

Little Rock Citywide Historic Preservation Plan

2009

City of Little Rock
Planning and
Development
Department

Thomason and Associates
The Walker Collaborative



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I. Executive Summary

Over the past two decades, communities across the country have found that an increased emphasis on the preservation of their architectural and historic resources results in economic growth, an enhanced quality of life, and vibrant downtowns and neighborhoods. To guide historic preservation efforts, many cities have completed plans to assist policy makers and community leaders with the complex issues involving historic resources.

The Little Rock Citywide Historic Preservation Plan builds on the city's renewed emphasis on downtown and neighborhood revitalization efforts. Over the past decade, Little Rock has initiated a number of programs to spur redevelopment downtown, improve the appearance of its major highways, increase recreational and cultural opportunities and encourage investment in inner city residential areas. The intent of the Little Rock Historic Preservation Plan is to outline additional goals and actions to preserve, maintain and enhance the city's large stock of historic buildings both downtown and in center-city neighborhoods. The plan also provides recommendations for increasing heritage tourism efforts as well as raising public awareness of the importance of historic preservation in the community.



Little Rock has a rich architectural legacy reflected in its residential, public and commercial buildings (1300 E. 6th Street).



The Hillcrest Historic District is the largest National Register District in the city (205 N. Palm Street).

II. Introduction

Overview

With a population of 193,000, Little Rock is Arkansas's most populous city, the state capital, and the county seat of Pulaski County. The cities of Little Rock, North Little Rock, Conway and Pine Bluff clustered in the center of the state comprise Arkansas's primary metropolitan corridor, with a total population of 850,000.



This Second Empire style dwelling at 1321 Scott Street in MacArthur Park is the Villa Marre and reflects the rich legacy of the city's older neighborhoods.

The heart of this metropolitan zone is Little Rock, platted in 1820. Little Rock became the Territorial Capitol in 1821. Little Rock derived its colorful name from a rock formation on the south bank of the Arkansas called *la Petite Roche* ("the little rock") by French explorers. A landmark for early river traffic, the site became a popular river crossing.

Little Rock has been identifying and protecting its historic resources for over 50 years. The city has a rich heritage which is displayed in its architecture and efforts to preserve and protect this legacy began in 1968 with the establishment of the Quapaw Quarter Association, the city's non-profit historic preservation advocacy organization. The Arkansas Legislature also made a strong commitment to historic preservation when it created the Capitol Zoning District in 1975 to protect residential areas around the Capitol and Governor's Mansion. In 1976, the Little Rock Historic District Commission was established. This was followed in 1981 with the creation of the city's historic preservation ordinance.



Downtown Little Rock contains an impressive collection of late 19th and early 20th century commercial buildings (212 Center Street).

Little Rock is the center of the state's historic preservation efforts. On the state level, the Arkansas Historic Preservation Program is located downtown and provides assistance and outreach to citizens across the state. This office serves as the State Historic Preservation Office (SHPO) and its responsibilities include carrying out federal programs under the requirements of the National Historic Preservation Act. The non-profit statewide organization, the Historic Preservation Alliance of Arkansas is also headquartered downtown. On the local level, the Quapaw Quarter Association continues to provide a valuable non-profit voice for preservation efforts and there are numerous neighborhood associations which play important roles in preserving older dwellings and improving the quality of life.

Like many cities across the country, Little Rock expanded rapidly after World War II and many residents moved to suburban neighborhoods on the west and southwest sides of the city. This led to a loss of retail stores downtown and a shift to suburban shopping areas and malls. Center-city neighborhoods also lost population and there was a change in demographics as residents increasingly moved out of downtown neighborhoods to new areas to the west and southwest. As a result, many of the city's older neighborhoods and downtown began to suffer from neglect and abandonment. This alarmed many citizens and revitalization efforts to counter these trends have been underway since the 1970s.

Little Rock's past revitalization and preservation efforts have had a number of positive results. The Governor's Mansion and MacArthur Park Historic Districts contain the largest number of protected historic dwellings in the state and rehabilitation and property values have both increased significantly. Central High School was listed as a National Historic Landmark and the adjacent Visitor's Center now attracts thousands of tourists annually. The Clinton Presidential Center has exceeded its original goals of visitation and spurred additional development along the river. The River Market District is thriving and downtown residential development is increasing. The City currently has nineteen historic districts listed on the National Register and additional districts are being proposed. Financial incentives for rehabilitation have been enhanced, especially through the passage in 2009 of the Arkansas Historic Rehabilitation Tax Credit.

Despite these successes there remain many challenges to Little Rock's heritage. Many of the center-city neighborhoods continue to lose population, and this disinvestment results in abandonment and demolition. While the River Market area has developed into a thriving entertainment and tourism district, this success has not yet benefited Main Street which continues to have high vacancy rates. Historic neighborhoods such as Hillcrest and the Heights have become so attractive to builders and homebuyers that some houses are being razed or remodeled to make way for larger homes out of keeping with the area's overall character.

Buildings fifty years old or older now constitute over one-fourth of all buildings in the city and their repair and maintenance is important to a healthy city. In the year 2000, the US Census Bureau counted 84,888 housing



The Old State Capitol was one of the early restoration projects undertaken in the city.



Central High School was named a National Historic Landmark for its role in the nation's Civil Rights struggle.

units in the city of Little Rock. Of that number, 23,329 were built prior to 1960. This represents over 27 percent of the housing units that now exist. Of this number, 7,136 houses, or 8.4 percent, were built prior to 1940 while 16,193, or 19.1 percent, were built from 1940 to 1960. These properties are not only important to Little Rock by their sheer numbers, but they are also located in areas which have had millions of dollars expended in infrastructure and public works projects.



Population loss in the center-city has led to abandoned houses and deteriorated conditions on some blocks such as the 1500 block of S. Pulaski Street....

The Little Rock Citywide Historic Preservation Plan is intended to examine in a comprehensive fashion the role that historic preservation plays in the city. The plan is to assist in decisions by the city government, neighborhood organizations, non-profit groups and citizens as they move forward with goals and objectives expressed during this planning process. The plan will be a blueprint for future actions of the city as it addresses its historic resources.



...while other neighborhoods have experienced renewed investment such as in Hanger Hill (1509 Welch Street).

The Planning Process – Steering Committee and Public Participation

This plan was developed following a variety of public meetings, input from Planning and Development Staff and recommendations from a designated Historic Preservation Steering Committee. Three public meetings were held during the course of this project; one at the beginning to introduce the goals and objectives of the project, one when the preliminary draft recommendations were presented, and the third when the final draft plan was submitted to the city. These meetings were attended by over seventy citizens, and their questions and comments were recorded and incorporated in the planning effort.

The Historic Preservation Steering Committee consists of ten residents of Little Rock who have been active in historic preservation efforts in the past. They represent members of the Historic District Commission, residents of historic neighborhoods, and non-profit organizations. The Steering Committee met on numerous occasions and provided valuable insight and “corporate memory” to the project.

The planning process also included a workshop with the Historic District Commission to discuss the effectiveness and policies of the city’s design guidelines. Interviews were also held with key stakeholders active in historic preservation and revitalization efforts.



Goals and Actions for Historic Preservation

From the planning process, several key goals were voiced by participants, and these goals led to specific actions and objectives. The key goals for the future historic preservation efforts in the city are:

- Goal 1 - Increase Identification and Recognition of Historic Resources*
- Goal 2 - Expand the Range of Incentives and Protection Alternatives to Property Owners*
- Goal 3 - Increase Effectiveness of Preservation Agencies and Organizations*
- Goal 4 - Enhance Education Efforts on the Economic Benefits of Historic Preservation*

III. What Historic Preservation Means to Little Rock: An Essential Component of Community Economic Development

Overview

In the past two decades, dozens of economic studies have tracked and tabulated the positive economic benefits historic preservation efforts provide cities such as Little Rock. The most relevant of these studies to the city was completed in 2006 by the Center for Urban Policy Research at Rutgers University. One of the conclusions of the study was that historic preservation and rehabilitation efforts generate billions of dollars annually to the state. This money is generated through rehabilitation of historic buildings, heritage tourism, downtown revitalization through the Main Street program, and other initiatives. In 2004, an estimated \$1.25 billion was spent on rehabilitation in the state. Of this total \$404.8 million was spent for residential properties, \$624 million was spent for commercial properties and \$228.4 million was spent on public properties. Heritage tourism spending accounted for an additional \$890.6 million dollars in revenue and supported over 20,000 jobs in the state. These numbers are significant and point to the increasingly high profile that rehabilitation and tourism has meant to Little Rock and Arkansas.



River Market's mix of historic buildings and new development attracts thousands of tourists each month.



The Central High School Neighborhood is one area that has experienced significant rehabilitation efforts in recent years (1725 Park Street).

Historic Districts Promote Quality of Life

Historic districts help promote a community's quality of life which is a key ingredient in economic development. Historic buildings are one of the primary ways a community differentiates itself from another. Historic buildings, the character and identity they provide, and the quality of their preservation say much about a community's self-image.

Historic Architecture Attracts Visitors

Historic architecture attracts visitors to cities. Heritage tourism, or tourism which focuses on historic areas and sites, is one of the rapidly growing segments of the tourism industry. The quality and quantity of the historic architecture in Little Rock and its history provide opportunities to further enhance tourism in the city.

Historic Buildings Often Last Longer Than New Ones

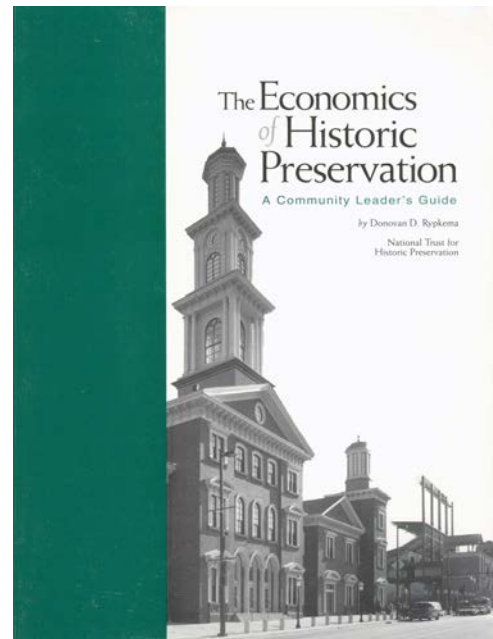
The life expectancy of rehabilitated historic buildings is almost always greater than that of new structures. Buildings from the 18th to the mid-20th century were constructed with better quality materials, now expensive or difficult to obtain. Historic buildings are often composed of old-growth lumber, long lasting masonry, and interior materials such as plaster and were built with quality craftsmanship. Materials used in buildings over the past fifty years were often of less quality and the life expectancy of pre-1960 buildings is generally greater than those built in more recent decades.

Historic Preservation Supports Taxpayers' Investments

Preserving historic commercial areas and inner-city neighborhoods is one of the most fiscally responsible actions a community can take. Little Rock has spent millions of dollars investing in infrastructure such as sidewalks, lights, water and sewer lines, telephone and electrical lines, gutters and curbs, and roads and streets. If this infrastructure is underutilized it wastes taxpayers' dollars. Preserving historic buildings and districts supports existing public infrastructure and reduces the need to add more infrastructure elsewhere.

Historic Preservation Benefits Property Owners

Real estate often represents our largest economic asset and property owners all want this asset to improve in value. Historic district designation and the use of design review guidelines help to ensure that investment in an historic area will be protected from inappropriate new construction, misguided remodeling, or inappropriate demolition. Locally designated districts also protect the composite or overall economic value of an historic area benefiting all property owners. Every building or parcel in an historic area is influenced by the actions of its neighbors and design guidelines provide a level playing field for all property owners because they apply equally to the properties in an historic area.



The positive impact of historic preservation on a community is detailed in many state studies and the national overview "The Economics of Historic Preservation" by Don Rypkema.

Historic Preservation Creates Jobs



Historic rehabilitation projects create more jobs than does comparable new construction.

Rehabilitation and revitalization projects create thousands of construction jobs annually, and historic preservation creates proportionally more labor jobs than new construction. Rehabilitation projects are more labor intensive than new construction. In new construction generally half of all expenditures are for labor and half are for materials. In a typical historic rehabilitation project, between 60 and 70 percent of the total cost goes toward labor, which has a beneficial ripple effect throughout the local economy.

Historic Preservation Increases Property Values

Studies across the country have shown that property and resale values in designated National Register or local historic districts at the least stabilize, but more often increase. Many times these increases are greater than surrounding neighborhoods which may have similar architecture but do not have protective overlays.



Studies across the country all show property values go up – not down – in historic overlay districts.

Preserving Existing Buildings Reduces Sprawl

Preserving and reusing existing buildings revitalizes Little Rock's neighborhoods and downtown. This stabilizes and increases the population density in the center-city and lowers the pressure for development on the city's edge. The reduction of sprawl helps to preserve open space, farmland, and wildlife habitats. Reducing sprawl also lessens automobile use and the continued development of environmentally and economically costly infrastructure.



Debris from demolished buildings makes up at least a fourth of all material in landfills.

Preserving Buildings Reduces Waste in Landfills

Construction debris accounts for 25% of the waste in municipal landfills each year. Demolishing sound historic buildings is wasteful of the building's inherent materials and strains the limited capacities of landfills. Demolishing a 2,000 square foot home results in an average of 230,000 lbs of waste.

Retaining and Rehabilitating Buildings is More Environmentally Friendly than New Construction

When studying the environmental effects of buildings, life cycle assessments are utilized. Completing a life cycle assessment of a building means that you examine and determine the material and energy usage and environmental impacts at each stage including extracting the resources, construction, use and disposal. When completing a building assessment not only is the cost of construction examined but also the costs and energy required to operate the building during its life.

One of the key considerations in a life cycle assessment of a historic building is the quality of its materials. The materials in historic houses often can last indefinitely if properly cared for. Many homes in Little Rock have old-growth wood windows, brick and wood exteriors, and stone foundations that are a hundred years old or older. These materials can easily last another one hundred years because of their inherent quality. Contrast this with common materials today such as new-growth wood elements or vinyl windows that often require replacement after just ten to twenty years.

Retaining Existing Buildings is Part of Overall Energy Conservation

Historic buildings are often as energy efficient as new ones. Data from the U.S. Energy Information Agency found that buildings constructed before 1920 are actually more energy-efficient than those built at any time until the past decade when home builders began a concerted effort of building more energy efficient buildings. Many historic buildings have tall ceilings that help to reduce heat in the summertime and brick and plaster walls that provide substantial insulation properties. Common upgrades to historic buildings include the addition of attic insulation, installation of storm windows, and more efficient heating and cooling systems. In particular, repairing and weatherstripping historic wood windows and adding storm windows often results in energy performance equal to new vinyl or aluminum windows and at much less cost. Historic buildings can also be adapted to benefit from new technology such as solar panels and solar roof tiles.



Modest Craftsman style homes such as this 100-year old dwelling at 1515 S. Park Street contain valuable hardwoods, plaster and stucco materials. With proper maintenance it will last another 100 years.



Historic dwellings can be adapted to take advantage of modern energy technology such as solar panels on rear roof lines.

IV. How Historic Preservation Works in Little Rock

Participants in the city's historic preservation efforts include thousands of property owners of historic buildings, local, state and federal governmental agencies, neighborhood associations, non-profit organizations and other interested citizens. Despite the many players involved with historic preservation there is a basic organizational framework in place that provides financial and technical assistance to property owners and provides protection and oversight for designated historic resources.

Federal Level - Government

National Park Service

At the top of the preservation pyramid is the National Park Service (NPS) within the U.S. Department of the Interior. The NPS is responsible for overseeing the National Register of Historic Places, federal tax credit programs for rehabilitation, and provides technical assistance. Of particular importance is the NPS administration of the Historic Preservation Fund (HPF) which distributes money to the states. The money from this fund goes to states to assist in their efforts to protect and preserve the state's historic resources. Each State Historic Preservation Officer (SHPO), appointed by the Governor for each state, manages this annual appropriation to perform the Federal preservation responsibilities required by the National Historic Preservation Act. Funding is used by the states to pay for HPF eligible preservation projects including: survey and inventory, National Register nominations, preservation plans, and brick and mortar repair to buildings. The HPF allows each state the flexibility to shape a program according to its needs, as long as they are meeting the overall responsibilities outlined by the NHPA. Ten percent of each SHPO's allocation must be subgranted to assist Certified Local Governments, local governments certified by NPS and the state as having made a local commitment to historic preservation.



The National Park Service is responsible for overseeing much of the nation's historic preservation programs and policies at the federal level.

State Level – Government

The Arkansas Historic Preservation Program

The money that comes from the Historic Preservation Fund is supplemented by state funds to operate the Arkansas Historic Preservation Program. The Arkansas Historic Preservation Program (AHPP) serves as the State Historic Preservation Office (SHPO) which is an agency of the Department of Arkansas Heritage. The AHPP utilizes their funding to administer federal programs such as Section 106 of the National Historic Preservation Act, the Federal Rehabilitation Tax Credit program, and preservation grants. The AHPP also administers programs such as technical assistance, survey and inventory, Main Street Arkansas, and the Arkansas Civil War Heritage Trail.

A new tool for historic preservation in Arkansas is the recent legislation for a state tax credit for the rehabilitation of historic buildings. The state historic tax credit is modeled after the federal tax credit; though, Arkansas's allows for a 25% credit on rehab work, while the federal tax credit allows for a 20% tax credit. Combined, these credits equip property owners with substantial financial incentives to rehabilitate existing historic buildings.

In fiscal year 2008, the AHPP awarded a total of \$2,598,690 in grants for historic preservation projects around the state. More than \$6.3 million were invested in the state's historic properties through federal historic preservation tax incentives. Main Street Arkansas expanded its Arkansas Downtown Network, which brings Main Street services to more Arkansas towns, and worked closely with the Rural Heritage Development Initiative. The agency's Section 106 staff reviewed thousands of federal undertakings and completed several long-standing negotiations.

Another activity of the AHPP is the use of GIS and GPS technology to further its historic preservation goals, including locating surviving sections of the Cherokee Trail of Tears. The agency is working with cities across Arkansas to list additional commercial areas on the National Register of Historic Places, making more properties eligible to take advantage of preservation tax credits. Additional cities are preparing to join the Certified Local Government program, and the AHPP's education programs for students and adults is expected to reach record numbers of Arkansans during FY09.



**Arkansas Historic
Preservation Program**



The Arkansas Historic Preservation Program administers many different heritage efforts and programs. Two of the most important are the Arkansas Main Street Program and Arkansas Civil War Heritage Trail.

Local Level – Government

Little Rock Historic District Commission Capitol Zoning District Commission



The Little Rock Historic District Commission is responsible for administering the city's historic preservation program and reviewing changes in local ordinance historic districts.



Trapnall Hall at 423 E. Capitol Avenue is one of the landmark houses in the MacArthur Park Historic District.

Oversight of Little Rock's historic and architectural resources is the responsibility of both a local governmental body, the Historic District Commission (HDC), as well as a state governmental body, the Capitol Zoning District Commission (CZDC). This arrangement is unusual – in most communities the responsibility for local oversight is handled by the local commission – but in 1975 concern over the deterioration of the neighborhoods around the state capitol led to the legislature creating the CZD. As a result there are currently two different historic overlay districts governed by design review by two different review processes.

The Little Rock Historic District Commission (HDC) is composed of five members who have a wide variety of responsibilities. The HDC meets once a month, on the second Monday of the month and reviews cases within local ordinance historic districts. Currently the only local ordinance historic district under the jurisdiction of the HDC is the MacArthur Park Historic District. The HDC reviews requests to be allowed to make changes, additions, or alterations to the exterior of structures within MacArthur Park via a Certificate of Appropriateness. The MacArthur Park Design Review Guidelines provide information about the requirements that must be met prior to undertaking construction, demolition, and certain other changes to property located within the district.

The HDC is staffed by planners at the Department of Planning and Development. This office has published a variety of informational reports and handouts such as the Homeowners' and Investors' Handbook for Historic Properties which contains information pertinent to all properties within the National Register districts throughout the City as well as downtown and midtown neighborhoods. It contains information from various city departments and other organizations that is beneficial to property owners and potential investors. The HDC and staff also work on promoting historic preservation efforts such as sponsoring architectural surveys and specific historic reports and research.

The Capitol Zoning District Commission oversees the Capitol Zoning District (CDZ). This district was created in 1975 and consists of two areas: the Capitol Area and the Mansion Area. The Capitol Area is roughly triangular in shape bounded on the east by Cross Street, on the south by Interstate 630, and on the north and west by the Missouri Pacific Railroad tracks. The Mansion Area is roughly rectangular in shape with 13th Street being its northern boundary, and Roosevelt Road bordering the south. Its boundary follows along Cumberland and Scott Streets on the east, and along Gaines, State and Chester Streets on the west.

Within these two areas are 1,400 properties which are the largest protected historic districts in the state. A nine-member Commission regulates all land use and development in the CZD as well as providing oversight and design review for rehabilitation of historic buildings and new construction. Design review is performed by the staff of the Commission and by the Design Review Committee -a separate review body that makes recommendations to the Commission. Two advisory committees of neighborhood residents, one for the Mansion Area and one for the Capitol Area, also make recommendations on applications to the Commission. Prior to any rehabilitation or new construction within the CZD, property owners must obtain a permit before beginning any work on additions or alterations to existing structures, and before beginning work on a new structure or permanent site improvement.



The Capitol Zoning District Commission reviews properties within the Governor's Mansion Area which is the largest protected district in the state (1722 Center Street).

National Level – Non-Profit

The National Trust for Historic Preservation



The National Trust is the nation's most prominent non-profit organization which advocates on behalf of historic preservation.



In 1996, the National Trust listed Central High School as one of its eleven most endangered properties. This helped to highlight deterioration at the school and led to President Bill Clinton working with local leaders to restoration efforts of the National Historic Landmark.

The National Trust for Historic Preservation is a private, nonprofit membership organization dedicated to saving historic places and revitalizing America's communities. The Trust was founded in 1949 and provides leadership, education, advocacy, and resources to protect the irreplaceable places that tell America's story. Staff at the Washington, DC, headquarters, six regional offices and 29 historic sites work with the Trust's 270,000 members and thousands of preservation groups in all 50 states.

The National Trust provides advocacy for historic preservation on the national level and works closely with its statewide partners such as the Historic Preservation Alliance of Arkansas. The Trust works with the federal government to promote legislation and funding in support of historic preservation efforts. It also provides technical assistance for downtown through its National Main Street Center and has many other initiatives such as preserving historic school buildings, combating urban sprawl, and saving historic sites and battlefields. Each year the Trust sponsors a national conference which attracts approximately 2,000 participants.

Though it received federal funds from 1966 to 1998, the Trust is a nonprofit organization funded mainly through membership dues, sales, and grants. It lobbies for specific legislation and policies at the federal, state, and local level and has undertaken litigation to ensure preservation laws are enforced. "Save America's Treasures," an outgrowth of the 1998 White House Millennium initiative to protect the nation's cultural heritage, has continued as a partnership of the National Trust for Historic Preservation and the National Park Foundation, and has led to the designation of several hundred preservation projects throughout the nation. Since 1988, the trust has issued an annual list of "America's Most Endangered Historic Places," a leadership effort that has created a growing public consciousness. Arkansas is located in the Southwest Region of the National Trust and is served by the regional office staff located in Fort Worth, Texas.

State Level – Non-Profit Organizations

Historic Preservation Alliance of Arkansas

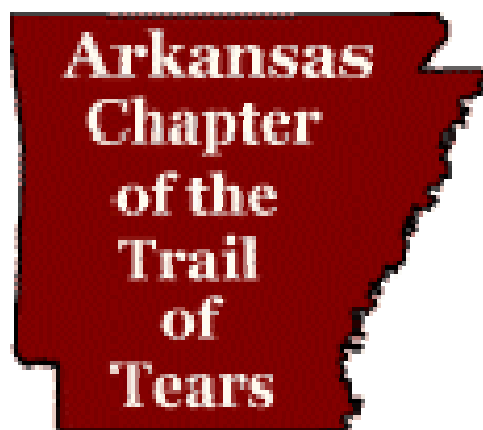
The primary non-profit voice for historic preservation on the state level is the Historic Preservation Alliance of Arkansas. This organization is the only statewide nonprofit group focused on preserving Arkansas's architectural and cultural resources. Founded in 1981, the Alliance's mission is to educate, advocate and assist preservation efforts across the state. Through educational programs centered on architectural heritage, advocating for preservation legislation in the halls of the State Capitol and at the local level, and assisting owners of historic properties with the means and expertise to preserve and restore historic structures, the Alliance has been a statewide voice for preservation in Arkansas for over twenty-five years. The Alliance co-sponsors a statewide historic preservation conference each year, has an annual awards program, and serves as an important voice for preservation advocacy for the state.

Other statewide organizations include the Arkansas Historical Association which promotes historic research, writing and scholarship. The Association publishes the Arkansas Historical Quarterly which features a wide range of historical articles and information. Of particular importance to Arkansas is the Trail of Tears Association and its statewide office. Located at the University of Arkansas Little Rock, the Sequoyah Research Center houses the national Trail of Tears Association, as well as the local chapter. The Association works to promote identification, research and promotion of the history and routes used by Native Americans during their forced migration in the early 19th century. Thousands of Native Americans traveled through Little Rock on their way to the Indian Territory in the 1820s and 1830s.



Historic
Preservation
Alliance of
Arkansas

The Historic Preservation Alliance of Arkansas serves as the primary statewide non-profit organization advocating for historic preservation.



The national organization and state chapter of the Trail of Tears Association are based in Little Rock.

Local Level – Non-Profit Organizations

Quapaw Quarter Association



The Quapaw Quarter Association sponsors home tours in Little Rock's historic districts every other year.



Curran Hall serves as the Little Rock Visitor's Center as well as the office of the Quapaw Quarter Association.

The primary local non-profit organization for historic preservation in Little Rock is the Quapaw Quarter Association (QQA). This association is a non-profit historic preservation advocacy organization whose mission is to promote the preservation of the historic buildings and neighborhoods of Greater Little Rock. The QQA grew out of an effort to identify and protect significant historic structures in Little Rock during the "urban renewal" days of the early 1960s, making it one of the older preservation organizations in the nation.

Organized preservation efforts in Little Rock remained the Quapaw Quarter Committee's province until November 22, 1968, when committee members joined other preservation-minded individuals in the community to incorporate the Quapaw Quarter Association. The term "Quapaw Quarter" was defined in the articles of incorporation as a sixteen-square-block area—one quarter of a township—bounded by Capitol Avenue on the north, Scott Street on the west, 9th Street on the south, and Bond Avenue on the east. The present boundaries of the Quapaw Quarter, while not a legally defined area, follow the railroad tracks that encompass central Little Rock. Today, the mission of the association encompasses all of Central Arkansas.

Throughout its existence, the QQA has been a driving force behind historic preservation in Greater Little Rock. In 2007, the QQA entered into a contract with the City of Little Rock to manage the city's Visitor Information Center at Historic Curran Hall. The organization is also located on the grounds of Curran Hall.

Local Level – Non-Profit Organizations

Pulaski County Historical Society

The Pulaski County Historical Society plays an important role in promoting genealogical research, scholarly articles on the history of Little Rock and Pulaski County and gathering and storage of archival materials. Founded in the fall of 1951, the Pulaski County Historical Society (PCHS) is the second oldest county historical society in Arkansas. The first issue of the society's quarterly, the *Pulaski County Historical Review*, edited by Margaret Ross Smith, appeared in June 1953, and the journal has been published without interruption since. The PCHS aided in the county's project to restore the 1887 courthouse, annex, and clock tower; acquired portraits of past Pulaski County judges back to James C. Anthony (1840–1842), which are on display in the Quorum Court Room; and serves as co-sponsor with the county for Pulaski County Day, held each May. The society has also placed many markers commemorating important events and sites. In 2005, the PCHS established the Annual Peg Smith-Mary Worthen Award to be presented at the Pulaski County Day celebration for the most outstanding article in the previous year's *Review*.



The Pulaski County Historical Society has erected a number of markers and interpretive signs at the Mt. Holly Cemetery.

Local Level – Neighborhood Associations/Citizens

Historic preservation is known for its grass roots origins. In many instances neighborhood organizations have formed in older areas in response to threats such as demolition or to utilize historic preservation as one of many tools to promote revitalization efforts. Little Rock has over one hundred separate neighborhood organizations and many of these are located in the older historic areas of the city. The Central High Neighborhood Inc., and the Oak Forest Neighborhood Association are representative of these organizations.

And finally, Little Rock's citizens and property owners provide the broad base of support for the maintenance, rehabilitation and restoration of historic dwellings, commercial buildings and other structures. Some residents have lived in their homes most of their lives and provide good stewardship to the best of their abilities. Others take on the challenge of rehabilitation because they appreciate the quality of the house or neighborhood. It is the citizens of Little Rock whose day to day actions form the foundation for other historic preservation efforts in the city.



Fair Park is one of many neighborhoods made up of pre-1960 dwellings.

V. Previous Historic Preservation and Planning Efforts

Overview



The Rose Building was a tax rehabilitation project on Main Street in the mid-1980s.



In 1992, design guidelines were prepared for the Hillcrest Neighborhood as part of revitalization efforts (3504 Hill Road).

Little Rock remained a compact city for many years. Streetcars allowed the city to expand to the west and south during the early 20th century resulting in the formation of neighborhoods such as the Heights, Hillcrest and South End. The Depression of the 1930s and World War II dampened residential expansion and it was not until the late 1940s that a renewed burst of building construction occurred. As the suburbs expanded, urban renewal programs did away with many of Little Rock's downtown commercial structures, replacing them with parking lots and high-rise buildings. The character and appearance of downtown changed rapidly. Buildings of 20 and 30 stories transformed the downtown area from a predominately retail center to a district dominated by office space. Commuters drove in for the day and retreated to the suburbs with the afternoon rush hour. Historic buildings were often seen as an impediment to "progress" and during these years some of the city's most significant buildings were lost.

In response, the Quapaw Quarter Historic Association was formed in 1968. Utilizing federal tax policies that encourage redevelopment of historically significant structures, the Association led a revival of reinvestment in Little Rock's "old town." Initially focused on preserving single structures, the Association expanded its mission to include preservation of entire neighborhoods. With the decline of the inner city neighborhoods, the state of Arkansas established the Capitol Zoning District Commission in 1975 to discourage demolition and provide protection for the area around the Capitol and the Governor's Mansion Historic District. In the 1970s and 1980s, numerous nominations were also prepared to list historic neighborhoods and structures on the National Register. In 1981, the city established the Historic District Commission with oversight over the MacArthur Park Historic District.

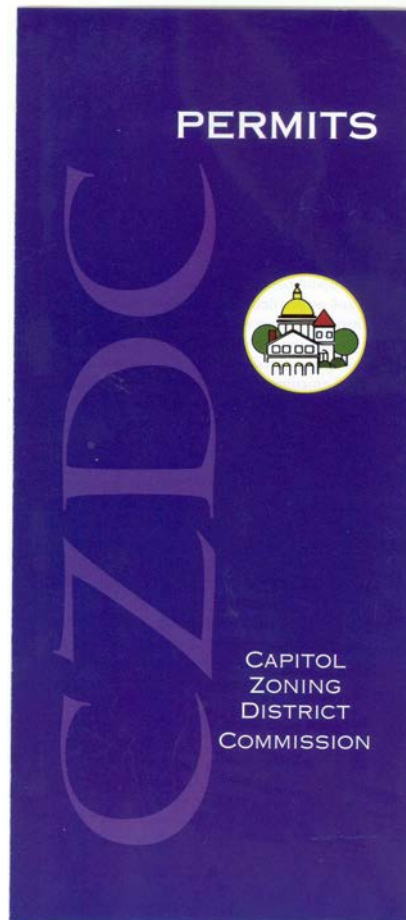
In the past two decades, preservation efforts have increased all across the city with many plans and studies focused on neighborhood and downtown revitalization. These efforts provide a strong basis for historic preservation in the city.

Establishment of the Capitol Zoning District Commission

In the mid-1970's, the areas around the State Capitol and Governor's Mansion were in decline. To protect the area, the General Assembly created the Capitol Zoning District Commission (CDZC). The CZDC and its staff protect the special character of these neighborhoods by acting as a special planning and historic preservation commission. The CZDC reviews all proposals for construction work, demolition, or business uses in the district to make sure that they are appropriate and protect the special character of the neighborhoods. In this way, home and business owners know that their property values and quality of life will continue to improve. To insure appropriate development, the CZDC works closely with design and historic preservation professionals, and area residents and property owners, who sit on three advisory committees that make recommendations to the CZDC on proposals before it.

The CZDC conducts its review of work within the district independently of the city's Historic District Commission. The CZDC staff conducts most design reviews and approval, but some projects are also reviewed by the Commission's Design Committee.

The Capitol Zoning District includes the area around the State Capitol and the Governor's Mansion Historic District. The Governor's Mansion Historic District includes some of the city's most architecturally and historically significant dwellings as well as the home of the Arkansas Governor. This historic district was listed on the National Register in 1978 and the boundaries were expanded both in 1988 and 2001. The district includes 706 total structures, making it one of the largest National Register districts in the state. The Governor's Mansion Historic District is promoted through historic markers and walking tours. Private companies also offer driving tours of the historic district.



The Capitol Zoning District requires permits for new construction and rehabilitation.

Creation of the Historic District Commission

The Little Rock Historic District Commission (HDC) plays an important role in the city's historic preservation movement. The HDC was created to promote and regulate preservation efforts in the city. The duties of the Commission are to preserve and protect sites and structures of historic and architectural interest and significance; to encourage private efforts to restore such sites, buildings, structures and their surroundings. Each of the Commission's five (5) members serve three (3)-year terms.



The Little Rock Historic District Commission is responsible for overseeing the city's historic preservation program.



The Historic District Commission conducts design review of properties in the MacArthur Park Historic District (500 E. 9th Street).

The HDC is responsible for surveying and inventorying Little Rock's historic properties and identifying those that have particular historic, cultural, or architectural significance. The HDC reports to the Planning and Development Department and makes recommendations on the adoption of historic preservation ordinances and on the designation of individual historic properties and districts.

Another important role of the HDC is to advise and assist owners of historic properties on aspects of preservation, renovation, rehabilitation, and reuse as well as on procedures for listing properties on the National Register of Historic Places. The HDC also reviews and makes decisions on applications for certificates of appropriateness, and it reviews proposed zoning amendments and applications that affect historic properties.

With Board of Directors' approval, the HDC has the power to acquire historic properties and preserve, restore, maintain and operate those properties. The HDC can apply for federal, state, and local funds to rehabilitate, preserve, improve, or stabilize properties within Little Rock's historic districts.

One of the major roles of the HDC is the review of projects proposed for the MacArthur Park Historic District and the issuance of Certificates of Appropriateness (COAs). The MacArthur Park Historic District is the only local ordinance district in Little Rock and the only area that is subject to design review by the HDC. The design guidelines were revised in 2006 and provide recommendations for rehabilitation, new construction and demolition. The HDC is authorized to adopt design review guidelines for each local ordinance historic district which is established.

Creation and Operations of the Quapaw Quarter Association

All of Little Rock's history - from frontier days to the early years of the 20th century – is encompassed by the Quapaw Quarter, a nine-square mile area which includes Little Rock's central business district and adjacent residential neighborhoods. "Quapaw Quarter" is a special name that since 1962 has been used to identify this oldest and most historic portion of Little Rock. (The word "Quapaw" derives from the Quapaw Indians, who lived in central Arkansas before the arrival of white settlers in the early 19th century.) Although it actually encompasses a much wider area, the Quapaw Quarter is most closely associated with the neighborhoods surrounding MacArthur Park, the Governor's Mansion, and Central High School. It is in these three areas that Little Rock's historic preservation efforts have been concentrated for the past 40 years.

The majority of restored buildings in the Quapaw Quarter serve as private homes or businesses. Although they are not open to the public, they can be enjoyed from the street or sidewalk via driving or walking tours. In addition, the QQA arranges for several privately owned historic houses to be opened to the public during the first weekend in May for the Spring Tour of Historic Homes.

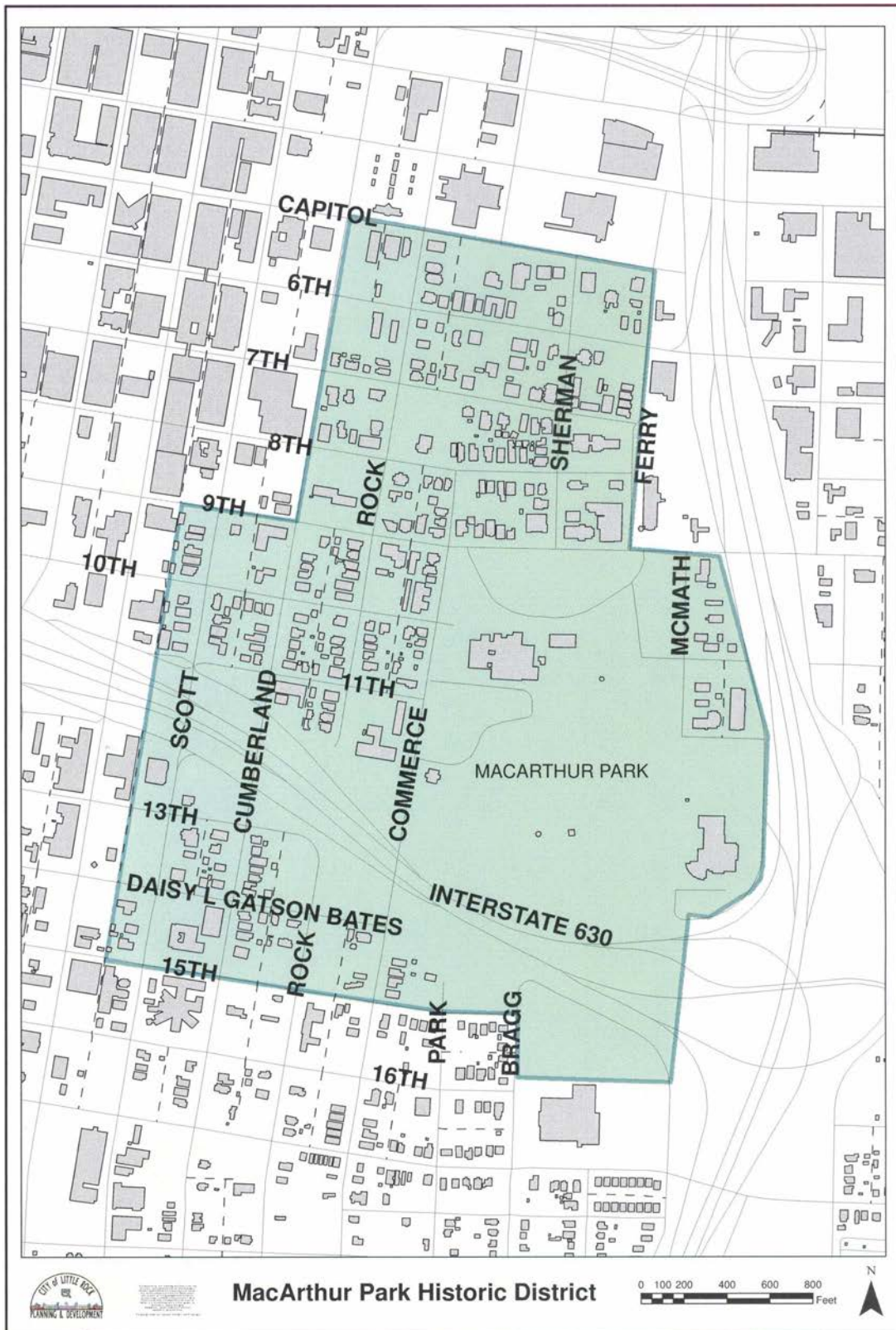
The QQA sponsors preservation workshops and offers technical advice to individuals interested in buying and restoring historic buildings. Since 2001, the association has been a Local Partner of the National Trust for Historic Preservation. This designation has enabled it to bring the National Trust's technical assistance, grants, and other programs to Little Rock. The association also works with city leaders to promote policies that will encourage preservation-based redevelopment of historic neighborhoods. In 2007, the QQA assumed the management of historic Curran Hall at 615 E. Capitol Avenue, which serves as the Little Rock Visitor Information Center.



Home tours sponsored by the QQA have been an important part of promoting Little Rock's historic districts.



The QQA office is located in the restored Curran Hall which also serves as the Little Rock Visitor Information Center. The rear of the building shown here also serves as the main entrance for visitors.



The MacArthur Park Historic District is currently the only local ordinance historic district in Little Rock.

Completion of Historic Resource Surveys

Historic resource surveys are a basic tool for the identification and recordation of historic properties. Historic resource surveys provide vital information on buildings such as date of construction and history, architectural style, condition, and changes and alterations. Surveys of historic resources are generally conducted within a specific geographical area to identify any individual properties or grouping of properties that may have particular significance in history and architecture. From this base line data, evaluations can then be made concerning a property or areas' significance and eligibility to be listed in the National Register of Historic Places.



The historic resource survey of the Central High School Neighborhood included the inventory of this Queen Anne style house of concrete block construction at 1709 S. Park Street. This survey served as the basis for the Central High National Register nomination.

In Little Rock, numerous historic resource surveys have been completed over the past several decades. The surveys have been conducted by both professionals and volunteers and have resulted in the listing of historic districts throughout the city. Surveys are generally funded by the city through matching grants from the Arkansas Historic Preservation Program. Historic resource surveys have been completed for downtown buildings as well as large neighborhoods such as Central High School and Governor's Mansion. In 2009, a survey of hundreds of dwellings was underway in the Dunbar Neighborhood.

In most cases in Little Rock, historic resource surveys have been completed to state standards. This "intensive" survey format includes filling out state inventory forms for each property, taking photographs, and identifying properties on tax maps. At the conclusion of the survey the forms are tabulated and copies provided to both the state office and the city. Properties are then evaluated for their significance and recommendations are made for further action such as the completion of National Register nominations.

Intensive survey methods provide valuable data and are the standard approach to historic resource surveys. However, they are also costly and time consuming. Little Rock has thousands of properties built before 1945 that have yet to be inventoried and many of these properties are within areas that meet National Register criteria. To facilitate the rapid assessment and identification of historic areas, alternative survey methods should be considered in the future. These methods are outlined in Chapter VII of this plan.

Nominations to the National Register of Historic Places

The end result of intensive level surveys in Little Rock has often been the preparation of National Register nominations. The National Register of Historic Places is the nation's official list of properties that are important in the history, architectural history, archaeology, engineering, and culture of the United States. The National Register is maintained by the National Park Service, and expanded through nominations by individuals, organizations, state and local governments, and federal agencies. It includes individual buildings, structures, sites, and objects as well as historic districts. National Register listing recognizes the significance of properties and districts in a community.

The National Register is an honorary listing, but also provides important financial incentives for property owners. Properties that are listed individually, or are contributing to a historic district, may qualify for federal and state tax credits. Listing also provides opportunities for technical assistance and possible grants. Areas that are listed on the National Register generally see property values increase as homes are rehabilitated.

National Register listing generally does not provide any protection for historic buildings. Property owners may remodel buildings as they desire, or even raze them. Buildings do not have to be open to the public or be available for tours. Some protection for historic buildings does occur when federal funds are utilized. Federally funded projects must take into account their impacts to historic properties and assess whether or not those impacts are adverse or not.

Little Rock is fortunate in having over 200 properties listed on the National Register. Not only does this recognize many of the city's most historically and architecturally significant properties, but it also facilitates rehabilitation efforts, especially in light of the recent passage of the state rehabilitation tax credit.



National Register-listed properties include the campus of Philander Smith College.



The Marshall Square Historic District was listed on the National Register in 1979.



