downspouts. Half-round gutters and round downspouts are preferable to corrugated designs.

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.

PORCHES AND EXTERIOR ORNAMENTATION

1. Use pressure treated wood for exterior repairs and replacement.
2. Keep all porch and trim elements painted.

ENTRANCES

1. Doors, transoms and sidelights should be kept clean and the glass should be continually washed.
2. Original locks and hardware should be kept oiled and in good repair. If original hardware is missing or is deteriorated, the use of reproduction locks and hardware suitable for the building is recommended.
3. Doors with stained wood finish should be kept varnished and paint over the wood finish is not recommended.

WINDOWS

1. Windows should be kept clean and free of dirt and grime. Wood sash surfaces should be painted regularly.
2. Windows should be kept caulked and sealed to aid in energy conservation.
3. Shutters and blinds should be kept painted and in good repair.
4. Old or deteriorated curtains or shades behind windows should be removed or replaced.

AWNINGS

1. Canvas awnings should be washed periodically and kept in good repair.
2. Awning hardware should be regularly checked for rust or loose mechanisms.
3. Awnings which become torn or otherwise deteriorated should be replaced.

SIGNS

1. Abandoned signs and sign hardware should be removed from buildings, unless historic.
2. Signs should be kept painted and mounting bolts should be checked periodically to make sure they are secure.
3. Light fixtures, conduits, and wiring for signs should be inspected and replaced when necessary.

APPENDIX N: DEFINITIONS AND TERMS

1. Procedural Definitions

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 by the Historic District Commission (HDC). This is deemed to be all properties situated within 150' of the subject property and any additional properties within the subject's block that lie outside the 150' radius.

Certificate of Appropriateness: A document awarded by a preservation commission allowing an applicant to proceed with a proposed 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 Compliance: A document awarded by preservation commission staff allowing an applicant to proceed with proposed maintenance of a structure in a designated area or site, following a determination of the proposal's suitability according to applicable criteria.

Certified Local Government: Any city, county, parish, township, municipality or borough or any other general purpose subdivision enacted by the National Preservation Act Amendments of 1980 to further delegate responsibilities and funding to the local level.

Contributing: a structure which is a good example of a recognized architectural style, and which retains unaltered the major architectural details of that style. When a district is nominated to the National Register for Historic Places, every structure is designated "contributing" or "non-contributing." An area must have more than 50% "contributing structures" to be listed on the National Register.

Due process: The established procedure by which a property owner has an application reviewed.

Non-contributing: either an historic structure which has been altered so much that the character-defining elements of its architectural style have been eliminated, or a structure less than 50 years old, the basic age for National Register consideration.

Normally required: Mandatory actions, summarized in the guidelines, whose compliance is enforced by the preservation commission.

Public notice: The classified advertisement of an event, such as a preservation commission meeting, that is published in the local newspaper and posted in the city government building in order to notify the general public of the upcoming event.

Recommended: Suggested, but not mandatory actions summarized in the guidelines.

Significant structure: a structure which is a particularly good example of an architectural style and which deserves a high degree of preservation.

2. Technical Definitions

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. Work that impacts any exterior architectural feature including construction, reconstruction, repair or removal of any building element.

Appropriate: Especially suitable or compatible.

Building: Any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals or chattels. A structure used to house human activity such as a dwelling or garage.

Character: Qualities and attributes of any structure, site, street or district.

Commission: The Little Rock Historic District Commission (LRHDC).

Configuration: Arrangement of elements and details on a building or structure that help to define its character.

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.

Compatible: In harmony with location and surroundings.

Context: The setting in which a historic element, site, structure, street or district exists.

Detailing: architectural aspects that, due to particular treatment, draw attention to certain parts or features of a building. Trim pieces that include moldings, decorative elements and features that are secondary to the major wall surfaces and materials.

Demolition: Any act that 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.

Elevation: Any one of the external faces or facades of a building.

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, general design and 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 features.

Fabric: Physical material of a building, structure or community, connoting an interweaving of component parts.

Harmony: Pleasing or congruent arrangement.

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. This does not include chimneys.

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 landmarks register and may be protected legally through enactment of a local historic district ordinance administered by a historic district board or commission.

Historic imitation: New construction or rehabilitation where elements or components mimic an architectural style but are not of the same historic period as the existing buildings (historic replica).

Infill: New construction where there had been an opening before, such as a new building between two older structures; or block infill between porch piers or in an original window opening.

