

VIII. ARCHITECTURAL STYLES AND FEATURES

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

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

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



The Mills House, 523 E 6th Street



*The Arsenal Building, MacArthur Park
503 E. 9th*



The Arsenal Building (south elevation)



Absalom Fowler House, 503 E. 6th Street

A. FEDERAL 1760 – 1850

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

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

Examples in the MacArthur Park Historic District:

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

B. GREEK REVIVAL 1820 – 1860

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

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

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

Examples in MacArthur Park District:

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



Curran Hall, 615 E. Capital Avenue.



Pike Fletcher Terry House, 411 E 7th



Trapnall Hall, 423 E. Capital Avenue



First Lutheran Church, 314 E 8th

C. GOTHIC REVIVAL 1830 – 1880

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

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

Examples in the MacArthur Park Historic District:

- First Lutheran Church, 314 E. Eighth
- St. Edward’s Church, 815 Sherman
- ~~The Arsenal Building, MacArthur Park, 503 E Ninth~~



St. Edward’s Church, 815 Sherman

D. ITALIANATE 1865 – 1885

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

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

Examples in the MacArthur Park Historic District:

- Lincoln House, 301 E. Seventh
- Garland-Mitchell House, 1404 Scott
- Mills House, 523 E. Sixth
- Welch-Cherry House, 700 Rock
- Charter House, 308 E. Eighth
- Johnson House, 507 E. Seventh
- Kempner House, 521 Rock Street
- Samuels-Narkinski House, 515 Rock
- Cohn House, 904 Scott
- Pollock House, 914 Scott
- Terry-Jung House, 1422 Scott Street
- ~~Pheifer House, 908 Scott~~



Mills House, 523 E. 6th



Samuels-Narkinski House, 515 Rock



Lincoln House, 301 E. 7th

E. SECOND EMPIRE 1860 – 1890

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

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

Examples:

- Villa Marré, 1321 Scott
- ~~Caroline Roe Apartments, 1002 Cumberland~~
- ~~Apartments, 217-219 E Tenth~~



Villa Marré, 1321 Scott Street

F. STICK STYLE 1860 – 1890

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

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

Examples:

- Chisum House, 1320 Cumberland
- Butler House, 609 Rock
- ~~Terry Jung House, 1422 Scott~~



Butler House, 609 Rock



Chisum House, 1320 Cumberland Street



Bein House, 1302 Cumberland



Holtzman-Vinsonhaler House, 500 E. 9th

G. QUEEN ANNE (VICTORIAN) 1880 – 1910

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



Hanger House, 1010 Scott Street

This exuberant style championed individualism and fanciful detail, made possible by the new industrial developments. Landscape design also reflected variety in design and plant materials.

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

Examples:

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



Ferling House Apartments 401-403 E 10th



Holtzman-Vinsonhaler-Vogler House 512 E. 9th



Gemmil House, 1415-1417 Cumberland



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

H. ROMANESQUE REVIVAL 1870 – 1900

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

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

Examples:

- Kramer School, 701 Sherman
- ~~Convent, (St. Edwards Catholic Church) 801 Sherman~~



Kramer School, 701 Sherman Street

I. COLONIAL REVIVAL 1890 – 1940

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

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

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

Examples:

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



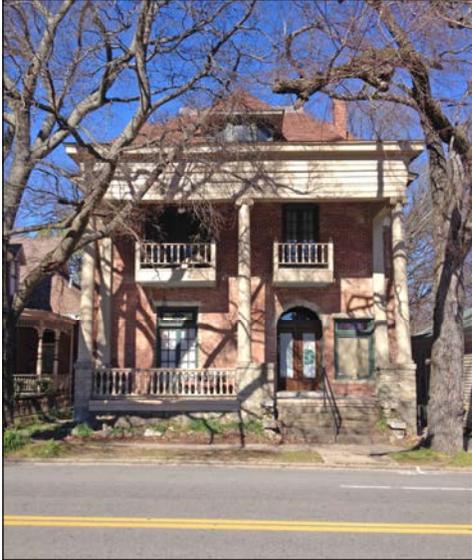
601 Rock Street



Reigler Cottage, 610 Rock



Hanggi House, 1314 Cumberland



Holtzman House #2, 514 E. 9th



Eastside School 1401 Scott Street

J. NEOCLASSICAL or CLASSICAL REVIVAL 1895 – 1950

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

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

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

Examples:

- Eastside School and Auditorium, 1401 Scott
- Holtzman House #2, 514 E. Ninth
- ~~1402 Commeree~~
- ~~Nash Rental Houses, 409 E 6th, 601 Rock~~

K. ENGLISH REVIVAL 1900 – 1930

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

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

Examples:

- 1301 S. Cumberland
- ~~1201 McAlmont~~
- ~~House at 419 E. Eighth~~



1301 Cumberland

Other examples in Little Rock



3420 Hill Road



324 W. Daisy Bates



4220 Woodlawn

L. SPANISH REVIVAL 1900 – 1940

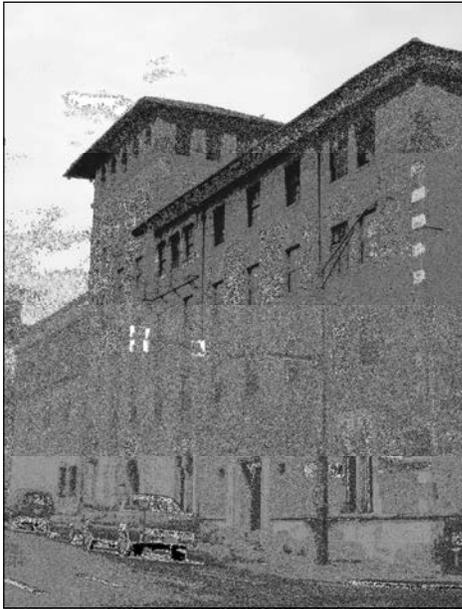
The Spanish Revival styles featured stuccoed walls, low pitched roofs covered with red tiles and with little or no eave overhang. Decorative tiles were set into wall surfaces, around arched window and door openings. This style has also been called Mediterranean, Mission, and Moorish.

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

Examples

- None in MacArthur Park

Other examples in Little Rock



YMCA Building , 520 South Broadway



YMCA Building,



*Albert Pike Hotel,
701 Scott Street*



3233 Ozark Street

M. EGYPTIAN REVIVAL 1835 – 1925

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

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

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

Example:

- None in MacArthur Park.

The example in Little Rock



Fordyce House



Fordyce House, 2115 South Broadway



909 Cumberland

N. AMERICAN FOURSQUARE 1880 – 1920

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

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

Examples:

- Johnson Rental Houses, 514, 516 & 518 E. Eighth
- 909 Cumberland
- ~~House at 1324 Rock~~
- ~~House at 1402 Commerce~~
- 909 Cumberland



Johnson House #3, 514 E. 8th Street



Johnson House #1, 518 E. 8th Street

O. CRAFTSMAN 1910 – 1940

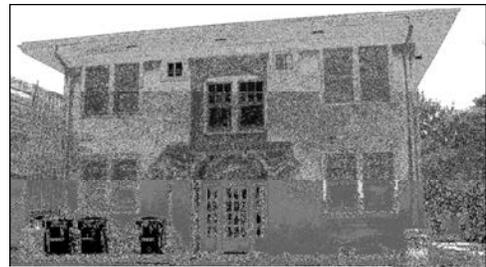
The Craftsman style became the most common architectural style in America in the early 20th Century. The Craftsman style grew out of the English Arts and Crafts movement, which called for a return to medieval, handcrafted artistic endeavors. The style was also loosely based on houses in India (called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

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

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



Rainwater Apartments, 519 E. Capitol



1107 Cumberland



1412-1414 Scott Street



Beverly Apartments, 406 E 7th

- dormer windows
- wide eaves with exposed rafters, supported by angular “knee” brackets
- Limited surface ornamentation

Examples:

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



511 Rock Street



Baer House, 1010 Rock



Old Fire Station #2, 1201 Commerce

P. PRAIRIE STYLE 1900 – 1930

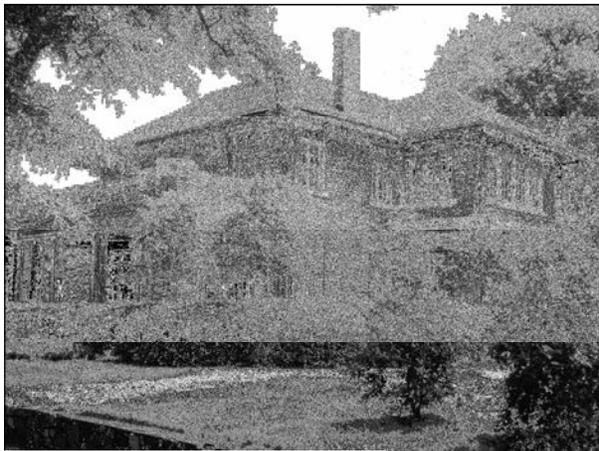
Developed by Frank Lloyd Wright to blend with the landscape of the Midwest, the Prairie style exhibited the integration of the house with the environment. It emphasized the horizontal line; used natural building materials of wood, rock or brick, and glass; encouraged free movement between inside and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

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

Examples:

- None in MacArthur Park

Other examples in Little Rock



1701 South Broadway



2200 Broadway



Apartments at 418-422 15th Street



Paragon Building at 307 E Capitol

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

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

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

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

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

Examples in MacArthur Park Historic District:

- Apartments, 418-422 Fifteenth
- [Paragon Building, 307 E Capitol](#)

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

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

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

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

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

Examples:

Rustic and C.C.C.:

- None in MacArthur Park

W.P.A. “Moderne”:

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



Fine Arts Museum, 510 E. Ninth ca. 1937



U of A Law School, 1201 McMath



House, 420 E 11th ~~1020~~ Commerce



Phillips Apartments, 922 Cumberland



Oden Optical Company, 112 E 11th



St. Edwards School, 815 e 9th Street

S. ~~MODERN~~ MID-CENTURY 1940 – PRESENT

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

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

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

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

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

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

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

Examples in MacArthur Park Historic District:

- [Penzel Place, 623 S Sherman](#)
- [200 E 13th, Price Chiropractic Building](#)

T. VERNACULAR 1800 – PRESENT

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

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



1st Kadel Cottage, 407 E. 10th Street

U. 19TH CENTURY COMMERCIAL

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

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

Examples:

- None in Mac Arthur Park

Other examples in Little Rock



301 E. President Clinton Ave.



1200 S. Main Street

V. EARLY 20TH CENTURY COMMERCIAL

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

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

Examples:

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



Kindervater Building, 407 E Ninth



Baker's Liquor, 400-406 E. Ninth

Insert graphic here.