The Hillcrest Historic District contains a fine collection of Craftsman dwellings and other architectural styles (500 block of Midland Street).

Little Rock currently has 19 National Register Historic Districts:



The Daisy Bates House at 1207 W. 28th Street is a National Historic Landmark for its association with the 1957 Civil Rights struggle in the city.



The Joe T. Robinson House at 2122 Broadway is a National Historic Landmark for its association with prominent Arkansas Governor and Senator Joe T. Robinson.

1. Block 35, Cobblestone Alley
2. Boyle Park Historic District
3. Capitol View Historic District
4. Central High School Neighborhood Historic District
5. East Markham Street Historic District
6. Governor's Mansion Historic District
7. Hanger Hill Historic District
8. Hillcrest Historic District
9. MacArthur Park Historic District
10. Marshall Square Historic District
11. Philander Smith College Historic District
12. Railroad Call Historic District
13. South Main Street Apartments Historic District
14. South Main Street Commercial Historic District
15. South Main Street Residential Historic District
16. South Scott Street Historic District
17. Stiff Station Historic District
18. Tuf-Nut Historic Commercial District
19. West Seventh Street Historic District

In size, these districts range from two (2) resources to 1,460. In total, the historic districts of Little Rock collectively hold almost 4,000 resources, and approximately 65% are considered "contributing" resources.

In addition to these properties, Little Rock also has five National Historic Landmarks. These are properties that are considered to have significance on the national level and include:

1. The U.S. Arsenal Building, 503 East 9th Street
2. Daisy Bates House, 1207 West 28th Street
3. Old State House, 300 W. Markham Street
4. Central High School, 1500 S. Park Street
5. Joe T. Robinson House, 2122 Broadway

The first neighborhood designated as a National Register Historic District in Little Rock was MacArthur Park Historic District, listed in 1977. The park and district are named for General Douglas MacArthur, who was born in the U.S. Arsenal, or Tower Building, in 1880. The building itself is listed as a National Historic Landmark, an honor currently bestowed upon only three percent of National Register's 80,000 listed resources. The MacArthur Park Historic District contains approximately 275 residential, commercial, and institutional properties built between 1842 and 1935, including Federal, Greek Revival, Italianate, Second Empire, Queen Anne, Romanesque Revival, Colonial Revival, Neoclassical Revival, Craftsman, and nineteenth and twentieth century commercial styles.

MacArthur Park Historic District is also a local ordinance historic district under the jurisdiction of a local preservation review commission, the HDC. A local ordinance district protects the significant properties and historic character of the district, encouraging sensitive development in the district and discouraging unsympathetic changes or alterations to buildings. This happens through a process called *design review*, whereby the Little Rock Historic District Commission approves major changes that are planned for the district, ensuring that they respect important architectural, historical, and environmental characteristics. (See below for further details.)

Through the Capitol Zoning Commission, the State of Arkansas maintains similar jurisdiction over another of Little Rock's National Register historic districts, the Governor's Mansion Historic District and areas around the Arkansas Capitol Building. The Governor's Mansion Historic District was listed in the National Register in 1978. It contains primarily residential properties from 1880-1930 of Gothic Revival, Queen Anne, Romanesque Revival, Colonial Revival, Neoclassical Revival, Craftsman styles, in addition to the 1948-50 Jeffersonian-style Governor's Mansion. Thirty-eight of the district's 706 properties are individually listed in the National Register. One, the Joe T. Robinson House, is a National Historic Landmark for its association with this prominent Arkansas Governor.



Curran Hall is located within the MacArthur Park Historic District.



The Governor's Mansion Historic District contains a wide variety of architectural styles such as this Craftsman dwelling at 1727 Center Street.



The Marshall Square Historic District contains identical plan Gabled Ell dwellings on E. 17th and E. 18th Streets.



This picnic shelter in Boyle Park is one of eight structures built by the CCC during the 1930s.



This dwelling is typical of those found on many blocks in the Central High Historic District (1518 Summit Street).

The Marshall Square Historic District, listed in 1979, contains sixteen buildings that compose a solid block of vernacular rental houses from 1918. Little Rock's largest district, with 1,460 structures, is the Hillcrest Historic District, which was listed on the National Register in 1990. This district contains residential, commercial, and institutional properties from 1890-1940 and includes Queen Anne, Colonial Revival, English and Spanish Revival, American Foursquare, Craftsman, Art Deco, Moderne, and early twentieth century commercial styles.

The Boyle Park Historic District was listed on the National Register in 1995. It contains eight structures built in 1935-37 by the Civilian Conservation Corps in the Rustic style. The South Main Street Apartments Historic District, also listed in 1995, consists of two 1941 Colonial Revival apartment buildings.

In 1996, the Central High Neighborhood Historic District was added to the National Register. Featuring the National Historic Landmark Central High School, the district contains 812 structures built from 1900-1930 in the Bungalow/Craftsman, Tudor Revival, Colonial Revival, and Gothic Revival styles. In 1997, the Railroad Call historic District was listed. It contains three structures from 1906 that were originally railroad workers housing. In 1999, three historic districts were listed. The East Markham Street Historic District includes three commercial buildings from 1870-1905. The Philander Smith College Historic District contains eight structures associated with the historically African-American college, founded in 1877 to provide educational opportunities to freed slaves. The South Scott Street Historic District contains 17 residential properties dating from 1885-1950 in Queen Anne, Colonial Revival, Craftsman, and Ranch styles.

The Capitol View Neighborhood Historic District comprises 499 buildings from 1900-1950 in the Queen Anne, Craftsman, English and Spanish Revival, Colonial Revival, and Minimal Traditional styles. The district was listed on the National Register in 2000. The Tuf-Nut Historic Commercial District listed in 2003, contains two industrial commercial buildings from 1922-1927. The Stiff Station District was added to the National Register in 2006. The neighborhood was developed beginning in the early twentieth century as a streetcar suburb and features mixed use historic architecture.

In 2007, two other historic districts were listed on the National Register; the South Main Commercial and South Main Residential Historic Districts. The South Main Commercial Historic District includes several blocks of commercial buildings built primarily from 1900 to 1930 in the 1300 to 1600 blocks of South Main Street. The South Main Residential Historic District is located further south and includes residential properties between 19th and 23rd Streets. This district contains a number of dwellings designed in the Queen Anne, Colonial Revival and Tudor Revival styles. The Hanger Hill Historic District was listed on the National Register in 2008. This small district includes residential properties in the 1500 block of Welch Street. This district is notable for the use of concrete block for many of the dwellings and they reflect the Colonial Revival and Craftsman styles. Two historic districts were listed in 2009. One is Block 35, Cobblestone Alley in the River Market area. The second is the West 7th Street Historic District, a small commercial district containing 13 buildings.

In 2009, an intensive architectural survey was underway in the Dunbar Neighborhood. This area is located between the Central High Neighborhood and Governor's Mansion Historic Districts. It is likely that one or more National Register Historic Districts will be identified as a result of this survey in the Dunbar Neighborhood. This survey is scheduled to be completed in 2010.

In addition to the 19 historic districts, Little Rock also has 204 individually listed properties on the National Register. This list is located in Appendix A.



The Capitol View Historic District contains a wide variety of architectural styles such as this Tudor Revival dwelling at 133 Pearl Street.



The dwelling at 1500 Welch Street in the Hanger Hill Historic District is an interesting combination of Dutch and Colonial Revival details.



The South Scott Street Historic District includes the 2400 block containing Gabled Ell and Craftsman style dwellings.



This apartment building at 2209 S. Main Street is in the South Main Apartments Historic District.

Previous City Planning Efforts and Their Impact on Historic Preservation

During the 1970s, the City of Little Rock became aware of the need to initiate and actively steward efforts of historic preservation within the city. Conspicuous neglect of architectural resources in the vicinity of the State Capitol had a negative image for the city and the state. Since then, many programs have been developed to ensure the identification and preservation of the buildings and sites that embody the city's history. These include plans for the entire community, the downtown area, specific highway corridors, and particular neighborhoods. In some of these plans, issues surrounding historic preservation efforts are examined in detail while in others historic preservation is more of a related or peripheral issue. The most relevant planning efforts of the past twenty years are presented in this section along with summaries of their impact on historic preservation.



The master plan for the Central High School National Historic Site included a memorial garden and exhibits dedicated to the desegregation struggle of the 1950s.

FUTURE Little Rock – A New Focus for Change, 1991

In 1991, a comprehensive community planning effort was initiated by the City of Little Rock to identify key issues and concerns, develop strategic goals and identify resources and actions to implement an overall vision for the future of the city. A steering committee was appointed by the Board of Directors and the results of the effort were published in a report later that year. This was a broad community-wide effort with hundreds of citizens participating.

Although historic preservation was not a primary focus of this effort, a number of the recommendations dealt with downtown revitalization and tourism. Among the proposed strategies were:

- Develop and implement the master plan for downtown revitalization.
- Develop a master plan for the Central High Museum and revitalization of the Mosaic Templars of America Building as an African-American Cultural Center.
- Expand the role of City Beautiful Commission to improve the visual appearance of gateways and entrances to the city.

- Develop a tourism strategy that focuses on historic and cultural resources.
- Develop a walking trail and trolley as part of the initial Downtown Revitalization strategy.
- Create a Land Bank Authority to receive or buy decaying property and put it back in the hands of a neighborhood group, individual or developer.

Most of these goals have been achieved over the past two decades. Heritage tourism has been an important focus of the city and the walking trail connects many of downtown's historic sites and districts. The trolley provides transportation along Markham Street and adjacent areas. Central High School is now a National Historic Site, and the Visitor's Center opened in 2007. The Mosaic Templars Building was rebuilt and now houses an African-American museum. The planning effort of 1991 is also credited with spurring the city's promotion of the River Market District which is a center for restaurants, entertainment and tourism. Finally, a Land Bank was recently authorized and is now undertaking property acquisition and development.

In 2000, former Mayor Jim Dailey and the Little Rock City Board of Directors determined that the City would benefit from a follow-up evaluation of FUTURE Little Rock, which was implemented in 1992. A sixty-member Vision Team was appointed and a diverse group of citizens were appointed to 13 workgroups and charged with setting the direction of Little Rock's future for the next ten years. From this process 33 broad goals were presented and adopted by the Little Rock Board of Directors in January 2002. These goals included recommendations for historic preservation efforts downtown and in inner-city neighborhoods.



Little Rock's downtown trolley contributes to tourism and the vibrancy of downtown.



The Farmer's Market in the River Market District is an important downtown attraction and draws large crowds on weekends.

VISION
LITTLE ROCK



Focusing on Our Future

Vision Little Rock adopted goals encouraging downtown revitalization and inner city neighborhood preservation and restoration.

Comprehensive Historic Preservation Plan Draft, 1996

In 1996, the Mayor appointed a Historic Preservation Task Force to examine how the city government dealt with historic preservation issues. The Task Force issued nine broad goals containing various objectives for completion. A primary component of the goals was the creation of a “Little Rock History Commission” which was to determine the significance of historic resources within the city. Among its duties, the History Commission was to have review over demolition requests made by the city and assess their impact to historic resources. In addition to the creation of the History Commission, the goals of the Task Force included having the City of Little Rock:

- Develop policies supportive of historic preservation.
- Establish and promote incentives that encourage preservation of historic resources.
- Provide historic resources with any and all benefits which may be associated with official recognition of their historic status.
- Preserve historic resources that reflect the City’s racial, cultural, social and economic diversity.
- Educate the public about the importance and benefits of the City’s historic resources.
- Generate support from Little Rock’s business community to invest in the protection and sensitive use of historic resources.
- Provide sufficient money to implement all worthy historic preservation activities.
- Work with the state on policies to support local preservation efforts.



The Historic Preservation Task Force of 1996 stressed the need for completion of survey and National Register efforts for areas such as south of Roosevelt Road (2723 S. Ringo Street).

An argument for the creation of the Little Rock History Commission was the perception that some of the responsibilities for promoting historic preservation were outside the scope of the Historic District Commission. There was also the concern that advocacy of preservation needed be within another City government body rather than left to private or non-profit groups. Despite the recommendations of the Task Force, a History Commission was never put in place, and there does not appear to be sufficient public or governmental support for such an entity today. However, the Task Force goals are consistent with future actions recommended in this plan for the HDC and Quapaw Quarter Association.

Historic District Infill Development Plan, 2000

In January of 1999, a tornado struck several of the older neighborhoods in Little Rock. As a result dozens of dwellings were destroyed or damaged so badly that they were later razed. This resulted in gaps in the streetscape and a local architectural firm was hired to prepare infill standards for these areas. The *Historic District Infill Development Plan* was completed in 2000 and provides six examples of residential infill that meet the general guidelines used by the Historic District Commission and the Capitol Zoning District Commission.

These infill designs are typical of those used in similar historic districts across the country. The designs include floor plans such as a one-bedroom dwelling to a four-plex multi-family unit. The dwellings are designed to be compatible in roof shape, massing, setback, materials and overall form and plan to be compatible with adjacent historic dwellings. These designs are appropriate for many of the National Register historic districts in the city and developers and builders are encouraged to use these as prototypes when they construct new buildings in the districts.

The Downtown Neighborhood Plan for the Future 2006

One of the most important plans produced by the City is the *Downtown Neighborhood Plan for the Future*. Prepared by a 12-member committee and the City Planning and Development Department, this report focused on the inner-city neighborhoods bounded by Interstate 630 on the north, Interstate 30 on the east, Dr. Martin Luther King Drive on the west and Roosevelt Road on the south. Within this boundary is the Governor's Mansion Historic District, the Philander Smith Historic District, the South Main Commercial District, the South Main Residential District, the South Scott Historic District and Marshall Square Historic District. The area also includes a section of the MacArthur Park Historic District and the potentially eligible Dunbar Historic District.

The plan details a number of challenges that affect not only the study area but also adjacent historic neighborhoods. These challenges include a low rate of owner-occupied dwellings and a large number of vacant and abandoned houses. Within the study area over 68 percent of the households were identified as having low to moderate incomes. In housing, 29 percent were owner-occupied, 49 percent were rental dwellings and 22 percent were vacant.



This infill design was for blocks comprised mainly of Craftsman and Bungalow style dwellings.



This infill project produced designs compatible with various types of historic architecture. This design is similar to American Foursquare plan houses of the early 20th century.



The 2006 Downtown Plan addressed the need to increase rehabilitation and home ownership in neighborhoods such as Dunbar (2321 S. Ringo Street).



The 1300 block of S. Main Street is part of the Southside Main Street project.

One of the six major goals of the plan was to “Rehabilitate decayed structures and overgrown vacant lots, residential and commercial.” This goal includes the objectives to “Improve protections for historic structures,” “Increase home ownership to at least 60 percent of our housing units,” and “Reverse the negative image of the Downtown Neighborhoods by publicizing our safe and desirable quality of life and attracting people to occupy our vacant houses and lots.” These goals were intertwined with other objectives such as reducing crime, promoting affordable health care, and increasing jobs and job training.

Many of the goals contained within the *Downtown Neighborhood Plan* are those also recommended within this report. These goals included:

- completing historic surveys of the area
- listing eligible neighborhoods and buildings on the National Register
- protecting buildings from demolition or inappropriate alterations
- promoting compatible infill
- spurring rehabilitation through incentive programs and enforcement of maintenance codes

Southside Main Street Project, 2006

The Southside Main Street Project is a nonprofit organization dedicated to developing a positive image of the area between I-630 and Roosevelt Road. As a pilot program of Main Street Arkansas, the project is committed to bringing vitality and business to the area by using the very successful “Main Street” model which uses historic preservation and rehabilitation as the core for identifying and developing the south Main Street area.

The Main Street model encompasses:

- Design
- Organization
- Promotion
- Economic restructuring

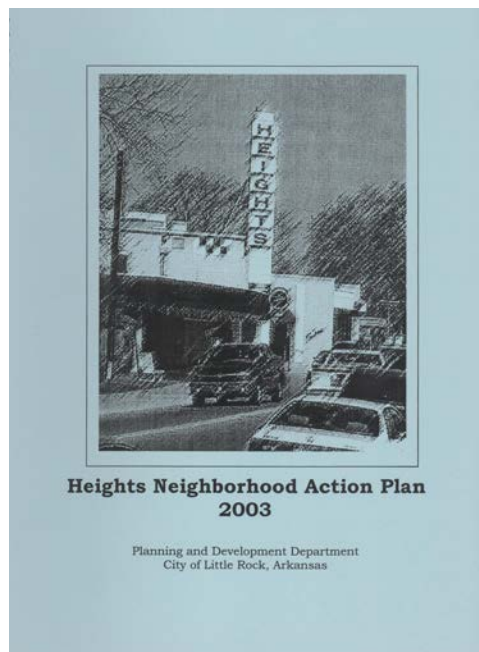
These principles focus on incremental, comprehensive change that emphasizes quality and the cooperation of public and private sectors. According to the National Main Street Center, for every dollar invested in a local Main Street program, \$35.17 is invested in the community. This positive turn of investment preserves significant

Neighborhood Plans, ca. 1990 - 2008

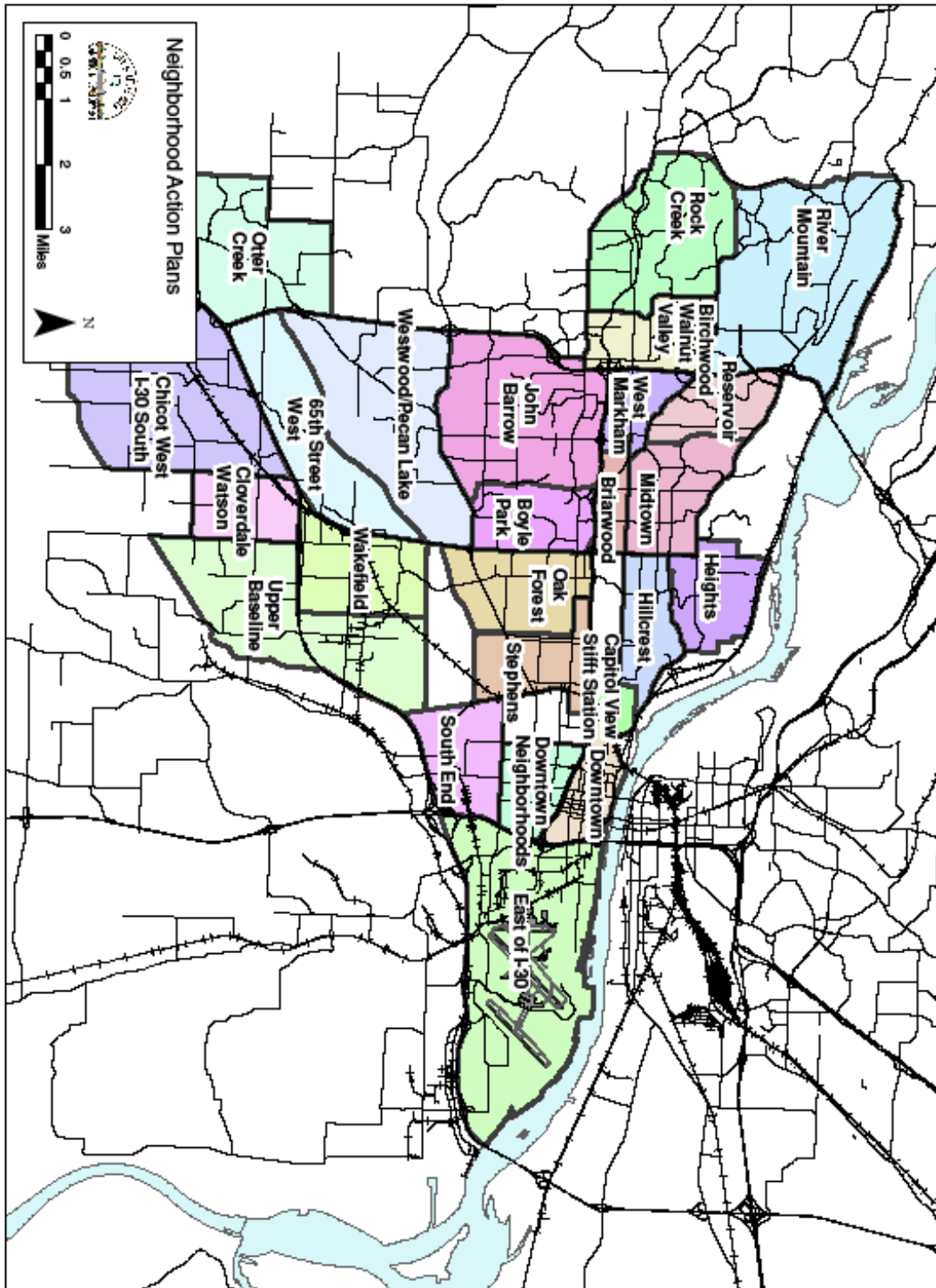
Neighborhood plans are a cooperative effort between the City and residents in different sections of Little Rock. The impetus for a neighborhood plan is a collective interest by residents of a neighborhood seeking specific improvements in their neighborhood. These citizens organize a committee that develops a list of goals, objectives and action statements to address needs or desires. The committee presents a plan document to the Little Rock Planning Commission and Board of Directors, whose staff helps facilitate the process.

As an example from 2001, residents of the Boyle Park neighborhood sought to reduce the amount and speed of through traffic they noticed in the area. The Boyle Park Action Plan committee was organized out of a concern not only for the safety of neighborhood pedestrians and drivers, but also that the increased volume and speed of traffic was diminishing the attractiveness of the neighborhood. The goal as presented in the Plan document was to “ensure safe and efficient movement of traffic in, around, and through the neighborhood,” through clearly stated objectives: “alter the traffic pattern to reduce or eliminate cut-through traffic” and “reduce the volume and speed of all traffic” in the area. To achieve the stated goal, the plan enumerated a multi-point list of specific actions, which included physical changes to existing infrastructure, recommendations for traffic studies, and re-classification by the city of local bike plans to reduce dependence on vehicles for accessing Boyle Park.

Currently in Little Rock there are more than two dozen active neighborhood plans. Goals include drainage improvement, parking restrictions, and general appearance of yards. A neighborhood plan is a vehicle for residents outside of a local ordinance district to guide the appearance and upkeep of their neighborhood. In fact, the Hillcrest Neighborhood Plan sought to establish design guidelines to preserve the eclectic collection of architecture that characterizes the growth of the Hillcrest Historic Neighborhood as a suburb of Little Rock.



The Heights is one of many Neighborhood Action Plans completed for historic areas of the city.



Neighborhoods with Neighborhood Action Plans in Little Rock.

Other Planning Efforts

The Central High and Capitol Hill Neighborhoods Design Overlay District, 2009

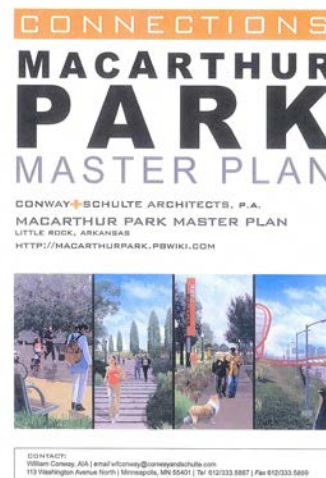
The area residents worked toward the development of a sustainable community in which the livability of the neighborhoods will be considered in all decisions made with regard to their short-term and long-term social and economic development. The neighborhoods will also consider, as a top priority, the efficiency of the neighborhoods and their various systems as they begin to redevelop a community that will be able to compete more effectively in global markets. Additionally, the neighborhoods intend to focus on the development of increased incomes for their citizens as well as on the development of multiple initiatives geared toward attracting others to live, work and play within the area.

The plan is part zoning tool (design overlay district) and part guidelines for the implementation of a local ordinance historic district. The consideration of a Design Overlay District in part of the geographic area that this plan addresses is the first step in implementing the long-term strategic plan for the neighborhood.

Connections MacArthur Park Master Plan, 2009

This plan is unique because it is made up of two significant and related components: a Master Plan of proposed improvements to MacArthur Park, and recommendations for improving connections between the Park and surrounding districts. While each of these components requires a distinct approach and expertise, the success of the Master Plan relies on their reciprocal and productive relationship.

Strengthening MacArthur Park's role as a neighborhood park is the goal of the Master Plan, a stronger more vital park can serve as a catalyst for improved connections between the park and surrounding districts; The River Market, South Main (SOMA), Governor's Mansion area, etc. Different from event parks or theme parks designed to draw regional visitors for visits of limited duration, MacArthur Park is a focal point for a broad spectrum of community activities that define everyday life. It is a green room for gathering, front door for park institutions, and site of arts and educational opportunities. With robust use by friendly faces and watchful eyes of neighborhood residents, safety and security can be enhanced.



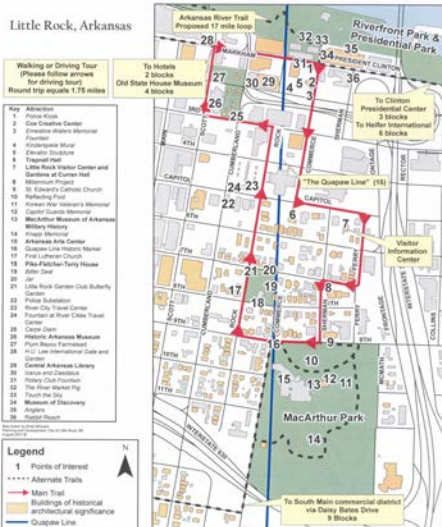
The Connections MacArthur Park Master Plan was recently completed and provides guidance for future use of the park and improving park access to adjacent neighborhoods.

Heritage Tourism Efforts and Historic Preservation

Historic buildings and neighborhoods form the basis for much of the city's promotion of heritage tourism. Heritage tourists are those who come to the city to visit historic sites and tour older neighborhoods and downtown areas. These types of tourists typically stay longer and spend more money than others. Little Rock has a rich collection of heritage tourism resources, including structures from the city's frontier period, historically black colleges, distinctive residential areas and the nation's largest presidential library. During the past five years, several of these sites have been completed, restored or opened for the first time. This wide array of new attractions and Little Rock's location near the center of the U.S. make the city a destination with tremendous heritage tourism potential. The City of Little Rock's website provides a heritage tourism link to help visitors locate museums, lodging, and sites of interest.

Within the Quapaw Quarter, a nine-square mile area that includes the oldest portions of the city, visitors to Little Rock can experience a wide range of historic sites, buildings, museums and streetscapes. These resources are complemented by the lively River Market District, with many shops and restaurants attractive to tourists. The following represents some of the major efforts now underway in the city.

MUSEUM, ART & HERITAGE TRAIL



The Museum, Art and Heritage Trail provides visitors with an excellent walking tour for downtown and MacArthur Park.

Museum, Art & Heritage Trail

The MacArthur Park Group, the Keep Little Rock Beautiful Committee and the HDC staff has developed a 1.75 mile driving/walking tour that incorporates sites of interest relating to the city's history. The north end of the trail is on Markham Street, along Riverfront Park; the south end of the trail touches MacArthur Park. The trail passes through several blocks of the MacArthur Park Historic District, with some of the city's oldest residences, history museums, and public art, and outdoor sculpture. Within MacArthur Park, one may continue on footpaths and visit the Arkansas Arts Center, the MacArthur Museum of Arkansas Military History, and two war memorial sites. Likewise, at the north end of the trail are additional sites including the River Market District, a pedestrian-oriented area offering a mix of commercial, residential, cultural, and entertainment uses, as well as the Museum of Discovery and the Clinton Presidential Library and Museum.

The Quapaw Quarter and Area Historic Districts

The Quapaw Quarter is most closely associated with the neighborhoods surrounding MacArthur Park, the Arkansas Governor's Mansion, and Central High School. Most of the city's oldest buildings, including those from before the Civil War, are found within the boundaries of the MacArthur Park Historic District. Homes in the Governor's Mansion Historic District generally date from about 1880 to 1920, including an outstanding collection of Queen Anne, Colonial Revival and Craftsman architecture. The Central High neighborhood was established as a National Register Historic District in 1996. Most buildings in the district date from 1890 to 1930, with exceptional examples of a wide variety of architectural styles including Queen Anne, Colonial Revival, American Four-square, and Craftsman. At the heart of the district are Little Rock Central High School and the Central High National Historic Site and Museum. West of the downtown area traditionally considered the Quapaw District is the Hillcrest Historic District. This National Register of Historic Places collection features homes and cottages dating back to the early part of the 20th century.



The Governor's Mansion, built in 1950, is one of the focal points of the Governor's Mansion Historic District.

Historic Arkansas Museum

The Historic Arkansas Museum, formerly known as the Arkansas Territorial Restoration, is comprised of Little Rock's oldest buildings on their original sites: the Hinderliter Grog Shop, the McVicar and Brownlee Houses, and the *Arkansas Gazette* print shop. The state's primary interpreter of frontier Arkansas, the museum provides education programs, outreach and exhibits that reach more than 90,000 schoolchildren, local citizens and tourists each year.

The Historic Arkansas Museum also houses one of the state's premier collections of items representing frontier Arkansas. The museum produced the first comprehensive study of Arkansas's early artists and artisans, which now guides the museum's collection policy. Holdings include nineteenth-century Arkansas-made and -used pieces such as quilts, bowie knives, clothing, dolls, furniture and paintings.



The Historic Arkansas Museum includes many exhibits related to early state history.



Curran Hall

A Greek Revival home built in 1842, Curran Hall has housed the Little Rock Visitor's Center since 2002. The City of Little Rock and the Little Rock Advertising and Promotion Commission acquired Curran Hall in 1996, saving it from demolition. Only six blocks off the river and within the MacArthur Park Historic District, the Visitor's Center is a natural orientation point for tourists to Little Rock. The home's well-known garden attracts tour groups and visitors from around the world.

The Old State House Museum is one of five National Historic Landmarks in Little Rock.



Old State House Museum

The Old State House Museum is housed in the oldest surviving state capitol west of the Mississippi River, designated a National Historic Landmark. Overlooking the Arkansas River, the Old State House Museum houses always-changing exhibits on varied topics such as architecture, Arkansas women in history and the state's governors. Period rooms reflect interior decor from the state's history. The Museum holdings include nationally recognized collections of Civil War battle flags, pottery, African-American quilts and artifacts from Arkansas's musical heritage.

The MacArthur Museum of Arkansas Military History is located in the U.S. Arsenal Building in MacArthur Park.

MacArthur Museum of Arkansas Military History

The MacArthur Museum interprets Arkansas military heritage from its territorial period to the present. Located in the historic Tower Building of the Little Rock Arsenal--the birthplace of General Douglas MacArthur--the museum preserves the contributions of Arkansas men and women who served in the armed forces. Exhibits feature artifacts, photographs, weapons, documents, uniforms and other military items to vividly portray Arkansas's military history at home and abroad.



Arkansas State Capitol

Free scheduled tours of the Capitol Building are available for visitors who want to learn more about the century-old structure. Located on the grounds are several monuments including monuments to veterans, police, Confederate soldiers, Confederate women, and Civil War prisoners, as well as the Little Rock Nine statue.

The Arkansas State Capitol exemplifies the Neoclassical style popular in the early 20th century.

Mosaic Templars Cultural Center and Museum

The Mosaic Templars Cultural Center focuses on interpreting and celebrating African-American history, culture and community in Arkansas from 1870 to the present. For nearly forty years, the Mosaic Templars' Headquarters Building was the anchor of Little Rock's thriving African-American Ninth Street social and economic district. The original Mosaic Templars headquarters burned in March 2005, but in September of 2008 a new building opened on the site as a state-of-the-art facility with more than 8,000 square feet of interactive exhibit and education space.



The Mosaic Templars Cultural Center is located at 501 W. 9th Street.

Little Rock Central High School National Historic Site Visitor Center

Open since 2007, the Little Rock Central High School National Historic Site Visitor Center contains interactive exhibits on the 1957 desegregation crisis at Little Rock Central High School. Visitors to the center can experience the history and significance of the conflict in which the U.S. resolved to establish African-American civil rights in the face of southern defiance. The center also displays changing exhibits related to civil rights.



The Little Rock Central High School National Historic Site Visitor Center provides displays and information related to the city's Civil Rights struggle.

Clinton Presidential Center

Opened in 2004, the Clinton Presidential Library and Museum cantilevers over the Arkansas River, echoing President Bill Clinton's campaign promise to "build a bridge to the 21st century." Holdings at the Clinton Presidential Library and Museum are the largest within the presidential library system, including 76.8 million pages of documents, 1.85 million photographs and over 84,600 museum artifacts.



The Clinton Presidential Center has increased tourism in the downtown area.

In addition to the archival collection and research facilities, the Clinton Presidential Library and Museum features exhibits, special events, and educational programs. The museum includes replicas of the Oval Office and the Cabinet Room.

A leading example of urban renewal, the park was built on the site of abandoned railroad tracks, and the Clinton School of Public Service is housed in a former passenger train terminal—the Choctaw Station. A railroad bridge across the Arkansas River, leading to North Little Rock is being converted into a pedestrian bridge.



The Museum of Black Arkansans and Performing Arts Center is located in the historic First Baptist Church on Louisiana Street.

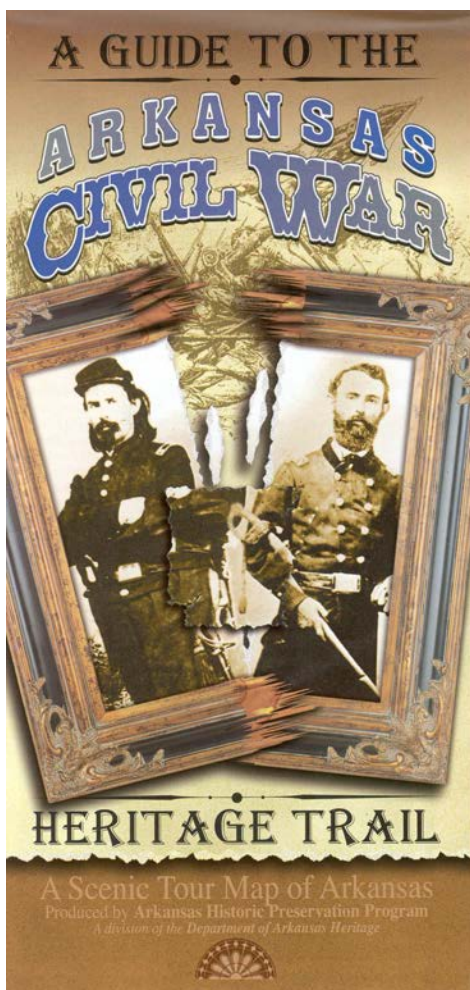
The Museum of Black Arkansans and Performing Arts Center

Originally known as Ernie's Museum on Black Arkansans, or EMOBA, the center's mission is to educate all Arkansans about the significant role African-Americans have played in the cultural development of the state. Still under development, EMOBA plans to showcase the achievements of past generations of Black Arkansans, thereby keeping Black heritage alive and inspiring pride and unity in communities throughout Arkansas.

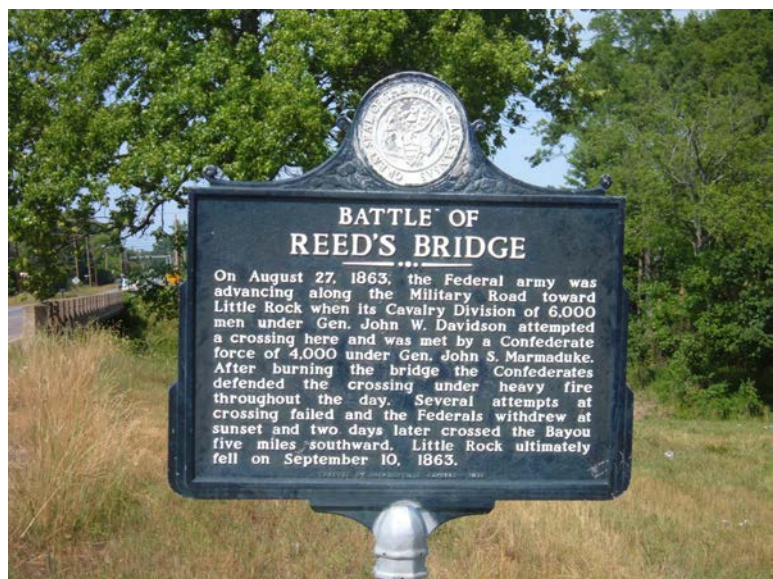
EMOBA's goals are to create a Black hall of fame, a performing arts theater, exhibits of African-American culture and facilities for educating youth and adults in the arts.

Civil War Heritage Sites in Little Rock

Little Rock was a strategic center for the Confederacy during the Civil War. The Little Rock Campaign in the summer of 1863 led to several engagements between Confederate and Union forces north and east of the city. The Battle of Reed's Bridge at Jacksonville was one of the most significant of the campaign and a battlefield park has been established at this site. Other historic markers and exhibits detail the location of the Marmaduke-Walker duel between two Confederate generals and the importance of the U.S. Arsenal in the city. The state has created several driving tours and other informational brochures on Civil War sites in Arkansas and Little Rock.



Civil War sites in Little Rock are detailed in the Arkansas Civil War Heritage Trail brochure.



In the vicinity of Little Rock are several sites associated with the Little Rock Campaign of 1863.

VI. Historic Preservation Trends Today – What Works/Challenges

Overview

The older neighborhoods and downtown of Little Rock are poised to benefit in coming years from national trends indicating a return back to urban centers and a slowing in overall city expansion. These trends are due to rising energy costs, the expense of suburban sprawl, and continued interest in historic rehabilitation and urban living. Studies also show that as the Baby Boom generation retires they will increasingly seek to live in urban areas that provide compact housing, walkable downtowns, and amenities such as restaurants and entertainment. These trends can already be seen to various degrees in Little Rock.

So what is working now in Little Rock and what remain as challenges to historic preservation efforts?

What is Working

- Large numbers of National Register-listed buildings and historic districts providing opportunities for rehabilitation using state and federal tax credits.
- Increase in downtown apartments and condos.
- Success of the River Market District.
- Increased emphasis on heritage tourism.

Challenges to Historic Preservation

- Continued abandonment and neglect of housing stock.
- Historic buildings compromised by short-sighted remodeling.
- Loss of downtown buildings and vacancies on Main Street.
- Limited options and use of protection for historic areas.
- Limited effective advocacy and education on the benefits of historic preservation.



The success of the River Market District illustrates the potential for the rest of downtown.

What is Working: Large Number of National Register-Listed and -Eligible Buildings and Districts

Little Rock has a wealth of historic architecture in its downtown commercial buildings and inner city neighborhoods. The city prospered in the 19th and early 20th century and this legacy is evident on hundreds of blocks of residential buildings south and west of downtown. Survey and recognition efforts over the past three decades have resulted in the listing on the National Register over 4,000 buildings in the city's 19 historic districts. An additional 204 properties have also been individually listed. Thousands of other dwellings are also recommended to be listed on the National Register in the future in neighborhoods such as Dunbar, the Heights and Broadmoor.



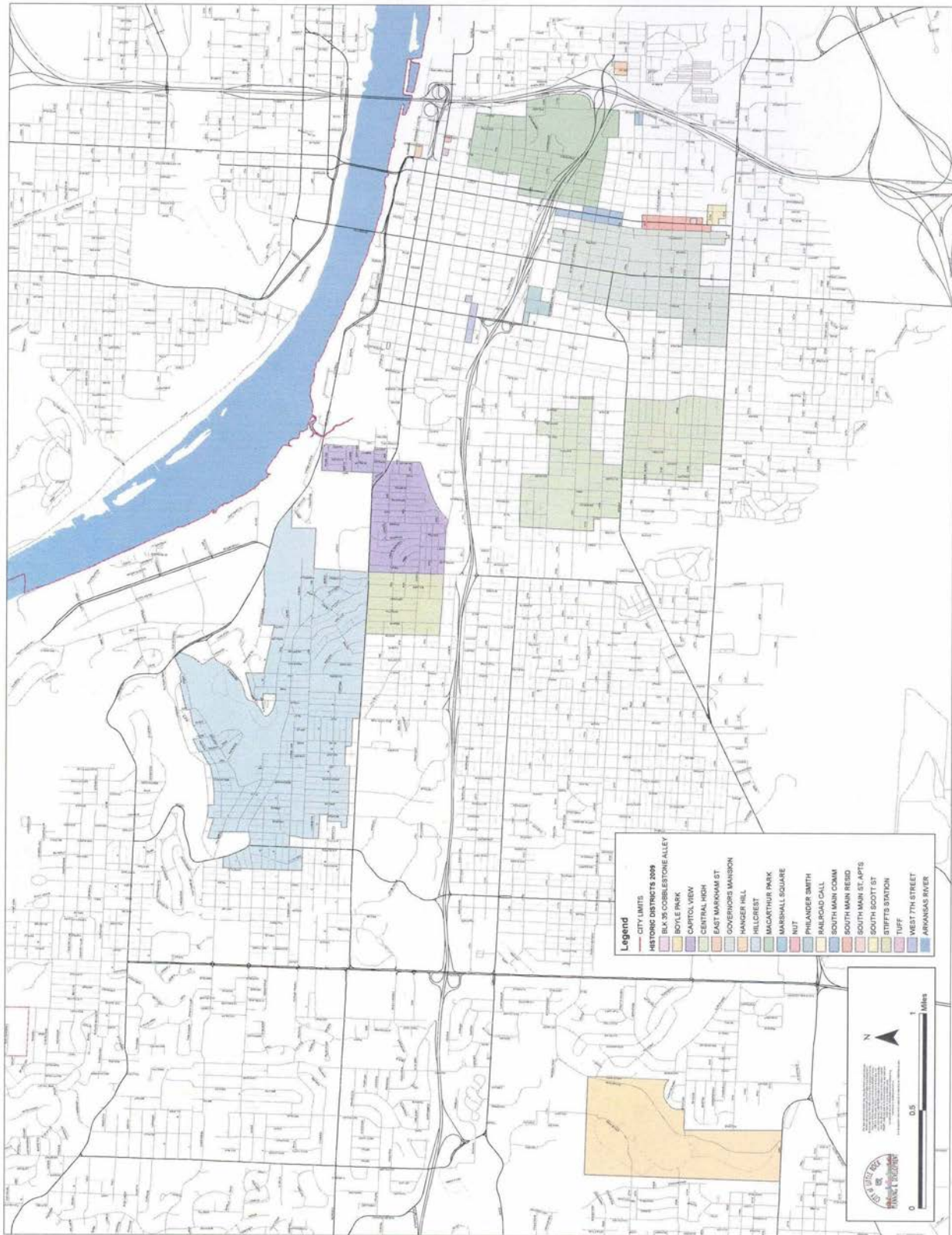
Many of the city's most desirable neighborhoods are located within National Register Historic Districts, such as the 400 Block of Pearl Avenue in the Capitol View Historic District.