Landmark: A building, structure, object or site that is identified as a historic resource of particular significance.

Landscape: The totality of the built or human-influenced habitat experienced at any one place. Dominant features are topography, plant cover, buildings or other structures and their patterns.

Landscape features: The elements of the built or human-influenced habitat experienced at any one place. Landscape features may include walks, walls, planting, statuary, etc.

Maintain: To keep in an existing state of preservation or repair.

Massing: Volume, magnitude or overall size of a building. The overall shape of major building volumes and their composition as a whole

Material change: A change that will affect either the exterior architectural or environmental features of an historic property or any structure, site or work of art within an historic district.

New construction: Construction that is characterized by the introduction of new elements, sites, buildings or structures or additions to existing buildings and structures in historic areas and districts.

Obscured: Covered, concealed or hidden from view.

Ordinary maintenance : Those improvements which do not change but simply upgrade a structure, including but not limited to: replacing deteriorated porch flooring, stairs, siding or trim in the same material and texture, or replacing screens, gutters or downspouts.

Preservation: Generally, saving from destruction or deterioration old and historic buildings, sites, structures and objects and providing for their continued use by means of restoration, rehabilitation or adaptive use.

Proportion: The relationship of height to width of the building outline as well as individual components. The overall horizontal and vertical relationship of primary building elements to each other as well as to existing buildings immediately surrounding the subject property (360 degree view).

Recommendation: An action or activity advised but not required by the Little Rock Historic District Commission.

Reconstruction: The act or process of reproducing by new construction the exact form and detail of a vanished building, structure or object, or a part thereof, as it appeared at a specific period of time.

Rehabilitation: The act or process of returning a property or building to usable condition through repair, alteration, and/or preservation of its features that are significant to its historical, architectural and cultural values.

Restoration: The act or process of accurately taking a building's appearance back to a specific period of time by removing later work and by replacing missing earlier features to match the original.

Retain: To keep secure and intact. In the guidelines, "retain" and "maintain" describe the act of keeping an element, detail or structure and continuing the same level of repair to aid in the preservation of elements, sites and structures.

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. Movement or fluctuation marked by the regular occurrence or natural flow of related elements. The pattern and spacing of primary building elements such as openings, projections, and recesses.

Roof area: The outside covering of a building or structure extending above the vertical walls including the form, material, and texture of the roof, and including the slope and pitch, spacing of roof covering; size, design, number and location of dormers, the design and placement of cornices, and the size, design, material and location of chimneys.

Satellite Dishes: End User: 1) Antennas that are used to receive television broadcast signals; 2) Antennas that are one (1) meter or less in diameter and are used to receive direct broadcast satellite service or to receive or transmit fixed wireless signals; or 3) Antennas that are one (1) meter or less in diameter and are used to receive video programming services or to receive or transmit fixed wireless signals. Definition source: (Category II—End User Reception Antennas (47 Code of Federal Regulations Section 1.4000 as of 1-12-09.))

Scale: the relative dimension, size, degree or proportion of parts of a building to each other or group of buildings Proportional elements that demonstrate the size, materials and style of buildings.

Setting: The sum of attributes of a locality, neighborhood or property that defines its character.

Significant: Having particularly important associations within the contexts of architecture, history and culture.

Siting: The location of a building in relationship to the legal boundaries and setbacks, adjacent properties, and the natural conditions of the site.

Stabilization: Act or process of applying measures essential to the maintenance of a deteriorated building as it exists at present, establishing structural stability and a weather-resistant enclosure.

Streetscape: The distinguishing character of a particular street as created by its width, degree of curvature, paving materials, design of the street furniture and forms of surrounding buildings.

Structure: Any improvement on the land which extends above ground level.

Style: A type of architecture distinguished by special characteristics of structure and ornament and often related in time; also a general quality of a distinctive character.

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

Wall areas: The vertical architectural member used to define and divide space including the kind and texture and exposure of wall sidings and trims, and the location, number and design of all openings including window and door openings. The proportion, rhythm, and scale of walls, their associated openings and their relationship to adjacent buildings within the area of influence.

3. Glossary of Architectural Terms

Apron: A decorative, horizontal trim piece on the lower portion of an architectural element.

Arch: A curved construction of wedge-shaped stones or bricks, which spans an opening and supports the weight above it. (see flat arch, jack arch, segmental arch and semi-circular arch)

Attic: The upper level of a building, not of full ceiling height, directly beneath the roof.

