

IV. DESIGN GUIDELINES FOR ALTERATIONS AND 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)

The primary goal for alterations and additions to historic structures is to preserve the character-defining elements of the building. Alterations and additions should compliment the original structure and should not destroy 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.

The City of Little Rock encourages both the rehabilitation of existing structures in the downtown neighborhoods and 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, 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. ALTERATIONS OR ADDITIONS TO HISTORIC STRUCTURES

1. Historic Alterations

Alterations or additions to historic structures should be appropriate to the style of the building, neither destroy nor copy elements of the structure, and be reversible without destroying the integrity of the structure.

Alterations, which are old enough to have achieved historic significance in themselves, may be preserved. Many changes to buildings that have occurred in the course of time are themselves evidence of the history of the building and its neighborhood. These changes may have developed significance in their own right, and this significance should be recognized and respected. An example of such an alteration may be a porch or kitchen wing that was added to the original building early in its history.

More recent alterations, which are not historically significant, may be removed within the Certificate of Appropriateness (COA) process.

2. New Alterations

New alterations should be designed to respect the original design character of the building. Analyze the structure to determine which elements are essential to its character, considering mass, size, scale, and

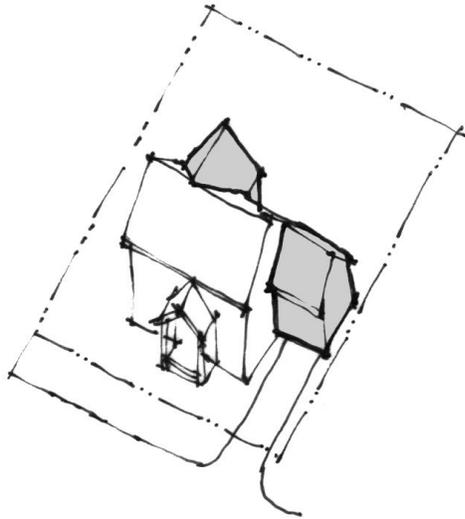


Figure 41. Proper addition locations

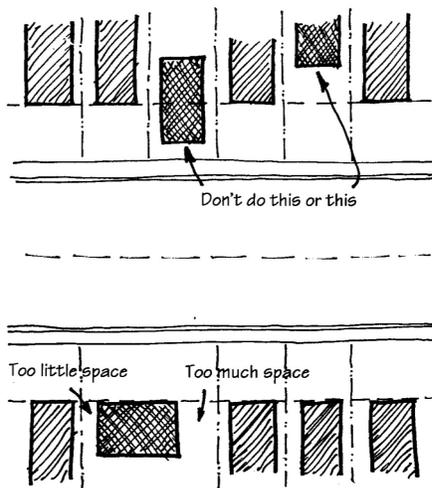


Figure 42. Setbacks for Additions

proportion to the lot. Don't try to make it appear older (or younger) in style than it really is. The genuine heritage of the District should be expressed.

3. Additions (New Rooms)

Additions 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 on the rear façade and be subordinate to the original structure.

Additions should be constructed in a manner that avoids extensive removal or loss of historic materials. They also should not destroy or damage 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.

4. Sustainable Technologies

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