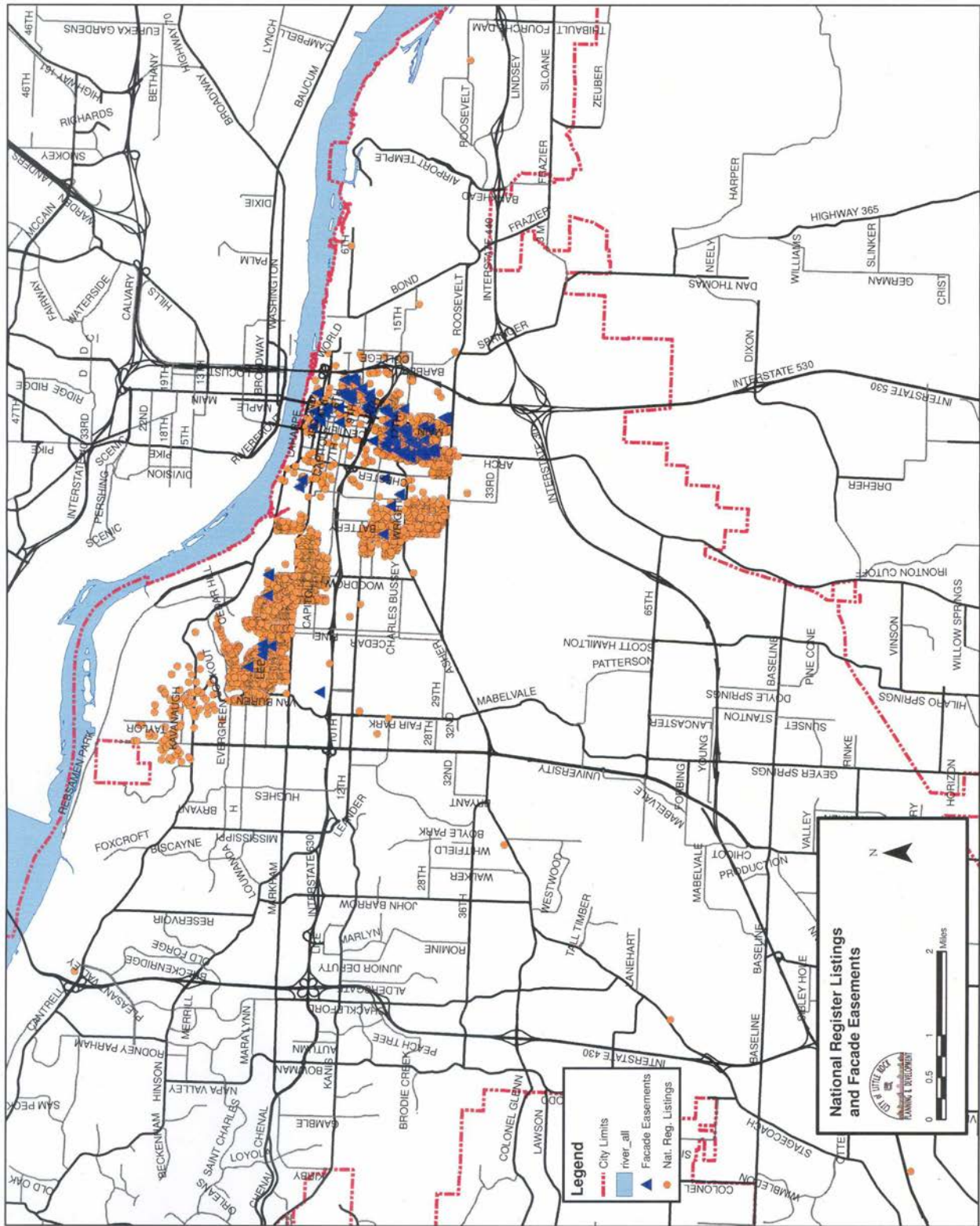
National Register listing provides property owners to utilize federal and/or state tax credits for rehabilitation such as in the South Scott Street Historic District.

It is the policy of both the federal and state governments to promote the rehabilitation of historic buildings. This policy is expressed in the Federal Historic Rehabilitation Tax Credit and the recently passed Arkansas Historic Rehabilitation Tax Credit. The federal program provides for a 20% tax credit towards rehabilitation expenditures on an income-producing property. These are properties used for offices, retail, rental-residential or other income-producing uses. The state program provides for a 25% tax credit for rehabilitation expenses for both income-producing and privately-owned historic buildings. For the state tax credit the amount can be taken for up to \$500,000 for a commercial property and up to the first \$100,000 for a residential property. The federal tax credit program has already resulted in hundreds of millions of dollars in rehabilitation in Arkansas and the passage of the state tax credit is expected to spur even more rehabilitation efforts.

In addition to the tax credits there are other financial incentives that may be available to historic property owners such as grants. Historic districts also become eligible for other types of federal assistance, and any time there are federal funds utilized on a project there has to be an assessment of the impact of these funds on historic properties. Listing on the National Register is also often desirable by property owners because neighborhoods listed on the National Register generally stabilize or increase in value.



Little Rock currently has 19 historic districts containing over 4,000 buildings.



Numerous properties in downtown Little Rock and the MacArthur Park and Governor's Mansion Historic Districts are protected through façade easements.

What is Working: Downtown Apartments and Condos Are Increasing

In addition to the retail and office conversions underway downtown, there has also been a renewed interest in loft apartments and condominiums in the downtown area and adjacent neighborhoods. One of the city's early rehabilitation projects was the conversion of the Albert Pike Hotel into apartments. The building was constructed in 1929 by the Farrell Hotel Company in the Mediterranean Revival style at a cost of one million dollars. Its ten-story center is flanked by eight-story wings. The hotel's entrance features a cloister-type veranda, and building is decorated with terra cotta embellishments throughout. The building operated as a hotel until 1971 when it was converted into a retirement center. After listing in the National Register in 1978, a historic preservation grant helped to restore the building. In 1985, a private corporation bought the hotel and began a series of upgrades that converted the building into apartment residences. Additionally, the lower floors, with arched windows and an open-plan mezzanine, can be rented for special events such as wedding receptions. Another important historic rehabilitation was the Tuf-Nut loft apartments completed in 1999.

In the River Market area are several large residential projects that are now complete or approaching completion. One of these is the 300 Third Building which was erected at a cost of over \$45 million and contains 98 residential units. Construction is also underway on the \$80 million dollar River Market Tower at Third and Rock Streets which will contain 150 condominiums.



The Tuf Nut loft apartments are listed on the National Register.



The Albert Pike Hotel is a notable example of a historic rehabilitation for residential units.



The 300 Third Tower is a new project adding almost 100 residential units downtown..



What is Working - Success of the River Market District

One of the more notable success stories for Little Rock has been the River Market District. This area is located along East Markham and adjacent streets and includes all of the National Register-listed East Markham Historic District. The idea for River Market dates back to the 1980 Downtown Plan, but it evolved into its current form through the Future Little Rock planning process in the early 1990s. With input from citizens and business leaders, the city developed a cohesive plan for the area and managed to pass a new sales tax that paid for items from policing and code enforcement to parks and streets, spurring redevelopment in what came to be referred to locally as simply the "district."

The River Market District has emerged as the center for downtown's nightlife and contains numerous restaurants, bars and other entertainment. The district also contains the Discovery Museum which is housed in the renovated River Market building. In addition to historic rehabilitation projects, new hotels have also been constructed adjacent to the district.

The River Market District is downtown's center for nightlife and tourism.



What is Working - Increased Emphasis on Heritage Tourism

In the past decade, Little Rock has greatly expanded its heritage tourism opportunities. The opening of the Central High School National Historic Site Visitor Center in 2007 has attracted many visitors over the past two years. The Center contains interactive exhibits on the 1957 desegregation crisis at Little Rock Central High School. A memorial park has also opened across the street. The Center is one of several initiatives that relate to the African-American heritage of the city.

Opened in 2004, the Clinton Presidential Center attracts hundreds of thousands of visitors each year. Many of these tourists stay in the downtown area and visit the nearby River Market District. The Presidential Center is credited with helping to stimulate \$1.5 billion dollars in development and tourism dollars.

Heritage tourism is one of the major components of the Mayor's Committee on Tourism Recommendations which is providing a report to the Little Rock Convention and Visitors Bureau in 2009. The Committee's recommendations include enhancing web site information on historic sites, providing downloadable driving tours, producing a video on Little Rock tourism for use in hotels and local television stations, and other approaches to promote Little Rock as a "destination city."



The Historic Arkansas Museum complex includes some of the city's oldest remaining buildings.



The Central High School National Historic Site Visitor Center contains exhibits related to desegregation and Civil Rights.

Challenges - Continued Abandonment and Neglect of Housing Stock

Over the past several decades, Little Rock has experienced losses of its inner city residents and housing stock from outmigration to the suburbs. As property owners or tenants move and are not replaced, houses become vacant, attracting vandalism and often resulting in condemnation and demolition.



Abandoned houses in the 1600 block of S. Woodrow.

Throughout Little Rock's older neighborhoods are many vacant and abandoned dwellings. Vacant houses affect neighborhoods adversely by increasing the perception of crime, lowering adjacent property values, and blighting the streetscape. Abandoned and condemned houses often result in a chain reaction ending with the demolition of the property. This removes a property from the tax rolls as well as opening up gaps along the street and hastening a neighborhood's decline.



Abandoned dwelling in the MacArthur Park Historic District at 413 Daisy Bates.



Challenges - Historic Housing Stock Compromised by Short-Sighted Remodeling

In addition to abandonment and neglect, dwellings in Little Rock's older neighborhoods suffer from deferred maintenance and inappropriate remodeling. For older dwellings, a lack of maintenance can soon result in the deterioration of exposed frame elements such as porches, windows and wood siding. As a result, the original character of older dwellings can be compromised through the quick and easy solutions such as adding synthetic siding materials, new windows, and the enclosure, removal, or rebuilding of front porches.

Another problem is the subdivision of older houses into apartments. In order to maximize their income, some owners have subdivided their property into as many units as possible and reduced operating costs by deferring maintenance. This places stress and strain on buildings beyond their capacity and hastens deterioration.

Improper weatherization is also a problem for many of Little Rock's older dwellings. Throughout the inner-city neighborhoods are two-story frame houses containing 2,000 to 4,000 square feet. Large houses with numerous windows and minimal insulation pose particular challenges in the face of increasing energy costs. In order to lower energy costs property owners have added synthetic sidings, replaced original windows, and enclosed porches. These actions often result in a loss of a property's architectural character. More cost-effective alternatives such as increased attic insulation, storm windows, repairing and reglazing original windows, and other methods are often overlooked by property owners.



The addition of synthetic sidings such as vinyl detracts from a house's historic appearance.



Preserving and maintaining original wood windows is often more cost effective than replacement with new window units.

Challenges – Loss of Downtown Buildings and Vacancies on Main Street



Where are the people? Many of the historic blocks of Main Street are empty and await new uses.



Demolition began on the 400 block of Main Street during early 2009.

Downtown revitalization is underway in many cities across the country with an emphasis on new retail and residential construction. Little Rock is part of these efforts, and the River Market district is an example of what other areas of downtown aspire to. Outside of the River Market area, the largest concentration of historic buildings downtown is along Main Street between 3rd and 6th Streets. Much of this section of Main Street was spared from the Urban Renewal programs of the 1960s and 1970s, and many of its 19th and early 20th century buildings remain.

Main Street has been the focus of renewal efforts for decades. Main Street was once the city's retail and office center containing major department stores, theaters and restaurants. In the 1960s and 1970s Main Street declined as a retail center, and various proposals were undertaken to revive it including creating a pedestrian shopping center. A number of the historic facades were covered with new materials to "modernize" the appearance of Main Street. When the shopping center failed, state offices moved into some of the vacant buildings. Several properties were listed on the National Register, and the Rose Building at 307-311 Main Street was restored as part of a tax act project. Despite these efforts, several blocks of Main Street continue to be largely vacant, and in 2009 demolition was underway on the Center Theater and properties on the west side of the 400 block.

In addition to Main Street, there are numerous other properties that are vacant and threatened in the downtown area. A number of these are low-rise buildings of two- to three-stories in height, while others represent much larger challenges for rehabilitation such as the YMCA at 524 Broadway.

Challenges - Limited Options and Use of Protection for Historic Areas.

Currently only MacArthur Park and the Mansion and Capitol Areas of the CZDC provide any protection and preservation. The MacArthur Park Historic District is within a local ordinance historic district reviewed by the Historic District Commission, while the Governor's Mansion Historic District is overseen by the Capitol Zoning District Commission. These two areas encompass just under 1,000 properties, one-fourth of the city's National Register buildings. The remaining 3,000 properties in the city's historic districts lack any overlay protection or design review.

The options available for property owners who desire some type of review framework in historic districts are limited. Local ordinance historic districts review many aspects of rehabilitation, new construction and demolition, but some property owners see this type of overlay as too restrictive, and it has not been used outside of MacArthur Park. Little Rock also utilizes Design Overlay Districts (DODs) in a number of areas such as the Hillcrest Historic District. DODs only govern aspects of new construction such as a building's footprint, height, and setback, but do not ensure compatibility with adjacent historic buildings. For example, Hillcrest's DOD language states, "Although the overlay district does not regulate the style and character of Hillcrest housing, new construction and additions should be respectful of the prevailing styles of the neighborhood." Compatibility with historic buildings in the neighborhood thus is a suggestion, not a requirement. Within DODs, demolition is also not restricted or subject to delays. With the exception of local ordinance historic districts and DODs, there are no other specific overlay options available in the city's historic districts.

The Capitol Zoning District Commission's review and compliance efforts in the Governor's Mansion Historic District are hampered by the enforcement language. Most districts in the country have compliance provisions that impose penalties as part of typical building code violations, such as stop work orders and/or fines. If a property owner is in violation of a Certificate of Appropriateness or conducts work without prior approval in the Governor's Mansion Historic District, the only recourse is a lawsuit against the owner. This approach is costly and time-consuming and restricts compliance options.



No overlay, no protection, no future. Without local ordinance districts or demolition-by-neglect provisions, this can be the result (4200 W. 16th Street).



Design Overlay Districts could regulate size and scale of buildings, but not overall design (5500 block of N. Country Club Road).

Challenges - Limited Effective Advocacy and Education on the Benefits of Historic Preservation

In the past two decades, there has been an increase in the appreciation and understanding of the positive role historic preservation plays in Little Rock. However, despite the large numbers of historic buildings in the city, historic preservation has yet to be as fully integrated into community development and overall civic goals as it has in similar communities around the country. The perception of historic preservation as a positive factor in economic development, rather than a hindrance, is still evolving.



The composite value of historic preservation efforts in Little Rock, such as the rehabilitation of the Kramer School, is in the millions of dollars. Compiling the economic benefits of preservation in Little Rock is needed.

Organizations such as the Quapaw Quarter Association and the Historic Preservation Alliance of Arkansas provide educational materials and advocacy efforts, but are hampered by limited funding and staff. The Arkansas Historic Preservation Program also has a large pool of informational brochures and an effective website, but their resources are stretched across the state.

A comprehensive study on the economic benefits of historic preservation statewide was completed in 2006 and provides an overview of the fiscal impacts of the rehabilitation tax credit, the Main Street Program, and heritage tourism. Similar information on the economic benefits of historic preservation specifically for Little Rock has not been developed, even though resources for such data are readily available. This type of data includes property tax records, resale values, heritage tourism, and tax certification projects. The compilation and publicizing of such data would be an important step in highlighting preservation's contribution to the local economy.

The importance of the Historic District Commission in Little Rock's development is also not fully understood. The HDC is a volunteer board, and members have limited time and resources to devote to the many duties their positions require. The City of Little Rock Planning and Development Department provides staff members to work with the HDC and coordinate their work, but this time is also limited. Because of these limitations, the public presence of the HDC in the community is hindered, and much of its work goes underreported and underappreciated.

VII. GOAL— INCREASE IDENTIFICATION AND RECOGNITION OF LITTLE ROCK’S HISTORIC RESOURCES

Little Rock’s rich heritage as Arkansas’ capitol and commercial center is reflected in its older buildings downtown and in its neighborhoods. Approximately 27 percent of the city’s existing buildings pre-date 1960, and this architectural heritage is an impressive collection of building styles and property types from the nineteenth and early twentieth centuries. Buildings from this time period are some of the best built America will ever have and contain materials and details difficult to duplicate. While many dwellings throughout the city have been altered with artificial siding materials, rebuilt porches and other alterations, their basic form and plan remain intact and provide opportunities for rehabilitation or restoration of their original appearance. Likewise, many of the buildings in the downtown area have been altered, especially on the first floor, but overall retain much of their character.



The Queen Anne style dwelling at 1422 Summit Street is one of many properties surveyed and listed on the National Register in the Central High School Neighborhood Historic District.

Many neighborhoods and downtown Little Rock were inventoried from the early 1980s to the late 1990s. Over 4,000 of the city’s pre-1960 properties were inventoried as part of these survey efforts, and this information was utilized to complete National Register nominations for historic districts such as Central High Neighborhood and Hillcrest. In the past decade, the number of survey projects decreased due to funding constraints. However, in 2009, an intensive level survey of the Dunbar Neighborhood was initiated, and this large project is expected to inventory over 1,000 properties in the area between the Governor’s Mansion and Central High Neighborhood Historic District.

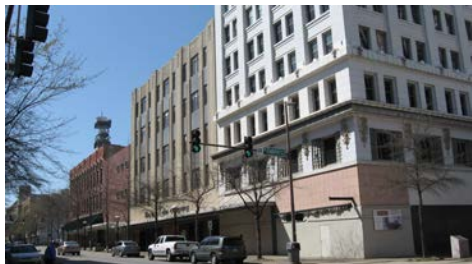


Future survey efforts should concentrate on neighborhoods, such as South End, where there are large numbers of pre-1945 dwellings (2600 block of S. Cross Street).

Thousands of pre-1960 properties remain to be recorded and evaluated in the city, and recommendations follow that outline those areas deserving of attention. The use of reconnaissance level surveys is also highly recommended in order to maximize limited funds and to recognize historic properties within the shortest time possible. Once historic areas are identified, nominations should be prepared for those meeting National Register criteria. Such listing will assist property owners through the potential use of federal and state tax credits.



The building at 610-612 Center Street is significant for its architectural design and terra cotta decoration..



The 500 block is within the boundary of the proposed Main Street Historic District..

Action – Complete a National Register Multiple Property Documentation Form for Downtown Commercial Buildings

With the passage of the state rehabilitation tax credit, there will be increased interest in the remodeling and rehabilitation of historic commercial buildings. Property owners who undertake a substantial rehabilitation of an income-producing building listed on the National Register can qualify for a 20% federal tax credit and 25% state tax credit. The combination of these tax credits makes rehabilitation projects more economically feasible.

There are currently fewer than 30 buildings listed individually on the National Register in downtown Little Rock. There are also three small historic districts: East Markham Street, Tuf-Nut, and the West 7th Street. In addition to these small historic districts, it also appears that a historic district encompassing most of the blocks of South Main Street between 3rd and 6th Streets is eligible for the National Register. This district would encompass several properties individually listed such as the Rose Building at 307 S. Main Street. This area meets National Register eligibility since it is the largest concentration of historic commercial buildings remaining downtown. The exact boundaries of this district would need to be determined at a later date, since a section of the 400 block of S. Main Street was being demolished in 2009.

Along with the proposed Main Street Historic District, there are other properties in the downtown area that appear to meet individual eligibility within the context of their commercial history and architecture. These include buildings at 610-614 Center Street and 815 S. Main Street. The preparation of a multiple property documentation form is recommended to include all eligible properties, including districts and individual properties, in the downtown area. This approach is cost effective and allows for numerous properties to be listed at one time. This format was used in 1986 when the Little Rock Main Street Multiple Resource Area was listed on the National Register. This nomination included eight buildings downtown, and one option may be the revision and expansion of this nomination document to include other properties identified as National Register eligible.

Action – Investigate and Inventory Archaeological Sites

The history of Little Rock is recorded not only in its buildings and structures, but also in the ground. Prehistoric archaeological sites may exist near the surface or in deeply buried contexts. These sites could add insight into how people were living in this area during different time periods and what types of resources were being utilized within the area by the different cultures prior to European settlement. Historic archaeological sites could shed significant information on the City's growth and development. Beneath the pavement and parking lots downtown are building foundations and deposits which would likely yield artifacts related to Little Rock's early history. Prior to a citywide water system in the late 19th century, residents in the neighborhoods relied upon privies for sanitation and wells and cisterns for potable water. These below-ground features were often used as convenient receptacles for household waste. As a result excavations of these types of features often provide bottles, examples of glassware, dishes and other discarded items which can illustrate the occupant's lifestyle.

Archaeological investigations are generally required under Section 106 of the National Historic Preservation Act for projects that utilize federal funds or that require federal permits or licenses, such as highway improvements, housing developments, and flood control. However, when federal funds are not utilized or when there are no federal permits or licenses involved, city officials should at least consider what types of affects those projects may have on archaeological resources. City officials should consider whether archaeological investigations or at least a site background check with the Arkansas State Archaeologist should be conducted prior to the initiation of projects involving new construction or site disturbance. Such investigations would benefit Little Rock by providing a record of the site which may otherwise be lost, and by adding information on the community's prehistoric and historic development. Little Rock should consider including the addition of archaeological site protection in future land use plans, zoning, subdivision approvals, and general environmental regulations, particularly for archaeological sites that may be eligible for listing on the National Register of Historic Places.



Archaeological investigations should be considered when city funds are used for development that may impact such resources.

Action – Complete Reconnaissance Level Surveys and Intensive Surveys of Pre-1960s Neighborhoods

In the past, Little Rock’s historic resources have been surveyed primarily through intensive methods in accordance with state standards. Because of the large number of pre-1960 resources in the city and limited funds, reconnaissance level surveys should be utilized over the next five to ten years. Reconnaissance level surveys are also known as “windshield” surveys and represent an effective approach to evaluating large numbers of resources for their architectural or historical significance. These types of surveys can be conducted by students or volunteers with an oversight role from city staff or non-profit historic preservation organizations.



Thousands of notable properties built before 1945 remain to be inventoried and evaluated in areas such as the Stephens Neighborhood (3410 W. 13th Street).



Post-1945 developments such as along the 7000 block of Evergreen in Midtown should also be evaluated using reconnaissance level survey methods.

Reconnaissance level surveys consist of taking photographs of each property, brief notations on style and integrity, and identifying the property on tax maps. Maps are coded in some form to illustrate the distribution of properties that could be considered contributing or non-contributing to a potential historic district. From the data gathered in the field, an analysis can then be made in coordination with city and/or state staff to determine concentrations of properties that may meet National Register criteria.

The use of reconnaissance level surveys in Little Rock is an important goal for the success of future historic preservation efforts. Thousands of properties built prior to 1950 remain to be evaluated in the city. While many of these will not have particular architectural or historical significance, identifying areas that are significant can only be accomplished in a timely and cost effective manner through reconnaissance level survey methods.

Recommended Action and Priority

1. Undertake reconnaissance level surveys for the remaining neighborhoods with concentrations of pre-1945 resources including Stephens/Oak Forest, South End, Hanger Hill, and Prospect Terrace/Heights.
2. Undertake reconnaissance level surveys for neighborhoods with concentrations of 1945-1960 resources including Broadmoor, John Barrow, Briarwood, Midtown, Westwood /Pecan Lake, 66th Street West and Wakefield.

Action - List Eligible Properties and Historic Districts on the National Register of Historic Places

The historic and architectural surveys conducted in the 1980s and 1990s resulted in the identification of numerous properties which met the criteria for listing on the National Register of Historic Places. These include individual buildings such as residences, commercial buildings and industrial buildings, as well as large residential districts. National Register listing is important for several reasons. Listing brings with it a strong sense of pride and community which often translates into higher property values and resale prices. It also provides tax incentives for savvy developers and owners who rehabilitate properties, rent them out for five years, and then sell them.



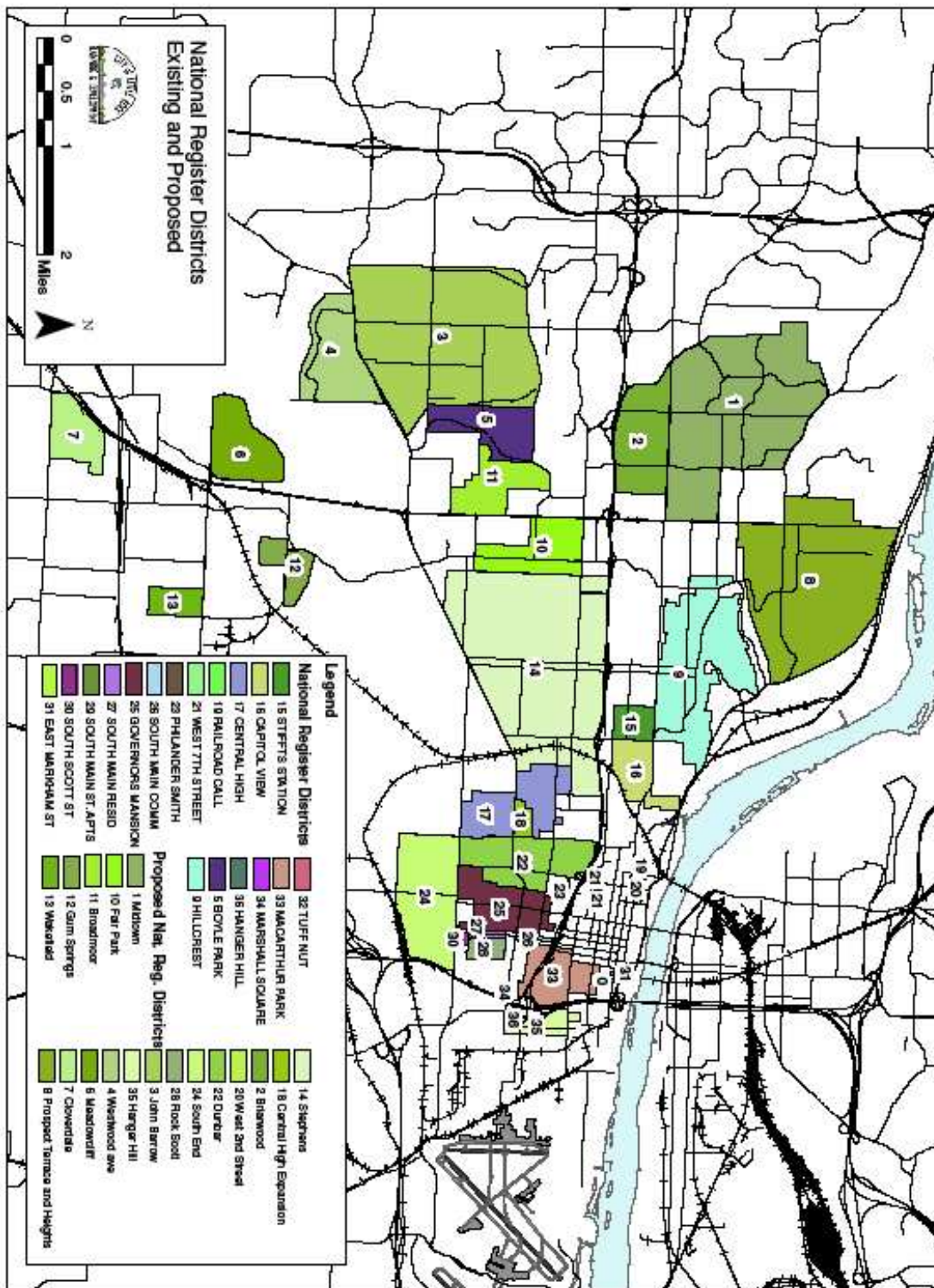
Surveys should first focus on blocks in neighborhoods developed before 1945. These have significant resources and many blocks are losing homes to abandonment and demolition (4100 block of W. 13th Street).

Through this approach dwellings are rehabilitated in keeping with their architectural character, the owners or developers reap the 20% federal and 25% state tax credits for their rehabilitation expenditures and by holding on to the property for five years there is no recapture of any of the tax credit. It is also possible that within the next decade the 20% federal tax credit for the rehabilitation of income producing properties will be extended to property owners for the rehabilitation of their own historic dwellings. If this tax credit is approved it would be of great benefit to property owners in Little Rock's National Register listed historic districts.



Neighborhoods of the 1950s should be the focus of survey efforts in future years (500 Mellon Street).

When discussing the possibility of National Register listing, it is crucial that owners understand that listing places no restrictions upon them. National Register designation and being in a local ordinance historic district are often confused, leading to hesitancy on the part of property owners to have their properties included in the National Register. Prior to initiating a nomination's preparation, property owners should be fully informed as to the effects of National Register listing through neighborhood meetings and/or information sheets or summaries.



Little Rock's existing National Register Historic Districts along with other neighborhoods or concentrations of properties that appear to be National Register eligible..

National Register Eligible Fair Park Neighborhood



Tudor Revival style dwelling at 1604 Tyler Street.



This Tudor Revival dwelling was built at 1301 Taylor Street with an exterior of stone veneer.



At 1302 Tyler Street is a Lustron House which was built with an exterior of steel porcelain panels.

The Fair Park Neighborhood is located to the southwest of downtown Little Rock and is considered a separate area within the larger Oak Forest Neighborhood. Fair Park is bounded by 12th Street on the north, S. University Avenue and Fillmore Street on the west, W. Charles Bussey Avenue and W. 28th Street on the south and Harrison Street on the east. This area was largely farmland until its subdivision in the early 20th century. A large section of the neighborhood was subdivided into lots as part of the Cherry and Cox Addition of 1907.

The recommended National Register eligible boundary includes most of the neighborhood, but omits blocks on the northern edge of the neighborhood which are composed of post-1960 commercial development. Fair Park is eligible for the National Register for its architectural significance. The neighborhood contains a notable collection of dwellings built from the 1910s to the 1950s. Most of the dwellings were built between 1925 and 1955 in styles such as Tudor Revival, Minimal Traditional, Craftsman, and Ranch. The area has a mix of dwellings built with brick and stone veneer exteriors as well as frame construction. At 1302 Tyler Street is Little Rock's only known example of a Lustron House. This pre-fabricated steel house was built ca. 1949 and was manufactured at a factory in Columbus, Ohio. Lustron houses are valued for their unique design and materials, as well as their role in the history of the nation's construction industry.

While most of these dwellings are individually modest in size and decorative elements, they collectively represent an intact neighborhood from the period, and the overall integrity of the proposed district is good. Completion of the nomination and listing on the National Register would provide tax incentives for building rehabilitation. The completion of an intensive survey and nomination is recommended within the next five to seven years. The Oak Forest Neighborhood Action Plan of 2008 does not directly address the issue of historic status for the neighborhood, but does stress the need for continued rehabilitation and renovation of the housing stock. Neighborhood residents should partner with the University of Arkansas at Little Rock's University District Development Corporation (UDDC). One of the goals of the UDDC is to strengthen adjacent neighborhoods such as Fair Park.

National Register Eligible

Prospect Terrace and Heights Neighborhoods

The Prospect Terrace and Heights Neighborhoods are located to the northwest of the National Register-listed Hillcrest Historic District. These areas all developed in the early 20th century as some of the most preferred residential areas of the city. These neighborhoods contain an impressive collection of Colonial Revival, Tudor Revival, Craftsman, and Minimal Traditional dwellings and other styles of the period. The area that appears to meet National Register criteria is bounded approximately by N. McKinley Street and N. University Avenue on the west, Evergreen Drive and the Hillcrest Historic District on the south, Little Rock & Western Railroad on the north and Little Rock Country Club and Allsop Park on the east, excluding Cammack Village.

The Prospect Terrace Subdivision was platted in 1924, contemporaneously with the platting of Edgehill (1926) and Cliffewood (1924). The Prospect Terrace and Heights Neighborhoods are highly desirable residential areas, and there has been a resurgence of rehabilitation and investment in recent years. However, the popularity of these neighborhoods has also led to the loss of pre-1960 dwellings and their replacement with larger modern homes. The *Heights Neighborhood Action Plan* of 2003 listed the goal of maintaining the integrity of the neighborhood while improving the housing stock. Residents have also expressed concerns over the loss of pre-1960 dwellings in the area and their replacement with new homes not in keeping with the scale of existing homes.

The completion of a comprehensive reconnaissance level survey for the neighborhoods is recommended. This type of survey would provide the basis for determining which streets retain sufficient integrity to be included within the proposed nomination. Completion of the nomination and listing on the National Register would provide tax incentives for building rehabilitation.

This survey should also include the streets just to the west of the Hillcrest Historic District to N. University Drive. These streets largely contain dwellings built in the 1940s and 1950s but may have sufficient integrity and significance to warrant National Register consideration. Many of these dwellings are modest in size and detailing.



Craftsman and Colonial Revival style dwellings in the 5400 block of N. Country Club Boulevard .



Representative Tudor Revival style dwelling at 5308 N. Country Club Boulevard..



A number of dwellings are modest examples of the Colonial revival style, such as this dwelling at 5804 N. Country Club Boulevard.



The 1000 block of W. Second Street contains notable examples of the Italianate and Neo-classical styles.



The Ward-Hays House at 1008 W. Second Street was listed on the National Register in 1975.



The Italianate style White-Baucom House at 201 S. Izard which was listed on the National Register in 1980.

National Register Eligible

West Second and Third Streets

One of the most preferred residential areas of the city in the late 19th century was along West Second and Third Streets west of downtown. While much of this area has been lost to modern development and parking lots, a compact area exists between S. Izard and S. Ringo Streets. Several properties in this area are individually listed on the National Register for their architectural and historical significance.

The proposed district would include approximately twenty properties along West Second, West Third and West Markham Streets. Most of the properties are used for office space and listing would provide additional financial incentives such as tax credits for rehabilitation.



At 1010 West Third Street is the National Register listed Solomon Gans House, one of Little Rock's best residential examples of the Richardsonian Romanesque style.

National Register Eligible Broadmoor Neighborhood

The Broadmoor Neighborhood includes the Broadmoor Subdivision which was platted and developed in 1953. This subdivision was developed by Elbert Fausett who designed curvilinear streets around a lake and clubhouse. Fausett built one-story brick and frame dwellings in eighteen different floor plans in variations of the Ranch style. His homes were unique in having some of the earliest air conditioning and central heating systems in the city. Broadmoor has been cited as the first such subdivision in the country to provide central heating and air conditioning systems in homes, but additional research is needed to support this claim.

The Broadmoor Neighborhood is bounded on the east by N. University Avenue, on the south by W. 32nd Street and an irregular line just south of Lakeshore Drive, on the west by Ridge Park Drive and the Boyle Park Historic District, and on the north by W. 19th Street. The recommended National Register eligible boundary includes the original neighborhood which, when it was completed, contained 550 houses. These houses generally have brick veneer exteriors, large windows, both hipped and gable roofs and carports or garages. The majority of the dwellings were built between 1953 and 1957, and the neighborhood retains a remarkable degree of integrity from this period. The *Boyle Park Neighborhood Action Plan* of 2001 made no mention of the area's historical significance, but in recent years the Historic District Commission staff has been contacted by residents concerning a potential nomination for the neighborhood.

It is possible that the proposed Broadmoor Historic District may be of state, or possibly even national, significance. The introduction of air conditioning had a dramatic effect on development in the South and West. Window air conditioning units became widespread in the 1940s, but it was not until the 1950s that central air conditioning was introduced. If research concludes that Broadmoor was the first successful introduction of central air conditioning in the country, then it would have additional significance beyond that of an intact 1950s subdivision.



Streetscape of 1950s Ranch style houses along Belmont Drive.



One of 18 standardized designs, this dwelling at 18 Broadmoor Drive has an attached open carport and broad hipped roof.



At 10 Berkshire Drive is a standardized plan hipped roof Ranch style dwelling with an attached open carport.

National Register Eligible South End Neighborhood



Prairie style dwelling at 2514 Broadway.



This Tudor Revival style dwelling is located at 2523 S. Ringo Street.



The 2900 block of S. Izard Street contains a row of frame and brick Craftsman dwellings.

The South End Neighborhood contains one or more residential areas that appear to meet National Register criteria for their architectural significance. This area is bounded on the north by Roosevelt Road, on the west by Dr. Martin Luther King Drive, on the south by West 33rd Street and on the east by Interstate 30. The strongest concentration of properties is from S. Spring Street west to Dr. Martin Luther King Drive. It is possible that two distinct areas may be identified as eligible, rather than one large district due to the extent of alterations and infill in these blocks.

The South End Neighborhood was platted beginning in the 1890s, and extensive development occurred at the turn of the century. The neighborhood contains a wide variety of architectural styles including Queen Anne, Colonial and Tudor Revival, and Craftsman. Integrity is high along many blocks.

The neighborhood includes over 2,000 dwellings according to the *South End Improvement Plan Revision: "A Neighborhood Action Plan"* completed in 2004. Abandonment of houses in the area is a problem, and over fifty properties were destroyed or razed following the tornado of January 21, 1999. Despite these losses, many blocks continue to display their architectural and historical character. Rehabilitation of the existing building stock is a high priority in the neighborhood plan. Listing on the National Register would provide tax incentives and other financial resources for building rehabilitation. Because of the large numbers of properties in the area, a reconnaissance level survey is recommended to identify those blocks that meet National Register criteria. This survey should occur within the next three to five years.

National Register Boundary Expansion

Hanger Hill Historic District

The Hanger Hill Historic District was listed on the National Register in 2008 and is comprised of a cluster of dwellings on Welch Street between 15th and 16th Streets. This area is located to the east of Interstate 30 and downtown. Platted in 1869 as Hanger's Addition, this area was largely developed by the early 20th century. The 1500 block of Welch Street was listed on the National Register because of its unique architectural character. Much of the street contains dwellings built of rock-faced and ashlar finish concrete block. Concrete stamping machines were patented in the early 1900s and were used to produce concrete block as an exterior wall material for many houses. Most of the dwellings in the Hanger Hill Historic District were designed in Gabled Ell plans and with Colonial Revival detailing.

The nomination for Hanger Hill focused on this block due to funding constraints, but a larger area to the east, north and south also appear to have sufficient integrity to warrant the district's expansion. These blocks were built primarily from ca. 1890 to the 1940s and contain notable examples of Gabled Ell, Craftsman and Colonial Revival dwellings. The area east to Geyer Street, south to E. 17th and north to E. 8th Street should be the subject of a reconnaissance level survey to identify blocks that retain sufficient integrity to meet National Register listing.

This area has numerous properties which are vacant or neglected. Expanding the National Register district into these blocks would provide additional financial incentives for their restoration.



The Hanger Hill Historic District contains numerous dwellings built of concrete block.



Streetscape of the 1600 block of Hanger Street containing a row of Gabled Ell plan dwellings.



This dwelling at 1201 Welch Street has been restored in recent years.



The Woodruff House is a notable example of the Colonial Revival style, but is currently vacant at 1017 E. 8th Street.

National Register Potentially Eligible Stephens and Oak Forest Neighborhoods



Streetscape of 2800 block of W. 14th Street.



These Gabled Ell design dwellings are located in the 3400 block of W. 13th Street.



This vacant house at 918 Allis Street was built ca. 1900 and is one of many dwellings in the Stephens Neighborhood with the potential for rehabilitation.

The Stephens and Oak Forest Neighborhoods are located to the southwest of downtown. These two neighborhoods are bounded on the north by Interstate 630, on the east by Schiller Street and the Central High School Neighborhood Historic District, on the south by Asher Avenue and on the west by 32nd Street and Harrison. This area contains numerous smaller neighborhoods such as Capitol Hill, Pine to Woodrow, Love, Forest Hills, Hope, Midway, and War Memorial. Within the Oak Forest Neighborhood is the separate neighborhood of Fair Park, which is recommended as eligible on its own as a National Register district.

The Stephens and Oak Forest Neighborhoods include a large collection of late 19th and early 20th century architectural styles. These neighborhoods are comprised of numerous subdivisions which were platted from the 1870s to the 1920s. Within the neighborhoods are many intact blocks containing Folk Victorian house forms such as Gabled Ell and Pyramid Square as well as numerous revival styles and Craftsman dwellings. These neighborhoods also have several small clusters of brick commercial buildings which serve neighborhood residents.

Both neighborhoods have experienced outmigration in the past several decades. This has resulted in a high number of vacant or abandoned houses dispersed randomly throughout the area. Some blocks retain a high degree of integrity while other blocks are comprised of vacant lots and inappropriate new construction. The *Stephens Area Neighborhood Action Plan* of 1998 and the *Oak Forest Neighborhood Action Plan* of 2008 both recognized the need to stabilize the areas and rehabilitate the housing stock.

These two neighborhoods contain thousands of properties. Because of this large number a reconnaissance level survey is recommended to identify those areas that may have the potential to meet National Register criteria. Such a survey would provide base data on distribution of historic resources that retain sufficient integrity and architectural significance to warrant listing. Listing would provide state and federal tax credits for rehabilitation as well as other financial incentives.

National Register Potentially Eligible

Scott – Rock Historic District

A residential area along S. Scott and S. Rock Streets may contain sufficient significance and integrity to warrant National Register listing. This area is located several blocks south of the MacArthur Park Historic District and just east of the South Main Street Residential Historic District. This potential area is bounded on the north by E. 19th Street, on the east by Rock Street, on the south by E. 23rd Street and on the west by rear lot lines of properties along Main Street.

This area was largely platted in 1872 as Duval’s Addition and contains dwellings constructed in the Queen Anne, Colonial Revival and Craftsman styles. This area has numerous properties which are vacant or neglected, and there has been some incompatible infill. However, enough of the blocks appear to contain sufficient numbers of pre-1960 dwellings to warrant intensive survey efforts and determination of National Register eligibility.

Following the intensive survey it may be preferred to expand the boundary of either the South Main Street Residential Historic District or MacArthur Park Historic District to include these properties rather than creating a new separate district along these streets. Future survey efforts will more clearly define this area and its relationship with adjacent historic areas.



Streetscape on E. 21st Street in the proposed district.



Streetscape in the 2000 block of S. Rock Street.



“Gabled Ell” dwelling at 2119 S. Scott Street.



Queen Anne style dwelling at 2122 S. Scott Street.

National Register Potentially Eligible The John Barrow Neighborhood



The Union Park Pavilion in the John Barrow Neighborhood was built as part of the park for African-American residents in the 1930s by the Civilian Conservation Corps.



A number of dwellings in the neighborhood were built with stone veneer exteriors, such as this Ranch style house at 4222 Walker Street.

The John Barrow Neighborhood is located to the west of Boyle Park and S. University Avenue. This neighborhood was platted and subdivided in the 1920s, and by the 1930s numerous homes had already been constructed. Originally known as Rosedale, this neighborhood was largely developed by the late 1950s and contains a variety of architectural designs and styles from the mid-20th century. Within the neighborhood are examples of American Foursquare, Craftsman, Minimal Traditional, and Ranch architectural styles.

This neighborhood contains hundreds of dwellings, and a reconnaissance level survey is recommended to identify any individual properties or concentrations of properties that may meet National Register criteria. Most of the homes in this area are modest examples of architectural styles, and on some blocks there have been extensive alterations to dwellings, as well as modern infill. As a result, the retention of integrity on some blocks is problematic.

The John Barrow Neighborhood is one of the largest concentrations of properties built from the 1920s to the 1950s on the west side of Little Rock. If one or more cohesive National Register historic districts are identified, they would provide property owners with potential financial incentives such as tax credits. The *John Barrow Neighborhood Action Plan* of 1993 identified rehabilita-



This American Foursquare dwelling is located at 3200 Cobb Street. In front of the house is a well crafted stone and concrete fence.

National Register Potentially Eligible

Briarwood Neighborhood

As Little Rock's residential neighborhoods expanded west, developers began buying and subdividing tracts for the city's early suburbs. The development of these areas coincided with the mid-20th century architectural styles such as Ranch, Split-Level and Cape Cod. Examples of these neighborhoods include Broadmoor and Briarwood. Briarwood evolved in the 1950s, and most lots contained dwellings by 1960. As a result of this development Briarwood has a large concentration of Ranch and Split-Level dwellings sited on curvilinear streets. The area that appears to have the highest concentration of pre-1960 properties is bounded by S. Rodney Parham Road on the west, Interstate 630 on the south, S. McKinley Street on the east and W. Markham Street on the north.

The Briarwood Neighborhood is a stable area of the city, and most dwellings are well cared for. According to the *Briarwood Area Neighborhood Plan* of 2000, most residents felt that their area had few threats with few properties displaying deterioration or neglect.

