LITTLE ROCK HISTORIC DISTRICT COMMISSION

AGENDA
Thursday, July 23, 2020 4:00 p.m.
William Grant Still Ballroom, Robinson Center

I. Roll Call

II. Finding a Quorum

III. Minutes
   a. May 28, 2020

IV. National Register Nominations
   1. NR2020-003 Fire Station #9
      2023 E 6th Street
      Nomination
      Photos
   2. NR2020-004 Presbyterian Village
      510 N Brookside Drive
      Nomination
      Photos
   3. NR2020-005 Taborian Hall Additional Documentation
      800 W 9th Street
      Nomination
      Photos

V. Deferred Certificates of Appropriateness
   A. HDC2019-023 Infill Multifamily building
      NE Corner of 10th and Rock

VI. New Certificates of Appropriateness
   1. HDC2020-015 Infill Single Family House
      1414 Park Lane

VII. Other Matters
   a. Enforcement issues
   b. Certificates of Compliance
   c. Bylaw Revision
      i. Staff report
      ii. Markup version
      iii. Clean version
      iv. Amendment
   d. Discussion of the Pre-application meeting process
   e. Report on the Guidelines Revision
   f. Citizen Communication

VIII. Adjournment
STAFF REPORT
ITEM NO. IV One.

DATE: July 23, 2020
APPLICANT: Mason Toms, AHPP
ADDRESS: 2023 E 6th Street
FILE NUMBER: NR2020-003
REQUEST: Nomination of the Little Rock Fire Station No. 9 to the National Register of Historic Places

PROJECT BACKGROUND AND DESCRIPTION:
The subject property is located at 2023 E 6th Street. The property’s legal description is “Lot 1 and 2, Block 27, of Garland’s Addition of the City of Little Rock, Pulaski County, Arkansas.”

Location of Little Rock Fire Station No. 9
PROPOSAL: The Commission will review the Nomination of the Little Rock Fire Station No. 9 to the National Register.

The nomination states:

“Little Rock Fire Station No. 9 is a two-story frame building with a brick veneer located at 923 East Sixth Street in the Garlands Addition to the City of Little Rock, Arkansas, on the southwest corner of the intersection at E. Sixth Street and Fletcher Street. The site is located roughly 1.5 miles east of downtown Little Rock, near the western edge of Adams Field, and is best described as flat with minimal trees. The fire station was designed by Little Rock architect, H. Ray Burks, and was constructed in 1930 by the C.L. Hardin Construction Company of Little Rock, Arkansas.

“The Little Rock Fire Station No. 9 originally housed the firefighting services for the northeastern section of Little Rock and retains a high level of integrity dating to its original construction. It is characterized as a blend of Tudor Revival and Colonial Revival architectural elements, painted brick exterior, large brick chimneys, and both a steeply pitched gable roof and a gambrel roof with shed dormers, covered in asphalt shingles. The plan of the fire station is rectangular in nature, with a brick extension on the south side of the building and a metal clad addition to the south of that. The addition was added to the rear of the building in 1945 but was recently covered in a vertical metal siding and topped with a metal shed roof. Abutting the building on the south side is a newer shed-roofed structure that is covered in vertical metal siding. The building sits on a poured concrete foundation and is oriented towards the four cardinal directions, which was determined by the preexisting street grid.

“Much of the interior arrangements of the former fire station remain as they were historically. The only significant interior change was the removal of the fireman’s pole, which was done in the 1970s out of safety concerns. The alterations to the exterior of the building have been minor, in general. Though many of the windows on the building have been covered with plywood, a security measure by recent owners, it appears that the original wood and steel windows are intact underneath. The two greatest permanent alterations to the building’s exterior are the replacement of the wood windows in the south dormer with vinyl windows, and the replacement of the stairwell window with a door on the east façade, which occurred in the 1980s when the Imperial Social Club of Little Rock was using the upper level as a meeting space. Additionally, though the rear addition was historic, its recent recladding with vertical metal siding do detract from the historic appearance of the structure. Despite these changes, the building still retains the majority of its historic fabric and still presents itself in much the same way as it had during its period of significance.”

NEIGHBORHOOD COMMENTS AND REACTION: At the time of distribution, there were no comments regarding this application.

STAFF RECOMMENDATION: Staff recommends nomination to the National Register of Historic Places under Criterion A and C. Criterion A is defined as: Property is associated with events that have made a significant contribution to the broad patterns of our history. Criterion C is defined as: Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

In Section II Eligibility for Participation in the Certified Local Government Program subsection C Local Historic Preservation Program, II C. 2. f) states that one of the Duties of local preservation commissions shall include:

“Reviewing all proposed National Registration nominations for properties within the boundaries of the CLG’s jurisdiction. When a commission reviews a nomination or other action that will impact properties which are normally evaluated by a professional in a specific discipline, at that discipline is not represented on the commission, the commission must seek expertise in that discipline before rendering its decision.”

In Section V Certified Local Government participation in the national register nomination process, sub section B CLG involvement in the National Register Process, the procedures state:

A. CLGs shall submit a report (available for public inspection) to the AHPP regarding the eligibility of each property or district within its jurisdiction proposed for nomination to the National Register.

   1. The report shall include recommendations of the local preservation commission and the chief elected official.

   2. The report should concentrate on the property’s eligibility under the National Register criteria.

   3. Failure to submit reports on the eligibility of properties nominated within the jurisdiction of the CLG after the AHPP has informed the CLG of a pending nomination will be considered during the periodic performance evaluation.

B. CLG involvement in the National Register process

   1. Within 60 calendar days of receipt of the nomination, the CLG shall inform the AHPP by submission of a report (see section V-A) as to its opinion regarding the eligibility of the property. The CLG shall also inform the property owner(s) using National Register criteria for evaluation, as to its opinion regarding the eligibility of the property.

   2. In the event a nomination is received by the AHPP before submission to the CLG, the AHPP will forward a copy of the completed nomination to the CLG within 30 calendar days of receipt.

   3. If both the commission and chief elected official recommend that a property not be nominated because it does not meet the National Register criteria for

An excerpt from the CLG agreement
eligibility, the CLG will so inform the property owner(s) and the State Historic Preservation Officer, the property will then not be nominated unless an appeal is filed with the SHPO in accordance with appeal procedures outlined in 36 CFR 60. Appeals must be received by the SHPO within 30 calendar days of the date the property owner receives notification by certified mail that the property has been determined ineligible for nomination by both the CLG and the Chief elected official. This is in accordance with Section 101(c) 2 of the NHPA.

4. If the commission or the chief elected official of the CLG recommend that a property should be nominated, the nomination will be scheduled for submission to the Arkansas State Review Board. Scheduling will be in accordance with notification time constraints as set forth in 36 CFR Part 60.

5. The Arkansas State Review Board, after considering all opinions, including those of the commission and the chief elected official of the CLG, shall make its recommendation to the State Historic Preservation Officer. Either the local preservation commission or the chief elected official may appeal the SHPOs final decision.

6. When a National Register nomination, that has been reviewed by a commission, is submitted to the National Park Service for review and listing, all reports or comments from the local officials will be submitted along with the nomination.

7. The AHPP and the CLG will work together to provide ample opportunity for public participation in the nomination of properties to the National register. All reports submitted by the CLG to the AHPP regarding the eligibility of properties shall include assurances of public input. The CLG shall retain a list of all persons contacted during the evaluation period and note comments that were received. If a public meeting was held, a list of those attending shall be included in the report.

An excerpt from the CLG agreement continued
CERTIFIED LOCAL GOVERNMENT NATIONAL REGISTER NOMINATION REVIEW

Name and Address of property:
Little Rock Fire Station No. 9, 2023 E 6th Street, Little Rock, AR 72202

Name of Owner:
James Terry

Project Sponsor:
Mason Toms, AHPP

CLG Name:
City of Little Rock, Arkansas

Date of Public Hearing by CLG:
July 23, 2020

Applicable Criteria:

√ Criterion A (Historic Events)

 Criterion B (Important Person)

√ Criterion C (Architecture)

 Criterion D (Archaeological)

The Little Rock Historic District Commission hereby recommends the above stated property for nomination.

Attest:

__________________________________________  _________________________
Chair  Date

__________________________________________  _________________________
Secretary/Staff  Date
1. Name of Property
Historic name: Little Rock Fire Station 9
Other names/site number: PU8795
Name of related multiple property listing: N/A
(Enter "N/A" if property is not part of a multiple property listing)

2. Location
Street & number: 2023 East 6th Street
City or town: Little Rock State: AR County: Pulaski
Not For Publication: Vicinity:

3. State/Federal Agency Certification
As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this nomination request for determination of eligibility meets the
documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide X_local

Applicable National Register Criteria:

X_A ___B ___C ___D

Signature of certifying official/Title: ________ Date
Arkansas Historic Preservation Program
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official: ________ Date
Title: State or Federal agency/bureau or Tribal Government
4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain:) _____________________

____________________________________  ______________________
Signature of the Keeper                        Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:  X

Public – Local

Public – State

Public – Federal

Category of Property

(Check only one box.)

Building(s)  X

District

Site

Structure

Object
Number of Resources within Property
(Do not include previously listed resources in the count)

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Number of contributing resources previously listed in the National Register ________

6. Function or Use
   Historic Functions
   (Enter categories from instructions.)
   **GOVERNMENT/fire station**
      __________________
      __________________
      __________________
      __________________
      __________________

   Current Functions
   (Enter categories from instructions.)
   **COMMERCE/TRADE/business**
      __________________
      __________________
      __________________
      __________________
      __________________

7. Description

Architectural Classification
(Enter categories from instructions.)
   **Colonial Revival**
      __________________
   **Tudor Revival**
      __________________
Little Rock Fire Station No. 9

Name of Property

Materials: (enter categories from instructions.)

Principal exterior materials of the property:
CONCRETE
BRICK
WOOD/weatherboard
ASPHALT

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Little Rock Fire Station No. 9 is a two-story frame building with a brick veneer located at 2023 East Sixth Street in the Garlands Addition to the City of Little Rock, Arkansas, on the southwest corner of the intersection at E. Sixth Street and Fletcher Street. The site is located roughly 1.5 miles east of downtown Little Rock, near the western edge of Adams Field, and is best described as flat with minimal trees. The fire station was designed by Little Rock architect, H. Ray Burks, and was constructed in 1930 by the C.L. Hardin Construction Company of Little Rock, Arkansas.

The Little Rock Fire Station No. 9 originally housed the firefighting services for the northeastern section of Little Rock and retains a high level of integrity dating to its original construction. It is characterized as a blend of Tudor Revival and Colonial Revival architectural elements, painted brick exterior, large brick chimneys, and both a steeply pitched gable roof and a gambrel roof with shed dormers, covered in asphalt shingles. The plan of the fire station is rectangular in nature, with a brick extension on the south side of the building and a metal clad addition to the south of that. The addition was added to the rear of the building in 1945 but was recently covered in a vertical metal siding and topped with a metal shed roof. Abutting the building on the south side is a newer shed-roofed structure that is covered in vertical metal siding. The building sits on a poured concrete foundation and is oriented towards the four cardinal directions, which was determined by the preexisting street grid.

Narrative Description

Built in 1930 and designed by Little Rock architect, H. Ray Burks, the Little Rock Fire Station No. 9 is a two-story brick building that exhibits a mixture of Tudor Revival and Colonial Revival architectural styles. The building is located on the southwest corner of the intersection of E. 6th Street and Fletcher Street in the Garlands Addition to the City of Little Rock. It is predominantly surrounded by single-family residences, though there are fewer currently than there were.
historically. The setting is generally flat with relatively few trees on the property, as is typical of the lots in the area. However, small groves of trees have grown in the lots formerly occupied by houses, giving the area a more rural feel than it would have had historically. Little Rock Fire Station No. 9 has a rectilinear plan, with the main body of the building being capped with an asphalt shingle covered gambrel roof. However, the roof of the rear extension is flat and covered in a rubber membrane material, hidden behind a short parapet that is topped with a cast-stone coping. The building features shallow eaves or no eaves at all. The base of the structure features a decorative soldier course of bricks above a bevel-topped concrete base that wrap around the entirety of the original structure. Additionally, the windowsills on the building are composed of brick header courses and the window headers feature a section of soldier course bricks, with the exception being the windows contained in the shed dormers.

**North Façade**

The north façade is the primary elevation of the building. It is dominated by a Tudor Revival inspired projection under a steeply pitched gable roof, which is indicative of the Tudor Revival style. The focal point of the projection is a centrally placed door that has a Colonial Revival style surround that is composed of twin pilasters beneath an unadorned frieze and composite-style cornice. Atop the cornice is a faux balcony, with recessed panels that imply a railing. The door is flanked by two narrow, steel-frame casement windows, one of which is currently covered by plywood. Above the door is a single six-over-six, double-hung window on the second floor, which is currently covered by plywood. It is centrally placed within the gable and features decorative brick corbelling beneath the sill. Decorative corbelling also appears just under the end of the eaves on either side of the projection. To the west of the projection, are the twin engine bay doors. This original wood doors feature a recessed panel grid that is six panels tall and eight panels wide, with the center four panels of the fourth row from the top having glass in place of the wood panels.

The second floor features a large shed dormer that runs most of the length of the elevation. The eastern end of the dormer, on the left side of the Tudor-style gable, does not contain any windows, however, there were six windows within the section over the bay doors. Installed in two sets of three, each set of windows is centered over a bay door. In the area between the sets on the dormer, vertical wood siding was installed.

**West Façade**

The west façade is dominated by a monolithic brick chimney that bisects the main body of the building and is framed by the gambrel silhouette of eave lines. Only the rear extension of the service bay area breaks the symmetry of the main massing. The chimney itself has minimal detailing, aside from a shallow, recessed panel that runs the entirety of its height. On the ground floor, on either side of the chimney, are wooden six-over-six, double-hung windows, which are currently hidden under plywood. In line with these on the second floor are two more wooden six-over-six, double-hung windows. Above these, but abutting the chimney, are quarter round attic vents with brick soldier course curved lintels and brick header course sills. Additionally, the eaves of the building have a decorative return at their ends. The service bay extension has an
additional window of similar size and detailing to the aforementioned windows, but the 1945 metal-clad addition does not have any openings.

South Façade

The south façade is the rear elevation of the building. The 1945 addition, which was enlarged and recovered in 1953 with metal vertical siding, is at the forefront of the elevation. The rear wall of the addition has only one opening, on the western end of the wall, and no other architectural detailing. The addition is off-center on the rear extension of the service bay area, with a one-foot offset on the west side and a three-foot offset on the east side. The eastern end of the elevation is the rear of the entrance/office area of the fire station. It features two six-over-six, double-hung windows symmetrically arranged on the wall. Above the rear extension of the service bay area is a large shed dormer. Like the front/north façade, there are two groups of three six-over-six, double-hung windows. Unlike the front/north dormer, the rear dormer windows are symmetrically arranged within the dormer, which is only over the extension. Five of the six dormer windows have been replaced with modern, vinyl windows; however, they mimic the historic pane arrangement. The sixth window is covered in plywood.

