

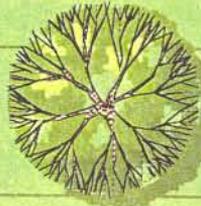
**Historic District Infill  
Development Plan**  
Little Rock, AR

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**H + W**  
Heiple Wiedower  
Architects Planners

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319 East Markham Street  
Little Rock, AR 72201  
( t ) 501-707-0115  
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*August 5, 2000*

## + Purpose of Manual

The purpose of this manual is to provide a guide to building infill residential structures within the Historic Neighborhoods, Tornado Damage Areas and in any established neighborhood in Little Rock.

The manual describes the various Historic Districts in Downtown Little Rock and provides contacts to those Districts for more information. Also included are six (6) examples residential designs, ranging from 1 bedroom studio/ loft unit to a four-plex, that meet the general design guidelines of the historic districts. While maintaining much of the original historical materials, roof slopes opening sizes and general architectural elements, these designs have been extensively modernized as to both the interior arrangement, amenities and the utilization of modern construction means and methods.

A prototypical block layout, using the city block lying between Commerce and Rock Streets and between Fourteenth and Fifteenth Streets, is included giving a visual example of how this infill development can take place in Downtown Little Rock.

## + Working with Historic Districts

There are currently two Historic Districts in Downtown Little Rock that require application and approval for construction on existing and new buildings. These are the MacArthur Park and Governor's Mansion Historic Districts and their borders are shown on the attached map.

Information concerning each district's application process as well as their design guidelines can be obtained at the following locations.

Governor's Mansion Historic District  
Capitol Zoning District Commission  
410 South Battery  
Little Rock, AR 72201  
501-324-9638

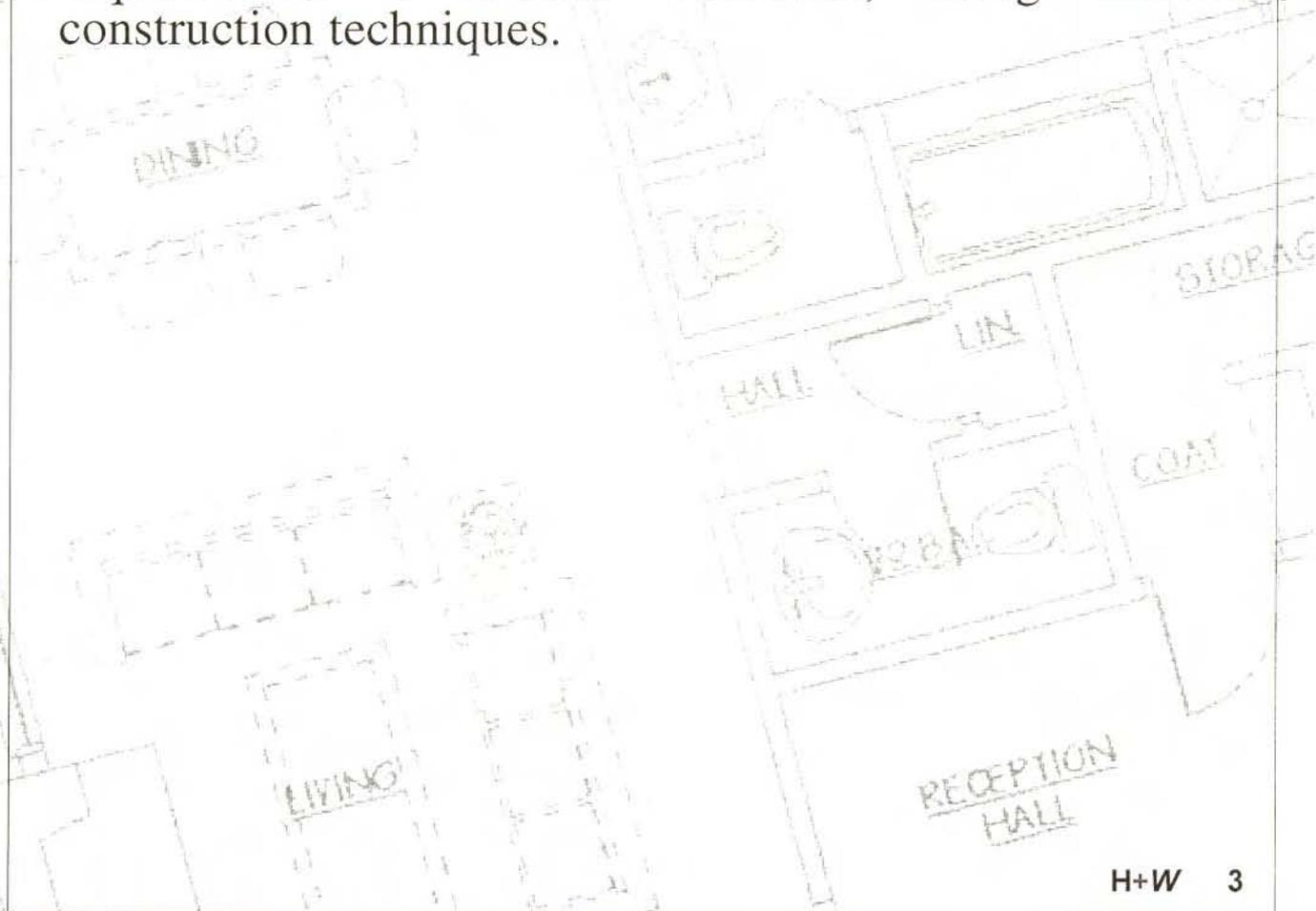
MacArthur Park Historic District  
City of Little Rock  
Department of Housing and Neighborhood Programs  
500 W Markham Street, #120W  
Little Rock, AR 72201  
501-244-5420

The example residences shown in this publication have been certified by these historic districts as meeting the general guidelines of each district and are recommended, as example residences desired as infill within the district. However, all construction, even that following precisely the examples shown, must follow the application and approval process of each district.

## + Introduction

The City of Little Rock encourages both the rehabilitation of existing stock structures in the downtown neighborhoods as well as the construction of new infill structures on vacant property within these same neighborhoods. While the proper rehabilitation of existing structures is a critical element in maintaining the historic context of the neighborhoods, it is just as important that the construction of new infill structures maintain that same historical context.

This publication provides examples of a variety of residences which will blend with the context of the neighborhood, will meet the general requirements of the various historic districts and will provide the amenities required in a modern residence, using modern construction techniques.



## + Acknowledgments

This publication was funded in part by a grant from the Department of the Interior, National Park Service, under the provisions of the National Historic Preservation Act of 1966 and subsequent amendments. This grant was administered by the Arkansas Historic Preservation Program and the City of Little Rock Historic Preservation Administrator.

Special assistance was provided by the respective commissions of the MacArthur Park and the Governor's Mansion Historic Districts. Although the example structures presented in this publication were endorsed by these historic districts, application and approval from the respective commissions for construction within the districts must be made before work commences.