IX. LEGAL AUTHORITY AND PROCEDURES

A. LEGAL AUTHORITY

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

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

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

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

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

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

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

B. PROCEDURE

1. COA Requirement and Exemptions.

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

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

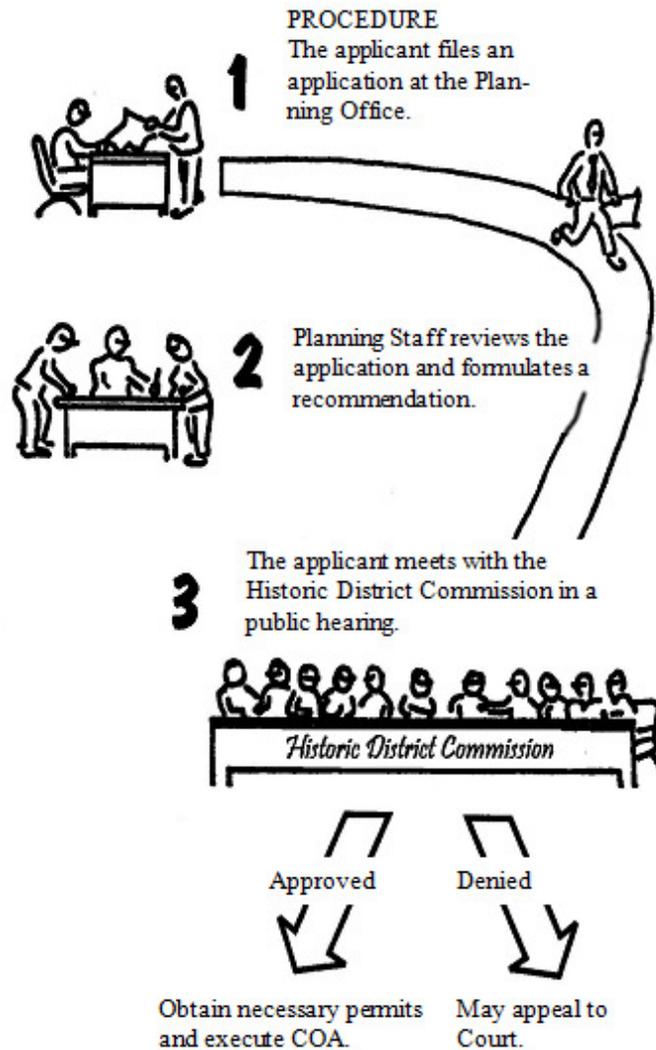
Codified at Arkansas Code Section 14-172-208 (Michie Repl. 2004).

This COA requirement does not apply to:

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

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

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





DEPARTMENT OF PLANNING AND DEVELOPMENT
 723 West Markham Street
 Little Rock, Arkansas 72201-1134
 Phone: (501) 371-4790 Fax: (501) 399-9432

CERTIFICATE OF APPROPRIATENESS

Property Owner: Ima Homeowner HD0213-xxx

Address of Property: 915 Historic Avenue

Project is to be completed as amended and as a CR (Cr) Historic District Commission in the July 9, 2012 hearing.

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

2. Initial Inquiry.

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

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

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

Step Two - Staff Approval. If Staff agrees that a COA is not required, Staff will issue a Certificate of Compliance (“COC”).

The COC will identify the scope of the proposed changes, any documentation needed and any additional city permits that are required prior to beginning work on the project. The COC must be presented to Planning and Development staff when applying for a building permit and must be displayed at the project site along with the building permit.

4. Steps to Take if a COA is Required.

Step One - Application. If a COA is required, the property owner must obtain a COA application packet from the Department of Planning and Development at 723 West Markham Street, Little Rock, Arkansas 72201 or by calling (501) 371-4790. The owner must submit the completed application and any required documents, drawings and/or material samples to the Historic District Commission staff at the above address.

Step Two - Notice. As part of the application process, the applicant is required to send a Notice of Public Hearing to the owners of property located within 150 feet of the applicant’s property. This notice must be given on the legal form provided in the application packet and must be sent by certified mail. In addition, notice of the public hearing must be posted on the subject property. The requirements for preparing a list of neighboring property owners and for mailing and posting of the required notice are described in more detail in the application materials. See Appendix E.

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

Step Four - Issuance or Denial of Certificate. After the public hearing, the Commission may approve the application in its entirety, approve the application with specified conditions, defer the matter to a

subsequent meeting in order to obtain additional information, or deny the application for specified reasons. Upon approval of an application, and after the applicant fulfills any preliminary conditions required by the Commission, Staff will issue the COA. The COA document will include an itemized description of the approved work and any additional requirements for completion of the work.

5. Appeals.

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

6. Compliance.

The approved COA must be presented to Planning and Development staff prior to obtaining a building permit for the project. Work that deviates from or exceeds the scope of the approved COA may be a violation of the Arkansas Historic Districts Act and could subject the property owner to enforcement action in Little Rock District Court and equitable action in Pulaski County Circuit Court. Therefore, **if the project plans or specifications change after the COA is approved, Historic District Commission staff must be contacted BEFORE work deviates from the approved plans.**

7. Assistance.

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

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

FOR INFORMATION OR ASSISTANCE, CONTACT:

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

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

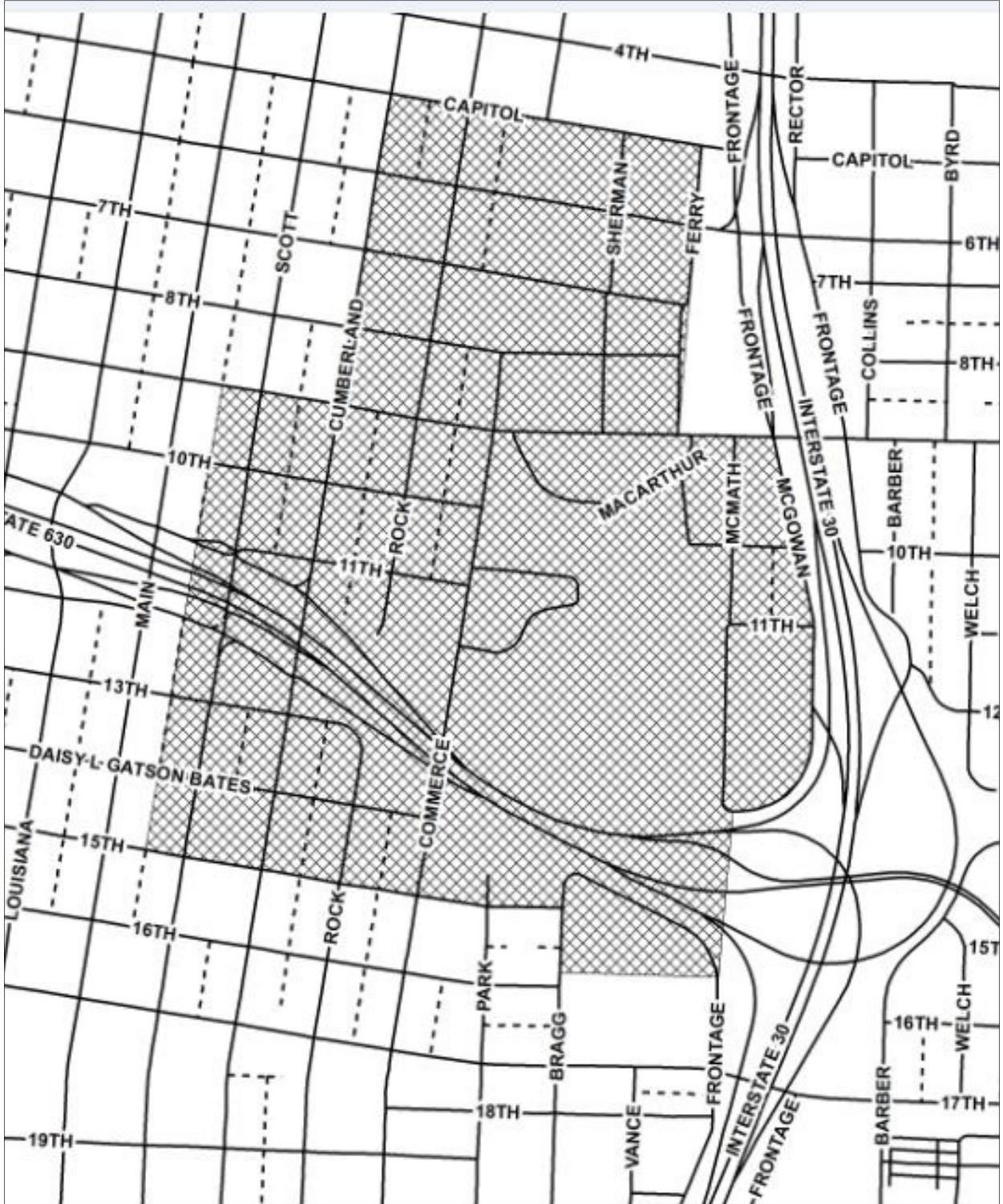


The map above shows the area that is protected by both the Little Rock Historic District Commissions and the Capitol Zoning District Commission. The “Overlap Area” is bounded by 13th Street, Cumberland Street, 15th Street and the alley between Main and Scott Streets. Applicants in this area must verify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

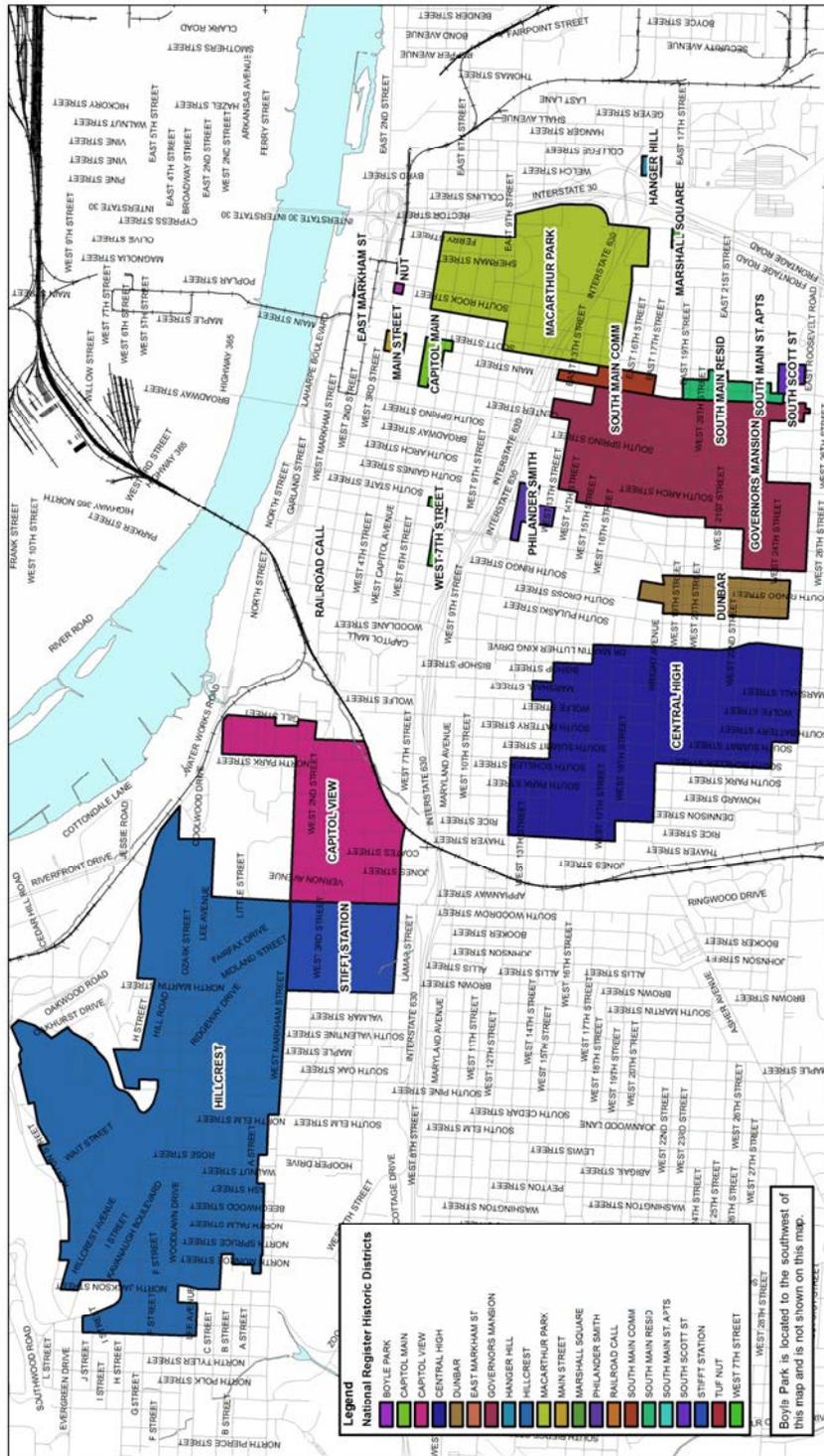
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X. APPENDICES

Appendix A: MAP OF MACARTHUR PARK LOCAL ORDINANCE HISTORIC DISTRICT



APPENDIX B: MAP OF HISTORIC DISTRICTS



Map of all National Register Historic Districts in Little Rock.

