

III. DESIGN GUIDELINES FOR REHABILITATION

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.

(Secretary of the Interior's Standard #2)

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

(Secretary of the Interior's Standard #5)

The primary goals for rehabilitation of buildings within an historic district should be the following:

- to preserve all important "character-defining" architectural materials and features of the building and its environment (historically significant elements include, among others, porches, window and door trim, chimneys, the overall building form, the roof shape, and the finish materials);
- to provide for a safe and efficient contemporary use.

Rehabilitation may include the following types of work:

- Protection and maintenance of historic features that survive in generally good condition
- Repair of historic materials and features that are deteriorated; patch, splice, consolidate, or otherwise upgrade the existing material, using recognized preservation methods whenever possible
- Replacement of historic materials and features with new materials because deterioration is so extensive that repair is not possible. New materials shall match the old in design, texture, and other visual qualities.
- Replacement of missing features should have historic documentation; if not available, interpretations of similar elements in the area may be considered.

A rehabilitation plan may include strategies for:

- alterations to the exterior of the historic building
- additions of new rooms or spaces to the exterior of the building.

The original design character of the building should be respected, including the character-defining architectural details and features (gingerbread, vergeboards, eaves, brackets, dentils, cornices, moldings, trim work, shingles, columns, pilasters, balusters, or any other decorative or character-defining features.) Architectural details and features should be treated in the following ways:

- retained and preserved if they are original to the structure
- repaired rather than replaced
- added only if they are accurately based on physical, pictorial, or historical evidence (not conjecture) in materials, scale, location, proportions, form, and detailing
- not removed, changed, or covered



Figure 11. Box Bay with Window

A. Treatment of Original Materials for Residential and Commercial Mixed Use Structures

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved. (Secretary of the Interior's Standard #5)

Objective: Original materials should be preserved whenever possible. They should be visible, not covered with artificial materials. Original materials include masonry walls; metal structural and decorative features; glass, such as clear and plate glass, glass bricks, and opaque glass tiles; awnings; and signs.

1. Preserve, Repair or Replace Original Materials

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. (Secretary of the Interior's Standard #6)

Historic siding materials, such as weatherboard, wood shingles, and stucco, should be preserved. If original siding materials must be replaced, the new siding should match the original as closely as possible, especially with respect to board size. Original corner boards should be duplicated in their full original dimensions.

Wall shingles original to the building should be preserved if possible. If they must be replaced, the new shingles should match the original in size, placement, and design (this includes decorative wood shingles of Victorian buildings as well as wood or asphalt shingles of bungalow houses.)

Stucco should be repaired with the original texture. (It is inappropriate to remove stucco from any originally stuccoed surface or to add stucco as a major wall material to any building which did not originally use stucco as the dominant exterior wall material.)

Note: The saving of deteriorated parts, that must be replaced may later assist in matching reconstructed features. Items such as wood siding, soffits, fascias, brackets, ornamental shingles, wooden sash windows and doors can often be restored or duplicated.

Masonry walls of brick or stone that are original to the building should be repaired. If cleaning is necessary, use the gentlest means possible. Repairs should match the original brick or stone. Mortar should match the original in composition, color, depth, profile, raking, texture, and width.

Historic building materials on commercial structures should be preserved. Masonry should be cleaned or repaired according to guidelines in Maintenance Advice (Appendix M) Metal elements should be maintained appropriately, including cast iron façades; sheet metal cornices and storefronts; cast or rolled metal doors, window sash, entablatures, and hardware.

2. Retain the Visibility of Original Materials

The historic character of a property shall be retained and preserved. The removal of historic materials or the alteration of features and spaces that characterize a property shall be avoided. (Secretary of the Interior's Standard #2)

Original materials should be preserved, whenever possible. They should be visible from the street, not covered with artificial materials. Original materials include walls of brick, stone, stucco, weatherboard, or wood shingles; roofs of slate, shingles, tile with cresting, finials or other decorative elements; doors of wood and glass; and wood-framed or metal casement windows, perhaps with beveled, colored or leaded glass.

The application of synthetic wall materials, such as metal and vinyl siding, has long been discouraged by preservationists because the placement of these materials may seal the wall and cause the underlying structure to rot. If existing rotted wood or rusted metal is not removed, the structural integrity of the building is at risk due to unseen progressive decay. Even the claim that artificial siding never needs painting is questionable, as paint companies now sell paint specifically developed for aluminum siding. The application of artificial materials also covers up character-defining details of a building. Sometimes ornamentation is even removed to facilitate the new application.

2a. Artificial Siding

As stated above, the use of artificial siding on historic structures is discouraged, as it is not an original building material within the MacArthur Park Historic District. It is inappropriate to use any material, either synthetic or conventional, to cover historic materials or to use substitute materials for the replacement of original materials that does not convey the same appearance of the surviving components. For this reason, if the original exterior materials are presently covered with artificial siding or another non-historic material, it is encouraged to remove this material and restore the original beneath.

3. Maintain Original Materials

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 using the gentlest means possible. (Secretary of the Interior's Standard #7)

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved. (Secretary of the Interior's Standard #5)

Exterior wood surfaces should be maintained through regular painting (or staining, if original.) When paint removal becomes necessary, it should be done by scraping, heat (heat guns or plates), or chemical methods, never through sandblasting, high-pressure water, or other abrasive methods.

Exterior masonry surfaces, bricks or stone, should be maintained by proper cleaning and repointing. Masonry walls of brick or stone should be cleaned only when necessary to halt deterioration or to remove heavy soiling. Professionals should perform the cleaning, using detergent cleansers or chemical agents. Care must be taken not to introduce moisture or chemicals into the building. Paint should not be removed if it is firmly attached to, and therefore protecting, the masonry surface. Brick should not be painted unless it is extremely mismatched from earlier alterations or cannot withstand weather. Refer to the Maintenance Advice (Appendix M) for specific recommendations regarding repointing, cleaning and treatments of masonry walls.

