

NEW CONSTRUCTION OF PRIMARY AND SECONDARY BUILDINGS

~~...related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.~~

(Secretary of the Interior's Standard #9)

~~...related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.~~

(Secretary of the Interior's Standard #10)

New construction of primary and secondary buildings should maintain, not disrupt, the existing pattern of surrounding historic buildings in the neighborhood. Although they should blend with adjacent buildings, they should not be too imitative of historic styles so that they may be distinguished from historic buildings. (Note: A new building becomes too imitative through application of historic architectural decoration, such as gingerbread, vergeboards, dentils, fish scale shingles, etc. These kinds of details are rarely successful on a new building. They fail to be accurate, usually too small and disproportionate versions of authentic ones, and should be avoided.)

New construction of secondary structures, such as garages or other outbuildings, should be smaller in scale than the primary building; should be simple in design but reflect the general character of the primary building; should be located as traditional for the neighborhood (near the alley instead of close to or attached to the primary structure); and should be compatible in design, form, materials, and roof shape.

1. Building Orientation:

The façade of the new building should be aligned with the established setbacks of the area. Side and rear setbacks common to the neighborhood should be upheld.

2. Building Mass and Scale:

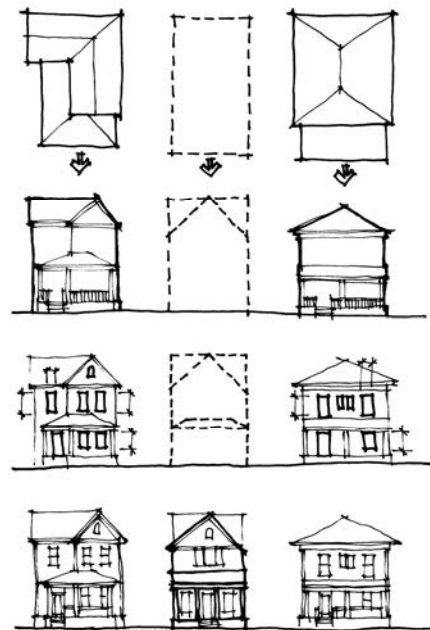
New buildings should appear similar in mass and scale with historic structures in the area. This includes height and width.

3. Building Form

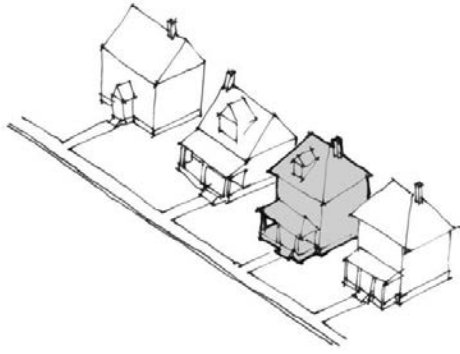
Basic building forms and roof shapes, including pitch, which match those used historically in the area should be used. Location and proportions of entrances, windows, divisional bays, and porches are important. Also consider heights (foundation, floor to ceiling, porch height and depth.)

4. Building Materials

Building materials that are similar to those used historically for major surfaces in the area should be used. Materials for roofs should be similar in



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

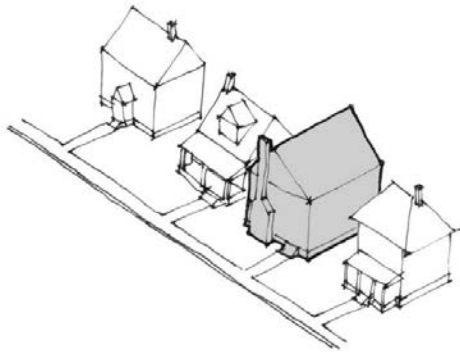


The second house from the right is compatible with the other three houses in orientation to the street, massing, height, floor to ceiling heights, and foundation heights.

