

# **MacArthur Park Historic District**

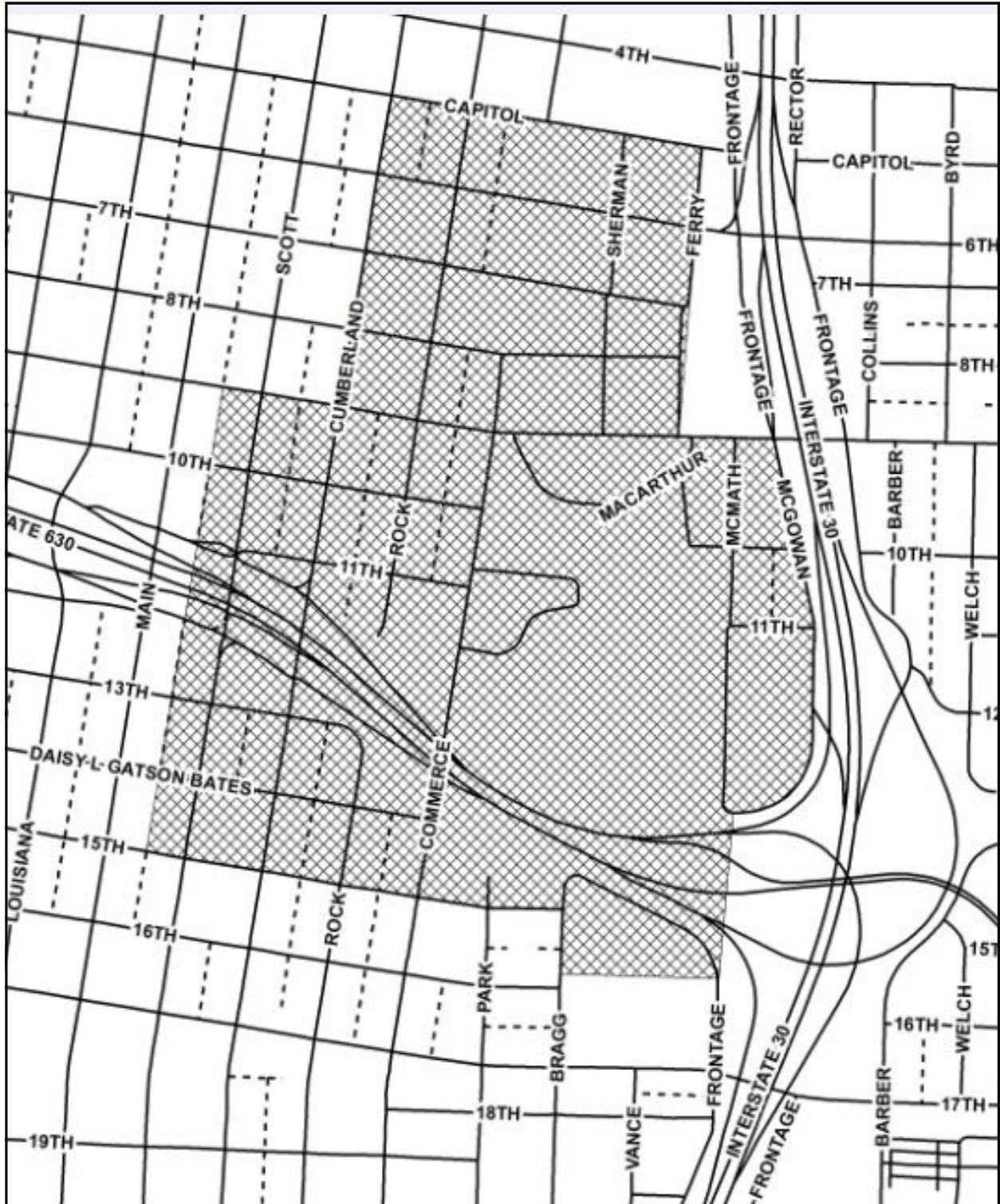
*Guidelines*

*for*

*Rehabilitation and New Construction*

**Little Rock Historic District Commission  
Little Rock, Arkansas**

October 4, 2016 DRAFT



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

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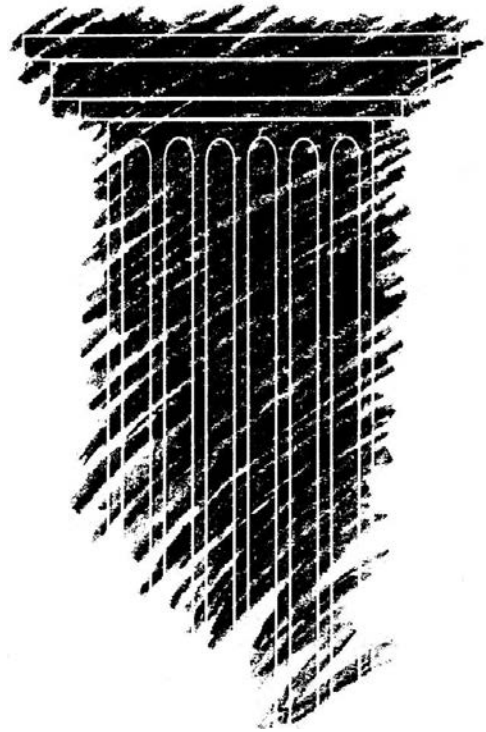
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## I. INTRODUCTION AND OVERVIEW OF HISTORIC PRESERVATION AND DESIGN GUIDELINES