East Façade

The southern most section of the eastern elevation is the 1945 addition. This section contains no architectural elements of any note. The eastern wall of the rear extension of the service bay area features a single metal door, which is slightly offset on the wall and has a decorative brick soldier course lintel. The eastern wall of the main body of the building is dominated by a monolithic chimney, which features the same decorative recessed panel as the western façade. However, unlike the western elevation, the openings on the eastern end are not symmetrically arranged. On the southern of the wall, the only openings are a single, mid-level door, which is reached by moderately tall staircase, and a quarter-circle attic vent, identical to the one on the western end. On the northern side of the chimney, the ground floor level features three windows. The first of which is located adjacent to the chimney and has a six-over-six, double-hung arrangement. Roughly three feet to the north from that is a set of two six-over-six, double-hung windows. On the second floor, there is a single six-over-six double-hung window that does not align with any of the windows on the ground floor. All of these windows are covered in plywood at the moment but are intact underneath. Like the southern end of the elevation, a quarter-round attic vent tops the previously mentioned openings. As with the western elevation, the eastern end of the main body of the structure features decorative eave returns. Additionally, the eastern ends of both the north and south dormers are covered in vertical wood siding.

Interior

The interior spatial arrangement of the Little Rock Fire Station No. 9 is primarily broken into two sections by the upper and lower levels. The eastern section contains an office, restroom, staircase, and kitchen/dining area on the ground level and a locker room, bathroom, boot room, and staircase on the upper level. This section accounts for roughly one third of the total width of the building. The service bay area accounts for the remainder of the building on the ground level.
Little Rock Fire Station No. 9

This area is composed primarily of a large open room with a series of three columns running down the center. There are also two smaller rooms that open of it to the south, which compose the 1945/1953 addition and house a workshop space and bay extension area. On the upper level, this area is entirely occupied by a single open room.

**Integrity**

Much of the interior arrangements of the former fire station remain as they were historically. The only significant interior change was the removal of the fireman’s pole, which was done in the 1970s out of safety concerns. The alterations to the exterior of the building have been minor, in general. Though many of the windows on the building have been covered with plywood, a security measure by recent owners, it appears that the original wood and steel windows are intact underneath. The two greatest permanent alterations to the building’s exterior are the replacement of the wood windows in the south dormer with vinyl windows, and the replacement of the stairwell window with a door on the east façade, which occurred in the 1980s when the Imperial Social Club of Little Rock was using the upper level as a meeting space. Additionally, though the rear addition was historic, its recent recladding with vertical metal siding do detract from the historic appearance of the structure. Despite these changes, the building still retains the majority of its historic fabric and still presents itself in much the same way as it had during its period of significance.
8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark “x” in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years
Little Rock Fire Station No. 9
Name of Property

Areas of Significance
(Enter categories from instructions.)
ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance
1930-1964

Significant Dates
1930 – Construction of the fire station
1945 – Addition constructed on rear of fire station
1953 – Rear addition is expanded
1964 – Closure of the fire station

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder
H. Ray Burks, architect
C.L. Hardin, contractor
**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Completed in 1930, Little Rock Fire Station No. 9 exhibits a blending of Colonial Revival and Tudor Revival architectural styles by noted local architect, H. Ray Burks. The architecture of the station is significant due to the fact that the other buildings in the area primarily feature architectural elements arranged in vernacular forms but lack the necessary details to be categorized as formal styles. However, the fire station clearly exhibits the signature features of a Colonial Revival style building with Tudor Revival accents. Additionally, Little Rock Fire Station No. 9 is significant as a physical embodiment of the community planning and development during the interwar years in Little Rock. It was one of three fire stations constructed in 1930 as the result of a bond issue that aimed to increase the availability of emergency services to edges of the city at that time. As such, Little Rock Fire Station No. 9 reflected the architectural trends of the time as well as the increased concern for citizen welfare in the city of Little Rock. Due to this, the Little Rock Fire Station No. 9, located at 2023 East 6th Street in Little Rock, Arkansas, is being nominated to the National Register of Historic Places under **Criterion A** with **local significance** for its importance in the area of Community Planning and Development and **Criterion C** with **local significance** as a good example of early twentieth century revivalist architecture in the East Little Rock area.

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**Narrative Statement of Significance** (Provide at least one paragraph for each area of significance.)

The City of Little Rock had its beginnings in 1820, when settlers established a small town in the area. In March of that year, a post office was opened in the new settlement with the name “Little Rock.” In the fall of 1821, the territorial legislature voted to move the Arkansas Territory capital from Arkansas Post to Little Rock. A decade later, Little Rock was officially incorporated as a town. Just four years after that, in 1835, Little Rock was incorporated as a city. Development was steady but slow in the capita city in the years leading up to the Civil War. However, this growth effectively halted with the outbreak of the war in 1861. During the Civil War, the city was initially held by Confederate forces but was taken by Union forces in 1863. The Confederate state capitol was relocated to Washington, in Hempstead County, where it remained for the rest of the war.¹

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Though Little Rock saw sparse development during the war, it saw an explosion of development in the years directly following it. By 1870, the population of the city had grown from 3,727 in 1860 to 12,380. A rail line connecting the city to major metropolitan areas in the surrounding states was completed by 1874, bringing even more growth to the city. The first telephone exchange was opened in the city in 1879 and electric service was introduced to the city in 1883. By 1887, the city had laid their first sewer lines and in 1892 it opened the Little Rock Fire Department.  

The Little Rock Fire Department initially consisted of three stations, located at 113-115 Louisiana, 409 Gaines, and 509 E. Markham. However, by 1892, the number of stations had increased to six, with new locations at 1105 S. Main, 1401 S. Pulaski, and a small station at 506 Newton Street, later to be renamed Main Street, in Argenta, Little Rock’s 8th Ward at the time. In 1904, Argenta broke away from the City of Little Rock, enabled by the Walnut Ridge-Hoxie Bill of 1903, and merged with the recently created city of North Little Rock. Due to this the Little Rock Fire Department ceased their occupation of the property on Newton Street and ended their emergency services to the Argenta area on April 4, 1904, reducing the number of stations to five. By 1913, the number of stations had again increased to six. This included the construction of a new central fire station at 522 W. Markham, which replaced the former station at 113-115 N. Louisiana, as well as new stations at 3515 12th Street and 2303 S. Arch Street, but the closure of the station at 409 Gaines.

As the city continued to grow, so too did the Little Rock Fire Department. By 1939, the city boasted ten fire stations around the city. In addition to the stations that appeared on the 1913 Sanborn Map of the City of Little Rock, the 1939 map showed four additional stations, located at Station No. 7 at 2716 Kavanaugh, Station No. 8 at 5511 W. Markham in Fair Park, Station No. 9 at 2025 E. 6th, and Station No. 10 at 5220 Kavanaugh. Additionally, Fire Station No. 4, which had previously been located at 509 E. Markham, was relocated to 119 S. Sherman. Much of this expansion occurred under the leadership and command of Fire Chief Charles Hafer. Hafer started with the Little Rock Fire Department when it was first created and continued his service with them for forty years. For thirty-one of those years, from 1902 to 1933, he served as Little Rock Fire Chief.

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Little Rock Fire Station No. 9

Name of Property

Fire Chief, retiring on February 13, 1933.9 One of his last major projects was to get a municipal bond passed that would provide funding for the construction of three new stations and the purchasing of new equipment. The bond, Little Rock City Resolution No. 1230, was adopted on September 23, 1929, and allocated that $200,000 of the total $555,000 bond would be used for the construction of a municipal airport, $300,000 would be allocated to the Little Rock Fire Department, and $55,000 would be used to construct an addition to the Little Rock General Hospital.10 The $300,000 allocated to the Little Rock Fire Department was used to rebuild Fire Station No. 5 at 1401 Pulaski, and construct new stations at 2025 E. 6th (Fire Station No. 9) and 5220 Kavanaugh (Fire Station No. 10), as well as the purchase of nine new fire trucks.11

The site of Little Rock Fire Station No. 9 was chosen due primarily to the distance it was from the other downtown fire station locations. The closest fire station prior to its construction was located roughly 1.25 miles away. Due to the rail lines that divided the residential area around Fire Station No. 9 from the rest of the city, it was often difficult to get emergency response personnel to fires in the area in a timely manner.12 Though the area was predominantly industrial for most of its existence, there had been a dramatic increase in the number of residences during the interwar years.13 Many of these houses were from the workers of the surrounding industrial operations, and many of them were of African-American descent.

The designs of the three new fire stations were created by three different architectural firms. Fire Station No. 5 at 1401 Pulaski was designed by Thomas Harding, Fire Station No. 10 at 5220 Kavanaugh was design by the firm of Wittenberg & Delony, and Fire Station No. 9 at 2023 E. 6th was designed by H. Ray Burks.14 Burks was born in Monticello, Arkansas, in 1890. He attended architecture school at Washington University in St. Louis, Missouri, where he graduated around 1915. Afterwards, he went to work for architect W.A. Hailey in Monticello, Arkansas, before moving to Little Rock, Arkansas, in 1917 to work for architect James H. Bliss. In 1922, Burks opened his own practice in Little Rock, which he operated until 1945 when he partnered with architect Bruce Anderson. Unfortunately, Burks passed away in 1948, at the age of fifty-eight.15

10 City of Little Rock Resolution No. 1230. 23 September 1929. In the files of the Arkansas Historic Preservation Program.
14 “Contracts for Fire Stations Are Awarded.” Arkansas Democrat, Little Rock, Arkansas. 5 March 1930.
Little Rock Fire Station No. 9

Over the course of his twenty-six-year career, Burks created a relatively successful state-wide practice. Known primarily for his Art Deco designs, Burks received many high-profile commissions in a variety of architectural styles. These included the 1929 Lonoke County Courthouse in Lonoke, the 1931 Pope County Courthouse in Russellville, the 1932 Drew County Courthouse in Monticello, the 1933 University of Arkansas Medical School, now home to the William H. Bowen School of Law, in Little Rock, the 1934 Monticello Municipal Building in Monticello, and 1935 Museum of Fine Art in Little Rock, now the Arkansas Arts Center.\(^\text{16}\) However, Burks was also commissioned to create a number of smaller designs, primarily residential, in central and southern Arkansas. However, unlike his large-scale commissions, his smaller projects displayed a variety of architectural revivalist styles, ranging from Tudor Revival to Colonial Revival and Spanish Eclectic. Burks blended two of these styles in his design for the Little Rock Fire Station No. 9, Colonial Revival and Tudor Revival.

The dominant style on the Little Rock Fire Station No. 9 is Colonial Revival. This style is one of the longest running styles of architecture in America. It initially came into fashion in late 1800s and continued to be commonly constructed into the mid-century period, with a few examples still being constructed today. The style combined architectural elements seen in early American buildings from a variety of cultural backgrounds. This included gambrel roofs from Dutch Colonial architecture, heavily elaborated entrances and large, symmetrically placed gable-end chimneys from Georgian architecture, and multi-paned double-hung sash windows commonly seen in most American colonial architecture. However, the Colonial Revival style added elements that were not found in the historical examples, such as flat-roofed side porches/wings, shed dormers, and broken-neck pediment entrances.\(^\text{17}\) Burks’ design for the Fire Station No. 9 includes many of these signature characteristics, including the symmetrically placed chimneys, a heavily elaborated entrance, multi-paned double-hung windows, and a gambrel roof with continuous shed dormers along the front and back. The only aspects that deviate from the standard Colonial Revival arrangements is that the front façade is asymmetrical due to the necessity of accommodating two large garage doors for the fire trucks. Burks adjusted for this by incorporating Tudor Revival details on the main façade of the building. The Tudor Revival style became popular at roughly the same time as the Colonial Revival style but was only in use until about 1940. It was characterized by its asymmetrical façade arrangements with steeply pitched, gabled roofs. Additionally, the style commonly featured monolithic chimneys and tall, narrow window openings. A clipped-gable detail on the main façade was less common, but not unheard of on examples of the style.\(^\text{18}\) While the Tudor Revival features are limited to the north façade of


the building, many of the signature elements of the style are present. The entrance projection features a front-facing gable with a steeply pitched roof. Though the entrance itself is more characteristic of the Colonial Revival style, the windows on either side of it have more of a Tudor Revival appearance. Additionally, the unusual wood detail at the top of the gable creates an implied clipped gable seen in the Tudor Revival style.

The Little Rock Fire Station No. 9 was completed in late May 1930 at a cost of $14,229, after only 64 days of construction. Engine Company No. 9 moved into their station on June 16 of that year with a 1929 American LaFrance 750-gallon pumper, which had been purchased with the bond funds. In January 1937, the station received a second truck to assist in their service of the area. It was a brand new 1937 American LaFrance 500-gallon pumper. Due to the increased capacity of the station, a second crew was assigned on July 14, 1930, to the station, Engine Company No. 11. The arrival of Engine Company No. 11 was accompanied by the arrival of a 1912 American LaFrance aerial ladder truck, which had been previously housed at Central Fire Station. Engine 11 remained at Little Rock Fire Station No. 9 until October 1, 1945; when it relocated to the new Little Rock Fire Station No. 11 located on the city’s western edge at 22nd & Peyton Street. When Engine Company No. 11 moved to their new station, they took with them one of the fire engines, freeing up space for the aerial ladder truck to move inside. That same year, an addition was constructed on the southern side of the station in order to accommodate the increased length of the aerial ladder truck, which had previously been stored outside of the station.

In 1953 a new Municipal Bond issue was passed to again upgrade the fire department with stations and apparatus. Part of this funding was used to construct an expansion on the 1945 addition on Fire Station No. 9. At this time, both sections of the addition were covered in a vertical metal siding. Additionally, Station 9 receive a new pumper, which featured an enclosed cab. For a short four-month period during 1953, Fire Station No. 9 was again home to two engine companies. Engine Company No. 4 and their new 1954 Seagrave ladder truck made their home at the station until the new Fire Station No. 4 was completed. From late 1953 until 1963, Fire Station No. 9 was again a single company station with a reserve engine.

During the long life of Fire Station No. 9, it served a center of the local community. Local residents would keep an eye on the station while the firemen were away on calls, and neighborhood children would commonly play on the station grounds. The station was also used

19 “City to Ask Bids on Nine Fire Trucks.” *Arkansas Gazette*, Little Rock, Arkansas. 7 March 1930.
as a polling station for the area for much of its life. However, on July 12, 1963, Engine Company No. 9 was relocated to Little Rock Fire Station No. 12, on the eastern side of the airport, to help with staffing the crash trucks. The relocation of the engine company led to the closure of the station in that same year.