Historic commercial buildings commonly used metals, including cast iron, lead, tin, zinc, copper, bronze, brass, and steel; less frequently, nickel alloys, stainless steel, and aluminum were used. Metals should be protected from corrosion.

B. INDIVIDUAL BUILDING ELEMENTS—RESIDENTIAL

Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

(Secretary of the Interior's Standard #5)

Original building elements that contribute to the historic significance of the structure are features that should be preserved whenever feasible. Doors, windows, porches, and roofs have distinctive placements, sizes and shapes, depending on the style of the building. Rehabilitation work should not destroy the distinguishing characteristics of the property or its environment. Replacement of missing architectural elements should be based on accurate duplications of original features. New materials should match those being replaced in design, color, texture, and other visual qualities. The design should be substantiated by physical and/or pictorial evidence.

Replacing original wood windows with vinyl or other replacement windows is not recommended by these guidelines. A similar efficiency rating (U-factor) will be achieved by adding storm windows over your existing wood windows that are in good working order.

1. Doors: Screen; Storm and Security Doors

Original doors and/or their entranceway surrounds, sidelights, transoms, and detailing should not be removed or changed. Replacement of missing original doors should be like or very similar to the original in style, materials, glazing (glass area), and lights (glass pane configuration.) Doors should not be added to the primary façade or to a secondary façade where readily visible from the street. If doors are added to an inconspicuous secondary or rear wall, they should be similar to the original doors considering solid to void ratio.

Screen Doors:

Screen doors should be preserved and maintained if original. New screen doors should be wood, full-view, with structural members aligned with those of the original door.

Storm and Security Doors:

Storm and security doors should not be located on a primary façade. Where used, they should be full-view, baked-on enamel or anodized aluminum in a color to match the door paint color, without excessively ornate or decorative grillwork.



Figure 13. Examples of historic doors found in district.

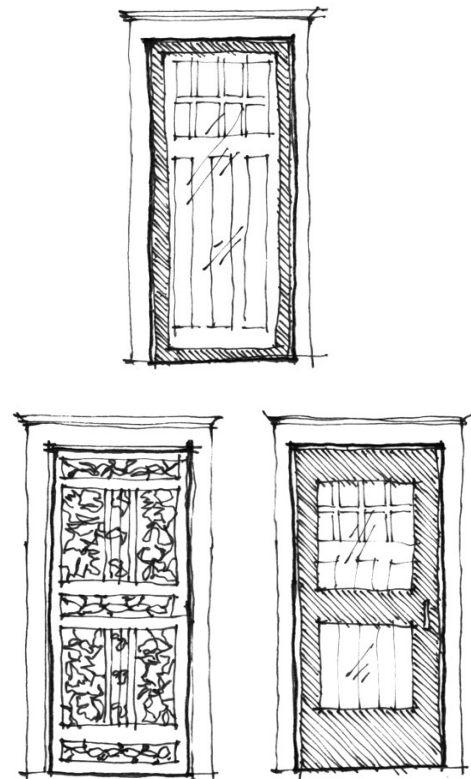


Figure 14. Security and Storm Doors.

Top: Appropriate Security and Storm Door Design. Designs should not obscure or conceal the entrance to a building.

Bottom: Two inappropriate storm and Security Door designs.

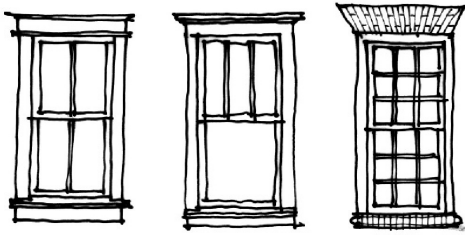


Figure 15. Various styles of windows from left to right: a two over two (2/2), a three over one (3/1) and a nine over nine (9/9).

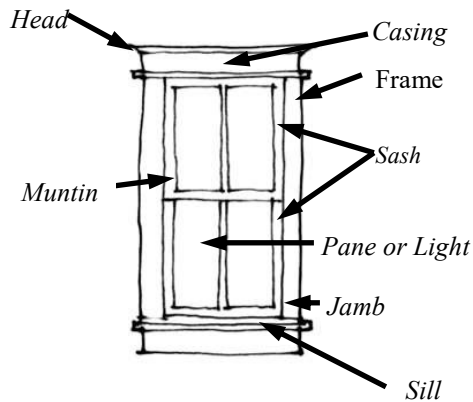


Figure 16. Parts of window



Figure 17. Historic decorative stained glass windows and window hoods should be preserved and maintained.

2. Windows: Screen and Storm Windows

Windows should be preserved in their original location, size, and design with their original materials and number of panes. Stained, leaded, beveled, or patterned glass, which are character-defining features of a building, should not be removed. Windows should not be added to the primary façade or to a secondary façade if easily visible. Windows should be repaired rather than replaced. However, if replacement is necessary due to severe deterioration, the replacement should match, as closely as possible, the original in materials and design. Replacement windows should not have snap-on or flush muntins. Wood clad windows may be appropriate if the structure originally had wood windows. Wood clad windows are wood construction windows with an outer coating of vinyl or metal that facilitates easier maintenance. Windows of 100% vinyl are not appropriate in the historic district since they were not historically installed in the structures. Unless they originally existed, jalousie, awning, picture windows, and glass brick are inappropriate on an historic building.

Screen and Storm Windows:

Interior storm windows are encouraged and preferred. Interior storm windows do not require a COA nor the associated costs of the COA. If the a storm window is to be installed on the exterior, the proportions and profiles should match the design of the original window, including the sash design. Exterior screen and storm windows should be wood or baked-on enamel or anodized aluminum in a color to match the window sash paint color and fit within the window frames, not overlap the frames. Finishes should be non-reflective. Storm windows may also be mounted on the inside of windows.