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 ~~encompasses~~ 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 2014, there are ~~twelve~~ twenty one other National Register Historic Districts in Little Rock. (See Appendix B.) 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 ~~page 2.~~ 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 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 Statue 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 postcard of Fire Station #2 at 1201 Commerce Street.*

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

## 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.

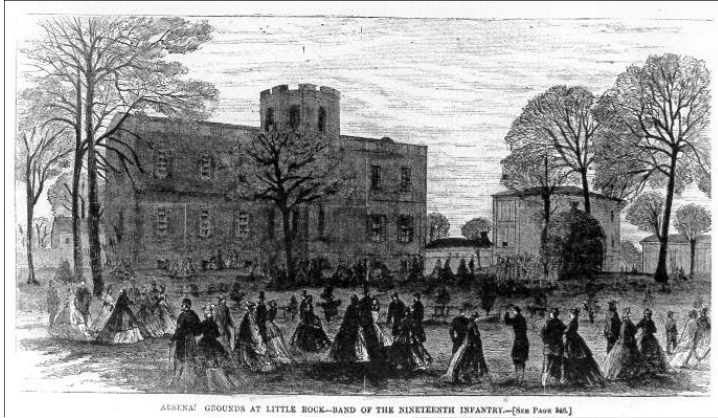
Little Rock has ~~thirteen~~ **twenty-one** National Register Historic Districts (see Appendix B). These designations help define the extent of our historic resources and the possibilities for preservation. Three areas are protected by local ordinance: the MacArthur Park Historic District, regulated 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 ~~and Local Ordinance~~ 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,



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



An illustration from Harpers Bazaar

the larger ones having two rooms separated by a “dog trot” open porch. Bricks became available as building materials in 1826.

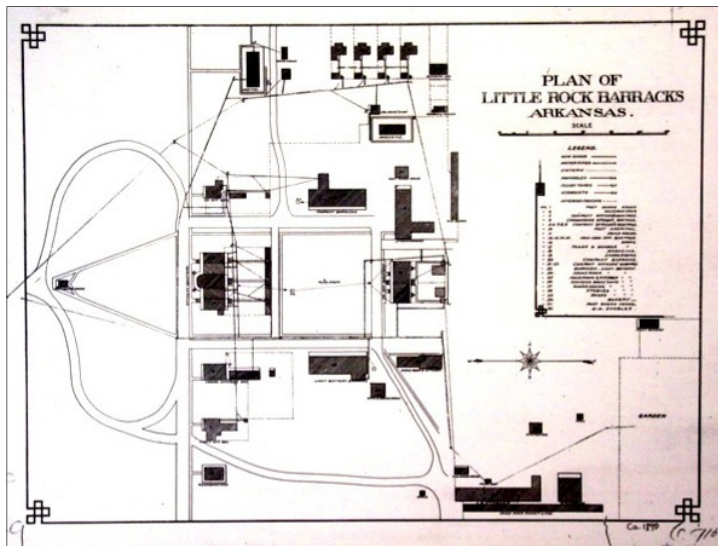
In 1821, the town was designated the Arkansas territorial capital and was incorporated ten years later. The frontier village of Little Rock became the capital of the State of Arkansas in 1836. Buildings located on the grounds of the Historic Arkansas Museum (200 E. Third) date from the territorial period. 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 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

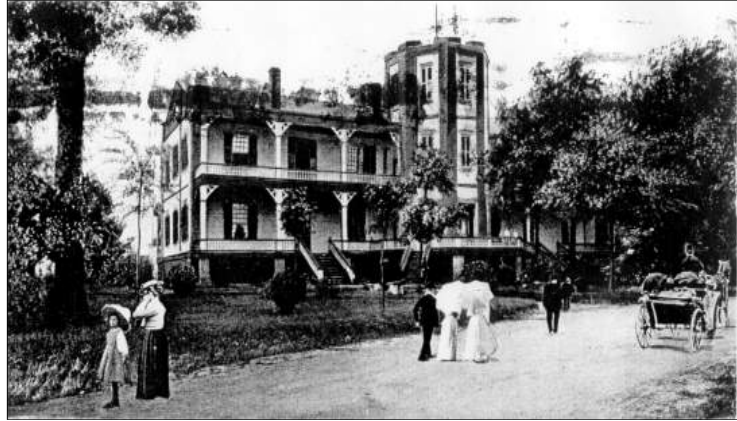
links with African-American history. Slaves probably constructed it. In the late 1950’s, Adolphine Fletcher Terry and the Women’s Emergency Committee met in the house to develop ways to counter the **closure of Little Rock’s public schools following** integration crisis at Central High School. Curran 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. The MacArthur Park Historic District has



Barracks Plan of Little Rock Arsenal, ca. 1890

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.



*Arsenal after conversion to living quarters, c.1900*

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.

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



*An early mule-drawn streetcar*

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** 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 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



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

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

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 H. H. 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



*Pulaski Heights Line, 1947*

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 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/Stiff Station, and Railroad Call Districts. Small apartment buildings and homes were built in the 1920’s and 1930’s. 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, Stiff Station, **Hanger Hill, South Main Commercial, South Main Residential, West Seventh Street, Main Street, Capitol-main, and 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.