Many of the example structures used in this publication were taken from original residential designs of Charles Thompson, and include only designs that were never constructed or that have since been demolished.

The prototypical block used to illustrate the contextual nature of the infill design was chosen due to its extent of vacant property and is not intended as a recommendation of that particular property.

Descriptions of interior parking or access to residences in the prototypical block are not necessarily in compliance with existing Little Rock Codes and Ordinances but only depict an approach for developing the infill blocks.

## + The Example Residences

Included in this publication are six example residences. The examples of residences offer a variety in size, number of bedrooms, floor layout and density that would closely accommodate most residential construction in this area.

The goal of the development of these examples was to take residences designed in the same era that these neighborhoods were developing and “contemporize” the interiors and construction methods while maintaining the elements considered critical in retaining the historical character of each structure.

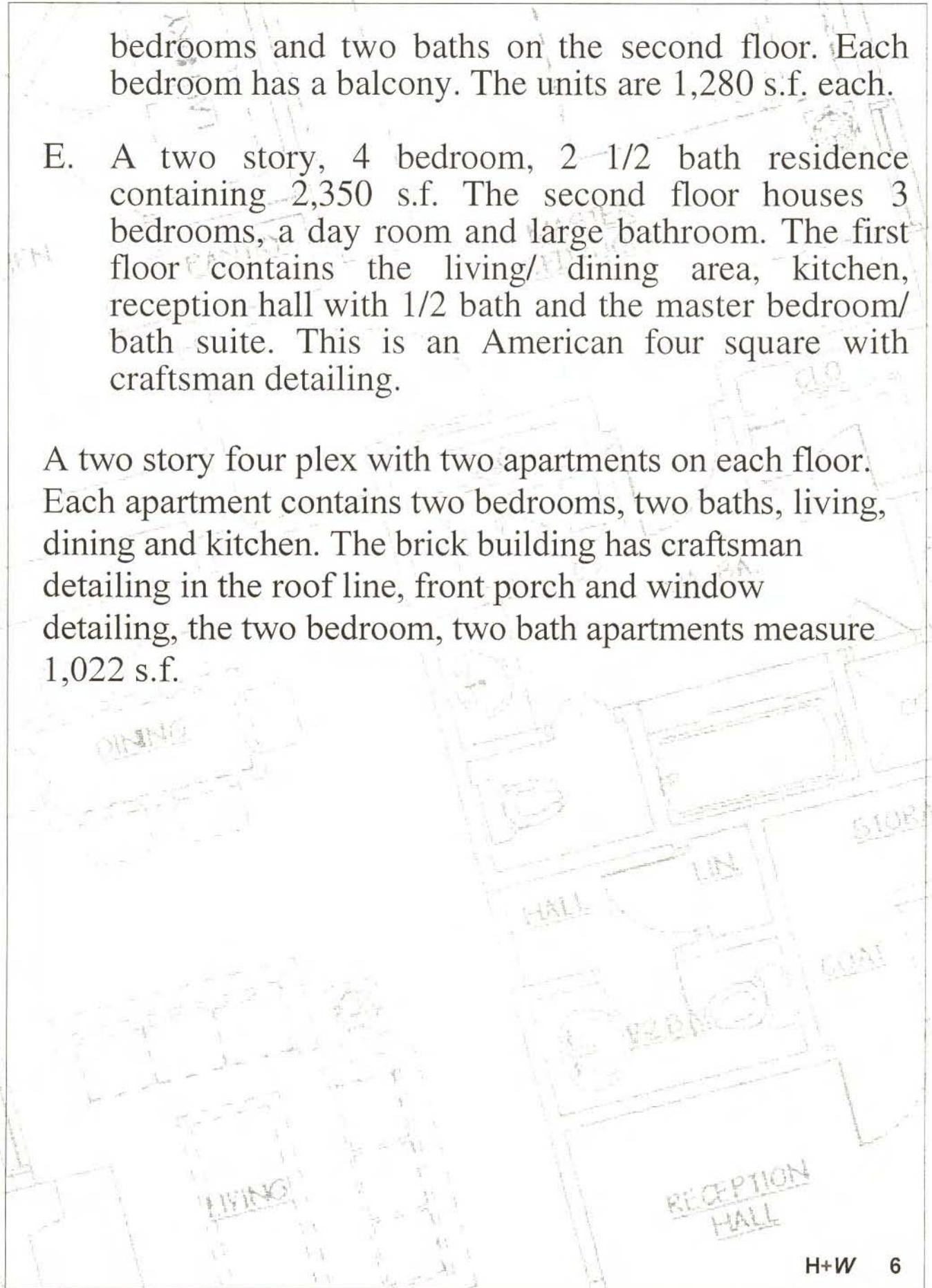
The six example residents are as follows

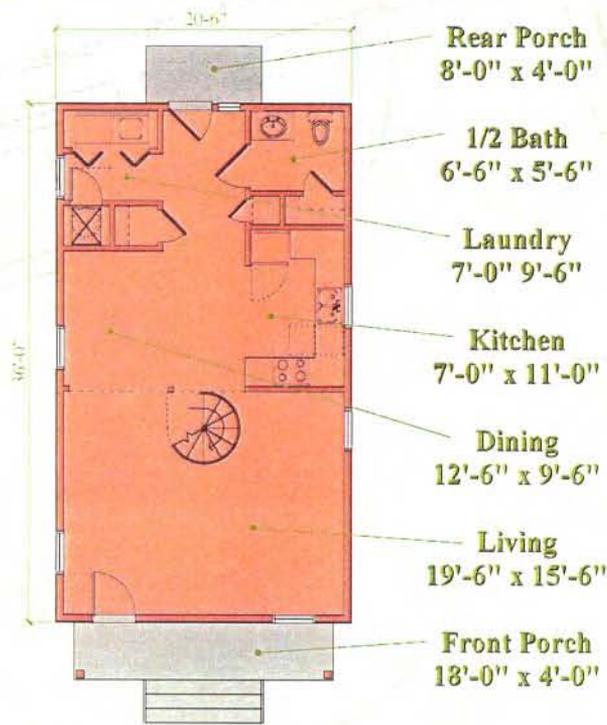
- A. A Victorian “shotgun style” 1 bedroom studio/ loft residence containing 730 s.f. The second level contains a bedroom and bath suite overlooking the open living and kitchen areas downstairs.
- B. A 3 bedroom/ 2 bath one story, Craftsman bungalow containing 1,890 s.f. The plan has porches on front and rear and an open living/ dining/ kitchen area.
- C. A 2 story duplex containing two- 2 bedroom 2 bath units. These townhouse units have 2 bedrooms upstairs with living, dining and kitchen on the lower level with porches front and rear. The exterior of the duplex is designed to look like a large single family house, in the craftsman style.
- D. A two story Craftsman style four plex rowhouse with living/dining/kitchen on the first floor and two

bedrooms and two baths on the second floor. Each bedroom has a balcony. The units are 1,280 s.f. each.