Shutters:

Shutters should be retained, if original to the building. They should be of louvered wood and should fill the window opening, if closed. Shutters should not be added if no historic evidence exists. Shutters that are too large, too small or of the wrong design are not recommended

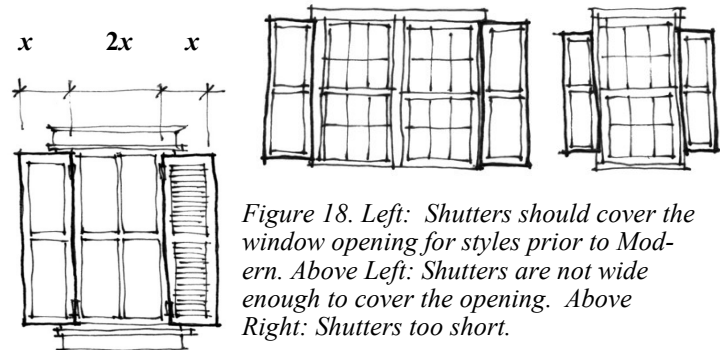


Figure 18. Left: Shutters should cover the window opening for styles prior to Modern. Above Left: Shutters are not wide enough to cover the opening. Above Right: Shutters too short.

3. Awnings:

Awnings should be placed on buildings where physical or pictorial evidence indicates they existed. Awnings should not cover architectural features but should be individually located within major bays. The style should be appropriate to the building; colors should blend with the building.

Note: Awnings have traditionally been used more for function (shade) than for decoration. In terms of decoration, awnings have fallen in and out of favor over the years. If too many awnings are used on a structure, or if awnings are used on too many dwellings in an area, the result can be visual clutter. To avoid this, consider using interior blinds or shutters.

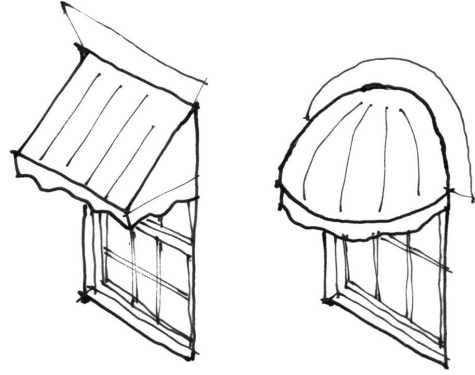


Figure 19. Rectangular windows should have shed awnings; arched awnings are appropriate for arched windows.

4. Porches: Porch Details and Steps, Stair Railings

Porches on the front and side façades should be maintained in their original configuration and with original materials and detailing. The porch in its original design was intended as a focal point for the entrance to the building. If original, front and side porches should neither be removed nor filled in, as either would change the overall character. If a side or rear porch is not easily visible from the street, it may be enclosed, if the height and shape of the roof are retained and if the size of openings and materials match those of the main building.

Porch details and steps:

Porch details should be retained intact, with repair or replacement of missing parts (columns, posts, railings, balusters, decorative molding and trimwork) to match the original in design, materials, scale, and placement. Porch columns and rails should not be replaced with decorative iron work. Porch floors should have wood tongue and groove flooring running perpendicular to the façade, unless the original floor was concrete. Porches may be screened if the structural framework for the screen panels is minimal and the open appearance of the porch is maintained. Ceiling fans should be mounted high enough to minimize



Figure 20. Above: Appropriate porch style. Below: Inappropriate example of filled in porch



Figure 21. Left, Appropriate porch style. Right, Inappropriate example of filled in porch

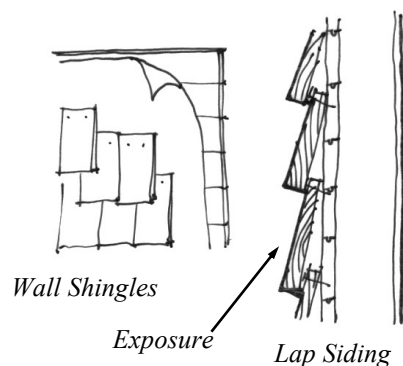


Figure 22. Wall siding details

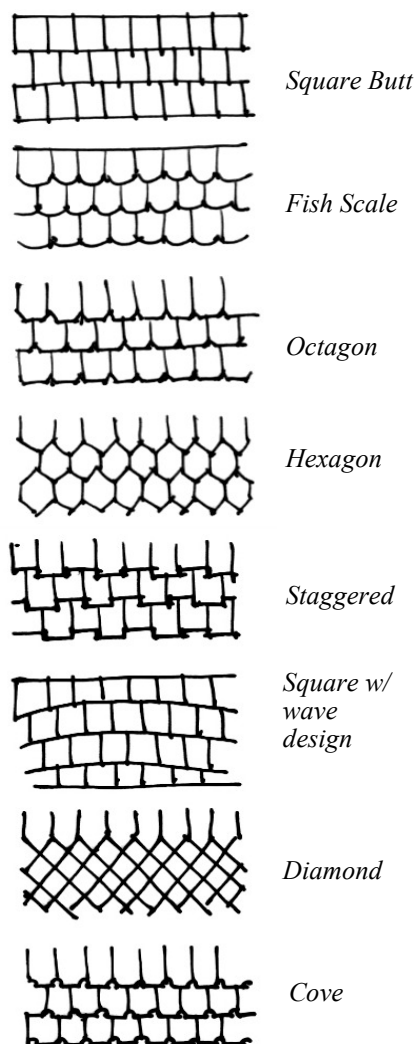


Figure 23. Wall Shingle Styles

view from the street. Porch steps that are original to a property should be retained and maintained. Brick and concrete steps are rarely original.

Stair railings:

Stair railings may be required to meet city building codes. If historical evidence of style and placement exists, duplicate the original hand rails. Many times, however, none existed or wooden rails deteriorated and were removed early in the history of the building. If no historical evidence exists, railings may be constructed of simple metal pipe or flat bars and painted to match the trim color. In essence, the least obtrusive yet functional option may be used.

5. Walls: Siding, Wall Shingles, Stucco and Masonry

Masonry walls of brick or stone, original to the building, should be repaired. If cleaning is necessary, use the gentlest means possible. Repairs should match the original brick or stone. Mortar should match the original in composition, color, depth, profile, raking, texture, and width.