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– RESIDENTIAL

*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.

Buildings, which are designated as “contributing” to a National Register Historic District, or “significant” as a National Register Historic **Place Landmark** will be held to a higher standard than “non-contributing” structures. The HDC will consider the designation when it evaluates rehabilitation proposals. A “Contributing” structure is a good example of a recognized architectural style, **or vernacular in style**, and which retains unaltered the major architectural details of that style. A “Non-contributing” structure is **either an** may be a historic structure which has been altered so much that the character-defining elements of its architectural style have been eliminated. **or** A structure is less than 50 years old, **the basic age for National Register consideration** may also be **non-contributing**.



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:

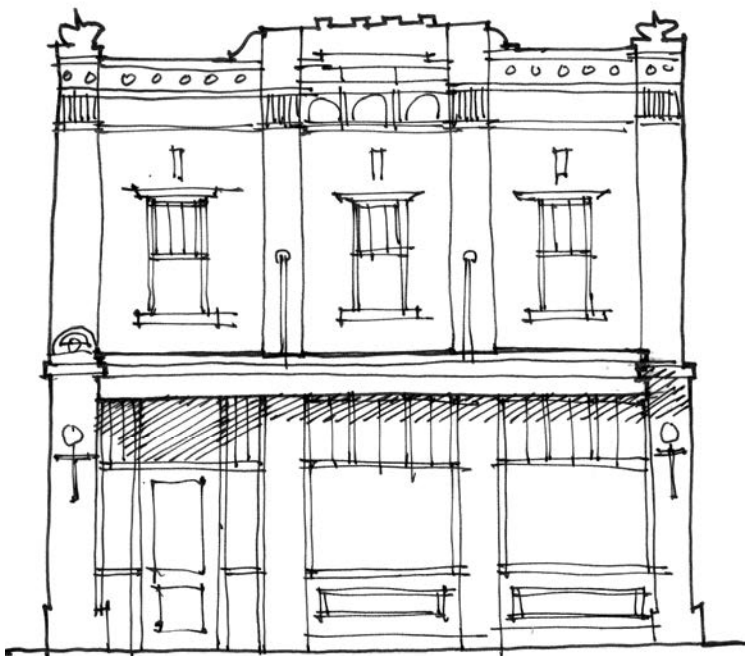
- retained and preserved if they are original to the structure
- repaired rather than replaced
- ~~should be~~ added only if they are accurately based on physical, pictorial, or historical evidence (not conjecture) in materials, scale, location, proportions, form, and detailing
- ~~should not be~~ removed,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

## DESIGN GUIDELINES FOR REHABILITATION- COMMERCIAL AND MIXED USE BUILDINGS

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 ~~which~~ **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.



## **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, ~~which~~ 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 Policy**

As stated above, the use of artificial siding on historic structures within the Historic District is discouraged, as it is not an original building material. Each individual case will be determined on its merits but with certain considerations:

- the historical and architectural significance of the structure;
- the visibility from the street;
- the significance of neighboring structures; and
- the treatment of architectural details and fenestration.

For more information, refer to the Artificial Siding Policy, (Appendix L), and section for suggestions of acceptable new building materials on additions.

## **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 **qualities 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.

Screen Doors:

Screen doors should be preserved and maintained if original. New screen doors should be wood, full-view, **and** 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.

### **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 **is 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, and 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



Examples of historic doors found in district.

the associated costs of the COA. 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. Screens should be full-view. Storm windows may also be mounted on the inside of windows. Half screen and screen or storm windows smaller than original window are not recommended.

**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

**Security bars:**

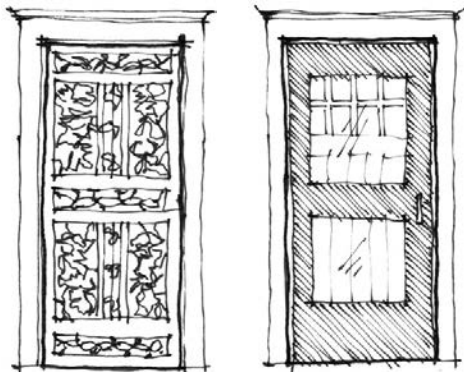
Security Bars should be painted white or a color to match the trim and window paint color.



**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.*



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

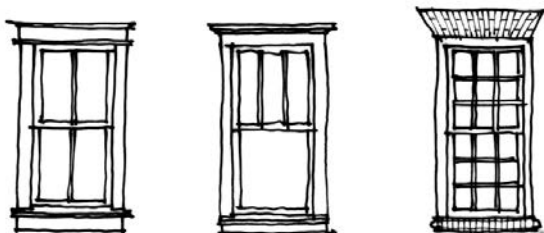
**4. Porches: Porch Details and Steps, Stair Railings**

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. **Filled-in porches on the first or second story are not recommended.**

Bottom: Two inappropriate storm and Security Door designs.