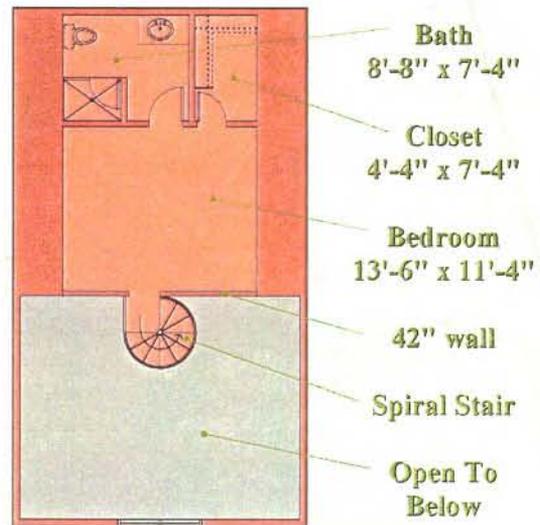
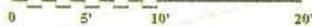
- E. A two story, 4 bedroom, 2 1/2 bath residence containing 2,350 s.f. The second floor houses 3 bedrooms, a day room and large bathroom. The first floor contains the living/ dining area, kitchen, reception hall with 1/2 bath and the master bedroom/ bath suite. This is an American four square with craftsman detailing.

A two story four plex with two apartments on each floor. Each apartment contains two bedrooms, two baths, living, dining and kitchen. The brick building has craftsman detailing in the roof line, front porch and window detailing, the two bedroom, two bath apartments measure 1,022 s.f.

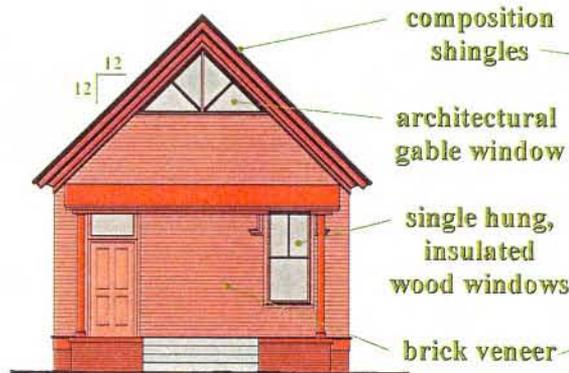
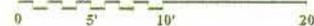




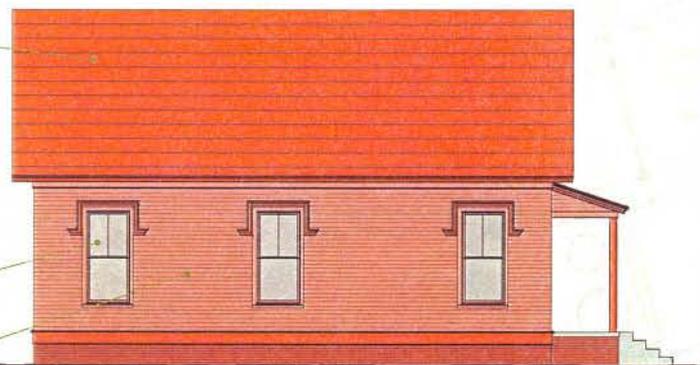
**First Floor Plan**



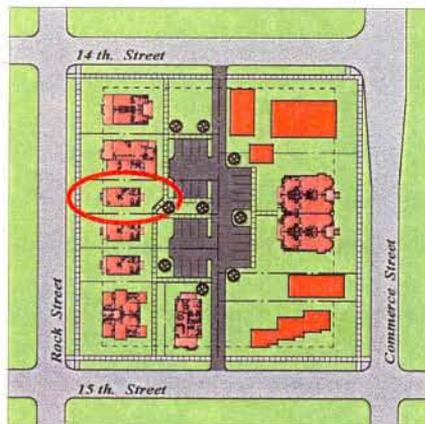
**Second Floor Plan**



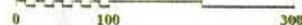
**Front Elevation**



**Side Elevation**



**Site Locator Plan**



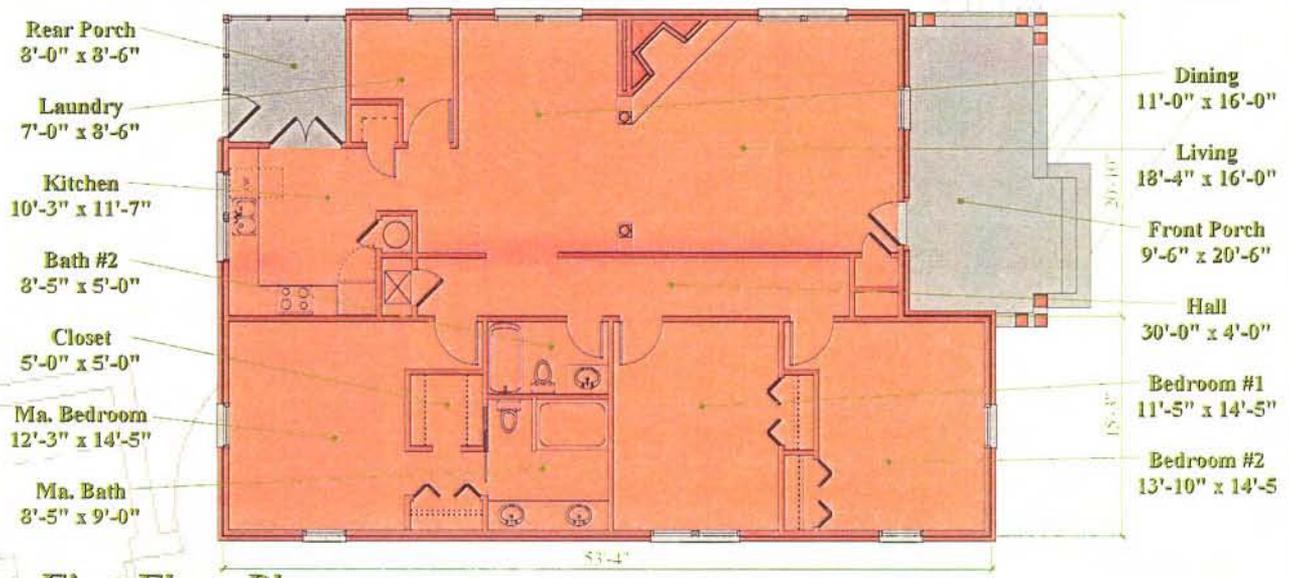
A Victorian "shotgun style" 1 bedroom studio / loft residence containing 730 s.f. The second level contains a bedroom and bath suite overlooking the open living and kitchen areas downstairs.