Baluster: One of a series of short, vertical, often vase-shaped members used to support a stair or porch handrail, forming a balustrade.

Balustrade: An entire rail system with top rail and balusters.

Bargeboard: A board that hangs from the projecting end of a gable roof, covering the end rafters and often sawn into a decorative pattern. Also: Vergeboard.

Bay: Portion of a facade between columns or piers providing regular divisions and usually marked by windows.

Bay window: A projecting window that forms an extension to the floor space of the internal rooms; usually extends to the ground level.

Belt course: A horizontal band usually marking the floor levels on the exterior facade of a building.

Board and batten: Siding fashioned of boards set vertically and covered where the edges join by narrow strips called battens.

Bond: A term used to describe the various patterns in which brick (or stone) is laid.

Bracket: A projecting element of wood, stone or metal which spans between horizontal and vertical surfaces (eaves, shelves, overhangs) as decorative support.

Bulkhead: The structural panels just below display windows on storefronts. Bulkheads can be both supportive and decorative in design; 19th century bulkheads are often of wood construction with rectangular raised panels; 20th century bulkheads may be of wood, brick, tile or marble construction. Bulkheads are also referred to as kickplates.

Bungalow: Common house form of the early-20th century distinguished by horizontal emphasis, wide eaves, large porches and multi-light doors and windows.

Capital: The head of a column or pilaster.

Casement window: A window with one or two sashes that are hinged at the sides and usually open outward.

Cementitious boards: Non-asbestos, discrete cellulose fiber-reinforced cement building products are acceptable as building products in certain applications. Brand names used are Hardiplank, Hardiflex, Hardipanel, etc.

Clapboards: Horizontal wooden boards, thinner at the top edge, which are overlapped to provide a weather-proof exterior wall surface.

Classical order: Derived from Greek and Roman architecture, a column with its base, shaft, capital and

entablature having standardized details and proportions, according to one of the five canonized modes: Doric, Tuscan, Ionic, Corinthian or Composite.

Clipped gable: A gable roof where the ends of the ridge are terminated in a small, diagonal roof surface.

Colonial Revival: House style of the early-20th century based on interpretations of architectural forms of the American colonies prior to the Revolution.

Column: A circular or square vertical structural member.

Common bond: Brickwork pattern where most courses are laid flat, with the long "stretcher" edge exposed, but every fifth to eighth course is laid perpendicularly with the small "header" end exposed.

Corbel: In masonry, a projection or one of a series of projections, each stepped progressively further forward with height and articulating a cornice or supporting an overhanging member.

Corinthian order: Most ornate classical order characterized by a capital with ornamental acanthus leaves and curled fern shoots.

Cornice: The uppermost, projecting part of an entablature or feature resembling it. Any projecting ornamental molding along the top of a wall, building, etc.

Cresting: A decorated ornamental finish along the top of a wall or roof, often made of ornamental metal.

Cross-gable: A secondary gable roof that meets the primary roof at right angles.

Dentils: A row of small tooth-like blocks in a classical cornice.

Doric order: A classical order with simple, unadorned capitals and with no base.

Dormer window: A window that projects from a roof.

Double-hung window: A window with two sashes, one sliding vertically over the other.

Eave: The edge of a roof that projects beyond the face of a wall.

Ell: The rear wing of a house, generally one room wide and running perpendicular to the principal building.

Engaged column: A round column attached to a wall.

Entablature: A part of a building of classical order resting on the column capital; consists of an architrave, frieze and cornice.

Facade: The face or front elevation of a building. The textural appearance of the materials that will contribute to a building's character and appearance.

Fanlight: A semi-circular window usually over a door with radiating muntins suggesting a fan.

Fascia: A projecting flat horizontal member or molding; forms the trim of a flat roof or a pitched roof; also part of a classical entablature.

Fenestration: The arrangement of windows on a building.

Finial: A projecting decorative element, usually of metal, at the top of a roof turret or gable.

Fishscale shingles: A decorative pattern of wall shingles composed of staggered horizontal rows of wooden shingles with half-round ends.

Flashing: Thin metal sheets used to prevent moisture infiltration at joints of roof planes and between the roof and vertical surfaces.

Flat arch: An arch whose wedge-shaped stones or bricks are set in a straight line; also called a jack arch.

Flemish bond: A brick-work pattern where the long "stretcher" edge of the brick is alternated with the small "header" end for decorative as well as structural effectiveness.

Fluting: Shallow, concave grooves running vertically on the shaft of a column, pilaster or other surface.

