

VI. GUIDELINES FOR RELOCATION AND DEMOLITION

1. Relocation

Preserving and restoring buildings on their original sites should be a priority for all significant structures which contribute to the overall character of an historic district. However, if the use of the land, on which the building is situated, must significantly change and therefore requires removal of an historic structure, relocating the building within the district is an acceptable alternative to demolition.

Many historic districts encourage vacant lots to be filled with historic structures, which need to be moved from their original sites. This may be appropriate if the building is compatible with the district's architectural character in regards to building orientation, building setbacks, building scale & massing, roofs, facades, foundations, architectural detailing, materials, and site design. The new foundation walls should be compatible with the architectural style of the building and the surrounding buildings.

If a proposed building is to be moved within the district or into the district and the building's architectural style and the date of construction is not within the period of significance of the district, the building should be reviewed to a higher standard than those buildings that are of an architectural style and date of construction that is within the period of significance of the district when considering a Certificate of Appropriateness.

The Little Rock Department of Planning and Development can advise anyone contemplating relocating a building of the applicable regulations and permits.

2. Demolition

Demolition of significant buildings, which contribute to the historic or architectural integrity of an historic district, should not occur. The loss of a "contributing" historic building diminishes the overall character of the district and could jeopardize the National Register Historic District status. Demolition by neglect occurs when routine maintenance procedures are not followed, allowing damage from weather, water, insects or animals. Proper routine maintenance and/or rehabilitation are strongly recommended.

Care should be taken when reviewing for an application for demolition of a structure that was not 50 years old at the time of the survey, but are now or close to 50 years old at the time of application. If the district was resurveyed, these buildings may be contributing, but may not be contributing. These applications should be taken on a case by case basis and carefully examine the architecture of the individual building as well as their context within the district.

Under certain conditions, however, demolition permits may be granted by the Historic District Commission:

1. The public safety and welfare requires the removal of the building, as determined by the building or code inspector and concurring reports commissioned by and acceptable to the LRHDC from a structural engineer, architect, or other person expert in historic preservation.
2. Rehabilitation or relocation is impossible due to severe structural instability or irreparable deterioration of a building.
3. Extreme hardship has been demonstrated, proven, and accepted by the LRHDC. Economic hardship relates to the value and potential return of the property, not to the financial status of the property owner.
4. The building has lost its original architectural integrity and no longer contributes to the district.
5. No other reasonable alternative is feasible, including relocation of the building.

Demolition of secondary buildings (garages, sheds, etc.) may be appropriate if they have substantially deteriorated (requiring 50% or more replacement of exterior siding, roof rafters, surface materials, and structural members.)

VII. DESIGN GUIDELINES FOR SITE DESIGN

Both the neighborhood setting and the individual building site are important to consider when altering an existing building or constructing a new one. The character-defining elements of the neighborhood, as they relate to individual structures, should be maintained. These include set-backs; entrance orientation; placement and character of landscaping; circulation systems and surfacing; the placement of parking areas; lighting; mechanical systems and service areas.

A. LANDSCAPE FEATURES

Objective: Landscape features, that are original or historic (50 years or older), and that are important in defining the overall character of the property, should be identified, retained, and preserved. Some examples are sidewalks, curbs, and parking areas; brick or stone retainer walls; stepping blocks; furnishings such as lights, fences, or benches; landforms such as terracing; historic plant material, beds and planting areas; water features and garden art.

Care should be taken if archaeological features are evident. (Notify the Arkansas Archaeological Survey or the Arkansas Historic Preservation Program.)

Although landscape plant materials do not require approval of the Historic District Commission, native and traditional plants should be considered. Maintain historic or early landscaping, especially trees and shrubs. Keep new landscape patterns in relation to the neighborhood. Character-defining architectural features of a building should not be concealed with landscape material. However, plants can help conceal mechanical systems (air conditioners), handicap access ramps, and trash containers and can help achieve privacy.

Historic streetscapes include curbs and sidewalks with planting space between them, street trees, retaining walls, iron or low wooden fences and gates, with front yards between the sidewalk and the house. Historic streetscapes in front of commercial or institutional buildings may have been different than residential streetscapes in respect to street orientation, fencing and planting spaces.

The character of the landscaping within the district should be consistent with that of an urban neighborhood. The use of features and materials lacking a historic precedent should be avoided.