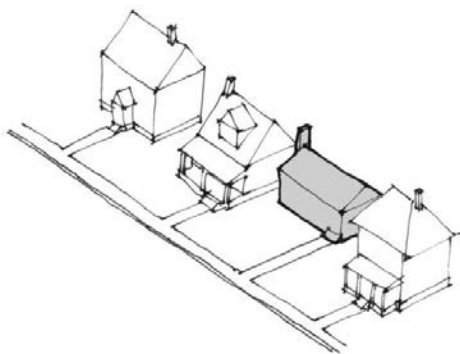
~~appearance to those used historically. New materials may be used if their appearances are similar to those of the historic building materials. Examples of acceptable new building materials are cement fiber board, which has the crisp dimensions of wood and can be painted, and standing seam metal roofs, preferably finished with a red or dark color.~~

~~Finishes similar to others in the district should be used. If brick, closely match mortar and brick colors. If frame, match lap dimensions with wood or composite materials, not vinyl or aluminum siding.~~

~~Details and textures should be similar to those in the neighborhood (trim around doors, windows and eaves; watercourses; corner boards; eave depths, etc.)~~



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



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

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

A. RESIDENTIAL INFILL GUIDELINES

Single-Family Detached

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

Attached Housing

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

Townhouses

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

Multi-Family Housing

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



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



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



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

1. Design Factors

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

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

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

The Historic District Commission recognizes the importance of new construction within the district and the positive impact it has on the neighborhood and the city as a whole. Compatible new construction should preserve and enhance the historic, architectural and cultural features of the district. The Design Factors are intended to promote maximum creativity while allowing applications to be reviewed fairly, objectively and consistently. Each application for new development should be evaluated based upon the following eleven Design Factors. Unless specified otherwise, these guidelines apply to the

primary residential building on each lot, as opposed to accessory buildings such as garages. Accessory buildings should share the same general character as their associated residential buildings.

Minimal submittals for New Construction are as follows:

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

a. Siting

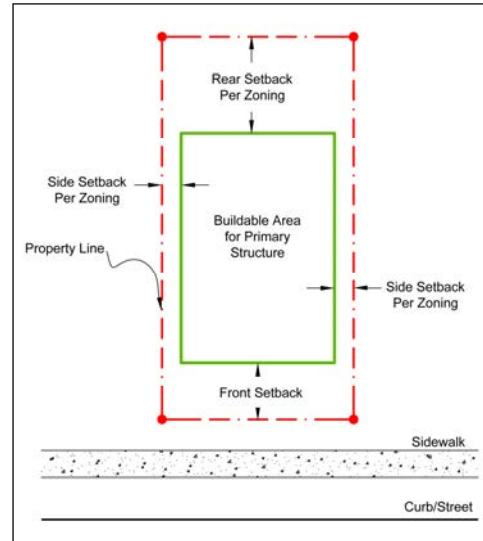
Siting means the location of a building in relationship to the legal boundaries and setbacks, adjacent properties, and the natural conditions of the site. ~~Siting refers to the location and placement of a building as well as the overall front, side and rear setbacks and total site coverage.~~

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

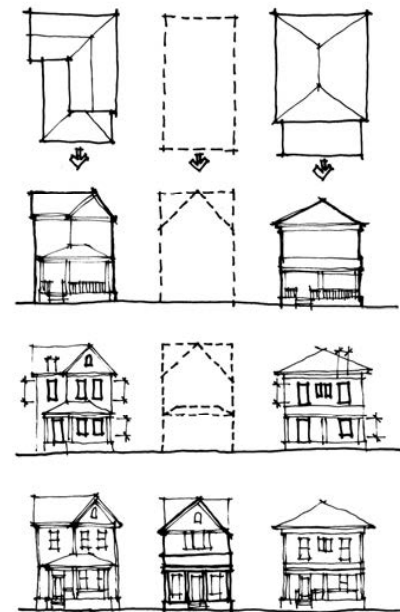
Setbacks: Includes Front, Side, and Rear. Front Yard setbacks should be within plus or minus 10% of the average front yard setbacks within the area of influence as measured from the property line to the nearest structure - usually a porch.