Foundation: The lowest exposed portion of the building wall, which supports the structure above.

Frieze: Middle portion of a classical cornice; also applied decorative elements on an entablature or parapet wall.

Gable: The triangular section of a wall to carry a pitched roof.

Gable roof: A pitched roof with one downward slope on either side of a central, horizontal ridge.

Gambrel roof: A ridged roof with two slopes on either side.

Ghosts: Outlines or profiles of missing buildings or building details. These outlines may be visible through stains, paint, weathering or other residue on a building's facade.

Greek Revival style: A mid-19th-century revival of forms and ornament of architecture of ancient Greece.

Hipped roof: A roof with uniform slopes on all sides.

Hood molding: A projecting molding above an arch, doorway or window, originally designed to direct water away from the opening; also called a drip mold.

Ionic order: One of the five classical orders used to describe decorative scroll capitals.

Jack arch: see Flat arch

Keystone: The wedge-shaped top or center member of an arch.

Knee brace: An oversize bracket supporting a cantilevered or projecting element.

Lattice: An openwork grill of interlacing wood strips used as screening.

Light: a pane of glass in a window or door.

Lintel: The horizontal top member of a window, door or other opening.

Mansard roof: A roof with a double slope on all four sides, with the lower slope being almost vertical and the upper almost horizontal.

Masonry: Exterior wall construction of brick, stone or adobe laid up in small units.

Massing: The three-dimensional form of a building.

Metal standing seam roof: A roof composed of overlapping sections of metal such as copper-bearing steel or iron coated with a terne alloy of lead and tin. These roofs were attached or crimped together in various raised seams, for which the roof are named.

Modillion: A horizontal bracket, often in the form of a plain block, ornamenting or sometimes supporting, the underside of a cornice.

Mortar: A mixture of sand, lime, cement and water used as a binding agent in masonry construction.

Mullions and Muntins: The heavy vertical divider between windows or doors and the secondary framing member to divide and hold the panes of glass in multi-light window or glazed door.

Multi-light window: A window sash composed of more than one pane of glass.

Neo-classical Revival style: Early-20th-century style that combines features of ancient, Renaissance and Colonial architecture; characterized by imposing buildings with large columned porches.

Oriel window: Bay window that emerges above the ground floor level.

Overlight: See transom

Paired columns: Two columns supported by one pier, as on a porch.

Palladian window: Window with three openings, the central one arched and wider than the flanking ones.

Paneled door: Door composed of solid panels (raised or recessed) held within a framework of rails and stiles.

Parapet: A low horizontal wall at the edge of a roof.

Pediment: Triangular crowning element forming the gable of a roof; any similar triangular element used over windows, doors, etc.

Pier: Vertical structural element, square or rectangular in cross-section.

Pilaster: A square pillar attached to, but projecting from a wall, resembling a classical column.

Pitch: The degree of inclination. The slope of a roof.

Portico: A roofed space, open or partly enclosed, forming the entrance and centerpiece of the facade of a building, often with columns and a pediment.

Portland cement: A strong, inflexible hydraulic cement used to bind mortar. Mortar or patching materials with a high Portland cement content should not be used on old buildings. The Portland cement is harder than the masonry, thereby causing serious damage over annual freeze-thaw cycles.)

Pressed tin: Decorative and functional metalwork made of molded tin used to sheath roofs, bays and cornices.

Pyramidal roof: A roof with four identical sides rising to a central peak.

Queen Anne style: Popular late 19th-century revival style of early 18th-century English architecture,

characterized by irregularity of plan and massing and a variety of texture.

Quoins: A series of stone, bricks or wood panels ornamenting the outside of a wall.

Ridge: The top horizontal member of a roof where the sloping surfaces meet.

Rusticated: Roughening of stonework of concrete blocks to give greater articulation to each block.

Sash: The moveable framework containing the glass in a window.

Segmental arch: An arch whose profile or radius is less than a semicircle.

Semi-circular arch: An arch whose profile or radius is a half-circle the diameter of which equals the opening width.

Sheathing: An exterior covering of boards or other surface applied to the frame of the structure. (see Siding)

Shed roof: A gently-pitched, almost flat roof with only one slope.

Sidelight: A narrow window flanking a door. A vertical area of fixed glass on either side of a door or window.

Siding: The exterior wall covering or sheathing of a structure.

Sill: The bottom crosspiece of a window frame.