In 1964, the building was purchased by Low-key Supply and Jobbing, which used the building as its central offices for the area. This was followed by the purchase of the building by Opportunities Industrial Center in 1972, who stayed at that address until it was purchased by James Terry in 1984. That same year, Terry opened an auto body repair shop in the lower level of the building. He also remodeled the upper floor to accommodate gatherings of the Imperial Social Club of Little Rock, a local African American civic group. The Imperial Social Club was founded in 1962 by a group of educators at the Scipio A. Jones High School in North Little Rock. Its stated purpose was to take part to improve the community through public service and to support local African American youth by awarding scholarships, primarily in the field of athletics. At that time, Terry was not only a member of the group but also its president. In order to allow more direct access to the meeting space on the upper level, Terry constructed an exterior set of stairs, near the chimney on the eastern side of the building, that tied into the landing of the interior staircase. As part of this, a window was converted into a door to allow access to the interior staircase. Terry continued to operate his business out of the building until 2009, when he retired. Today the building is presently being used partially for storage and part of it is rented out to a small welding business. However, there are plans to restore the station to its former glory and convert it into a Little Rock Firefighters museum and fire education center. In this way, the building will once again serve its community as well as be a place where the history and legacy of the brave men and women of the Little Rock Fire Department will be honored.

**SIGNIFICANCE OF THE PROPERTY**

Constructed in 1930, the Little Rock Fire Station No. 9 is an excellent example of a Colonial Revival fire station with Tudor Revival accents by noted local architect, H. Ray Burks. It clearly demonstrates many of the signature elements and details of the Colonial Revival style in its elaborate entrance, symmetrically placed, monolithic chimneys, gambrel roof with shed dormers, and shallow, decorative eaves. The main façade of the building also demonstrates signature

26 Terry, James. Interview with the author. 4 October 2019.
28 Terry, James. Interview with the author. 4 October 2019.
elements of the Tudor Revival style in its steeply pitched, front-facing gable, tall, narrow windows, asymmetrical arrangement, and implied clipped gable. Due to its importance as a good example of a Colonial Revival fire station with Tudor Revival accents in Pulaski County, Arkansas, the Little Rock Fire Station No. 9 is being nominated to the National Register of Historic Places with local significance under Criterion C.

Additionally, the Little Rock Fire Station No. 9 is being nominated to the National Register of Historic Places with local significance under criterion A for its association with community planning and development in the City of Little Rock. Fire Station No. 9 was one of three stations built as part of the first large-scale building campaign by the Little Rock Fire Department, which occurred in 1929-1930. That campaign sought to create or improve emergency services to newly developed areas of the city that were not easily accessed previously by the existing stations. Due to this, the station is a physical embodiment of a significant time in the city’s developmental history.
Little Rock Fire Station No. 9

Pulaski County, Arkansas

Name of Property

Fire Station 9

Pulaski County Arkansas

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)


- City of Little Rock Resolution No. 1230. 23 September 1929. In the files of the Arkansas Historic Preservation Program.

- “City to Ask Bids on Nine Fire Trucks.” *Arkansas Gazette*, Little Rock, Arkansas. 7 March 1930.

- “Contracts for Fire Stations Are Awarded.” *Arkansas Democrat*, Little Rock, Arkansas. 5 March 1930.


Sections 9-end page 17
Little Rock Fire Station No. 9

Name of Property

- Terry, James. Interview with the author. 4 October 2019.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #
- recorded by Historic American Landscape Survey #

Primary location of additional data:

- X State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
  - Name of repository: _______________________________________

Historic Resources Survey Number (if assigned): PU8795___________

Sections 9-end page 18
10. Geographical Data

Acreage of Property 36 acres

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**
Datum if other than WGS84:____
(enter coordinates to 6 decimal places)
1. Latitude:  Longitude:
2. Latitude:  Longitude:
3. Latitude:  Longitude:
4. Latitude:  Longitude:

**Or**

**UTM References**
Datum (indicated on USGS map):

[ ] NAD 1927  or  [x] NAD 1983

1. Zone: 15  Easting: 568939  Northing: 3844659
2. Zone:  Easting:  Northing:
3. Zone:  Easting:  Northing:
4. Zone:  Easting:  Northing:

**Verbal Boundary Description** (Describe the boundaries of the property.)

Willard H. Roots Subdivision, Block 27, Lots 1 & 2 of Garlands Addition.

**Boundary Justification** (Explain why the boundaries were selected.)

This contains all of the land historically associated with the property.
11. Form Prepared By

name/title: Capt. Bob Franklin (ret) and J. Mason Toms, National Register and Survey Program Coordinator
organization: Arkansas Historic Preservation Program
street & number: 1100 North Street
city or town: Little Rock state: Arkansas zip code: 72201
e-mail: mason.toms@arkansas.gov
television: (501) 324-9192
date: 5/13/2020

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.

- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.
Name of Property: Little Rock Fire Station No. 9

City or Vicinity: Little Rock

County: Pulaski
State: Arkansas

Photographer: J. Mason Toms

Date Photographed: April 2, 2020

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 22. North façade, looking south.
2 of 22. Northeast corner of the building, looking southwest.
3 of 22. East façade, looking west.
4 of 22. Southeast corner of the building, looking northwest.
5 of 22. East façade of rear portion, looking west.
6 of 22. Southeast corner of the building, looking northwest.
7 of 22. Southwest corner of the building, looking northeast.
8 of 22. West façade, looking east.
9 of 22. Northwest corner of the building, looking southeast.
10 of 22. Detail photo of eastern chimney, looking west.
11 of 22. Detail of left entry window, looking south.
12 of 22. Detail of historic window on west façade, looking east.
13 of 22. Interior photo of eastern bay door, looking northeast.
14 of 22. Interior photo of western bay door, looking northwest.
15 of 22. Interior photo of western bay door, looking north.
16 of 22. Interior photo of storage room doorway off of engine bay, looking southeast.
17 of 22. Interior photo of 1945 bay extension from the engine bay, looking south.
18 of 22. Interior photo of doorway between the office area and engine bay, looking west.
19 of 22. Interior photo of second floor dormitory space, looking southwest.
20 of 22. Interior photo of second floor dormitory space, looking northwest.
21 of 22. Detail photo of historic door on the first floor, looking east.
22 of 22. Detail photo of the interior of a historic window, looking east.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.
4 Photos for Little Rock Fire Station No. 9 Nomination

Front façade of the Little Rock Fire Station No. 9

East and north side of the Little Rock Fire Station No. 9
South and east facades of the Little Rock Fire Station No. 9

West facade of the Little Rock Fire Station No. 9
DATE: July 23, 2020
APPLICANT: Ralph Wilcox, AHPP
ADDRESS: 510 North Brookside Drive
FILE NUMBER: NR2020-004
REQUEST: Nomination of the Presbyterian Village to the National Register of Historic Places

PROJECT BACKGROUND AND DESCRIPTION:
The subject property is located at 510 North Brookside Drive. The property’s legal description is “Lot 15 and 15R of the Glenhaven Subdivision of the City of Little Rock, Pulaski County, Arkansas.”
**PROPOSAL:** The Commission will review the Nomination of the Presbyterian Village to the National Register.

The nomination states:

“Presbyterian Village is located at 510 Brookside Drive in Little Rock, Pulaski County, Arkansas, which is to the west of downtown Little Rock. Built in the 1960s and early 1970s, along with much of the other development in its area, Presbyterian Village is located in an area of Little Rock that is mainly residential in nature. The exception is the commercial development immediately to Presbyterian Village’s west along Rodney Parham Road and the south end of Reservoir Road. The south end of Presbyterian Village includes the Healthcare and Rehabilitation and Residential Care sections of the facility, while the middle of the complex is the Lodge area. The northern section of Presbyterian Village consists of the Cottages, which are separate buildings with the independent living apartments.

“Much of the complex is one story in height with the only exception being the Healthcare and Rehabilitation part of the facility which is three stories in height. The walls of Presbyterian Village are mainly faced in orange-colored brick and the roofs are either shallow gable roofs or, in the case of the Healthcare and Rehabilitation wing, a shallow hipped roof. The arrangement of the Lodge and Cottages also creates several outdoor courtyards for the enjoyment of the Village’s residents.

“Since the time that Presbyterian Village was built in the 1960s and early 1970s, changes to the facility, for the most part, have been minor and mainly of a cosmetic nature. The layout of the complex has not changed and the design of the various parts of the Village still reflects its 1960s and 1970s layout. The layout of Presbyterian Village, with the Cottages at the north end, Lodge and Residential Care in the middle, and the Healthcare and Rehabilitation section at the south end, allowed for progressive, multi-level care from north to south as a patient’s needs changed. The setting around Presbyterian Village still reflects the time when the complex was built with mainly residential development around the facility, except for the commercial development to the west.

“The two largest changes to Presbyterian Village have occurred on the east side of the facility. First, the porte cochere at the main entrance was replaced with a new one, although the new porte cochere approximates the design of the initial entrance. The other large change is the construction of the Chapel to the north of the main entrance in 2018. However, even with these changes, Presbyterian Village is able to reflect the qualities that make the complex significant. Presbyterian Village still easily reflects its original design and the novel, multi-level care approach to healthcare that made it a ground-breaking complex.”

**NEIGHBORHOOD COMMENTS AND REACTION:** At the time of distribution, there were no comments regarding this application.

**STAFF RECOMMENDATION:** Staff recommends nomination to the National Register of Historic Places under Criterion A which is defined as: Property is associated with events that have made a significant contribution to the broad patterns of our history.

In Section II Eligibility for Participation in the Certified Local Government Program subsection C Local Historic Preservation Program, II C. 2. f) states that one of the Duties of local preservation commissions shall include:

“Reviewing all proposed National Registration nominations for properties within the boundaries of the CLG’s jurisdiction. When a commission reviews a nomination or other action that will impact properties which are normally evaluated by a professional in a specific discipline, at that discipline is not represented on the commission, the commission must seek expertise in that discipline before rendering its decision.”

In Section V Certified Local Government participation in the national register nomination process, sub section B CLG involvement in the National Register Process, the procedures state:

A. CLGs shall submit a report (available for public inspection) to the AHPP regarding the eligibility of each property or district within its jurisdiction proposed for nomination to the National Register.

I. The report shall include recommendations of the local preservation commission and the chief elected official.

2. The report should concentrate on the property’s eligibility under the National Register criteria.

3. Failure to submit reports on the eligibility of properties nominated within the jurisdiction of the CLG after the AHPP has informed the CLG of a pending nomination will be considered during the periodic performance evaluation.

B. CLG involvement in the National Register process

I. Within 60 calendar days of receipt of the nomination, the CLG shall inform the AHPP by submission of a report (see section V-A) as to its opinion regarding the eligibility of the property. The CLG shall also inform the property owner(s) using National Register criteria for evaluation, as to its opinion regarding the eligibility of the property.

2. In the event a nomination is received by the AHPP before submission to the CLG, the AHPP will forward a copy of the completed nomination to the CLG within 30 calendar days of receipt.

3. If both the commission and chief elected official recommend that a property not be nominated because it does not meet the National Register criteria for

An excerpt from the CLG agreement
eligibility, the CLG will so inform the property owner(s) and the State Historic Preservation Officer, the property will then not be nominated unless an appeal is filed with the SHPO in accordance with appeal procedures outlined in 36 CFR 60. Appeals must be received by the SHPO within 30 calendar days of the date the property owner receives notification by certified mail that the property has been determined ineligible for nomination by both the CLG and the Chief elected official. This is in accordance with Section 101(c) 2 of the NHPA.

4. If the commission or the chief elected official of the CLG recommend that a property should be nominated, the nomination will be scheduled for submission to the Arkansas State Review Board. Scheduling will be in accordance with notification time constraints as set forth in 36 CFR Part 60.

5. The Arkansas State Review Board, after considering all opinions, including those of the commission and the chief elected official of the CLG, shall make its recommendation to the State Historic Preservation Officer. Either the local preservation commission or the chief elected official may appeal the SHPO's final decision.

6. When a National Register nomination that has been reviewed by a commission is submitted to the National Park Service for review and listing, all reports or comments from the local officials will be submitted along with the nomination.

7. The AHPP and the CLG will work together to provide ample opportunity for public participation in the nomination of properties to the National register. All reports submitted by the CLG to the AHPP regarding the eligibility of properties shall include assurances of public input. The CLG shall retain a list of all persons contacted during the evaluation period and note comments that were received. If a public meeting was held, a list of those attending shall be included in the report.

An excerpt from the CLG agreement continued
CERTIFIED LOCAL GOVERNMENT NATIONAL REGISTER NOMINATION REVIEW

Name and Address of property:
Presbyterian Village, 510 North Brookside Drive, Little Rock, AR 72205

Name of Owner:
Presbyterian Village

Project Sponsor:
Ralph Wilcox, AHPP

CLG Name:
City of Little Rock, Arkansas

Date of Public Hearing by CLG:
July 23, 2020

Applicable Criteria:

✓ Criterion A (Historic Events)

☐ Criterion B (Important Person)

☐ Criterion C (Architecture)

☐ Criterion D (Archaeological)

The Little Rock Historic District Commission hereby recommends the above stated property for nomination.

Attest:

___________________________  __________________________
Chair                          Date

___________________________  __________________________
Secretary/Staff                Date
1. Name of Property

   Historic name: Presbyterian Village

   Other names/site number: Site #PU11232

   Name of related multiple property listing: N/A

   (Enter "N/A" if property is not part of a multiple property listing)

2. Location

   Street & number: 510 Brookside Drive

   City or town: Little Rock State: AR County: Pulaski

   Not For Publication: Vicinity:

3. State/Federal Agency Certification

   As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

   In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant at the following level(s) of significance:

   ___national ___statewide X_local

   Applicable National Register Criteria:

   X_A ___B ___C ___D

   Signature of certifying official/Title: Arkansas Historic Preservation Program

   State or Federal agency/bureau or Tribal Government

   In my opinion, the property ___ meets ___ does not meet the National Register criteria.

   Signature of commenting official: State or Federal agency/bureau or Tribal Government

   Title:
4. National Park Service Certification
I hereby certify that this property is:

___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain:) __________________

Signature of the Keeper __________________ Date of Action __________________

5. Classification
Ownership of Property
(Check as many boxes as apply.)
Private: x
Public – Local
Public – State
Public – Federal

Category of Property
(Check only one box.)

Building(s) x
District
Site
Structure
Object
### Presbyterian Village
#### Pulaski County, Arkansas

**Number of Resources within Property**

(Do not include previously listed resources in the count)

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<th>Contributing</th>
<th>Noncontributing</th>
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Number of contributing resources previously listed in the National Register: 0

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### 6. Function or Use

**Historic Functions**

(Enter categories from instructions.)

- **HEALTH CARE/sanitarium**

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**Current Functions**

(Enter categories from instructions.)

- **HEALTH CARE/sanitarium**

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</table>
**Presbyterian Village**

**Pulaski County, Arkansas**

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### 7. Description

**Architectural Classification**

(Enter categories from instructions.)

- OTHER/Mid-Century Modern

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: BRICK, GLASS, TAR

**Narrative Description**

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

**Summary Paragraph**

Presbyterian Village is located at 510 Brookside Drive in Little Rock, Pulaski County, Arkansas, which is to the west of downtown Little Rock. Built in the 1960s and early 1970s, along with much of the other development in its area, Presbyterian Village is located in an area of Little Rock that is mainly residential in nature. The exception is the commercial development immediately to Presbyterian Village’s west along Rodney Parham Road and the south end of Reservoir Road. The south end of Presbyterian Village includes the Healthcare and Rehabilitation and Residential Care sections of the facility, while the middle of the complex is the Lodge area. The northern section of Presbyterian Village consists of the Cottages, which are separate buildings with the independent living apartments.

