

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.



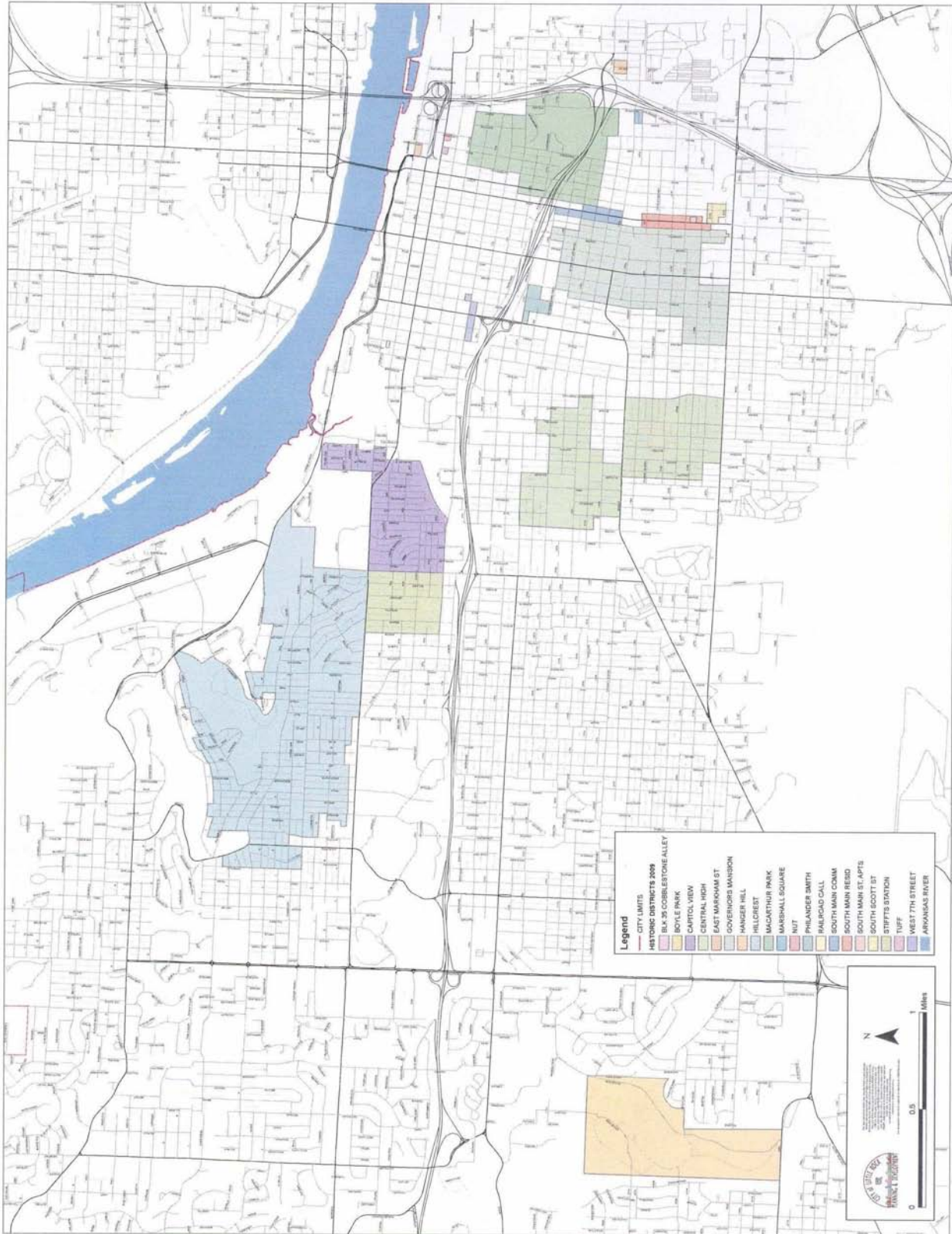
Many of the city's most desirable neighborhoods are located within National Register Historic Districts, such as the 400 Block of Pearl Avenue in the Capitol View Historic District.