**Porch details and steps:**

Porch details should be retained intact, with repair or

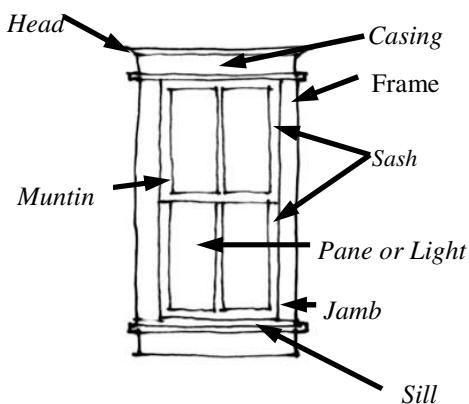


Various styles of windows from left to right: a two over two (2/2), a three over one (3/1) and a nine over nine (9/9).



Above: Historic window Sash and decorative stained glass windows should be preserved and maintained.

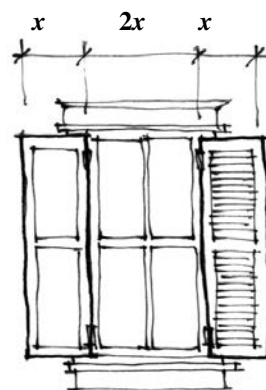
**PARTS OF A WINDOW**



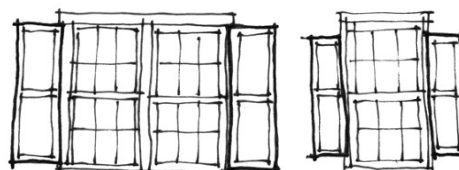
replacement of missing parts (columns, posts, railings, balusters, decorative molding and trimwork) to match the original in design, materials, scale, and placement. Porch columns and rails should not be replaced with decorative iron work. Porch floors should have wood tongue and groove flooring running 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 view from the street. Porch steps ~~which~~ that are original to a property should be retained and maintained. Brick and concrete steps are rarely original.

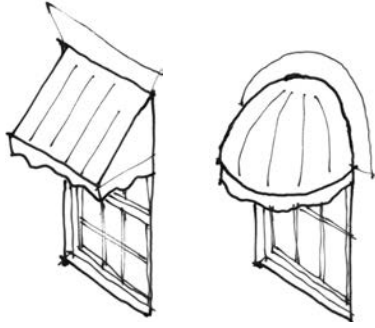
**Stair railings:**

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



Above: Shutters should cover the window opening. Below Left: Shutters are not wide enough to cover the opening. Below Right: Shutters too short.





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

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**

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:**

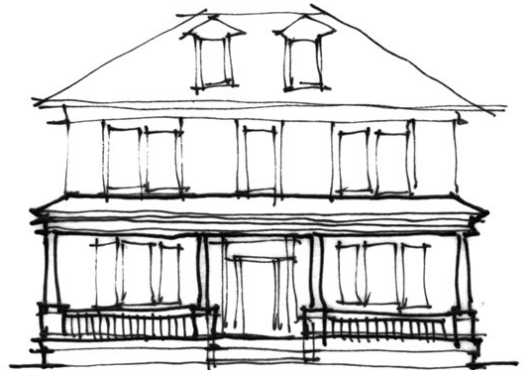
Historic siding materials, such as weatherboard, wood shingles, and stucco, should be preserved. If original siding materials must be replaced, the new siding should match the original as closely as possible, especially with respect to board size. Original corner boards should be duplicated in their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

#### **Wall Shingles:**

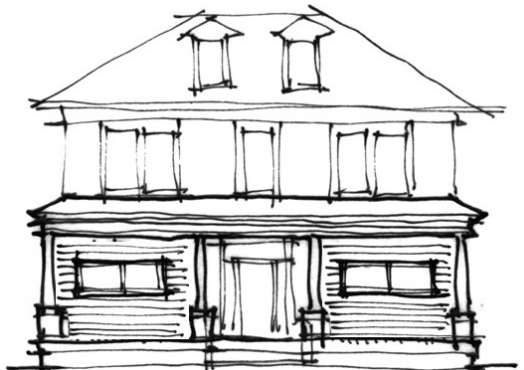
Wall shingles original to the building should be preserved if possible. If they must be replaced, the new shingles should match the original in size, placement, and design (this includes decorative wood shingles of Victorian buildings as well as wood or asphalt shingles of bungalow houses).



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



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





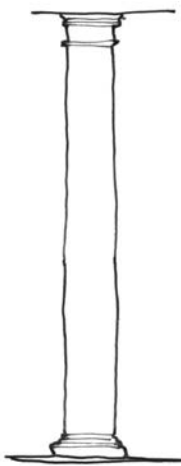
**Stucco:**

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.)

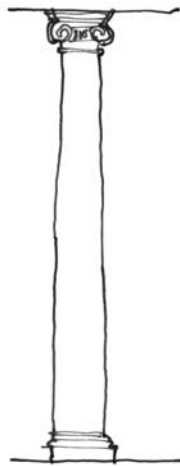
**Masonry:**

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.