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

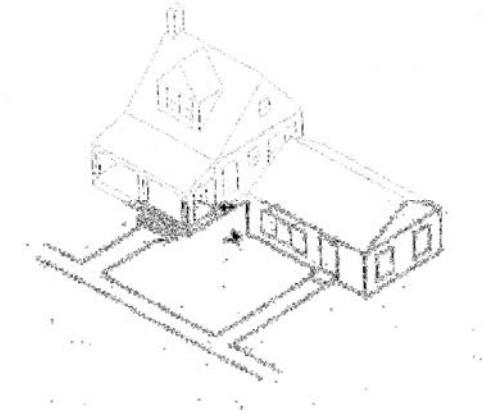
Site Coverage: Refers to the overall percentage of a lot that is covered by building and should be consistent with the prevailing pat terns of development within the area of influence of the subject property. For example, where areas are dominated by single family homes that exhibit front, side and rear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



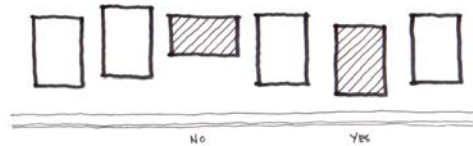
Front and Side yard setbacks should be within 10% of the average setbacks within the area of influence. Check zoning stand-ards for minimum setbacks.



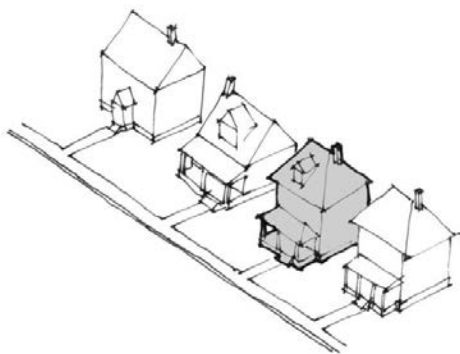
Overall Height, building element height and proportion/shape should be compati-ble with existing structures.



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



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



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

proportion of site area with building.

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

b. Height

Height means the vertical distance as measured through the central axis of the building from the elevation of the lowest finished floor level to the highest point of the building. ~~Height refers to the vertical distance from the average grade to the highest point of the building, usually the ridge or structure, excluding chimney.~~

Within the MacArthur Park Historic District, the height of any new building should be a ~~maximum of (2) stories or 35 feet, whichever is greater. The story limit does not include half stories within the attic space under roof.~~ This does not include chimneys. Drawings submitted should be graphic in nature, convey overall proportions and to scale.

c. Proportion

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

Proportion refers to the overall horizontal and vertical relationship of primary building elements to each other as well as to existing buildings immediately surrounding the subject property (360 degree view). Applicants who propose new infill developments within the MacArthur Park Historic District should provide drawings that demonstrate sympathy to the proportions of the prevailing patterns of development within the immediate surroundings of the subject property. ~~These~~ Drawings submitted should be graphic in nature, convey overall proportions and ~~need not be~~ to scale.

In general, it is APPROPRIATE to:

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

In general, it is INAPPROPRIATE to:

- Construct a new building that does not maintain the prevailing height and width proportions as **adjacent**

buildings within the area of influence.

- Propose window and door profiles—size and shape that are inconsistent with the proportions found on adjacent buildings within the area of influence.

d. Rhythm

Rhythm means a harmonious or orderly recurrence of compositional elements at regular intervals, including the location of doors and the placement of windows, symmetrically or asymmetrically and their relative proportion.

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

In general, it is APPROPRIATE to:

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

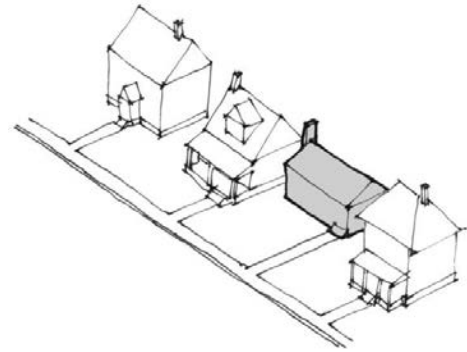
In general, it is INAPPROPRIATE to:

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

e. Scale

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

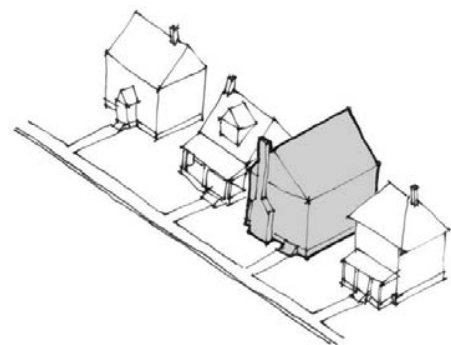
Scale refers to the ratio of height and width and its relationship to the street facade and should be similar in proportion to neighboring buildings. New construction should neither be visually overwhelming or underwhelming when compared to the prevailing patterns