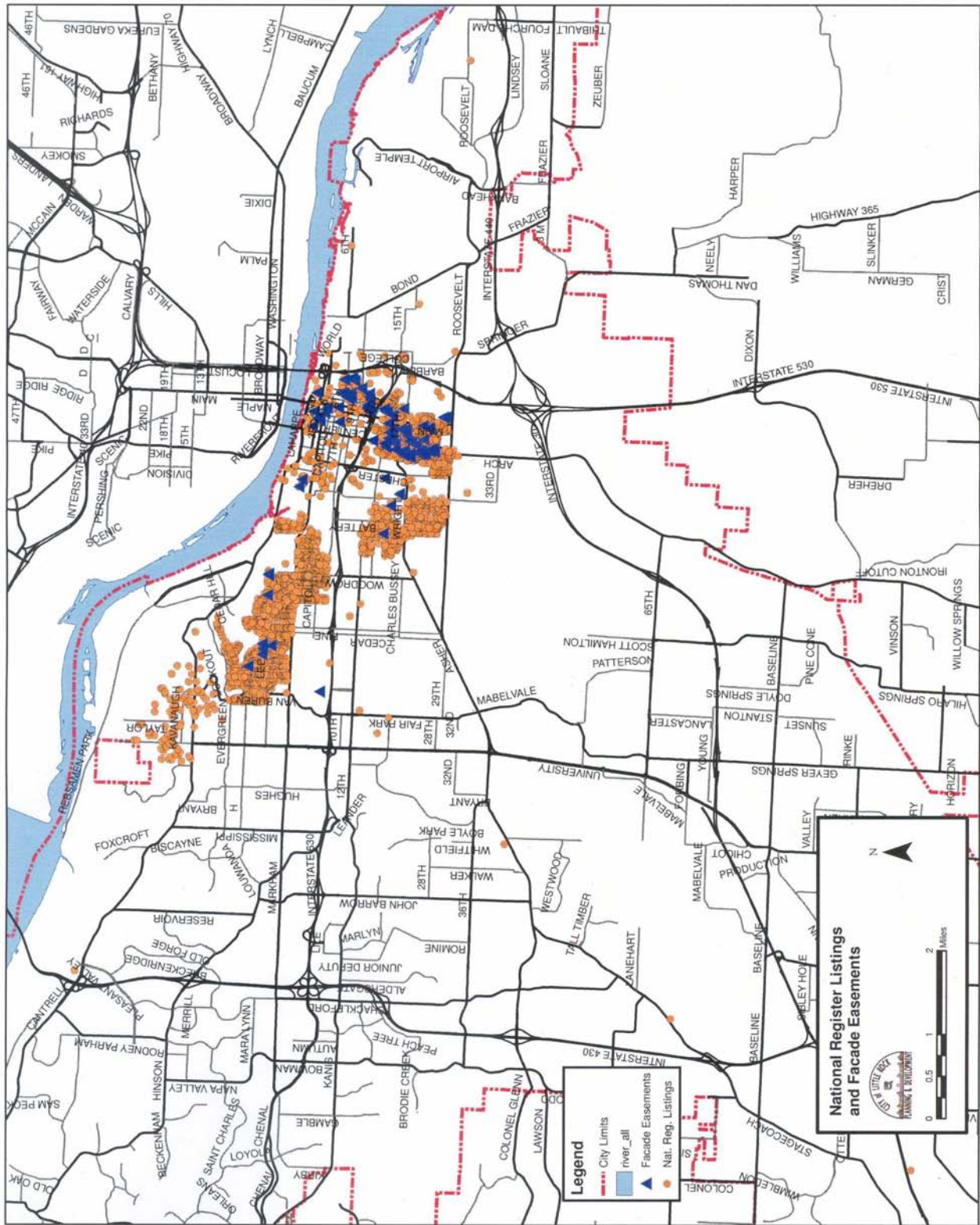
National Register listing provides property owners to utilize federal and/or state tax credits for rehabilitation such as in the South Scott Street Historic District.

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.