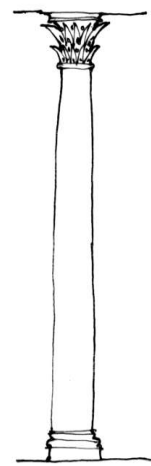
**Column Styles:**



*Doric*



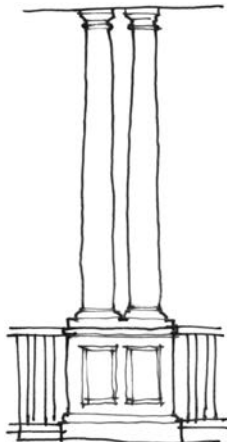
*Ionic*



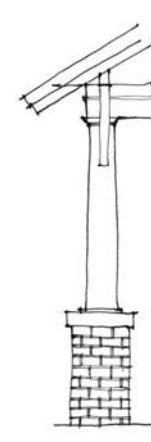
*Corinthian*



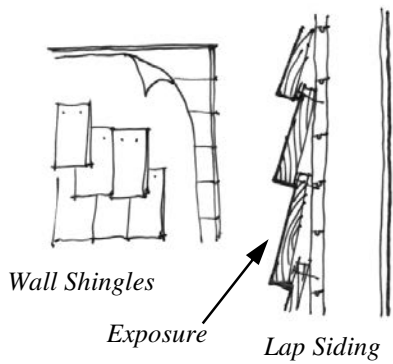
*Square*



*Paired*



*Craftsman*



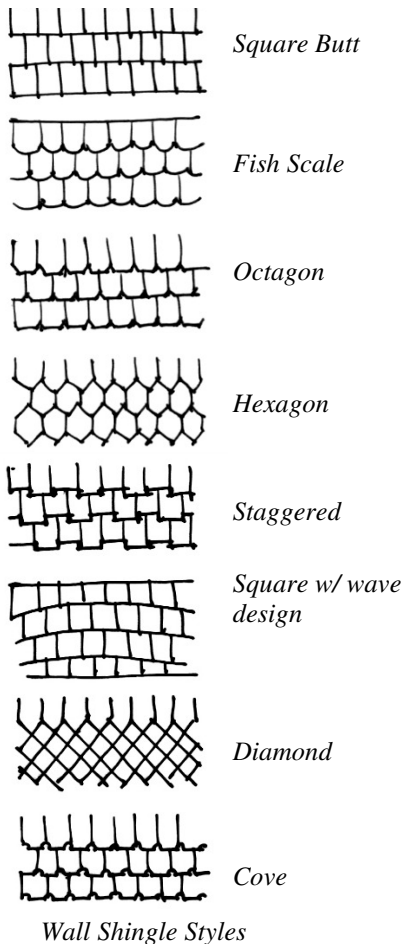
Wall siding details

## 6. Roofs and Gutters

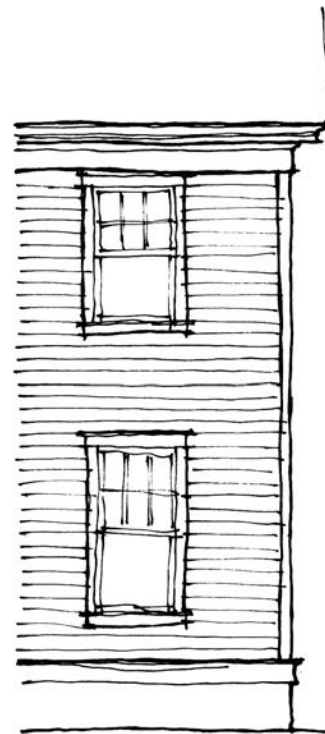
Roofs should be preserved in their original size, shape, and pitch, with original features (cresting, chimneys, finials, cupolas, etc.) and, if possible, with original roofing material (slate, tile, metal.) Composition shingles may be used if the original material is not economically feasible. Dark colors are best for historic buildings. Dormers should not be introduced on primary façades but may be added to side and rear facades 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 its horizontal run. A 6:12 pitch rises 6' for every 12' of horizontal run.

### 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.



Wall Shingle Styles



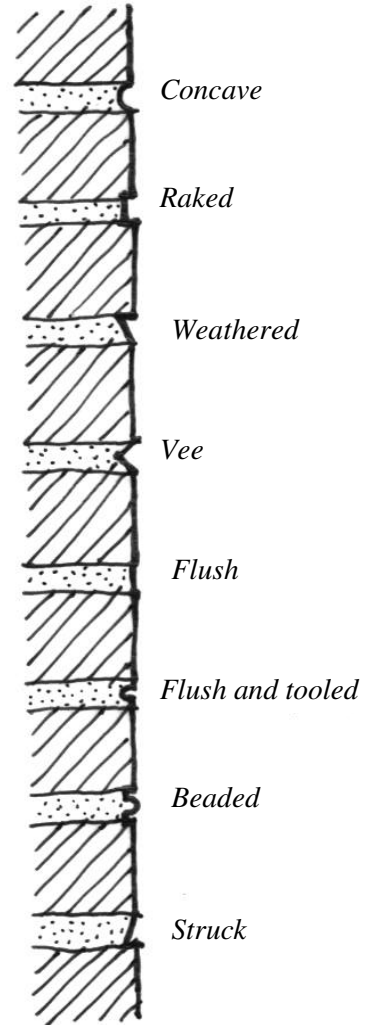
Detail of siding showing all appropriate trim pieces.