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Little Rock, AR

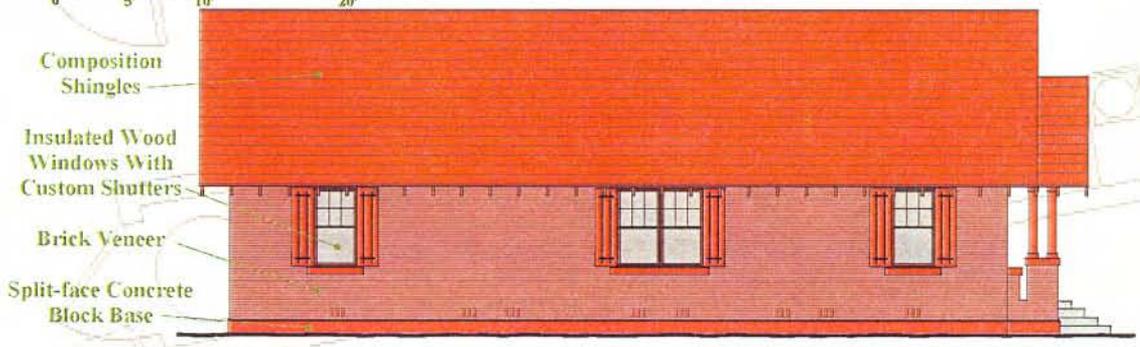
**H+W**  
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Architects Planners

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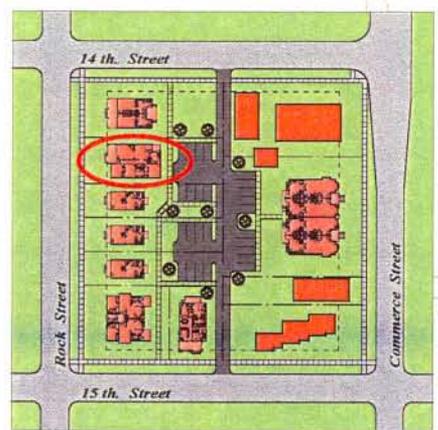
**First Floor Plan**



**Side Elevation**



**Front Elevation**



**Site Locator Plan**



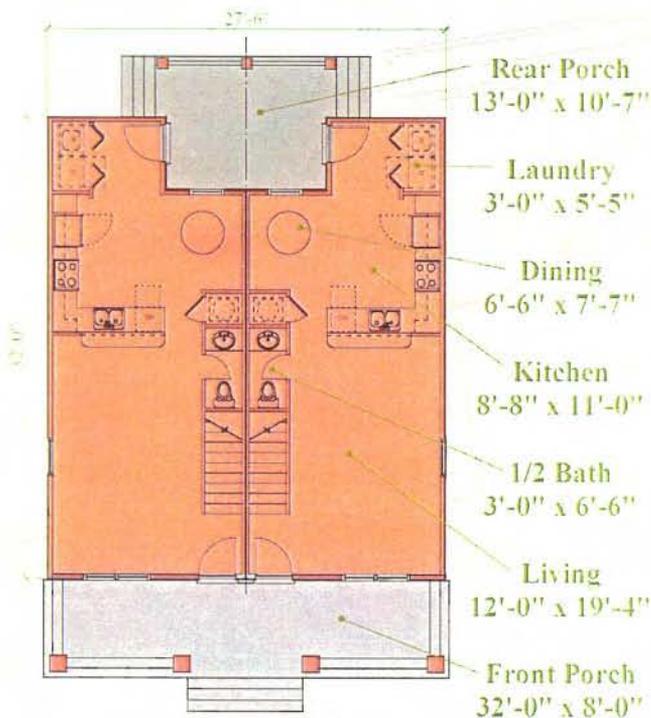
A 3 bedroom / 2 bath one story, Craftsman bungalow containing 1,890 s.f. The plan has porches on front and rear and an open living / dining / kitchen area.

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Little Rock, AR

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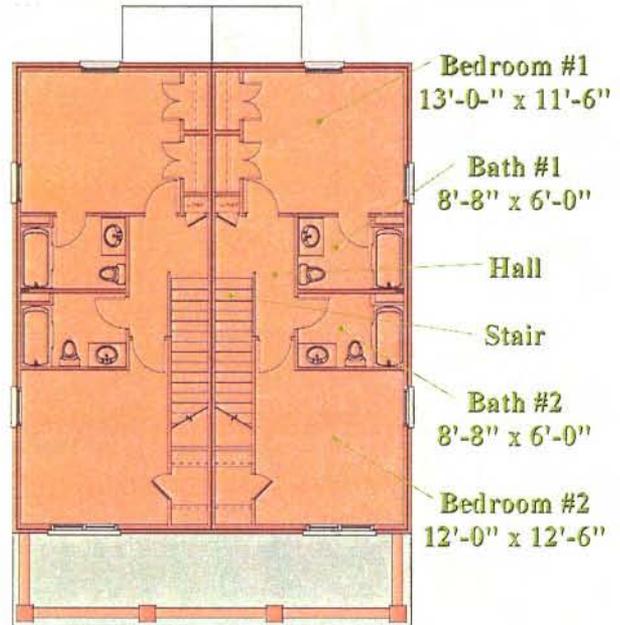
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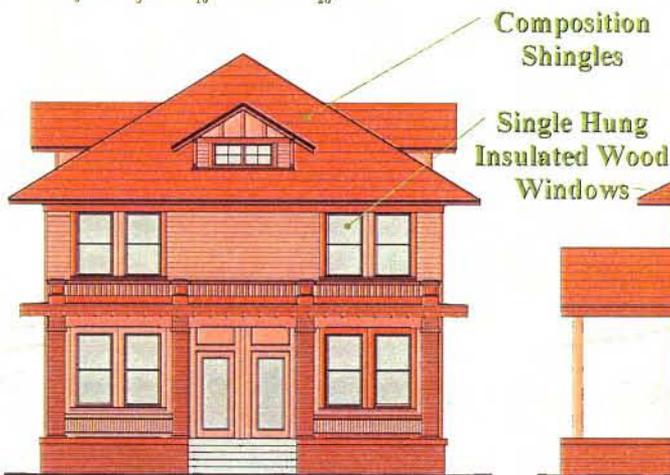
**First Floor Plan**

0 5' 10' 20'



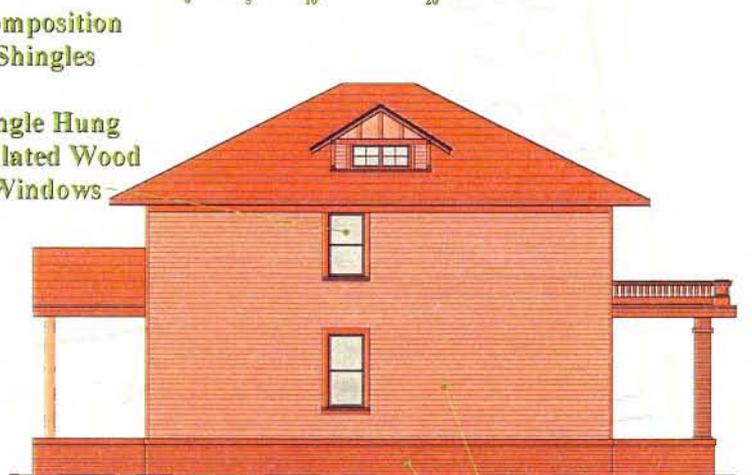
**Second Floor Plan**

0 5' 10' 20'