Simulated divided light: A modern adaptation of the true divided light windows and doors. A true divided light window uses multiple panes of glass to comprise the window or door. A simulated divided light uses one pane of glass per sash or door and a grid of wood or plastic is snapped in place to have the appearance of divided lights. The grids may be on the interior of the structure, the exterior of the structure, sandwiched between the panes of glass in a double paned window or all the above.

Soffit: The exposed undersurface of any overhead component of a building.

Spindles: Slender, elaborately turned wood dowels or rods often used in screens and porch trim.

Surround: An encircling border or decorative frame, usually at windows or doors.

Swag: Carved ornament on the form of a cloth draped over supports or in the form of a garland of fruits and flowers.

Transom: A horizontal opening (or bar) over a door or window.

Trim: The decorative framing of openings and other features on a facade.

Turret: A small slender tower.

Veranda: A covered porch or balcony on a building's exterior.

Vergeboard: The vertical face board following and set under the roof edge of a gable, sometimes decorated by carving. Also called bargeboard.

Vernacular: A regional form or adaptation of an architectural style.

Wall dormer: Dormer created by the upward extension of a wall and a breaking of the roofline.

Water table: A projecting horizontal ledge, intended to prevent water from running down the face of a wall's lower section.

Weatherboard: Wood siding consisting of overlapping boards usually thicker at one edge than the other.

Window, clad: A wood window (frame and sashes of wood) that the exposed exterior surfaces are sheathed with specially formed aluminum or extruded vinyl to facilitate easier maintenance. The cladding is on the exterior parts of the sashes, jambs, sills and head of the window. Also known as a wood clad window.

Window, vinyl: A window whose frame and sashes are made from vinyl. Vinyl is a generic term for modified PVC (Polyvinyl Chloride).

APPENDIX O: RESOURCES AND SUGGESTED BIBLIOGRAPHY

1. Resources for Historical and Technical Information

Local Resources:

Little Rock Historic District Commission
Department of Planning and Development
723 West Markham Street
Little Rock, AR 72201
501-371-4790
www.littlerock.gov

Capitol Zoning District Commission
1100 North Street
Little Rock, AR 72201
501-324-9644
czdc.arkansas.gov

Quapaw Quarter Association
PO Box 165023
Little Rock, AR 72216
501-371-0075
www.quapaw.com

Arkansas Resources

Arkansas Historic Preservation Program
1100 North Street
Little Rock, AR 72201
501-324-9150
www.arkansasheritage.com/Arkansas-historic-preservation-program

Preserve Arkansas (formally Historic Preservation Alliance of Arkansas)
PO Box 305
Little Rock, AR 72203-0305
501-372-4757
www.preservearkansas.org

National Resources

U.S. Department of the Interior
National Park Service
1849 C Street, N.W.
Washington, D.C. 20204
Office of the Director: (202) 208-4621
Office of Communications: (202) 208-6843
Cultural Resource Stewardship
and Partnerships: (202) 208-7625
Heritage Preservation Services: www.cr.nps.gov/hps

Midwest Regional Office of the National Park Service
601 Riverfront Drive
Omaha, NE 68102
(402) 221-3448

National Trust for Historic Preservation
1785 Massachusetts Avenue, N.W.
Washington, D.C. 20036
202-588-6040
nthp.org

WESTERN FIELD SERVICES
1420 Ogden Street, Suite 203
Denver, Colorado 80218
(303)623-1504
swro@nthp.org

Conservation Online
www.palimpsest.stanford.edu

Heritage Preservation
www.heritagepreservation.org

National Preservation Institute
www.npi.org

International Centre for the Study and Preservation & Restoration
Of Cultural Property (CCROM)
www.iccrom.org

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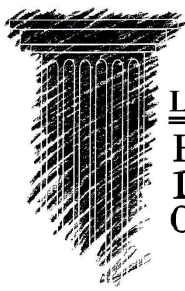
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Style 1900, 333 North Main Street, Lambertville, NJ 08530

Clem Labine's *Traditional Building: The Professional's Resource for Public Architecture*, 69A Seventh Avenue, Brooklyn NY 11217

MacArthur Park Historic District

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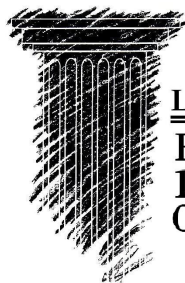
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MacArthur Park Historic District

Little Rock, Arkansas

Guidelines for Rehabilitation and New Construction December 1016



Department of Planning And Development