Along with the nearby Broadmoor Neighborhood, Briarwood represents one of the most intact and representative post-World War II suburban residential areas in Little Rock. As our appreciation of these resources increases and they reach fifty years of age, these suburban areas are increasing being assessed for their significance in community development. A reconnaissance level survey and National Register assessment should be completed for Briarwood within the next five to ten years



Similar plan hipped roof Ranch style houses are located along the 6000 block of Sandpiper Drive in Briarwood.



Some dwellings in Briarwood exhibit broad roof eaves and large expanses of windows, such as this house at 7206 Apache Road.



Reflecting building trends of the period, many houses in Briarwood were built with garage bays on the main facade such as this house at 7104 Briarwood Drive.

National Register Potentially Eligible

Midtown Neighborhood

Westwood /Pecan Lake Neighborhood

65th Street West Neighborhood

Wakefield Neighborhood



In Geyer Springs are a number of dwellings with large picture windows and integrated carports, such as this house at 1 Rolling Lane.



One-story Ranch style houses are found throughout these neighborhoods, such as along Southmont Drive in the Meadowcliff Subdivision.



The house at 18 Wingate Drive north of Briarwood is representative of the houses built in the Midtown Neighborhood in the 1950s.

These four neighborhoods are located on the west side of Little Rock and contain concentrations of properties built from the 1940s to the early 1960s. In the Midtown Neighborhood, there are a number of streets along either side of N. Mississippi Street which have notable collections of mid-20th century residential architectural designs and styles. Streets such as Wingate Drive, Evergreen Drive and adjacent areas should be surveyed and assessed for their architectural and historical significance within the next ten years.

The Westwood/Pecan Lake Neighborhood and the 65th Street West Neighborhood were largely developed after 1960, but there are some concentrations of 1950s neighborhoods that should be examined over the next decade. These include the areas along Westwood Avenue and Ascension Drive and the area known as Meadowcliff. By 1960, the Meadowcliff area was largely developed and contains streets such as Mablevale Pike, Meadowcliff and Southmont Drives.

In the Wakefield Neighborhood, there are collections of 1940s and 1950s dwellings in the subdivisions of Wakefield Village, Cloverdale and Geyer Springs. Numerous dwellings are located in Wakefield Village on streets including Wakefield and Westminster Drives and connecting streets. Cloverdale's streets include Juniper, Azalea, and Dahlia Drives. In Geyer Springs, there are concentrations of properties along Dellwood Drive, Gum Springs Road, and W. 57th Street.

Many of the homes in these four neighborhoods are of frame construction and are modest in their size and detailing. In some cases alterations to these properties have been extensive, including replacement porches, siding and windows. National Register-eligibility for these areas may be limited, but these represent some of the larger neighborhoods that developed in Little Rock between 1945 and 1960.

VIII. GOAL – EXPAND THE RANGE OF INCENTIVES AND PROTECTION TO PROPERTY OWNERS

A. Existing Financial Incentives for Historic Preservation

A number of financial incentives exist to aide and encourage business and property owners who wish to improve their downtown Little Rock properties. These include various tax advantages, as well as low-interest loan programs and other forms of financial assistance. These incentives are excellent tools that allow property owners to enhance their investments in downtown and add to the overall revitalization of the downtown area. Eligibility for these different incentives depends upon property type and other requirements.

Federal Historic Rehabilitation Tax Credit

For properties listed on or eligible for the National Register, the most important financial incentive is the Historic Rehabilitation Tax Credit. A federal tax credit of 20% is available for the certified rehabilitation of historic structures that are income-producing. Properties must be rehabilitated according to standards set by the Secretary of the Interior to ensure that the property retains its historic architectural character and appearance. (A 10% tax credit is also available for the rehabilitation of non-historic commercial buildings that were constructed prior to 1937. Presently, the 10% tax credit does not apply for rental-residential developments.)

The federal historic tax credit (HTC) has been used fairly extensively in Arkansas to support the renovation of historic housing, office, and retail space in the state. Between 2000 and 2006, the federal historic tax credit program has supported 57 projects totaling more than \$54 million in renovation (in 2006 dollars). The size of projects supported by the HTC has varied from approximately \$10,000 to \$10 million dollars.



The Rose Building at 307-311 S. Main Street was an early federal tax certification project.



The National Register-listed Gus Blass Department Store at 320-322 S. Main Street would qualify for the federal rehabilitation tax credit.



The Arkansas Rehabilitation Tax Credit would apply to contributing dwellings in National Register districts such as Central High Neighborhood (2209 S. Battery Street).



The state tax credit could also spur interest in listing areas on the National Register, such as the South End Neighborhood (2516 S. Broadway).

To qualify for the tax credit, property owners must meet the adjusted basis of the building with their rehabilitation costs. The adjusted basis of a building is the purchase price plus capital improvements minus depreciation and land value. For example, if the adjusted basis of a building is \$200,000, then a minimum of \$200,000 must be expended in rehabilitation costs. These costs can include professional fees and all work within the footprint of the building. The costs of additions to buildings and landscaping generally do not qualify for the credit.

This program is administered by the Arkansas Historic Preservation Program and the National Park Service. In order to obtain the credit, property owners must first provide photographs showing the current condition of the property and complete an application that details their rehabilitation plans. Once plans are approved, property owners complete their work and then submit another set of photographs when they are finished. Once the reviewers at the state and federal level certify the rehabilitation, then property owners can claim the credit for the year the building is placed in service.

Arkansas Historic Rehabilitation Tax Credit

In March of 2009, Arkansas enacted a state historic rehabilitation tax credit providing the credits toward state income taxes. This bill was passed following several years of requests by a variety of supporters including the Historic Preservation Alliance of Arkansas. The key elements of the state tax credit include:

- Allows for a credit on state income taxes equal to twenty-five percent (25%) of the total qualified rehabilitation expenses that are:
 - incurred by the property owner to complete a certified rehabilitation of buildings that are listed or are considered eligible by national, state, or local designation
 - in excess of \$25,000 annually
 - up to \$500,000 for a commercial property
 - up to the first \$100,000 for a residential property

The state tax credit can be transferred, sold or assigned and any unused tax credit may be carried forward for five consecutive taxable years.

The Arkansas Historic Rehabilitation Tax Credit provides another valuable financial incentive for restoring historic properties. Private property owners rehabilitating their own properties can take up to a \$25,000 tax credit towards their state taxes if they exceed \$100,000 in qualified, expenditures while owners of income producing properties can take up to \$100,000 in credits.

This program is administered by the Arkansas Historic Preservation Program and follows the application process currently used for the federal rehabilitation tax credit. Property owners must first submit photographs showing the current condition of the property and an application that details their rehabilitation plans. Once approved, property owners complete their work and then submit another set of photographs when they are finished. Once the state certifies the rehabilitation, then property owners can claim the credit.

In states that have passed similar tax credits, the amount of rehabilitation expenditures on historic buildings has often doubled, and this holds tremendous potential for historic preservation efforts in Little Rock and across the state.

Historic Preservation Easements

The Arkansas Historic Preservation Program accepts easement donations on historic properties which can be of financial benefit to property owners. An easement is a voluntary transfer of some rights of ownership. In the case of a historic preservation easement, an owner grants a government agency or qualified non-profit organization the authority to protect the historical and architectural significance of a property. In exchange, the owner gives up the right to engage in actions that would be detrimental to the property. Often this means giving up the right to demolish a historic building and replace it with a new building or development. Giving up these development rights has a dollar value which is the easement valuation afforded to the owner.



Houses rehabilitated for income-producing purposes could qualify for both the federal and state tax credits in National Register districts (1902 S. Schiller Street).

Historic preservation easements are accepted on properties that are listed on the National Register of Historic Places, either individually or as part of a district. Easements are held in perpetuity and always run with the deed of the property so that the easement can be enforced. The value of the easement to the property owner is determined by a qualified appraisal, and can in many cases be claimed as a charitable donation from taxable income on federal income taxes. The Arkansas Historic Preservation Program has accepted over 300 easements on properties across the state and dozens in Little Rock.

State Grants for Historic Preservation

The Arkansas Historic Preservation Program provides a variety of grants and other incentives for historic properties. These are as follows:

Historic Preservation Restoration Grants (HPRG)

go to the rehabilitation and restoration of a variety of non-profit & public (city, county, school district) owned structures. A select few HPRGs have also been used for restoration work on private property. All HPRGs require a 1:2 cash match. (Grantees must provide \$1 for every \$2 of grant funds.)

Model Business (MB) grants are passed through local Main Street organizations for rehabilitation and restoration of commercial structures. All MBs require a 1:1 match. At least 50% of the required match must be cash. These types of grants would be available for property owners in the Southside Main Street Project.

Downtown Revitalization Grants & Slipcover grants. Like Model Business, these are passed through local Main Street organizations for commercial restoration projects.

Downtown Revitalization (DTR) grants are funded by the Real Estate Transfer Tax (RETT). DTR grants require a 1:2 match, up to 50% of which may be in-kind services or labor rather than cash. These grants may be used for building rehabilitation, façade restoration and other downtown revitalization activities.

Slipcover (SC) grants are used exclusively for the removal of slipcovers on downtown commercial properties. These are funded by the state's General Improvement Fund (GIF). They require a 1:4 match, up to 50% of which may be in-kind services or labor.

Certified Local Government (CLG) grants. Little Rock is one of a number of communities across Arkansas that is a Certified Local Government



Projects in Main Street programs, such as Southside, may qualify for Downtown Revitalization Grants.

(CLG). The CLG program is part of a local, state, and federal partnership that promotes historic preservation at the grassroots level. An incentive for participating in this program is the pool of matching grant funds available annually for CLG communities. These grants may be used for surveys of historic buildings, the preparation of National Register nominations, the development of design review guidelines, and structural assessments of properties. Though usually funded by the federal Historic Preservation Fund (HPF), the state of Arkansas has supplemented this program with allocation from RETT as well as the state's 1/8 cent conservation tax. All CLG projects pass through local governments. CLG grants range with regard to match, though are commonly a 1:1 match.

Historic Preservation Restoration Grants: Two options are available for rehabilitation of historic structures in Arkansas. Both categories of grants require a 50 percent cash match (i.e.: a \$10,000 grant would require at least a \$5,000 cash match). Grants of up to \$10,000 are available to the owners of properties that are 1) listed on the Arkansas Register of Historic Places and/or 2) if the grant project will make the property eligible for listing on the National Register of Historic Places and the owner follows through with the National Register listing process. Grants at a minimum of \$10,000 are available to the owners of properties that meet all of the following criteria: (a) listed on the National Register of Historic Places, and (b) owned by a not-for-profit organization or a municipality. This grant will not be made to individuals. Preference will be given to projects that are not eligible for other AHPP grant programs. Recipients of this grant must donate a preservation or conservation easement on the property for which the grant is awarded.



Certified Local Government Grants are available to pay for historic resource surveys and National Register nominations for areas such as South End (2901 S. State Street).

Little Rock Housing Programs Related to Historic Preservation



Little Rock has many programs aimed at rehabilitating neighborhoods with historic housing, such as Central High Neighborhood (1900 block of S. Schiller Street).

Many housing programs designed to assist low-income residents in the purchase of an affordable home or a neighborhood in community improvements, have important associations to historic preservation. These programs can help prevent abandonment and neglect in older neighborhoods. Through allocation of federally-funded grants, these areas can be rehabilitated and returned to a vital state, effectively preserving their historic buildings.

HOME Program

Created by the National Affordable Housing Act of 1990 (NAHA), HOME is a federally funded, large scale grant program for housing. The intent of HOME is:

- To expand the supply of decent, safe, sanitary and affordable housing
- To strengthen the abilities of state and local governments to provide housing.
- To assure that federal housing services, financing and other investments are provided to state and local governments in a coordinated, supportive fashion.

The HOME Program must be used to promote low-income, affordable housing activities (defined as 80% or less of area median family income, adjusted for family size).

Save-A-Home

Low-income potential homebuyers may apply for the Save-A-Home Program. The City, from time to time, acquires a house that is basically sound, but needs extensive repairs. The City thoroughly rehabilitates the structure, then sells it to a low-income homebuyer at a cost as much as \$10,000 below the total investment by the City if necessary to make it affordable. The Save-A-Home program usually results in the rehabilitation of two to three homes annually.

Community Development Block Grants

Community Development Block Grants (CDBG) were created by Congress with the Passage of Title I of the Housing and Urban Development (HUD) Act of 1974. HUD's CDBG program was intended to consolidate programs and services, replace existing Urban Renewal and Model Cities programs, and place more responsibility in the hands of local governments concerning the expenditure of federal funds. In Little Rock approximately \$2,824,701 in CDBG funds have been expended to improve streets, drainage, and infrastructure facilities. During the first 30 years of the CDBG Program, more than 30 miles of Little Rock streets have been improved, 23.5 miles of drainage facilities have been installed, and 38 miles of sidewalks have been constructed.

American Dream Downpayment Assistance Program (ADDI)

The ADDI is a federally funded program designed to help low-income families make a down-payment on a home. The purchaser must be a first-time home-buyer with an income not to exceed 80% of the median income for the applicable county. The program must be used in conjunction with bond money. No repayment is required if the buyer remains in the home for five years. The amount of the down-payment shall be six percent of the sales price to a maximum amount of \$10,000 for down-payment and closing costs. A house built prior to 1978 must be lead-tested, must be inspected by a City Codes Inspector, and must be, before the closing, free of Codes deficiencies that are hazards to health or safety. The homebuyer is required to successfully complete an eight (8) hour housing counseling course through an approved agency. Application is made through a mortgage lender, and the process is started simply by making the offer to buy contingent upon the buyer obtaining a ADDI grant from the City of Little Rock.



Community Development Block Grants have been used to build sidewalks and install street lights in many of Little Rock's historic districts.

Elderly Housing Program Loans (DHP)

Homeowners who are 62 years of age or older or disabled and whose income does not exceed 50% of the area median for households of the same size may be considered for an "Elderly Home Repair Loan." This is a deferred payment loan of up to \$25,000 to bring the home up to full code standards. If the maximum loan will not be enough to bring the house up to full code, no loan will be made. The City requires a lien on the property to assure that the borrower continues to own and occupy the home, but releases the lien after 5 – 10 years (depending on the amount of the assistance) provided these conditions are met.



Elderly residents in historic neighborhoods may qualify for tax abatement programs and loans for home repair (2200 block of S. Battery Street).

Leveraged Home Rehabilitation Loans

Low-income persons who own and occupy their home within Little Rock may apply at any time for a "Leveraged Rehabilitation Loan." Applicants must be willing and able to borrow 50% of the total rehabilitation costs from a bank. The remaining 50% of the costs will be provided by the City in the form of a forgivable loan. These funds are forgiven by the City over a period of five to ten years, depending on the amount of the loan, provided the homeowner continues to own and occupy the home. The City gives technical assistance to help the homeowner determine Code deficiencies, describe the work needed, estimate costs, apply for the bank loan, find a reliable contractor who will do the work for a fair price, and assure that the contracted work is done in keeping with industry standards.

B. Regulatory Tools for Historic Preservation

Overview

Financial incentives are one approach to spurring rehabilitation and revitalization efforts. However, property owners may also agree to create local ordinance historic districts and overlays for their areas in order to provide a regulatory framework for design review. In Little Rock, the city utilizes both local ordinance historic districts and design overlay districts. The state government also provides a separate design review process for properties within the Capitol Zoning District.

Local Ordinance Historic Districts

Local ordinance historic districts are allowed under the city's Historic Preservation Ordinance which was enacted in 1981 and amended in 2007. The HDC, in consultation with the Arkansas Historic Preservation Program and Little Rock Planning Commission, can propose areas that meet the requirements for such districts. Public hearings are then required to solicit support prior to the enactment of a local ordinance historic district. As of 2009, only the MacArthur Park Neighborhood has approved such a district. Local ordinance historic districts provide for design review of exterior rehabilitation, new construction and demolition. Prior to receiving a Building Permit, property owners must first obtain a Certificate of Appropriateness (COA) from the HDC. This ensures that the proposed project is compatible with the architectural character and surroundings of the property.

The form is titled "APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS" and is issued by the "LITTLE ROCK HISTORIC DISTRICT COMMISSION" and the "DEPARTMENT OF PLANNING AND DEVELOPMENT". It includes fields for: 1. Date of Public Hearing, 2. Address of Property, 3. Legal Description of Property, 4. Property Owner (Name, Address, Phone, Fax), 5. Owner's Agent (Phone/Fax/E-mail), 6. Project Description (with a note that additional pages may be added), 7. Estimated Cost of Improvements, 8. Zoning Classification and a question "Is the proposed change a permitted use? Yes No", and 9. Signature of Owner or Agent. A note states: "NOTE: Should there be changes (design, materials, size, etc.) from the approved COA, applicant shall notify Commission staff and take appropriate action. 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." Below the form, there is a section for "Little Rock Historic District Commission Action" with checkboxes for "Denied", "Withdrawn", "Approved", "Approved with Conditions", and "See Attached Conditions". At the bottom, there are lines for "Staff Signature" and "Date", and contact information for the Little Rock Historic District Commission and the Department of Planning and Development.

Property owners in local ordinance historic districts must receive a Certificate of Appropriateness before conducting work subject to design review.

Design Overlay Districts

Design Overlay Districts (DODs) provide an additional layer of design standards beyond that normally provided in the underlying base zoning. These overlay zones are generally used to protect or maintain a particular design theme to support an architectural style or period.

The city currently has eight Design Overlay Districts:

Presidential Park Overlay District
River Market Overlay District
Central City Redevelopment Overlay District
Granite Mountain Overlay District
Hillcrest Overlay District
Midtown Overlay District
Highway 10
Chenal/Financial Center



The Hillcrest Historic District has a Design Overlay District to promote compatible new construction with historic dwellings, such as at 4220 Woodlawn Drive.

A ninth DOD for the Central High School Neighborhood is presently under discussion. A map of the DOD's is located on page C.10.

With the exception of the River Market Overlay District, the design review oversight is within the Department of Planning and Development. The River Market Overlay District has its own design review committee.

The advantage of DODs is additional design requirements tailored specifically for that area. This can include requirements for building footprints, height, and setbacks. DODs, however, do not provide for design review of the appearance of new construction and additions, nor do they require review of or prohibit demolition.

Capitol Zoning District

The state legislature enacted its own design review process when it created the Capitol Zoning District and Commission. This Commission has design review authority for the area around the State Capitol as well as the Governor's Mansion Historic District. Property owners in these areas must first obtain a CZDC permit before beginning any work on additions or alterations to existing structures and before beginning work on a new structure or permanent site improvement. A CZDC permit is a prerequisite to a city Building Permit but may be required even when a Building Permit is not. Permits are required for routine maintenance, excluding the repainting of existing painted surfaces.

As in the case of local ordinance historic districts, a COA is also required for work undertaken within the Capitol Zoning District. Minor modifications and some rehabilitation work may be approved on a staff level but full Commission approval is generally needed when major alterations or new buildings are proposed. Demolition of structures may not be completed without receiving a permit from the Commission.



New construction on vacant lots in the Capitol Zoning District would be reviewed to ensure compatibility with adjacent buildings (22nd and Louisiana Streets).

Little Rock Land Bank Commission

A new city commission which holds promise for historic preservation efforts is the Little Rock Land Bank Commission (LBC). The mission of the LBC is to “reverse blight, increase home ownership and stability of property values, provide affordable housing, improve the health and safety of neighborhoods within the City, and maintain the architectural fabric of the community through the study, acquisition, and disposition of vacant, abandoned, tax delinquent, and city lien property while collaborating with citizens, neighborhoods, developers, non-profit organizations and other governmental agencies.”



The Land Bank may be a useful tool to prevent demolition of vacant properties such as this dwelling at 1420 Booker Street.

The LBC can acquire properties through a variety of actions including foreclosure due to code violations, properties that are considered vacant and abandoned, properties that are tax delinquent and offered at auction, properties that are bank-foreclosed, and properties donated by the owner. The priorities of the LBC are based on a combination of three factors: the intended or planned use of the property; the nature and identity of the transferee of the property, and the impact of the property transfer on the short and long term neighborhood and community development plans. Historic preservation is one of thirteen priorities identified in the use of property by the LBC.

Acquiring properties for redevelopment is one of the primary goals of the LBC, but it should also be utilized to obtain deteriorated but restorable properties in National Register-listed and – eligible historic districts. Many of the blocks in the city’s older and historic neighborhoods have vacant and abandoned houses adjacent to one another. Rather than raze these and take them off the tax rolls in anticipation for future development, the LBC should consider selling these properties at a minimal fee to new owners who will commit to investing both financial resources and labor to their rehabilitation. This approach is similar to that of Urban Homesteading Programs, and a combination of these types of programs could together stimulate reinvestment in neighborhoods that need it the most. Historic preservation should be a key priority for acquisition by the LBC. Historic preservation and neighborhood community leaders should serve on the LBC as well.

C. Recommendations for Additional Protection

The City of Little Rock has two primary methods of protecting historic properties within a regulatory framework; local ordinance historic districts and Design Overlay Districts. Although local ordinance historic districts have been available to property owners and neighborhoods for over 25 years, only the MacArthur Park neighborhood has moved forward to approve such an overlay for their area. In some neighborhoods, there is the perception that local ordinance historic districts are too restrictive and place too many burdens on the property owner. Design Overlay Districts on the other hand are seen as having limited effectiveness in historic areas since they do not prevent inappropriate alterations, demolition or the appearance of new construction. A third approach, which is recommended for Little Rock, is to adopt Conservation Zoning or to adopt guidelines for limited local ordinance historic districts.

Action – Adopt Conservation Zoning Provision and Promote its Use

An important preservation tool which has been widely adopted in communities across the country is Conservation Zoning. Conservation Zoning is an overlay which encourages compatible new buildings and additions in historic areas while discouraging demolition. The purpose of Conservation Zoning is to protect neighborhood character, guide future development, stabilize property values and encourage revitalization. In a Conservation Zone, only new construction, additions to historic properties, and demolition are reviewed. This scope of review helps maintain the appropriate size, massing, setback, building form, building orientation and alignment, and character defining features and materials of properties within the designated area.

In Arkansas, Conservation Zoning is currently not available within state law and would require a legislative act to have it approved. Efforts to enact this type of overlay are recommended to occur in the next one to three years. In the meantime, local ordinance historic districts could be approved by neighborhoods with limited application and guidelines following the same language and intent as Conservation Zones. The HDC could adopt such language, prepare guidelines and conduct design review on a limited basis.



Conservation zoning or limited historic ordinance districts would ensure that new construction was compatible with adjacent historic buildings. This new dwelling was subject to design review in the MacArthur Park Historic District (1421 Cumberland Street).



A Conservation Zoning overlay in historic districts such as Marshall Square would require design review only for additions to houses but not for siding, window or porch alterations (802 E. 18th Street).

Action – Adopt Design Overlay Districts or Conservation Zoning Provisions to Promote Appropriate Infill

New construction poses different challenges in Little Rock’s historic neighborhoods. In areas without any protective zoning or overlays, new buildings can be constructed without any consideration of adjacent historic properties. Some builders and developers make a good effort to construct compatible buildings, while others build standardized plans without regard to their surroundings. In neighborhoods such as Stephens or South End, new construction often reflects designs more appropriate for new subdivisions. In the Heights and Prospect Terrace, new construction is sometimes out of scale and massing with the adjacent historic houses.



These new houses at S. Spring and W. 23rd Streets are compatible with the adjacent dwellings along the block and provide appropriate models for neighborhoods such as South End and Stephens.

The creation of protective overlays such as Design Overlay Districts or Conservation Zoning provides neighborhood residents with responsibility for future development. Standards for each DOD or Conservation Zone can be tailored to reflect the design review standards proposed by residents. The standards may be written to allow for specific approaches to building design, square footage and lot coverage. Without protective overlays, residents will lack any effective response to development or construction out of keeping with their neighborhoods.



This new construction in the 5000 block of Stonewall Road in the Heights Neighborhood is out of scale with historic dwellings along the same block.



This new construction in the 1400 block of Taylor Street is out of scale and design with the adjacent dwellings in the proposed Fair Park Historic District.

A constant theme in Little Rock’s Neighborhood Action Plans is the loss of buildings due to deterioration on the part of the owner. A term widely used to describe this type of deterioration is “Demolition by Neglect.” Demolition by neglect is defined as the destruction of a building through abandonment or lack of maintenance. There are a number of scenarios that contribute to the neglect of historic properties, including impoverished owners, difficulties arising from unsettled estates, absentee landlords or simply an uncaring attitude on the part of an owner. Sometimes neglect is precipitated by the desire to be rid of the building, or as a way of avoiding rehabilitation costs while determining the best use of the property.

In order to prevent demolition by neglect, many communities have passed minimum maintenance codes or added demolition by neglect provisions to their historic preservation ordinances. Common language of these provisions generally requires owners to keep the property maintained to prevent deterioration or structural defects. Owners, or other persons having legal possession, are required upon request by the municipality to stabilize or repair such exterior features if they are found to be deteriorating, or if their condition is contributing to deterioration of the property or the district. This generally includes:

- Deterioration of exterior walls, foundations, or other vertical support that causes leaning, sagging, splitting, listing, or buckling.
- Ineffective waterproofing of exterior walls, roofs, and foundations, including broken windows or doors.
- Defective protection or lack of weather protection for exterior wall and roof coverings.
- Rotting, holes, and other forms of decay.
- Deterioration of exterior stairs, porches, handrails, window and door frames, cornices, entablatures, wall facings, and architectural details.

Demolition by Neglect provision usually include information regarding compliance and penalties as well. The adoption of such an ordinance provision is recommended to occur within the next one to three years.



Demolition by neglect provisions would require owners of vacant properties to maintain houses to minimum standards (420 E. 9th Street).

D. Recommendations for Additional Financial Incentives



Urban Homesteading programs provide opportunities to reverse abandonment and demolition of older houses in neighborhoods, such as Stephens (1600 S. Woodrow Street).

Financial incentives are available to property owners of historic buildings through federal and state tax credits, various state grants, and city assistance programs. While these efforts have contributed to neighborhood and downtown revitalization, the level of vacant and underutilized properties in the historic areas of the city suggest that other financial programs may be of use. Two additional programs have been useful in other cities and should be considered in Little Rock: Urban Homesteading and Revolving Funds.

Action – Reduce Abandonment and Demolition Through an Urban Homesteading Program

In order to address the problem of deteriorated and vacant housing in its historic neighborhoods, the City of Little Rock should consider establishing an Urban Homestead Program. In this type of program a city buys and renovates vacant and abandoned houses for resale to low- or moderate-income households. Homesteaders must meet certain income requirements and are offered a low-interest loan. They must live in and maintain the dwelling for a minimum period of time. Such programs have proven to be effective tools in revitalizing neighborhoods in cities across the country, including Davenport, Iowa. In other communities such as Richmond, Virginia, properties are condemned, acquired by the local government, rehabilitated and then sold for \$1 plus the cost of rehabilitation.

Houses available through most Urban Homesteading programs are generally valued from \$75,000 to \$150,000 after rehabilitation. Houses of various sizes are targeted for these programs. To purchase an Urban Homesteading house, a family (consisting of at least one steadily employed person who is 21 years old or older), must have good credit and qualify for a low-interest loan. The family must generally also be a first-time homebuyer and own no other real property. Program guidelines also prescribe minimum and maximum incomes, such as combined gross family income being at least \$35,000 - \$40,000 per year.

Urban Homesteading Programs can help to rejuvenate neighborhoods that are in decline by improving one building at a time. This type of incremental revitalization typically has a longer lasting impact on areas than more traditional large-scale projects. Urban Homesteading is cost-effective as it utilizes existing resources. It can also have a positive ripple effect by enhancing neighborhoods and encouraging additional housing rehabilitation. This type of program helps to build community pride and identity by maintaining the historic character of a neighborhood and strengthening residents' commitment to the area.

Action – Promote Rehabilitation Through a Revolving Fund Program

Rehabilitation can also be promoted through Revolving Fund Programs. In this type of program, the city loans funds for building rehabilitation up to a certain amount and at an interest rate several points below prime. These loans are generally for property owners who reside in National Register-listed or –eligible historic districts or properties within local historic or conservation overlay zones. Such loans are intended to provide positive incentives to property owners in these districts to maintain and improve the community's architectural heritage.

In most programs eligible properties are fifty years old and contribute to the character of the district or overlay zone. Loan amounts can range from \$10,000 to \$30,000 with terms of 2% or 3% for ten to fifteen years. Rehabilitation must be in keeping with the city's historic design review guidelines. As the loans are paid back, they go back into the revolving fund to be loaned again to another property.

Successful Revolving Fund programs are found throughout the country and serve as models for Little Rock. The Providence, Rhode Island Revolving Fund is a community-based, non-profit, development and lending corporation which was established in 1980. It manages two capital funds, the Neighborhood Loan Fund with over \$2 million in assets and the Downcity Loan Fund with \$6.5 million. The Revolving Fund's resources are targeted to specific historic neighborhoods and primarily serve low-to-moderate income families and merchants in the Downtown Providence National Register District.



The use of Urban Homesteading and Revolving Fund programs could assist in reversing vacancy and abandonment (3412 W. 13th Street).



Endangered properties, such as the Woodruff House at 1017 E. 8th Street, could benefit from a Revolving Fund program.

The Neighborhood Loan Fund focuses on low and moderate income historic neighborhoods in need of revitalization and stabilization. The fund is used to purchase endangered properties which are developed for owner occupied affordable housing and to make rehabilitation loans to owners who cannot get conventional financing due to income level and/or the condition of the building and area. Funds are committed on a short-term basis and are "revolved" back into the capital fund when a building is resold or as loans are paid back. Seventy-percent of the contractors used for projects are minority-owned and/or women-owned and reside in the neighborhoods that the Revolving Fund serves. Since 1982, the Neighborhood Loan Fund has invested over \$7.4 million in low and moderate income neighborhoods for 460 building restorations, including the renovation of 46 previously abandoned buildings. This has leveraged over \$23.75 million in additional financing.

In Bloomington, Indiana a non-profit organization, Bloomington Restorations Inc., started a revolving fund in 1980 with \$63,800 in Community Development Block Grant funds through the City of Bloomington. The organization committee then began making loans from the fund to owners of historic buildings. As of 2009, the organization has made some 37 loans totaling more than one and a quarter million dollars for restoration projects in the city and county.

Providence and Bloomington illustrate two approaches to successful Revolving Fund programs and there are many others across the country. The Quapaw Quarter Association (QQA) is encouraged to start such a program in coordination with the city. A Revolving Fund program could benefit the QQA not only through increased visibility and hands-on work in the community, but could also serve as a source of funding for additional staff and programs as part of overall program management.

Goal – Promote Building Rehabilitation By Easing Home Occupation Standards

One of the trends occurring across the country is the increase in the number of home offices and businesses. This trend is expected to continue in coming decades. Using part of the first floor for an office in a two-story dwelling is becoming frequently common for pre-1960 homes. Houses particularly well suited for such combination residences/home offices will have side by side housing units or separate upstairs and downstairs units.

Little Rock’s Zoning Ordinance allows for home occupations under certain conditions. These conditions include no more than 49% or 500 square feet of the dwelling to be used for office space, no outside employees, and no traffic generated in greater volume than would normally be expected in a residential neighborhood. Home occupations also need to provide parking off the street. In order to increase investment and rehabilitation of Little Rock’s older dwellings, these limitations should be amended. The 49% of square footage should be maintained, but the limit of 500 square feet should be removed. One employee on the premises should also be allowed. This approach to home offices is becoming increasingly common in recognition of demographic trends and the rise in self employment and outsourcing.



Dwellings in Little Rock’s historic districts should have more flexibility in their use as home occupation businesses (129 Thayer Street).

IX. GOAL – INCREASE EFFECTIVENESS OF CITY AGENCIES AND ORGANIZATIONS

Historic preservation in Little Rock is promoted and administered through the efforts of the city's Planning and Development Department, Historic District Commission, and Capitol Zoning District Commission. Organizations such as the Quapaw Quarter Association, Downtown Little Rock Partnership, and neighborhood associations all play an important role in advocacy for preservation and tourism promotion. Historic preservation benefits when these government, non-profit, and private entities coordinate their efforts and focus on strategies to make their work more efficient. The following actions are recommended to increase the effectiveness and profile of historic preservation agencies and organizations in the city.



Additional neighborhoods, such as Broadmoor, may choose to approve protective local ordinance districts in the future and increase the responsibilities of the HDC (15 Archwood Drive).

Action – Increase the Size and Role of the Historic District Commission and Its Operations

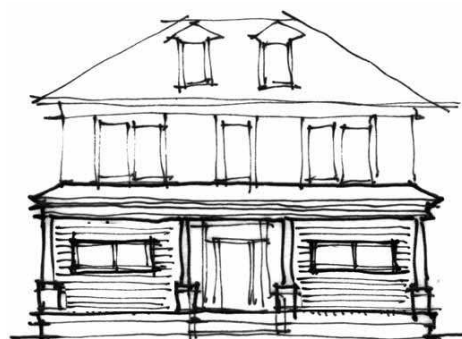
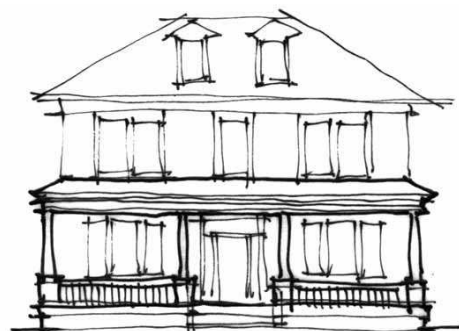
The Little Rock Historic District Commission undertakes a wide variety of activities on behalf of the community. The HDC members are appointed and serve based on their knowledge of historic preservation and commitment to the city. One of the most important actions of the HDC is the consideration of appropriate rehabilitation and new construction in the city's local ordinance district. The only existing local ordinance district is MacArthur Park, but it is anticipated that additional areas will be designated as historic or conservation districts in the years to come, requiring increased responsibilities for HDC review.

In order to increase the effectiveness of the HDC, it is recommended that the current five-member commission be expanded to seven or nine members. Most cities the size of Little Rock have at least seven members on their historic district commissions. This number helps to insure that a quorum will be available at most meetings and also increases the experience and perspective of the commission. The city's historic preservation ordinance should be revised within the next year to reflect this change.

The HDC conducts its review of properties using published and adopted design guidelines. The current guidelines were revised in 2006 and address rehabilitation and new construction in the only existing local ordinance historic district, MacArthur Park. Design guidelines are updated periodically to clarify the review process, address new materials, or to reflect a new approach to a design issue. In 2009, the HDC was conducting an internal review of its policies and revisions to the existing guidelines may be forthcoming. Overall, the current guidelines are consistent with those in use by many other communities across the country and no major revisions are recommended.

If additional areas are included as local ordinance districts, the existing MacArthur Park design guideline manual should be revised to serve as guidelines for these areas as well. Rather than create new design guideline manuals for each new overlay district, a more cost effective approach would be to create one set of guidelines to govern all of the city's residential districts. The residential guideline manual could then be used by the staff and HDC as additional local ordinance districts are approved. This approach is often used in cities such as Little Rock and provides for clear and consistent review and decision making.

Expanding the HDC to seven or nine members also provides the opportunity to streamline the nomination of properties to the National Register. As a Certified Local Government, Little Rock can nominate properties directly to the National Register office in Washington D.C. In order to do this, the HDC must have the proper expertise on the board such as architectural historians and historians who meet federal requirements. Expanding the HDC has the potential to add these individuals who could conduct the review of nominations prepared in the city.



The MacArthur Park Design Guideline Manual provides recommendations on design issues such as preserving original porches (top) and avoiding porch enclosures (bottom).

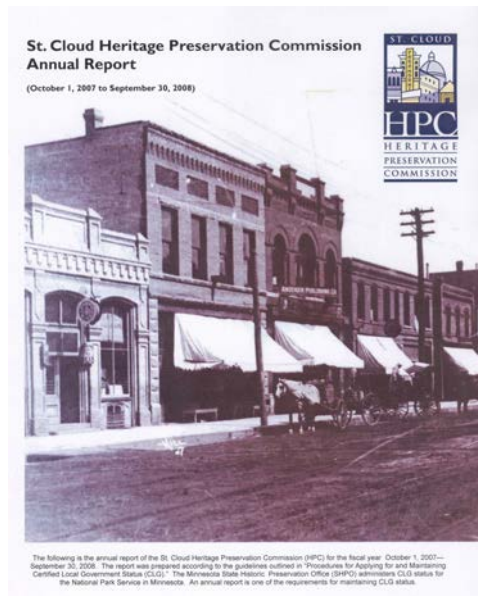
The work of the HDC can go unnoticed, and there should be more advocacy and information presented each year on the HDC's accomplishments. One approach would be the completion of an annual report that is above and beyond the information presented in the annual Urban Development Report. The HDC annual report should include the number of Certificates of Appropriateness approved and the dollar value of these improvements. This information should be sent to the local media and also publicized to the QQA, neighborhood groups and city officials.

Another way to increase visibility is to have HPC members attend ribbon cutting ceremonies when new businesses are opened in historic buildings, dedicate markers when new historic districts are approved, and to create a Power Point showing before and after photos of rehabilitation in the city for presentations to civic groups and elected officials. The amount of investment in downtown historic buildings should also be regularly updated and publicized.

Action – Increase Staff for the Historic District Commission

As additional local ordinance districts for historic areas are approved, there will be increased demands for review and oversight by the staff of the Historic District Commission. Currently, two part-time planners with the Planning and Development Department work with the HDC. This staff conducts preliminary reviews and approvals for COAs in the MacArthur Park Historic District, provides information to citizens on historic preservation, and provides guidance on survey and National Register nomination efforts.

It is anticipated that there will be neighborhoods in the future that will seek to come under some type of overlay to preserve and protect their historic resources. As these neighborhoods are added either as historic, conservation, or design overlay districts, there will be increased demands on the staff. The passage of the state historic tax credit will also result in more requests for National Register listing and increasing the city staff would help with nomination guidance and assistance. In order to be the most effective for the HDC, there should be consideration to at least one staff member within the next three to five years.



Annual reports can help highlight and promote the work of the HDC. This example is from the St. Cloud Heritage Commission in Minnesota.

Action – Improve the Knowledge and Expertise of the Review Boards Through Regular Training

Members of the Historic District Commission and Capitol Zoning Design Review Committee are expected to have certain levels of expertise in architecture and historic preservation. However, new members often need some level of training and orientation as to how these review bodies operate, what kinds of decisions they have typically made in the past and how they generally approach design review requests. Long-term members of these review bodies also need regular updates and training in order to keep up with new materials for rehabilitation, make their decisions as consistent as possible, and share knowledge among members in other communities.

The Arkansas Historic Preservation Program (AHPP) provides training for HDC members several times a year. HDC members should make it a priority to take advantage of these training sessions as often as possible. The AHPP annually sponsors the Arkansas Preservation Conference, in conjunction with the Historic Preservation Alliance of Arkansas. In recent years, the state office has also hosted a CAMP (Commission Assistance & Mentoring Program) the day before the state conference.

Additionally, AHPP sponsors 2-3 trainings per year on some advanced topics (e.g., recent past resources, demolition by neglect, etc.). These are typically geared toward staff, but commissioners are encouraged to attend as well. The City of Little Rock is encouraged to apply for grant funding to send their staff to these quarterly training meetings, and their commissioners to CAMP.

Over the past several years the Arkansas Historic Preservation Program has provided grants to members of the Little Rock HDC to travel to the National Commission Forum, hosted by the National Alliance of Preservation Commissions. This nation-wide organization supports the work of design review boards and commissions across the country through an on-line list-serve, newsletters, and the bi-annual Forum. The city and state should continue to apply for grants and send as many HDC and CZD members to the NAPC conference as possible.



The National Alliance of Preservation Commissions supports the work of review boards and commissions such as in Little Rock..



Remember Summer Camp?

You had fun, made friends, and learned things you never thought possible while the counselors did all the work! NAPC's Commission Assistance and Mentoring Program (CAMP) works just the same way. It's an intensive, high-energy program customized to meet your training needs.

Contact the NAPC at 706 842-4731 for more details about hosting a CAMP... we'll be glad to come pitch our tent at your CAMP site.

Nationally recognized CAMP counselors from local preservation programs across the country provide the highest quality training in an atmosphere of camaraderie and celebration.

CAMP Details

ONE DAY CAMP
One Day CAMP features three nationally recognized experts and focuses on preservation commission fundamentals that every commission member should understand. The customized curriculum includes Legal Issues, Standards and Guidelines, and two additional topics from the CAMP Menu.
Costs: \$2,500 + speaker expenses + \$55/participant

DAY AND A HALF CAMP
The customized Day and a Half CAMP curriculum includes preservation commission fundamentals and builds upon them to explore more topics in greater detail. Four nationally recognized experts explore Legal Issues, Standards and Guidelines, and four additional topics from the CAMP Menu.
Costs: \$3,500 + speaker expenses + \$55/participant

Downloads:

- CAMP brochure
- Past CAMPsites list

The NAPC's CAMP provides extensive training for historic district commission members and their staff.

Action – Expand the Role of the Quapaw Quarter Association

The Quapaw Quarter Association (QQA) is Little Rock's primary non-profit organization promoting historic preservation efforts and advocacy. The QQA provides educational materials and walking tour information, a bi-annual homes tour, and annual awards for historic preservation efforts. The QQA is located in Curran Hall and partners in the operation of the building as the city's Visitor's Center.

Like many non-profit organizations, the QQA relies on a variety of fundraising activities and membership support for its operations. It also has a small endowment which provides for some of its operating costs. Overall, the QQA has a limited budget and it currently has one paid staff member and a volunteer board of directors. The QQA highlights preservation activities primarily through its annual homes tour, awards programs and general advocacy. Much of the attention of the QQA has been focused on the preservation and rehabilitation of the MacArthur Park and Governor's Mansion Historic Districts.



The QQA is encouraged to broaden its outreach to historic districts, such as Central High Neighborhood, and offer programs on appropriate rehabilitation.

The board and staff are currently examining ways to broaden the scope and mission of the QQA to provide additional assistance to neighborhoods and commercial areas throughout the city. With the passage of the state rehabilitation tax credit, there will be more interest in National Register listing as well as the need for education on proper rehabilitation methods to meet the criteria of the tax credit program. There is also the need to counter the loss of historic housing stock through abandonment and demolition.

The QQA should consider expanding its advocacy efforts by establishing a Revolving Fund and providing workshops and hands-on training for home rehabilitation. A Revolving Fund would enable the QQA to purchase an endangered property, stabilize it, and sell it with preservation covenants. Money from the sale of properties then goes back into the fund to purchase and save other properties. The city and the QQA should examine sources to provide seed money to initiate and operate the Revolving Fund, as well as staff to work with property owners on rehabilitation workshops and training. As part of this new direction, the QQA should seek board members with experience in real estate and development.

Action – Improve Enforcement Provisions in the Historic Districts

Little Rock is unusual in that it has two historic districts with two separate review boards for each district. The Capitol Zoning District Commission was created in 1975 by the Arkansas Legislature to protect neighborhoods around the Governor’s Mansion and the State Capitol. Both the Mansion and the Capitol Areas require design review for construction projects, as well as review for proposed land uses. The Little Rock Historic District Commission was created in 1981 and conducts design review in the local ordinance historic districts which currently consists of MacArthur Park.

In the Capitol Zoning District (CZD) property owners are required to get a Certificate of Appropriateness (COA) or a Design Review Permit (DR) prior to getting a Building Permit from the City of Little Rock. Property owners are also required to get a Certificate of Compliance (CC) prior to getting a Business Permit from the City. Most applications can be approved on a staff level with only those proposals involving new construction, variances, conditional uses, or land uses not allowed by right having to be reviewed and permitted by the CZD Commission itself. Property owners who conduct work without a permit or deviate from the provisions of their permit are in violation of the CZD requirements. In those cases, the CZD may request the City of Little Rock Code Office to issue a Stop Work Order until the violation is resolved; the CZD may list the property in violation and not issue any additional permits on said property or any other property in the district owned by the owner of the property in violation until said violation is resolved; and/or the CZD may file a lawsuit against the property owner if all efforts to resolve the violation go unheeded. This process is potentially expensive and time consuming and can result not only in work detrimental to historic buildings as well as deterioration and neglect, but an injurious reputation to the State Agency (CZD) as well.