Whenever possible, existing landscaping that adds value to

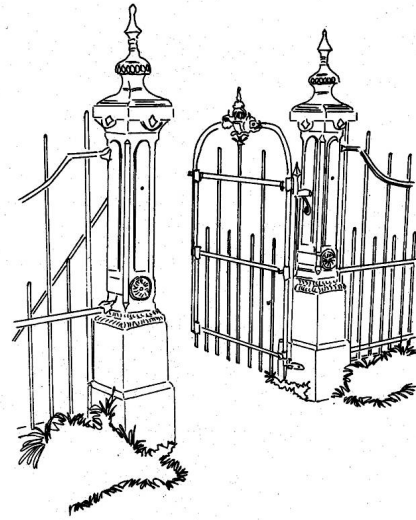


Figure 87. MacArthur Park's impressive Collection of cast iron should be preserved and maintained (523 E 6th St.).

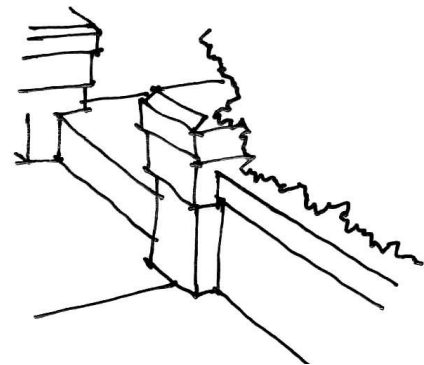


Figure 88. Historic retaining walls should be preserved or repaired (523 E 7th St.).

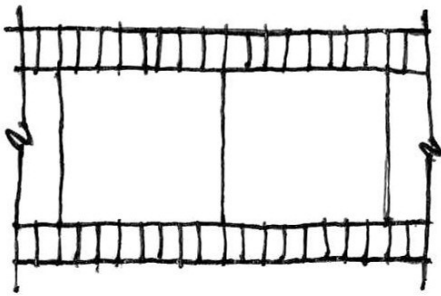


Figure 89. Plan view of concrete sidewalk with brick edging.

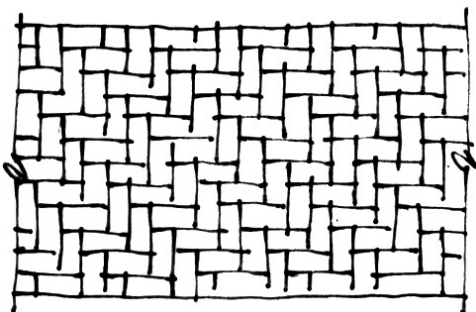


Figure 90. Plan view of a brick sidewalk laid in a herringbone pattern.

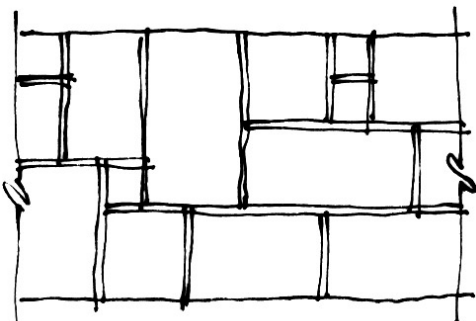


Figure 91. Plan view of a sidewalk laid in cut stone pavers of various sizes.

the property should be retained. When trees are preserved, they should be provided with fencing along the dripline during construction to avoid the compacting of soil from heavy equipment that could eventually lead to their demise.

1. Sidewalks:

Sidewalks that are original to the property or district should be preserved. If they have deteriorated and are dangerous, replace them with similar materials (stone, brick or concrete.) Newly introduced sidewalks should be brick or smooth concrete in patterns, dimensions, colors, and placement like original or early sidewalks in the district. They should not be asphalt or concrete surfaced with aggregate or pebbles.

2. Planned Green Space:

Green space between streets and sidewalks, frequently planted with grass and street trees should be retained. Plant appropriately sized trees, so that they will not conflict with overhead utility lines.

3. Fences and Retaining Walls:

- Fencing on street frontage & front yard—40"
- Rear yard fencing—72"

Iron, wood, stone, or brick fences or walls that are original to the property (at least 50 years old) should be preserved. If missing, they may be reconstructed based on physical or pictorial evidence. Sometimes a low stone or brick wall supports an iron or wooden fence.