**Front Elevation**

0 5' 10' 20'

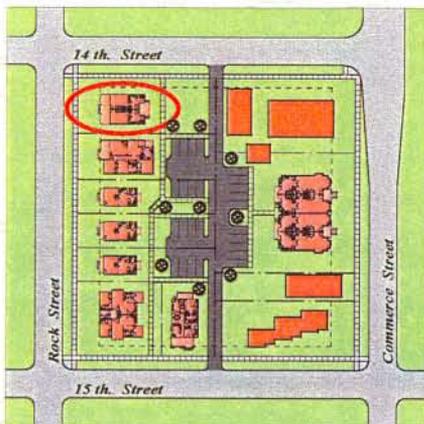


**Side Elevation**

0 5' 10' 20'

Composition Shingles  
Single Hung Insulated Wood Windows

Cement Fiber Siding  
Brick Veneer Base



**Site Locator Plan**

0 100 300

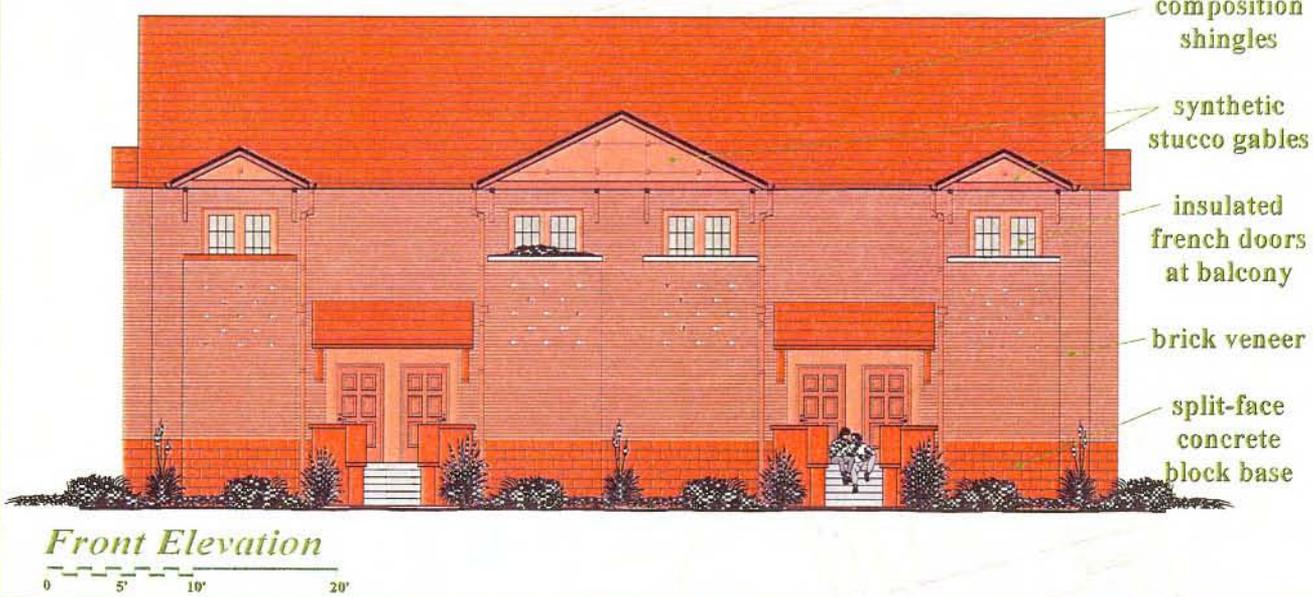
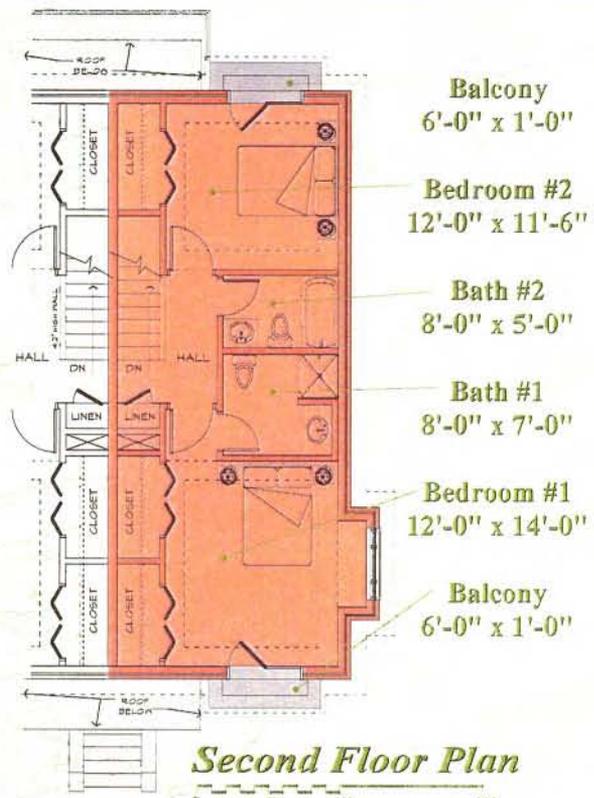
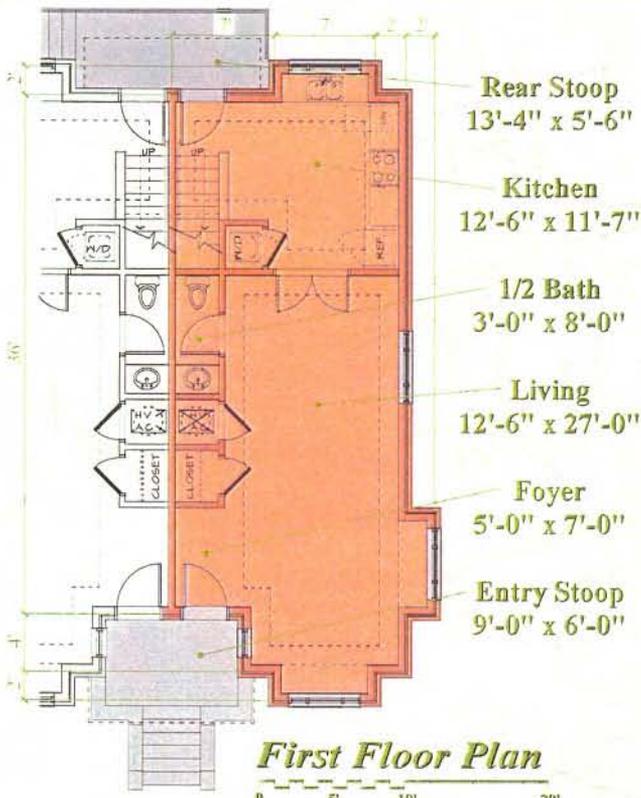
A 2,000 s.f. 2-story duplex containing two 2 bedroom, 2 1/2 bath units. These townhouse units have 2 bedrooms upstairs with living, dining and kitchen on the lower level with porches front and rear. The exterior of the duplex is designed to look like a large single family house, in the craftsman style.