APPENDIX C. LIST OF LITTLE ROCK NATIONAL REGISTER HISTORIC DISTRICTS

MacArthur Park Historic District

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

Designated: 1977, amended 2015 (national designation)
Local Designation: 1981 (local boundaries same as national)
Total Structures: ~~275~~ 238
Contributing: ~~196~~ 170 (71%, ~~20~~ 17 listed individually)
National Historic Landmark: 1 (Old U.S. Arsenal)
Boundaries (roughly): East Capitol on the north; East 15th on the south; Ferry & I-30 on the east; Cumberland and Scott on the west.

Governor's Mansion Historic District

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

Designated: 1978; amended 1988 and 2001.
Capitol Zoning designation for portions of the National Register district: 1975; ordinance adopted 1998; amended 1999.
Total Structures: 706
Contributing: 500 (71%; 38 listed individually)
National Historic Landmark: 1 (Joe T. Robinson House)
Boundaries (roughly): West 13th on the north; Roosevelt Road on the south; Louisiana and Arch on the east; Chester and Gaines on the west NOTE: The majority of this district is incorporated in the Capitol Zoning District, a state agency which governs use, zoning, design, etc.

Marshall Square Historic District

Solid block of vernacular 1918 rental houses.
Designated: 1979
Total Structures: 16
Contributing: 16 (100%)
Boundaries: 17th Street on the north; 18th on the south; McAlmont on the east; Vance on the west.

Hillcrest Historic District

Contains houses, commercial structures, and institutional buildings, erected 1890 -1940, including Queen Anne, Colonial Revival, English and Spanish Revival, American Foursquare, Craftsman, Art Deco, Moderne, and Early 20th Century Commercial styles.
Designated: 1990; amended 1992
Total Structures: 1460
Contributing: 927 (63%; 6 listed individually)
Boundaries (roughly): Kenyon, Cedar Hill and Oakwood on the north; Markham on the south; Woodrow on the east; Harrison and Jackson on the west.

Boyle Park

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

Designated: 1995

Total Structures: 8

Contributing: 8 (100%)

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

South Main Street Apartments Historic District

Pair of 1941 Colonial Revival structures

Designated: 1995

Total Structures: 2

Contributing: 2 (100%)

Boundaries: east side of Main Street (#2209 and 2213 Main).

Central High School Neighborhood Historic District

Structures built between 1900-1930 reflecting a variety of architectural styles, surrounding the National Historic Landmark Central High School

Designated: 1996, [amended 2012](#)

Total Structures: 812

Contributing: 410 (~~50.55%~~ 55.7%; [69 listed individually](#))

National Historic Landmark: 1 (Central High School)

Boundaries (roughly): West 12th and 14th on the north; Wright and Roosevelt on the south; Martin Luther King on the east; Thayer and Schiller on the west.

Railroad Call Historic District

1906 transitional Colonial Revival-style railroad worker housing

Designated: 1997

Total Structures: 3

Contributing: 3 (100%)

Boundaries: west side of South Pulaski (#108 – 114), due east of Union Station.

East Markham Street Historic District

1870's-1905 commercial buildings

Designated: 1999

Total Structures: 3

Contributing: 3 (100%)

Boundaries: south side of President Clinton Avenue, east of Cumberland; #301-303, 305-307, 313, & 323 President Clinton Avenue.

Philander Smith College Historic District

Structures related to an historically African-American college, and the Methodist Church originally on the campus.

Designated: 1999
Total Structures: 8
Contributing: 5 (63%)
Boundaries: 11th, 13th, Izard, and State Streets.

South Scott Street Historic District

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

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

Capitol View Neighborhood Historic District

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

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

Tuf-Nut Historic Commercial District

Industrial commercial structures built 1922-1927

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

Stift Station Historic district

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

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

Hanger Hill District

Residential structures built 1906-1912 using ornamental concrete blocks.

Designated: 2007
Total Structures: 10
Contributing: 10 (100%)

Boundaries: 1500 block of Welch Street.

South Main Commercial District

20th century commercial structures built 1905-1950

Designated: 2007
Total Structures: 27
Contributing: 14 (52%)

Boundaries: Roughly, Main Street from 12th to 17th Street.

South Main Street Residential District

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

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

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

West Seventh Street Commercial District

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

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

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

Main Street Commercial District

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

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

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

Capitol Main Commercial District

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

Designated: 2012

Total Structures: 12

Contributing: 9 (75%, 2 individually listed)

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

Paul Laurence Dunbar School Neighborhood District

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

Designated: 2013

Total Structures: 155

Contributing: 88 (56%, 4 individually listed)

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

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

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

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

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

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

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

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

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

2. Results of listing in the National Register

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

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

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

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

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

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

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

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

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

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

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

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

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

Appropriateness which allow the proposed changes to take place.

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

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

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

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

The Standards that follow were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction. The Standards are to be applied to specific, rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken in the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

APPENDIX F: STATE OF ARKANSAS STATUTE FOR HISTORIC PRESERVATION

Chapter 172

Historic Districts

Subchapter 1- General Provisions

Subchapter 2 – Cities and Towns

14-172-201. Title.

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

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

14-172-202. Purpose.

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

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

14-172-203. Applicability.

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

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

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

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

14-172-204. Penalty.

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

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

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

14-172-205. Enforcement.

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

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

14-172-206. Historic district commissions.

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

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

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

- (ii) Be electors of the municipality; and
- (iii) Hold no salaried or elective municipal office.

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

- (i) Be appointed by the county judge subject to confirmation by the quorum court;
- (ii) Be electors of the county; and
- (iii) Hold no salaried or elective county office.

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

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

(b) All members shall serve without compensation.

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

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

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

14-172-207. Establishment of historic districts.

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

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

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

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

(ii) Failure to make recommendations within sixty (60) days after the date of receipt shall be taken as approval of the report of the commission.

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

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

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

(B) The report shall contain the following:

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

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

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

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

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

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

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

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

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

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

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

(a) (1) No building or structure, including stone walls, fences, light fixtures, steps, and paving or other appurtenant fixtures, shall be erected, altered, restored, moved, or demolished within an historic district until after an application for a certificate of appropriateness as to exterior architectural features has been submitted to and approved by the historic district commission. The municipality or county shall require a certificate of appropriateness to be issued by the commission prior to the issuance of a building permit or other permit granted for purposes of constructing or altering structures. A certificate of appropriateness shall be required whether or not a building permit is required.

(2) For purposes of this subchapter, "exterior architectural features" shall include the architectural style, general design, and general arrangement of the exterior of a structure, including the kind and texture of the building material and the type and style of all windows, doors, light fixtures, signs, and other appurtenant fixtures.

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

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

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

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

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

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

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

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

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

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

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

14-172-210. Certain changes not prohibited.

Nothing in this subchapter shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in the historic district which does not involve a change in design, material, color, or outer appearance thereof; nor to prevent the construction, reconstruction, alteration, restoration, or demolition of any such feature which the building inspector, or similar agent, shall certify is required for the public safety because of an unsafe or dangerous condition; nor to prevent the construction, reconstruction, alteration, restoration, or demolition of any such feature under a permit issued by a building inspector, or similar agent, prior to the effective date of the establishment of the historic district.

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

14-172-211. Interior architectural features.

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

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

14-172-212. Appeal from decision.

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

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

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

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

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

ARTICLE IV. - HISTORIC PRESERVATION

FOOTNOTE(S):

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

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

DIVISION 1. - GENERAL

Sec. 23-76. - Findings; purpose.

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

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

(Ord. No. 19,755, § 2, 5-15-07)

Sec. 23-77. - Definitions.

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

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

Area of influence means the affected area to be notified for a public hearing as determined by a specific type of construction, alteration, restoration, moving or demolition as described in the individual categories found in the guidelines for review adopted by the historic district commission.

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

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

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

Exterior architectural features means the architectural style, general design and arrangement of the exterior of a structure, including the kind and texture of the building material, and the type and style of all windows, doors, light fixtures, signs and other appurtenant features.

Facade means a face of a building.

Height means the vertical distance as measured through the central axis of the building from the elevation of the lowest finished floor level to the highest point of the building.

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

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

Pitch means the degree of inclination.

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

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

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

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

Sidelight means a narrow window flanking a door.

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

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

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

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

(Ord. No. 19,755, § 2, 5-15-07)

Cross reference— Definitions and rules of construction generally, § 1-2.

Sec. 23-78. - Violations and penalties.

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

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

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

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

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

(Ord. No. 19,755, § 2, 5-15-07)

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

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

(Ord. No. 19,755, § 2, 5-15-07)

Sec. 23-80. - Equitable relief.

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

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

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

(Ord. No. 19,755, § 2, 5-15-07)

Sec. 23-81. - Appeals.

Any applicant aggrieved by the determination of the historic district commission made pursuant to the provisions of this division may, within thirty (30) days after the making of such decision, appeal the determination of the commission to the circuit court of the county wherein the property is located. The court shall hear all pertinent evidence and shall annul the determination of the commission if it finds the reasons given for such determinations to be unsupported by the evidence or to be insufficient in law, and

may make such other decree as justice and equity may require. The remedy provided by this section shall be exclusive; but the applicant shall have all rights of appeal as in other equity cases.

(Ord. No. 19,755, § 2, 5-15-07)

State law reference— Similar provisions, A.C.A. 14-172-212.
Secs. 23-82—23-95. - Reserved.

DIVISION 2. - HISTORIC DISTRICT COMMISSION

FOOTNOTE(S):

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

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

Sec. 23-96. - Established.

The historic district commission is established.

(Ord. No. 19,755, § 4, 5-15-07)

Sec. 23-97. - Members.