To counter this problem, the Commission should seek legislation that would allow it to have enforcement fines and penalties in keeping with those of Little Rock’s HDC. This change is recommended since it would create a uniform approach to enforcement within both the Capitol Zoning District and local ordinance districts.



Strong enforcement measures help prevent demolition by neglect and ensuring that rehabilitation is completed in accordance with a COA.

Action – Conduct a Base Survey of Downtown to Identify Preservation Opportunities

The city’s Planning and Development Office and the Downtown Little Rock Partnership should either independently or jointly conduct an analysis of downtown to provide base data on historic buildings. This base data should include information on each National Register-listed or –eligible property including current status, developable square footage, available parking and potential for sale or lease by the owner. While some of this information is currently available, the purpose of this base survey would be to coordinate the data to market historic buildings, individually or collectively, along particular blocks. The added financial incentive of the state rehabilitation tax credit will be an extra stimulus for investment in historic buildings in the years to come, and having base survey data would assist in their marketing and promotion.



Vacant space in downtown historic buildings offers potential for loft apartments and condominiums (320-322 S. Main Street).



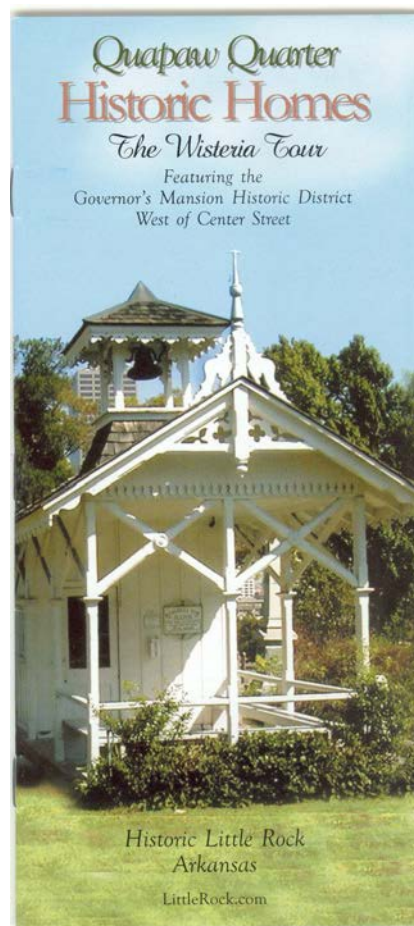
A downtown survey would identify properties listed on the National Register, their condition and available space for rehabilitation (Federal Reserve Bank, 123 W. Third Street).

Action – Expand Heritage Tourism Opportunities

One of Little Rock’s achievements in the past decade has been its tourism development. Little Rock has become a “Destination City,” with civil rights tourism representing the single biggest draw to little Rock. The opening of the Central High School National Historic Site, the Clinton Presidential Center, and the Daisy Bates house all contribute to the civil rights theme that draw tourists to other prominent locations, such as Montgomery, Birmingham, and Memphis. The development of the River Market District has created additional tourism venues. There are also numerous historic homes tours available in MacArthur Park and the Governor’s Mansion Historic Districts sponsored by the Quapaw Quarter Association. National Historic Trails efforts are also underway to identify sites associated with the Trail of Tears, and a Civil War tour of Little Rock is also available.

Currently, most heritage tourism opportunities are downtown and in the MacArthur Park and Governor’s Mansion Historic Districts. The city’s other historic districts should be highlighted and connected by driving and walking tours in the years to come. Hillcrest, Central High Neighborhood, the Heights, Dunbar and other neighborhoods possess buildings of notable architectural and historical significance worthy of inclusion in driving and walking tours. The neighborhoods of Broadmoor and Briarwood also appeal to those with an interest in 1950s architecture, and driving tours should be developed for these areas.

Another opportunity for heritage tourism is developing walking and driving tours for the city’s historic cemeteries. Mount Holly, Oakland, and Calvary cemeteries contain exceptional examples of funerary art and monuments of the 19th and early 20th centuries. In addition to their stylistic and artistic merits, these cemeteries also contain the graves of many of Little Rock’s leading citizens. The development of additional tour materials for these historic sites is highly recommended. A National Register nomination for the city’s historic cemeteries not currently listed is recommended for completion over the next five years.



The QQA has developed excellent walking tours for the Governor’s Mansion Historic District including the Mount Holly Cemetery.



Calvary Cemetery features many significant examples of mortuary art and statuary.

Action – Coordinate and Standardize Signage and Wayfinding



Little Rock has benefited from the increase in visitation over the past decade, and tourism is expected to have an even greater economic impact in the future. The city has well marked signage on the interstates and other main roads directing tourists to the Visitor’s Center at Curran Hall. Once they leave Curran Hall and begin various tours and sightseeing, visitors are then confronted with a wide array of signs and wayfinding displays and markers in the city. This can be confusing for visitors, and the city should look towards more uniformity and standardization of signs in the future.

One approach would be to create various designs through city efforts or through a competitive design project within the private sector. Once a logo or overall design is approved, this should be applied to directional signs, street signs, markers, and exhibits. This standardized signage should also be utilized by the Quapaw Quarter Association, River Market Design Committee and other groups who work closely with tourism initiatives. Historic District Commission review of future signage in the historic areas of the city is also recommended.



Directional signs should be standardized throughout the downtown and historic neighborhoods.



The MacArthur Park Historic District sign is an add-on to the street signs at this corner, but how readily visible is it? A free-standing sign at entrances to the district may be more effective.

Action – Revise Planning Policies to Support Historic Preservation Goals

As part of this project, the city’s overall planning policies regarding land use and street widths, as well as subdivision zoning and parking regulations, were all reviewed to assess their overall impacts to historic preservation efforts. The following recommendations resulted from this review.

Future Land Use Plan

The majority of Little Rock’s historic resources are older houses found within historic neighborhoods. This plan’s treatment of such area is, for the most part, not a threat to historic resources. The only exception might be Residential Medium Density RM areas, which suggest a range of housing types and densities between 6 and 12 units per acre. As applied to historic neighborhoods such as MacArthur Park, this designation would not be harmful if density is kept closer to 6 units per acre and attached housing is designed to be compatible with existing historic buildings. Thus, a statement added to the City’s current Future Land Use Plan to clarify the need to be compatible with historic contexts might suffice.

Recommendation: Revise the Future Land Use Plan’s section on Low Density Residential areas to note that, as applied to historic neighborhoods, the density and design character must be compatible with that of the neighborhood. Consider applying similar language to all residential areas addressed by the plan in case similar issues exist for other residential land use categories.

More problematic is the Mixed Urban Use (MXU) designation, which defers to the City’s existing Urban Use (UU) zoning district as a guide. Because this classification suggests building heights substantially taller than most existing historic commercial buildings (as high as 100 feet), it can apply development pressure on such properties that make this designation a serious threat.



Because Queen Anne houses such as this one in MacArthur Park can accommodate more than one dwelling unit while retaining their historic integrity, the City’s Future Land Use Plan designation of Low Density Residential is compatible with this historic neighborhood.



Without special overlay zoning protections, low-rise historic buildings such as this one in Downtown Little Rock on Clinton Avenue are threatened by demolition when the City’s land use plan suggests buildings as tall as 100 feet.

Recommendation: It is recommended that the language for this category be revised to not reference an existing zoning classification (UU) and instead address it more generally, noting the need to consider the preservation of historic buildings. Also, because other commercial and mixed use categories within the plan fail to describe the recommended scale or density/intensity of development, descriptions should be provided.

Master Street Plan

This plan includes design standards for the city's six different street categories. In many instances, expanding these streets within historic areas to the recommended minimum paved cartway width and ROW width would negatively impact adjacent historic buildings. Furthermore, this plan needs to include maximum widths, rather than only minimum widths.



This segment of South Main Street is between 16th and 17th Streets. Designated in the City's street plan as a minor arterial, this designation is an example of one that is appropriate for its adjacent historic buildings. The required minimum paved cartway is 59 feet, while the existing width appears to be approximately 60 feet (four 11' driving lanes and two 8' parking lanes).

Recommendation: It is recommended that maximum cartway and ROW widths be added to street standards, rather than addressing only the minimum widths. Also, an overall statement should be added to the plan that recognizes historic corridors and states that the application of street standards will be intended to avoid negative impacts to historic resources.

Likewise, a plan amendment should point out the threat that the City's adopted turning radii standards have on historic corner buildings. The adoption of an administrative review process for addressing such streets should also be considered.

Recommendation: Add language to the plan indicating that the City's adopted turning radii standards will be relaxed when their implementation might negatively impact historic corner buildings.

One-Way Streets

A number of the major streets in the downtown area and the MacArthur Park Historic District are one-way. These streets were converted to one-way directions years ago to improve traffic flow into and out of downtown and to increase the safety of pedestrians. Studies on the effectiveness of one-way streets and their impacts to historic areas are mixed. A one-way street is basically a traffic funnel designed to quickly and efficiently sweep cars through an area. Two-way streets tend to be better for businesses depending on foot traffic and tourism—they're slower and more inviting to pedestrians, generating more customers. Cars are less likely to speed past shops and restaurants, and walkers are more likely to drop in. While overall traffic flow may be improved, one-way streets can also cause confusion for visitors and require extra turns that would not be necessary for two-way streets. Tourists can also end up going the wrong way on one-way streets resulting in more accidents.

Studies on the effectiveness of one-way versus two-way streets are relatively new, but cities such as Lexington, Kentucky, and St. Petersburg, Florida, are in the process of converting their downtown streets from one-way back to two-way. In both instances transportation planners have concluded that while conversion may impede traffic flow, increased business and more pedestrians will be of greater benefit.

Recommendation: Little Rock should consider converting one-way streets to two-way streets in areas with high rates of tourism. This would include streets in the MacArthur Park Historic District. Over the next one to three years the city should also monitor the results of similar conversions in other cities to see if these efforts have had the intended results.



Two-way streets are the general rules in most of the city's older neighborhoods.

Back to the future

Downtown planners and developers think it is important to return downtown Lexington's one-way street pairs to two-way traffic, as they were before the early 1970s.



Lexington is one of a number of cities nationwide considering converting one-way streets back to two-way (Courtesy Lexington-Herald Leader).

Subdivision & Zoning Ordinance

Subdivision Regulations

Section 31-210 – General access and circulation – contains curb turning radii standards consistent with those found in the City’s street plan. It states that “Turning radii shall be thirty (30) foot minimum radius for areas subject to truck traffic.” Because many existing historic areas feature streets with radii in the five to ten foot range, these standards are excessive and a threat to historic buildings located on corner lots.



The block bound by E.17th Street on the north, E.18th Street on the south, McAlmont Street on the east, and Vance Street on the west, is illustrated above and below. It clearly does not meet the City’s minimum front setback standard of 30 feet (because 17th is designated as a “collector”) or the minimum lot width requirement of 60



Recommendation: Amend this section of the regulations to note that exceptions to the turning radii standards will be made for historic areas in which corner historic buildings would be adversely impacted.

All single-family detached residential lots, regardless of their zoning district or location, are required to have a minimum width of 60 feet. Given that the average lot width of most of Little Rock’s historic neighborhoods is 50 feet, this standard should be revised to 50 feet. This section also requires that all residential corner lots have a minimum 75 foot width on both street frontages. That standard should be reduced. With respect to front setbacks, it is required that lots fronting collector streets must be at least 30. The setback must be at least 35 feet for minor arterials. Because such setback requirements are too deep to be compatible with many of Little Rock’s historic neighborhoods, these setbacks should either be reduced or a special provision should be made for historic areas. Also, maximum setbacks should be addressed, not just minimum setbacks.

Recommendation: Revise the subdivision regulations to require a minimum lot width of 50 feet rather than 60 feet, and add a maximum width requirement that insures that historic lot patterns are maintained. Corner lots should not be required to feature additional widths. Also, front setback standards should include a new provision stating that, for historic areas, average front setbacks shall be followed.

Zoning Regulations

The Urban Use (UU) zone requires a conditional use approval for the development of any commercial parking lot. Language might be added to this section to state that the proposed demolition of historic buildings will be one consideration for such conditional uses. This zone also allows buildings to be as high as five stories, and they can be as tall as fifteen stories with bonuses for various desirable features. It is recommended that either special provisions to help preserve historic buildings be added to this zone, or a protective overlay zoning should be applied to relevant areas.

Recommendation: Amend the conditional use provisions for commercial parking lots in the UU zone to include the goal of saving historic buildings when considering approvals. If there is insufficient support to apply a historic overlay zone to the historic core of downtown Little Rock, the UU zoning should be amended to not allow density bonuses for sites on which the demolition of a historic building is proposed. The City should also consider a lower height limit for sites featuring historic buildings, such as three stories.

Most of Little Rock's historic neighborhoods are zoned R2, R3, and R4 and feature lots no wider than 50 feet and no deeper than roughly 150 feet (yielding lots averaging 7,500 square feet in area). Little Rock's R2 zoning requires a minimum lot size of 7,000 square feet and front and side setbacks of 25 feet and 10% not to exceed eight feet, respectively. Because the R3 zone is much more consistent with historic development patterns, it is recommended that R2 areas - as applied to historic neighborhoods - be reevaluated for a friendlier designation. Of course, protective overlay zoning is another option. Some historic areas are zoned R4, which allows two-family houses. Where applied to historic areas, R3 should be considered as an alternative unless provisions can be added to the R4 zone to require design compatibility. Also, "maximum" standards should be applied to these districts.



New construction in the city's historic neighborhoods should follow the traditional patterns of setback and lot widths (15th and Cumberland Streets).

Recommendation: For historic neighborhoods not protected by a local ordinance district, there are two options for the City: 1) Rezone R1 districts to R3, which allow smaller lots and more shallow front setbacks consistent with historic development patterns; or 2) Add a provision in the zoning that requires a deviation from the lot size and setback standards where necessary to accommodate historic development patterns. Also, historic neighborhoods zoned R4 should be treated in either of the following two ways: 1) They should be rezoned to R3 if allowing duplexes is not a significant priority; or 2) The R4 zoning should require that duplexes be designed in a manner that has the appearance of a historic single-family house. Finally, maximum lot sizes and setbacks should be included in all residential zoning to reflect historic development patterns.

Planned Unit Development zoning is used in many areas in existing and proposed National Register districts. Because the flexibility of design offered by such zonings has more potential to harm rather than help historic areas, an alternative should be considered: the PUD provisions should state that development patterns for new development should respect historic patterns within historic neighborhoods.

Recommendation: As a near-term effort, it is recommended that language for the PUD zoning be amended to require that new development reflect historic development patterns for their context with respect to lot sizes, building setbacks, and building design. Long-term, alternative zoning classifications for such care should be explored.

The City's parking standards appear to presently lack "shared parking" provisions that would allow less parking when lots serve multiple uses that have staggered peak demand hours. This omission should be rectified, as decreased parking demands typically result in decreased threats to historic buildings.

Recommendation: Add new parking standards that allow urban mixed use areas to get by with fewer parking spaces because of "shared parking" opportunities and on-street parking relative to the parking needs of single-use suburban areas.

X. GOAL – ENHANCE EDUCATION EFFORTS ON THE ECONOMIC BENEFITS AND SUSTAINABILITY OF HISTORIC PRESERVATION

Action – Involve the historic commercial areas of the Heights, Hillcrest and Stiffts Station within the Arkansas downtown network

Within the historic districts of Hillcrest and Stiffts Station and the Heights Neighborhood are concentrations of pre-1960 neighborhood commercial buildings. These buildings are generally one- to two-stories in height, of masonry construction and were designed in typical commercial styles and forms of the period. These areas are thriving neighborhood commercial districts although some of the two-story buildings are underutilized on the upper floors. Properties in the Hillcrest and Stiffts Station districts are particularly attractive for rehabilitation since they would, in most cases, qualify for both the state and federal tax credits.

To further the promotion and marketing of these neighborhood districts, merchants should consider joining the Arkansas Downtown Network. The Arkansas Downtown Network (ADN) is a new state program that works beyond the Main Street Arkansas network to serve a broader base of Arkansas communities that are focused on revitalizing historic commercial buildings. The program was created to offer resources and education to historic commercial areas which are not able to commit to the level of a certified Main Street program.

The benefit for merchants and property owners in these districts is being tied into the larger statewide effort of historic commercial district revitalization. By being a part of the ADN these areas would receive promotional and marketing assistance from the Main Street office. Businesses would also be able to network and be part of state and regional tourism development efforts. The Hillcrest Merchants Association should join with the property owners of the commercial areas in the Heights and Stiffts Station to consider the benefits of the ADN program. Such participation may assist in continued economic development of these areas.



Historic commercial districts such as Stiffts Station should consider becoming part of the Arkansas Downtown Network to promote revitalization.



These areas contain historic businesses as well as historic buildings (Stiffts Station Historic District).

Action – Partner with the Little Rock Realtors Association to promote historic preservation



Realtors should be informed about the potential for tax certification projects in commercial historic districts, such as South Main Street.



...and residential properties in historic districts, such as Capitol View (400 block of Pearl Street).

With almost 27% of the city's buildings at least fifty years old, most Realtors in Little Rock engage in buying and selling older properties as part of their everyday work. As the number of National Register and local ordinance historic districts increase in the future, the Historic District Commission and City Department of Planning and Development should work with the Little Rock Realtors Association to create an informational brochure on historic properties. This brochure should include maps of the districts, financial incentives available for older homes for prospective buyers, and a summary of design review standards for overlay districts. At least once a year the chair or vice-chair of the HDC should attend one of the Association's meetings to provide information on the historic districts and new areas which may be added to the National Register or as local ordinance districts.

The city's Historic District Commission and the Quapaw Quarter Association should also consider sponsoring an annual one-day workshop for Realtors. This should focus on selling historic properties as relates to new building regulations and local historic districts. The course should be designed primarily for real estate agents who want to improve their knowledge and skills in working with old and historic homes. Another course could focus on marketing historic properties and provide an overview of the history of the city's architecture and neighborhoods and information on federal, state and local regulations related to historic preservation, including tax incentives for rehabilitation of historic buildings. Economists cover the economic impact of historic preservation efforts, and local Realtors offer tools for the successful marketing of historic property and neighborhoods. This type of program would prove useful in marketing and selling historic properties as additional National Register districts are added in the city.

Action – Recognize Historic Preservation as an Essential Component of the City’s Sustainability Efforts

Cities across the country are increasingly focusing efforts on conservation, energy efficiency and recycling as part of overall sustainable development. Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Historic preservation is a valuable tool for protecting the environmental resources that have already been expended as well as those not yet used. The greenest building is the one that already exists, and reusing sound older buildings is much more sustainable than abandoning them or demolishing them. Preserving and revitalizing Little Rock’s older neighborhoods is “recycling” on a community-wide scale. As energy costs increase and resources dwindle, encouraging preserving and maintaining Little Rock’s historic buildings and districts is one of the city’s best opportunities for sustainable development.

The city’s commitment to sustainability was demonstrated in 2008 with the formation of the Little Rock Sustainability Committee. This volunteer civic group was appointed by the Mayor and is examining city policies and programs to make them more sustainable. In addition to this city-wide effort, the Arkansas Sustainability Network is also promoting sustainability on a statewide basis. This organization is based in Little Rock in a historic building at 1419 S. Main Street. Highlighting the importance of historic preservation to the city’s sustainability programs should be a priority of the Historic District Commission, the Capitol Zoning District Commission, the Quapaw Quarter Association and other preservation groups.



The Arkansas Sustainability Network works to promote sustainability in housing and construction.



Downtown rehabilitation projects include the National Register-listed Capital Hotel.



Leadership in Energy and Environmental Design (LEED) standards are increasingly recognizing the value of historic rehabilitation to sustainability.

Over 27 percent of dwellings and apartments in Little Rock were built between ca. 1840 and 1960. This coincided with an era of high quality and affordable materials such as hardwoods for construction, plaster for walls and ceilings, and advancements in electrical lighting and coal-fired furnaces. The majority of the dwellings built in Little Rock in these years are of frame and brick construction and can last indefinitely as long as they are maintained and protected from water infiltration.

The quality of Little Rock's older houses allows them to readily adapt to the needs and requirements of 21st century families. Issues regarding the rehabilitation of older houses include updating of mechanical features such as electrical, plumbing and HVAC and weatherization of the house to conserve energy. Many houses in Little Rock are now one hundred years old or older, and more will reach this milestone in the next two decades.



Dwellings built in the early 20th century were built with old-growth lumber which is now expensive and difficult to obtain.

During the past century common upgrades to these dwellings included the replacement of coal-fired furnaces with furnaces using natural gas or heating oil. Replacement of original knob and tube electrical wiring with modern wiring has also been widespread along with the installation of central air conditioning. Basements, crawl spaces, and attics all afford room for continued retrofitting of modern mechanical upgrades to insure that the houses last at least another one hundred years.

Little Rock's older buildings also have embodied energy which is an important part of sustainability practice. Embodied energy is the amount of energy associated with extracting, processing, manufacturing, transporting and assembling building materials. Embodied energy in historic buildings includes the expense and effort used to fire bricks, cut and tool stone, transport and assemble the wood framing, and prepare and apply interior plaster. Construction of a building represents an enormous expenditure of energy from its foundation to its roof. Demolishing a historic building and replacing it with a new energy efficient building would take decades to recover the energy lost in demolishing the building and reconstructing a new structure in its place.

Action – Promote Appropriate Rehabilitation Through Compatible Weatherization

It is important that in its various housing rehabilitation programs, the City of Little Rock promote and encourage appropriate weatherization of older dwellings. Energy costs are a big concern of all homeowners, and energy efficiency is especially important in maintaining historic houses. Owners of historic buildings should take measures that achieve reasonable energy savings, at reasonable costs, with the least intrusion or impact on the character of the building. Care should be taken to preserve and maintain historic building materials and character defining elements such as windows and doors. Retaining original windows and adding storm windows can often offer similar thermal values and be more cost effective than wholesale window replacement.

Action – Provide Training for Builders and Contractors in Historic Rehabilitation Methods and Techniques

Finding contractors and builders sensitive to historic building renovation is often a challenge, and there is a need to provide additional venues and opportunities for the sharing of information and preservation rehabilitation techniques. The HDC is encouraged to prepare a list of contractors and builders known to have skills and crafts in historic building rehabilitation and make this list available to the general public at their meetings or on the web. The HDC should state that the list does not reflect endorsement but simply provides the names of those known to have successfully completed rehabilitation projects in the city.

A statewide program currently on hold is the Arkansas Institute for Building Preservation Trades. This school opened in 2000 and offered a practical, hands-on program that culminated in a two-year degree: Associate of Applied Science in Historic Preservation Trades. The Institute was established to address the need for artisans to be comprehensively trained in the traditional preservation trades. Students learn skills and methods to maintain, rehabilitate, and restore historic buildings in a curriculum that blends classroom theory and workshop practice. The Institute is presently being reorganized and may be reopened at the University of Arkansas – Fort Smith in coming years.



The Arkansas Institute for Building Trades programs should be utilized in the future to help train local contractors and builders.

XI. IMPLEMENTATION

Implementation of Little Rock's Citywide Historic Preservation Plan will be critical to achieving the goals and actions which were recommended through the planning process. There are various types of actions that will be necessary to reach these goals, and the actions will be the responsibility of various agencies and organizations. Implementation is based on the following:

- Financial Incentive Policies
- Regulatory Policies
- Education and Training
- Funding Sources
- Partnerships and Networking

FINANCIAL INCENTIVE POLICIES

The plan details a variety of financial incentives that are successfully utilized in other communities to promote rehabilitation and investment in older neighborhoods. The recent passage of the Arkansas Historic Rehabilitation Tax Credit is an important financial incentive which is expected to be widely used in the city. Other recommendations such as Urban Homesteading and the use of the Land Bank to acquire and rehabilitate properties will require financial commitments by city government. Annual appropriations for the completion of reconnaissance and intensive surveys will also need to be enhanced.

REGULATORY POLICIES

Successful protection of historic neighborhoods will depend on adding to the city's existing preservation toolbox of regulatory oversight. Only one-fourth of the city's National Register-listed historic buildings have any level of protection, and other approaches such as Conservation Zoning or limited local ordinance historic districts are needed. Changes to the city's overall zoning, master street plan and new construction guidelines also need to be more in alignment with preservation goals.



Terra cotta decoration at 212 Center Street.

EDUCATION AND TRAINING

The economic benefits of historic preservation and its role in sustainability need to be promoted and highlighted through additional outreach and educational materials. This can include the gathering of economic data on tourism, property values, money generated from building rehabilitation projects and other sources. This economic data must be compiled on an annual basis and its value conveyed to Little Rock citizens.

FUNDING SOURCES

As a Certified Local Government, Little Rock can take advantage of competitive grants from the Arkansas Historic Preservation Program for the completion of historic surveys, National Register nominations and other preservation activities. Grants from federal agencies, such as Preserve America and Save America's Treasures, are also available for preservation projects. The city also has in place numerous assistance programs for low-income and elderly residents which provide opportunities for rehabilitation and preservation.

PARTNERSHIPS AND NETWORKING

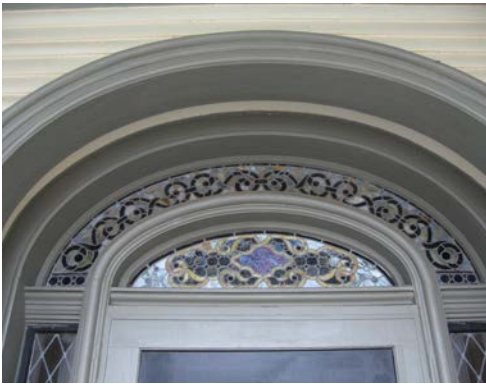
Historic preservation efforts depend on participants from neighborhood residents to employees of the National Park Service. Local, state and federal partnerships are critical to the success of the city's preservation goals and actions. The Arkansas Historic Preservation Program, Quapaw Quarter Association, Historic District Commission, Historic Preservation Alliance of Arkansas and neighborhood groups and organizations all need to communicate with each other on a regular basis and work in tandem to promote specific and general preservation efforts.



Part of the eclectic mix of new and old in the River Market.

SUMMARY

The City of Little Rock has taken major steps in the past twenty years to stabilize and improve its historic downtown and neighborhoods. The Central High Neighborhood now boasts a National Historic Site and Visitor's Center which tells the story of the city's Civil Rights struggle. The Governor's Mansion and MacArthur Park Historic Districts are stable neighborhoods containing some of the city's finest residential architecture, and both attract thousands of tourists annually. The River Market District is an important success story centered around restored historic buildings and modern development next to the river. Heritage tourism is increasingly a major part of the city's economy.



*Leaded and stained glass transom, 201
S. Izard Street.*

Little Rock continues to build on this success, but faces challenges with disinvestment and depopulation of older neighborhoods and slow revitalization efforts on Main Street. The majority of the city's historic buildings lack protection and thousands of buildings remain to be assessed and recognized. The importance of historic preservation to the city's economic development is not well known among its citizens, and historic preservation organizations need better coordination and focus.

The recommendations of this plan are intended to provide achievable goals and actions over the next one to ten years. Commitment will be required on the part of all of those involved with policy decisions regarding protection and incentives. Little Rock's rich past deserves no less, and this heritage will enrich the lives of succeeding generations of its citizens.

Action:	Timing:			Responsible Parties:
	1 – 3 years	3 – 5 years	5 + years	
Goal 1: Increase Identification and Recognition of Historic Resources.				
Complete Reconnaissance-Level Surveys and Intensive Surveys of Pre-1960s Neighborhoods	<p>1-3 Years Stephens/Oak Forest South End John Barrow</p> <p>3-5 Years Hanger Hill Prospect Terrace/Heights</p> <p>5+ Years Broadmoor Briarwood Midtown Westwood/Pecan Lake 65th St. West Wakefield</p>			labor: students labor: volunteers oversight: City of Little Rock or historic preservation nonprofit organization
List Eligible Properties and Historic Districts on the National Register of Historic Places	<p>1-3 Years South End Dunbar Hanger Hill Stephens/Oak Forest John Barrow</p> <p>3-5 Years Fair Park Prospect Terrace/Heights Broadmoor Scott-Rock</p> <p>5+ Years West 2nd and 3rd Sts. Briarwood Midtown Westwood/Pecan Lake/66th St. West Wakefield</p>			labor: students labor: volunteers oversight: City of Little Rock or historic preservation nonprofit organization Or: Professional Consultants
Complete a National Register Multiple Property Documentation Form for Downtown Commercial Buildings	1-3 Years			Professional Consultant

Action:	Timing:	Responsible Parties:
Goal 2: Expand the Range of Incentives and Protection to Property Owners		
Adopt Conservation Zoning Provision and Promote its Use	1-3 Years	City of Little Rock Planning and Development Dept. Arkansas Historic Preservation Program State Legislature
Investigate and Inventory Archaeological Sites	Ongoing	City of Little Rock Planning and Development Dept. Arkansas State Archaeologist
Adopt Design Overlay Districts or Conservation Zoning Provisions to Promote Appropriate Infill	1-3 Years	City of Little Rock Planning and Development Dept. Neighborhood Organizations
Adopt a Demolition by Neglect Ordinance Provision	1-3 Years	City of Little Rock Planning and Development Dept.
Reduce Abandonment and Demolition Through an Urban Homesteading Program	1-3 Years	City of Little Rock Planning and Development Dept. Land Bank Commission Housing and Neighborhood Programs
Promote Rehabilitation Through a Revolving Fund Program	3-5 Years	Quapaw Quarter Association
Promote Building Rehabilitation by Easing Home Occupation Standards	3-5 Years	City of Little Rock Planning and Development Dept.
Goal 3: Increase Effectiveness of Preservation Agencies and Organizations		
Increase the Size and Role of the Historic District Commission and Its Operations	1- 3 years	Historic District Commission City of Little Rock Planning and Development Dept.
Increase Staff for the Historic District Commission and Capitol Zoning District Commission	3- 5 years	City of Little Rock City of Little Rock Planning and Development Dept.
Improve the Knowledge and Expertise of the Review Boards and Staff Through Regular Training	Ongoing	Historic District Commission Capitol Zoning District Commission
Expand the Role of the Quapaw Quarter Association	1-3 Years	Quapaw Quarter Association
Improve Enforcement Provisions in the Historic Districts	1-3 Years	City of Little Rock Planning and Development Dept.
Conduct a Base Survey of Downtown to Identify Preservation Opportunities	1-3 Years	City of Little Rock Planning and Development Dept. Downtown Little Rock Partnership
Expand Heritage Tourism Opportunities	3-5 Years	Little Rock Convention and Visitors Bureau
Coordinate and Standardize Signage and Wayfinding	3-5 Years	City of Little Rock Planning and Development Dept.
Revise Planning Policies to Support Historic Preservation Goals	3-5 Years	City of Little Rock Planning and Development Dept.

Action:	Timing:	Responsible Parties:
Goal 4: Enhance Education Efforts on the Economic Benefits and Sustainability of Historic Preservation		
Involve Historic Commercial Areas of the Within the Arkansas Downtown Network	1-3 Years	Arkansas Downtown Network Commercial Merchants Associations Business Owners
Partner with the Little Rock Realtors Association to Promote Historic Preservation	1-3 Years	Historic District Commission Quapaw Quarter Association Little Rock Realtors Association
Recognize Historic Preservation as an Essential Component of the City's Sustainability Efforts	1-3 Years	City of Little Rock Planning and Development Department Arkansas Sustainability Network Quapaw Quarter Association
Promote Appropriate Rehabilitation Through Compatible Weatherization	1-3 Years	City of Little Rock Housing Department Housing & Neighborhoods Programs
Provide Training for Builders and Contractors in Historic Rehabilitation Methods and Techniques	3-5 Years	Arkansas Historic Preservation Program Quapaw Quarter Association

APPENDIX A



Little Rock's Proud Past — Historical and Architectural Development



Overview

With a population of 193,000, Little Rock is Arkansas's most populous city, the state capital, and the county seat of Pulaski County. The cities of Little Rock, North Little Rock, Conway and Pine Bluff clustered in the center of the state comprise Arkansas's primary metropolitan corridor, with a total population of 850,000.

The heart of this metropolitan zone is Little Rock, founded on the south bank of the Arkansas River in 1821. Little Rock derived its colorful name from a rock formation on the south bank of the Arkansas called *la Petite Roche* ("the little rock") by French explorers. A landmark for early river traffic, the site became a popular river crossing. The 1830 census listed 527 citizens in Little Rock.

Little Rock grew from a village into a town during the 1830s when the War Department cleared the Arkansas River of hazards, linking it to the Ohio, Mississippi and Missouri rivers. During this same decade, the U.S. went to war with Mexico, necessitating a military buildup in Arkansas, and thousands of Native Americans passed through Little Rock on their way west during Indian Removal. Content to build a community around this pass-through traffic of western immigrants, along with state government and steamboat transportation, Little Rock delayed building railroads during the 1840s and 50s. By then the Civil War was rapidly approaching.

In 1861, Arkansas seceded from the Union. The following year, federals occupied the city. Little Rock saw a building boom as Union troops constructed facilities to accommodate an occupying army more than 12,000 strong. Building continued after the war with an infusion of northern capital, and the railroad finally linked Little Rock to Memphis and other cities to the east in 1873 with the building of the Baring Cross bridge spanning the Arkansas. During the final decades of the 19th century, Little Rock's population grew to 38,000. By then multiple-story, brick buildings were replacing the wooden structures of the pre-Civil War era. Meanwhile, the city's residential areas expanded south and west, especially during the early decades of the 20th century when automobiles became commonplace in Little Rock.

With the advent of World War I, Camp Pike was commissioned northwest of the city, infusing the Little Rock economy with vitality. During the 1920s, new construction in Little Rock was dominated by downtown retail buildings rising as high as 14 stories and by civic projects, including two new bridges spanning the Arkansas. Among the many projects of this prosperous era was the new Little Rock High School, widely recognized as one of the most beautiful schools in the country. A second high school for African-American students was built to the east. This separation in educational facilities was reflected in the segregated nature of Little Rock as a whole. For the first half of the 20th Century, the West 9th Street area functioned as an African-American city within a city, with black businesses, churches, banks, and social halls located along the street.

The Great Depression of the 1930s was signaled in Little Rock by the failure of Arkansas's largest financial institution, the American Exchange Trust Company. Prolonged drought killed the farm trade in the state, and by 1932 one in three of the city's residents was out of work. During the mid-1930s federally funded projects provided some relief.

When the U.S. entered World War II, Camp Pike was reactivated as Camp Robinson, and Little Rock expanded to accommodate military personnel. By the war's end, the city's population had reached 100,000 and Little Rock's footprint had expanded farther west and south. This migration was accelerated when developers built Broadmoor Subdivision on the southwest edge of the city. In 1957 two large shopping centers opened to serve this new residential area.

That same year Little Rock drew international media attention as local opposition to the federally mandated integration of Little Rock High School reached fever pitch. The National Guard was called in and a heated drama ensued. Schools were desegregated in 1959. During the early 1960s, civil rights activists staged sit ins in downtown stores; these met with harsh responses from anti-integration forces, but for the most part, Little Rock businesses desegregated in a relatively peaceful fashion. Success with integration allowed the city's developers to return to their plans for expanding the city's western boundaries with more suburbs and shopping centers.

As the suburbs expanded, urban renewal programs did away with many of Little Rock's downtown commercial structures, replacing them with parking lots and high-rise buildings. The character and appearance of downtown changed rapidly. Buildings of 20 and 30 stories transformed the downtown area from a predominately retail center to a district dominated by office space. Commuters drove in for the day and retreated to the suburbs with the afternoon rush hour. In response, the Quapaw Quarter Historic Association was formed in 1964. Utilizing federal tax policies that encourage redevelopment of historically significant structures, the Association led a revival of re-investment in Little Rock's "old town." Initially focused on preserving single structures, the Association has expanded its mission to include preservation of entire neighborhoods. Many Little Rock properties have been listed on the National Register of Historic Places.

Louisiana Purchase through Early Statehood

By 1799, the name Little Rock (*le Petit Rocher*) had begun to appear on the maps of French explorers traveling the frontier west of the Mississippi river. "The Rock" was included in the Louisiana Purchase of 1803, but the first settlement near the landmark was not made until the spring of 1812 when a trapper named William Lewis built a cabin on the bank of the river where the Old Southwest Trail crossed the Arkansas River. The rock formation extending into the river created a natural harbor for boats. Pine and cypress were plentiful, as were springs of good water. Though the site was promising, the entire Arkansas region lagged behind other states and territories in population, and no one settled Little Rock permanently until 1820.

Arkansas became a territory in 1819. For two years, several locations, the undeveloped Little Rock site among them, were championed as territorial capital town sites. Little Rock was chosen in 1821, in part because two speculators, William Russell and Chester Ashley, compromised their overlapping claims to the site and platted 88 square blocks south of the Arkansas. This established the city's "old town" area, bound by today's Eleventh Street on the south, Broadway on the west and the old Quapaw Boundary on the east. Half a dozen log buildings were all that marked the new territorial capital, but one of them housed the *Arkansas Gazette*, the territory's only newspaper, which on December 29, 1821 optimistically predicted that "in a few years we shall have the most flourishing and pleasant town west of the Mississippi."

Though located on the Arkansas River, Little Rock was essentially landlocked for three seasons of the year. Only in spring did the slow, sluggish current of the Arkansas rise high enough and run fast enough to clear its channel of driftwood, snags and sandbars. Just four miles south of Little Rock, the river bent sharply to the southwest creating a rough stretch of water dubbed Dog Tooth Bar by steamboat crews. Steamboats routinely unloaded cargo at the bar and goods were transported overland to Little Rock. Insurance rates for vessels traveling the Arkansas were among the highest in the nation. As a result, the cost of trade and consumer goods was often double what those goods cost in other towns along the western frontier. Not even mail service could be depended on. During the 1820s, the settlement often went an entire winter without mail. While Little Rock was the region's leading community from the first year it was founded, the capital city remained little more than a village. The town boasted about 60 buildings, mostly log but a handful of them brick or frame. The town had a reputation as a rough area, making it less than appealing to traditional settlers and families. Geologist George Featherstonehaugh, passing through the area in the mid-1820s noted that rough individuals admired Arkansas "on account of the very gentle and tolerant state of public opinion which prevailed there in regard to such fundamental points as religion, morals and property."

In 1831, a decade after the first Anglo settlers built their cabins there, Little Rock incorporated as a town, but numbered fewer than 1,500 people contained within a 12-block area stretching south from the river. Typical of the buildings during that era was Jesse Hinderliter's Grog Shop, built in 1826 as a two-story, rough-hewn log structure. The building was Hinderliter's home and business, where he lived with his wife and two slaves until his death in 1834. Today the Hinderliter Grog Shop is the oldest surviving building in Little Rock, and may have been the meeting place of the last Territorial Legislature before Arkansas became a state in 1836.



The Hinderliter Grog Shop as it appears today as part of Historic Arkansas Museum. Originally log, the building was later covered with frame siding.

Little Rock as Western Frontier Town

Growth came to Little Rock with the opening of the Arkansas River in 1832. That year, President Jackson signed a bill authorizing the construction arm of the War Department (soon to become the Corps of Engineers) to clear and maintain a channel on the Arkansas River, thus joining the Arkansas to the Ohio, Mississippi and Missouri Rivers as part of the nation's strategic infrastructure. With reduced hazards and travel time, steamboats docked in greater numbers below the "little rock" on the river. In 1830, it typically had taken a steamer more than two weeks to travel from Little Rock to New Orleans. By 1840, that time had been reduced to four or five days.

At the same time that the river was becoming navigable, the War Department moved to meet two potential threats, making Little Rock a strategic frontier crossroads. The first threat was growing border tension between Mexico and the United States. Mexico adopted a new colonial policy that closed Texas borders and required settlers there to become citizens. The U.S. responded by recommissioning Fort Smith west of Little Rock and by building a 36-acre Army Arsenal in Little Rock. The arsenal was unique in that it had a central Tower Building, named for its octagon tower. Over the next decade, more than thirty buildings were added to the installation, including barracks for enlisted men, officers' quarters, stables, gun repair shops and storage facilities for 100 tons of ordinance. The installation was formally commissioned on June 23, 1838.



The Little Rock Arsenal Building in the 1890s.



The Arsenal Building today.

As a gateway to the western frontier, Little Rock was key to the government's response to a second threat – the presence of increased numbers of newly removed Native Americans in Oklahoma and beyond. In May of 1830, Congress passed the Indian Removal Act, mandating the removal of native tribes east of the Mississippi to new “Indian Territory” carved out of the Louisiana Purchase. Several southeastern tribes — Cherokee, Muscogee Creek, Choctaw, Seminole, Seneca and Chickasaw — all reluctantly traveled the Trail of Tears across Arkansas to present-day Oklahoma. Some 30,000 Native Americans passed through Arkansas, many of them on the southern route (also called Bell's route) through North Little Rock. Merchants found ways to sell merchandise to the immigrants even as town leaders adopted ordinances to keep them outside the community.

The newly recommissioned Fort Smith placed Army troops between the relocated native peoples and Arkansas' United States residents, and gave Little Rock businessmen access to the federal dollars spent to supply the Army. Throughout the 1830s, Little Rock received traffic destined for Indian country as well as traffic to Mexico, resulting in more than \$100,000 injected into the Arkansas economy during that decade. While the rest of country suffered panic of 1837 and depression for five years, Little Rock was actually growing economically and demographically. With 1,500 people in 1840, the Arkansas capital rivaled Memphis in size.

Little Rock's new buildings during this era illustrated the town's prosperity. In 1833, construction began on the territorial capitol building, the Old State House, the first building in Arkansas constructed with public funds and the first designed by a professional architect. The oldest standing state capitol building west of the Mississippi River, the Old State House was built in the classical Greek Revival style and was originally designed as three separate buildings to house the three branches of government. The central block featured a portico with a massive pediment and Doric columns on both the north and south façades. Construction was well under way by 1836, when Arkansas entered the Union as a slave state. That year, the first session of the Arkansas General Assembly met in the House of Representatives chamber while construction continued around the legislators.



The Old State House, circa 1870.



The Old State House, circa 1930.

The Greek Revival style of the Old State House harmonized with the homes built by well-to-do Little Rock citizens during this era. The early 1840s saw big houses rise in what is now the MacArthur Park Historic District. Notable among these prominent homes was the Pike House, home of lawyer and newspaper editor Albert Pike. Distinguished by six Ionic columns, the house occupied the entire 400 block of 7th street.



The Pike House, constructed circa 1840.



The Absalom Fowler House built in 1840 has Federal elements but echoes the Greek Revival style with Ionic columns supporting the portico.

Two other homes now listed on the National Register survive from the early 1840s: Trapnall Hall and the Curran Hall. Both are located on Capitol Avenue within the MacArthur Park Historic District. Their symmetry of design, with two large rooms on either side of a central hall, is typical of the Greek Revival style.



Built in 1842, Curran Hall is one of Little Rock's best examples of residential Greek Revival architecture.



Trapnall Hall was built in 1843 as the home of early state legislator Frederic Trapnall and his wife, Martha.

As noted previously, Memphis and Little Rock were of roughly equal size in 1840. But by 1850, Little Rock had fallen significantly behind its neighboring city to the east. During that decade, the Memphis population grew to nearly 9,000 while Little Rock remained a city of 2,000. By 1860, the difference was even more pronounced, with the Memphis census revealing more than 20,000 residents and Little Rock not quite 3,800. By 1860, Little Rock's industry was limited to a handful of manufacturers with no national market, including a tanning yard, a foundry, a furniture maker and a slate processing plant. Moving west, the frontier era boom washed over and past Little Rock, leaving the city without significant emerging sources of commerce.