**7. Chimneys:**

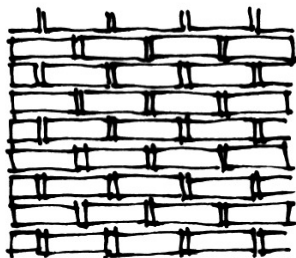
Chimneys, which are prominent features of a structure, should be retained, unchanged. A non-functioning chimney, visible from the street, should be maintained and not removed above the roofline. (A non-functional secondary chimney may be removed.) Chimneys should be repointed and cleaned according to 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:**

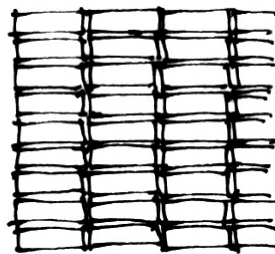
Foundations should be preserved in their original design with original materials and detailing. Spaces between piers should be filled according to the type and style of the building, generally with wood-framed lattice panels; with brick appropriate to the period of the building; or with decorative vertical 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.)



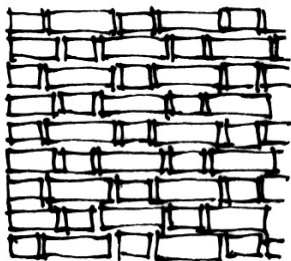
*Types of mortar joints.*



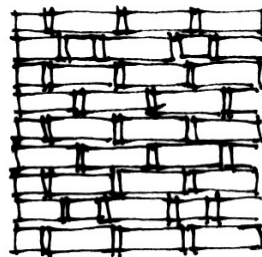
*Running Bond*



*Stacked Bond*



*Flemish Bond*



*English Bond*

*Types of brick bonds*

**9. Decks:**

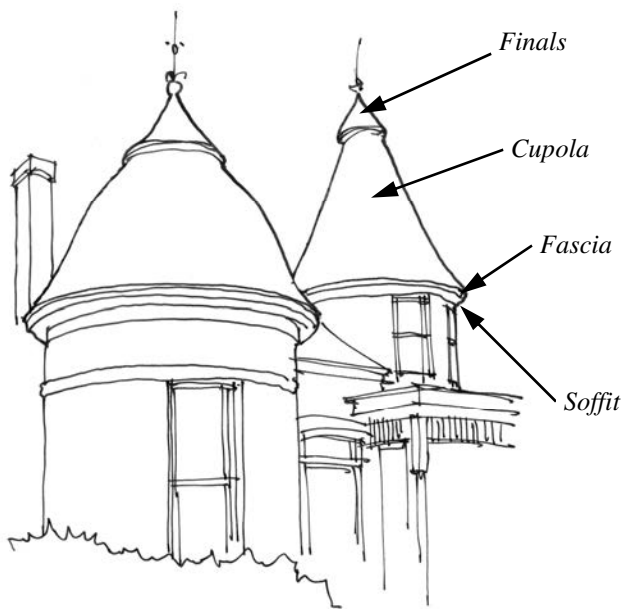
Decks should be located on the rear and be screened from street view with fencing and/or evergreen shrubs or trees. They should be subordinate to the building, in size and scale, and should be stained or painted to match or blend with the building. Balusters and railings should match the style of the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

**10. Staircases and Fire Escapes:**

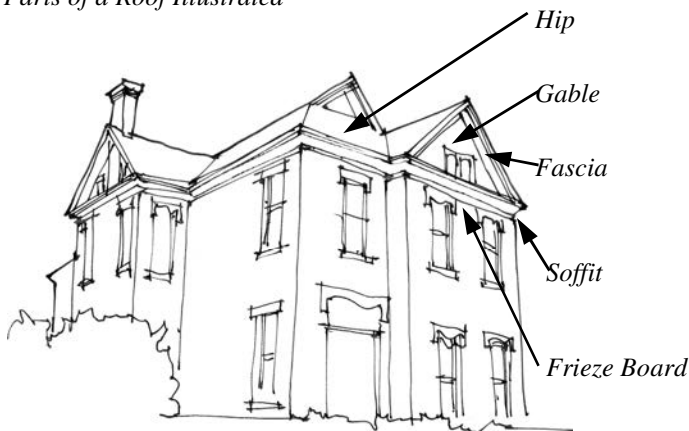
Staircases should not be added to the exterior of a building where visible from the street. If building codes require an external fire escape, it should be located where not easily seen from the street.

**11. Handicap Access Ramps:**

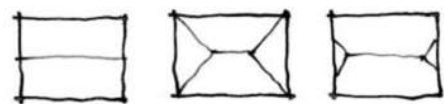
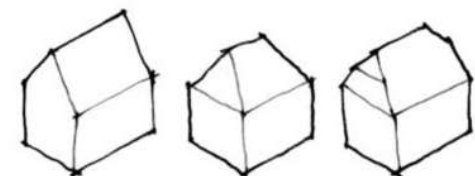
Handicap access ramps should be located on secondary or rear walls, constructed of wood in a style appropriate to the building. They should be stained or painted and should be screened with landscaping of low shrubbery to soften their appearance.