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

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

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

Position 3: Architect.

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

Position 5: At large.

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

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

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

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

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

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

(Ord. No. 19,755, § 4, 5-15-07)

Sec. 23-99. - Fiscal procedures.

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

(Ord. No. 19,755, § 4, 5-15-07)

Sec. 23-100. - Duties generally.

(a) *Historic district guidelines.*

- (1) The historic district commission shall adopt design review guidelines for each local ordinance historic district established pursuant to this article. The guidelines should provide the commissioners with an objective standard for decisions concerning the appropriateness of a project in relation to the architectural and historical character of the district.
- (2) Design review guidelines shall be reviewed periodically by the historic district commission for needed revision to ensure that the guidelines are well adapted to the respective local ordinance historic district.

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

(c) *Proposed local ordinance historic districts.*

- (1) *Investigation and report.* The historic district commission shall make an investigation and report on the historic significance of the buildings, structures, features, sites, or surroundings included in any proposed historic district and shall transmit copies of its report to the Arkansas Historic Preservation Program ("AHPP"), a division of the Department of Arkansas Heritage and to the Little Rock Planning Commission for their consideration and recommendation.
- (2) *Recommendations.* The AHPP and the planning commission shall give their recommendation to the historic district commission within sixty (60) days from the date of receipt of the report. Recommendations shall be read in full at the required public hearing to be held by the historic district commission. Failure to make recommendations within sixty (60) days after date of receipt shall be taken as approval of the report of the historic district commission.
- (3) *Public hearing.* The historic district commission shall hold a public hearing on the establishment of a proposed local ordinance historic district after giving notice of such hearing by publication in a newspaper of general circulation in the city once a week for three (3) consecutive weeks, the first such publication to be at least twenty (20) days prior to the public hearing. Such notice shall include the time and place of the hearing, specify the purpose and describe the boundaries of the proposed local ordinance historic district.
- (4) *Final report.* The historic district commission shall submit a final report with its recommendations and a draft of a proposed ordinance to the governing body of the city within sixty (60) days after the public hearing. The report shall contain the following:
 - (i) A complete description of the area or areas to be included in the historic district or districts. Any single historic district may embrace noncontiguous lands.
 - (ii) A map showing the exact boundaries of the area or areas to be included within the proposed district or districts.
 - (iii) A proposed ordinance designed to implement the provisions of the Historic Districts Act.

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

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

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

(Ord. No. 19,755, §§ 5, 6, 5-15-07)

Secs. 23-101—23-114. - Reserved.

DIVISION 3. - CERTIFICATE OF APPROPRIATENESS.

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

No building or structure, including stone walls, fences, light fixtures, steps and paving or other appurtenant fixtures shall be erected, altered, restored, moved, or demolished within the historic district created by this division until after an application for a certificate of appropriateness as to the exterior architectural changes has been submitted to and approved by the historic district commission. A certificate of appropriateness shall have been issued by the commission prior to the issuance of a building permit or other permit granted for purposes of constructing or altering structures.

(Ord. No. 19,755, § 9, 5-15-07)

Sec. 23-116. - Exemptions.

Nothing in this division shall:

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

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

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

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

published at least one (1) time in a newspaper having circulation throughout the city at least fifteen (15) days prior to the hearing. The cost of such notices shall be paid by the applicant.

(Ord. No. 19,755, § 9, 5-15-07)

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

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

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

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

Sec. 23-119. - Prohibited considerations.

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

(Ord. No. 19,755, § 9, 5-15-07)

Sec. 23-120. - General criteria.

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

- (a) Proposed repairs, alterations, new construction, moving or demolition in the historic district shall respect and relate to the special character of the district. Changes shall be evaluated on basis of:
 - (1) The purpose of this division.
 - (2) The architectural or historic value or significance of a building and its relationship to the surrounding area.
 - (3) The general compatibility of proposed changes.
 - (4) Any other factor, including visual and aesthetic considered pertinent.
- (b) Repairs considered as part of a building's ordinary maintenance are those that do not change but simply upgrade a structure, including painting, replacing deteriorated porch flooring, stairs, siding or trim in the same material and texture, replacing screens, gutters or downspouts. These repairs shall not require a certificate of appropriateness. Improvements of this type are specifically identified in the guidelines adopted for the historic district commission.

- (c) The commission shall encourage proposed changes which reflect the original design of the structure, based on photographs, written description or other historical documentation, and be guided by the following preferences:
 - (1) It is preferable to preserve by maintenance rather than to repair original features of the building.
 - (2) It is preferable to repair rather than to reconstruct if possible.
 - (3) It is preferable to restore by reconstruction of original features rather than to remove or remodel.
- (d) When evaluating the general compatibility of alterations to the exterior of any building in the historic district, the commission shall consider, but not be limited to, the following factors within the building's area of influence:
 - (1) Siting.
 - (2) Height.
 - (3) Proportion.
 - (4) Rhythm.
 - (5) Roof area.
 - (6) Entrance area.
 - (7) Wall areas.
 - (8) Detailing.
 - (9) Facade.
 - (10) Scale.
 - (11) Massing.
- (e) Additions to existing buildings shall be judged in the same manner as new construction and shall complement the design of the original building, including exterior window sizes, door heights and ceiling heights, and should not interfere with any outstanding architectural feature. Decoration of the exterior should blend with existing exterior features such as window casements, gable trim, roofline, siding material, foundation materials and types of windows.
- (f) Generally, new construction shall be judged on its ability to blend with the existing neighborhood and area of influence. The commission shall consider, but not be limited to the factors listed for alterations in paragraph [subsection] (d).

(Ord. No. 19,755, § 9, 5-15-07)

Sec. 23-121. - Alternatives to demolition.

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

- (a) Sources of funding for preservation and restoration activities, if lack of such funds is the reason for the request to demolish.

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

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

(Ord. No. 19,755, § 9, 5-15-07)

Sec. 23-122. - Substantial hardship.

In addition to considering the matters brought to the commission's attention and the criteria set out in section 23-120, the commission may determine that failure to issue a certificate of appropriateness will involve a substantial hardship to the applicant, and notwithstanding that it may be inappropriate, owing to conditions especially affecting the structure but not affecting the historic district generally. Such certificate may be issued without substantial detriment to the public welfare and without substantial derogation from the intent and purpose of this division, and the commission may approve such application and grant a certificate of appropriateness for the activity proposed.

(Ord. No. 19,755, § 9, 5-15-07)

Sec. 23-123. - Reasons for denial.

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

(Ord. No. 19,755, § 9, 5-15-07)

Secs. 23-124—23-128. - Reserved.

DIVISION 4. - MACARTHUR PARK HISTORIC DISTRICT

Sec. 23-129. - Created; boundaries.

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

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

(Ord. No. 19,755, § 11, 5-15-07)

Secs. 23-130—23-160. - Reserved.

APPENDIX H: SAMPLE OF CERTIFICATE OF APPROPRIATENESS PACKAGE



DEPARTMENT OF PLANNING AND DEVELOPMENT

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

□

**APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS**

1. Application Date: _____
2. Date of Public Hearing: _____ at 5:00 p.m.
3. Address of Property: _____
4. Legal Description of Property: _____

5. Property Owner (Printed Name, Address, Phone, Email): _____

6. Owner's Agent: (Printed Name, Address, Phone, Email): _____

7. Brief Project Description: _____

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

(The owner will need to authorize any Agent or person representing the owner at the public hearing).

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

----- (This section to be completed by staff): -----

Little Rock Historic District Commission Action

___ Denied ___ Withdrawn ___ Approved ___ Approved with Conditions ___ See Attached Conditions

Staff Signature: _____ Date: _____

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DEPARTMENT OF PLANNING AND DEVELOPMENT

723 West Markham Street
Little Rock, Arkansas 72201-1334

Phone: (501) 371-4790 Fax: (501) 399-3435

□

Instructions for Filing for a Certificate of Appropriateness (COA)

1. The owner or authorized representative is required to file an **application** and a **cover letter**. See attached "Application for a Certificate of Appropriateness." The cover letter shall set forth the development rationale, the intent of the use and should include such information as is necessary to thoroughly inform the Commission on the issue. Return the completed form to Department of Planning and Development by the designated deadline.
2. The owner/applicant shall submit **one set of scaled drawings** on 24" x 36" **AND twelve (12) copies of the drawings** on 8½" x 14" or 11" x 17" for either:
 - A. **Existing Buildings**
 - (1) An accurate sketch, photograph or drawing of existing elevations where changes are proposed; plus a sketch or drawing of proposed changes.
 - (2) A description of materials for all exterior surfaces to be used including but not limited to foundation, walls, windows, doors, roof and exterior surfaces and details including sizes, manufacturer, model number, and color.
 - B. **New Construction**
 - (1) A scaled (1/4"=1" preferred) drawing of all elevations showing proposed appearance and its relationship to adjacent and nearby buildings.
 - (2) A description of materials for all exterior surfaces to be used including but not limited to foundation, walls, windows, doors, roof and exterior surfaces and details including sizes, manufacturer, model number, and color.
 - C. **Demolitions**

Submittals include but are not limited to the following:

 - (1) Copies of engineering reports to show soundness of structure.
 - (2) Copies of termite inspection to show infestation levels.
 - (3) Other engineering or professional reports to show cause for demolition.
 - (4) Other reports to demonstrate financial hardship.
 - D. **Materials to be used**

Samples of materials, brochures, pamphlets or other literature should be submitted with application.
 - E. **NOTE: All required documents for review must be submitted to staff no later than three (3) weeks before the meeting date.**
3. Before the meeting, the **applicant must perform the following**:
 - A. Post the subject property with a sign at least ten (10) days before the meeting. The sign, furnished at the time of application, must be placed at the front of the property to be seen from the street. If subject property is located on a corner or fronts two streets, **one sign must be posted on each**

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side to be viewed from both streets. If the sign is destroyed or torn down, applicant must obtain a replacement from the office.

B. Give at least ten (10) days written notice of the time, place and date of the public hearing to all **recorded property owners (as certified by a licensed abstractor) within 150 feet**. Applicant is also responsible for notifying any property owners that they have knowledge of that are not reflected on the abstract company list.

C. Notify property owners within 150' with the form "**Notice of Public Hearing**," which is attached or available from Staff. Send the required notice **by certified mail return receipt requested**. Address on the back of the PS Form 3811 Domestic Return Receipt shall be: "Historic District Commission, Planning and Development, 723 West Markham, Little Rock, Arkansas 72201-1334."

The image shows the back of a United States Postal Service Form 3811, Domestic Return Receipt. It features a green header with the USPS logo and a barcode. A box contains the address: "Historic District Commission, Planning and Development, 723 West Markham, Little Rock, AR 72201-1334". A note at the bottom reads "Back of PS form 3811 with Staff address completed."

D. The Affidavit at the bottom of the "**Notice of Public Hearing**," form must be signed before returning "Affidavit" to Staff.

4. Five (5) business days prior to the meeting, **the applicant must submit** the following to staff:

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

The image shows a blank U.S. Postal Service Form 3800, Certified Mail Receipt. It has a green header with the title "CERTIFIED MAIL RECEIPT" and a table for recording postage and fees. A "Postmark Here" area is also visible. The form number "7010 1670 0001 5527 4334" is printed vertically on the left side. The caption below reads "Blank PS form 3800".