Siding:

Historic siding materials, such as weatherboard, wood shingles, and stucco, should be preserved. If original siding materials must be replaced, the new siding should match the original as closely as possible, especially with respect to board size. Original corner boards should be duplicated in their full original dimensions.

Wall Shingles:

Wall shingles original to the building should be preserved if possible. If they must be replaced, the new shingles should match the original in size, placement, and design (this includes decorative wood shingles of Victorian buildings as well as wood or asphalt shingles of bungalow houses).

Stucco:

Stucco should be repaired with the original texture. (It is inappropriate to remove stucco from any originally stuccoed surface or to add stucco as a major wall material to any building which did not originally use stucco as the dominant exterior wall material.)

Masonry:

Masonry walls of brick or stone should be cleaned only when necessary to halt deterioration or to remove heavy soiling. Professionals should perform the cleaning, using detergent cleansers or chemical agents. Care must be taken not to introduce moisture or chemicals into the building. Paint should not be removed if it is firmly attached to, and therefore protecting, the masonry surface. Brick should not be painted unless it is extremely mismatched from earlier alterations or cannot withstand weather. Repointing should be done with an original or historic compound, such as one part lime and two parts sand, which allows bricks to expand and contract. Portland cement or other hard mortar is not appropriate, because it can cause cracking or spalling. The appropriate mortar should also match in color, depth, profile, raking, texture, and width.

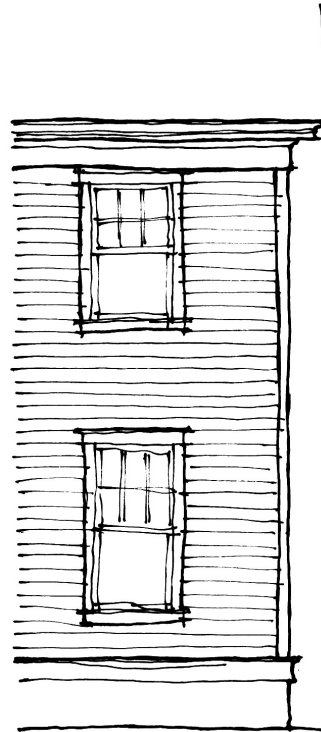


Figure 24. Detail of siding showing all appropriate trim pieces for styles prior to Modern.

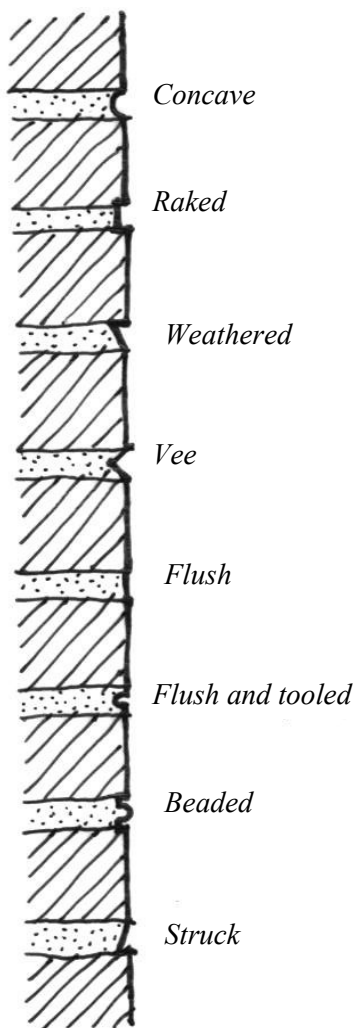


Figure 26. Types of mortar joints.

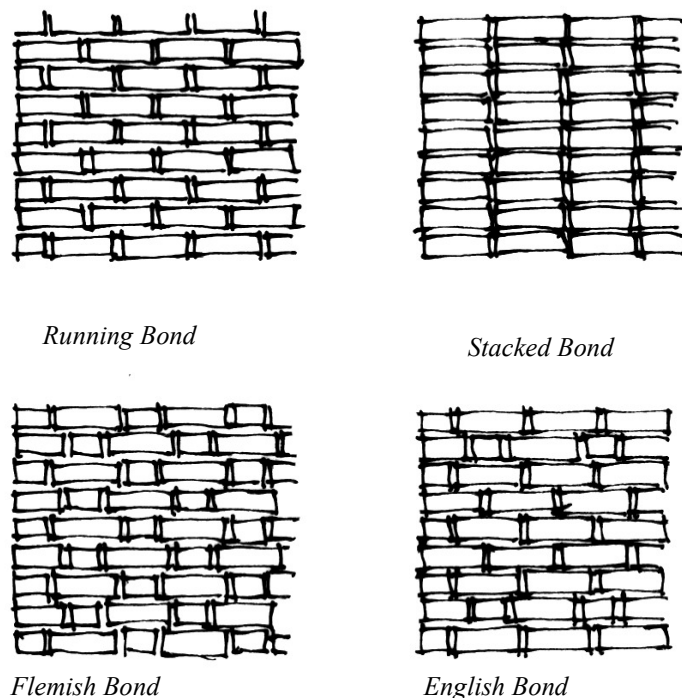


Figure 27. Types of brick bonds

6. Roofs and Gutters

Roofs should be preserved in their original size, shape, and pitch, with original features (cresting, chimneys, finials, cupolas, etc.) and, if possible, with original roofing material (slate, tile, metal.) Composition shingles may be used if the original material is not economically feasible. Dark colors are best for historic buildings. Dormers should not be introduced on primary façades but may be added to side and rear facades if appropriate with the character and scale of the structure. Balconies, skylights, or decks should not be added to a roof where visible from the street. Roof pitch is expressed as a ratio of the vertical rise to it's horizontal run. A 6:12 pitch rises 6' for every 12' of horizontal run.