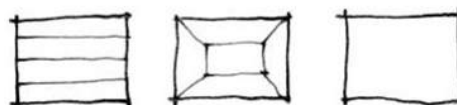
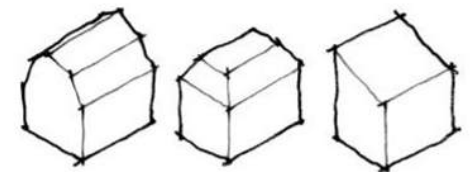
*Parts of a Roof Illustrated*



*Parts of a Roof Illustrated*

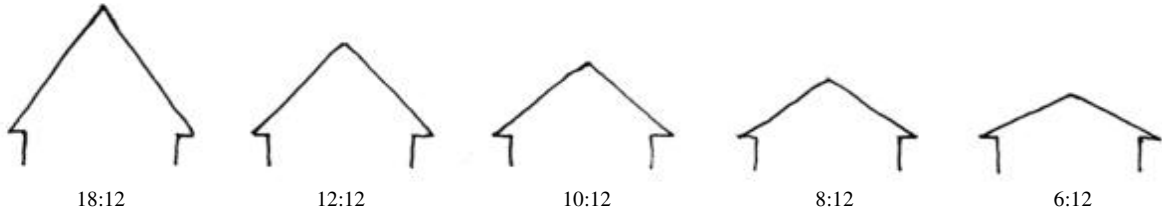


*Gable Hip Clipped Gable*

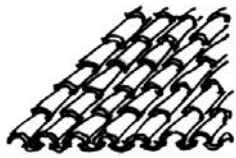


*Gambrel Mansard Shed*

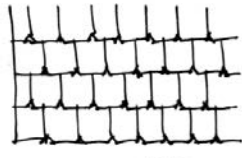
*Roof Styles (in plan and perspective)*



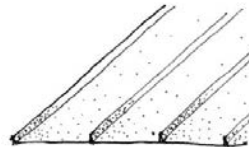
*Roof Pitches*



*Clay tile*



*Slate or Asphalt Shingles*



*Standing Seam Metal*

*Roofing Materials*

**12. Paint Colors:**

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.

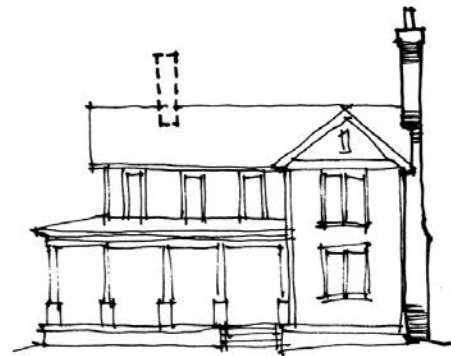
*Greek Revival* buildings were generally off-white with trim a slightly darker tone. Shutters usually were green.

*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.

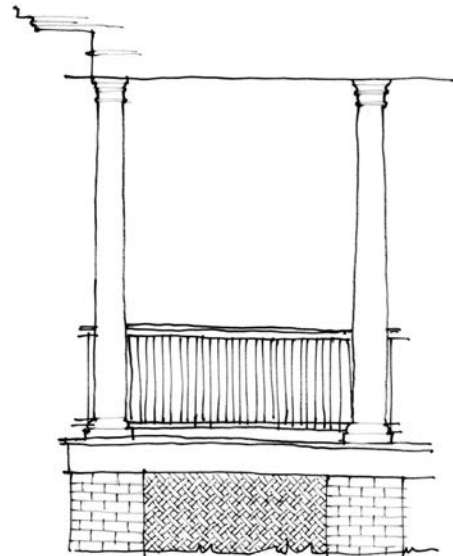
*Colonial Revival* buildings were generally pale tones with one or two accent colors.

*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.



*Examples of primary chimneys on right and secondary chimneys on left.*



*Foundation shown with brick piers with lattice inserts.*

**Choice of paint color on wood surfaces does not require approval of the LRHDC. However, a COA is required if painting stucco, brick, concrete, metal, etc.**

## 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:

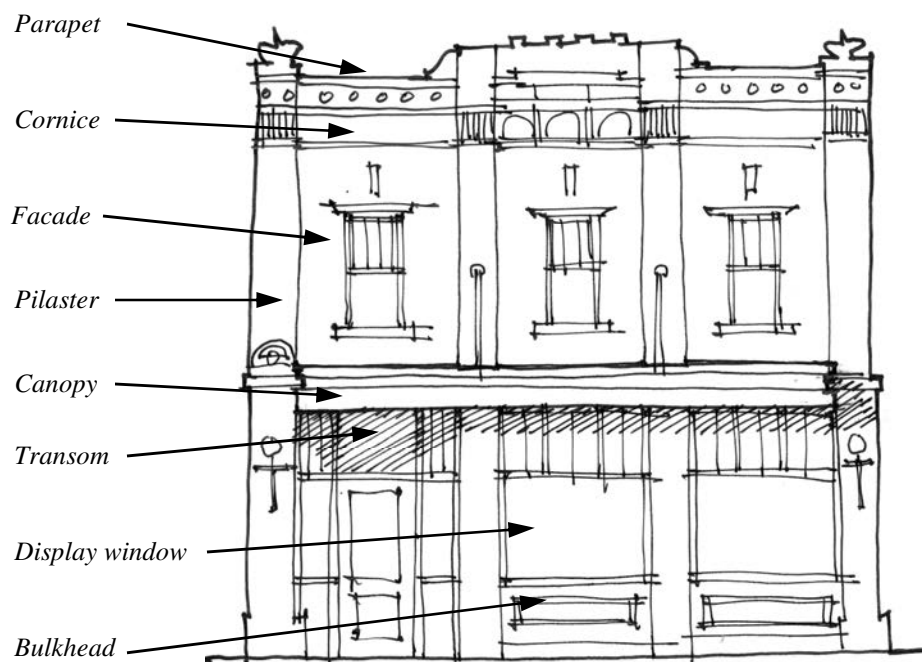
The street-level storefront of a commercial building was crucial in the functions of advertising and merchandising. Many storefronts used bay windows, cast iron columns, and recessed entrances. Existing storefronts on commercial buildings should be preserved, if original, or rehabilitated appropriately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



*Elevations of a historic Commercial Structure*

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.