Much of the complex is one story in height with the only exception being the Healthcare and Rehabilitation part of the facility which is three stories in height. The walls of Presbyterian Village are mainly faced in orange-colored brick and the roofs are either shallow gable roofs or, in the case of the Healthcare and Rehabilitation wing, a shallow hipped roof. The arrangement of the Lodge and Cottages also creates several outdoor courtyards for the enjoyment of the Village’s residents.
Narrative Description

Presbyterian Village is located at 510 Brookside Drive at the northwest corner of Brookside Drive and Rodney Parham Road in Little Rock, Pulaski County, Arkansas. The location of Presbyterian Village is approximately five miles to the west of downtown Little Rock. Built in stages beginning in the early 1960s and finished in the early 1970s, Presbyterian Village was built in an area of Little Rock that mainly developed beginning in the 1960s. The development in the area of Presbyterian Village is mainly residential in nature, both single-family homes and apartments, with the exception of commercial development immediately to Presbyterian Village’s west along Rodney Parham Road and the south end of Reservoir Road.

Presbyterian Village is divided into sections, based on the level of care that the residents need. The south end of the complex includes the Healthcare and Rehabilitation and Residential Care sections of the facility, while the middle of the complex is the Lodge area. The Healthcare and Rehabilitation section of the facility was the last part of Presbyterian Village to be constructed and is the only section that is not one-story tall. The northern section of Presbyterian Village consists of the Cottages, which are separate buildings each with four independent-living apartments.

Much of the Presbyterian Village complex is one story in height with the only exception being the Healthcare and Rehabilitation part of the facility at the south end, which is three stories in height. The walls of Presbyterian Village are mainly faced in orange-colored brick and the roofs are either shallow gable roofs or, in the case of the Healthcare and Rehabilitation wing, a shallow hipped roof. Windows in much of the complex are metal-framed, six-pane windows, that have a hopper sash in the bottom center of the window unit. The arrangement of the Lodge and Cottages also creates several outdoor courtyards for the enjoyment of the Village’s residents. Parking for the facility is located mainly around the periphery of the complex.

Healthcare and Rehabilitation

The Healthcare and Rehabilitation section of Presbyterian Village is located at the south end of the complex adjacent to Rodney Parham Road. The section is mainly rectangular in shape and is three stories tall, although it appears to be two stories tall at the west end due to the slope of the site. The section is topped by a very shallow hipped roof.

The east façade of the Healthcare and Rehabilitation part of the facility has a central projection with a brick pattern and stationary metal-framed windows at each edge of the projection. In front of the projection, on the first floor, is a *porte cochere* that is supported by three slanted columns. The rest of the façade, flanking the projection, is fenestrated by a single six-pane, metal-framed window with a hopper sash in the bottom center pane.

The south façade of the Healthcare and Rehabilitation part of the facility is fenestrated by evenly-spaced columns of six-pane, metal-framed windows with hopper sashes in the bottom center pane. Concrete panels with louvered vents for HVAC separate the windows in each column. Near the center of the façade is a group of three columns of windows immediately adjacent to each other. To the east of this area, the façade is slightly recessed and has four...
evenly-spaced columns of windows and to the west of this area that façade has eight evenly-spaced columns of windows.

The west façade of the Healthcare and Rehabilitation section of the facility appears to be two stories due to the slope of the site. Like the east façade, the center of the west façade projects slightly from the rest of the façade. The lower floor, in the center, has an entrance with double doors, and the second floor has a single six-pane, metal-framed window with a hopper sash in the bottom center pane. To the right of the projection is a bank of three metal-framed, two-pane windows with a hopper sash as the lower sash on each floor. The upper floor to the left of the projection also has the same window arrangement. The lower floor, however, has a screened-in porch that wraps around to the north façade of the section.

The north façade of the Healthcare and rehabilitation section of the facility, like the south façade, has evenly-spaced columns of six-pane, metal-framed windows with hopper sashes in the bottom center pane. Concrete panels with louvered vents for HVAC separate the windows in each column. Near the center of the façade is where this part of the complex connects to the Residential Care/Lodge portion of the facility. To the east of this area, the façade is slightly recessed and has four evenly-spaced columns of windows and to the west of this area that façade has eight evenly-spaced columns of windows.

Residential Care/Lodge

The central part of Presbyterian Village is comprised of the Residential Care area and the Lodge. The Residential Care part of Presbyterian Village is the one-story section of just to the north of the Healthcare and Rehabilitation section. The Residential Care section is faced in orange brick like the rest of the facility and is topped by a low-pitched gable roof. The north façade of the section is devoid of fenestration, but does have an entrance with double plate-glass doors that faces to the southwest in the center of the façade. The north and south façades are fenestrated with evenly-spaced six-pane, metal-framed windows with hopper sashes in the bottom center pane. The east façade of the Residential Care section of the facility has a loading dock with a covered porch supported by three brick columns that facilitates deliveries to the complex’s kitchen. The loading dock near the left side has a set of double metal doors, followed to the right by a single rectangular window set high in the wall. Continuing to the right is a single door with a square pane of glass in the top half followed by a small, double-hung, one-over-one window.

The Lodge section of Presbyterian Village is in the center of the complex and is shaped like an almost complete square on the east with a “U” shape on the west. The Lodge is the heart of the complex and contains the dining room, exercise room, meeting room, offices, lounge, and resident rooms as well. Like much of the complex, the Lodge part of Presbyterian Village is one story in height and is topped with a shallow-pitched gable roof. The Lodge’s walls are covered in orange brick.

Presbyterian Village’s main entrance is located on the east side of the Lodge and is dominated by a large porte cochere. Although the porte cochere has been recently replaced, it approximates the design of the original porte cochere. The main entrance has a set of sliding plate-glass doors that are flanked on each side by a four-pane plate-glass window. Many of the façades of the
Presbyterian Village  
Name of Property  
Pulaski County, Arkansas  
County and State  

Lodge are fenestrated by rows of evenly-spaced windows that provide light to the residents’ rooms. The windows, which are metal-framed, are either six-pane units with a hopper sash in the bottom center or they are five-pane windows with a hopper sash in the bottom center.

The largest change to Presbyterian Village has also occurred on the Lodge portion of the facility, and it is the construction of a Chapel, which was completed in 2018. The Chapel, which is located on the east side of the Lodge to the north of the main entrance, is built on a brick base and sided in weatherboard siding. The Chapel has a gable roof covered in asphalt shingles and is fenestrated on the north and south façades with two six-pane lancet windows towards the ends of the façades with a projecting four-pane window in the center of the façades. The east façade of the Chapel is devoid of fenestration and has a projecting tower in the center.

Cottages  
The Cottages are eleven separate buildings located to the north of the Lodge. Like the Lodge, the Cottages are one-story tall with shallow gable roofs and are covered in orange brick. Each Cottage building has four units in it. Each Cottage is fenestrated with a mixture of six-pane, metal-framed windows with a hopper sash in the bottom and two-pane casement windows. Some of the larger windows have been replaced with three-pane window units with vertical rectangular panes.

Interior  
The interior layout of Presbyterian Village has remained the same since the time that it was built, although it has been cosmetically updated, and varies depending on the area of the Village. On the east side of the Lodge near the main entrance is the main hallway, which has offices on either side, that leads to the dining room and lounge. The dining room and lounge, which is a single space, features vaulted ceilings and a fireplace on the north wall. The Chapel also features vaulted ceilings with exposed beams. The interior of the rest of the Lodge is arranged with central hallways with resident rooms on either side or window-lined hallways with resident rooms on one side and views of the courtyards on the other side. The residential care section and the Healthcare and Rehabilitation section of Presbyterian Village also feature central hallways with resident rooms on either side. The separate Cottages feature different floorplans, depending on whether the unit is one or two bedrooms, and the units also feature full kitchens.

Integrity  
Since the time that Presbyterian Village was built in the 1960s and early 1970s, changes to the facility, for the most part, have been minor and mainly of a cosmetic nature. The layout of the complex has not changed and the design of the various parts of the Village still reflects its 1960s and 1970s layout. The layout of Presbyterian Village, with the Cottages at the north end, Lodge and Residential Care in the middle, and the Healthcare and Rehabilitation section at the south end, allowed for progressive, multi-level care from north to south as a patient’s needs changed. The setting around Presbyterian Village still reflects the time when the complex was built with mainly residential development around the facility, except for the commercial development to the west.
The two largest changes to Presbyterian Village have occurred on the east side of the facility. First, the *porte cochere* at the main entrance was replaced with a new one, although the new *porte cochere* approximates the design of the initial entrance. The other large change is the construction of the Chapel to the north of the main entrance in 2018. However, even with these changes, Presbyterian Village is able to reflect the qualities that make the complex significant. Presbyterian Village still easily reflects its original design and the novel, multi-level care approach to healthcare that made it a ground-breaking complex.

### 8. Statement of Significance

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [x] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B. Property is associated with the lives of persons significant in our past.
- [ ] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark “x” in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years
Presbyterian Village
Name of Property

Pulaski County, Arkansas
County and State

Areas of Significance
(Enter categories from instructions.)

- HEALTH/MEDICINE


Period of Significance

1964-1970


Significant Dates

1964


Significant Person
(Complete only if Criterion B is marked above.)


Cultural Affiliation


Architect/Builder

Sam Clippard, Architect


Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Presbyterian Village at 510 Brookside Drive is being nominated to the National Register of Historic Places with local significance under Criterion A for its associations with healthcare in the Little Rock area. When Presbyterian Village was developed and opened in the 1960s, it represented a new approach to healthcare for senior citizens in the Little Rock area. Rather than focusing on one aspect of senior care, such as independent living or nursing home care, Presbyterian Village was designed to provide progressive care that could evolve with a senior citizen’s changing healthcare needs. As a result, Presbyterian Village provided independent apartment living, assisted living, and nursing home care all in one facility, which was a novel approach when it opened, and it remained the only healthcare facility of its type in the area until the mid-1970s.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

HISTORY OF THE PROPERTY
Settlement in the Little Rock area began shortly after the turn of the nineteenth century. Although surveying land and offering it for sale did not begin until 1815, a few settlers were in the area prior to then. Edmund Hogan, for example, who was originally from Georgia and came to Arkansas via Missouri, was living on the north bank of the Arkansas River opposite Little Rock where he operated a ferry by 1812. Another distinguished early settler was Wright Daniel who settled at the base of Big Rock Mountain prior to 1814 and opened a gristmill in 1815. When the Arkansas Territory was created in 1819, the state’s first capital was at Arkansas Post. However, it was not the best location since it often flooded and was far away from most of the territory’s population. In 1820, a new centrally-located site for the capital was chosen on the south bank of the Arkansas River at Little Rock.1

Initial settlement and development in Little Rock was focused on the river. The original plat of Little Rock consisted of 88 square blocks stretching south from the river to what is now Eleventh Street. By the 1860s, however, the city began to expand beyond the original plat, notably with the platting of the Woodruff’s and Masonic additions on the city’s east side, the Wright’s Addition on the south side, and the Capitol Hill Addition on the west side. Apparently, building sites on the city’s west side were popular. An announcement in the November 21, 1872, issue of the Arkansas Gazette stated that “This property consists of twenty-seven full and fractional blocks, overlooking the Cairo and Fulton railroad as it leaves the city. …This is a fine property,

and from its geographical position, will soon become a portion of the city. Upward of one
hundred lots in the addition have already been disposed of, and are at this time being improved.”

Beginning in the early part of the nineteenth century, healthcare was apparently an important part
of life in Little Rock and Pulaski County. It was noted in the 1880s that “The physicians in Little
Rock, in 1836, were Matthew Cunningham, William P. Rayburn, John H. Cocke, Robert T.
Watkins, _____ Richie, Bushrod W. Lee, W. Little, George Patton and J. R. Conway.”

By the end of the nineteenth century, healthcare continued to be an important part of the area’s history.
The 1886 Sanborn map showed that Little Rock had the Arkansas Asylum for the Blind, and the
Sanborn maps for 1892 and 1897 noted the Little Rock Infirmary, L. H. Root Memorial Hospital, and the County Hospital.

Goodspeed noted, with respect to the County Hospital, that “There is
a county hospital, a frame building, in the western part of the city, where paupers, on becoming ill,
are nursed and cared for at the expense of the county. There is no ‘poor farm’ or asylum in
Pulaski County, but appropriations are sometimes made from the county treasury for the
maintenance of the dependent poor.”

Little Rock also had “Charity Hospital (Catholic), located
on East Second Street, opposite the oil mill, [which] is conducted by the Sisters of Mercy. Its
establishment, which is of recent date, is largely due to the efforts of Mr. Edward W. Parker. It
is open to the people of Little Rock and vicinity, without regard to sectarianism.”

Healthcare in Central Arkansas also got a big boost during the 1870s with the establishment of
the Medical Department of the Arkansas Industrial University (now known as UAMS). It was
reported that:

The Medical Department of the Arkansas Industrial
University is located at Little Rock. Recognizing the necessity of a
medical college in Arkansas, a number of prominent physicians in
Little Rock met in 1879 for the purpose of organizing and
establishing such a college. After formal organization they were
allowed by the trustees of the Arkansas Industrial University
(located at Fayetteville, Washington County) to assume the name
heading this article. … The first annual announcement and
prospectus was sent out in July, 1879, and soon thereafter the
present building used by the college was purchased. It is a three-
story brick structure, with a stone front, and now contains two
general lecture halls, a very large and well-ventilated dissecting-
room, provided with the proper conveniences for obtaining a

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2 Ibid, pp. 19, 104.
3 Biographical and Historical Memoirs of Pulaski, Jefferson, Lonoke, Faulkner, Grant, Saline, Perry, Garland, and
4 Sanborn Fire Insurance Maps for Little Rock, 1892 and 1897.
5 Biographical and Historical Memoirs of Pulaski, Jefferson, Lonoke, Faulkner, Grant, Saline, Perry, Garland, and
6 Biographical and Historical Memoirs of Pulaski, Jefferson, Lonoke, Faulkner, Grant, Saline, Perry, Garland, and
thorough knowledge of anatomy. It is located on the south side of Second Street, between Main and Louisiana.7

The number of healthcare facilities continued to grow throughout the early twentieth century, with the 1939 Sanborn map noting Little Rock General Hospital, Ada Thompson Memorial Home (NR listed August 3, 1977), and Trinity Hospital (NR listed November 18, 1998), and the 1950 Sanborn map noting “Research Hospital,” Arkansas Children’s Home and Hospital, Convalescent Home for Crippled Children, Lena L. Jordan Hospital (Colored), Missouri Pacific Hospital Association Hospital, St. Vincent’s Infirmary, Dr. Brinkley Hospital, State Confederate Home, and the Pulaski County Hospital.8

Prior to the turn of the twentieth century the idea of a nursing home often meant a very different facility than what we are used to today. One of the earliest facilities for the care of the elderly in Little Rock was the Ada Thompson Memorial Home, which was originally located at 7th and Scott streets. It was founded in 1882 and was originally named the “Old Ladies Home of Little Rock.” With respect to the purpose of the home, it was noted that:

This institution is intended to afford a comfortable and permanent home to white women of Little Rock of unblemished moral character and, unless in exceptional cases, over sixty years of age. It is not a poor house, but, what the name implies, a quiet comfortable home for respectable old ladies who have outlived their near relatives and their means of support. They are fairly supposed and have done their share of the world’s work, and to be entitled to shelter and support in their declining years.9

Interestingly, the Ada Thompson Memorial Home remained a home for elderly women until 1976 when the last eleven residents were transferred to Presbyterian Village and the building was sold.10

As healthcare became more specialized during the twentieth century, it became necessary to design and build facilities that were also more specialized, especially for the elderly. The elderly received more attention during the period due to the fact that it was a segment of the U.S. population that grew rapidly throughout the twentieth century. According to the U.S. Census Bureau, the population of Americans over 65 grew from under 5 million in 1900 to over 10

million in 1950 and over 15 million by 1960, and it would eventually be over 35 million by 2000.11

With the aging population, housing was a great concern, and was one of the topics of focus at the 1961 White House Conference on Aging. In fact, one entire section of the conference was devoted to the issues of housing for the elderly. The Policy Statement and Recommendations on housing that came out of the conference addressed the challenges that were being dealt with at the time. In part, it reads:

The White House Conference on Aging, devoted to the proposition that adequate housing is essential to the happiness, health, and welfare of the aging citizen, and hence to the welfare and security of the Nation as a whole, urges a program of action to create a condition in which the aged will be provided such living accommodations as will enrich their way of life and offer a future to the many who now have none.