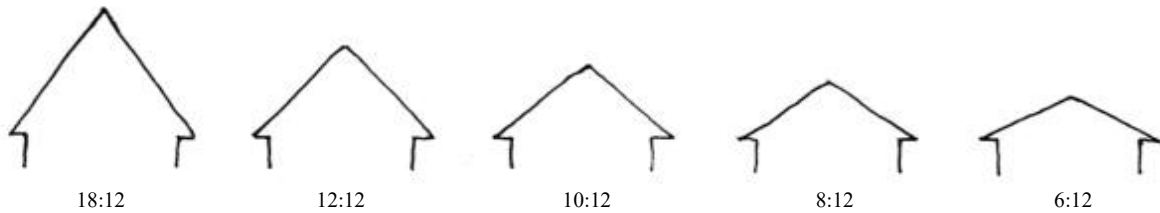


Figure 28. Roof Pitches

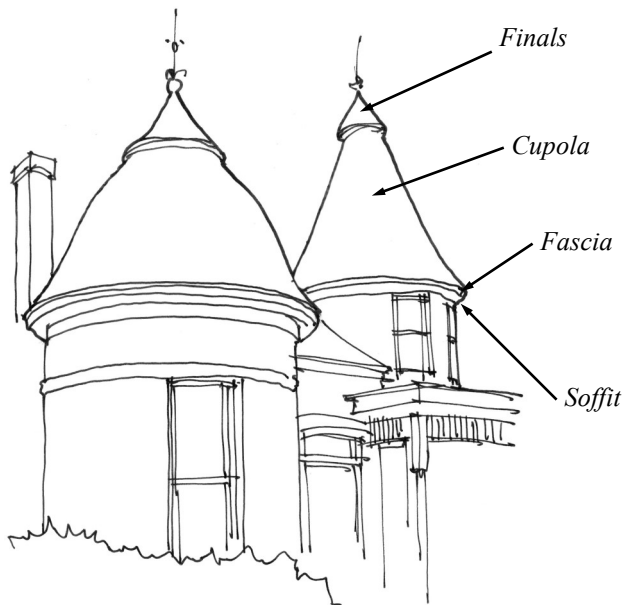


Figure 29. Parts of a Roof Illustrated

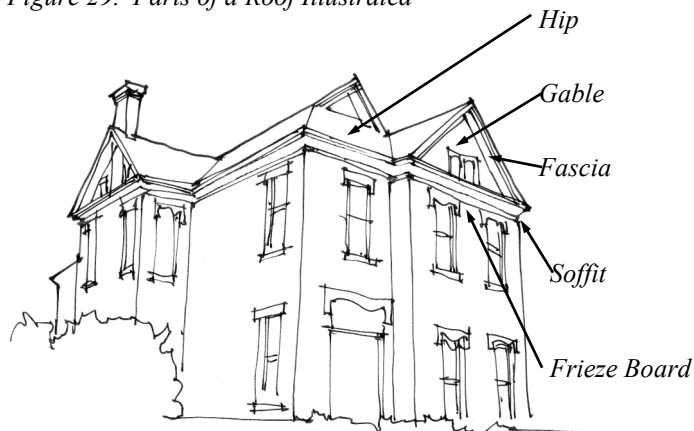


Figure 30. Parts of a Roof Illustrated

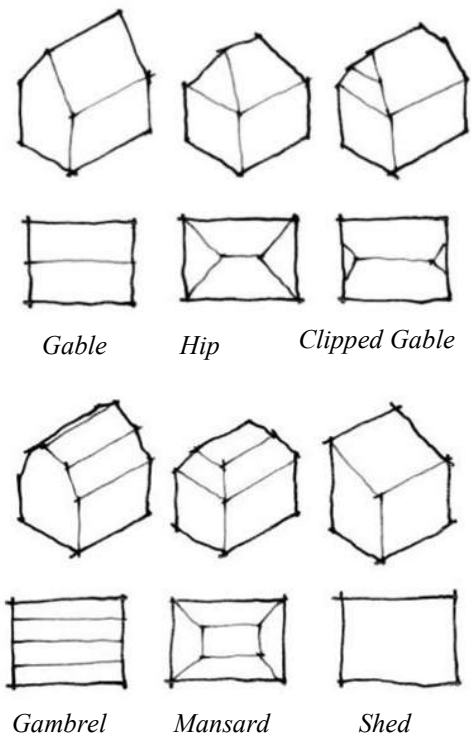


Figure 31 Roof Styles (in plan and perspective)

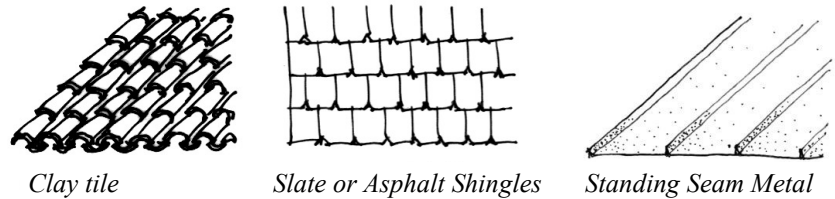


Figure 32. Roofing Materials

Gutters:

Boxed or built-in gutters should be repaired rather than replaced if possible. For hang-on application, half-round gutters are recommended. Downspouts should be located away from significant architectural features on the front of the building. The use of gutters, flashing, and downspouts should provide enough drainage to avoid water damage to the structure.

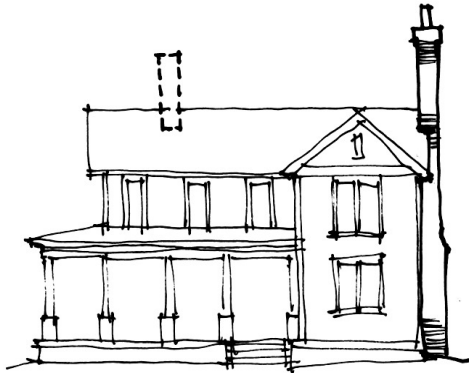


Figure 33. Examples of primary chimneys on right and secondary chimneys on left.