5. The applicant or representative **must be present at the public hearing** in order to answer questions the Commission or interested parties may have. The Commission will not act upon your item unless the applicant or representative is present.

6. The applicant or representative **must provide proof of ownership of the project property or documentation of the owner's consent to the submission of the application.**

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

7. **NON-COMPLIANCE WITH THE ABOVE MAY CAUSE AN APPLICATION TO BE WITHHELD UNTIL PROPERLY SUBMITTED AND MAY REQUIRE RENOTIFICATION OF PROPERTY OWNERS.**

IF THERE ARE QUESTIONS OR ADDITIONAL INFORMATION IS NEEDED,
CALL DEPARTMENT STAFF AT 371-4790.



DEPARTMENT OF PLANNING AND DEVELOPMENT

723 West Markham Street
Little Rock, Arkansas 72201-1334

Phone: (501) 371-4790 Fax: (501) 399-3435

NOTICE OF PUBLIC HEARING
BEFORE THE LITTLE ROCK HISTORIC DISTRICT COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS TO OWNERS
OF LAND NEAR THE SUBJECT PROPERTY LOCATED AT

Address: _____

General Location: _____

Owned by: _____

NOTICE IS HEREBY GIVEN THAT an application for a Certificate of Appropriateness on the above described property requesting the following changes: _____

has been filed with the Department of Planning and Development. A **Public Hearing** on said application will be held by the Historic District Commission in the Board of Directors Chambers, City Hall, second floor, 500 W. Markham Street on (date) _____ at 5:00 p.m.

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

Instructions for applicant: Please return the completed form and signed affidavit, UN CUT, to staff no later than five (5) days prior to the public hearing. Mail the top portion "Notice of Public Hearing" to provide ten (10) days notice prior to the public hearing date.

AFFIDAVIT

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

Applicant (owner or authorized representative): _____

Date: _____

Revised 8/2012



DEPARTMENT OF PLANNING AND DEVELOPMENT

723 West Markham Street
Little Rock, Arkansas 72201-1334

Phone: (501) 371-4790 Fax: (501) 399-3435

**CERTIFICATE OF APPROPRIATENESS
AUTHORIZATION OF REPRESENTATION STATEMENT**

I, _____ do hereby authorize
Property owner (print)

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

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

Street Address:

Title Holder's Signature

Date

Agent's Signature

Date

=====

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

Notary Public

My Commission Expires: _____

Revised 8/2012

APPENDICES I : CERTIFICATES OF APPROPRIATENESS



DEPARTMENT OF PLANNING AND DEVELOPMENT

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

CERTIFICATE OF APPROPRIATENESS

HDC13-000

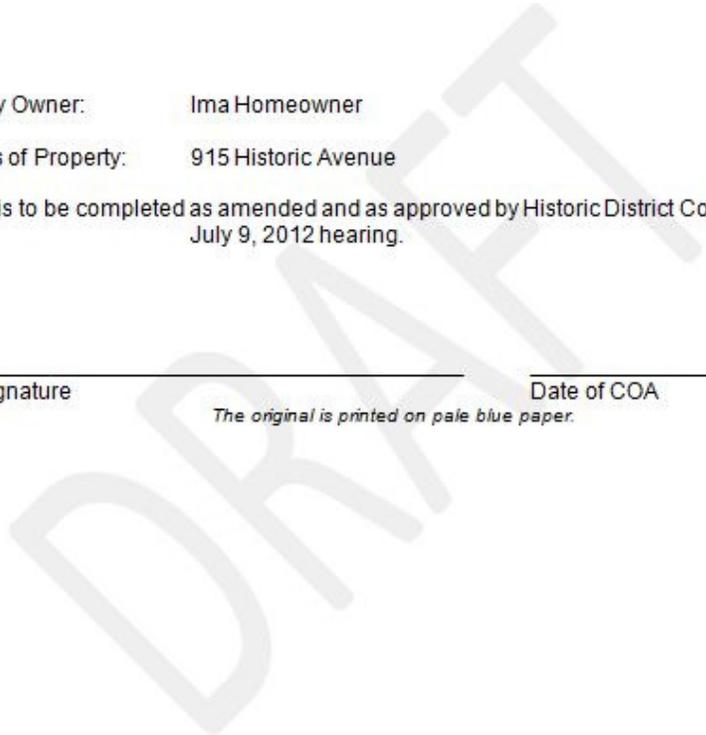
Property Owner: Ima Homeowner
Address of Property: 915 Historic Avenue

Project is to be completed as amended and as approved by Historic District Commission in the July 9, 2012 hearing.

Staff Signature

Date of COA

The original is printed on pale blue paper.



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

APPENDICES J: CERTIFICATES OF COMPLIANCE



DEPARTMENT OF PLANNING AND DEVELOPMENT

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

CERTIFICATE OF COMPLIANCE

HDC13-000

Property Owner: Ima Homeowner

Address of Property: 915 Historic Avenue

Project Description with Conditions listed:

- 1) **Brick Repair** at front of house
 - a) Replace missing bricks as needed to match existing pattern.
 - b) Use Type N mortar with joint to match existing.
- 2) **Garage Door/Exterior Door**
 - a) The overall appearance of the door is to reflect vertical slats held together by diagonal slats with alternating interior angles on every other door.
 - b) The applicant shall provide detailed drawings of the rear doors of the structure when design is complete.
- 3) **Fencing Repair/Replace.**
 - a) Replacement boards to be same size, material and shape as existing. New fence to be in same location as previous with same number and size of gates.
- 4) **Driveway**
 - a) Replace crumbling full width asphalt driveway/parking pad with full width concrete driveway.
 - b) Location to be to the west of house: from Daisy Bates street to the northwest corner of the house (for the maximum length). Driveway to be located abutting house and not be located on adjoining property.
 - c) Width to be 11' wide maximum.
 - d) Driveway may be full width (not ribbon) out of smooth concrete, light broom finish, not a stained or patterned finish.
 - e) Driveway to be a minimum of 4" deep for entirety of driveway.

Staff Signature

Date of COC

The original is printed on pale orange paper.

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

APPENDIX K: GUIDELINE CHART

**May require a building permit*

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

Guideline Chart (page 2 of 2)

**May require a building permit*

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

APPENDIX L : ARTIFICIAL SIDING POLICY

~~Section V-35. of the Design Review Guidelines (1996 Edition), adopted by the Little Rock Historic District Commission (Commission), is amended as follows:~~ **This Appendix relates to the installation of artificial siding on an existing structures in the district, both contributing and non-contributing structures. This appendix does not relate to new construction.**

~~V-35. SIDING~~

- A. Siding original to the building should be repaired rather than replaced, only where necessary due to deterioration.

In considering exterior changes, the Commission will weigh the needs and desires of the applicant with the overall good of the Historic District. While each application will be considered on its merits, the Commission will utilize the following guidelines in order to best implement its preservation responsibilities:

- 1) The more historically significant the structure, the more concerned the Commission will be that the structure's exterior appearance will retain its historic integrity and character;
- 2) The more architecturally significant the structure, the more concerned the Commission will be that the structure's exterior retains its architectural compatibility;
- 3) The more visible the structure is from a public right-of-way, the greater the Commission's concern;
- 4) The closer the structure is to historically or architecturally significant structures, the more the Commission will be concerned;
- 5) Restoration of original material is the ideal method to be used in all projects;
- 6) Renovation using identical materials is the next preferred method of addressing exterior work to be performed;
- 7) Use of materials that were traditionally used within the Historic District when the structure was built is preferred;
- 8) Use of natural materials is normally preferred over the use of artificial or synthetic materials;
- 9) Architectural detailing and fenestration are often the most important characteristics of a structure.

For these reasons, the use of artificial siding on structures within the Historic District is discouraged. However, each application that includes the use of artificial or synthetic siding will be carefully considered by the Commission and particular attention will be paid to any special circumstances that may make use of artificial or synthetic siding prudent or necessary. Likewise, the application will be carefully scrutinized by the Commission in terms of the effects of the proposed materials on the structure's style, historical integrity, structural and architectural integrity and the effect of the artificial or synthetic materials on the Historic District as a whole.

In considering an application, the Commission may request that a sample of the proposed siding be installed for inspection by the Commission before a decision is made on the issuance of a Certificate of Appropriateness. In addition, the Commission may request permission to inspect the exterior of the structure for architectural detailing and fenestration that may be covered or lost, for structural soundness and for the absence or presence of evidence of sources of moisture that may cause the covered siding to decay, attract insects or create future structural problems.

The Commission reserves the right to ask for technical advice or comments from the Arkansas State Historic Preservation Program, architects, architectural conservators and other preservation experts concerning the application. The applicant is encouraged to provide expert perspectives on the proposed installation of artificial and synthetic siding and on the use of artificial or synthetic siding in historic districts.

The Historic Preservation Administrator maintains reference materials on the use of artificial or synthetic siding in historic districts. This reference material shall be made available to any person considering the use of artificial or synthetic siding in the Historic District. The Commission reserves the right to have this material entered into the record of any application for the use of artificial or synthetic siding. The applicant is encouraged to provide, for the record and for review by the Commission, any additional material the applicant determines to be relevant to the issue of the appropriateness of the use of artificial or synthetic siding in the application.

In those cases where siding is approved, the Commission shall have the right to inspect installation of the artificial or synthetic siding as it progresses in order to ensure adherence to the application and to protect the structure's trim, texture and architectural style and design.

- B. Siding of artificial or substitute materials, which include, but are not limited to, vinyl, aluminum, steel and plastic, is discouraged. Notwithstanding this guideline, an applicant submitting an application for a Certificate of Appropriateness shall be guided by the following principles:
- 1) The architectural character of the structure shall not be lost due to the covering of details, the removal of features or a change of scale;
 - 2) The use of furring strips shall not change the relationship between the plane of the wall and the projecting elements such as windows, door trim, trim and molding or affect the shadow reveals;
 - 3) The proposed artificial materials shall not be incongruous with the materials used by adjoining properties in the MacArthur Park Local Ordinance Historic District;
 - 4) The application of artificial siding shall not harm the existing siding;
 - 5)
 - a) The proposed artificial material shall match the existing material in size, profile and finish;
 - b) There shall be no change in the character of the structure;
 - 6) The application of artificial siding shall not hide underlying problems that may progress unseen to the point where more extensive repairs are necessary;
 - 7) The proposed artificial siding shall be easy to replace and match in style and color if a piece is damaged and must be removed;

- 8) The artificial siding shall not be adversely affected by extreme changes in temperature;
- 9) The installation of artificial siding shall not obscure, alter or remove architectural details of the structure:
- C. Wall shingles original to the building should be preserved, but if replacement is necessary, the new shingles should match the original shingles in size, placement and design (this includes decorative wood shingles of Victorian buildings, as well as wood or asphalt shingles of bungalow-period houses).
- D. Siding on non-historic (less than fifty [50] years old) buildings may be resided with smooth masonite lap siding or with wood clapboards. Historic siding materials such as weatherboard and wood shingles should be preserved and maintained.