Fencing material should be appropriate to the style and period of the building. Cast iron fences were common through the Victorian period and should be retained and

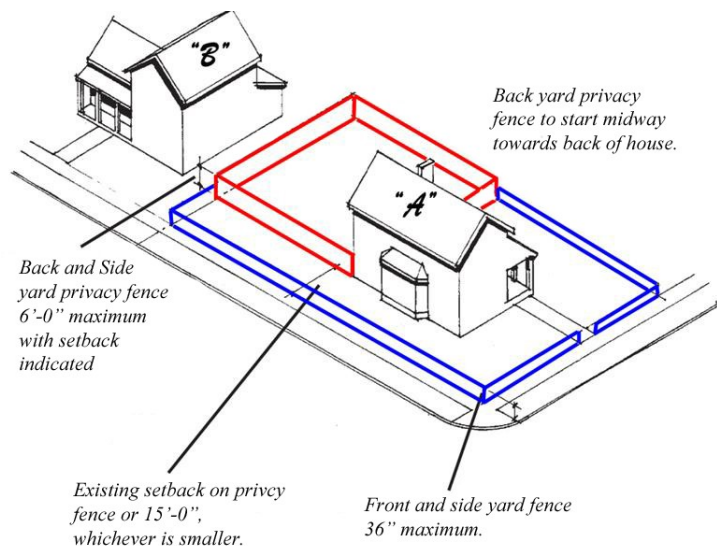


Figure 92. Fences in side yards for houses on street corners should not block front yard of houses located behind them.

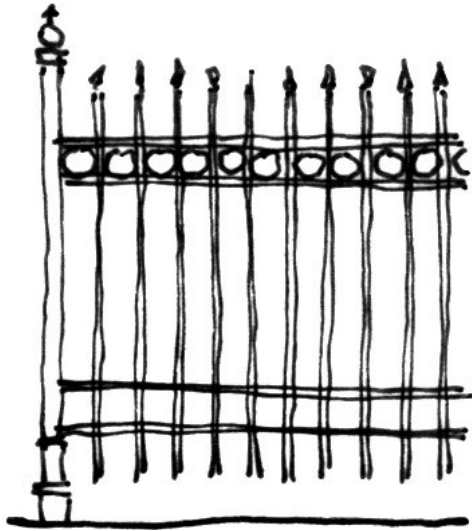


Figure 93. Ornate ornamental iron fence.

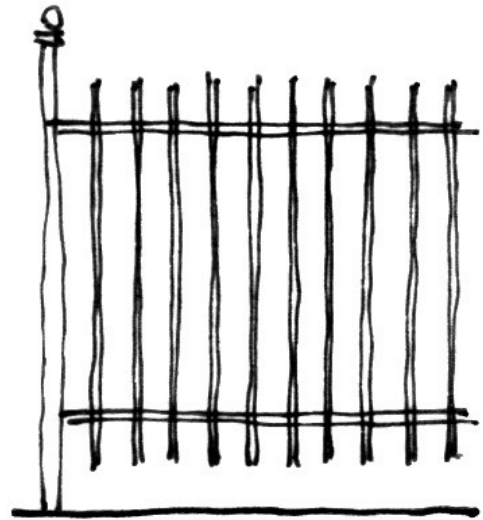


Figure 94. Simple metal ornamental iron fence.

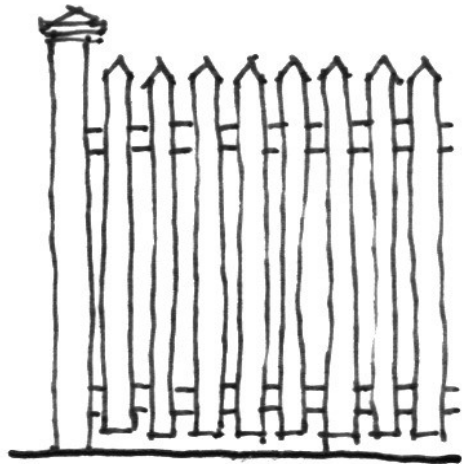


Figure 95. Wood fence with flat wood pickets

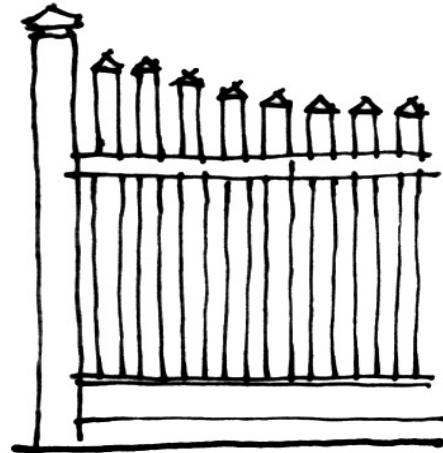


Figure 96. Wood fence with square wood pickets with varying heights of pickets.