... There must be a realistic recognition that housing for old people is a relatively new, challenging, and an unusually complex field. While utopian goals are understandable, achievement of immediate needs can be accomplished by sound application of existing tools, with achievable changes and improvements which we hope the recommendations of the Conference will inspire.

Adequate housing means housing which the aging can afford, which meets the special physical needs of the aged, and which is designed to avoid isolation from the rest of the community or an institutionalized feeling.

... One recurrent theme in the workshop sessions was the realization that the housing needs of the aged are varied now and will be constantly changing. Methods of meetings problems should be flexible...12

With the population of the country’s elderly growing at an ever-increasing rate, it became apparent that an increasing number of specialized facilities were going to be necessary to properly care for them. The situation in Arkansas was no different; new and specialized facilities were needed to properly care for the elderly, and one of the facilities that was developed during the 1960s was Presbyterian Village. As the report from the White House Conference on Aging noted, “Although there is need for reliable data on housing needs, demand and supply, there exists in almost every community an obvious shortage of dwelling units suitable to the needs of

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old people.” The idea for Presbyterian Village came from somewhat of an unusual source. Surprisingly, it was not the brainchild of someone in the healthcare industry, but rather, the idea of an architect, Sam Clippard.13

Samuel Ebbert Clippard was born in Little Rock on July 19, 1907, and grew up attending Little Rock public schools. He received his bachelor’s degree in architecture from Washington University in St. Louis, Missouri, in 1929. Also, in 1929, Clippard married Beatrice Audrian of St. Louis, and the Clippards had two daughters, Joyce and Betty. After graduating from Washington University, Clippard returned to Arkansas and practiced architecture in El Dorado and Little Rock until World War II when he served in the Navy as part of the Civil Engineering Corps.14

After his service during World War II, Clippard returned to Arkansas and practiced architecture in El Dorado until he came to Little Rock to start a practice with George Trapp. The firm of Trapp and Clippard expanded to become Trapp, Clippard, and Phelps, Architects, in 1954 when Hal Phelps was made a partner of the firm. Sam Clippard retired from the firm in 1963 and the firm then became Trapp and Phelps until Trapp retired in 1966.15

Although Clippard retired from the practice in 1963, he maintained his membership in the AIA through at least 1970. In his entry in the 1970 AIA Directory, Clippard listed his principal works as the 1935 University of Arkansas School of Medicine in Little Rock (H. Ray Burks associated architect), the 1949 Arkansas State Hospital 400 bed Ward & Infirmary Building in Benton, the 1951 State Department of Education Building in Little Rock, the 1954 Arkansas Forestry Department Building in Little Rock, and the 1956 Hall Senior High School in Little Rock. The fact that Clippard considered the University of Arkansas School of Medicine and the Ward & Infirmary Building at the Arkansas State Hospital some of his principal works was not surprising given his other interests.16

In addition to architecture, Clippard was very interested in the issue of housing for the elderly. In 1961 and 1962, Clippard was a member of the AIA’s Housing for the Elderly Committee, and his retirement from Trapp, Clippard, and Phelps in 1963 was to pursue work related to housing for the elderly. As noted in the book, Architects of Little Rock, 1833-1950:

In 1963, Clippard retired from the firm, but not to quit working. Rather, this move was to allow him time to follow a dream of many years – the creation of a retirement home for aging people in

Little Rock. This project of his became Presbyterian Village. Clippard had studied the problems of housing the elderly for many years, and in 1962 he persuaded his fellow Presbyterians to establish a steering committee to explore this idea. He gave a five and a half acre tract of land that he owned in west Little Rock to become the site of the proposed building. Using his training and experience in architecture as well as his studies of the aging, he designed one of the first such facilities in Arkansas. He supervised the construction of Presbyterian Village and served as its first administrator from its opening in 1965 until his retirement from this position in 1977.

Sam Clippard died on November 11, 1998, and is buried in Roselawn Memorial Park in Little Rock.

Planning for the development of Presbyterian Village began in early 1961. Sam Clippard attended a dinner of the Crossett Chamber of Commerce in February 1961 and shared his dream of housing for the elderly with Don Campbell a Presbyterian pastor who was transitioning from Crossett to Little Rock. As Campbell recalls:

… Sam also shared a dream he’d been given of creating a facility for the elderly and he wanted me [Campbell] involved in it. His father had died after a protracted illness during which Sam learned of the lack of facilities in the area. Sam, soon afterward, attended a White House Conference on Aging. One of the main thrusts was talk about multi-level care facilities which let older people move in at the level of care they needed at that time, but would allow them to shift to more skilled care without having to transfer to another location.

In March 1961, Presbyterian leaders in Little Rock met to discuss Clippard’s dream of housing for the elderly, and on April 11, 1961, Clippard met with some of the leaders of Little Rock to further discuss the idea of developing housing for the elderly. In addition to Clippard, attendees at the meeting included Don Campbell, Dr. Joe Norton, Grainger Williams, Jay Hill, Frank Lyon, Gardner Lile, and the Reverend T. B. Hay who was pastor of Pulaski Heights Presbyterian Church and president of the Arkansas Council of Churches. Clippard wanted the proposed facility to be a Presbyterian mission so the exploratory committee was composed of delegates.

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19 Campbell, Don. “Presbyterian Village – How It Came To Be.” In the files of Presbyterian Village and in the files of the Arkansas Historic Preservation Program. 25 January 2019, p. 1.
Once the committee determined that there was a valid need for a facility like Presbyterian Village, the challenges of finding a location for the facility and raising the money to construct the complex began. Finding the location for the facility was easy due to the fact that the Clippards were willing to donate some of their land for the complex. Campbell wrote in his history that “After laying out the dream he had brought back from the Washington conference, Sam said that if the churches bought into the proposal, he and Bea would give the land on which it could be built, and provide at no cost the architectural services for designing and supervising the construction of a building.” Clippard’s only condition was that he would be the administrator when Presbyterian Village opened.

The land that was donated by the Clippards for the construction of Presbyterian Village was out in the country when the planning for the complex was undertaken. Markham Street, now a major east-west street in Little Rock, was only two lanes wide west of University Avenue at the time. Rodney Parham Road, just to the south of Presbyterian Village and Reservoir Road, the road to Presbyterian Village’s west, were both gravel roads in the early 1960s. To the northeast of the intersection of Rodney Parham and Reservoir Road was the Clippard House (now at 9000 Rodney Parham Road), a fish pond behind the house, and some pastures for the Clippard’s horses that extended to Grassy Flat Creek to the east.

Although nursing homes did exist in Little Rock by the early 1960s, there were no other multi-level care facilities, so it was decided that there was definitely a need for a facility like Presbyterian Village. As a result, a corporation was formed in June 1962, Clippard was authorized to start designing the facility, and the monumental task of fundraising for the construction of the complex began. Gardner Lile, executive vice president of Worthen Bank, who was the treasurer of the board, was tapped to head the financial campaign during 1962 and 1963 to raise the money for Presbyterian Village’s construction. Initially, each committee member was given a list of groups or individuals to ask for money, but fundraising in the beginning was a slow process. However, the funds were eventually secured, through a combination of donations and loans, to fund the construction of the complex.

Once the funds were raised for the construction of Presbyterian Village, construction could begin, which happened in 1964. Don Campbell, in his history of Presbyterian Village, describes one of the early projects in order to prepare the land for the construction:

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20 Campbell, Don. “Presbyterian Village – How It Came To Be.” In the files of Presbyterian Village and in the files of the Arkansas Historic Preservation Program. 25 January 2019, p. 1.
21 Campbell, Don. “Presbyterian Village – How It Came To Be.” In the files of Presbyterian Village and in the files of the Arkansas Historic Preservation Program. 25 January 2019, p. 1.
22 Campbell, Don. “Presbyterian Village – How It Came To Be.” In the files of Presbyterian Village and in the files of the Arkansas Historic Preservation Program. 25 January 2019, p. 1.
23 Campbell, Don. “Presbyterian Village – How It Came To Be.” In the files of Presbyterian Village and in the files of the Arkansas Historic Preservation Program. 25 January 2019, p. 2.
One preliminary step was draining the fish pond which lay just behind the Clippard house. I came by just after the dam was breached and fish where [sic.] pouring forth in gushes of water. The Clippards’ yard man was catching them, some of them very large. He had a flat board with a large nail sticking up from it. He would throw a fish’s tail on top of the nail, turn a hose with a nosel [sic.] causing a strong stream of water to hit the scales and suddenly they would disappear, so he could cut off the head, gut it and throw it into a freezer right on the spot. It was an amazing performance.  

On June 6, 1964, the local newspapers carried an announcement about the construction of Presbyterian Village. The article included a rendering of Clippard’s design for the facility and the article also described the types of rooms that Presbyterian Village would offer. Rooms in the Lodge, which included a few to be set aside for nursing care were to rent for $138 a month. The facility also included fourteen cottages, and the intended capacity was to be 100 residents. Ground was broken on September 13, 1964, and the dedication of the complex occurred just over a year later on September 19, 1965. Interestingly, the first five residents at Presbyterian Village were all Methodists, and two weeks after it opened an auxiliary was started to help the board.  

When it was finished and opened to the public, Presbyterian Village was immensely popular and highly sought after as a place to live. Since far more people wanted to live at Presbyterian Village than there was space for, the wait for a place to live there could be months or even years. It became apparent very quickly that more rooms were needed at Presbyterian Village, but, unfortunately, the Village did not have the financial resources in order to build them. Don Campbell notes in his history of Presbyterian Village that “Sam [Clippard] suggested that we approach people who were financially able with the suggestion that if they would pay ahead of time one half of the cost of a cottage, then rent it for five years, it would be theirs rent-free for the rest of their life, or that of the surviving spouse. Guess what the figure was - $7,500! One of those two bedroom cottages then cost $15,000.”  

The final part of Presbyterian Village to be constructed was the multi-story healthcare wing located at the south end of the campus adjacent to Rodney Parham Road. Begun in 1971 and dedicated in February 1972, the wing provided accommodations for 78 patients. To help fund the wing, people were invited to furnish a room in the new wing as a memorial. Once the

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24 Campbell, Don. “Presbyterian Village – How It Came To Be.” In the files of Presbyterian Village and in the files of the Arkansas Historic Preservation Program. 25 January 2019, p. 2.

25 Campbell, Don. “Presbyterian Village – How It Came To Be.” In the files of Presbyterian Village and in the files of the Arkansas Historic Preservation Program. 25 January 2019, p. 2.

26 The popularity of Presbyterian Village led to the construction and opening of several similar facilities in later years including Parkway Village, Trinity Village in Pine Bluff, Andover, Good Shepherd, Clarity Pointe and Pleasant Hills.

27 Campbell, Don. “Presbyterian Village – How It Came To Be.” In the files of Presbyterian Village and in the files of the Arkansas Historic Preservation Program. 25 January 2019, p. 3.

28 Campbell, Don. “Presbyterian Village – How It Came To Be.” In the files of Presbyterian Village and in the files of the Arkansas Historic Preservation Program. 25 January 2019, p. 3.
healthcare wing was finished Clippard’s dream of a multi-level care facility was fulfilled. Presbyterian Village also remained the only multi-level care facility in central Arkansas until the 1970s when Good Shepherd in Little Rock opened in 1975 and Trinity Village opened in Pine Bluff in 1977. Today, Presbyterian Village remains an important facility in Little Rock’s healthcare network, and one that remains extremely popular with its residents. In addition, the fact that it served as a model for other healthcare facilities in the area illustrates the fact that it was a groundbreaking facility and a groundbreaking approach to elder care when it was constructed, but one that is much more common today.

**SIGNIFICANCE OF THE PROPERTY**

When Presbyterian Village was built in the 1960s, there had been some significant changes and evolution in the U.S. healthcare system. Although many factors contributed to the evolution and changes, one factor that led to significant changes in the system was the tremendous growth in the number of senior citizens in this country. The number of senior citizens grew from 5 million in 1900 to more than 15 million by 1960, and it continued to grow to over 35 million by 2000. The growth of the number of senior citizens, and the healthcare needs that they had to have addressed, led to new ideas and practices on how to address their ever-changing needs.

The increase in the number of senior citizens in the American population brought about several challenges, and one of those challenges was providing housing that would meet their needs. The need for housing was not just an Arkansas problem, but a nationwide problem, and the pressing need led to housing being one of the focus topics at the 1961 White House Conference on Aging. In fact, one entire section of the conference was devoted to the issues of housing for the elderly. The Policy Statement and Recommendations on housing that came out of the conference addressed the challenges that were being dealt with at the time, stating that “the Nation as a whole” was urged “to create a condition in which the aged will be provided such living accommodations as will enrich their way of life and offer a future to the many who now have none. … There must be a realistic recognition that housing for old people is a relatively new, challenging, and an unusually complex field. … Adequate housing means housing which the aging can afford, which meets the special physical needs of the aged, and which is designed to avoid isolation from the rest of the community or an institutionalized feeling.”

The White House Conference on Aging also noted that “One recurrent theme in the workshop sessions was the realization that the housing needs of the aged are varied now and will be constantly changing. Methods of meetings problems should be flexible…” It was this idea that housing needs were varied and constantly changing that helped in the design and philosophy behind Presbyterian Village. It was also important that Sam Clippard, the architect who conceived and designed the complex, was a member of the AIA’s Housing for the Elderly

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Committee in 1961 and 1962, and had first-hand experience in trying to find housing for his aging parents.