7. Chimneys:

Chimneys, which are prominent features of a structure, should be retained, unchanged. A non-functioning chimney, visible from the street, should be maintained and not removed above the roofline. (A non-functional secondary chimney may be removed.) Chimneys should be repointed and cleaned according to masonry guidelines (see above). If rebuilding is necessary because of deterioration or structural instability, it should match the original configuration. Chimneys may have appropriate, professionally installed caps.

8. Foundations:

Foundations should be preserved in their original design with original materials and detailing. Spaces between piers should be filled according to the type and style of the building, generally with wood-framed lattice panels; with brick appropriate to the period of the building; or with decorative vertical wood boards. Foundations should not be constructed of concrete, plywood, corrugated metal, or shingles. Masonry foundations should be cleaned, repaired, or repainted according to masonry guidelines. (See Appendix M.)

9. Decks:

Decks should be located on the rear and be screened from street view with fencing and/or evergreen shrubs or trees. They should be subordinate to the building, in size and scale, and should be stained or painted to match or blend with the building. Balusters and railings should match the style of the building.

10. Staircases and Fire Escapes:

Staircases should not be added to the exterior of a building where visible from the street. If building codes require an

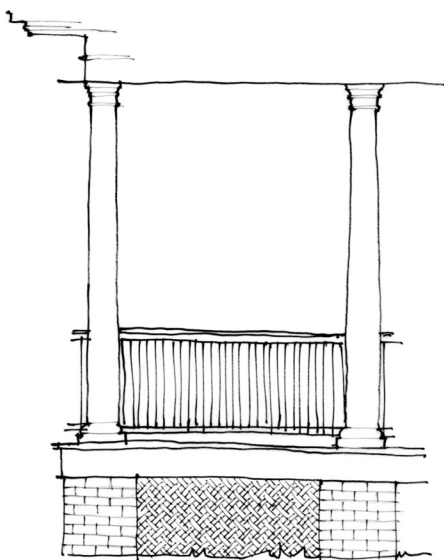


Figure 34. Foundation shown with brick piers with lattice inserts.

external fire escape, it should be located where not easily seen from the street.

11. Handicap Access Ramps:

Handicap access ramps should be located on secondary or rear walls, constructed of wood in a style appropriate to the building. They should be stained or painted and should be screened with landscaping of low shrubbery to soften their appearance.

12. Paint:

Applying paint, or other coatings (such as stucco or sealants), to masonry that has historically been unpainted or uncoated is inappropriate. A COA is required to paint or apply coatings to stucco, brick, concrete, metal, etc.

Paint Color:

Choice of paint color on wood or wood trim is **not** subject to review by the Historic District Commission. However, some general ideas may be offered. Select the places to highlight architectural details based on historic tradition for the building's type and style. Color determination should be based on historic schemes appropriate for the style of the building. Reference materials and assistance are available from the LRHDC and the Arkansas Historic Preservation Program. In general architectural styles usually exhibited certain color schemes.

Greek Revival buildings were generally off-white with trim a slightly darker tone. Shutters usually were green.

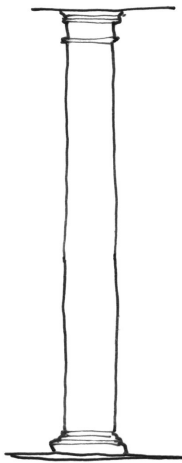
Victorian houses accentuated the architectural variety with several paint colors, usually natural, earth-tones. The second story of a home might use the reverse of the body-trim color scheme of the first story. Shingles of different patterns might be painted different colors. Turned columns, balusters, and other decorative trim would show alternating colors to highlight the ornamentation.

Colonial Revival buildings were generally pale tones with one or two accent colors.

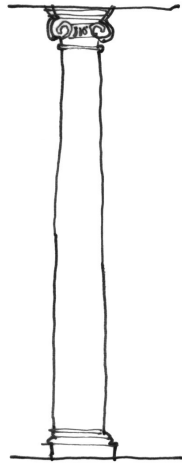
Craftsman or Bungalow homes generally were painted or stained in deep, rich tones with lighter trim.

Tudor Revival houses used contrasting colors on the stucco and half-timber wood trim, complimenting the brick walls, tile roofs, and/or stone trim.

Figure 25. Column Styles:



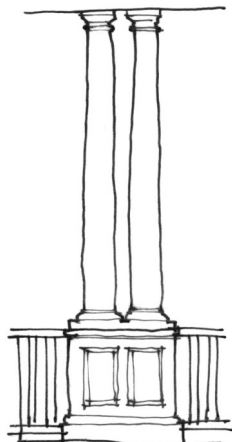
Doric



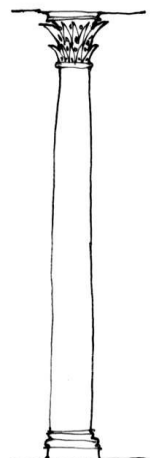
Ionic



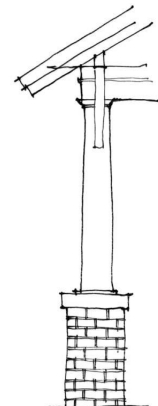
Square



Paired



Corinthian



Craftsman

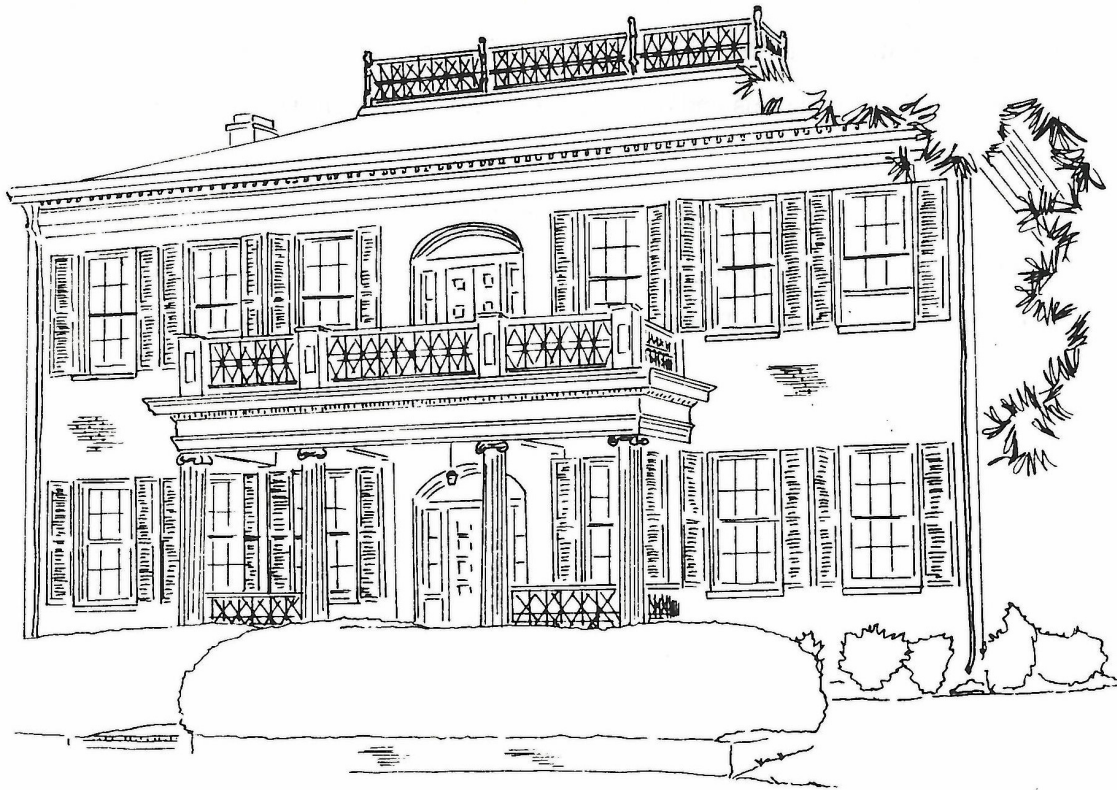


Figure 35. The Absalom Fowler House at 503 E 6th Street is an example of Federal style architecture. This graphic is from the 1996 edition of the Guidelines.

DESIGN GUIDELINES FOR COMMERCIAL REHABILITATION

The primary goal in historic commercial districts is to identify, retain and preserve the character-defining elements of streetscapes and of individual buildings. These elements include mass, scale, building and roofing form, building and roofing materials, placement of windows and doors, and general architectural character. Removing inappropriate, non-historic alterations can help reveal the historic character of buildings.

Existing storefronts on commercial buildings should be preserved if original. Storefront features that have deteriorated should be repaired rather than replaced. If replacement of the original storefront is necessary due to significant deterioration, replace with features which match the original in design and materials.

Previously remodeled storefronts should be restored based on pictorial or physical evidence of the original design. If the original storefront design and features cannot be determined, a traditional storefront arrangement with features, materials, and proportions typical of similar buildings of the same style, period, and neighborhood should be installed.

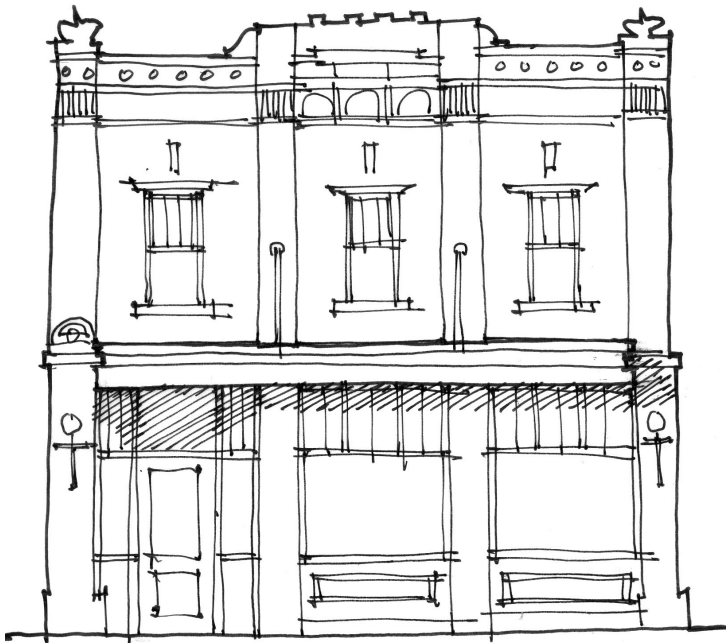


Figure 12. 19th Century Commercial Building

C. INDIVIDUAL BUILDING ELEMENTS—COMMERCIAL AND MIXED USE BUILDINGS

Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved. (Secretary of the Interior's Standard #5)

Objective: Original building elements that contribute to the historic significance of a commercial structure are qualities that should be preserved whenever feasible. Rehabilitation work should not destroy the distinguishing character of the property or its environment. Replacement of missing architectural elements should be based on accurate duplications or original features. New materials should match those being replaced in design, color, texture, and other visual qualities. The design should be substantiated by physical and/or pictorial evidence.

1. Storefronts on Commercial Structures:

The street-level storefront of a commercial building was crucial in the functions of advertising and merchandising. Many storefronts used bay windows, cast iron columns, and recessed entrances. Existing storefronts on commercial buildings should be preserved, if original, or rehabilitated appropriately to the style of the building and the neighborhood.

a. Doors:

Original storefront doors should be preserved and maintained. Traditional entrance arrangements, either recessed or flush with the sidewalk, should be maintained. If the original door design is unknown, replace with a single light (glass area) door design, not solid paneled door, decorative doors, or any door based upon a different historical period or style.

b. Display windows:

Display windows should be maintained in the same configuration as original. Window mullions or framing should be of wood, copper, or bronze metal. Clear, rather than tinted glass should be used for storefronts. If privacy or shade is required, use interior shades or blinds.

c. Bulkheads:

Preserve, maintain, or repair bulkheads (kickplates) where they exist. Do not remove original bulkhead panels.