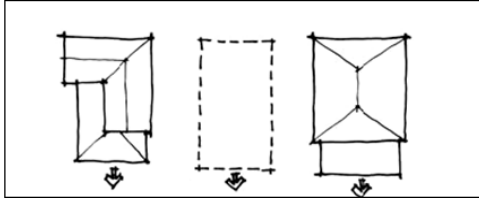
The second house from the right is not compatible with the other three houses: it is too short, too small in massing, lower foundation, and setback too far from the street.



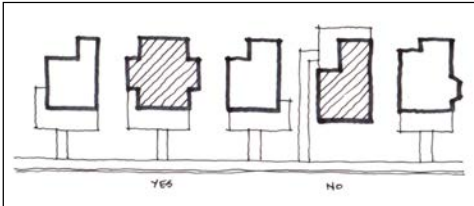
These three single-family detached houses all share the same basic design characteristics, including orientation, height, setbacks, roof forms, massing, and facade design.



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



Compatible orientation (dashed footprint).



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

of development within the area of influence. Where larger developments are proposed, special attention should be given to the location, siting, setbacks, facade treatments (detailing), and the effect of the proposed development on the streetscape and area of influence as a whole. Drawings submitted should be graphic in nature, convey overall proportions and to scale.

In general, it is APPROPRIATE to:

- Construct new buildings that are similar in proportion, rhythm and scale to adjacent buildings within the area of influence.
- ~~Construct new larger buildings by dividing the buildings height and width to conform to the prevailing patterns of development within the area of influence.~~
- Visually divide new buildings that are larger than those in the area of influence to suggest smaller individual pieces.

In general, it is INAPPROPRIATE to:

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

f. Massing

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

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

In general, it is APPROPRIATE to:

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

In general, it is INAPPROPRIATE to:

- Construct a new building whose forms and massing

are not found within the area of influence. This includes roof forms, porches, projections, recesses, wings, ells, and bays.

g. Entrance Areas

Entrance area means the area of access to the interior of the building including the design, location, and materials of all porches, stairs, doors, transoms, and sidelights. ~~Entrance Area refers to the general form, design, and location of the main access to the interior of any building.~~

Primary entrances should front directly onto the primary associated street or the associated primary facade. When designing the main entrance area, applicants should utilize forms, masses, proportions, rhythm, and scale as found within the area of influence for the subject property. Applicants should provide ~~drawings~~ a design that demonstrate sympathy to the proportions of the prevailing patterns of development within the immediate surroundings of the subject property. ~~These~~ Drawings submitted should be graphic in nature, convey overall proportions and ~~need not be~~ to scale.

In general, it is APPROPRIATE to:

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

In general, it is INAPPROPRIATE to:

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

h. Wall Area

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

Wall area refers to the proportion, rhythm, and scale of walls, their associated openings and their relationship to ~~adjacent~~ buildings within the area of influence. Applicants should provide ~~drawings~~ a design that demonstrates sympathy to the proportions, rhythms, and scale of the prevailing patterns of development within the immediate surroundings of the subject property. ~~These~~ Drawings



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

submitted should be graphic in nature, convey overall proportions and ~~need not be~~ to scale.

In general, it is APPROPRIATE to:

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

In general, it is INAPPROPRIATE to:

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

i. Roof Area

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

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

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

j. Facades

Facade means the face of a building.

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



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

patterns of development within the area of influence. However, materials need not be identical to those found within the Historic District if they are complimentary, particularly in areas where there is a diversity of materials ~~existing~~. Drawings submitted should be graphic in nature, convey overall proportions and to scale.

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

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

In general, it is APPROPRIATE to:

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

In general, it is INAPPROPRIATE to:

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

Exceptions:

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

There is a sufficient evidence to show another more appropriate material would not satisfy code requirements;
There is sufficient evidence to show the material being proposed is superior in durability and longevity to more appropriate materials;

The applicant should submit samples and documentation of an proposed new material to the Commission prior to



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



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

submission of an application for review.

k. Detailing

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

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

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

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

In general, it is APPROPRIATE to:

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

In general, it is INAPPROPRIATE to:

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

2. Sustainable Technologies

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

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

the main public way.