**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.

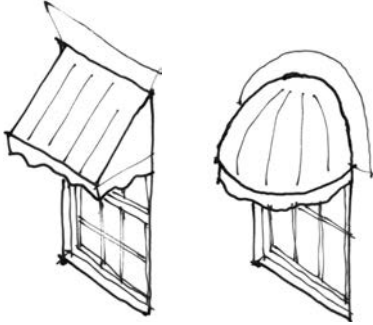
Security lighting should intrude as little as possible on the integrity of the neighborhood. They should be mounted on secondary or rear facades. Shields should focus the light down, not at neighbors.

**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 beltcourses, 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.





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

“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.



*Commercial node on 9th Street*



*Mid-century modern commercial building at 9th and Cumberland Street.*



## IV. DESIGN GUIDELINES FOR ALTERATIONS AND ADDITIONS ~~AND DETACHED NEW CONSTRUCTION~~

*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)

The primary goal for alterations and additions to historic structures is to preserve the character-defining elements of the building. Alterations and additions should compliment the original structure and should not destroy 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.

The City of Little Rock encourages both the rehabilitation of existing structures in the downtown neighborhoods and the construction of new infill structures on vacant property within these same neighborhoods. 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. ~~It is just as important that the construction of new infill structures maintain that same historical context. Historic District Infill Development Plan: Little Rock, Arkansas, by Heiple and Wiedower Architects and Planners, was written in 2000 to encourage appropriate new construction after a tornado destroyed much housing stock in the downtown historic districts. The publication provides examples of a variety of residences which blend with the context of historic neighborhoods, while providing the amenities required in a modern residence.~~

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. ALTERATIONS OR ADDITIONS TO HISTORIC STRUCTURES

~~*New additions, exterior alterations... 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.*~~

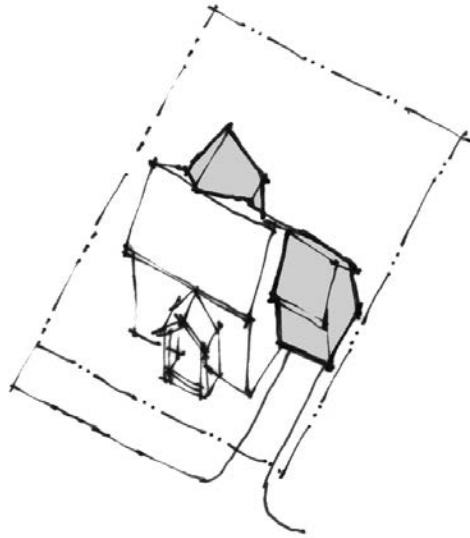
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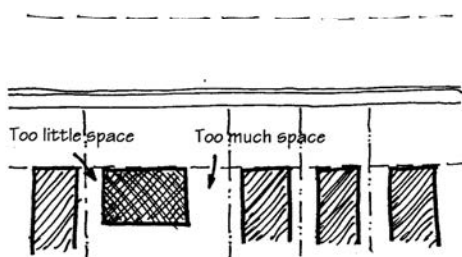
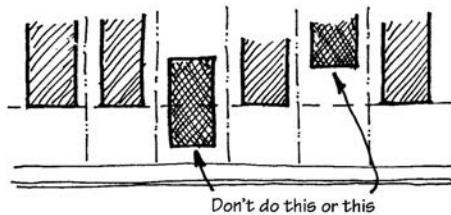
~~(Secretary of the Interior's Standard #10)~~

#### 1. Historic Alterations

~~Objective:~~ Alterations or additions to historic structures should be appropriate to the style of the building, neither destroy nor copy elements of the structure, and be reversible without destroying the integrity of the structure.



*Proper addition locations*



*Setbacks for Additions*

Alterations, which are old enough to have achieved historic significance in themselves, may be preserved. Many changes to buildings that have occurred in the course of time are themselves evidence of the history of the building and its neighborhood. These changes may have developed significance in their own right, and this significance should be recognized and respected. An example of such an alteration may be a porch or kitchen wing that was added to the original building early in its history.

More recent alterations, which are not historically significant, may be removed within the Certificate of Appropriateness (COA) process.

## 2. New Alterations

New alterations should be designed to respect the original design character of the building. Analyze the structure to determine which elements are essential to its character, considering mass, size, scale, and proportion to the lot. Don't try to make it appear older (or younger) in style than it really is. The genuine heritage of the District should be expressed.

## 3. Additions (New Rooms)

Additions 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 on the rear façade and be subordinate to the original structure.

Additions should be constructed in a manner that avoids extensive removal or loss of historic materials. They also should not destroy or damage 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.

## 4. SUSTAINABLE TECHNOLOGY

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