The growing disparity between Memphis and Little Rock had much to do with railroads. Relying on steamboat traffic and pass-through traffic of western migrants, Little Rock failed to invest in railroads. During the 1850s, railroad companies were created, sold and resold due to lack of funding or manipulation of the market. Tracks were planned, but by the end of the 1850s most plans that were made remained unexecuted, and Little Rock's expansion stalled. Meanwhile, Memphis used bonds to build rail lines north, south, east and even west into Arkansas, tapping the agricultural economy of the Mississippi delta.

Also during the 1840s, the federal government moved native groups even farther west, and the war with Mexico ended. Federal troops in Arkansas were redeployed farther west. Fort Smith was all but abandoned and the Little Rock arsenal lapsed into disrepair. Fortunately, river trade continued. In 1858, 317 boats docked at the Little Rock wharf in only six months' time. Wharf fees on vessels were the single greatest source of city revenue and kept the Little Rock treasury in the black until the Civil War. While Little Rock did not grow significantly during the 1850s, progress did continue. Free schools for white boys and girls started in Little Rock in the 1853. Gas lighting arrived in 1860, followed by the telegraph in 1861, just in time to report the early battles of Civil War.

Two simple frame residences, the Kadel Cottages, built in 1850 and 1860 respectively, survive on Tenth Street in the MacArthur Park Historic District. Though modest in size and simple in design, they are among Little Rock's most important antebellum houses because they are the sort of homes—home to a butcher and his family, rather than to a person of wealth—that do not often survive.



The second Kadel Cottage, built in 1860, had decorative brackets under the cottage eaves, a flourish unusual for pre-Civil War Little Rock.



The first Kadel Cottage, built in 1850, is typical of the homes of artisans and professionals in the city before the Civil War.

By 1860, tensions over slavery had grown intense thorough the nation, and Arkansas was no exception. Nearly 110,000 of Arkansas's 435,000 people—one in four—were slaves. They were owned by a relatively small planter class, 12% of the population, who lived in the Delta region of the state southeast of Little Rock. Few of the highland farmers living north and west of the city were slave owners. The natural topography of the state set the wealthy planter class of the lowlands at odds politically with the population of the highlands.

Civil War and Reconstruction

In November of 1860, a contingent of 65 federal soldiers disembarked from a steamboat at the Little Rock wharf, marched ten blocks and occupied the Little Rock Arsenal which had been largely abandoned since the Mexican War. Tensions mounted quickly. Citizens staged anti-Union rallies in several communities across the state. By December the Little Rock population had swelled with self-styled anti-Union militia, assembly members preparing for the state's 13th regular session and delegations from South Carolina and Georgia in Arkansas to lobby for the Confederacy.

In February of 1861, Arkansas voters chose delegates for a convention to consider secession. The convention met in Little Rock on March 4 but, agreeing to reconvene in August, did not vote to secede. That changed in April when President Lincoln called up federal troops after the clash at Fort Sumter. On May 6, the House chamber was packed at the Old State House as the Arkansas Assembly voted to sever ties with the United States of America. Little Rock emptied in 1861 as men left to join the newly formed Arkansas Army, but then filled again in 1862 as more than 1,000 casualties from the Battle of Pea Ridge poured into the city. As the war went on the city swelled with Confederate troops, deserters, unattached officers and people displaced by the war. On September 10, 1863, Union troops skirmished along the north side of the Arkansas River as a diversion, meanwhile putting up a pontoon bridge nine miles south of the city and crossing the Arkansas River. Thus flanking Confederate rifle pits and breastworks, Federal troops occupied Little Rock by afternoon. The city surrendered to Union occupation.



The Old Statehouse during occupation by the Third Minnesota Infantry, 1863-64.

At the time the Union army occupied Little Rock, the city was still made up of mostly wooden structures built along the Markham Street and Main Street axis. Union dollars and planning did much to transform the city as the Quartermaster's Department constructed facilities to house, feed, transport and support 12,000 occupying soldiers. A stable complex west of downtown housed 1000 horses and hundreds of teamsters. The Union Army expanded Arkansas's rail lines, built a number of large warehouses on Commerce Street near the wharf and constructed a 50-bed hospital. Payroll for the Union troops bolstered the local economy, and Little Rock commerce grew. The city itself was bustling: fraternal orders were meeting, theatre performances were frequent and four newspapers were in circulation.

The war brought physical and social upheaval to Arkansas and Little Rock. The state's once-thriving cotton economy collapsed, and thousands of former slaves made their way to the city. By spring of 1864, many African Americans displaced by war had migrated to the vicinity. The provisional government designated a tract of land on the east side of town and another on the southwest side where black people could settle. Blissville, one of the settlements created by Federal authorizes in Little Rock for newly-freed slaves, was located just west of the Old State House. The war and reconstruction radically changed the racial makeup of Little Rock. In 1860, 23% of Little Rock citizens were African American. By 1870, that number had grown to 43%.



This well known drawing by Alfred Waud captures the exuberance of Little Rock's African-American community as the U. S. Colored Troops returned home at the end of the Civil War.

The Civil War ended in 1866, but military rule returned to Little Rock in March of 1867 when the federal government passed the First Reconstruction Act, requiring a new state constitution for Arkansas. Meanwhile, the Fourteenth Amendment granted African American people the right to vote. Hostility towards African Americans and Unionists flared, especially as black voters helped elect new, Republican candidates to government and former Confederates were not permitted to participate in Reconstruction politics.

This conflict became violent in April of 1874 during the “Brooks-Baxter War.” Republican Joseph Brooks seized the Old State House as governor after the courts declared him elected over Elisha Baxter. A cannon dubbed “Lady Baxter” was placed on the lawn of the Old Statehouse, and both sides called up troops. Governor Baxter appealed to President Grant, and U.S. troops were moved from the Little Rock Arsenal to downtown. Two hundred men were killed in the confrontation. In May a special session of the legislature confirmed Baxter as governor, and Brooks withdrew.

Reconstruction also brought an infusion of northern capital accompanied by a building boom. The city's three brick yards ran at capacity during the late 1860s. More than 400 houses were built in 1867, and 200 more in 1869. The peak of building came in 1871 and 1872 when 1200 houses were built. Northern capitalists continued to invest in Little Rock into the 1870s, establishing three new banks to finance the building of new homes south of the river. Key to this investment was the Baring Cross Bridge, completed in 1873, spanning the Arkansas River and providing the final railroad link between Memphis and Little Rock. In 1877, the city's first streetcars began running on Main Street.

During this post-war surge of construction, Little Rock's building style changed. Residences took on Italianate influences. An early example of this shift is the First Hotze House on Main Street. Built in 1868, the house has a floor plan much like Little Rock's antebellum houses, but the decorative porch columns and ornate brackets under the eaves are decidedly Italianate.



The First Hotze House is in the Governor's Mansion Historic District. It was the home Peter Hotze, successful in the general mercantile business.

The Italianate style features tall, narrow windows, often with arched upper sashes, bay windows, decorative entrances, bracketed eaves and sometimes a cupola. The Pollock House on Scott Street dates from 1870. Its bracket eaves, bay window and ornate trim attest to the growing popularity of Italianate design in Little Rock.



The Pollock House in the MacArthur Park Historic District is evidence that builders were abandoning the more sedate Greek Revival and Federal styles.

By the time then-U.S. Senator August Hill Garland built the Garland-Mitchell House in 1873 with its elaborate detailing, tall windows and two-story gallery, the Italianate style was dominant in Little Rock.



The Garland-Mitchell house on Scott Street is located in the MacArthur Park Historic District. The mansion housed two Arkansas governors, is the birth place of a Pulitzer Prize winning poet, and was home to a prominent newspaper publisher.

Italianate influence was not limited to residences. Little Rock residents incorporated Italianate detailing into their commercial buildings, too. In the photo below, Italianate buildings line Markham Street.



Tall, arched windows and elaborate parapets once distinguished the Italianate commercial buildings on Markham Street. (postcard ca. 1900)

The city's most prominent Italianate commercial building remaining from the 1870s is the Capital Hotel. Built in 1872 as the Denckla Block of offices and apartments, the building became a hotel in 1877. For many years the most luxurious hotel in the state, The Capital often served as an unofficial political headquarters where decisions, as well as political careers, were made. The hotel was listed on the National Register of Historic Places in 1974.



The Capital Hotel was built on Markham Street in 1872. One of the hotel's most notable features is its prefabricated cast-iron façade. (photo ca. 1892)

During the 1870s, many of Little Rock's Northern investors chose to build homes along a new street named Lincoln Avenue, just west of newly constructed Baring Cross Bridge. Local residents referred to the new development as Robbers Row, because so many of the houses were built during an era of governmental graft and corruption. One of the most prominent of the Robbers Row homes was built by Alexander McDonald who moved to Little Rock in 1868. He constructed a massive example of a style new to Little Rock, the Second Empire style, with its distinctive Mansard roof.

A decade later, Italian immigrant Angelo Marre, having amassed a fortune in the liquor import and saloon business, built a Second Empire home called Villa Marre. More than a century later, the house is one of Little Rock's most prominent landmarks, familiar to millions of people around the world through its appearance in the opening credits of the popular television show, *Designing Women*. The predominant feature of the home is its Mansard roof, which is adorned with multi-colored rectangle slates interspersed in a decorative fish-scale motif.

The 19th Century Draws to a Close

The 1880s and 1890s have been called Little Rock's Gilded Age, a time of robust growth during which the city's population doubled to 38,000 people. Multiple-story, brick commercial buildings largely replaced the wood structures of the pre-Civil War era. New public buildings distinguished the skyline, including a new Post Office and Courts building, a Board of Trade building, the new Pulaski County Courthouse and the Union Station Depot. In 1893 the federal arsenal grounds became City Park. A second bridge spanning the Arkansas, Junction Bridge, opened in 1885, and the Free Bridge was completed in 1897.



Shown here circa 1890, Little Rock's Union Station served the city until it burned in 1921.

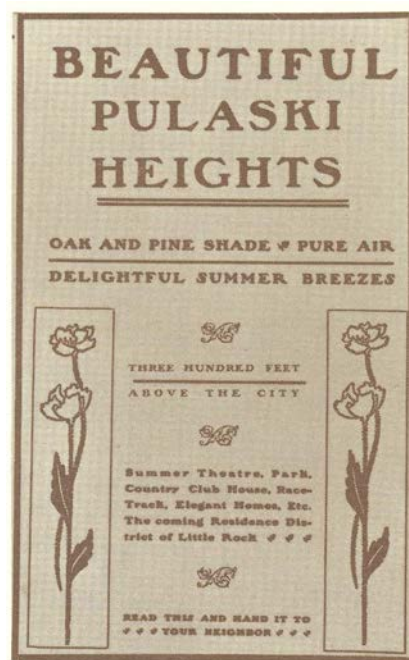


Built in 1889, the Pulaski County Courthouse on the corner of Second and Center Streets is an example of Queen Anne architecture, popular in Little Rock and across the country during the 1880s and 1890s.

During the 1880s, a new architectural style began to dominate building in Little Rock. Called Queen Anne, this exuberant new style featured asymmetrical facades, bays, balconies, towers and turrets. The region's most flamboyant example of Queen Anne style is the Hornibrook House, known as The Empress of Little Rock. Located on Louisiana Street within the Governor's Mansion Historic District, Hornibrook House has an expansive wraparound porch trimmed with millwork, an imposing turret, a multi-gabled roofline and elaborate windows.

This landmark house has a history as colorful as its design. James H. Hornibrook moved from Toronto and established a profitable business as a saloonkeeper. Shunned from the proper Scott Street society because of his occupation, Hornibrook waited until Angelo Marré (his competitor saloonkeeper) completed his home, the Villa Marré, and proceeded to build the most extravagant dwelling in the state. Legend has it that he kept a card game going in the tower room where he could watch for raids on his establishment. The historic areas of Little Rock have many outstanding examples of Queen Anne architecture. Typical among them are the Dibrell House on Spring Street and the Turner-Ledbetter House on Louisiana Street.

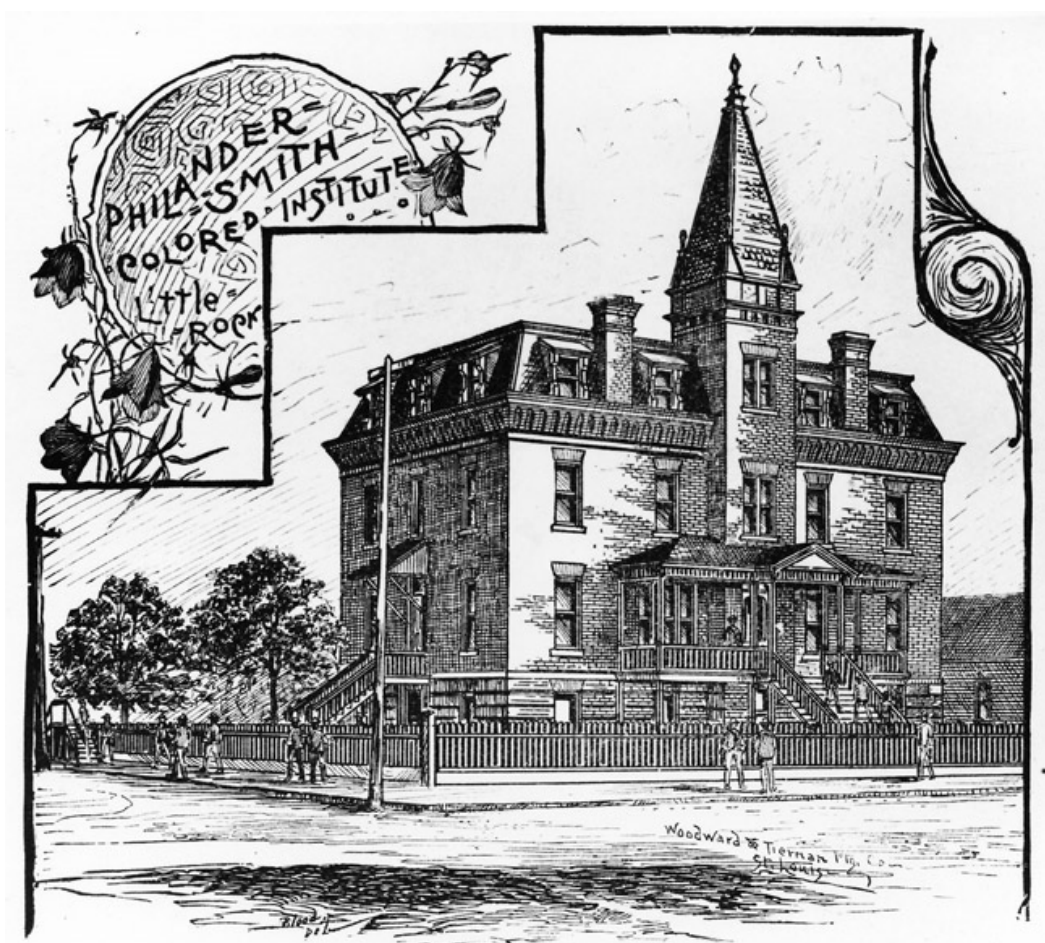
During the 1880 and 1890s, the area that is now the Governor's Mansion Historic District became an enclave of the city's upper-middle class. The Turner-Ledbetter House built in 1891 was typical of their homes. In 1891, electric streetcars replaced those drawn by mules, allowing for expansion into areas farther from downtown. A group of Michigan investors purchased 800 acres west of town for a residential development known as Pulaski Heights. As the name suggests, the area was attractive for its 300-foot elevation, allowing residents to escape summer insects and disease.



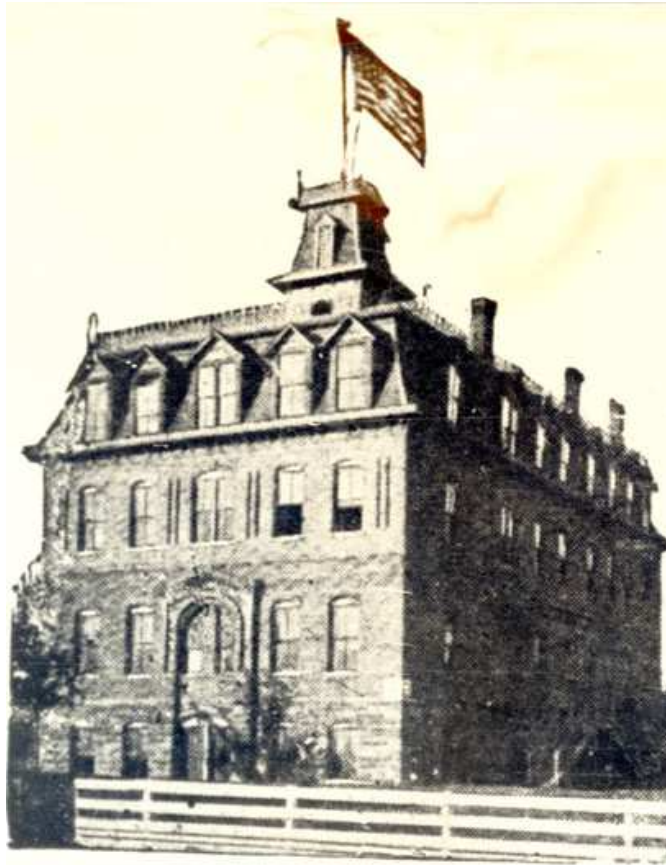
An early promotional brochure for Pulaski Heights advertising “sweet air” and “delightful summer breezes.”

The development of this exclusive area west of downtown geographically accentuated the historic disparity between white and black citizens of Little Rock. During the last quarter of the 19th century, Little Rock attracted a large population of black citizens. Since the end of the Civil War, African-Americans had settled in the marshy bottom lands on the city's east side. Additional African American people settled west of Mount Holly Cemetery between 9th and 12th Streets. In time, this population extended, forming the nucleus for the city's black neighborhoods in the 20th century. A four-block section along West 9th Street between Broadway and Chester was the center of the black business district. Boundaries between the white and black communities were clear. Those boundaries became more evident in 1903 when Arkansas passed the Gantt Bill (or Jim Crow Law). This bill provided for the separation of races on public transit systems.

By 1890, Little Rock's growing African-American community was served by two institutions of higher learning: Philander Smith College, founded in 1877, and Arkansas Baptist College, founded in 1884. Established as a seminary to educate black ministers, Philander Smith College was located at 10th and Center Streets. By 1887, the college enrolled nearly 200 students. From 1887 to 1891, money contributed by Little Rock residents and the Slater Fund for Negro Education made possible a building for instruction in printing and carpentry, but vocational classes were not the school's only offerings. Resisting the national trend of educating African Americans only in manual skills subjects, Philander Smith also offered courses in journalism and advertising. Philander Smith conferred its first bachelor's degree in 1888. By then, the college offered classical and scientific degrees with courses in Greek, Latin, algebra, and natural philosophy. The presence of Philander Smith bolstered the number of educated, professional African-Americans in the city, and fostered pride and cohesion within the black community. As one of the early attempts to make education available to African Americans west of the Mississippi River, and for its presence as a center of educational opportunity for black students, Philander Smith College was nominated to the National Register of Historic Places.



This rendering of the Philander Smith Colored Institute, now Philander Smith College, was completed circa 1880.



ARKANSAS BAPTIST COLLEGE.

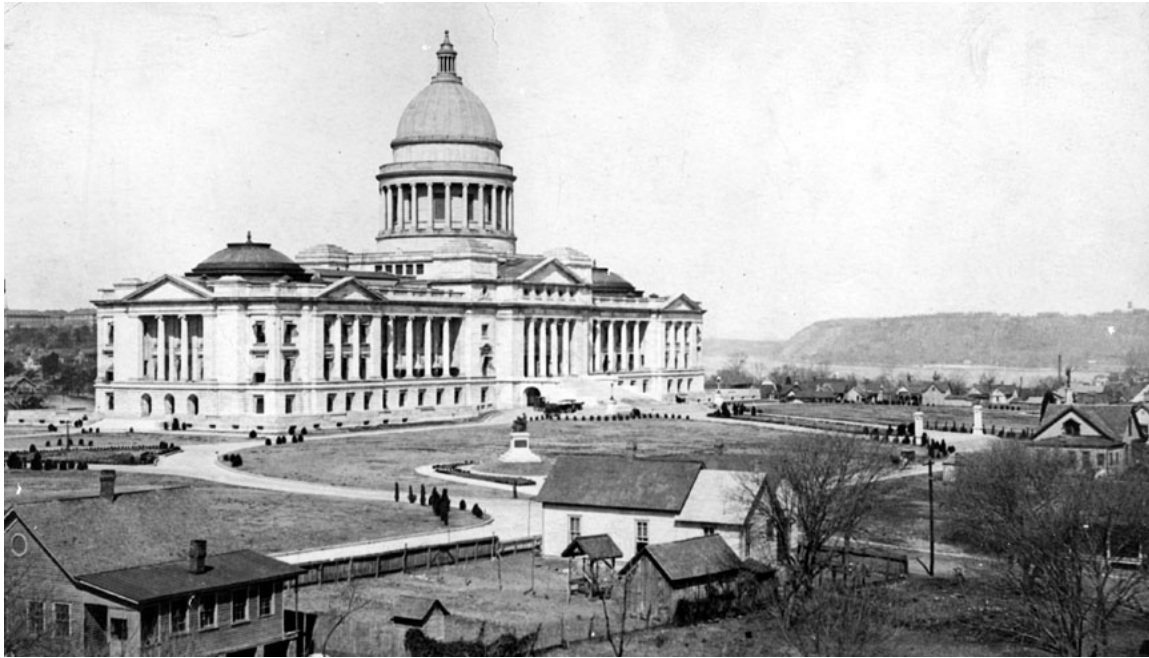
Completed in 1893, The Old Main Building on the Arkansas Baptist College housed a 500-seat chapel, offices and recitation rooms.

The Methodist denomination fostered Philander Smith, and a second college for African-Americans was supported by Baptists. Founded in 1884 by the Colored Baptists of the State of Arkansas, Arkansas Baptist College was committed to academic and cultural excellence in educating future African-American ministers. The school also sought to make higher education available to young black men and women. In 1885 the school moved to 16th and High Street (now Dr. Martin Luther King Jr. Drive), where the campus remains today.

Early 20th Century

As the new century began, Little Rock experienced rapid growth. Large churches were built, and civic pride was evident in many local government projects such as new city parks, a new waste water system and a police effort that shut down the city's red light district which previously had operated openly.

Growth was evident in the skyline, too. Little Rock's most prominent addition was the new State Capitol building just west of downtown. Its cornerstone was laid in late 1900, and the building was finished in 1914. The construction of the monumental Neoclassical structure was marked by poor management, shoddy construction and political controversy. The building was still incomplete when the state legislature went into session there in 1911. To the people of Arkansas, however, the capitol was a symbol of a new, progressive era in the state, and the building has been popular with Little Rock citizens for nearly a century.



The Arkansas State Capitol near completion in 1914. Today, the Arkansas State Capitol looks much as it did a century ago. Typical of governmental buildings of its time, the building used Neoclassical architecture.

While the state was building a new capitol, Little Rock built a new city hall. Completed in 1908, City Hall still stands today, minus its distinctive red dome, at the corner of Markham and Broadway.



This historic postcard shows Little Rock's City Hall, completed in 1908, alongside the city's Central Fire Station, built in 1912.



City Hall underwent restoration in 1988 and is on the National Register of Historic Places.

While these new public buildings were under construction, Little Rock's business community was building turn-of-the-century retail skyscrapers. One of the best extant examples of these is the eleven-story State Bank Building built in 1909 on the corner of Fifth and Main. Like early-20th Century skyscrapers across the country, the State Bank Building exhibits a Sullivanesque style, characterized by elaborate terra cotta or plaster ornamentation. Sullivanesque buildings are often topped by deeply projecting eaves and flat roofs.



Though the first floor façade has been altered, the State Bank Building (known today as the Boyle Building) at Fifth and Main still looks much as it did when it was completed in 1909.

Another significant commercial building of this period is the seven-story Gus Blass Department Store Building on Main Street. Built in 1912, it became the city's fifth skyscraper. Gus Blass Department Store remained in the building for 60 years. A well-known Little Rock landmark, the Gazette Building on West Third Street, is also a distinctive example of Sullivan-esque architecture. The three-story building is embellished with terra-cotta floral and fruit festoons, terra-cotta lion heads and both Doric and Ionic capital columns.



Built in 1908 to house the oldest newspaper west of the Mississippi, the Gazette Building was listed on the National Register of Historic Places in 1976.



Built in 1911, the headquarters of the Mosaic Templars of America was one of the most significant buildings in Little Rock's African American community during the early-20th century. Founded in 1883, the fraternal organization provided insurance and other services to African Americans in 26 states. (Photo is from 1924).

While downtown grew taller, residential areas continued to expand west. In 1903, a streetcar line was constructed from downtown to Pulaski Heights. That same year, the country club of Little Rock opened a clubhouse, golf links and tennis courts in Pulaski Heights. The following year, Forest Park was developed there, offering a bandstand, dancing pavilion, picnic area and skating rink. By 1905, the upscale suburb had 400 residents.

Expansion on the Heights was augmented by the appearance of automobiles on Little Rock streets. By 1912, city residents owned more than 300 cars. Many of the city's most affluent citizens used those cars to commute up to Pulaski Heights where they built homes in a wide array of newly popular architectural styles, including Colonial Revival, American Foursquare, Tudor, and Spanish Revival. Colonial Revival architecture was a return to designs based on the house forms of colonial America. Plans were rectangular and balanced. They featured classical columns and detailing.

In Pulaski Heights, Colonial American houses stood next door to Foursquares and Dutch Colonial Revival homes, popular in Pulaski Heights between 1900 and 1920. Foursquares are two-story houses with hipped roofs, large porches and Colonial Revival detailing.

Pulaski Heights also contains many Bungalow and Craftsman houses, popular throughout Little Rock and across the country after 1910. Of frame or brick construction, Bungalows are often one story, have low-pitched roofs, big porches, brackets and wide eaves. The "cottage" of the early-20th century, Bungalows are set near to the ground. They nestle into and become part of their environment. Living space is often extended to the outside in spacious porches. These livable homes are numerous today in the Hillcrest Historic District.

Not everybody moved uphill to Little Rock's new suburbs, of course, and those who remained downtown continued to update older homes and build new ones in the city's historic areas. Today, American Foursquares, Tudor and Prairie style homes are numerous in the Governor's Mansion District.



The French-England House on Broadway was built in 1905 when the American Foursquare plan was at the height of its popularity.



Prominent half-timbered gables indicate that the Cornish House, built in 1916 on Arch Street, uses Tudor architecture.



The Keith House built in 1912 on Broadway is one of the city's best examples of Craftsman architecture. Its low-pitched roof with exposed rafter ends, decorative braces under the eaves and broad porch roof supported by square columns are all Craftsman characteristics.

World War I and the 1920s

During the decade before World War I, city revenues declined. There was no legal provision allowing city government to tax its citizens, and prohibition ended the flow of liquor taxes into city coffers. Finally, the city closed many of the brothels that, for years, had operated openly and paid periodic fines to the city. Without these sources of income, Little Rock lacked sufficient funds to support city services. By the time the war began, the city was more than \$1 million in debt. Paying interest on the debt strained city finances. However, that issue had to wait for almost two years as the war focused attention on national and world events.

In order to support the war effort and to boost the regional economy, a group of Little Rock businessmen raised \$500,000, bought 13,000 acres northwest of the city and donated it to the U.S. government for a military training camp commissioned as Camp Pike. The new military base became the training ground for more than 50,000 recruits, most of which came through Little Rock and used city services while on leave. This infused the local economy with new vitality.

In 1918, Spanish Flu struck 10,000 Little Rock citizens—a large percentage in a city of only 58,000. The flu outbreak occurred at the end of the war, and once city officials had dealt with that crisis, they turned their attention back to Little Rock’s financial straits. Despite wartime prosperity, Little Rock had not been able to keep pace with providing services for military personnel and covering interest payments on its loans. The situation came to a head in 1919 when a group of businessmen forced voters to reconsider an “occupation tax” that had earlier failed. This time the bill passed. For the first time in nearly two decades, the city had cash flow sufficient to meet its monthly obligations.

With the war over and a new source of income available, Little Rock entered the 1920s with a burst of civic enthusiasm. This energy was reflected in the number of new buildings constructed during the “roaring” 1920s.



Built in 1921 at the corner of Markham and Victory Streets, Union Station provided the city with an outstanding example of Prairie architecture. It is listed on the National Register of Historic Places as Mopac Station.

A new Union Station depot was built when the old one burned in 1921, and, in 1926, the city’s tallest structure was completed, the 14-story Donaghey Building at the corner of 7th and Main. It dominated the skyline until the 1960s.



Little Rock's Union Station from a 1920s souvenir brochure.

As buildings of ten or more stories rose downtown, the use of downtown commercial space began to change. During the late 1800s, downtown building had focused on public and retail space, and design often included decorative detailing. In contrast, the bona fide skyscrapers of the 1920s looked simple and functional with an emphasis on efficiency. Instead of retail spaces, they provided thousands of square feet for offices. During the 1920s, the Art Deco style of architecture became popular across the country, and Little Rock buildings reflected this new influence. An opulent style, Art Deco's eclecticism and lavish detail developed in reaction to the forced austerity imposed by World War I.

In the 1920s, Little Rock's population grew by more than 25% (from 65,000 to 82,000). A number of apartments and rowhouses were built throughout the city to house this surge of people new to the area. Typically two or three stories in height, these multi-unit dwellings are found in a variety of neighborhoods. Like single-family homes of the era, they were often built in Colonial Revival or Craftsman styles.

As noted previously, the downtown area west of 9th Street functioned as an African-American city within a city, with black businesses, churches, banks and social halls located along the street. The segregation in the business community was echoed in the city's educational system, with African-American and Anglo students attending separate institutions. Among Little Rock's many civic projects during the prosperous 1920s were two new high schools. The first was Little Rock High, built to house more than 2,000 students and widely recognized as one of the most beautiful schools in the country. Nine blocks to the east, a second school, Dunbar High, with an emphasis on industrial subjects, served African-American students. These schools were to play a significant role in Little Rock history.



A combination of Collegiate Gothic and Art Deco architecture, Central High spanned two city blocks upon completion in 1927. The main entry is particularly striking, featuring a terrace supported by Corinthian columns.



Completed in 1929 and placed on the National Register of Historic Places in 1980, Dunbar High was designed by the same architects who designed Central High. With decorative brick and stone and conspicuous towers, the design showcased the Art Deco style of the period.

The Great Depression and World War II

The arrival of hard times was signaled in Little Rock in April 1927 when rains soaked the state and caused the Arkansas River to flood. Water was so high that the 1927 flood remains the index for measuring high water on the Arkansas River today. As the floodwaters reached Little Rock, the Missouri Pacific Railroad Company placed coal cars on the old Baring Cross Bridge for ballast, but to no avail. A significant portion of the bridge washed away.

The Missouri Pacific rebuilt the bridge and it opened to a huge community celebration in 1929. But by then the weather had done its work. Drought followed flood and Arkansas farmers were unable to produce and pay back their loans. Many businesses could not survive without the farm trade. In 1930, Arkansas's largest financial institution, the American Exchange Trust Company, collapsed. By 1932 one in every three of the city's residents was out of work and dependent on charity for food and clothing.

Fortunately, by the mid 1930s federally funded capital projects did provide some relief. New construction included the Little Rock Zoo, a new city auditorium, a terminal at the Little Rock airport and landscaping, pavilions and trails in Boyle Park. Even more significant was funding for an impoundment dam and filtration plant on the Saline River 35 miles west of the city. The new lake provided Little Rock with a new source of fresh water.



The stone and log construction of CCC pavilions at Boyle Park is typical of the federal park projects of the era.



The Joseph Taylor Robinson Municipal Auditorium, known today as Robinson Center, has been a center for Little Rock arts and culture since it was built with federal dollars as part of the New Deal of the 1930s. Its Greek Revival columns echo those found on the Old State House.

By the late 1930s, another world war was taking shape in Europe, and Camp Pike, renamed Camp Joseph T. Robinson, was activated. The Army leased more land and expanded the base to more than 70,000 acres. War games began there in 1940. World War II created jobs in construction and other war-related efforts, and prosperity returned to Little Rock.

During the war, Camp Robinson drew more than 25,000 new citizens to Little Rock, and thousands of soldiers with weekend passes visited the city regularly. This increase in population caused a housing shortage, and the military contracted with the city to build three new housing projects for personnel involved in the war effort. Sunset Terrace and Highland Park in southern and western sections of the city were constructed for Anglo personnel, and Tuxedo Courts on the city's east side housed African- American personnel.

World War II meant employment for nearly the entire community. There were new jobs for whites, African Americans and women. Philander Smith College opened a program in flight instruction and maintenance for the war effort. The school added business and science classes and offered night classes for returning veterans. Meanwhile, women made up as much as 75% of the employees in the area's ordnance plants.



President Franklin D. Roosevelt emphasized the importance of Camp Robinson to the war effort when he visited Little Rock in April, 1943.



World War II brought jobs to Little Rock. These women worked at the ordnance plant in Jacksonville in 1943.

Post-War Little Rock and the School Segregation Crisis

Like the rest of the country, Little Rock experienced a post-war “baby boom.” By 1950, the population of the city exceeded 100,000. Population growth was reflected in business sector growth. The chamber of commerce launched a recruitment campaign with the slogan “Arkansas: The Land of Opportunity.” Between 1954 and 1956, recruiters persuaded 34 firms to relocate to the Little Rock area. These included major employers such as the Reynolds Metal Company and the Aluminum Company of America. But of even more importance to the growth of Little Rock was the Little Rock Air Base, built by the Strategic Air command just outside Jacksonville.

The Little Rock site was chosen in 1952 after citizens of Arkansas raised money for the purchase of 6,000 acres. In December of 1953, the Army Corps of Engineers broke ground, and Little Rock Air Force Base (LRAFB) was activated in October of 1955. By then 100 officers and more than 1,000 airmen were already stationed at LBAFB. Approximately 85,000 people attended an open house held for the public.



The occasion for this photo was the official opening of the Little Rock Air Force Base in 1955. The Little Rock business community had raised money and lobbied hard to get the base located nearby. Their work paid off in substantial employment and additional industry for the region.

During the 1950s, middle-class residential areas continued to develop steadily west and south of downtown. This migration was accelerated when developers built Broadmoor Subdivision across the street from the new campus of Little Rock Junior College on the southwest edge of the city. Broadmoor was followed by a new retail concept, the shopping center. Two large centers, Town and Country and University, opened in 1957. As more people of means abandoned the gritty and increasingly gridlocked urban core, Little Rock became a city of three dominant regions. The east side was predominately African American, the southwest was blue-collar white, and the northwest was essentially upper-middle-class white. City government, public services and the school system were all organized to reflect this arrangement and its attendant tensions.

In 1954, the U.S. Supreme Court ruled that racial segregation in public education was a violation of the Fourteenth Amendment to the Constitution. Little Rock received news of the decision at a time when the baby boom was adding 1000 new students to city schools every year. A system already under pressure was soon to be strained to its limits.

District officials decided to begin token desegregation in the fall of 1957 at Central High School. Meanwhile, across the South, white resistance to desegregation grew. Nineteen U.S. senators and eighty-one congressmen, including all eight members from Arkansas, signed the “Southern Manifesto” denouncing the U.S. Supreme Court’s decision and urging Southern states to resist it. In fall of 1957 the conflict reached crisis proportions, and Arkansas’s governor called out units of the Arkansas National Guard.

This notable example of racial tension served Little Rock poorly. Historically limited to a mostly agricultural economy, the state had begun to enjoy industrial expansion during the 1950s when Little Rock aggressively pursued industrial development. The incident at Central High tarnished the image of the city and many manufacturers avoided doing business there during the 1960s.

Little Rock became somewhat more attractive to development when Interstate 40 and Interstate 30 were completed, enhancing the city's position as a regional distribution center. During the Sunbelt Boom of the late 1970s and early 1980s, Little Rock's good climate and abundance of water and energy made the city attractive to developers. Meanwhile, social attitudes within the city shifted toward more tolerance, encouraging more employment and industrial growth in the city.

Urban Renewal and Little Rock's Historic Preservation Movement

Though Little Rock schools were desegregated, businesses and public transport remained segregated. During the early 1960s, students from Philander Smith College staged sit-ins in Little Rock stores. In 1963, they negotiated an agreement with downtown merchants to desegregate public transportation and facilities. For the most part, Little Rock businesses desegregated in a relatively peaceful fashion. This success with integration allowed the city's developers to return to their plans for expanding the city's western boundaries with added suburbs and shopping centers.

As the suburbs to the west expanded during the 1960s, urban renewal programs did away with many of Little Rock's older downtown commercial structures. They were replaced with parking lots and high-rise buildings. The character and appearance of downtown Little Rock changed rapidly and dramatically. Buildings of 20 and 30 stories transformed the downtown area into an area dominated by financial services and office space. Downtown became a commuter center where workers drove in for the day and retreated to the suburbs with the afternoon rush hour.

In response, the Quapaw Quarter Historic Association was formed in an effort to save the old homes on east side of town. Throughout the 1960s, the group sponsored home tours and raised the visibility of important historic resources. At that point, the "Quapaw Quarter" was defined as a 16-square-block area roughly approximating Little Rock boundaries in the year 1900. The Quapaw Quarter is most closely associated with the neighborhoods surrounding MacArthur Park, the Arkansas Governor's Mansion, and Central High School. Commercial structures businesses on Main Street and Broadway south of Interstate 630 are among this group as well. For the past 40 years, Little Rock's historic preservation efforts have been concentrated in these areas. However, the mission of the association has expanded to encompass all of Central Arkansas.

APPENDIX B

Little Rock's National

Register-Listed Properties (April, 2009)



Arkansas II Riverboat (North Little Rock - Pulaski County)

South end of Locust Street on Arkansas River

1939-1940 Corps of Engineers snagboat

Listed on 6/14/1990



Abrams House

300 South Pulaski Street

1904 Queen Anne and Colonial Revival residence
Listed on 2/18/1999

Built in 1904 for the Charles W. Abrams family, the Colonial Revival cottage at 300 South Pulaski Street is one of a handful of survivors of the era when the streets immediately east and north of the Arkansas State Capitol were lined with modest homes occupied by employees of the St. Louis, Iron Mountain, and Southern (later Missouri Pacific) Railway. The significance of the house is based on its association

with this important chapter in Little Rock's history, when the presence of a major railroad facility prompted development of a neighborhood, and on its modest and nearly unaltered Colonial Revival design.



Absalom Fowler House

502 East 7th Street

ca. 1840 late Federal-style building

Listed on 6/4/1973

Ada Thompson Memorial Home

2021 South Main Street

1909 Colonial Revival building

Listed on 8/3/1977



Adrian Brewer Studio

510 North Cedar Street

1945-1958 studio of noted Arkansas painter, design by Max Mayer and George Trapp

Listed on 2/10/2000

Adrian Brewer, his children, and his father have been termed by the director of the Arkansas Arts Center as the "First Family of Arkansas Art." Brewer's illustrious career included exhibits of his landscape paintings in major American museums and portraits of prominent political and social leaders including U.S. Vice President John Nance Garner. He established an early professional art school and produced a painting, "Sentinel of Freedom," which was liberally reproduced and hung in most American public schools. Late in his career he accomplished through his own labor a highly functional architecturally unique working artist's studio in the garden of his home, aided by the design skills of two prominent Arkansas architects: Max Mayer and George Trapp. The design of the studio recalls features of the Arts and Crafts movement as it also blends Post-War modernism and technology. The studio provided not only a livelihood for Mr. Brewer and his family, but it also served as the backdrop for regular gatherings of nationally recognized artists and writers, including Pulitzer Prize winning poet, John Gould Fletcher. This unique site remains a living record of a master southern artist, the mid-20th century studio he hand-built to further his professional career, and a rich coterie of artists and writers who shaped the urban culture of a small southern state during that period.



Albert Pike Memorial Temple

700-724 South Scott Street

1924 Classical Revival building

Listed on 11/13/1986



Albert Pike Hotel

701 South Scott Street

1929 Spanish Revival design

Listed on 11/21/1978



Albert Retan House

506 North Elm Street

1893 Queen Anne/Colonial Revival mix

Listed on 12/3/1980



Arkansas Power and Light Building

9th and Louisiana Streets

1953-1959 International-style office building

Listed on 9/14/1992

The Arkansas Power and Light Building, initially designed in 1953, was the first large office building in downtown Little Rock to be designed in any variant or sub-type of the International style that achieved its greatest popularity in the United States after World War II, when the post-war prosperity provided the means for a spurt of such modern corporate construction nationwide.

The term "International Style" was coined by the architect Philip Johnson in conjunction with the writer and architectural historian Henry Russell Hitchcock in 1932, and popularized through their book of the same year that accompanied a retrospective exhibition they organized at the Museum of Modern Art in New York City. The exhibition primarily featured the designs of the popular European architects, though a sample of American architects were also represented. Though Johnson and Hitchcock turned what many envisioned as a descriptive catalog of the exhibition into a didactic and critical primer for architects wishing to practice in the style - - in the process crediting the European architects exclusively for their role in the conception of the International Style -- what they failed to mention was the seminal role played by, of all things, late-19th and early-20th-century American design in the earliest phases of this modern idiom.

Of the three International style office buildings constructed in Little Rock during the decade of the 1950s, the Arkansas Power and Light Building re-

mains by far the most intact and unaltered. The building was designed in 1953 by the architect Fred Arnold of the Little Rock architectural firm of Wittenberg, Deloney and Davidson. It was heralded at the time not only for its modern appearance, but also because it was one of the first buildings erected in Little Rock after the city had formally adopted the Little Rock 1969 master plan for influencing new commercial design and encouraging private and public partnership toward the end of downtown beautification over the next ten years.



Arkansas State Capitol

bordered by West 7th, Woodlane, and West Markham Streets

1899-1911 Classical Revival building

Listed on 6/28/1974



Associated Reformed Presbyterian Church

3323 West 12th Street

ca. 1925 Classical Revival design by architect Charles L. Thompson

Listed on 12/22/1982



Augustus Garland House

1404 South Scott Street

1873 Italianate home of prominent politician

Listed on 6/10/1975



Baer House

1010 South Rock Street

ca. 1915 Craftsman design by architect Charles L. Thompson

Listed on 4/7/1995



B. P. O. E. Elks Club

401 South Scott Street

1908 Second Renaissance Revival design by architect Theodore Sanders

Listed on 12/22/1982



Barlow Apartments

2115 South Scott Street

1921 Craftsman-style apartment building

Listed on 4/7/1995

Barth-Hempfling House (North Little Rock - Pulaski County)

507 North Main Street

1886 Queen Anne cottage

Listed on 10/16/1986



Beal-Burrow Dry Goods Building

107 East Markham Street

1920 Charles L. Thompson design incorporating Prairie-style elements

Listed on 6/26/1995

412 West 14th Street

ca. 1917 Craftsman design by architect Charles L. Thompson

Listed on 12/22/1982



Bishop Hiram A. Boaz House

22 Armistead Road

1926 Tudor home of first Methodist bishop to reside in Arkansas

Listed on 3/7/1994

Bechle Apartment Building

1000 East 9th Street

1909 Colonial Revival design by architect Charles L. Thompson

Listed on 10/2/1978

Block 35 Cobblestone Alley

west of the north end of Rock Street

ca. 1889 cobblestone alley

Listed on 1/22/2009



Beyerlein House

The Block 35 Cobblestone Alley is listed on the National Register of Historic Places with local significance under Criterion C for its engineering. The Block 35 Cobblestone Alley is an extremely rare surviving 19th-century cobblestone alley in downtown Little Rock. The Block 35 Cobblestone Alley, which is approximately 300 feet long, still retains its original ca. 1889 cobblestone pavement. The alley illustrates early efforts in the 19th century to upgrade Little Rock's streets and make them easier to travel. As a result, it is therefore eligible for nomination under Criterion A for its association with the development of better streets and infrastructure in nineteenth-century Little Rock.