When Presbyterian Village opened in 1965, it was a novel concept in healthcare for the Little Rock area. The idea that a healthcare facility could offer multi-level care to the elderly and be able to serve their needs as they continued to age had not been offered before in the Little Rock area. As Don Campbell states in his history of Presbyterian Village:

> The quality of life and care surpassed anything else available at the time in the Greater Little Rock area, or really in the state. Far more people wanted to come [to] Presbyterian Village than there were facilities available. The wait for admissions could be months, even years. …Parkway Village, Trinity Village in Pine Bluff, Andover, Good Shepherd, Clarity Pointe, Pleasant Hills and still more to the west of us, came into being only after Presbyterian Village began operations and other groups, realizing its success, organized and began to build.³¹

In fact, Presbyterian Village remained the only multi-level care facility in central Arkansas for about a decade until Good Shepherd in Little Rock opened in 1975 and Trinity Village opened in Pine Bluff in 1977. As a result, due to its importance and associations with the history of healthcare, specifically healthcare for the elderly, Presbyterian Village is being nominated to the National Register of Historic Places with local significance under Criterion A.

³¹ Campbell, Don. “Presbyterian Village – How It Came To Be.” In the files of Presbyterian Village and in the files of the Arkansas Historic Preservation Program. 25 January 2019, p. 2.
9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)


Campbell, Don. “Presbyterian Village – How It Came To Be.” In the files of Presbyterian Village and in the files of the Arkansas Historic Preservation Program. 25 January 2019.


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**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #
Presbyterian Village  Pulaski County, Arkansas
Name of Property

___ recorded by Historic American Landscape Survey # ____________

Primary location of additional data:

__ State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
__ Other

Name of repository: Presbyterian Village

Historic Resources Survey Number (if assigned): PU11232

10. Geographical Data

Acreage of Property  __Approximately 6 acres__

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84: __________
(enter coordinates to 6 decimal places)
1. Latitude:  Longitude:

2. Latitude:  Longitude:

3. Latitude:  Longitude:

4. Latitude:  Longitude:

Or

UTM References
Datum (indicated on USGS map):

  [ ] NAD 1927  or  [x] NAD 1983

1. Zone: 15  Easting: 557299  Northing: 3846414

2. Zone:  Easting:  Northing:

3. Zone:  Easting:  Northing:

4. Zone:  Easting:  Northing:

Sections 9-end page 21
Verbal Boundary Description (Describe the boundaries of the property.)

Lot 15R of the Glenhaven Subdivision, more specifically described as:

Beginning at the SWE Corner of Lot 15, Glenhaven Subdivision; thence N 86° 07’W along the North line of Rodney Parham Road 136.74 feet; thence N 78° 50’W along said North line 147.52 feet; thence N 76° 15’W along said North line 72.00 feet; thence N 6° 47’E 159.74 feet; thence N 69° 47’W 147.32 feet; thence N 2° 440’E 307.83 feet to the Southerly line of Lot 12RR Glenhaven Subdivision; thence S 89° 43’E along the boundary line of said Lot 12RR 20.03 feet; thence N 2° 41’W along said boundary line 83.29 feet; thence S 89° 26’E along said boundary line 401.00 feet to a point on the West line of Brookside Drive; thence S 0° 29’E along said West line 158.80 feet to the point of curvature of a curve to the left; thence along said curve to the left a chord bearing and distance of S 4° 14’E 204.90 feet to the point of tangency; thence S 7° 55’E along said West line 108.50 feet to the point of curvature of a curve to the right; thence along said curve to the right and chord bearing and distance of S 2° 26’E 180.90 feet to the point of beginning containing 6.00 Acres more or less.

Boundary Justification (Explain why the boundaries were selected.)

This is the land historically associated with the property.

Additional Documentation

Submit the following items with the completed form:

- Maps: A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- Sketch map for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
• **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

**Photographs**
Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn’t need to be labeled on every photograph.

**Photo Log**

Name of Property: Presbyterian Village

City or Vicinity: Little Rock

County: Pulaski County State: Arkansas

Photographer: Travis Ratermann

Date Photographed: October 3, 2019

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of _35_. Main entrance of Presbyterian Village at the east end of the Lodge, looking northwest.

2 of _35_. East façade of the Residential Care section of the facility, looking southwest.

3 of _35_. East end of the north façade of the Healthcare and Rehabilitation section of the facility, looking southwest.

4 of _35_. East façade of the Healthcare and Rehabilitation section of the facility, looking southwest.

5 of _35_. South façade of the Healthcare and Rehabilitation section of the facility, looking northwest.

6 of _35_. South façade of the west end of the Healthcare and Rehabilitation section of the facility, looking northwest.
7 of 35. West façade of the Healthcare and Rehabilitation section of the facility, looking northeast.

8 of 35. West façade and west end of the north façade of the Healthcare and Rehabilitation section of the facility, looking southeast.

9 of 35. West façade of the Residential Care section of the facility, looking east.

10 of 35. South façade of the west end of the Lodge section of the facility, looking northwest.

11 of 35. West façade of the west end of the Lodge section of the facility, looking northeast.

12 of 35. West façade of the westernmost part of the Lodge section of the facility, looking northeast.

13 of 35. North façade of the southwesternmost Cottages, looking southwest.

14 of 35. East façade of the Cottages, looking northwest.

15 of 35. East façade of the westernmost Cottages, looking west.

16 of 35. South façade of the northwesternmost Cottages, looking northwest.

17 of 35. South façade of some of the northern Cottages, looking northeast.

18 of 35. South façade of some of the northern Cottages, looking northeast.

19 of 35. South façade of the northernmost Cottages, looking northeast.

20 of 35. West façade of the northeasternmost Cottages, looking east.

21 of 35. South façade of the central Cottages, looking northwest.

22 of 35. East façade of the northeastern corner of the Lodge, looking southwest.

23 of 35. North and east façades of the Chapel, looking southwest.

24 of 35. South and east façades of the Chapel, looking northwest.

25 of 35. Main entrance of Presbyterian Village at the east end of the Lodge, looking southwest.
Presbyterian Village, Pulaski County, Arkansas

26 of __35__. View of the Lodge section of the facility from the southeast corner of the eastern courtyard, looking northwest.

27 of __35__. View of the south façade of the northern wing of the Lodge section of the facility, looking northwest.

28 of __35__. View of the west and north façades of the Lodge section of the facility that face the western courtyard, looking southeast.

29 of __35__. View of the south façade of the central Cottages, looking northeast.

30 of __35__. View of the dining room and lounge in the Lodge section of the facility, looking northeast.

31 of __35__. View of the dining room and lounge in the Lodge section of the facility, looking northwest.

32 of __35__. View of the fireplace in the lounge area of the Lodge, looking northwest.

33 of __35__. View of the hallway that leads from the dining room and the lounge to the Chapel and exercise room in the Lodge, looking north.

34 of __35__. View of the hallway in the central portion of the Lodge, looking south.

35 of __35__. View of the interior of the Chapel, looking southeast.
Figure 1: Parcel Map for Presbyterian Village. The area bordered in red is Parcel # 43L-184.00-009.00, and the area bordered in blue is Parcel # 43L-184.00-008.00.
Presbyterian Village  Pulaski County, Arkansas
Name of Property  County and State

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.
4 Photos for Presbyterian Village Nomination

Front façade of the Healthcare and Rehabilitation building

Courtyard view
Front façade of the Lodge dining and Lounge building

Cottages
STAFF REPORT
ITEM NO. IV Three.

DATE: July 23, 2020

APPLICANT: Ralph Wilcox, AHPP

ADDRESS: 800 E 9th Street

FILE NUMBER: NR2020-005

REQUEST: Nomination (additional documentation) of the Taborian Hall to the National Register of Historic Places

PROJECT BACKGROUND AND DESCRIPTION:
The subject property is located at 800 E 9th Street. The property’s legal description is “Lots 7&8, block 228, Original City of Little Rock, Pulaski County, Arkansas.”
PROPOSAL: The Commission will review the Nomination of the Taborian Hall to the National Register.

The nomination states:
“Taborian Hall, located at 800 West 9th Street in downtown Little Rock, is a three-story tall brick building with a symmetrical façade that is located in what was the center of the city’s African-American commercial core. Built on a continuous brick foundation and having brick walls with pilasters on the west, south, and east façades, Taborian Hall is topped by a hipped roof with a flat section in the middle of the building. The building has a prominent projecting cornice supported by brackets that spans the south façade and wraps around a bit of the east and west façades. The building’s windows are mainly one-over-one, double-hung windows, except for the storefronts, which have large stationary, plate-glass windows and multi-pane transom windows.

“Overall, the building retains good integrity from the time of its construction. The original design of the building, for the most part, is clearly evident. The largest change, which is currently ongoing, is the construction of an elevator tower on the west side of the building to allow for ADA accessibility to the Dreamland Ballroom space on the third floor. However, the tower, which is being funded through National Park Service Civil Rights grants, is designed to be set apart from the original building, and to clearly be new construction while playing off of the original building’s details. The area around the building has also changed in character, especially with the loss of many of the area’s surrounding buildings, but that occurred prior to the building’s listing on the National Register in 1982.”

NEIGHBORHOOD COMMENTS AND REACTION: At the time of distribution, there were no comments regarding this application.

STAFF RECOMMENDATION: Staff recommends nomination to the National Register of Historic Places under Criterion A which is defined as: Property is associated with events that have made a significant contribution to the broad patterns of our history.

In Section II Eligibility for Participation in the Certified Local Government Program subsection C Local Historic Preservation Program, II C. 2. f) states that one of the Duties of local preservation commissions shall include:

“Reviewing all proposed National Registration nominations for properties within the boundaries of the CLG’s jurisdiction. When a commission reviews a nomination or other action that will impact properties which are normally evaluated by a professional in a specific discipline, at that discipline is not represented on the commission, the commission must seek expertise in that discipline before rendering its decision.”

In Section V Certified Local Government participation in the national register nomination process, sub section B CLG involvement in the National Register Process, the procedures state:

A. CLGs shall submit a report (available for public inspection) to the AHPP regarding the eligibility of each property or district within its jurisdiction proposed for nomination to the National Register.

1. The report shall include recommendations of the local preservation commission and the chief elected official.

2. The report should concentrate on the property’s eligibility under the National Register criteria.

3. Failure to submit reports on the eligibility of properties nominated within the jurisdiction of the CLG after the AHPP has informed the CLG of a pending nomination will be considered during the periodic performance evaluation.

B. CLG involvement in the National Register process

1. Within 60 calendar days of receipt of the nomination, the CLG shall inform the AHPP by submission of a report (see section V-A) as to its opinion regarding the eligibility of the property. The CLG shall also inform the property owner(s) using National Register criteria for evaluation, as to its opinion regarding the eligibility of the property.

2. In the event a nomination is received by the AHPP before submission to the CLG, the AHPP will forward a copy of the completed nomination to the CLG within 30 calendar days of receipt.

3. If both the commission and chief elected official recommend that a property not be nominated because it does not meet the National Register criteria for eligibility, the CLG will so inform the property owner(s) and the State Historic Preservation Officer, the property will then not be nominated unless an appeal is

An excerpt from the CLG agreement
filed with the SHPO in accordance with appeal procedures outlined in 36 CFR 60. Appeals must be received by the SHPO within 30 calendar days of the date the property owner receives notification by certified mail that the property has been determined ineligible for nomination by both the CLG and the Chief elected official. This is in accordance with Section 101(c) 2 of the NHPA.

4. If the commission or the chief elected official of the CLG recommend that a property should be nominated, the nomination will be scheduled for submission to the Arkansas State Review Board. Scheduling will be in accordance with notification time constraints as set forth in 36 CFR Part 60.

5. The Arkansas State Review Board, after considering all opinions, including those of the commission and the chief elected official of the CLG, shall make its recommendation to the State Historic Preservation Officer. Either the local preservation commission or the chief elected official may appeal the SHPOs final decision.

6. When a National Register nomination, that has been reviewed by a commission, is submitted to the National Park Service for review and listing, all reports or comments from the local officials will be submitted along with the nomination.

7. The AHPP and the CLG will work together to provide ample opportunity for public participation in the nomination of properties to the National register. All reports submitted by the CLG to the AHPP regarding the eligibility of properties shall include assurances of public input. The CLG shall retain a list of all persons contacted during the evaluation period and note comments that were received. If a public meeting was held, a list of those attending shall be included in the report.
CERTIFIED LOCAL GOVERNMENT NATIONAL REGISTER NOMINATION REVIEW

Name and Address of property:
Taborian Hall, 800 E 9th Street, Little Rock, AR 72201

Name of Owner:
Downtown Complex LLC

Project Sponsor:
Ralph Wilcox, AHPP

CLG Name:
City of Little Rock, Arkansas

Date of Public Hearing by CLG:
July 23, 2020

Applicable Criteria:

√ Criterion A (Historic Events)

_____ Criterion B (Important Person)

_____ Criterion C (Architecture)

_____ Criterion D (Archaeological)

The Little Rock Historic District Commission hereby recommends the above stated property for nomination.

Attest:

___________________________  ___________________________
Chair                       Date

___________________________  ___________________________
Secretary/Staff             Date
1. Name of Property
   Historic name: Taborian Hall Additional Documentation
   Other names/site number: Dreamland Ballroom
   Name of related multiple property listing: N/A
   (Enter "N/A" if property is not part of a multiple property listing)

2. Location
   Street & number: 800 West 9th Street
   City or town: Little Rock State: Arkansas County: Pulaski
   Not For Publication: [ ] Vicinity: [ ]

3. State/Federal Agency Certification
   As the designated authority under the National Historic Preservation Act, as amended,
   I hereby certify that this _X_ nomination ___ request for determination of eligibility meets
   the documentation standards for registering properties in the National Register of Historic
   Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
   In my opinion, the property _X_ meets ___ does not meet the National Register Criteria. I
   recommend that this property be considered significant at the following
   level(s) of significance:
   ___national ___statewide _X_local
   Applicable National Register Criteria:
   _X_A ___B ___C ___D

   Signature of certifying official/Title: _____________________________ Date
   Arkansas Historic Preservation Program
   State or Federal agency/bureau or Tribal Government

   In my opinion, the property ___ meets ____ does not meet the National Register criteria.

   Signature of commenting official: _____________________________ Date
   Title: ____________________________________________
   State or Federal agency/bureau or Tribal Government
4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)
__________________________

Signature of the Keeper          Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:  

X Public – Local

Public – State

Public – Federal
Category of Property
(Check only one box.)