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

In general, it is APPROPRIATE to:

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

In general, it is NOT APPROPRIATE to:

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

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

In general, it is APPROPRIATE to:

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

In general, it is NOT APPROPRIATE to:

Examples of Recently Built Residential Infill



320 E 15th Street



1414 Rock Street



617 Cumberland Street



1421 Cumberland Street



1418 Rock Street



618 Rock Street



324 E 15th Street



516 Rock Street



1016 McGowan Street



515 E Capitol Avenue

~~C. NEW CONSTRUCTION OF COMMERCIAL STRUCTURES~~

~~New...construction... shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.~~

~~———— (Secretary of the Interior's Standard #9)~~

~~Construction of new commercial buildings should follow the basic guidelines established in Section V: Design Guidelines for Alterations and Additions and Detached New Construction. Of particular concern to commercial infill are the building orientation (aligning the storefront with neighboring structures); building mass, scale, and form; placement of entrances and windows, and building materials. All should be compatible with the commercial neighborhood.~~



Fish Factory Building, 1201 Scott

COMMERCIAL AND MIXED USE INFILL GUIDELINES

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

COMMERCIAL BUILDING TYPES

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

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

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

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

1. DESIGN FACTORS

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

- a) Siting
- b) Height
- c) Proportion
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- h) Wall Areas
- i) Roof Area
- j) Facade
- k) Detailing



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



Fish Factory Building, 1201 Scott

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

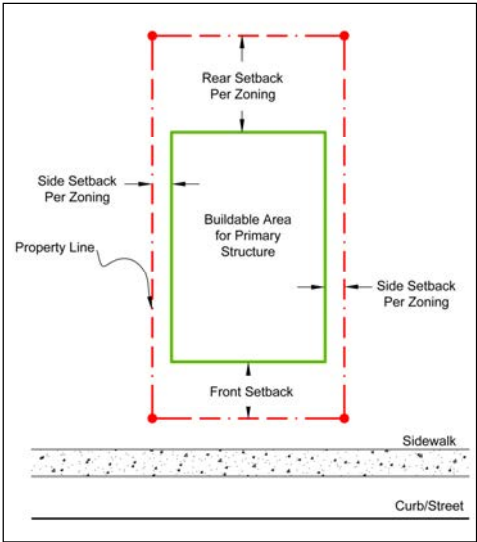
GUIDELINES FOR NEW CONSTRUCTION

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

a. Siting

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

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



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

of development within the district.

Setbacks: Includes Front, Side and Rear

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

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

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

Site Coverage: Refers to the overall percentage of a lot that is covered by building and should be consistent with the prevailing patterns of development within the area of influence of the subject property. For example, where areas are dominated by tightly constructed low commercial storefronts, new developments should follow a similar pattern.

b. Height

Height means the vertical distance as measured through the central axis of the building from the elevation of the lowest finished floor level to the highest point of the building. ~~Height refers to the vertical distance from the average grade to the highest point of the building, usually the parapet.~~

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

c. Proportion

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

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



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

surroundings of the subject property. These drawings should be graphic in nature, convey overall proportions and need not be to scale.

In general, it is APPROPRIATE to:

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

In general, it is INAPPROPRIATE to:

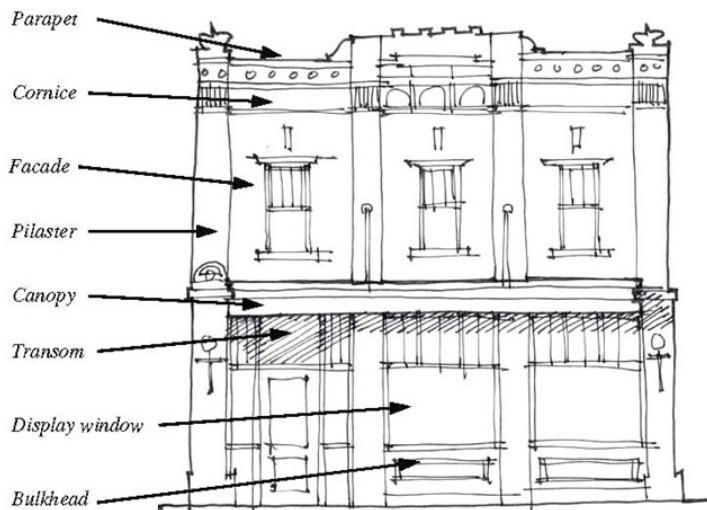
- Construct a new building that does not maintain the prevailing height and width proportions as adjacent buildings within the area of influence.
- Propose window and door profiles that are inconsistent with the proportions found on adjacent buildings within the area of influence.

d. Rhythm

Rhythm means a harmonious or orderly recurrence of compositional elements at regular intervals, including the location of doors and the placement of windows, symmetrically or asymmetrically and their relative proportion.

Rhythm also refers to the pattern and spacing of primary building elements such as openings, projections, and recesses.

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



In general, it is APPROPRIATE to:

- Construct new buildings that have similar rhythm and patterns of

primary building elements to those within the area of influence.

- ~~Construct new larger buildings than those within the area of influence, if the larger building is visually divided to suggest smaller individual pieces.~~
- Visually divide new buildings that are larger than those in the area of influence to suggest smaller individual pieces.

In general, it is INAPPROPRIATE to:

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

e. Scale

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

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

In general, it is APPROPRIATE to:

- Construct ~~ion~~ new buildings that are similar in proportion, rhythm and scale to ~~adjacent~~ buildings within the area of influence.
- ~~Construct new larger buildings by dividing the buildings height and width to conform to the prevailing patterns of development within the area of influence.~~
- Visually divide new buildings that are larger than those in the area of influence to suggest smaller individual pieces.

In general, it is INAPPROPRIATE to:

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

f. Massing



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



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



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

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

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

In general, it is APPROPRIATE to:

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

In general, it is INAPPROPRIATE to:

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

g. Entrance Area

Entrance area means the area of access to the interior of the building including the design, location, and materials of all porches, stairs, doors, transoms, and sidelights. ~~Entrance area refers to the general form, design, and location of the main access to the interior of any building.~~



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

In the case of commercial and mixed-use buildings, this would refer to the storefront and associated street level facade visible along the sidewalk. Applicants should provide ~~drawings~~ a design that demonstrate sympathy to the proportions of the prevailing patterns of development within the immediate surroundings of the subject property. ~~These~~ Drawings submitted should be graphic in nature, convey overall proportions and ~~need not be~~ to scale.

In general, it is APPROPRIATE to:

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

In general, it is INAPPROPRIATE to:

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

h. Wall Area

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

Wall area refers to the proportion, rhythm, and scale of walls, their associated openings and their relationship to ~~adjacent~~ buildings within the area of influence. Applicants should provide ~~drawings~~ a design that demonstrate sympathy to the proportions, rhythms, and scale of the prevailing patterns of development within the immediate surroundings of the subject property. ~~These~~ Drawings submitted should be graphic in nature, convey overall proportions and ~~need not be~~ to scale.

In general, it is APPROPRIATE to:

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

In general, it is INAPPROPRIATE to:

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

i. Roof Areas

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

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

j. Facade

Façade means the face of a building..

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

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

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

In general, it is APPROPRIATE to:

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

In general, it is INAPPROPRIATE to:

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

Exceptions:

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

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

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

k. Detailing

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

Detailing refers to trim **details** pieces that include moldings, decorative elements and features that are

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

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

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

In general, it is APPROPRIATE to:

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

In general, it is INAPPROPRIATE to:

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

2. Sustainable Technology

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

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

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

In general, it is APPROPRIATE to:

- Install solar collector equipment on a roof or wall that prevents visibility from the main public way.
- Install solar collector equipment on a pad or other suitable ground surface that is concealed from the

- main public way by fencing or some other obstruction.
- Install solar collector equipment flat to the roof surface of a secondary elevation without altering the slope to limit visibility from the main public way.