Block Realty-Baker House

1900 Beechwood

ca. 1940 Colonial Revival house designed by noted architect John Parks Almand

Listed on 9/24/2008



Boone House

4014 South Lookout

1927 Tudor design by architect Charles L. Thompson

Listed on 12/22/1982



Boyle Park Historic District

bounded by West 38th Street, Dorchester Drive, Covewood Circle, Glenmere Drive, Kanis Road, and West 12th Street

1935-1937 park that contains structures built by the Civilian Conservation Corps (CCC)

Listed on 9/22/1995

Boyle Park is an approximately 250-acre tract of

largely unimproved woodland donated to the city by Dr. John F. Boyle in 1929. The warranty deed authorizing the transfer of title to the land explicitly stipulated that the park be used for "recreational purposes" only and that should this property ever cease to be used as such the title would revert back to the family and its heirs. At the time of its donation it was only the third public park in the city of Little Rock, the others being MacArthur Park and Allsopp Park.

The park remained largely unimproved until the mid 1930s, when the Civilian Conservation Corps 3777th company arrived. The CCC's improvements to Boyle Park included walls, signage, rest room facilities and a concession building in addition to the resources that survive. All of the eight extant resources included within this nomination are excellent examples of the Rustic style of architecture for which the CCC became so well known in Arkansas and several surrounding states.



Bragg Guesthouse

1615 South Cumberland

ca. 1869 barn remodeled into guesthouse around 1925

Listed on 4/4/2001

The Bragg Guesthouse, which is presently sheathed in weatherboard, was originally constructed in 1869 as a cypress barn for the Bragg family. The Braggs updated the building after 1900 to serve as a servant's quarters, and later remodeled it circa 1925 to function as a guesthouse. The Bragg Guesthouse is being nominated to the National Register of Historic Places with local significance under Criterion C as

the best known example, in Little Rock, of a historic resource showing the evolution of a building from a barn to a servant's quarters and finally to a Colonial Revival building. Its construction is unique in that its exterior walls are that of a board and batten barn clad in weatherboard siding with Colonial Revival features.

Bruner House

1415 Cantrell Road

ca. 1891 Queen Anne house

Listed on 4/11/1977



Buhler House

1820 Fair Park Boulevard

1930-1931 steel-frame construction residence

Listed on 4/25/1988

Bush House

1516 South Ringo Street

ca. 1919 Craftsman design by architect Charles L. Thompson

Listed on 11/22/1982



Bush-Dubisson House

1500 South Ringo Street

1925 Prairie-style house owned by successful black businessmen

Listed on 5/28/1999

Built in 1925 for Aldridge E. Bush, a son of the co-founder of the Mosaic Templars of America, the Bush-Dubisson House is remembered by older African Americans in Little Rock as a home they very much admired in their youth: a beautiful brick residence with a large, well-manicured lawn encircled by a neatly-trimmed hedge. The house was considered the showplace of the Dunbar neighborhood, especially during the tenure of its second owner, Daniel J. Dubisson, a successful black businessman. Its significance lies in its Prairie-style architecture and in its association with two men who represent the success attained by a limited number of African-Americans in early-20th century Little Rock.



Capital Hotel (1908 postcard)

117 West Markham Street

1877 Italianate hotel with cast-iron façade

Listed on 7/30/1974



Capitol View Neighborhood Historic District

roughly bordered by Riverview Drive, Schiller Street, West 7th Street, and Woodrow Street

1900-1950 contains buildings exhibiting the Craftsman, Tudor, Spanish Revival, Colonial Revival, Queen Anne, and Minimal Traditional styles

Listed on 3/13/2001

The architecture of the neighborhood is predominately Craftsman, Craftsman Bungalow, and Bungalow with modest Tudor or Colonial Revival detailing. The dominance of these styles, in both the northern and southern portions, reflects the principal growth period of 1920 to 1940. In the additions of the northern section of the district, 52% were constructed in the 1920s, while in the additions south of West Markham, 30% were built during the 1920s and a surprising 28% were completed by 1939, many of these in 1930 to 1931 before the repercussions of the nation's economic depression were as evident. In sum, survey statistics reveal that over three quarters of the entire housing stock was built by 1939 (76%). Its varied topography, characterized by substantial variation in elevation enhances the possibilities of scenic overlooks and, no doubt, was a principal attraction for developers in the late-19th and first quarter of the 20th century. The district has remained almost exclusively residential in character throughout its history. A pair of grocery stores are the only exceptions.

The eastern portion of this original tract has been dominated by the presence of the railroad for over 100 years. Indeed, as recorded in 1882 in Plat Book 8, The St. Louis I M and S Railroad had received for a "consideration of \$60,000" use of the lands for railroad access and development. This late-19th-century transaction underscores that the railroad was and, to some degree, remains a dominant, defining feature of this entire historic district, particularly the eastern portion which nestles alongside it. The rail-

road's presence also affected the professional composition of the neighborhoods alongside its tracks. City directories indicate that these neighborhoods were a preferred residential choice for railroad personnel, both white and African American and at all levels of hierarchy from conductors, brakeman and machinists to the railroad executives and traveling salesmen who sold their wares by rail.



Central High School Neighborhood Historic District

bounded roughly by Dr. Martin Luther King, Jr. Drive, Thayer Avenue, West 12th Street, and Roosevelt Road

1900-1930 historic district with structures reflecting a variety of architectural styles

Listed on 8/16/1996



Central Presbyterian Church

1921 South Arch Street

1921 Gothic Revival and Craftsman design by architect Charles L. Thompson

Listed on 12/22/1982



Charles Clary Waters House

2004 West 22nd Street

1906 Classical Revival building

Listed on 8/10/1979



Choctaw Route Station

1010 East 3rd Street

ca. 1899 railroad station with elaborate terra cotta detail

Listed on 5/6/1975



Climber Motor Car Factory, Unit A (1928 photo)

1823 East 17th Street

1919-1955 factory manufactured Climber automobiles and Command Aire aircraft

Listed on 6/1/2005

The Climber Motor Car Factory, Unit A, is the only building completed of a proposed multi-building complex planned for the construction of the Climber automobile. Built between 1919 and 1924, the Climber was the only automobile built in Arkansas. After the Climber Corporation closed, the building continued to be used for industrial purposes, housing, among other ventures, the factory of the Command-Aire airplane and Great Northern Paper.



Compton-Wood House

1305 South Spring Street

1902 house in late Queen Anne style

Listed on 5/7/1980



Confederate Soldiers Monument

State capitol grounds

1905 commemorative sculpture

Listed on 4/26/1996

Corydon Wassell House

2005 South Scott Street

1884 boyhood home of WWII hero, doctor
Listed on 6/2/2000

The house is significant for its association with Dr. Corydon M. Wassell, a member of a prominent early Little Rock family who became a missionary, a medical doctor who conducted significant research and writing, and a highly decorated American War Hero. Dr. Wassell received the highest honors his nation could bestow and his exploits became the subject of both a novel and a feature length movie.



Croxson House

1901 South Gaines Street

1908 Dutch Colonial design by architect Charles L.Thompson

Listed on 12/22/1982



Curran Hall

615 East Capitol Avenue

1842 Greek Revival structure reputedly designed by architect Gideon Shryock

Listed on 1/1/1976



Daisy Bates House

1207 West 28th Street

1950s home of advisor to Little Rock Nine during

Central High School desegregation crisis.

Listed on 1/3/2001

Daisy Bates was president of the Little Rock chapter of the NAACP in the late 1950s. The Daisy Bates House is a National Historic Landmark

Darragh House

2412 South Broadway

ca. 1916 Dutch Colonial design by architect Charles L. Thompson

Listed on 12/22/1982

David O. Dodd Memorial

300 West Markham Street

1923 commemorative sculpture

Listed on 4/26/1996



Democrat Printing and Lithograph Co. Building

Northwest corner of East 2nd and South Scott Streets

1924 Sanders and Ginocchio design

Listed on 12/17/1998



Dunaway House

2022 South Battery Street

1915 Craftsman design by architect Charles L. Thompson

Listed on 12/22/1982



Dunbar Junior and Senior High School

Wright Avenue and South Ringo Street

1929 black vocational-education school

Listed on 8/6/1980



East Markham Street Historic District

301-323 East Markham Street

1870s-1905 commercial buildings

Listed on 5/5/1999

The East Markham Street Historic District is comprised of four of the earliest extant buildings on this historic commercial street. Since 1820 the East Markham Street area has been the commercial center of Little Rock. It remained the business center of the city through the 1940s. Architecturally, the four buildings in the East Markham Street Historic District span a 30-year period from the mid 1870s to 1905. They include examples of vernacular commercial variations of the Italianate style applied to late-19th-century and early-20th-century commercial designs. A reconstruction in 1916 of the building at 301-313 East Markham added a strong Craftsman element to this row of historic buildings. The influence of prominent Arkansas architect Charles L. Thompson in the design of the Rosenbaum Building at 313-317 East Markham and the reconstruction of 301-303 East Markham is important to the architectural significance of the district.



England House

2121 South Arch Street

ca. 1917 Prairie and Colonial Revival design by architect Charles L. Thompson

Listed on 12/22/1982



Exchange Bank Building

423 South Main Street

1921 Classical Revival design by architect Charles L. Thompson

Listed on 10/23/1986

Farrell House

2111 South Louisiana Street

1914 Craftsman design by architect Charles L. Thompson

Listed on 12/22/1982

Farrell House

2109 South Louisiana Street

1914 Craftsman design by architect Charles L. Thompson
Listed on 10/11/1984

Farrell House

2121 South Louisiana Street

1914 Craftsman design by architect Charles L. Thompson
Listed on 12/22/1982



Farrell House

2115 South Louisiana Street

1914 Craftsman design by architect Charles L. Thompson
Listed on 12/22/1982

First Baptist Church

1200 South Louisiana Street

1941 single-story cut-stone Collegiate Gothic church
Listed on 8/9/1994



Federal Reserve Bank Building

123 West 3rd Street

1924 Neoclassical design by architect Charles L. Thompson
Listed on 10/23/1986



First Church of Christ, Scientist

2000 South Louisiana Street

1919 Mission-style design by architect John Parks Almand
Listed on 10/4/1984



First Hotze House

1620 South Main Street

1869 Italianate house of businessman Peter Hotze

Listed on 9/20/2006

The house is a small-scale example of the Italianate style in Arkansas. A successful cotton broker and businessman based in Little Rock and New York City, Peter Hotze built the more elaborate Hotze House at 1619 South Louisiana Street in 1900 for him and his wife, Johanna Kraus, and helped finance the 1908 Beaux-Arts Arkansas Gazette Building (NR listed 10/22/1976) in downtown Little Rock.



First Missionary Baptist Church

701 South Gaines Street

1882 Gothic Revival church of one of state's oldest black congregations

Listed on 9/29/1983

The First Missionary Baptist Church at 7th and Gaines Streets in downtown Little Rock is the home of one of the oldest black congregations in the State of Arkansas. This impressive red brick church with its distinctly Gothic influences was constructed in 1882. It is the third building to serve a group of parishioners who were first organized in 1845 by Reverend Wilson Brown. Brown was a slave who had attended the Missionary Baptist Church which served the white community of Little Rock. With the assistance of some of the members of that church, Brown was able to form his own congregation which served a large segment of the black community of the city. In the early 1960's, Dr. Martin Luther King, Jr. preached in the sanctuary, and the pulpit and podium still remain today.



First Presbyterian Church

123 East 8th Street

1921 Gothic Revival design

Listed on 10/9/1986



First United Methodist Church

723 South Center Street
1900 Romanesque Revival church
Listed on 10/9/1986

Fletcher House

909 South Cumberland Street
ca. 1900 Colonial Revival design by architect Charles L. Thompson
Listed on 12/22/1982

Florence Crittenton Home

3600 West 11th Street
1917 Colonial Revival design by architect Charles L. Thompson
Listed on 12/22/1982



Fones House

902 West 2nd Street
1878 Italianate architecture
Listed on 8/19/1975

Fordyce House

2115 South Broadway
1904 Egyptian Revival design by architect Charles L. Thompson
Listed on 8/6/1975



Frauenthal House

2008 South Arch Street
1919 Mediterranean and Colonial Revival design by architect Charles L. Thompson
Listed on 12/22/1982



Frederick Hanger House

1010 South Scott Street
1889 Queen Anne-style residence with "moon gate"

arch at front entrance
Listed on 3/15/1974

112 West 3rd Street
1908 Beaux-Arts design
Listed on 10/22/1976

French-England House

1700 South Broadway
ca. 1900 Colonial Revival design by architect
Charles L. Thompson
Listed on 12/22/1982



George R. Mann Building

115 East Capitol Avenue
ca. 1910 Classical Revival building
Listed on 12/29/1983



Fulk Building

300 South Main Street
1900 structure with Romanesque Revival details
Listed on 11/13/1986

Governor's Mansion Historic District

bounded roughly by Roosevelt Road, South Chester,
West 13th, and South Louisiana Streets

1880-1930 historic district comprised of primarily
residential structures and featuring 1948-1950 Jef-
fersonian-style Governor's Mansion

Listed on 9/13/1978



Gazette Building



Green House

1224 West 21st Street

ca. 1916 home of the first African American student to graduate from Little Rock Central High School

Listed on 5/28/1999

The house was built about 1916 as the residence of William E. Alexander, an African American mail carrier. Within a few years, however, the house had become rental property. Between the early 1920s and the late 1930s, it was occupied by a succession of tenants, including a porter, a carpenter, a laborer and a stonemason. In the late 1930s, the house was purchased by Ernest and Lothaire Green. At the time, Mr. Green was a custodian at the post office, and Mrs. Green was teaching at Dunbar High School. A few years later, in 1941, the Greens became parents of a son, Ernest G. Green, Jr. Like other African American children of the era in Little Rock, the young Ernest Green grew up attending all-black schools. Unlike most of his peers, however, Ernest Green made the decision to enroll in previously all-white Central High School when the opportunity presented itself.

Throughout this year of turmoil, Ernest Green, Jr. lived at 1224 West 21st Street with his mother, who by then was teaching in a black elementary school, and his younger brother, Scott. At the end of the school year, Ernest became the first African American to graduate from Central High School. He received his diploma on May 27, 1958 - the only black student in a class of 602. Among the 4,500 people on hand in Central's Quigley Stadium for the commencement ceremony was Dr. Martin Luther King, Jr.

Following his own graduation, Ernest Green left Little Rock to attend Michigan State University, where he received bachelor's and master's degrees in sociology. He then moved to New York to work for an organization that helped put African Americans and other minorities into the skilled construction trades, serving for several years as the organization's executive director. In January 1977, President Jimmy Carter appointed him Assistant Secretary of Labor for Employment and Training, and he held that post until 1981.



Gus Blass Department Store

324 South Main Street

1912 Sullivanesque structure, designed by George R. Mann, was one of Little Rock's first skyscrapers

Listed on 11/13/1986

H. M. Anderson House

3415 West Markham

1926 Craftsman bungalow with elaborate fence

Listed on 5/2/2001

Hall House

32 Edgehill Road

1928 Tudor Revival residence

Listed on 12/22/1982



Halliburton Townhouses

1601 and 1605 South Center Street
 1905-1906 identical Classical Revival buildings
 Listed on 12/12/1976

Hanger Hill Historic District

1500 Block of Welch Street
 1906-1912 collection of decorative concrete block houses
 Listed on 1/30/2008

The Hanger Hill Historic District can be found in the eastern section of the city between the downtown area and the industrial park/airport zone. There are ten buildings included in the Hanger Hill Historic District and all are contributing. The architecture of the block is predominately Queen Anne with significant Colonial Revival elements and a few pieces of Craftsman detailing. The dominance of these styles reflects the principle growth period of 1906-1925. Building scale, decorative detailing and materials are generally similar; six of the ten houses are constructed with concrete block and all of the remaining structures are of modest size, exposing its roots as a primarily working class neighborhood.



Hardy House

2400 South Broadway
 1921 English Country House design by architect Charles L. Thompson
 Listed on 12/22/1982



Harris House

6507 Fourche Dam Pike
 1924 Spanish Eclectic-style building
 Listed on 6/3/1998

In 1924, the Harris House was constructed from blueprints drawn up by Lester Flint of the Dallas, Texas architectural firm Flint and Broad Architects. The exterior details include a tower, parapets, and battered columns. Also located on the property is a ca. 1940s garage apartment in a style which matches the residence. The extraordinary plaster work, including several elaborate plaster moldings, and a ceiling banded with gold dust and plaster, are the work of Porter Field Harris, the husband of the original owner of the house.



Healey and Roth Mortuary

815 South Main Street

1925 Second Renaissance Revival design by architect Charles E. Thompson

Listed on 12/22/1982

Hemingway House

1720 South Arch Street

1894 Queen Anne design by architect Charles L. Thompson

Listed on 12/22/1982

Henderson House

1510 South Ringo Street

1925 Craftsman-style structure

Listed on 5/28/1999



Herschell-Spillman Carousel

War Memorial Park

1920s hand-carved carousel horses

Listed on 12/1/1989

The Herschell-Spillman Carousel is a rare collection of wooden sculptures carved by artisans of Allan Herschell's company, one of the earliest carousel manufacturers in the United States. The Over-the-Jumps Carousel in Little Rock is one of about 180 intact wooden carousels of the more than 5,000 carousels that once operated in the U.S. It has been associated with both public recreation and cultural enrichment in Arkansas since the 1920s. Herschell-Spillman Carousel is the last remaining example of a Spillman Corporation "Jumps" model, and likely one of only five examples originally produced.

Hillcrest Historic District

bounded by North Woodrow, North Jackson, and West Markham Streets and North Lookout Road

1890-1940 historic district of houses, commercial structures, and institutional buildings

Listed on 12/18/1990

Hillcrest Historic District Amendment

bounded by Evergreen Road, North Harrison, Lee, and North Jackson Streets

1920-1940 residential buildings

Listed on 10/8/1992



Holcomb Court Apartments

2201 South Main Street

1925 Craftsman building

Listed on 4/7/1995

Hopkins-Grace House

1310 South Summit Street

1919 Craftsman Foursquare building

Listed on 7/1/1999



Hornibrook House

2120 South Louisiana Street

1888 Queen Anne house

Listed on 7/30/1974



Hotel Freiderica

625 West Capitol Avenue

1914 design by Theodore M. Sanders in the Early Twentieth-Century Commercial style and featuring a 1941 International-style addition by Edward Durrell Stone

Listed on 9/27/2003

As the capital city of Arkansas, Little Rock’s downtown business district experienced a peak period in the years between 1900 and 1930 when the commercial, financial, entertainment, civic and social centers of the city’s life were located in the downtown area. The new buildings of this time period were larger and more expensive than those of Victorian Little Rock. It was during this period that Little Rock businessman Fred W. Allsopp conceived the idea to construct the finest hotel in not only Little Rock, but throughout Arkansas. He chose the northwest corner of Capitol Avenue and Gaines Street for the hotel, just down the street from the Arkansas State Capitol (NR Listed 06/28/74). Allsopp hired Theodore M. Sanders, a young local architect who had just opened his own firm, to design the building.



Hotze House

1614 South Louisiana Street

1900 Charles L. Thompson design linking Colonial Revival and Beaux-Arts styles

Listed on 8/11/1975

Hubble Funeral Home

924 South Cross St.

1928 structure with Craftsman-style details that housed African-American funeral home

Listed on 5/28/1999

Original owner Gilchrist, an African-American painter, prospered in the 1920s, perhaps as a result of work provided by the building boom of that era. Because it is brick-veneered and has two stories, the house he built at 924 Cross Street is more substantial than most homes built for African-Americans. However, it also shows some of the cost consciousness that is typical of homes built for black residents of the Dunbar neighborhood: it does not have a very stylish design, and it incorporates windows that apparently were salvaged from older structures.

The effects of the Depression probably explain why the Gilchrists left the house in the early 1930s, leaving it vacant until it was taken over by Hubble Funeral Home about 1936. With its main location in a historically black section of North Little Rock, the funeral home was expanding into the Little Rock market by establishing this branch. For several years, members of the Hubble family, first Mary Hubble and later Hannibal Hubble, occupied living quarters on the second floor of the house. Eventually, this living space was rented to other tenants. Other Hubble enterprises, Cosmopolitan Life Insurance Company and Hubble Burial Society, also operated from 924 Cross Street for many years.

The business now known as Hubble Brothers Funeral Home still operates in North Little Rock, but the Little Rock branch closed around 1996 and the house was purchased by Mount Zion Baptist Church. Presently the house is vacant and awaiting a new use.

J. P. Runyan House

1514 South Schiller Street

1901 Neoclassical house occupied by Governor John

Sebastian Little in 1907

Listed on 8/18/1992



Jesse Hinderliter House

214 East 3rd Street at the Historic Arkansas Museum

ca. 1830 frontier tavern

Listed on 3/5/1970



John Henry Clayborn House

1800 Marshall

1932 house of influential African-American community leader

Listed on 5/24/2006

John Henry Clayborn was an influential advocate for African Americans both inside and outside of Arkansas and the United States. The house was constructed in Fulk's Subdivision of the Centennial Addition, a middle class neighborhood a few blocks from historic Little Rock Central High School (NR Listed 08-19-1977, NHL 05-20-1982), the site of

one of the most pivotal school integration events in the country. Much of the growth in the Centennial Addition occurred in the early years of the twentieth century. Born in 1881, Clayborn joined Spring Hill African Methodist Episcopal Church as a child. In 1903, he was licensed to preach in the A.M.E. Church. Bishop John H. Clayborn and his wife Lula were dedicated to the spiritual welfare and education of African Americans. Bishop Clayborn spent his life developing means to facilitate equality. As a journalist, he was the editor and manager of the Southern Christian Recorder (a journal for the African Methodist Episcopal Church). This magazine was and is distributed nationwide and throughout several countries. As an educator, he was elected president of Shorter College in 1940. Shorter College still stands today and is viable to the North Little Rock community and the African Methodist Episcopal Church. After being elected Bishop in 1944, he was sent to West Africa where he organized new churches and established a school.

Johnson House

516 East 8th Street

ca. 1900 Colonial Revival design by architect Charles L. Thompson

Listed on 12/22/1982

Johnson House

518 East 8th Street

ca. 1900 Colonial Revival design by architect Charles L. Thompson

Listed on 12/22/1982

Johnson House

514 East 8th Street

ca. 1900 Colonial Revival design by architect Charles L. Thompson

Listed on 12/22/1982

Johnswood

10314 Cantrell Road

1941 home of writers John Gould Fletcher and Charlie May Simon

Listed on 5/20/1994

Joseph M. Frank House

912 West 4th Street

1900 house using Queen Anne and Classical Revival details

Listed on 10/3/1985



Joseph Taylor Robinson Memorial Auditorium

414 West Markham

1939 PWA-built municipal auditorium

Listed on 2/21/2007

The Joseph Taylor Robinson Memorial Auditorium is listed in the National Register of Historic places with statewide significance as one of the few federally-funded Public Works Administration projects in Little Rock and in Arkansas, and for its associations with the entertainment and recreation of the city and state. The building is named for Senator Joseph Taylor Robinson, supporter of New Deal programs.



Kahn-Jennings House

5300 Sherwood Road

1927 English Revival design by architect Max Mayer

Listed on 9/8/1992

Built by the developer of the Prospect Terrace Neighborhood, Sidney L. Kahn Sr., in 1927, the Kahn-Jennings house was one of the most elaborate dwellings built in that area. The neighborhood originally consisted of the area east of Kavanaugh Boulevard (then Prospect Avenue), going north to Centerwood Road and west to Edgewood Road. Prospect Terrace was planned by landscape architect Henry Wright of Saint Louis and was restricted to the upper middle-class (homes which cost more than \$7,500 to build in 1923).

While developing Prospect Terrace and other subdivisions, Sidney L. Kahn, Senior served as president of the Little Rock Realty Association and maintained a successful real-estate brokerage firm. This interest led him to write several articles for "National Real Estate Magazine." Besides serving on the City Planning Board, Sidney L. Kahn, Senior, was also a member of the Arkansas State and the Little Rock Chambers of Commerce, as well as a variety of other interests.

Maximillian F. Mayer was born in San Antonio, Texas in 1887. He studied architectural engineering at Texas A and M, where he received his degree in architectural engineering. Besides studying architecture in Europe, Max Mayer practiced architecture in New York and California before coming to Arkansas. In 1920, Mayer was working as a draftsman for Eugene John Stern and George R. Mann, two very successful Arkansas architects. By 1923, Max

Mayer had set up his own architectural offices. By the time Max Mayer designed the Sidney Kahn Sr. home at 5300 Sherwood, he had already worked in Little Rock for about five years and designed at least 13 homes in Little Rock as well as Trinity Hospital. Well known for his excellence in designing rather eclectic revival style structures, Max Mayer was perhaps the best trained architect practicing in Little Rock at this date.



La Lafayette Hotel

525 South Louisiana Street

1925 design by Saint Louis architect George D. Barnett

Listed on 9/30/1982

Lamar Porter Athletic Field

West 7th and South Johnson Streets

1936 Works Progress Administration-built baseball field

Listed on 12/6/1990



Lamb-McSwain House

2124 South Rice Street

1926 Craftsman bungalow

Listed on 6/4/1998

The mail-order blue prints for the house were designed by Ye Planry Architects, a Dallas, Texas-based architectural firm. The Lamb-McSwain House was constructed by the original African American owner, John W. Lamb, with the help of his younger brother, Ellard Lamb. The house is in Adams Addition, named after Howard Adams, a land developer who, along with the West End Land and Improvement Company, platted this area in April 1888.

The late 1950's Livestock Urban Renewal Project brought about severe changes to the neighborhood. Also called the Coliseum Project, this was a grand scheme to redevelop the quiet neighborhood according to national standards. The streets were realigned and paved, the run-off ditches on both sides of the previous dirt roads were closed in with concrete drainage pipes, and a proper sewage system was installed. Some of the older homes in the area were demolished and some were renovated. New, more contemporary houses exist on the lots where the houses were demolished. The new architecture and the relocation of many residents of the area had a grave impact on the character of the neighborhood.

Leiper-Scott House

312 South Pulaski Street

1902 house with Queen Anne and Colonial Revival features

Listed on 5/1/1980



Lincoln Avenue Viaduct

Cantrell Road over Missouri-Pacific railroad tracks
1928 through rainbow-arch bridge

Listed on 4/9/1990

Lincoln Building

1423-1425 South Main Street

ca. 1905 restrained Neoclassical design

Listed on 8/5/1994



Little Rock Boys Club

801 South Scott Street

1930 Colonial Revival design by architect Charles L. Thompson

Listed on 12/22/1982



Little Rock Central Fire Station

520 West Markham Street

1913 Neoclassical design by architect Charles L. Thompson

Listed on 10/18/1979



Little Rock City Hall

500 West Markham Street

1907 Thompson design blending Classical Roman and Italian Renaissance elements

Listed on 10/18/1979



Little Rock High School

West 14th and South Park Streets

The 1927 school was the focus of national attention during the 1957 desegregation crisis. Little Rock Central High School is a National Historic Landmark Listed in National Register of Historic Places on 8/19/1977

Listed as a National Historic Landmark on 5/20/1982



Little Rock Confederate Memorial

Little Rock National Cemetery

1913 commemorative monument

Listed on 5/3/1996



Little Rock National Cemetery

2523 Confederate Boulevard

1861-1865 Civil War-era burial ground for Union soldiers

Listed on 12/20/1996



Little Rock U. S. Post Office and Courthouse

600 West Capitol Avenue

1932 Classical Revival building

Listed on 12/23/1999



Little Rock YMCA

524 South Broadway

1928 Spanish Revival design

Listed on 7/22/1979



Luxor Apartments

1923 South Main Street

1924 Craftsman building

Listed on 4/7/1995

MacArthur Park Historic District

bounded by East Capitol Avenue, South Scott and East 9th Streets, and Interstate 30

1842-1935 19th- and early-20th-century buildings

Listed on 7/25/1977



Main Building, Arkansas Baptist College

1600 South Doctor Martin Luther King, Junior Drive

1893 school for black theologians

Listed on 4/30/1976



Marshall Square Historic District

bounded by East 17th, South McAlmont, East 18th, and South Vance Streets

1918 solid block of vernacular rental houses
Listed on 8/10/1979

Maxwell F. Mayer House

2016 South Battery Street

1922-1925 Tudor Revival-style home of architect Maxwell F. Mayer

Listed on 12/9/1994



McDonald-Wait-Newton House

1406 Cantrell Road

1869 Second Empire design

Listed on 7/14/1978

McLean House

470 Ridgeway

1920 Colonial Revival design by architect Charles L. Thompson

Listed on 12/22/1982

Mehaffey House

2101 South Louisiana Street

ca. 1905 transitional Colonial Revival design by architect Charles L. Thompson

Listed on 12/22/1982



Memorial to Company A, Capitol Guards

MacArthur Park

1911 commemorative sculpture

Listed on 4/26/1996

Miller House

1853 South Ringo Street

1906 structure remodeled about 1924 to reflect the Craftsman style

Listed on 5/28/1999

Mims-Breedlove-Priest-Weatherton House

2108 Beechwood Avenue

ca. 1910 Craftsman bungalow

Listed on 12/3/1998



Minnesota Monument

Little Rock National Cemetery
1916 memorial to Union Civil War casualties
Listed on 5/3/1996

Mitchell House

1415 South Spring Street
1911 Colonial Revival design by architect Charles L. Thompson
Listed on 12/22/1982

Monument to Confederate Women

State Capitol grounds
1913 commemorative sculpture
Listed on 4/26/1996



Moore Building

519-523 South Center St.
1929 Spanish Revival design
Listed on 10/23/1986

Moore House

20 Armistead Road
1929 Tudor Revival design
Listed on 12/22/1982



MoPac Station (Union Station)

West Markham and North Victory Streets
1921 sprawling train station
Listed on 6/17/1977



Mount Holly Cemetery

West 12th Street and South Broadway

ca. 1843 graves dating to 1843 include those of gov-
ernors, senators, publishers, a Pulitzer Prize winner,
and a Confederate spy

Listed on 3/5/1970

Mount Holly Mausoleum

West 12th Street and South Broadway

1917 Greek Revival design by architect Charles
L.Thompson

Listed in National Register of Historic Places on
12/22/1982.



Mount Zion Baptist Church

900 South Cross Street

1926 church of black congregation features Prairie
styling

Listed on 3/27/1987

Nash House

409 East 6th Street

ca. 1907 Colonial Revival design by architect
Charles L. Thompson

Listed on 12/22/1982

Nash House

601 South Rock Street

1907 Colonial Revival design by architect Charles
L. Thompson

Listed on 12/22/1982



Old Post Office and Custom House

300 West 2nd Street

1881 Italianate sandstone building

Listed on 5/7/1973



Old State House

300 West Markham Street

1836 Gideon Shryock Greek Revival design for state's first Capitol building. The Old State House is a National Historic Landmark.

Listed in National Register of Historic Places on 12/3/1969.

Listed as a National Historic Landmark on 12/9/1997.



Peoples Building and Loan Building

213-217 West 2nd Street

1903 Classically influenced building

Listed on 9/2/1982



Parnell Hall

2400 West Markham Street

1931 Classical Revival building that is the centerpiece of the Arkansas School for the Deaf

Listed on 1/24/2008

Pearson-Robinson House

1900 South Marshall Street

1900 home of Senator Joseph T. Robinson

Listed on 7/24/1978



Pfeifer Brothers Department Store

522-524 South Main St.

1899 commercial building redesigned in 1912 by architect Charles L. Thompson

Listed on 5/18/2000

The Pfeifer brothers operated a department store at this location from the early 1900s until its sale to

Dillard's Department Stores in 1963. During this period, they were recognized as one of the four most successful Jewish business families in Arkansas. They were active philanthropists and civic leaders with a list of accomplishments that continue to pay dividends for central Arkansas. The next occupant, Dillard's Department Store, was founded by William T. Dillard. From a humble beginning in Mineral Springs, Arkansas, he built a national retail empire. He became one of the most successful businessmen in the state's history. The building served as corporate headquarters for this growing retail business until 1991. The Pfeifer Brothers Department Store Building has been at the forefront of the development of a vital, active downtown which was the social and commercial hub for the city and the state.

Philander Smith College Historic District

Bordered by W. 11th, W. 13th, S. Izard & S. State Streets

1877-present buildings of African-American college campus

Listed on 9/13/1999

Significant for its efforts to provide educational opportunities to Freedman in the late nineteenth century, this institution opened under the name Walden Seminary. It was established by the Freedman's Aid Society of the Methodist Episcopal Church and was named in honor of the Society's first Corresponding Secretary, J.M. Walden. In 1883, the name was changed to Philander Smith College following a donation from Smith's widow Adeline.

Prospect Terrace Apartments

3603 Kavanaugh Boulevard

1947 International-style design by Edwin B. Cromwell

Listed on 9/12/2002

In 1947, when the Prospect Terrace Apartments were constructed, Hillcrest had been developed for several decades and was Little Rock's oldest and one of its the most desirable suburbs. Prospect Avenue, now known as Kavanaugh Boulevard, was the winding streetcar thoroughfare from downtown Little Rock west through Pulaski Heights to Forest Park. It was along Prospect Avenue that early Little Rock developed and grew as the city expanded westward.

In 1947, the year streetcars stopped running along Kavanaugh Boulevard, Edwin Boykin Cromwell, of Ginocchio and Cromwell Architects, designed and built, as a personal investment, the Prospect Terrace Apartments: a modern 19-unit apartment building at Kavanaugh Boulevard and F Street (Evergreen).



Pulaski County Courthouse

405 West Markham Street

9 Max A. Orlopp Romanesque Revival structure with 1914 Classical Revival addition

Listed on 10/18/1979

Ragland House

1617 South Center Street

1891-1892 Queen Anne design by architect Charles L. Thompson

Listed on 6/17/1977



Railroad Call Historic District

108-114 South Pulaski Street

1906 transitional Colonial Revival-style railroad worker housing

Listed on 7/9/1997

The area surrounding the Missouri Pacific train station supported a community of workers. Large groups of houses were built on narrow lots. Many of the groups had identical floor plans. The three houses constituting this historic district are typical of several blocks of houses that sprung up around the Missouri Pacific Depot after the turn of the century in an area known as the "Railroad Call District." The name is derived from the railroad company sending messengers to "call" crew members living in the area for work. There are few other examples of this type in the surrounding neighborhood that retain their integrity due largely to demolition and insensitive alterations in response to increased commercial usage of the area.

Reichardt House

1201 South Welch Street

ca. 1870 I-house with Folk Victorian additions

Listed on 5/2/1975



Reid House

1425 Kavanaugh Boulevard

1911 Dutch Colonial design by architect Charles L. Thompson

Listed on 12/22/1982



Rommel Apartments

1708-1710 South Spring Street

1917 Craftsman design by architect Charles L. Thompson

Listed on 12/22/1982

Rommel Apartments

409-411 West 17th Street

1917 Craftsman design by architect Charles L. Thompson

Listed on 12/22/1982

Remmel Apartments

1704-1706 South Spring Street

1917 Craftsman design by architect Charles L. Thompson

Listed on 12/22/1982

Remmel Flats

1700-1702 South Spring Street

1906 Colonial Revival design by architect Charles L. Thompson

Listed on 12/22/1982

Retan House

2510 South Broadway

ca. 1915 Prairie-style design by architect Charles L. Thompson

Listed on 12/22/1982

Rogers House

400 West 18th Street

1914 Colonial Revival design by architect Charles L. Thompson

Listed on 12/22/1982



Rose Building

307 South Main Street

1900 Classical Revival design by George R. Mann

Listed on 11/13/1986

Roselawn Memorial Park Gatehouse

2801 Asher Avenue

1924 Spanish Colonial Revival design by architect

Charles L. Thompson

Listed on 12/22/1982

Safferstone House

2205 South Arch Street

ca. 1920 Spanish Mission design

Listed on 12/22/1982

Schaer House

1862 South Arch Street

1923 Craftsman design by architect Charles L. Thompson

Listed on 12/22/1982



Scipio A. Jones House

1872 South Cross Street

ca. 1928 Craftsman-style home of a nationally known black lawyer

Listed on 5/28/1999

The Craftsman-style Scipio A. Jones House was built ca. 1928 for an African-American attorney who was one of the most prominent members of Little Rock's black community during the late 19th and early 20th centuries. Because of the respect he earned as a lawyer and leader of the black community, Jones also served as a bridge to Little Rock's white power structure. The home is significant for its association with Scipio A. Jones and his accomplishments.

Skillern House

2522 South Arch Street

1915 Craftsman design by architect Charles L. Thompson

Listed on 12/22/1982

Snyder House

4004 South Lookout

1925 Craftsman and Colonial Revival design

Listed on 12/22/1982



South Main Street Apartments Historic District

2209-2214 South Main Street

1941 pair of Colonial Revival-style buildings

Listed on 4/7/1995

During the New Deal, the Little Rock architecture firm Brueggeman, Swaim, and Allen constructed two identical Colonial Revival-style South Main Street apartments; the project was financed and supervised by the Federal Housing Administration; the construction marked a change in the South Main Street area from private, single-family houses to private, multiple-family dwellings to publicly funded, multiple-family dwellings.



South Main Street Commercial Historic District

South Main Street from 12th to 17th Street

1905-1950 commercial area south of downtown.

Listed on 8/31/2007

South Main Street Commercial Historic District represents the development of the city through the 1940s. In the early years, the area around South Main Street originally was a residential area for several affluent businessmen. The turn of the twentieth century saw the continued expansion of Little Rock and the growth of the South Main Street area. In 1906 the Lincoln Building at Main and Fifteenth was built. Several other commercial buildings were constructed along South Main Street. While larger skyscrapers like the State Bank building were being built in the downtown area, the commercial development along South Main Street retained the typical nineteenth-century commercial building style. These were one to three stories, with iron frames and brick veneers.

During the post-World War II economic boom and the resulting creation of large suburbs separated from the core of the city, the commercial area along South Main Street began to decline. Several of the businesses gradually closed and were replaced or left abandoned. Also, infill such as the construction of gas stations and chain restaurants resulted in the removal of historic buildings.

South Main Street Residential Historic District

South Main Street from 19th to 24th streets

1880-c.1945 residential district south of downtown Little Rock.

Listed on 7/12/2007

The South Main Street Residential Historic District is notable for its assortment and quality of late-nineteenth- and early-twentieth-century residential architecture, including specifically the Queen Anne, Craftsman, and Colonial Revival styles. The South Main Street Residential Historic District represents the development of the city from 1880 through the 1940s. The neighborhood was home to affluent families. As the need for workers in the city grew in the 1920s, developers constructed several apartment complexes on South Main Street. During this time, young couples and single working people were com-

ing into Little Rock as part of the rapid urbanization of the early twentieth century. Developments included the Luxor Apartments and Holcomb Court Apartments, both Craftsman-style, two-story buildings.



South Scott Street Historic District

bounded by East 24th, East 25th, South Scott, and South Main Streets

1885-1950 collection of Queen Anne Revival, Colonial Revival, Craftsman, and Ranch-style buildings
Listed on 11/12/1999

The 21 contributing properties within the South Scott Street Historic District comprise a unique ensemble of historic residential architecture within the city of Little Rock. The South Scott Street Historic District stands as the largest and most well-preserved group of modest, middle-class and working-class residences from the late nineteenth and early twentieth centuries in the city. Its assortment of relatively simple house plans, adorned with detailing from the Queen Anne Revival, Colonial Revival and Craftsman idioms, is representative of the majority of middle class neighborhoods across Little Rock during the period.



St. Andrew's Catholic Cathedral

617 South Louisiana Street

1878 Gothic Revival building

Listed on 11/13/1986



St. Edward's Church

823 South Sherman Street

1901 Gothic design by architect Charles L. Thompson

Listed on 12/22/1982



St. Peter's Rock Baptist Church

1401 West 18th Street

1941 church building important to Little Rock's African-American community

Listed on 1/20/2005

St. Peter's Rock Baptist Church has remained since its construction a pillar in Little Rock's African American community. Located in a predominately black community, surrounded by middle-income homes, this building became the permanent headquarters for the Greater Little Rock Quartet Singing Union and, given its location, was a gold mine to African American gospel groups. It was during this time, plagued by racism and poverty, that the greater majority of African Americans were not financially able to access the larger facilities downtown, such as the Robinson Auditorium. They were, however, able to hold their services and conventions at the GLRQSC. Radio Station KOKY even hosted a live remote broadcast every Sunday morning from this site, where gospel groups would come to be heard across the airwaves. It is significant for its associations with the religious, social and cultural life of Little Rock's African-American community.



Stiff Station Historic District

Bounded by Woodrow, Martin, W. Markham, and W. 7th streets

1906-1956 residential neighborhood

Listed on 10/18/2006

The district is bounded by a historically significant traffic artery, Markham Street, on the north, Woodrow [formerly May] on its eastern edge, 7th Street along its southern perimeter and Martin on the western boundary. The neighborhood remains one of mixed use, though it is primarily residential in character, and includes a commercial band along Markham distinguished by storefronts and freestanding commercial structures. The Little Rock School District's Woodruff School, designed in 1911 by Theo M. Sanders, sits in the Southeast corner of the district while the Billy Mitchell Boys Club is its neighbor to the north and the Lamar Porter Field (NR 12-06-90) is positioned to its immediate west. The name of Stiff Station was derived from the development of the Stiff Addition and the active participation of the prominent local businessman and civic booster Charles Stiff in the growth of this portion of Little Rock's streetcar suburbs. The architecture of the neighborhood is predominantly Craftsman bungalows with modest Tudor or Colonial Revival detailing. The dominance of these styles in the Stiff Station Historic District reflects its principal growth period of 1920 to 1929, with nearly 33% of the building stock constructed within this decade.