APPENDIX M: MAINTENANCE ADVICE

MATERIALS

1. Prevent water from making contact with exterior wood siding. Of particular importance is keeping all gutters and downspouts in good repair to keep water from infiltrating the wood surface.
2. All exposed wood should be kept painted or treated with preservatives.
3. Repairs for wood siding such as cracks can be made through the use of waterproof glue or plastic wood. Large cracks may be filled with caulk followed by putty or plastic wood. The surface should then be sanded, allowed to dry and painted.
4. Where exterior siding has to be replaced the use of pressure treated wood is recommended to prevent deterioration.
5. Keep exterior brick clean of mildew, efflorescence and dirt. Also, keep exterior brick clean of vines, ivy and other plant materials. Washing with detergents and water are best for exterior masonry and mortar. Sandblasting, waterblasting and other abrasive cleaning methods are detrimental to historic buildings and should not be used.
6. Repointing of historic mortar should be with a mortar which matches the original in ~~and~~ composition of mortar, dyes or colorants, and type of mortar joint to be appropriate and watertight. Most mortar from before 1900 was composed of lime and sand and a mortar with similar content should be applied. The use of Portland cement or other hard mortars is discouraged because it will damage the brick by cracking or spalling. Property owners should seek advice from Staff onsite to determine the best scope of work for tuck-pointing. Discussions should include the contractor executing the work for best results.
7. Most silicone based or waterproof coatings have limited effectiveness and may actually add to moisture problems by not allowing the brick to breathe. The use of these products is discouraged.

ROOFS, CORNICES, CHIMNEYS

1. Check the roof regularly for leaks, deterioration of flashing and worn roof surfaces, such as rolled or asphalt shingles. An inspection of the upper floor or attic space during or following a rainstorm can also assist in detection of water related problems.
2. Know what metals are used in your cornice or roof's flashing and use only similar metals during replacement or repair. Different metals should not touch each other or a galvanic reaction may occur leading to corrosion.
3. Metal roofs and cornices should be kept painted to prevent rust and deterioration. Appropriate paints include those with an iron oxide oil base. Asphalt based paints and aluminum paints should not be used on historic metals as they could accelerate the rusting process.
4. Chimneys should be regularly checked for cracking, leaning, spalling and infestation by birds and insects. The use of chimney caps over chimneys or flue openings is recommended to keep

out moisture.

GUTTERS AND DOWNSPOUTS

1. Keep gutters and downspouts in good repair. Make sure they are properly connected, are clean of leaves and other debris and channel water effectively away from the building. Seal all cracks in downspouts with silicone caulk or sealants.
2. The use of splash blocks to keep water away from the foundation is recommended.
3. Gutters and downspouts, which are deteriorated should be replaced with new gutters and downspouts. Half-round gutters and round downspouts are preferable to corrugated designs.

FOUNDATIONS

1. All water should drain away from a building and should not enter the foundation.
2. Trees, shrubs and other plants should be kept well away from the foundation to prevent damage from moisture and root movement.

PORCHES AND EXTERIOR ORNAMENTATION

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

ENTRANCES

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

WINDOWS

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

AWNINGS

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

SIGNS

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

APPENDIX N: DEFINITIONS AND TERMS

1. Procedural Definitions

Area of influence: The affected area to be notified for a public hearing as determined by a specific type of construction, alteration, restoration, moving or demolition as described in the individual categories found in the guidelines for review by the Historic District Commission (HDC). [This is deemed to be all properties situated within 150' of the subject property and any additional properties within the subject's block that lie outside the 150' radius.](#)

Certificate of Appropriateness: A document awarded by a preservation commission allowing an applicant to proceed with a proposed alteration, demolition or new construction in a designated area or site, following a determination of the proposal's suitability according to applicable criteria.

Certificate of Compliance: A document awarded by preservation commission staff allowing an applicant to proceed with proposed maintenance of a structure in a designated area or site, following a determination of the proposal's suitability according to applicable criteria.

Certified Local Government: Any city, county, parish, township, municipality or borough or any other general purpose subdivision enacted by the National Preservation Act Amendments of 1980 to further delegate responsibilities and funding to the local level.

Contributing: a structure which is a good example of a recognized architectural style, and which retains unaltered the major architectural details of that style. When a district is nominated to the National Register for Historic Places, every structure is designated "contributing" or "non-contributing." An area must have more than 50% "contributing structures" to be listed on the National Register.

Due process: The established procedure by which a property owner has an application reviewed.

Non-contributing: [either an historic structure which has been altered so much that the character-defining elements of its architectural style have been eliminated, or a structure less than 50 years old, the basic age for National Register consideration.](#)

Normally required: Mandatory actions, summarized in the guidelines, whose compliance is enforced by the preservation commission.

Public notice: The classified advertisement of an event, such as a preservation commission meeting, that is published in the local newspaper and posted in the city government building in order to notify the general public of the upcoming event.

Recommended: Suggested, but not mandatory actions summarized in the guidelines.

Significant structure: a structure which is a particularly good example of an architectural style and which deserves a high degree of preservation.

2. Technical Definitions

Adaptive use: Rehabilitation of a historic structure for use other than its original use such as a residence converted into offices.

Addition: New construction added to an existing building or structure.

Alteration: Any project involving change of or addition to an existing building. Work that impacts any exterior architectural feature including construction, reconstruction, repair or removal of any building element.

Appropriate: Especially suitable or compatible.

Building: Any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals or chattels. A structure used to house human activity such as a dwelling or garage.

Character: Qualities and attributes of any structure, site, street or district.

Commission: The Little Rock Historic District Commission (LRHDC).

Configuration: Arrangement of elements and details on a building or structure that help to define its character.

Contemporary: Reflecting characteristics of the current period. Contemporary denotes characteristics, which illustrate that a building, structure or detail was constructed in the present or recent past rather than being imitative or reflective of a historic design.

Compatible: In harmony with location and surroundings.

Context: The setting in which a historic element, site, structure, street or district exists.

Detailing: architectural aspects that, due to particular treatment, draw attention to certain parts or features of a building. Trim pieces that include moldings, decorative elements and features that are secondary to the major wall surfaces and materials.

Demolition: Any act that destroys in whole or in part a building or structure.

Demolition by neglect: The destruction of a building or structure through abandonment or lack of maintenance.

Design Guidelines: Criteria developed by preservation commissions to identify design concerns in an area and to help property owners ensure that rehabilitation and new construction respect the character of designated buildings and districts.

Element: A material part or detail of a site, structure, street or district.

Elevation: Any one of the external faces or facades of a building.

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

Exterior architectural features: The architectural style, general design and arrangement of the exterior of a structure, including the kind and texture of the building material, and the type and style of all windows, doors, light fixtures, signs and other appurtenant features.

Fabric: Physical material of a building, structure or community, connoting an interweaving of component parts.

Harmony: Pleasing or congruent arrangement.

Height: The vertical distance as measured through the central axis of the building from the elevation of the lowest finished floor level to the highest point of the building. This does not include chimneys.

Historic District: A geographically definable area with a significant concentration of buildings, structures, sites, spaces or objects unified by past events, physical development, design, setting, materials, workmanship, sense of cohesiveness or related historical and aesthetic associations. The significance of a district may be recognized through listing in a local, state or national landmarks register and may be protected legally through enactment of a local historic district ordinance administered by a historic district board or commission.

Historic imitation: New construction or rehabilitation where elements or components mimic an architectural style but are not of the same historic period as the existing buildings (historic replica).

Infill: New construction where there had been an opening before, such as a new building between two older structures; or block infill between porch piers or in an original window opening.

Landmark: A building, structure, object or site that is identified as a historic resource of particular significance.

Landscape: The totality of the built or human-influenced habitat experienced at any one place. Dominant features are topography, plant cover, buildings or other structures and their patterns.

Landscape features: The elements of the built or human-influenced habitat experienced at any one place. Landscape features may include walks, walls, planting, statuary, etc.

Maintain: To keep in an existing state of preservation or repair.

Massing: Volume, magnitude or overall size of a building. The overall shape of major building volumes and their composition as a whole

Material change: A change that will affect either the exterior architectural or environmental features of an historic property or any structure, site or work of art within an historic district.

New construction: Construction that is characterized by the introduction of new elements, sites, buildings or structures or additions to existing buildings and structures in historic areas and districts.

Obscured: Covered, concealed or hidden from view.

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

Preservation: Generally, saving from destruction or deterioration old and historic buildings, sites, structures and objects and providing for their continued use by means of restoration, rehabilitation or adaptive use.

Proportion: The relationship of height to width of the building outline as well as individual components. ~~Harmonious relation of parts to one another or to the whole.~~ The overall horizontal and vertical relationship of primary building elements to each other as well as to existing buildings immediately surrounding the subject property (360 degree view).

Recommendation: An action or activity advised but not required by the Little Rock Historic District Commission.

Reconstruction: The act or process of reproducing by new construction the exact form and detail of a vanished building, structure or object, or a part thereof, as is appeared at a specific period of time.

Rehabilitation: The act or process of returning a property or building to usable condition through repair, alteration, and/or preservation of its features that are significant to its historical, architectural and cultural values.

Restoration: The act or process of accurately taking a building's appearance back to a specific period of time by removing later work and by replacing missing earlier features to match the original.

Retain: To keep secure and intact. In the guidelines, "retain" and "maintain" describe the act of keeping an element, detail or structure and continuing the same level of repair to aid in the preservation of elements, sites and structures.

Rhythm: A harmonious or orderly recurrence of compositional elements at regular intervals, including the location of doors and the placement of windows, symmetrically or asymmetrically and their relative proportion. Movement or fluctuation marked by the regular occurrence or natural flow of related elements. The pattern and spacing of primary building elements such as openings, projections, and recesses.

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

Satellite Dishes: End User: 1) Antennas that are used to receive television broadcast signals; 2) Antennas that are one (1) meter or less in diameter and are used to receive direct broadcast satellite service or to receive or transmit fixed wireless signals; or 3) Antennas that are one (1) meter or less in diameter and are used to receive video programming services or to receive or transmit fixed wireless signals. Definition source: (Category II—End User Reception Antennas (47 Code of Federal Regulations Section 1.4000 as of 1-12-09.))

Scale: the relative dimension, size, degree or proportion of parts of a building to each other or group of buildings Proportional elements that demonstrate the size, materials and style of buildings.

Setting: The sum of attributes of a locality, neighborhood or property that defines its character.

Significant: Having particularly important associations within the contexts of architecture, history and culture.

Siting: The location of a building in relationship to the legal boundaries and setbacks, adjacent

properties, and the natural conditions of the site.

Stabilization: Act or process of applying measures essential to the maintenance of a deteriorated building as it exists at present, establishing structural stability and a weather-resistant enclosure.

Streetscape: The distinguishing character of a particular street as created by its width, degree of curvature, paving materials, design of the street furniture and forms of surrounding buildings.

Structure: Any improvement on the land which extends above ground level.

Style: A type of architecture distinguished by special characteristics of structure and ornament and often related in time; also a general quality of a distinctive character.

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

Wall areas: The vertical architectural member used to define and divide space including the kind and texture and exposure of wall sidings and trims, and the location, number and design of all openings including window and door openings. [The proportion, rhythm, and scale of walls, their associated openings and their relationship to adjacent buildings within the area of influence.](#)

3. Glossary of Architectural Terms

Apron: A decorative, horizontal trim piece on the lower portion of an architectural element.