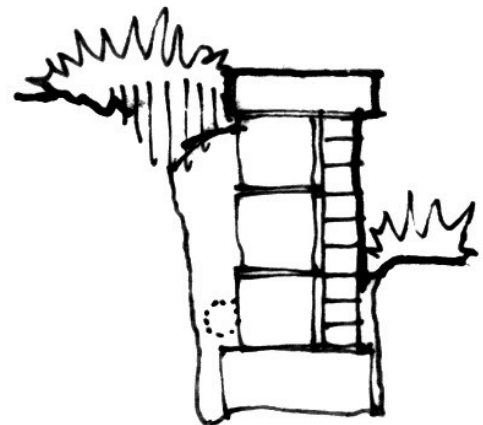


Figure 97. Section of retaining wall of concrete block and brick veneer.

maintained. Wrought iron and bent wire fences are also historic.

Fences may be located in front, side, or rear yards, generally following property lines. Fences with street frontage should be no taller than 40 inches. On wood fences, pickets should be no wider than four inches (4") and set no farther apart than three inches (3"). Support posts may exceed the allowable fence or wall height by no more than six inches (6"). The design should be compatible with and proportionate to the building. For larger scale properties, fence heights should be appropriate to the scale of the building and grounds.

Fences in side and rear yards with street frontages should not impede views of adjacent houses that have a different orientation. For those fences, the location of the fences that are in excess of 40", as shown in red, should be at the wall of the primary building or at a 15' side yard setback, whichever is less. See Figure 93.

Fences in the rear yards and those on side property lines without street frontage may be 72" tall. The privacy fence should be set back from the front façade of the structure at least halfway between the front and back walls of the main structure. Wood board privacy fences should be made of flat boards in a single row (not stockade or shadowbox), and of a design compatible with the structure. Chain-link fences may be located only in rear yards, where not readily visible from the street, and should be coated dark green or black. Screening with plant material is recommended.

Fences should not have brick, stone, or concrete piers or posts unless based on pictorial or physical evidence. Free-standing walls of brick, stone, or concrete are not appropriate.

New retaining landscape walls are discouraged in front yards. Certain front yards that are in close proximity to the sidewalk may feature new walls that match the materials of the building and be consistent with historic walls in the neighborhood. Landscaping walls should match the materials of the building and be consistent with historic walls in the neighborhood.

B. LIGHTING

Lighting original to the property, either attached to the building or free-standing, should be retained and maintained.

1. Freestanding lights

Post-mounted lights for residences should not exceed ten feet in height and should be brass, copper, or painted metal on posts of wood, cast iron, or painted metal. Small footlights rather than freestanding post-mounted lights are more appropriate for walkways and driveways. Streetlights should reflect the period and style of the neighborhood and streetscape.

2. Security lighting

These lights such as flood lights, should intrude as little as possible on the integrity of the neighborhood. They should be mounted on secondary and rear facades. Shields should focus the light down, not at neighboring property.

C. PARKING AREAS, DRIVEWAYS, CURB CUTS AND PAVING

Accommodations for automobiles should be as unobtrusive to the historic neighborhood as possible.

1. Residential Parking:

Parking areas and garages for houses should be located in the rear of the house, with entrance from an alley or from a side driveway. No parking areas should be allowed between a street and the adjacent building, including parking for attached and multi-family housing. Original designs, materials, and placement of driveways should be preserved. If the driveway must lead from the street through a side yard to parking in the rear, brick or concrete tracks or narrow strips are recommended, with grass or

ground cover filling the median. Side or rear driveways should be gravel or smooth concrete, not asphalt, aggregate, or brick. Parking areas should be visibly screened on a year-round basis with landscaping, including the use of shrubs and trees. Compatible walls and fences can also be used for screening, either with or without landscaping.