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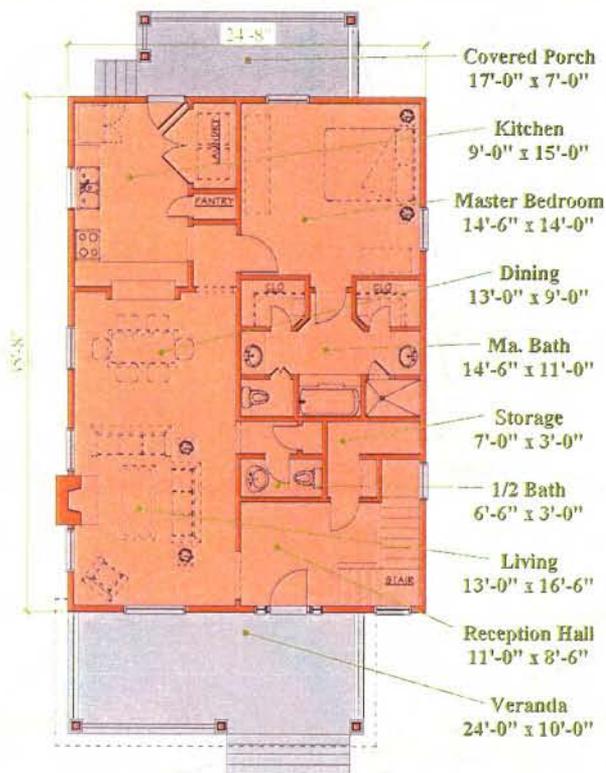
A two story Craftsman style four plex rowhouse with living / dining / kitchen on the first floor and two bedrooms and two baths on the second floor. Each bedroom has a balcony. The units are 1,280 s.f. each..

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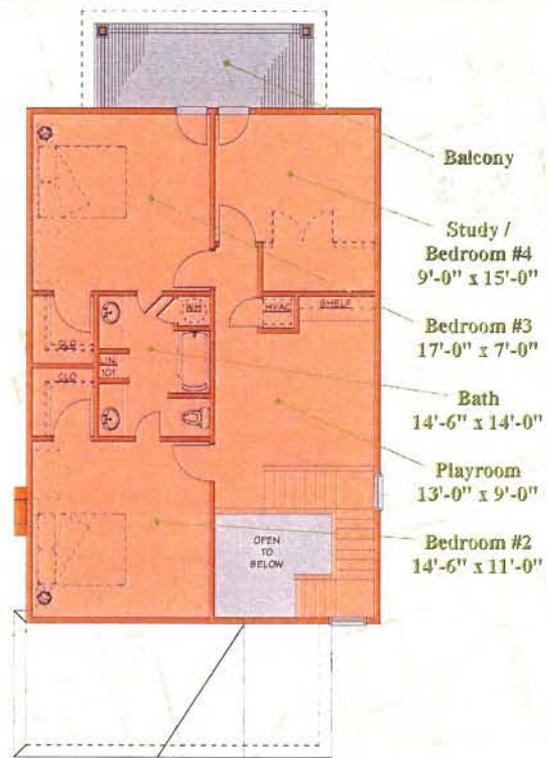
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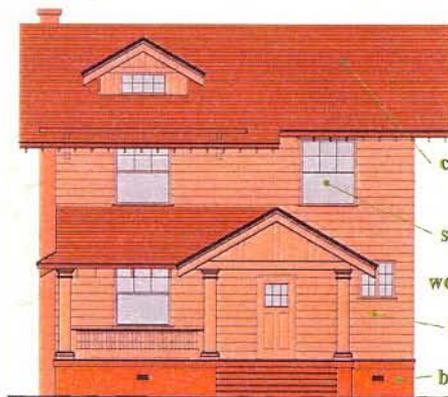
**First Floor Plan**

0 5' 10' 20'



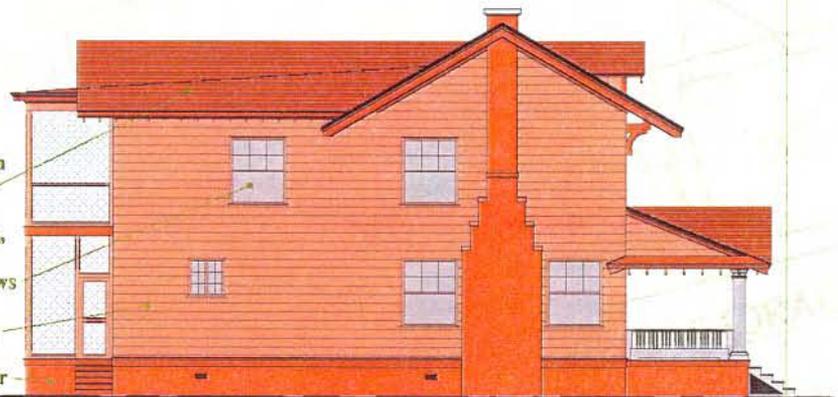
**Second Floor Plan**

0 5' 10' 20'



**Front Elevation**

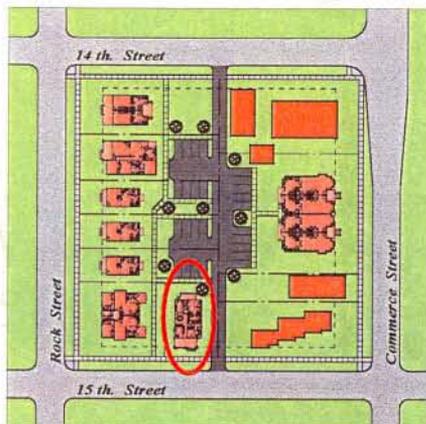
0 5' 10' 20'



**Side Elevation**

0 5' 10' 20'

- composition shingles
- single hung, insulated wood windows
- lap siding
- brick veneer