Building(s) x
District
Site
Structure
Object

Number of Resources within Property
(Do not include previously listed resources in the count)

<table>
<thead>
<tr>
<th>Contributing</th>
<th>Noncontributing</th>
</tr>
</thead>
<tbody>
<tr>
<td>buildings</td>
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<td>structures</td>
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<tr>
<td>objects</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
</tr>
</tbody>
</table>

Number of contributing resources previously listed in the National Register __________

6. Function or Use
Historic Functions
(Enter categories from instructions.)
COMMERCE/TRADE/business
COMMERCE/TRADE/professional
SOCIAL/meeting hall, civic
RECREATION & CULTURE/theater
RECREATION & CULTURE/auditorium
RECREATION & CULTURE/music facility

Section 7 page 3
Current Functions
(Enter categories from instructions.)
COMMERCE/TRADE/business
RECREATION & CULTURE/auditorium
RECREATION AND CULTURE/music facility
WORK IN PROGRESS

7. Description

Architectural Classification
(Enter categories from instructions.)
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/
Commercial Style
__________
__________
__________
__________

Materials: (enter categories from instructions.)
Principal exterior materials of the property: BRICK, ASPHALT

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph
Taborian Hall, located at 800 West 9th Street in downtown Little Rock, is a three-story tall brick building with a symmetrical façade that is located in what was the center of the city’s African-American commercial core. Built on a continuous brick foundation and having brick walls with pilasters on the west, south, and east façades, Taborian Hall is topped by a hipped roof with a flat section in the middle of the building. The building has a prominent projecting cornice supported by brackets that spans the south façade and wraps around a bit of the east and west façades. The building’s windows are mainly one-over-one, double-hung windows, except for the storefronts, which have large stationary, plate-glass windows and multi-pane transom windows.
Narrative Description

Taborian Hall, located at 800 West 9th Street in downtown Little Rock, is a three-story tall brick building with a symmetrical front façade that is located in what was the center of the city’s African-American commercial core. Originally surrounded by other commercial development, the building is now surrounded by limited commercial and light-industrial development along with vacant lots and I-630 to the north. Built on a continuous brick foundation and having brick walls with pilasters on the west, south, and east façades, Taborian Hall is topped by a hipped roof with a flat section in the middle of the building. The first floor of the building is dominated by commercial spaces on the south façade flanking an elaborate entrance along with the north end of the east façade, while the upper floors are dominated by office spaces on the second floor and the Dreamland Ballroom, historically one of the cultural centers of the city’s African-American community, on the top floor. The building has a prominent projecting cornice supported by brackets that spans the south façade and wraps around a bit of the east and west façades, and porthole windows are near the top of the building’s façades. The building’s windows are mainly one-over-one, double-hung windows, except for the storefronts, which have large stationary, plate-glass windows and multi-pane transom windows.

Front/South Façade:
The south façade of the building is symmetrical in arrangement, and the central feature of the ground floor is the main entrance to the building. The main entrance has a set of two, metal-framed, plate glass doors flanked on each side by metal-framed, plate-glass sidelights, and topped by three metal-framed, plate glass transoms. The entrance also has two round columns with Ionic capitals in front of the sidelights that support an arched pediment. The main entrance is flanked on each side by a pair of wood-framed, plate glass windows with a base with a rectangular panel below each window. Recessed brick panels are present above each pair of windows. Modern striped canvas awnings provide shade to the windows. At the southeast corner of the building is the building’s cornerstone, which on the south side reads: “MEMBERS OF TEMPLE BOARD / J. C. CLAYBORN / C. S. JOHNSON / DR. J. H. MOORE / MRS. M. E. P. BURTON.”

Between the first and second floors of the building is a projecting stone cornice. The second and third floors are divided into three bays by projecting pilasters, each with a stone base and brick and stone capital. The outer two bays of the second and third floors are fenestrated by sets of three wood-framed, double-hung, one-over-one windows with a slightly wider center window. The central bay on each floor is fenestrated by a pair of wood-framed, double-hung, one-over-one windows. Between the second and third floors of each bay is a rectangular decorative brick panel, with the panels in the outer two bays separated into three sections to correspond with the bays’ windows.

Above the third floor the building is dominated by a large projecting cornice that is supported by a pair of brackets above each pilaster. In between the pairs of brackets at the building’s outer two bays are three rectangular iron vents. In between the brackets in the building’s center bay is a stone plaque that reads “TABORIAN HALL.” Above the cornice, in the building’s parapet are
four round, single-pane porthole windows that help provide light into the Dreamland Ballroom space.

**Side/East Façade:**
The first floor of the east façade, at the southern end has the cornerstone, and the east side of the stone reads, “777 [eye carving] 333 / INTERNATIONAL ORDER OF TWELVE / KNIGHTS AND DAUGHTERS OF TABOR / 1916 / BOARD OF GRAND CURATORS / S. A. JORDAN C. G. M. / FRANKIE STANBACK C. G. P. / J. H. HAMMOND C. G. S. / LULA B. WEST C. G. R. / J. A. ROUTEN C. G. T.” Proceeding to the north along the façade, the first floor is fenestrated in the first bay by a large, four-pane, plate-glass window with two, eight-pane transom windows with the muntins in a star pattern. The second bay has a small rectangular window set high in the wall that has a window air-conditioning unit in it, and the third bay has a wooden door with recessed rectangular panels with a wood panel above with a window air-conditioning unit in it. The fourth bay on the first floor has a recessed entrance for the Dreamland Ballroom. The entrance is flanked on each side by five rectangular sidelights and it has seven rectangular transom windows above it. The north end of the first floor has two commercial storefronts. The southern storefront has been replaced with a garage door, although the original transom windows are located above it. The five transom windows are eight-pane windows with muntins in a star pattern. The northern storefront has a central entrance with a wood door flanked on each side by a single-pane, plate-glass window. Above the storefront are five eight-pane transom windows with muntins in a star pattern.

In between the first and second floors is a small projecting cornice, which is stone in the southernmost bay and brick along the rest of the façade. The fenestration on the second and third floors is symmetrical in arrangement and the bays are separated by brick pilasters with stone bases and capitals. The central bay on the façade is fenestrated by a pair of wood-framed, one-over-one, double-hung windows in between the second and third floors that provides light to the stairs that go to the Dreamland Ballroom. The other bays of the façade are fenestrated on the second and third floors with a pair of wood-framed, double-hung, one-over-one windows. The southernmost bay has a decorative brick panel in between the second and third floor. The southernmost bay also has the projecting cornice supported by paired brackets like the cornice on the south façade, and the southern four bays have rectangular iron vents. The parapet above the third floor is fenestrated by seven, evenly-spaced, single-pane porthole windows.

**Rear/North Façade:**
The first floor of the north façade is obscured by an adjacent building. Above the first floor is a projecting brick cornice. The second and third floors are identical, and are fenestrated by three pairs or two wood-frame, one-over-one, double-hung windows. Above the third-floor windows are two small projecting brick cornices and the top of the façade is fenestrated by three single-pane porthole windows.

**Side/West Façade:**
Like the east façade, the west façade of the building is divided into seven bays. The first floor of the façade, in the southernmost bay echoes the southernmost bay of the east façade. The bay is fenestrated in the first bay by a large, four-pane, plate-glass window with two, eight-pane
transom windows with the muntins in a star pattern. The second and third bays of the first floor have rectangular window openings set high in the wall, each with window air-conditioning units in them. The fourth bay of the façade has a wood-framed, one-over-one, double-hung window, although the top sash has been replaced with a window air-conditioning unit.

The northern three bays of the façade project from the rest of the façade. The two outer bays of this portion of the façade are fenestrated by a pair of wood-framed, one-over-one, double-hung windows while the center bay of this part of the façade is fenestrated by a single wood-framed, one-over-one, double-hung window and a solid door with a transom above.

Like on the east façade, in between the first and second floors is a small projecting cornice, which is stone in the southernmost bay and brick along the rest of the façade. The fenestration on the second and third floors is symmetrical in arrangement and the bays are separated by brick pilasters with stone bases and capitals. The bays of the façade are fenestrated on the second and third floors with a pair of wood-framed, double-hung, one-over-one windows. The southernmost bay has a decorative brick panel in between the second and third floor. The southernmost bay also has the projecting cornice supported by paired brackets like the cornice on the south façade, and the southern four bays have rectangular iron vents. The parapet above the third floor is fenestrated by seven, evenly-spaced, single-pane porthole windows.

In the center of the façade is the location of the new elevator tower that is currently under construction and being funded by a National Park Service Civil Rights grant. The front of the tower is open in the center of each floor, and has a small awning on the first floor. The top of the tower has two porthole openings that mimic those on the original building. The west side of the tower is divided into two bays with the southern bay being open to the elevator lobby. The northern bay will be closed. Each bay is topped by a porthole opening. The northern façade of the tower will be solid since the elevator is on that side of the tower and it is also topped by two porthole openings.

**Interior:**
With virtually no original fabric surviving, it is nearly impossible to assess the interior character of the building during its period of greatest significance. Presumably, the interiors of the first-floor stores, including a pharmacy and restaurants, and upstairs offices were simply detailed, typical of the utilitarian commercial architecture of the period. Today, the first floor still reflects its commercial purposes with commercial areas on either side of the central hallway. The second floor also reflects its original use as offices. The top floor of the building still houses the Dreamland Ballroom space. The stage is located on the north side of the space and it still retains its lighted proscenium arch. On each side of the stage, on the east and west walls are two tiers of balconies with fronts decorated in a repeating pattern of diamonds within rectangular panels. Three square wooden columns are evenly spaced along the balconies. The south wall also has a large single level balcony, decorated on the front with diamond within square panels.

**Integrity:**
Overall, the building retains good integrity from the time of its construction. The original design of the building, for the most part, is clearly evident. The largest change, which is currently
ongoing, is the construction of an elevator tower on the west side of the building to allow for ADA accessibility to the Dreamland Ballroom space on the third floor. However, the tower, which is being funded through National Park Service Civil Rights grants, is designed to be set apart from the original building, and to clearly be new construction while playing off of the original building’s details. The area around the building has also changed in character, especially with the loss of many of the area’s surrounding buildings, but that occurred prior to the building’s listing on the National Register in 1982.

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [x] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B. Property is associated with the lives of persons significant in our past.
- [ ] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark “x” in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years
<table>
<thead>
<tr>
<th>Areas of Significance</th>
<th>ETHNIC HERITAGE/BLACK</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>COMMERCE</td>
</tr>
<tr>
<td></td>
<td>SOCIAL HISTORY</td>
</tr>
<tr>
<td>Period of Significance</td>
<td>1916-1964</td>
</tr>
<tr>
<td>Significant Dates</td>
<td>1916</td>
</tr>
<tr>
<td>Significant Person</td>
<td></td>
</tr>
<tr>
<td>Cultural Affiliation</td>
<td></td>
</tr>
<tr>
<td>Architect/Builder</td>
<td>Simeon “Sim” Johnson, Builder</td>
</tr>
</tbody>
</table>
When it was listed on the National Register of Historic Places on April 29, 1982, Taborian Hall was listed under Criterion A with local significance for its associations with the commercial and social history of Little Rock as well as for its importance in Little Rock’s African-American history. Although the original nomination focused on the early-twentieth-century African-American history of Taborian Hall, the building was also important in the mid-twentieth-century history of Little Rock’s Civil Rights movement. Throughout the first part of the twentieth century, Taborian Hall served as an historic anchor on the once-thriving West 9th Street business district. Taborian Hall has been the base for black entrepreneurs, business leaders, and service organizations, and African-American professionals residing in the building provided needed services to black residents. Some of the building’s tenants have included doctors, surgeons, pharmacists, civil rights lawyers, insurance providers, and others. As a centrally-located anchor on 9th Street, the venue housed prosperous businesses and hosted a broad variety of social cause organizations and events. During part of WWI and during WWII, for example, the building served as the USO Negro Soldiers Service Center for personnel stationed at Camp Pike. The purpose of this additional documentation is to provide a fuller picture of the building’s history as well as extend the building’s period of significance up to 1964, the year that attorney Thaddeus D. Williams left the building.

Taborian Hall is the last standing building from Little Rock’s historic black business district located on West 9th Street in downtown Little Rock, Arkansas. Built in 1916 by the fraternal organization The Knights and Daughter of Tabor, the building and the Dreamland Ballroom played a crucial role throughout the early twentieth century as a venue, meeting hall, auditorium, community center, as well as a building that provided business and office space for a myriad of entrepreneurial efforts, almost exclusively funded and operated by African-American Arkansans. The state and national headquarters for the Taborians made it a crucial center for the foundation and the advancement of the black population that lived and worked here through the Harlem Renaissance. The only large venue in Arkansas on the nationally renowned Chitlin’ Circuit, Dreamland Ballroom hosted a wide variety of notable black performers throughout its heyday. The office, auditorium, and meeting spaces available in Taborian Hall also made it a center for civil and legal action during the Civil Rights Movement.

Narrative Statement of Significance

HISTORY OF THE PROPERTY

Settlement in the Little Rock area began shortly after the turn of the nineteenth century. Although surveying land and offering it for sale did not begin until 1815, a few settlers were in the area prior to then. Edmund Hogan, for example, who was originally from Georgia and came to Arkansas via Missouri, was living on the north bank of the Arkansas River opposite Little Rock where he operated a ferry by 1812. Another distinguished early settler was Wright Daniel who settled at the base of Big Rock Mountain prior to 1814 and opened a gristmill in 1815.
When the Arkansas Territory was created in 1819, the state’s first capital was at Arkansas Post. However, it was not the best location since it often flooded and was far away from the majority of the territory’s population. In 1820, a new centrally-located site for the capital was chosen on the south bank of the Arkansas River at the Little Rock.1

Initial settlement and development in Little Rock was focused on the river. The original plat of Little Rock consisted of 88 square blocks stretching south from the river to what is now Eleventh Street. By the 1860s, however, the city began to expand beyond the original plat, notably with the platting of the Woodruff’s and Masonic additions on the city’s east side, the Wright’s Addition on the south side, and the Capitol Hill Addition on the west side. Apparently, building sites on the city’s west side were popular. An announcement in the November 21, 1872, issue of the Arkansas Gazette stated that “This property consists of twenty-seven full and fractional blocks, overlooking the Cairo and Fulton railroad as it leaves the city. …This is a fine property, and from its geographical position, will soon become a portion of the city. Upward of one hundred lots in the addition have already been disposed of, and are at this time being improved.”2

In the state’s capital city of Little Rock, and also within the city’s original plat, 9th Street was the center of African-American life and culture. The character of the corridor developed in the late nineteenth century as the dwellings along 9th Street began to be replaced with commercial buildings and lodge halls. However, the heyday of the corridor came during the first half of the twentieth century.3

Throughout its publication run, The Green Book, which was a travel guide that catered to African-American travelers, listed many places along 9th Street, or just off of the corridor on the side streets, that catered to African-American travelers. From hotels and tourist homes and restaurants to beauty parlors and barber shops and night clubs, African Americans could find everything that they needed on 9th Street. One could dine at restaurants like the Brown Bomber or the Pic-A-Rib and then relax at the Lafayette or Shangri-La night clubs. If one overdid it partying, the right medicine could probably be found at the Floyd or Children’s Drug Store before you headed back to your room at the Graysonia Hotel or The Marquette Hotel or the tourist homes operated by Mrs. F. F. Boone or Mrs. T. Thomas, among others.4

Although the 9th Street corridor in Little Rock was the center of the city’s African-American community, and in certain respects the center of the state’s African-American community, it wasn’t strictly due to the presence of businesses that catered to African-American travelers. Other facilities along 9th Street also contributed to the life of the corridor and the city’s African-American population, notably Taborian Hall at the corner of 9th and State streets.