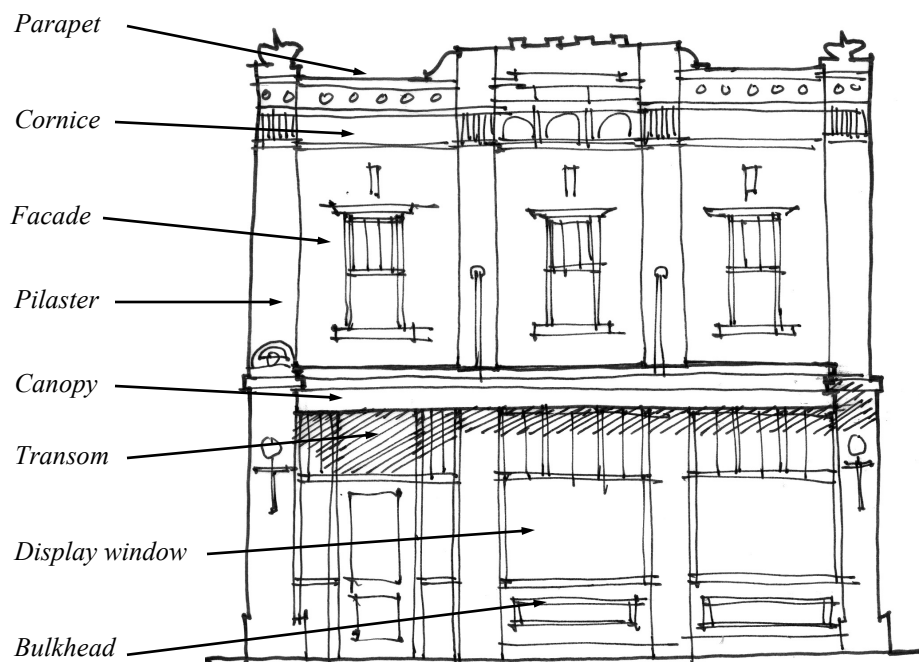


Figure 36. Elevations of a historic Commercial Structure

2. Upper Levels of Commercial Structures:

Preserve, maintain, or repair the original appearance and details on the upper level(s) of commercial buildings.

a. Cornices:

Whether of brick, concrete, terra cotta, or metal, cornices should be visible, not concealed or covered with modern materials.

b. Architectural details

Brick corbelling, inlaid brick and concrete patterns, or clay tile roofs, etc., should not be removed or concealed. Replace missing architectural features and remove non-historic facades, which conceal the original façade and cornice. Decorative architectural features should not be added where none existed.

c. Windows:

Since windows changed styles with architectural trends, they are an important indicator of the historic character of a structure. They also usually cover a large proportion of the visible façade. Window sashes should be preserved, maintained, or repaired according to size, number and arrangement of lights, materials, and decorative detailing. Windows should be visible, not concealed, enclosed, or covered. If privacy or shade is required, use interior shades, blinds or exterior awnings.

3. Awnings on Commercial Structures:

Awnings may be added to commercial buildings if physical or pictorial evidence exists. Awnings should be of a traditional design, materials, and placement. Canvas, acrylic, or vinyl-coated materials are preferable to fixed metal or wood awnings.

4. Light Fixtures on Commercial Structures:

Preserve, maintain, or repair exterior historic light fixtures. If historic light fixtures do not exist or require replacement, concealed light fixtures, fixtures of a simple design, or fixtures appropriate to the period of the building should be used.

Security lighting should intrude as little as possible on the integrity of the neighborhood. They should be mounted on secondary or rear facades. Shields should focus the light down, not at neighbors.

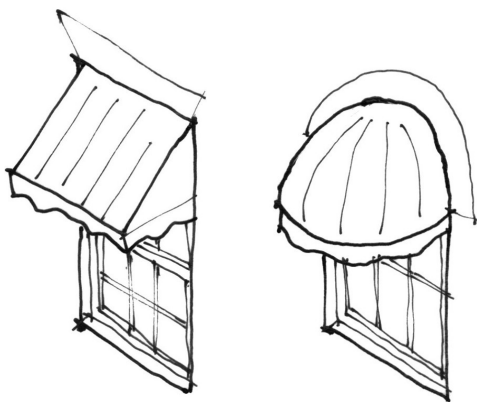


Figure 37. Rectangular windows should have shed awnings; arched awnings are appropriate for arched windows.

5. Signs on Commercial Structures:

Signs on commercial buildings should be in proportion to the building and should be made of historic materials, such as finished carved wood, glass, copper, or bronze letters. Signs of plastic, plywood, or unfinished wood are not appropriate.

Signs should be placed at traditional locations, such as on storefront belt courses, upper façade walls, hanging or mounted inside windows, or projecting from the face of the building. Lighting for signs should be concealed; up-lit or spot lighting is recommended.

“Ghost” signs (historic painted wall signs, frequently on sides of brick buildings) should be preserved and not removed.

6. Garbage Collectors for Commercial Structures:

Garbage collector units should be located to the rear of the building and screened from street view. Materials to screen garbage collectors should be compatible with surrounding buildings.

7. Mechanical systems for Commercial Structures:

Mechanical systems, such as heating and air conditioning units, electrical connections, exterior stairs and elevators, should be located so that street visibility is minimal.

8. Streetscape

Sidewalks at commercial structures may have historically been paved from the front of the building all the way to the street with no green space available. Street trees may be added to the streetscape in tree wells placed at the back of the curb.

Streetscape furniture, benches, planters, etc., should be appropriate for that period and style of building. Check with Staff for franchise information on locating items in the public right-of-way.



Figure 38. Commercial node on 9th Street



Figure 39, Mid-century modern commercial building at 9th and Cumberland Street.



Figure 40. The Mills House at 523 E 6th Street is an example of Italianate style architecture. This graphic is from the 1996 edition of the Guidelines.