2. Commercial, Office, and Institutional Parking:

When houses or buildings are used for commercial, office, school, church, apartments, or other institutional use, parking should be located in rear yards. If this is not possible, parking may be in a side yard but located to the rear of the front wall of the structure. Parking areas should be visibly screened on a year-round basis with landscaping, including the use of shrubs and trees. Compatible walls and fences can also be used for screening, either with or without landscaping. Parking lots between buildings should align edge screening with the front façades of adjacent buildings and the side property lines. Parking areas should be surfaced with gravel or concrete, not asphalt, aggregate, or brick. For security lighting, please refer to Lighting on page 62 of this document.

3. Curb Cuts:

Curb cuts should be avoided unless necessary to access new parking areas. The new curbing should be constructed to match the historic or traditional curb cuts in the district in size, color, materials, and configuration. In residential areas, new driveways should not be introduced within block faces in which they do not already dominate the development pattern. For areas having lots widths of 50 feet or less, they interrupt the streetscape from both a functional and aesthetic perspective. When new driveways are created, their width should be a minimal as possible. For commercial and mixed use projects, driveways accessing parking areas should occur off of alleys when available. When they must occur off of a street, corner lots should access the parking from the secondary street. Driveways should be as minimal in width as possible.

D. MECHANICAL SYSTEMS AND SERVICE AREAS

Mechanical systems and service areas should be as unobtrusive to the historic neighborhood as possible.

1. Heating, Air Conditioning units, and Ceiling Fans:

HVAC units should be located where not readily visible from the street and should be screened with shrubbery or fencing. Window air-conditioners should be located in windows on the rear or side façades and should not result in the removal or replacement of the original window sash or surround. Ceiling fans on porches should be mounted high enough so that they cannot be seen from the street.

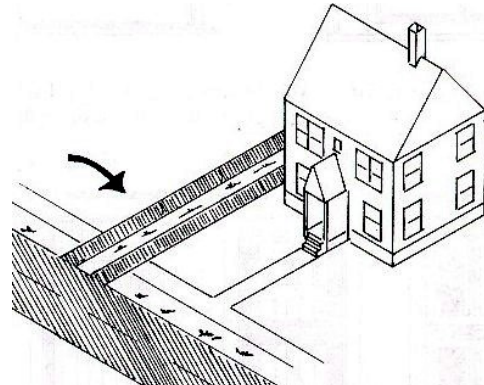


Figure 98. Ribbon Driveways are appropriate.

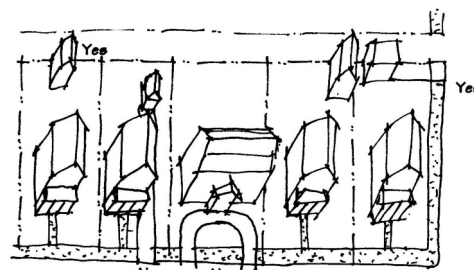


Figure 99. Appropriate driveway locations.



Figure 100. This parking lot behind a new grocery store is screened from the side street by a combination of hedges, fencing and street trees. It also features interior landscaping.

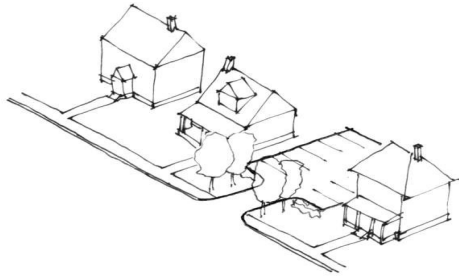


Figure 101. Parking lots should be sited in alignment with adjacent buildings and screened with plantings.

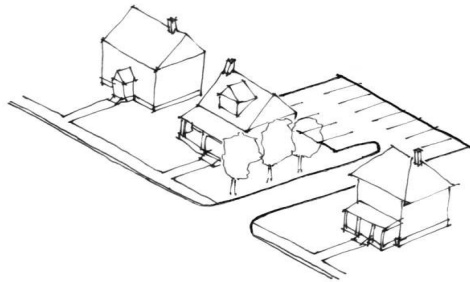


Figure 102. Parking lots sited in rear yards are appropriate.

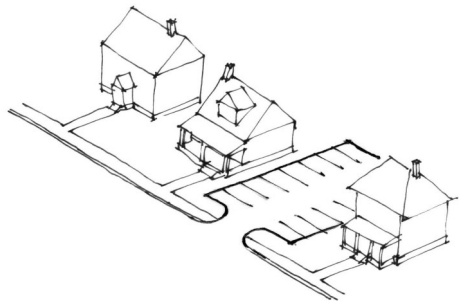


Figure 103. Parking lots should not extend to the sidewalk and be left unscreened.