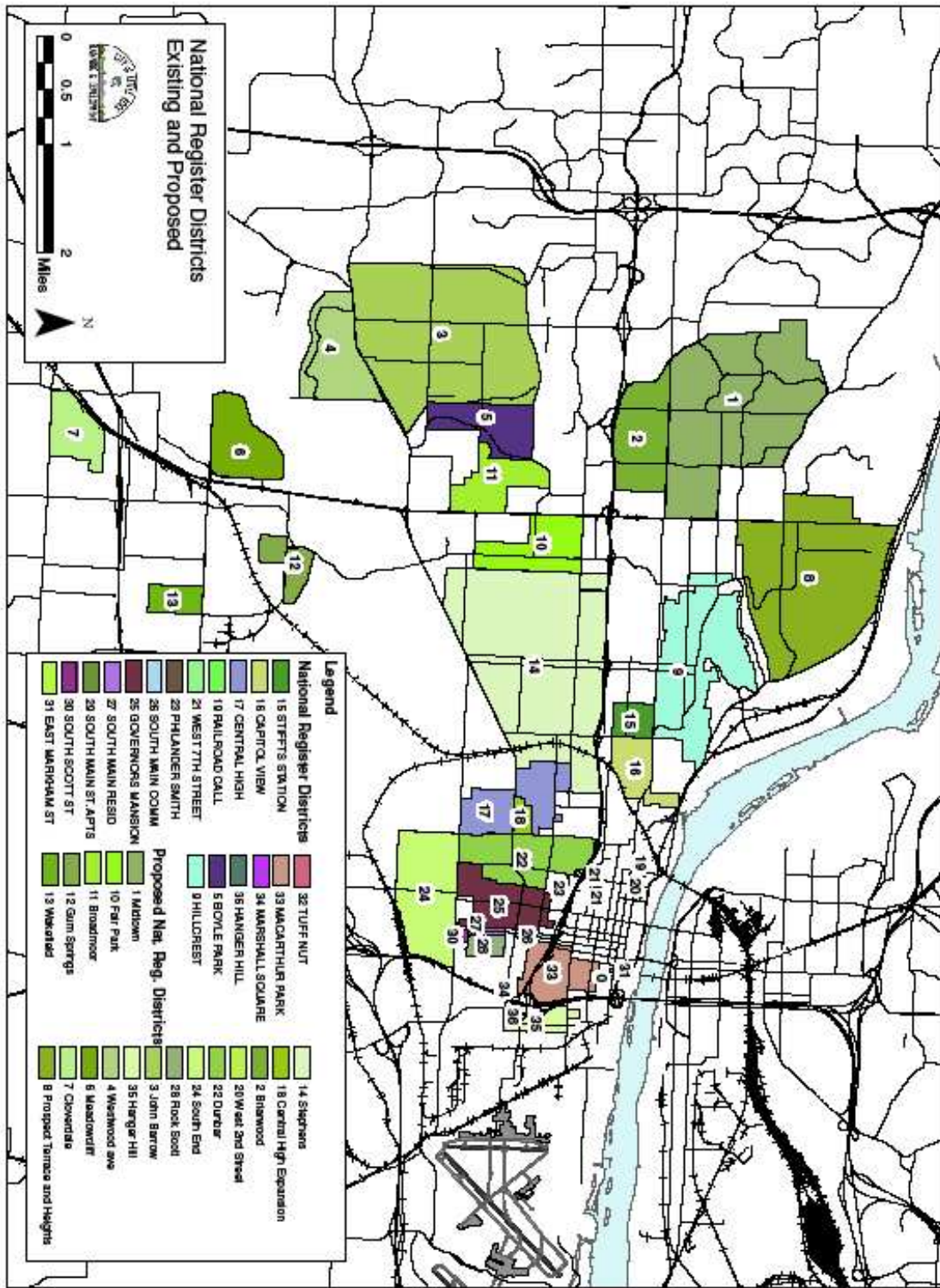
Surveys should first focus on blocks in neighborhoods developed before 1945. These have significant resources and many blocks are losing homes to abandonment and demolition (4100 block of W. 13th Street).

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 Cliffwood (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.