Arch: A curved construction of wedge-shaped stones or bricks, which spans an opening and supports the weight above it. (see flat arch, jack arch, segmental arch and semi-circular arch)

Attic: The upper level of a building, not of full ceiling height, directly beneath the roof.

Baluster: One of a series of short, vertical, often vase-shaped members used to support a stair or porch handrail, forming a balustrade.

Balustrade: An entire rail system with top rail and balusters.

Bargeboard: A board that hangs from the projecting end of a gable roof, covering the end rafters and often sawn into a decorative pattern. Also: Vergeboard.

Bay: Portion of a facade between columns or piers providing regular divisions and usually marked by windows.

Bay window: A projecting window that forms an extension to the floor space of the internal rooms; usually extends to the ground level.

Belt course: A horizontal band usually marking the floor levels on the exterior facade of a building.

Board and batten: Siding fashioned of boards set vertically and covered where the edges join by narrow strips called battens.

Bond: A term used to describe the various patterns in which brick (or stone) is laid.

Bracket: A projecting element of wood, stone or metal which spans between horizontal and vertical surfaces (eaves, shelves, overhangs) as decorative support.

Bulkhead: The structural panels just below display windows on storefronts. Bulkheads can be both supportive and decorative in design; 19th century bulkheads are often of wood construction with rectangular raised panels; 20th century bulkheads may be of wood, brick, tile or marble construction. Bulkheads are also referred to as kickplates.

Bungalow: Common house form of the early-20th century distinguished by horizontal emphasis, wide eaves, large porches and multi-light doors and windows.

Capital: The head of a column or pilaster.

Casement window: A window with one or two sashes that are hinged at the sides and usually open outward.

Cementitious boards: Non-asbestos, discrete cellulose fiber-reinforced cement building products are acceptable as building products in certain applications. Brand names used are Hardiplank, Hardiflex, Hardipanel, etc.

Clapboards: Horizontal wooden boards, thinner at the top edge, which are overlapped to provide a weather-proof exterior wall surface.

Classical order: Derived from Greek and Roman architecture, a column with its base, shaft, capital and entablature having standardized details and proportions, according to one of the five canonized modes: Doric, Tuscan, Ionic, Corinthian or Composite.

Clipped gable: A gable roof where the ends of the ridge are terminated in a small, diagonal roof surface.

Colonial Revival: House style of the early-20th century based on interpretations of architectural forms of the American colonies prior to the Revolution.

Column: A circular or square vertical structural member.

Common bond: Brickwork pattern where most courses are laid flat, with the long "stretcher" edge exposed, but every fifth to eighth course is laid perpendicularly with the small "header" end exposed.

Corbel: In masonry, a projection or one of a series of projections, each stepped progressively further forward with height and articulating a cornice or supporting an overhanging member.

Corinthian order: Most ornate classical order characterized by a capital with ornamental acanthus leaves and curled fern shoots.

Cornice: The uppermost, projecting part of an entablature or feature resembling it. Any projecting ornamental molding along the top of a wall, building, etc.

Cresting: A decorated ornamental finish along the top of a wall or roof, often made of ornamental metal.

Cross-gable: A secondary gable roof that meets the primary roof at right angles.

Dentils: A row of small tooth-like blocks in a classical cornice.

Doric order: A classical order with simple, unadorned capitals and with no base.

Dormer window: A window that projects from a roof.

Double-hung window: A window with two sashes, one sliding vertically over the other.

Eave: The edge of a roof that projects beyond the face of a wall.

Ell: The rear wing of a house, generally one room wide and running perpendicular to the principal building.

Engaged column: A round column attached to a wall.

Entablature: A part of a building of classical order resting on the column capital; consists of an architrave, frieze and cornice.

Facade: The face or front elevation of a building. [The textural appearance of the materials that will contribute to a building's character and appearance.](#)

Fanlight: A semi-circular window usually over a door with radiating muntins suggesting a fan.

Fascia: A projecting flat horizontal member or molding; forms the trim of a flat roof or a pitched roof; also part of a classical entablature.

Fenestration: The arrangement of windows on a building.

Finial: A projecting decorative element, usually of metal, at the top of a roof turret or gable.

Fishscale shingles: A decorative pattern of wall shingles composed of staggered horizontal rows of wooden shingles with half-round ends.

Flashing: Thin metal sheets used to prevent moisture infiltration at joints of roof planes and between the roof and vertical surfaces.

Flat arch: An arch whose wedge-shaped stones or bricks are set in a straight line; also called a jack arch.

Flemish bond: A brick-work pattern where the long "stretcher" edge of the brick is alternated with the small "header" end for decorative as well as structural effectiveness.

Fluting: Shallow, concave grooves running vertically on the shaft of a column, pilaster or other surface.

Foundation: The lowest exposed portion of the building wall, which supports the structure above.

Frieze: Middle portion of a classical cornice; also applied decorative elements on an entablature or parapet wall.

Gable: The triangular section of a wall to carry a pitched roof.

Gable roof: A pitched roof with one downward slope on either side of a central, horizontal ridge.

Gambrel roof: A ridged roof with two slopes on either side.

Ghosts: Outlines or profiles of missing buildings or building details. These outlines may be visible through stains, paint, weathering or other residue on a building's facade.

Greek Revival style: A mid-19th-century revival of forms and ornament of architecture of ancient Greece.

Hipped roof: A roof with uniform slopes on all sides.

Hood molding: A projecting molding above an arch, doorway or window, originally designed to direct water away from the opening; also called a drip mold.

Ionic order: One of the five classical orders used to describe decorative scroll capitals.

Jack arch: see Flat arch

Keystone: The wedge-shaped top or center member of an arch.

Knee brace: An oversize bracket supporting a cantilevered or projecting element.

Lattice: An openwork grill of interlacing wood strips used as screening.

Light: a pane of glass in a window or door.

Lintel: The horizontal top member of a window, door or other opening.

Mansard roof: A roof with a double slope on all four sides, with the lower slope being almost vertical and the upper almost horizontal.

Masonry: Exterior wall construction of brick, stone or adobe laid up in small units.

Massing: The three-dimensional form of a building.

Metal standing seam roof: A roof composed of overlapping sections of metal such as copper-bearing steel or iron coated with aterne alloy of lead and tin. These roofs were attached or crimped together in various raised seams, for which the roof are named.

Modillion: A horizontal bracket, often in the form of a plain block, ornamenting or sometimes supporting, the underside of a cornice.

Mortar: A mixture of sand, lime, cement and water used as a binding agent in masonry construction.

Mullions and Muntins: The heavy vertical divider between windows or doors and the secondary framing member to divide and hold the panes of glass in multi-light window or glazed door.

Multi-light window: A window sash composed of more than one pane of glass.

Neo-classical Revival style: Early-20th-century style that combines features of ancient, Renaissance and Colonial architecture; characterized by imposing buildings with large columned porches.

Oriel window: Bay window that emerges above the ground floor level.

Overlight: See transom

Paired columns: Two columns supported by one pier, as on a porch.

Palladian window: Window with three openings, the central one arched and wider than the flanking ones.

Paneled door: Door composed of solid panels (raised or recessed) held within a framework of rails and stiles.

Parapet: A low horizontal wall at the edge of a roof.

Pediment: Triangular crowning element forming the gable of a roof; any similar triangular element used over windows, doors, etc.

Pier: Vertical structural element, square or rectangular in cross-section.

Pilaster: A square pillar attached to, but projecting from a wall, resembling a classical column.

Pitch: The degree of inclination. The slope of a roof.

Portico: A roofed space, open or partly enclosed, forming the entrance and centerpiece of the facade of a building, often with columns and a pediment.

Portland cement: A strong, inflexible hydraulic cement used to bind mortar. Mortar or patching materials with a high Portland cement content should not be used on old buildings. The Portland cement is harder than the masonry, thereby causing serious damage over annual freeze-thaw cycles.)

Pressed tin: Decorative and functional metalwork made of molded tin used to sheath roofs, bays and cornices.

Pyramidal roof: A roof with four identical sides rising to a central peak.

Queen Anne style: Popular late 19th-century revival style of early 18th-century English architecture, characterized by irregularity of plan and massing and a variety of texture.

Quoins: A series of stone, bricks or wood panels ornamenting the outside of a wall.

Ridge: The top horizontal member of a roof where the sloping surfaces meet.

Rusticated: Roughening of stonework of concrete blocks to give greater articulation to each block.

Sash: The moveable framework containing the glass in a window.

Segmental arch: An arch whose profile or radius is less than a semicircle.

Semi-circular arch: An arch whose profile or radius is a half-circle the diameter of which equals the opening width.

Sheathing: An exterior covering of boards or other surface applied to the frame of the structure. (see Siding)

Shed roof: A gently-pitched, almost flat roof with only one slope.

Sidelight: [A narrow window flanking a door.](#) A vertical area of fixed glass on either side of a door or window.

Siding: The exterior wall covering or sheathing of a structure.

Sill: The bottom crosspiece of a window frame.

Simulated divided light: A modern adaptation of the true divided light windows and doors. A true divided light window uses multiple panes of glass to comprise the window or door. A simulated divided light uses one pane of glass per sash or door and a grid of wood or plastic is snapped in place to have the appearance of divided lights. The grids may be on the interior of the structure, the exterior of the structure, sandwiched between the panes of glass in a double paned window or all the above.

Soffit: The exposed undersurface of any overhead component of a building.

Spindles: Slender, elaborately turned wood dowels or rods often used in screens and porch trim.

Surround: An encircling border or decorative frame, usually at windows or doors.

Swag: Carved ornament on the form of a cloth draped over supports or in the form of a garland of fruits and flowers.

Transom: A horizontal opening (or bar) over a door or window.

Trim: The decorative framing of openings and other features on a facade.

Turret: A small slender tower.

Veranda: A covered porch or balcony on a building's exterior.

Vergeboard: The vertical face board following and set under the roof edge of a gable, sometimes decorated by carving. Also called bargeboard.

Vernacular: A regional form or adaptation of an architectural style.

Wall dormer: Dormer created by the upward extension of a wall and a breaking of the roofline.

Water table: A projecting horizontal ledge, intended to prevent water from running down the face of a wall's lower section.

Weatherboard: Wood siding consisting of overlapping boards usually thicker at one edge than the other.