2. Electrical and Gas Meters:

Electrical and gas meters and other mechanical equipment should be located on the rear façade.

3. Garbage collectors:

Large metal containers for garbage at multi-family or institutional sites should be located in the rear and screened from street view with fencing or shrubbery. Garbage collectors on rollers, used by the City for residential customers, should be concealed from view except on the day of trash pickup.

4. Satellite Dishes:

The locations of end user satellite dishes should not detract from the character defining elements of individual structures or of the character of the neighborhood since they are an element of a much later period than most structures in the neighborhood. Satellite dishes should be installed where they are the least obtrusive in location to preserve visual esthetics while maintaining reception qualities. The satellite dish should not be visible from the street. Suggestions are to mount them on rear or side slopes of roofs, on posts in rear or side yards, on fences or other places not visible from street. When visible from the street, if mounted under the eave of the building, the satellite dishes can be less obtrusive than on the roof. If visible from the street, they should be painted with an exterior matte finish non-lead based paint to match the color of the background of the building. The LNB (Low Noise Block converter), sometimes called the eye, cannot be painted without interference to your reception. This part receives the reflected satellite beam and sends the signal to your satellite receiver. The LNB or eye on your dish is located on the arm on your dish just in front of your dish.



Figure 104. Satellite dishes should be painted to match their background, but the LNB cannot be painted.

5. Solar Collectors:

See Sustainable Technology text in appropriate section of Guidelines.

6. Recreational Structures:

Recreational structures, such as swimming pools, children's play equipment, or exercise equipment, should be located in the rear yard and screened with shrubbery or fences.

E. SIGNS

Signs should be subordinate to the architecture and overall character throughout the district. Historic signs should be preserved, including "ghost" signs on the sides of buildings.

1. Attached to Building:

Signs attached to a building should not cover or obscure architectural features. Signs may be painted on windows, doors, or small panels at entrances or on awnings. Small signs may be flush-mounted on a building wall; may be hung on porches between posts; or may project from the structure. A sign on a masonry wall should be mounted in the mortar, not the masonry.

2. Free-Standing Signs:

Free-standing signs should be low, small, and constructed of wood or a non-shiny finish. The recommended size should not exceed six square feet in area. These signs should be located in landscaped areas. All ground mounted (free standing) signs in the UU zoning district must be approved by the Board of Adjustment in addition to the Historic District Commission. Examples of appropriate signs are illustrated to the right. For signs in the R4-A district, please consult Staff for further information.

3. Materials for signs:

Materials used for signs should be traditional, such as finished wood, glass, copper, or bronze, not plywood, plastic, unfinished wood, neon or other internally lighted materials, or flashing lights. Materials should be compatible with the building materials.

4. Design of signs:

The design of the signs should be appropriate to the building, in size, lettering, and style. Business logos or symbols are desirable. If several businesses share a building, coordinate the signs. Flashing, rotating, moveable, or portable signs should not be used.

5. Lighting of signs:

Lighting of signs should be from remote sources, preferably from the ground aimed directly at the sign and shielded from street view. Lighting should not use visible bulbs, internal sources or luminous paint.

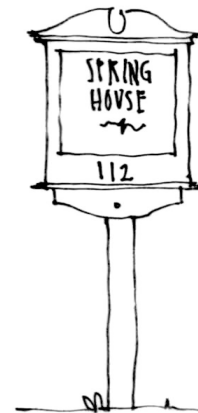
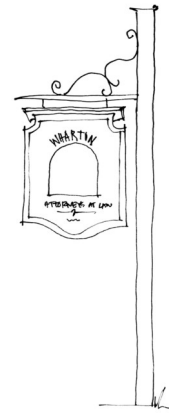
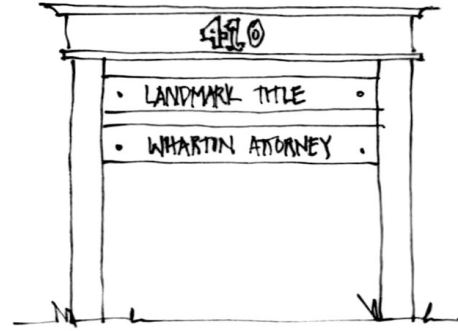


Figure 105. Examples of appropriate signage: top—dual post, middle—single post hung, and bottom—single post fixed.