**Site Locator Plan**

0 100 300

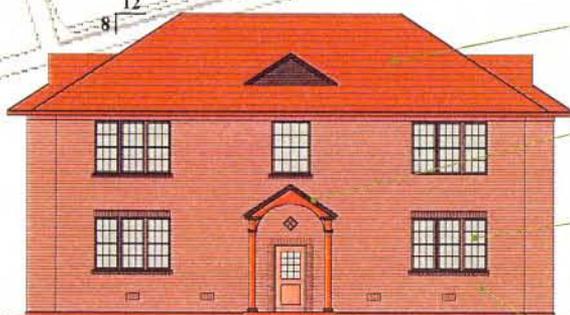
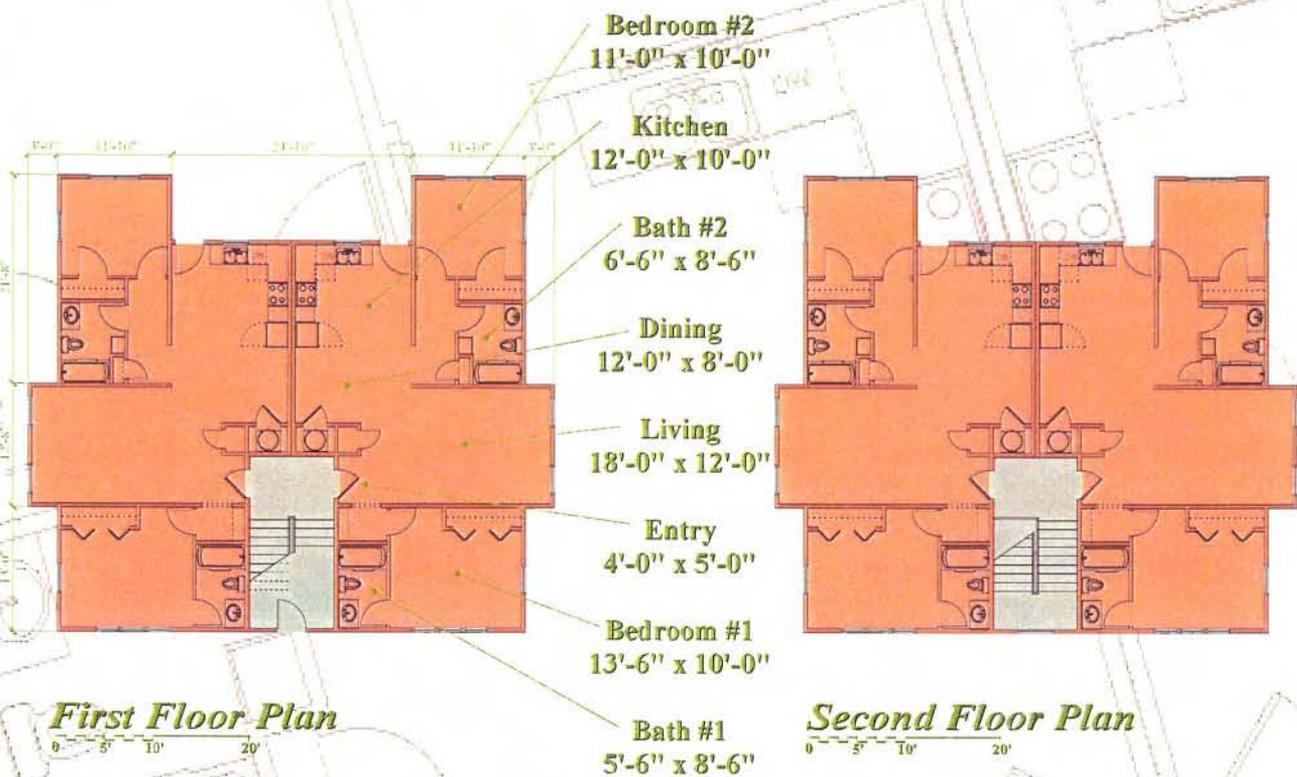
A two story, 4 bedroom, 2 1/2 bath residence containing 2,350 s.f. The second floor houses 3 bedrooms, a day room and large bathroom. The first floor contains the living / dining area, kitchen, reception hall with 1/2 bath and the master bedroom / bath suite. This is an American four square with craftsman detailing.

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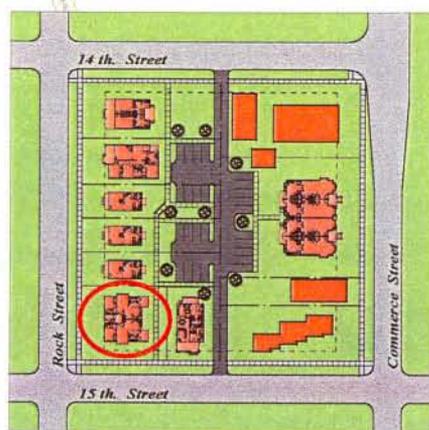


*Front Elevation*



*Side Elevation*

- composition shingles
- covered entry
- double hung, insulated wood windows
- brick veneer



*Site Locator Plan*

A two story four plex with two apartments each floor measuring 1,022 s.f. Each apartment contains two bedrooms, two baths, living, dining and kitchen. The brick building has craftsman detailing in the roof line, front porch and windows.

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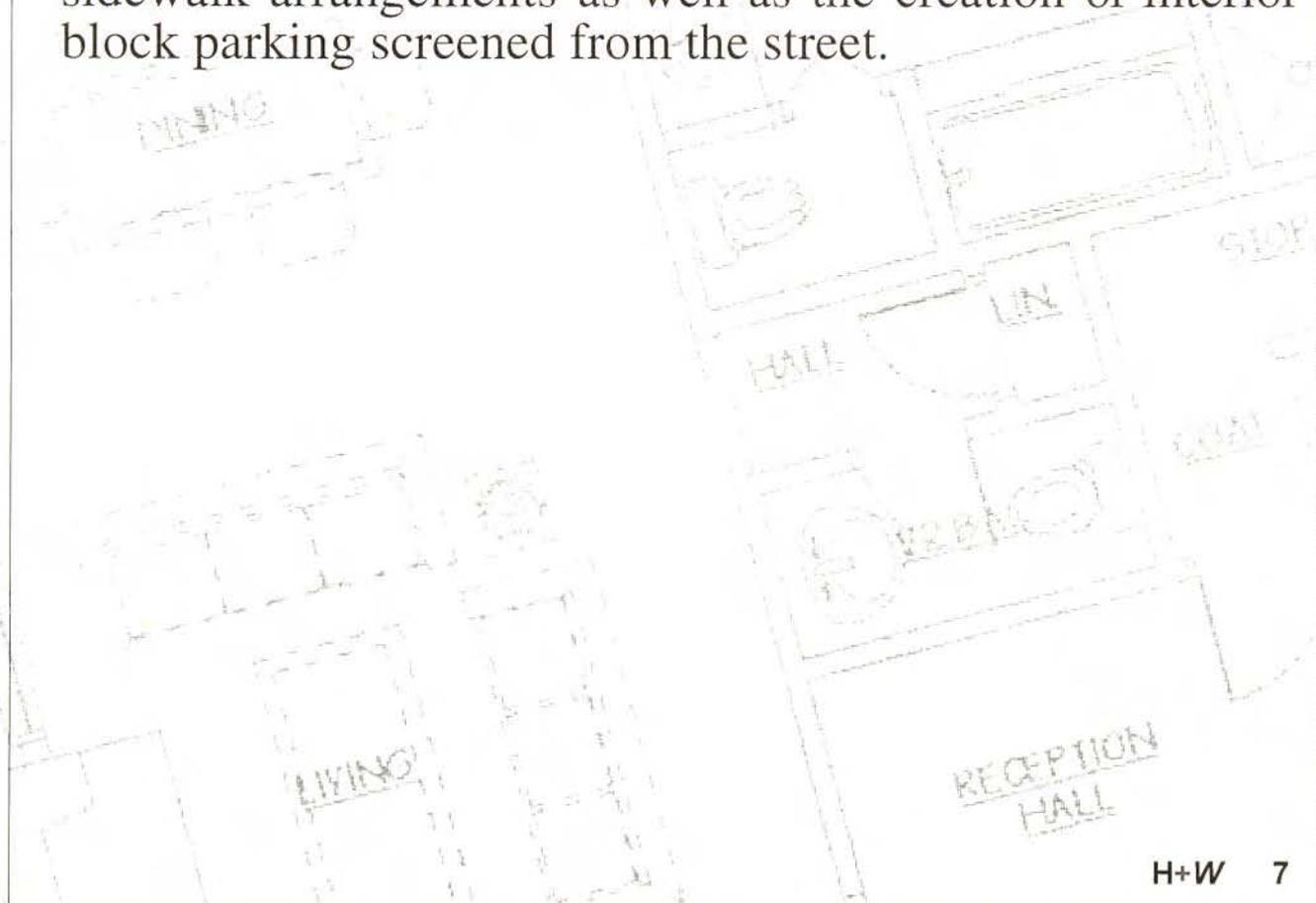
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## + Prototypical Block