In general, it is NOT APPROPRIATE to:

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

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

In general, it is APPROPRIATE to:

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

In general, it is NOT APPROPRIATE to:

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

Recently Built Commercial and Mixed Use Infill



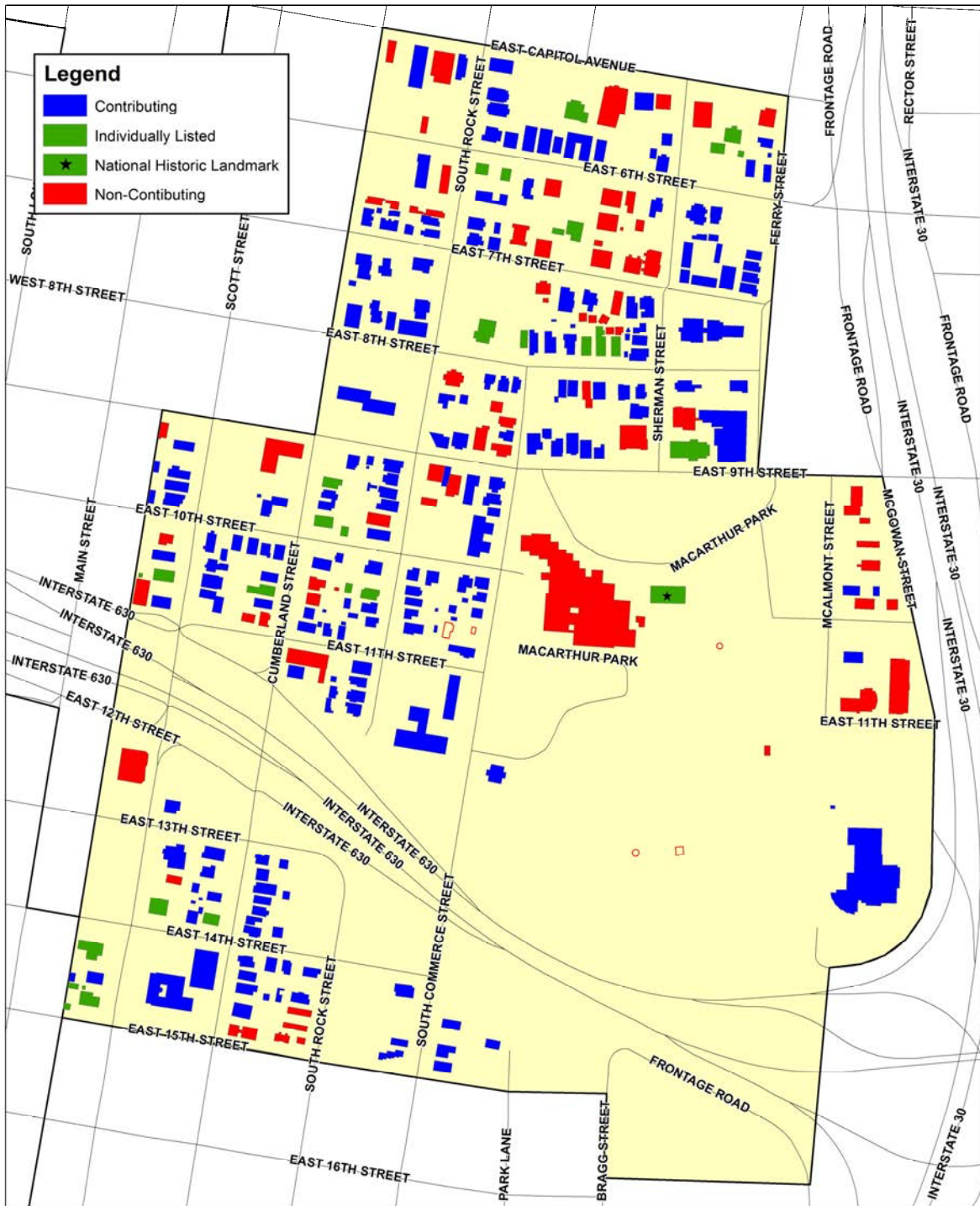
805 Sherman Street



301 E Capitol Avenue



1200 Scott Street



Draft Map of Contributing Structures



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The geographic data herein was taken from March 1995 Photography.



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