

IV. DESIGN GUIDELINES FOR ADDITIONS

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.

(Secretary of the Interior's Standard #9)

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.

(Secretary of the

Interior's Standard #10)

Additions should compliment the original structure and should not destroy or detract from the essential elements of the building and its site. New buildings should be harmonious in form, material, siting, and scale with the established district character.

While the proper rehabilitation of existing structures is a critical element in maintaining the historic context of the neighborhoods, some may need additions in order to meet current needs as a residence or business.

As an historic district evolves, individual structures may see new uses. Single-family houses may become offices or apartments. Corner stores and fire stations may become homes. Zoning codes apply to the use of structures and are beyond the jurisdiction of the Historic District Commission. However, if a structure changes its function, attempts should be made to retain the character-defining elements visible from the street and to minimize the adaptations (mailboxes, signs, new entrances, etc.) Guidelines for rehabilitation and additions would apply to adaptive reuse as they apply to continued use.

A. ADDITIONS TO HISTORIC STRUCTURES

1. Additions

An older addition to a historic structure that has achieved historic significance in its own right should be preserved. A more recent existing addition that is not historically significant may be removed.

If a new addition to a historic building is to be constructed, the addition should be of a compatible design, in keeping with the original structure's character, roof shape, materials, and the alignment of window, door, and cornice height. Additions include porches and bay windows, as well as entire wings or rooms. They should be located and scaled to be subordinate to the original structure.

Additions should be constructed in a manner that avoids extensive removal or loss of historic materials, and should be accomplished without destroying or damaging character-defining details, including front or side porches.

Additions should not hinder the ability to interpret the design character of the structure's historic period. Avoid imitating an earlier historic style or architectural period. Also avoid copying exactly the historic structure; instead, distinguish the new from the original, perhaps by simplifying or streamlining the new design. If possible, keep original exterior walls and utilize existing openings for connecting an addition with the original structure. Excavation adjacent to historic foundations should take care to avoid undermining the structural stability of the historic structure.

2. Sustainable Technologies

The Little Rock Historic District Commission recognizes that technology must advance and that

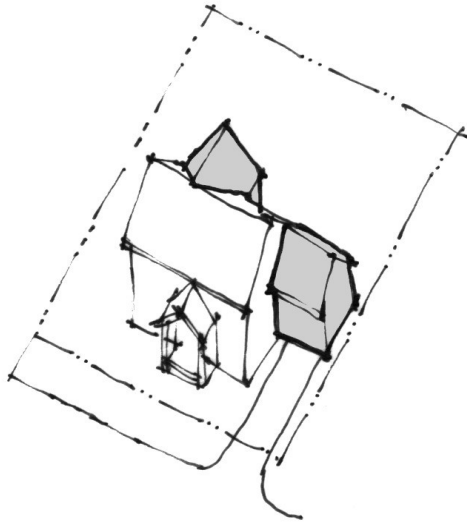


Figure 41. Proper addition locations

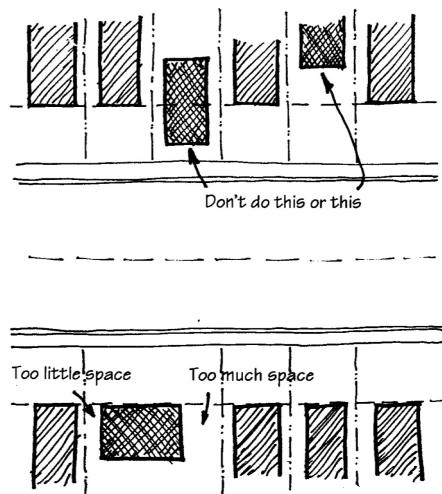


Figure 42. Setbacks for Additions

the successful preservation of our historic neighborhoods must adapt to new advances in sustainable building practices. This section is meant as an attachment to the 11 Design Factors when considering applications that incorporate sustainable technology such as solar water heaters, solar photovoltaic (PV) arrays, wind turbines, or any other sustainable technological advancement that may come about.

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

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

In general, it is APPROPRIATE to:

- Install solar collector equipment on a roof or wall that prevents visibility from the main public way.
- Install solar collector equipment on a pad or other suitable ground surface that is concealed from the main public way by fencing or some other obstruction.
- Install solar collector equipment in such a way that their removal will not damage existing historic building materials or features.
- Install solar collector equipment flat to the roof surface of a secondary elevation without altering the slope to limit visibility from the main public way.

In general, it is NOT APPROPRIATE to:

- Install solar collector equipment on a roof or wall that is visible from the main public way.
- Install solar collector equipment on a pad or other suitable surface that is not concealed from the main public way.
- Install solar collector equipment in such a way that would not allow for its removal or maintenance without damaging existing historic building materials or features.
- Install solar collector equipment on any primary building elevation or roof.

In no case is it appropriate to:

- Remove existing historic roofing materials during installation.
- Remove or otherwise alter historic roof configurations (dormers, chimneys, etc) to add solar collector equipment.
- Remove or otherwise alter historic architectural building features to add solar collector equipment.

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

In general, it is APPROPRIATE to:

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

In general, it is NOT APPROPRIATE to:

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



Figure 43. The Holtzman-Visonhaler-Vogler House at 512 E 9th Street is an example of Queen Anne (Victorian) style architecture. This graphic is from the 1996 edition of the Guidelines.