In an effort to illustrate how the infill residences can be used to replace missing structures within an existing block, a prototypical block plan has been developed. Although it is called a prototype it is actually the Little Rock block contained by Rock and Commerce Streets and 14 and 15<sup>th</sup> Streets. This block was chosen because it has existing structures and sufficient vacant lots to illustrate all six example residences.

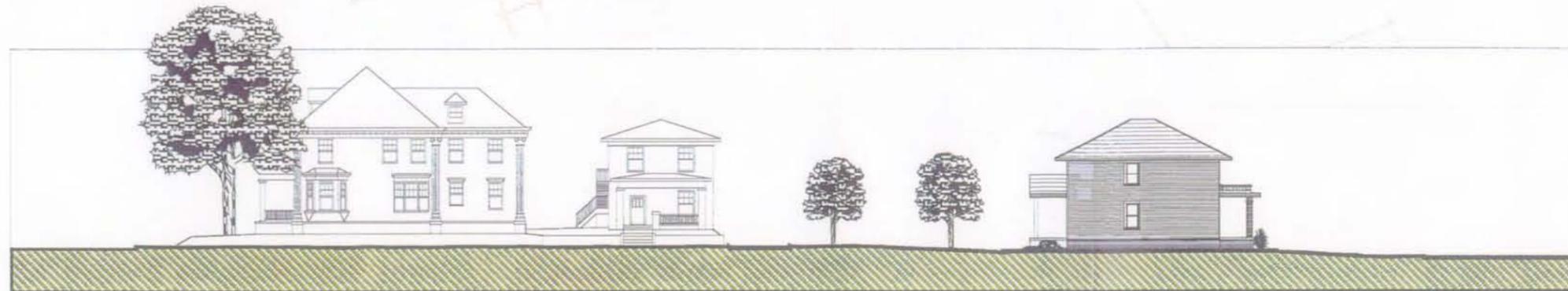
The primary reason to show the entire block is to illustrate how the rhythm of the blocks can be reestablished and how the example residences fit the existing physical context of the building facades.

We have taken the development of the block one step further by showing set backs to match existing, new sidewalk arrangements as well as the creation of interior block parking screened from the street.





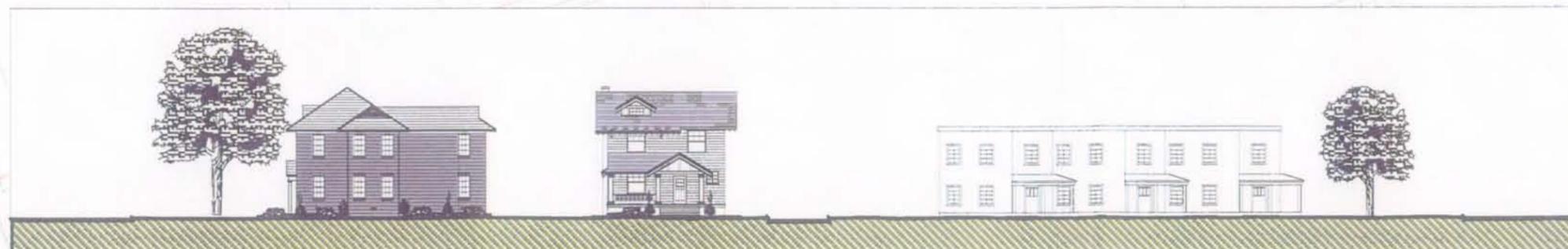
*Commerce Street Elevation*



*14 th. Street Elevation*



*Rock Street Elevation*



*15 th. Street Elevation*



*Site Locator Plan*

0 100 300

Included in this publication are six example residences. These examples residences offer a variety in size, number of bedrooms, floor layout and density that would closely accommodate most residential construction in this area.

The goal in developing these examples was to take residences designed in the same era when these neighborhoods were developing and "contemporize" the interiors and construction methods while maintaining the elements considered critical in retaining the historical character of each structure.

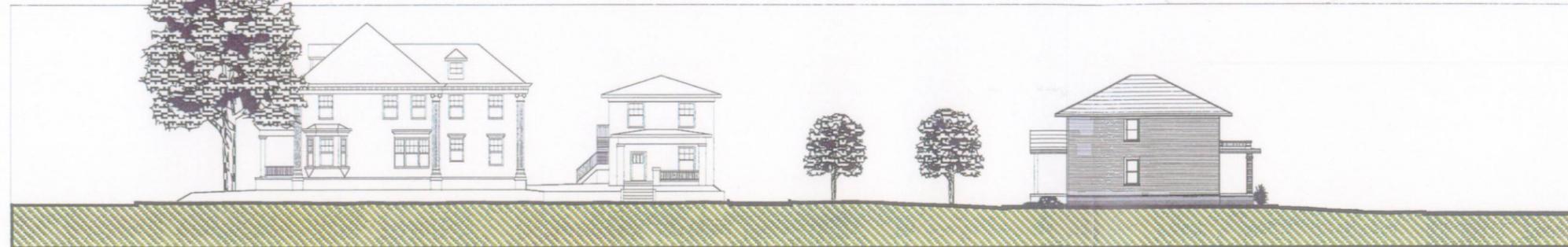
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**H+W**  
Healy, Wislauer  
Architects, Planners  
and Engineers  
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Little Rock, AR 72201  
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1-501-797-4123

Project No:  
**99-103**  
Date:  
**11-1-99**



*Commerce Street Elevation*



*14 th. Street Elevation*



*Rock Street Elevation*



*15 th. Street Elevation*



*Site Locator Plan*

0 100 300

Included in this publication are six example residences. These examples residences offer a variety in size, number of bedrooms, floor layout and density that would closely accommodate most residential construction in this area.

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Project No:  
**99-103**  
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**11-1-99**