APPENDIX O: RESOURCES AND SUGGESTED BIBLIOGRAPHY

1. Resources for Historical and Technical Information

Local Resources:

Little Rock Historic District Commission
Department of Planning and Development
723 West Markham Street
Little Rock, AR 72201
501-371-4790
www.littlerock.org

Capitol Zoning District Commission
410 South Battery Street
Little Rock, AR 72201
501-324-9644
www.arkansas.gov/czdc

Quapaw Quarter Association
PO Box 165023
Little Rock, AR 72216
501-371-0075
www.quapaw.com

Arkansas Resources

Arkansas Historic Preservation Program
1100 North Street
Little Rock, AR 72201
501-324-9880
www.arkansaspreservation.org

Preserve Arkansas (formally Historic Preservation Alliance of Arkansas)
PO Box 305
Little Rock, AR 72203-0305
501-372-4757
www.preservearkansas.org

National Resources

U.S. Department of the Interior
National Park Service
1849 C Street, N.W.
Washington, D.C. 20204
Office of the Director: (202) 208-4621
Office of Communications: (202) 208-6843
Cultural Resource Stewardship
and Partnerships: (202) 208-7625
Heritage Preservation Services: www.cr.nps.gov/hps

Midwest Regional Office of the National Park Service

601 Riverfront Drive
Omaha, NE 68102
(402) 221-3448

National Trust for Historic Preservation
1785 Massachusetts Avenue, N.W.
Washington, D.C. 20036
202-588-6040
nthp.org

WESTERN FIELD SERVICES
1420 Ogden Street, Suite 203
Denver, Colorado 80218
(303)623-1504
swro@nthp.org

Conservation Online
www.palimpsest.stanford.edu

Heritage Preservation
www.heritagepreservation.org

National Preservation Institute
www.npi.org

International Centre for the Study and Preservation & Restoration
Of Cultural Property (CCROM)
www.iccrom.org

2. Bibliography

The Preservation Assistance Division, National Park Service, offers a variety of publications to guide preservation, restoration, and rehabilitation efforts. The books, handbooks, technical leaflets, and data bases are available through various sales outlets. A catalog of historic preservation publications with stock numbers, prices, and ordering information may be obtained by writing the National Park Service, Preservation Assistance Division, P.O. Box 37127, Washington D.C. 20013-7127.

Program/Training Information:

Federal Historic Preservation Laws, Sara K. Blumenthal, ed. 1990
Interpreting the Secretary of the Interior's Standards for Rehabilitation,
Michael J. Auer, ed. 1988
Preservation Tax Incentives for Historic Buildings, 1990

Preservation Briefs: Preservation Briefs assist owners and developers of historic buildings in recognizing and resolving common preservation and repair problems prior to work. The briefs are especially useful to preservation tax incentive program applicants because they recommend those methods and approaches for rehabilitating historic buildings that are consistent with their historic character.

Preservation Brief 1: The Cleaning and Waterproof Coating of Masonry Buildings,
Robert C. Mack, 1975
Preservation Brief 2: Repointing Mortar Joints in Historic Brick Buildings,
Robert C. Mack, deTeel Paterson Tiller, James S. Askins, 1980
Preservation Brief 3: Conserving Energy in Historic Buildings, Baird M. Smith, 1978
Preservation Brief 4: Roofing for Historic Buildings, Sarah M. Sweetser, 1978
Preservation Brief 5: The Preservation of Historic Adobe Buildings, 1978
Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings, Anne E.
Grimmer, 1979
Preservation Brief 7: The Preservation of Historic Glazed Architectural Terra-Cotta,
DeTeel Patterson Tiller, 1979
*Preservation Brief 8: Aluminum and Vinyl Siding on Historic Buildings: The
Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame
Buildings*, John H. Myers, 1984
Preservation Brief 9: The Repair of Historic Wooden Windows, John H. Myers, 1981
Preservation Brief 10: Exterior Paint Problems on Historic Woodwork, Kay D. Weeks
And David W. Look, 1982
Preservation Brief 11: Rehabilitating Historic Storefronts, H. Ward Jandl, 1982
*Reservation Brief 12: The Preservation of Historic Pigmented Structural Glass
(Vitrolite and Carrara Glass)*, 1984
Preservation Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows,
Sharon C. Park, 1984
*Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation
Concerns*, Kay D. Weeks, 1986
*Preservation Brief 15: Preservation of Historic Concrete: Problems and General
Approaches*, William B. Coney, 1987
Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors,
Sharon C. Park, 1988

- Preservation Brief 17: Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*, Lee H. Nelson 1988
- Preservation Brief 18: Rehabilitating Interiors in Historic Buildings—Identifying Character-Defining Elements*, H. Ward Jandl, 1988
- Preservation Brief 19: The Repair and Replacement of Historic Wooden Shingle Roofs*, Sharon C. Park, 1989
- Preservation Brief 20: The Preservation of Historic Barns*, Michael J. Auer, 1989
- Preservation Brief 21: Repairing Historic Flat Plaster—Walls and Ceilings*, Marylee MacDonald, 1989
- Preservation Brief 22: The Preservation and Repair of Historic Stucco*, Anne E. Grimmer, 1990
- Preservation Brief 23: Preserving Historic Ornamental Plaster*, David Flaharty, 1990
- Preservation Brief 24: Heating, Ventilating, and Cooling Historic Buildings: Problems And Recommended Approaches*, Sharon C. Park, 1991
- Preservation Brief 25: The Preservation of Historic Signs*, Michael J. Auer, 1991
- Preservation Brief 26: The Preservation and Repair of Historic Log Buildings*, Bruce D. Bomberger, 1991
- Preservation Brief 27: The Maintenance and Repair of Architectural Cast Iron*, John G. Waite, 1991

Technical Reports: Technical Reports address in detail problems confronted by architects, engineers, government officials, and other technicians involved in the preservation of historic buildings.

- A Glossary of Historic Masonry Deterioration Problems and Preservation Treatments*, Anne E. Grimmer, 1984
- Access to Historic Buildings for the Disabled: Suggestions for Planning and Implementation*, Charles Parrott 1980
- Cyclical Maintenance for Historic Buildings*, J. Henry Chambers 1976
- Epoxies for Wood Repairs in Historic Buildings*, Morgan W. Phillips and Dr. Judith E. Selwyn, 1978
- Gaslighting in America: a Pictorial Survey 1815-1910*, Denys Peter Myers, 1990
- Keeping It Clean: Removing Dirt, Paint, Stains, and Graffiti from Historic Exterior Masonry*, Anne E. Grimmer,
- Metal in America's Historic Buildings: Uses and Preservation Treatments*, Margot Gayle and David W. Look, 1980
- Moisture Problems in Historic Masonry Walls: Diagnosis and Treatment*, Baird M. Smith, 1984
- Moving Historic Buildings*, John Obed Curtis,
- Photogrammetric Recording of Cultural Resources*, Perry E. Borchers, 1977
- Rectified Photography and Photo Drawings for Historic Preservation*, J. Henry Chambers, 1973
- Using Photogrammetry to Monitor Materials Deterioration and Structural Problems of Historic Buildings: Dorchester Heights Monument, A Case Study*, J. Henry Chambers, 1985
- X-Ray Examination of Historic Structures*, David M. Hart, 1975

Preservation Tech Notes: Preservation Tech Notes (PTN) provide innovative solutions to specific problems in preserving cultural resources.

PTN 1: Windows (1): Planning Approaches to Window Preservation by Charles E. Fisher, 1984

PTN 2 Windows (2): Installing Insulating Glass in Existing Steel Windows, by Charles E. Fisher, 1984

PTN 3 Windows (3): Exterior Storm Windows: Casement Design Wooden Storm Sash by Wayne Trissler and Charles E. Fisher, 1984

PTN 4 Windows (4): Replacement Wooden Frames and Sash: Protecting Woodwork Against Decay, by William C. Feist, 1984

PTN 5 Windows (5): Interior Metal Storm Windows, by Laura A. Muckenfuss and Charles E. Fisher, 1984

PTN 6 Windows (6): Replacement Wooden Sash and Frames with Insulating Glass and Integral Muntins, by Charles Parrott, 1984

PTN 7 Windows (7): Window Awnings by Laura A. Muckenfuss and Charles E. Fisher, 1984

PTN 8 Windows (8): Thermal Retrofit of Historic Wooden Sash Using Interior Piggyback Storm Panels, by Sharon C. Park, 1984

PTN 9 Windows (9): Interior Storm Windows: Magnetic Seal, by Charles E. Fisher 1984

PTN 10 Temporary Protection (1): Temporary Protection of Historic Stairways During Rehabilitation Work, by Charles E. Fisher 1985

PTN 11 Windows (10): Temporary Window Vents in Unoccupied Historic Buildings, by Charles E. Fisher and Thomas A. Vitanza, 1985

PTN 12 Windows (11): Installing Insulating Glass in Existing Wooden Sash Incorporating the Historic Glass, by Charles E. Fisher 1985

PTN 14 Museum Collections (1): Museum Collection Storage in a Historic Building Using a Prefabricated Structure, by Don Cumberland, Jr. 1985

PTN 15 Windows (13): Aluminum Replacement Windows with Sealed Insulating Glass and Trapezoidal Muntin Grids, by Charles Parrott 1985

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PTN 17 Exterior Woodwork (1): Proper Painting and Surface Preparation by Sharon C. Park 1986

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PTN 19 Windows (14): Reinforcing Deteriorated Wooden Windows by Paul Stumes 1986

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PTN 25 Doors (1): Historic Garage and Carriage Doors: Rehabilitation Solutions by Bonnie J. Halda, 1989

PTN 26 Historic Interior Spaces (2): Preserving Historic Office Building Corridors by Thomas G. Heohan, 1989

PTN 27 Metals (1): Conserving Outdoor Bronze Sculpture, by Dennis R. Montagna 1989

PTN 28 Exterior Woodwork (3): Log Crown Repair and Selective Replacement Using Epoxy and Fiberglass Reinforcing Rods by Harrison Goodall, 1989

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PTN 30 Museum Collection (2): Reducing Visible and Ultraviolet Light Damage to Interior Wood Finishes by Ron Sheets and Charles E. Fisher, 1990

PTN 31 Finishes (1): Process Painting Decals as a Substitute for Hand-Stencilled Ceiling Medallions by Sharon C. Park, 1990

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1990

PTN 33 Metals (3): In-kind Replacement of Historic Stamped-Metal Exterior Siding by Rebecca A. Shiffer, 1991

PTN 34 Masonry (2): Stabilization and Repair of a Historic Terra Cotta Cornice by Jeffrey S. Levine and Donna Ann Harris, 1991

PTN 35 Site (1): Restoring Vine Coverage to Historic Buildings by Karen E. Day, 1991

PTN 36 Windows (19): Aluminum Replacement with True Divided Lights, Interior Piggyback Storms, and Exposed Historic Wooden Frames by Charles Parrott, 1991

Publications from the National Trust for Historic Preservation:

For a complete list of titles and prices, contact the Southwest Office of the National Trust, 817-332-4398 or swro@nthp.org, or visit www.preservationbooks.org.

What Style Is It? A Guide to American Architecture, revised.

Basic Preservation Procedures.

Heritage Education: An Introduction for Teachers, Group Leaders, and Program Planners.

Preservation Yellow Pages.

A Community Guide to Saving Older Schools.

Preservation of Historic Burial Grounds.

Strategies for the Stewardship and Active Use of Older and Historic Religious Properties.

Curtain Up: New Life for Historic Theaters.

New Life for White Elephants: Adapting Historic Buildings for New Uses.

Housekeeping for Historic Homes and House Museums.

Buyer's Guide to Older and Historic Houses.

The New Old House Starter Kit.

Protecting America's Historic Neighborhoods: Taming the Teardown Trend.

Coping with Contamination: A Primer for Preservationists.

Maintaining a Lead Safe Home.

Paint in America: The Colors of Historic Buildings.

Design and Development: Infill Housing Compatible with Historic Districts.

Historic Building Facades: The Manual for Maintenance and Rehabilitation.

Appraising Historic Properties.

The Economics of Historic Preservation: A Community Leader's Guide.

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