Taborian Hall

800 West 9th Street

1916 headquarters of black fraternal group, features ball-room

Listed on 4/29/1982



Ten Mile House

6915 Stagecoach Road

ca. 1822-1835 Federal-style stagecoach stop

Listed on 6/22/1970



Taylor Building

304 South Main Street

ca. 1900 Romanesque Revival design

Listed on 11/13/1986



Terminal Hotel

101 South Victory Street

1905 Colonial Revival building

Listed on 11/17/1978



Terminal Warehouse Building

500 East Markham Street
1926 Venetian Gothic design by Eugene Stern
Listed on 4/29/1982

The Little Rock

south bank of Arkansas River at North Rock Street
Nineteenth-century landmark that served as starting point
for land surveys south of the Arkansas River
Listed on 10/6/1970

Thomas R. McGuire House

114 South Rice Street
1904 cast-concrete block Colonial Revival design
Listed on 12/19/1991



Thornton House

1420 West 15th Street
ca. 1896 home of noted black physician and his socially
prominent wife

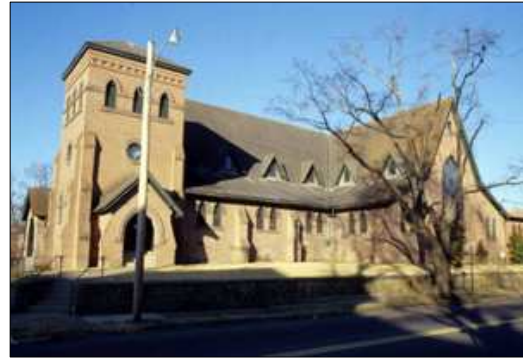
Listed on 5/28/1999

Thurston House

923 South Cumberland Street
ca. 1900 Thompson design blending Queen Anne and
Colonial Revival styles
Listed on 12/22/1982

Trapnall Hall

423 East Capitol Avenue
1843 Greek Revival house
Listed on 4/13/1973



Trinity Episcopal Cathedral

310 West 17th Street
1892 Gothic style church
Listed on 5/13/1976



Trinity Hospital

2000 South Main Street
1924 Max Mayer design of pioneer HMO clinic
Listed on 11/18/1998



Tuf Nut Historic District

300-312 South Rock Street and 423 East 3rd Street

1922 and 1927 industrial buildings

Listed on 3/27/2003

The Tuf Nut Historic District in downtown Little Rock consists of two large historic commercial/industrial buildings constructed in the 1920s. The Tuf Nut-Sterling-Dailey Building at 300-312 South Rock Street was constructed in 1922 and housed the Tuf Nut Garment Manufacturing Company until the early 1930s. The Little Rock Tent and Awning-Tuf Nut Building, located one block east at 423 East Third Street, was constructed in 1927 and was the location of the Tuf Nut Garment Manufacturing Co. from 1931 until the company closed in the 1970s. These buildings are representative of the development of a commercial/industrial district in the eastern section of downtown Little Rock in the early twentieth century as the area evolved through its peak in the 1950s. Both buildings in the Tuf Nut Historic District utilized steel in their original construction in the 1920s and in additions made to the buildings in the 1940s. Exteriors were straightforward and functional, featuring many windows, the arrangement of which gives the buildings their architectural character.

Turner-Fulk House

1701 South Center Street

1904-1905 Colonial Revival design by Charles L. Thompson

Listed on 12/22/1982

Turner-Ledbetter House

1700 South Louisiana Street

1891-1892 Queen Anne house with later Colonial Revival and Craftsman additions

Listed on 6/18/1987



U. M. Rose School

812 West 13th Street

1915 Colonial Revival design by architect John Parks Almand

Listed on 12/8/1988



U. S. Arsenal Building

MacArthur Park, East 9th and South Commerce Streets

1840 military arsenal, reputed birthplace of Gen. Douglas MacArthur. The U. S. Arsenal is part of the Camden Expedition National Historic Landmark.

Listed in National Register of Historic Places on 7/28/1970.

Listed as a National Historic Landmark on 4/19/1994.

Union Life Building

212 South Center Street

1911-1917 structure in Chicago style of commercial architecture

Listed on 9/25/1981

Vanetten House

1012 South Cumberland Street

ca. 1900 Colonial Revival design by Charles L. Thompson

Listed on 12/22/1982

Vaughan House

2201 South Broadway

ca. 1910 Colonial Revival design by architect Charles L. Thompson

Listed on 12/22/1982

Vaughn House

104 Rosetta

1914 Craftsman-style residence

Listed on 2/19/1999



Wallace Building

101-111 South Main Street

1928 Art Deco building

Listed on 2/18/1999



Villa Marre (Angelo Marre House)

1321 South Scott Street

ca. 1882 Second Empire and Italianate-style house

Listed on 6/15/1970

Vinson House

2123 South Broadway

ca. 1905 Classical Revival design by architect Charles L. Thompson

Listed on 5/6/1976



Walnut Grove Methodist Church

West of Little Rock on Walnut Grove Road

ca. 1886 vernacular Greek Revival church

Listed on 9/28/1977



Ward-Hays House

1008 West 2nd Street

ca. 1886 home of state prison system leader and Missouri-Pacific Railroad official

Listed on 8/11/1975



West 7th Street Historic District

Portions of 800-1100 blocks of West 7th Street

1906-1958 small commercial district

Listed on 1/21/2009

The West 7th Street Historic District is significant as a collection of 13 buildings representing the commercial growth of the city during the first one-half of the twentieth century. The buildings in the district span the period from 1906 to 1967, and are reflective of popular American commercial architectural designs of their periods. The district is also listed because this grouping of buildings best reflects the changes in Little Rock as it grew from a small town on the Arkansas River to the center of government and commerce in the state. In the early years of the twentieth century, Little Rock's 7th Street ran east and west from Main Street. The blocks east of Main Street were and have remained largely residential. West 7th Street contained a mixture of small, single-family homes and a few scattered businesses. By 1914 there were numerous businesses operating in the 800-1100 blocks of West 7th Street, and by the early 1920s this portion of West 7th Street was largely commercial. Although close to the State Capitol, the commercial growth in the 800-1100 blocks of West 7th was not geared toward government business. A variety of commercial endeavors such as restaurants, barbers, furniture sales, small retail establishments, a bank, and a bottling company were found in the 800-1100 blocks of West 7th in the first decades of the twentieth century.



Werner Knoop House

6 Ozark Point

1936-1937 Art Moderne-style residence

Listed on 8/3/1990

White-Baucum House

201 South Izard Street

1869-1870 Italianate house

Listed on 2/29/1980

William L. Terry House

1422 South Scott Street

ca. 1880 restrained Queen Anne building

Listed on 1/1/1976

William Woodruff House

1017 East 8th Street

1853 home of Arkansas Gazette publisher

Listed on 3/21/1989

Williamson House

325 Fairfax

ca. 1911 Craftsman design by architect Charles L. Thompson

Listed on 11/15/1984



Womack House

1867 South Ringo Street

ca. 1922 Craftsman bungalow built by an African-American doctor

Listed on 5/28/1999

Dr. Womack’s office was located at West 9th Street, in the black business district that flourished along that street for several decades. His wife, Myrtle, worked for a time as a clerk for the Mosaic Templars of America, the black fraternal organization that was headquartered at West 9th Street and Broadway.

As a professional, Dr. Womack was well-respected in Little Rock’s black community, and he was financially able to build a very nicely detailed Craftsman bungalow as his family residence. The Womack House is significant both for its association with Dr. Womack and for its unaltered Craftsman design.



Worthen Bank Building

401 South Main Street

1928 Neoclassical structure with Art Deco details

Listed on 11/13/1986

YMCA-Democrat Building

123 East Capitol Avenue

1904 Charles L. Thompson Renaissance Revival design for Arkansas' first YMCA building, used since 1930 by the Arkansas Democrat (now the Arkansas Democrat-Gazette)

Listed on 6/11/1992

Zeb Ward Building

1001-1003 West Markham Street

1881 brick commercial building

Listed on 4/19/1978

APPENDIX C – ZONING, LAND USE AND HISTORIC PRESERVATION

Overview

As part of the historic preservation plan for the City of Little Rock, the purpose of this section is to provide a review of the City’s key land use and development documents to identify their impacts upon the community’s historic resources. Furthermore, suggestions for adjusting these policies to further the City’s preservation efforts are provided. The following key documents will be reviewed:

Future Land Use Plan
Master Street Plan
Subdivision & Zoning Ordinance
Zoning Overlay Districts
Capitol Zoning District Ordinance

For the purposes of understanding the planning context of Little Rock, it is also worth noting that the City has segmented the community into 30 distinct planning districts.

Future Land Use Plan

The City’s Future Land Use Plan was last revised on November 15, 2007, and serves as the basis for land use zoning in Little Rock. This plan establishes 22 different land use categories that are grouped under the following general headings: residential, office, mixed, industrial, commercial and other. These categories, as applied to the land use plan map, are relatively consistent with actual existing land use patterns. One characteristic of this plan that distinguishes it from the land use plans of most communities is that, when describing some land use categories, it references appropriate zoning district designations. Given that zoning is an outgrowth of a community’s land use plan, and most land use plans do not address their primary implementation tools – zoning, this situation is unusual. When zoning is addressed within a land use plan, it is usually at the end of the document in the context of “next steps” for plan implementation.

Residential Categories

As with most communities, the residential districts cover the greatest amount of land area. Since historic dwellings outnumber other types of historic buildings, these districts would be the most relevant to Little Rock’s historic resources. The following residential categories exist in the City’s Future Land Use Plan:

Residential Low Density (RL)

This category is applied to the highest percentage of Little Rock’s historic neighborhoods, and it provides for single-family homes at a maximum density of 6 dwelling units per acre. One example of the RL designation is the Central High Neighborhood, bound roughly by Martin Luther King, Jr. Drive (east), Thayer Avenue (west), West 12th Street (north), and Roosevelt Road (south). This neighborhood is designated as a National Register District, but not a local historic district. It has an existing development pattern of primarily 50 foot wide lots and a density of approximately 6 units per acre. Developed between roughly 1900 and 1930, the most prevalent architectural styles are Queen Anne Cottages, Bungalows, and Foursquares. Given that the only issues addressed for each land use category within this plan are the key uses and densities, the RL designation is appropriate as applied for most of the City’s historic neighborhoods.

Residential Medium Density (RM)

This category is applied to only very limited portions of Little Rock’s historic neighborhoods. It allows densities between 6 and 12 units per acre – nearly double the density permitted in the “Residential Low Density” (RL) district. Housing types include single-family detached, single-family attached, duplexes, townhomes, and multi-family buildings. Perhaps the most noteworthy application of the RM category is to the MacArthur Park Neighborhood, which is both a National Register and locally-designated historic district. Developed during the late-nineteenth century, this neighborhood is dominated by Queen Anne houses on 50 foot wide lots at a density of approximately 6 units per acre. Even though this district’s existing density is consistent with that of Little Rock’s many other historic neighborhoods, most of which are designated as RL (maximum of 6 units per acre), the RM is probably appropriate so long as the historic lot pattern/sizes are maintained. Unlike most other architectural styles, the large size and asymmetry of Queen Annes lends them to multiple units while still retaining the appearance of a single-unit house. Thus, so long as other design considerations are respected, the density range and unit-type diversity of the RM land use category can work for the MacArthur Park Neighborhood.



Because Queen Anne houses such as this one in MacArthur Park can accommodate more than one dwelling unit while retaining their historic integrity, the City’s Future Land Use Plan designation of Residential Medium Density is compatible with this historic neighborhood.

Other Residential Categories

The only other residential land use categories are the Residential High Density (RH) and the Mobile Home Park (MH). The RH areas – which allow 12 or more units per acre - tend to be fairly randomly located, including within historic neighborhoods and near commercial and mixed use areas. In total, they cover a relatively small land area. Their boundaries are typically formed by streets and they incorporate one or two block areas, as opposed to individual lots designated RH within a block dominated by some other land use classification. A sampling of RH areas revealed no negative impacts to historic resources. For example, the block on the southwest corner of 13th and Marshall is designated as RH, and it features an early-20th century Collegiate Gothic style school building that has been adapted into multi-family housing. As an-

other example, the block on the southeast corner of Schiller and 27th is designated as RH. It features single-family houses that lack sufficient architectural or historic significance and cohesiveness to warrant historic designation. The Mobile Home Park (MB) designation only applies to a few specific locations in Little Rock that have existing mobile home parks. Those locations are in very peripheral areas of the community and are not in areas with known historic resources.

Commercial & Mixed Use Categories

Most of Little Rock’s historic commercial buildings are designated within the City’s Future Land Use Plan as a mixed use or commercial designation. Below is a summary of such classifications:

Mixed Urban Use (MXU)

The vast majority of Downtown Little Rock has been designated within the land use plan as Mixed Use Urban. This category allows for “a mix of residential, office and commercial uses not only in the same block but also within the same structure.” While it is stated that this category is intended to accommodate older urban areas, it also allows for “high and moderate density developments,” including the application of Urban Use District zoning. That zoning district permits buildings as tall as 72 feet, with another 28 feet allowed if at least 20% of the building’s gross floor area is reserved for residential uses. Allowing buildings as tall as 100 feet clearly equates to a development pressure threat of demolition to two and three-story historic buildings unless such properties are already protected by special overlay zoning, such as historic zoning.



Without special overlay zoning protections, low-rise historic buildings such as this one in Downtown Little Rock on Markham Street are threatened by demolition when the City’s land use plan suggests buildings as tall as 100 feet.

Other Commercial & Mixed Use Categories

The land use plan features several other commercial and mixed use categories, including Commercial (C), Neighborhood Commercial (NC), Existing Business Node (NODE), Mixed Use & Commercial (MOC) and Mixed Use (MX). With the exception of the NC category, which suggests “small-scale commercial development,” these categories do not indicate the recommended scale or density/intensity of development. Thus, it is not possible to predict the impacts that might occur to historic resources as a result of these land use designations.

Other Land Use Categories

The two most significant categories relevant to historic resources that do not fall under residential or commercial/mixed use categories are institutional and industrial categories.

Institutional Categories

Given that Little Rock is the state capitol, it is no surprise that the City's land use plan would designate a significant amount of land, particularly within the downtown area, as Public/Institutional (PI). While this classification does not indicate permitted development scales and densities/intensities, the fact that historic public and institutional structures are designated as such offers a certain level of protection that other designations might not. For example, a historic school with a PI designation faces less of a demolition threat from commercial development pressures than would a commercial designation in the land use plan. However, the PI designation might also serve as a hurdle to the desirable adaptive reuse of a historic school for housing or other non-institutional uses.

Another institutional-related land use designation is Park/Open Space (PK/OS). This designation is clearly positive for such designated properties because it suggests their preservation. For example, MacArthur Park is Little Rock's oldest municipal park. It is home to the Arkansas Arts Center and the MacArthur Museum of Arkansas Military History, in addition to being located within both a National Register and local historic district. This important property's PK/OS designation is undoubtedly appropriate for its future preservation.

Industrial Categories

Some of Little Rock's historic industrial structures have experienced alterations over the years that have lessened their architectural integrity. Nevertheless, there are many surviving significant industrial structures and most are designated as either Light Industrial (LI) or Industrial (I). These properties are located primarily to the east and southeast of the downtown. Some may be functionally obsolete for modern industrial uses, but those located in the right context could have potential for adaptive reuse for new uses if given an accommodating designation within the land use plan.

Master Street Plan

The City's Master Street Plan was revised in 2008, and it establishes six different street types: freeways, expressways, principal arterials, minor arterials, collectors, and local streets. These streets are determined based upon three criteria: street function, street spacing (from one another), and street width. Function and width are particularly linked, as high volume streets need a sufficient number of driving lanes, which translates into width. With regard to historic resources, the greatest threat to them is if a designation leads to a future street widening that might result in adjacent historic buildings being demolished. A less direct negative impact is street alterations that might make a particular historic property less attractive as an investment for acquisition and/or rehabilitation, resulting in a lost opportunity for preservation. For example, a street that transforms from a collector into an arterial might result in more noise and less safety, thereby reducing a property's quality of life potential and, consequently, value.

Implementation of the Street Plan

The first section of the plan – “Authority, Jurisdiction and Enforcement” explains how the plan might impact new private sector development. Item “E” (page 4) clarifies that “No provision of this ordinance shall be construed to deny a permit for the remodeling, repair or maintenance of any existing building not involving structural alteration or for the use of said lot or parcel for purposes not involving the construction or relocation of buildings.” While this provision is favorable for most preservation projects, it does not extend such treatment to historic rehabilitation projects that might entail a “structural alteration,” which would presumably include any additions. Thus, it is a preservation-friendly provision that has the potential to be revised to be even friendlier.

Street & ROW Widths

The chart with numerical standards for street widths and rights-of-way (ROW) is found on page 8 of the plan. It is noteworthy that street and ROW width standards feature only the “minimum” width and fail to address the maximum width. This approach poses a potential threat to historic buildings adjacent to any streets. Below is a random sampling of key streets and representative streets to determine the potential impacts of their street classifications and design standards on adjacent historic buildings:

Broadway Street – Principal Arterial

Broadway is designated in the street plan as a principal arterial. Although this north-south corridor is flanked by many parking lots and other voids in the streetscape, there are also some random surviving historic buildings. The street profile consists of two driving lanes in either direction and a central continuous turn lane. There appears to be little designated on-street parking, with the exception of certain segments (such as the west side of the 300 block). It is estimated that the average paved cartway width of this street is approximately 60 feet (12' X 5 lanes). The adjacent sidewalk/setback widths are roughly 10 feet on either side, providing an existing ROW width of 80 feet. In contrast, the street plan requirements for principal arterials include a minimum 66 feet for cartway widths and 110 feet for ROW widths. Thus, the existing cartway width is roughly 6 feet less than the required width and the ROW is approximately 30 feet less than the standard.

Third Street: Minor Arterial

This street is designated as a minor arterial from its intersection with Boone Street on its west end to its termination just east of Interstate 530. As a minor arterial, this street’s required minimum pavement cartway width is 59 feet and its minimum ROW width is 90 feet. The existing condition for this street through some of its most historic segments, such as between Louisiana and Main, consists of two driving lanes in either direction with no designated on-street parking. As the street extends further east toward the core of downtown on-street parking occurs on one side of the street, and still further east it occurs on both sides, leaving just one driving lane in either direction. Regardless of the allocation of driving and parking lanes, the cartway width appears to be approximately 38 feet (11 foot driving lanes and 8 foot parking lanes), and the distance from the curb to the adjacent building façade on either side is approximately 11 feet. The total existing ROW is 60 feet. For comparative purposes, minor arterials per the City’s street standards must have a minimum cartway of 59 feet and a ROW of 90 feet. In short, if the City were to actually implement the adopted street standards for Third Street, the cartway would expand by roughly an additional 20 feet, leaving an average setback of only 5 feet for sidewalks on either side. The ROW would need to expand by an additional 22 feet, which would encroach approximately 10 feet into the depth of each flanking historic building.



This segment of South Main Street is between 16th and 17th Streets. Designated in the City's street plan as a minor arterial, this designation is an example of one that is appropriate for its adjacent historic buildings. The required minimum paved cartway is 59 feet, while the existing width appears to be approximately 60 feet (four 11' driving lanes and two 8' parking lanes).

Dr. Martin Luther King, Jr. Drive: Collector

This north-south street is designated as a collector. It features only two driving lanes, one in either direction. Although both lanes appear to be relatively wide (roughly 14 feet), there appears to be no designated on-street parking. The paved cartway is approximately 28 feet. The adjacent historic resources vary and include bungalow houses set back as far as approximately 20 feet from the street and early-nineteenth century brick commercial buildings as close as roughly 7 feet to the street. The existing ROW from 12th to Wright is 60 feet in width, while the existing ROW from Wright to Roosevelt is 80 feet in width. These numbers compare with the City's adopted standards for collectors of 36 feet for cartways and 60 feet for the ROW. Expanding the 28 foot wide cartway to the mandated minimum of 36 feet would bring the street's edge to within roughly 3 feet of some historic buildings.

In summary, the City's current minimum street standards are incompatible with many streets in Little Rock's historic areas, and improving the streets to meet those standards would negatively impact countless historic buildings.

Intersection Curb Radius

Curb radii dimensions greatly impact the speed of automobiles turning a corner. The smaller (“tighter”) the radii, the slower the vehicle must travel. However, in many communities, street design standards are based primarily upon the desire to move vehicles efficiently and relatively quickly. Similarly, many such standards are based upon a suburban context rather than a more fine-grained and historic urban context. Given that urban corner buildings are traditionally located very close to their associated street’s corner, large radii requirements can threaten the existence of historic buildings. Little Rock’s street plan requires a 30 foot radius for principal arterials, minor arterials, and even collectors. Standards are not given for local roads. These are excessive dimensions for collectors and perhaps even for the minor arterials. Not only do they encourage speeding, but these standards are also a threat to historic corner buildings.

Subdivision & Zoning Ordinance

The Subdivision & Zoning Ordinance reviewed as part of this citywide historic preservation plan was dated July of 2006, and included supplements through Number 49.

Subdivision Regulations

The following regulations are citywide and not tied to any particular zoning districts:

Streets & Access

Section 31-210 – General access and circulation – contains standards consistent with those discussed above for the City’s street plan with respect to curb turning radii. It states that “Turning radii shall be thirty (30) foot minimum radius for areas subject to truck traffic.” While areas subject to truck traffic are not an easily defined notion, they would likely include minor arterials and collectors. Given that many existing historic areas feature streets with radii in the five to ten foot range, these standards are excessive and a threat to historic buildings located on corner lots.

Lots

Division 3 of the ordinance addresses the design of lots. Single family detached residential lot widths vary with underlying zoning from 50-70 feet. Given that the average lot width of most of Little Rock’s historic neighborhoods is 50 feet, this requirement outlaws the city’s historic development patterns. While previously-developed properties would be “grandfathered in” with their current lot widths, the subdivision of any larger parcels within historic areas (including land assemblages and re-subdivisions) would be required to follow the 60 foot minimum. This section also requires that all residential corner lots have a minimum 75 foot width on both street frontages.

Building Front Setbacks

Section 31-256 of Division 4 requires that all residential lots must have a front “building line” at least 25 feet from the “street property line.” For collector streets it must be at least 30 feet, and for minor arterials it must be at least 35 feet. Unless part of a special overlay district with design standards that supersede the underlying base zoning, such front setback requirements are too deep to be compatible with many of Little Rock’s historic neighborhoods.



The block bound by E.17th Street on the north, E.18th Street on the south, McAlmont Street on the east, and Vance Street on the west, is illustrated above and below. It clearly does not meet the City's minimum front setback standard of 30 feet (because 17th is designated as a "collector") or the minimum lot width requirement of 60 feet.



Zoning Regulations

Below is a summary of some of the key zoning districts impacting Little Rock's historic resources:

Urban Use (UU)

The UU district covers much of Little Rock's downtown. This district is clearly intended to accommodate dense mixed use development in traditional urban forms. In addition to including design standards for new development to promote good urbanism, it prohibits parking lots between a building and its street. Furthermore, the development of any commercial parking lot requires a conditional use approval, which potentially offers at least one layer of protection for historic buildings. However, the ordinance's criteria for a conditional use are not sufficiently clear to definitely protect historic resources. Moreover, this zoning allows

buildings to be as high as five stories, and with bonuses for various desirable features (housing, transit stops, etc.), they can be as tall as fifteen stories. This sort of development intensity is a serious threat to historic buildings lacking protective overlay zoning.

Residential Districts

Several different residential zoning districts have been applied to Little Rock's historic neighborhoods. The most prevalent in historic areas such as the Central High Neighborhood are the R2, R3 and R4 districts. For example, South Summit Street in the vicinity of 17th Street is a well-intact historic area with a high level of architectural integrity and cohesiveness. The lots are no wider than roughly 50 feet and no deeper than 150 feet, yielding lots averaging approximately 7,500 square feet in area. R2 zoning requires a minimum lot size of 7,000 square feet, a required front yard setback of 25 feet, and side yard of 5 feet (or 10 percent of the lot width), making this zoning relatively consistent with the historic development patterns. The R3 and R4 districts are equally friendly toward historic neighborhoods. The R3 district has a minimum lot area requirement of only 5,000 square feet, a front setback of 25 feet, and a side yard equal to 10 percent of the lot width. These standards are compatible with most, if not all, of Little Rock's historic neighborhoods. Although the R4 standards for lot areas and setbacks are similar to those of the R3 district, this district allows two-family houses. While duplexes can be designed to be compatible with single-family historic neighborhoods, there is no such requirement in the R4 zoning. The R-4A (Low Density Residential) district is intended to "protect existing developed residential neighborhoods. It is intended for single-family use with conversions to two-family units or the addition of accessory residential units." Much of the MacArthur Park district is zoned R-4A, although it is already protected by the City's only existing local historic district.

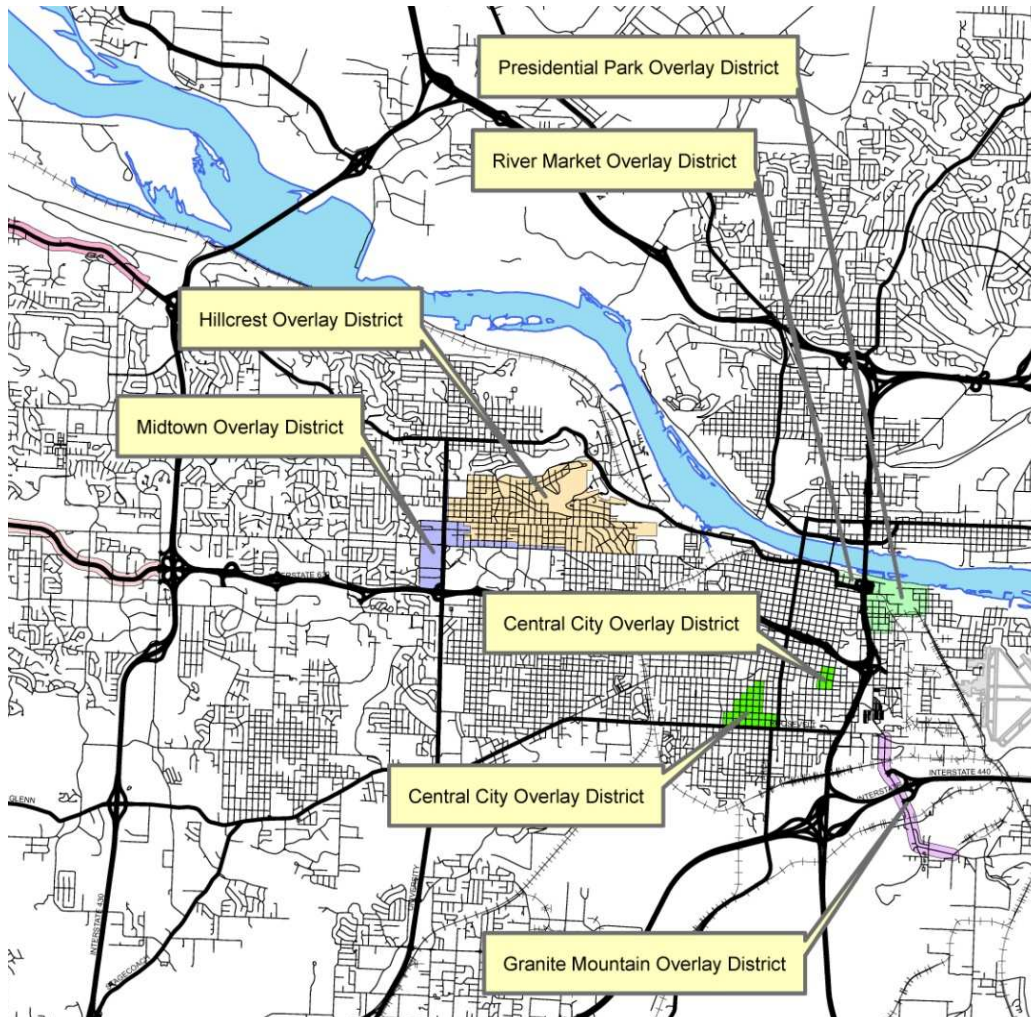
There is, however, one glaring threat to many of Little Rock's historic neighborhoods - there are no "maximum" standards. Thus, while a minimum 25 foot front setback might work for some neighborhoods, there is no maximum setback requirement that would preclude someone from building a house with a 50 foot front setback. Such a setback would be grossly out of character with most of Little Rock's historic urban neighborhoods. It is noteworthy that one provision in the code might help avoid such scenarios. Section 36-156(2)g states that "Where the developed lots in a block comprise forty (40) percent or more of the frontage of the said block and the buildings on those lots have an average variation in depth of not more than six (6) feet, the average of those depths on said lots shall be the standard depth for the balance of the block." This provision will insure compatible setbacks for substantially developed blocks, but not for those in which less than 40 percent of the lots are undeveloped. Also, this provision does not account for blocks with inappropriate infill development whereby such development sets the standard for the block.

Off-Street Parking

Article VIII of the zoning ordinance addresses all off-street parking and loading issues. As with virtually all zoning ordinances, it requires a specific number of parking spaces based upon the building area of each land use (one parking space per 300 square feet of retail space, etc.). Within at least one district, there are provisions for "shared parking" whereby it is recognized that specific land uses experience peak parking demands during differing hours of the day. In the Hillcrest design overlay district (DOD), only fifty percent of the spaces otherwise required may be waived because of differing peak demand hours for commercial and residential uses. Furthermore, the UU district, which encompasses much of downtown, has no parking requirements. Given that any regulations that lessen parking requirements reduce the odds of demolition of historic buildings, less stringent parking requirements should be considered for other historic mixed use commercial areas in Little Rock.

Design Overlay Districts

The City of Little Rock has eight “design overlay districts” that provide an additional layer of design standards beyond that normally provided for in the underlying base zoning. Section 36-342 of the ordinance, entitled “DOD design overlay district,” establishes the policy framework for the designation and regulation of individual DODs. This section states that DODs may “be used to protect or facilitate a particular design theme established through a certain architectural style or period.” However, nowhere within the list of purposes for DODs is the term “historic” used. Thus, while DODs are clearly intended to protect and/or establish a particular physical character, they are not intended for the same purpose as that of a conventional historic district.



This map identifies six of the eight overlay zoning districts most relevant to historic resources in Little Rock.

Three of the districts feature a substantial number of historic resources. In addition to these three there was also a discussion underway in 2009 of creating a DOD in the Central High School Neighborhood. Below is a summary of the DODs with respect to their impacts on historic resources. A map illustrating the existing overlays within the more historic portions of Little Rock is provided above.

River Market Overlay District

This small district is bound roughly by the railroad tracks paralleling the river to the north, E. 2nd Street to the south, Interstate 30 to the east, and Cumberland Street to the west. The intent of this DOD is to “create” a vibrant mixed-use area that is attractive, pedestrian-friendly, and features high-quality architectural and

urban design. There is no mention of historic buildings within the section on the DOD's purpose. However, the standards are sympathetic toward historic buildings in many ways. For example, signs may not obscure architecturally significant features, historic and distinctive materials and architectural features may not be removed from a building, cleaning methods for historic materials must be gentle, and historic windows and storefronts shall be retained. With respect to new development, buildings must be designed in a manner compatible with their context, and the maximum building height is four stories or 48 feet. From an urban design perspective this height limit seems reasonable. While it is conceivable that one and two-story historic buildings might face demolition pressures for new development yielding more square footage, these standards are not as potentially impacting as would be the case if even taller buildings were allowed, and many of the one and two story older buildings have been well-maintained or rehabilitated for current uses. The DOD standards for this district are implemented by an appointed five-member Design Review Committee (DRC).



The River Market Design Overlay District (DOD) focuses more on urban design and aesthetics than historic preservation. Regardless, the district's design standards are relatively friendly toward the preservation of historic buildings.

Central City Redevelopment Corridor Overlay District

This designation is applied to two separate areas having similar characteristics. The larger of the two is an irregular shaped area bound roughly by Roosevelt Road on the south, Wright Avenue on the north, Broadway Street on the east, and High Street on the west. The other area is smaller and nearly rectangular in shape. It is bound approximately by 15th Street on the north, 19th Street on the south, Commerce Street on the east, and Cumberland Street on the west. As with the other DODs, the regulations are in addition to those contained in the underlying base zoning, but where conflicts occur, the DOD regulations shall apply. However, in those cases in which the Capitol Zoning District or MacArthur Park Historic District overlap the Central City Redevelopment Corridor Overlay District, the regulations of the former two shall apply.

Relative to the River Market District addressed previously, this district has much less detailed design standards and only addresses the following issues: roofline, materials, building orientation, entrances, parking and non-residential setbacks. Because of the overall simplicity of these standards, they are implemented administratively by the Director of the Department of Planning and Development rather than by a design review body. As written, the actions that are reviewable are unclear. Section 36-370 states that "These regulations apply to all new construction," and new construction is defined as "Construction that is charac-

terized by the introduction of new buildings or structures.” “Buildings” are defined elsewhere in the ordinance as free-standing structures, but the definition for “structures” is somewhat vague. This section also states that “Routine repairs, maintenance and interior alterations shall not require compliance with this section.” Thus, it is unclear whether a new building addition, porch, dormer or similar component would be reviewable. Because of the focus of this district on new construction, it would appear to have no significant impact upon historic buildings.

Hillcrest Design Overlay District

This is Little Rock’s most recently adopted DOD, as it was established in 2008. It is bound roughly by Markham on the south, Kavanaugh and Lookout on the north, Cedar Hill Road on the east, and Grant and Fillmore on the west. Its stated intent is to “help maintain the built environment in a neighborhood that is rich in history and architectural character and consists of both a vital residential area and a thriving commercial sector. The district’s standards, which are above and beyond those of the underlying base zoning, are triggered by any exterior work requiring a building permit and not considered to be routine maintenance. The design standards of this DOD are based upon the historic development pattern, and a fifty percent waiver is permitted for parking requirements. While some of the details of the design standards could be tightened up to better insure the protection of the area’s historic quality, it is generally well-written and comprehensive.

Other Overlay Districts

The other five overlay districts are located in areas that have a very limited number of historic resources. Below is a brief overview:

Highway 10 Scenic Corridor Overlay District

This district is located on the west side of the city. It is intended to minimize unattractive strip commercial development and to provide a more appealing gateway into the city. Key focuses include minimizing curb cuts, providing landscaping, and avoiding excessive signage.

Chenal/Financial Center Parkway Urban Corridor Overlay

This district is very similar to the Highway 10 overlay. It too has only a limited number of historic resources and it is focused on enhancing the form and aesthetics of a key gateway into town.

Midtown Overlay District

The majority of this area is bound by I-630 on the south, Father Tribou Street on the north, McKinley on the west and University on the east. It also includes an east-west oriented segment extending east of University along the north side of West Markham Street. This district is dominated by very automobile-oriented suburban development, including shopping malls, office buildings, and apartments.

Granite Mountain Corridor Overlay District

This corridor overlay follows much of Confederate Blvd., which is located southeast of the downtown area. The road is essentially undeveloped, with the exception of some light industrial uses randomly located. The district’s stated purpose is to “enhance the scenic quality of the corridor and to create a distinctive atmosphere that complements the Audubon Arkansas nature center building, outdoor nature trails, and wildlife and night sky viewing areas...” The primary focus of the district’s design standards is landscaping and outdoor lighting.

Presidential Park Overlay District

Located immediately east of the River Market Overlay District and anchored by the William J. Clinton Presidential Library, this area lacks a substantial number of historic resources. The key exception is the abandoned railroad bridge adjacent to the library, although the library itself may now, and will certainly one day, be considered historic. Otherwise, the area is dominated by open park-like spaces, contemporary buildings, and industrial areas.



With the exception of this retired historic railroad bridge spanning the Arkansas River, the Presidential Park Overlay District is essentially devoid of historic resources.

Capitol Zoning District Ordinance

The Capitol Zoning District (CZD) was created in 1975 by the General Assembly to protect and improve two specific areas: the Capitol Area and the Mansion Area. The Capitol Area is a triangular-shaped district anchored by the State Capitol building. The Mansion Area is located southeast of the Capitol Area and is anchored by the Governor’s Mansion. The nine-member CZD Commission regulates all land use and development within the CZD in accordance with the Capitol Zoning District Ordinance. As stated in Section 2-110, the CZD ordinance “supersedes all provisions of the city of Little Rock Code of Ordinances. However, unless specifically dealt with as provisions of this ordinance, all other regulations, requirements and codes of the city of Little Rock shall continue to be in force in the Capitol Zoning District...” A Design Review Committee evaluates all proposals for new construction and rehabilitation of existing buildings and makes recommendations to the Commission.

General

In most respects, the CZD is very similar to a local ordinance historic district. For example, most actions within the district require the issuance of a Certificate of Appropriateness, and the focus of design review is anything visible from the public right-of-way. A Design Review Permit is required for any new structure or site improvements, including walls, fences, and gazebos. Also, a Demolition Permit is required for the demolition of any structure, and among the considerations for review are “the architectural, historical or cultural significance of the structure or improvement.” Section 2-106 even contains “Demolition by Ne-

glect” provisions to protect against owners allowing a historic building to deteriorate out of existence. Appeals are CZD staff actions/decisions are made to the CZD Commission, and appeals of their decisions are made to the Circuit Court of Pulaski County. Not only does the CZD appear to be modeled after a prototypical municipal historic preservation program, but it reflects the best of the “best practices” for such programs. For example, many municipal preservation ordinances are not so progressive as to include a demolition by neglect provision or to send appeals to the Circuit Court – an approach that tends to lessen political influences relative to appeals made to the municipality’s governing body.



One of the many objectives of the Capitol Area plan and design standards is to maintain views of the Capitol Building so they are not obscured by future development.

Planning & Regulatory Documents

The documents that plan for and regulate the CZD are well-organized, comprehensive, thorough, highly-illustrated, and strong substantively. They include a set of General Standards (which includes zoning) that apply to both the Capitol Area and the Mansion Area, as well as a set of Rehabilitation Standards that also apply to both areas. Both areas also have a Framework Plan and an implementing set of Design Standards specific to each area. Also, because each of the two areas is not homogenous in their development patterns and character, each features a series of sub-districts having their own specific land use regulations and design standards. A review of these documents revealed that they are, not surprisingly, preservation-friendly and no concerns have been raised with respect to their impacts on historic resources within their respective areas.



The Railroad Call District does not even come close to meeting the City's minimum front setback standard of 25 feet or the minimum lot width requirement of 60 feet per the Little Rock Subdivision and Zoning Ordinance. However, because it is within the Capitol Area district of the CZD and the applicable standards are context-sensitive, these properties on Pulaski are not considered to be non-conforming.

Recommendations

The following recommendations are offered:

Future Land Use Plan

The majority of Little Rock's historic resources are older houses found within historic neighborhoods. This plan's treatment of such area is, for the most part, not a threat to historic resources. The only exception might be Residential Medium Density (RM) areas, which suggest a range of housing types and densities between 6 and 10 units per acre. As applied to historic neighborhoods such as MacArthur Park (which is already protected by historic zoning), this designation would not be harmful if density is kept closer to 6 units per acre and attached housing is designed to be compatible with existing historic buildings. Thus, a statement added to the City's current Future Land Use Plan to clarify the need to be compatible with historic contexts might suffice.

Recommendation: Revise the Future Land Use Plan's section on Residential Medium Density areas to note that, as applied to historic neighborhoods, the density and design character must be compatible with that of the neighborhood. Consider applying similar language to all residential areas addressed by the plan in case similar issues exist for other residential land use categories.

More problematic is the Mixed Urban Use (MXU) designation, which defers to the City's existing Urban Use (UU) zoning district as a guide. Because this classification suggests building heights substantially taller than most existing historic commercial buildings (as high as 100 feet), it can apply development pressure on such properties that make this designation a serious threat.

Recommendation: It is recommended that the language for this category be revised to not reference an existing zoning classification (UU) and instead address it more generally, noting the need to consider the preservation of historic buildings. Also, because other commercial and mixed use categories within the plan fail to describe the recommended scale or density/intensity of development, descriptions should be provided.

Master Street Plan

This plan includes design standards for the six different street type categories. In many instances, expanding these streets within historic areas to the recommended minimum paved cartway width and ROW width would negatively impact adjacent historic buildings. Furthermore, this plan needs to include “maximum” widths, rather than only minimum widths.

Recommendation: It is recommended that maximum cartway and ROW widths be added to street standards, rather than addressing only the minimum widths. Also, an overall statement should be added to the plan that recognizes historic corridors and states that the application of street standards will be intended to avoid negative impacts to historic resources.

Likewise, a plan amendment should point out the threat that the City’s adopted turning radii standards have on historic corner buildings. Although, in practice, the City currently considers impacts to historic buildings on a case-by-case basis, not having such language in the plan to formalize the process puts it at risk should future elected officials and staff not value preservation to the same extent. The adoption of an administrative review process for addressing such streets should also be considered.

Recommendation: Add language to the plan indicating that the City’s adopted turning radii standards will be relaxed when their implementation might negatively impact historic corner buildings.

Subdivision & Zoning Ordinance

Subdivision Regulations

Section 31-210 – General access and circulation – contains curb turning radii standards consistent with those found in the City’s street plan. It states that “Turning radii shall be thirty (30) foot minimum radius for areas subject to truck traffic.” Because many existing historic areas feature streets with radii in the five to ten foot range, these standards are excessive and a threat to historic buildings located on corner lots. As noted above with regard to the City’s Master Street Plan, even though the City currently considers impacts to historic buildings, that practice may not be sustained in the future with personnel changes.

Recommendation: Amend this section of the regulations to note that exceptions to the turning radii standards will be made for historic areas in which corner historic buildings would be adversely impacted.

Single family detached residential lot widths vary with underlying zoning from 50-70 feet. Given that the average lot width of most of Little Rock’s historic neighborhoods is 50 feet, this standard should be revised to 50 feet. This section also requires that all residential corner lots have a minimum 75 foot width on both street frontages. That standard should be reduced. With respect to front setbacks, it is required that lots fronting collector streets must be at least 30. The setback must be at least 35 feet for minor arterials. Because such setback requirements are too deep to be compatible with many of Little Rock’s historic neighborhoods, these setbacks should either be reduced or a special provision should be made for historic areas. Also, maximum setbacks should be addressed, not just minimum setbacks.

Recommendation: Revise the subdivision regulations to require a minimum lot width of 50 feet rather than 60 feet, and add a maximum width requirement that insures that historic lot patterns are maintained. Corner lots should not be required to feature additional widths. Also, front setback standards should include a new provision stating that, for historic areas, average front setbacks shall be followed.

Zoning Regulations

The Urban Use (UU) zone requires a conditional use approval for the development of any commercial parking lot. Language might be added to this section to state that the proposed demolition of historic buildings will be one consideration for such conditional uses. This zone also allows buildings to be as high as five stories, and they can be as tall as fifteen stories with bonuses for various desirable features. It is recommended that either special provisions to help preserve historic buildings be added to this zone, or a local ordinance district should be applied to relevant areas.

Recommendation: Amend the conditional use provisions for commercial parking lots in the UU zone to include the goal of saving historic buildings when considering approvals. If there is insufficient support to apply a local ordinance district to the historic core of downtown Little Rock, the UU zoning should be amended to not allow density bonuses for sites on which the demolition of a historic building is proposed. The City should also consider a lower height limit for sites featuring historic buildings, such as three stories.

Some historic residential areas are zoned R4, which allows two-family houses. Where applied to historic areas, R3 should be considered as an alternative unless provisions can be added to the R4 zone to require design compatibility. Also, “maximum” standards should be applied to these districts.

Recommendation: Historic neighborhoods zoned R4 should be treated in either of the following two ways: 1) They should be rezoned to R3 if allowing duplexes is not a significant priority; or 2) A design overlay district (DOD) or local ordinance district should be applied to historic areas zoned R4 to require that duplexes be designed in a manner that has the appearance of a historic single-family house. Finally, maximum lot sizes and setbacks should be included in all residential zoning to reflect historic development patterns.

With the exception of the Hillcrest DOD, the City’s parking standards appear to presently lack “shared parking” provisions that would allow less parking when lots serve multiple uses that have staggered peak demand hours. This omission should be rectified, as decreased parking demands typically result in decreased threats to historic buildings.

Recommendation: Conduct a detailed evaluation of the City’s parking standards with the goal of adding new standards that allow urban mixed use areas to get by with fewer parking spaces because of “shared parking” opportunities and on-street parking relative to the parking needs of single-use suburban areas. In addition to the Hillcrest DOD, this issue does not apply to areas zoned UU, which does not feature parking requirements.

Zoning Overlay Districts

These districts, which do not include local historic districts, are applied to only three places having a high ratio of historic buildings – the River Market, Central City and Hillcrest DODs. While they could all be improved slightly if scrutinized enough, they are all generally favorable toward preservation. However, should sufficient time and/or money become available sometime in the future, a detailed analysis and revisions should occur for those three districts.

Capitol Zoning District Ordinance

This zoning is very friendly to preservation. In fact, it appears to be modeled after preservation zoning programs. Not only does a stringent design review process occur, but the ordinance even features provisions for issues such as demolition by neglect. No recommended changes are offered here.