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2 Ibid, pp. 19, 104.
The Knights and Daughters of Tabor was founded by Reverend Moses Dickson, and grew out of a previous fraternal organization that he had founded, the Knights or Liberty. In 1871-1872, Dickson organized the first Temples and Tabernacles of the Order of Twelve, of the Knights and Daughters of Tabor. The Temples were meant for men and the Tabernacles for women. Some of the organizations goals were “to ‘encourage Christianity, education, morality, and temperance’ and to teach ‘the art of governing, self-reliance, and true manhood and womanhood.’ The Order also emphasized the ‘greatness, goodness, and mercy of God, and man’s responsibility to the Supreme being.’”  

Members of the Order paid a small monthly dues, and received aid, fellowship, and pageantry in return. Furthermore, “The Order’s mysterious and enigmatic iconography – an all-seeing eye, numbers, and wheel – were well-appointed on all objects associated with the Knights and Daughters of Tabor, including headstones, temples, tabernacles, regalia, membership cards, and furniture. Most prominent were the numbers ‘333,’ ‘777,’ and ‘12,’ ascribed by Dickson and believed by Tabors to be ‘perfect numbers.’”

The Knights and Daughters of Tabor had a presence in Arkansas by the early 1880s, with two Temples and Tabernacles in the Little Rock and North Little Rock area by 1886, although they didn’t have their own hall to meet in at the time. However, that would change through the efforts of Scipio A. Jordan, a Little Rock letter carrier who became a member of the organization in 1880. In 1887, Jordan became the Chief Grand Scribe over the Arkansas jurisdiction of the organization. In 1901, Jordan became the organization’s International Chief Grand Mentor, the organization’s highest position, when Moses Dickson died. Once Jordan became the International Chief Grand Mentor, he began the process of getting a meeting hall built for the Taborians, and by 1908 Tabor Hall had been built at the corner of Tenth and Arch streets.

By 1912, there were 1,253 Tabor lodges around Arkansas with a total membership of 29,784, and the organization was continuing to grow. Each state had a Grand Temple and Tabernacle, which was used as the organization’s state headquarters. However, Arkansas did not have a Grand Temple and Tabernacle yet, and the need for one became more apparent as the organization’s membership continued to grow. Jordan and his leadership were tasked with the job to get a Grand Temple and Tabernacle built for Arkansas.

The cornerstone for Taborian Hall was laid in 1916, and it took two years for the building to be completed, and it was dedicated during a grand celebration that took place July 14th-July 30th, 1918. The Arkansas Democrat reported on July 15, 1918, that “Taborian Hall is Dedicated. The thirty-first annual convention of the Knights and Daughters of Tabor, a Negro fraternal order,

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began at 10 o’clock Monday morning.  Chief Grand Mentor S.A. Jackson [Jordan] of Little Rock was in the chair. The presiding officer opened the meeting with a few remarks and the dedication of the new Taborian hall at Ninth and State streets followed with appropriate ceremonies.” Another article in August 1918 called the building “One of the most modern and commodious office and lodge buildings in the Southwest.”

Although it is not known who the architect of the building was, it is known that the contractor for the Taborian Hall was Simeon “Sim” Johnson, a local black contractor in Little Rock. Interestingly, a notice in the November 17, 1921, edition of the Manufacturers Record also indicated that: “Ark., Little Rock – Sim Johnson will erect additional story to building at 802 W. 9th St., cost $19,000.” However, it is unknown if the work was ever carried out. Given the fact that Johnson was an African-American contractor that had built Taborian Hall led him to other work in Little Rock, notably the job of building the Mosaic Templars State Temple at 906 Broadway (NR listed May 18, 2018).

West 9th Street was the “Main Street” for the black community in Arkansas in the late nineteenth century and early to mid twentieth century. Segregated and relatively small for the number of African-American individuals living in Little Rock at the time, the 9th Street corridor was a cramped business district. Taborian Hall and the Mosaic Templars building were the only two three-story structures in the area. Making them invaluable community assets for entrepreneurship and other activities in the daily lives of the city’s African-American community. As a result, over its history, Taborian Hall housed a wide variety of businesses, including pharmacies, grocery and general stores, restaurants and cafes, night clubs, private clubs, doctors and lawyers’ offices.

Among the medical related offices and business that were in Taborian Hall over the years was Dr. E. C. Carter, owner of the Gem Pharmacy, which was the longest running tenant in Taborian Hall to date. The business began in 1925 as Carter and Williams and was in the southeast storefront of the building. The business remained in the building until 1970. In addition, Dr. Jessie B. Woods opened his practice on the second floor of Taborian Hall in 1947. Dr. Woods was not allowed to join the local white medical society or the American Medical Association, but he was actively involved in the Arkansas Medical, Dental, and Pharmaceutical Association (AMDPA). The AMDPA was a black medical organization that had been founded in Arkansas in 1893. Dr. Woods kept his medical office and exam room in Taborian Hall for a total of fourteen years. Besides Dr. Woods, Taborian Hall was also the home of the office of Dr. Eli B. Boswell, who also a member of AMDPA. Dr. Boswell had his offices across the hall from Dr. Woods from 1949 until 1959.

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11 Manufacturers Record. 17 November 1921, p. 91.
Taborian Hall also housed some government offices during the 1940s and 1950s, including The Negro Division of the Arkansas Department of Education, which had their offices in the building from 1947 until 1951, and the state government offices for the Department of Agriculture. Their offices were housed in Taborian Hall from 1947 until 1956.\textsuperscript{13}

In certain ways Taborian Hall was one of the centers of the 9th Street corridor when it came to business, and it was definitely one of the centers of African-American social life in Little Rock, beginning after its opening in 1918. Taborian Hall has a legacy with the United States Officers Clubs during WWI and WWII. The basement, during the late 1910s was used as an R&R location for the trainees at Camp Pike in North Little Rock. In WWII, so many soldiers flooded the already cramped 9th Street community that the entirety of Taborian Hall was purchased by the USO as a center for black soldiers in central Arkansas.\textsuperscript{14}

However, it wasn’t just through the war years that Taborian Hall and its Dreamland Ballroom were important in the social and entertainment life of the 9th Street corridor. The Dreamland Ballroom, the most commonly used name for the third floor of Taborian Hall, became an entertainment anchor on 9th Street around 1933. Over the course of time, the ballroom operated under many names – Dreamland Ballroom, Club Aristocrat, Club Morocco, and the Magnolia Ballroom – and welcomed more jazz and R&B artists than any other venue in the city. During this era, Little Rock was part of the well-traveled “Chitlin Circuit,” hosting musicians across the southern United States. In addition to countless USO dances, boxing matches and social events, the Dreamland Ballroom hosted such musical legends as Dizzy Gillespie, Rosetta Tharpe, Ella Fitzgerald, Cab Calloway, Louis Jordan, Louis Armstrong, B.B. King, Ray Charles, Duke Ellington, among others.\textsuperscript{15}

The importance of Taborian Hall continued up through the 1950s, 1960s and 1970s when it played a role in Civil Rights history in Arkansas. Prominent Civil Rights lawyers Thaddeus D. Williams and Harold B. Anderson both opened offices in Taborian Hall in 1951. Although Anderson’s tenure in Taborian was short, he served as an attorney for the local NAACP and defended students from Philander Smith College, who organized sit-ins across Little Rock.\textsuperscript{16}

Williams, on the other hand, a defense attorney, resided in a second-floor office in the building until 1964. Throughout his career, Williams waged a campaign against the disparities in a Jim Crow society and dual system of criminal justice. During the Civil Rights Movement, the local chapter of the NAACP retained Williams as their counsel. He fought racial discrimination in jury selection, state medical care, and the fair treatment of black teachers during school integration. Williams was the first Arkansas attorney to argue for and receive a stay of execution


for three black men accused of raping a white woman. Instead of being electrocuted, the three suspects were given life sentences. In 1961, Williams also provided counsel to the Freedom Riders and challenged segregation on buses and at the interstate bus terminal.\textsuperscript{17}

In addition to the attorneys who had offices in Taborian Hall during the Dreamland Ballroom also played a role in the Civil Rights movement in Little Rock. The Dreamland Stage gave a platform for artists to bolster the Civil Rights Movement by voicing through artistic expression their statements against inequality and violent injustice. For example, in addition to serving as the City’s premier jazz venue, Dreamland’s auditorium hosted a seminal two-day session in 1940 between the Arkansas Negro Democratic Association (ANDA) and the Democratic Party of Arkansas, which culminated in African-American Democrats earning the right to vote in the formerly closed, all-white primary elections. Due to the building’s prime location in the heart of the black business district, Taborian Hall hosted many and varied social activities, i.e. housing equality discussions, parent-teacher association meetings, and local chapter meetings for the National Council of Negro Veterans.\textsuperscript{18}

By the late 1960s and 1970s Taborian Hall was mainly vacant as significant changes, including Urban Renewal and the construction of I-630, brought about the destruction of much of the 9th Street corridor. Further deterioration of the building occurred up through the 1980s and 1990s, including the loss of its roof, until it was purchased by the present owner, Kerry McCoy, in 1991. Since that time, she has renovated the first two floors for use of her business Arkansas Flag and Banner. The current project, being led by Kerry’s son, Matthew McCoy, Director and Curator of the Friends of Dreamland non-profit, is restoring the Dreamland Ballroom to a usable venue. The project to date has received two Civil Rights grants from the National Park Service in order to construct an elevator tower to make the Dreamland Ballroom ADA accessible.\textsuperscript{19}

**SIGNIFICANCE OF THE PROPERTY**

When it was listed on the National Register of Historic Places on April 29, 1982, Taborian Hall was listed under Criterion A with local significance for its associations with the commercial and social history of Little Rock as well as for its importance in Little Rock’s African-American history. The state and national headquarters for the Taborians made it a crucial center for the foundation and the advancement of the black population that lived and worked here through the Harlem Renaissance. The only large venue in Arkansas on the nationally renowned Chitlin’ Circuit, Dreamland Ballroom (Taborian Hall’s third floor) hosted a wide variety of notable black performers throughout its heyday. The office, auditorium, and meeting spaces available in Taborian Hall also made it a center for civil and legal action during the Civil Rights Movement.

Although the original nomination focused on the early-twentieth-century African-American history of Taborian Hall, the building was also important in the mid-twentieth-century history of

Little Rock’s Civil Rights movement. As a centrally located anchor on 9th Street, the venue housed prosperous businesses and hosted a broad variety of social cause organizations and events. During part of WWI and during WWII, for example, the building served as the USO Negro Soldiers Service Center for personnel stationed at Camp Pike. The purpose of this additional documentation is to provide a fuller picture of the building’s history as well as extend the building’s period of significance up to 1964, the year that attorney Thaddeus D. Williams left the building.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)


Manufacturers Record. 17 November 1921, p. 91.


Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____ previously determined eligible by the National Register
____ designated a National Historic Landmark
____ recorded by Historic American Buildings Survey  #__________
____ recorded by Historic American Engineering Record #__________
____ recorded by Historic American Landscape Survey #__________
Primary location of additional data:

- **X** State Historic Preservation Office
- ____ Other State agency
- ____ Federal agency
- ____ Local government
- ____ University
- ____ Other

Name of repository: _____________________________________

Historic Resources Survey Number (if assigned): **Site #PU3162**

### 10. Geographical Data

**Acreage of Property**  **Less than one acre.**

Use either the UTM system or latitude/longitude coordinates

#### Latitude/Longitude Coordinates

Datum if other than WGS84:__________

(enter coordinates to 6 decimal places)

1. Latitude: **Longitude:**
2. Latitude: **Longitude:**
3. Latitude: **Longitude:**
4. Latitude: **Longitude:**

**Or**

#### UTM References

Datum (indicated on USGS map):

- [ ] NAD 1927  or  **X** NAD 1983

1. Zone: 15   Easting: 565867   Northing: 3844623
2. Zone:   Easting:   Northing:
3. Zone:   Easting:   Northing:
4. Zone:   Easting:   Northing:
Taborian Hall Additional Documentation

Name of Property: Taborian Hall

County and State: Pulaski County, Arkansas

Verbal Boundary Description (Describe the boundaries of the property.)

East 67.5 feet of Lots 7 & 8, Block 228, Original City of Little Rock, Pulaski County, Arkansas. Parcel #34L0201203400.

Boundary Justification (Explain why the boundaries were selected.)

The boundary contains the land historically associated with the property.

11. Form Prepared By

name/title: Matthew McCoy, edited by Ralph S. Wilcox, National Register & Survey Coordinator
organization: Arkansas Historic Preservation Program
street & number: 1100 North Street
city or town: Little Rock state: AR zip code: 72201
E-mail: ralph.wilcox@arkansas.gov
telephone: (501) 324-9787
date: April 9, 2020

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.

- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)
Photographs
Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered, and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn’t need to be labeled on every photograph.

Photo Log

Name of Property: Taborian Hall
City or Vicinity: Little Rock
County: Pulaski State: Arkansas
Photographer: Travis Ratermann & Ralph S. Wilcox
Date Photographed: May 2, 2019, and April 7, 2020

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of _19_. South façade of Taborian Hall, looking north.
2 of _19_. East façade of Taborian Hall, looking northwest.
3 of _19_. East façade of Taborian Hall, looking west.
4 of _19_. Detail view of the North façade of Taborian Hall, looking southwest.
5 of _19_. North façade of Taborian Hall, looking south.
6 of _19_. West façade of Taborian Hall prior to the construction of the elevator tower, looking east.
7 of _19_. West and south façades of Taborian Hall prior to the construction of the elevator tower, looking northeast.
8 of _19_. West façade of Taborian Hall with the elevator tower under construction, looking southeast.
9 of _19_. West façade of Taborian Hall with the elevator tower under construction, looking east.
10 of _19_. West façade of Taborian Hall with the elevator tower under construction, looking northeast.

11 of _19_. South façade of the elevator tower under construction, looking north.

12 of _19_. Detail view of the east side of Taborian Hall’s cornerstone, looking west.

13 of _19_. Detail view of the south side of Taborian Hall’s cornerstone, looking north.

14 of _19_. Detail view of a column capital of Taborian Hall’s main entrance on the south façade, looking northwest.

15 of _19_. Eastern balcony in Taborian Hall’s Dreamland Ballroom, looking northeast.

16 of _19_. Taborian Hall’s Dreamland Ballroom stage, looking north.

17 of _19_. Western balcony in Taborian Hall’s Dreamland Ballroom, looking northwest.

18 of _19_. Taborian Hall’s Dreamland Ballroom, looking southeast.

19 of _19_. Taborian Hall’s Dreamland Ballroom, looking northwest.
4 Photos for Taborian Hall Nomination

Front façade of the Taborian Hall

East side view of the Taborian Hall
West side view before addition

West side view during construction of west addition
STAFF REPORT
ITEM NO. One.

DATE: July 23, 2020
APPLICANT: Tim Heiple, Heiple+Wiedower
ADDRESS: NE Corner 10th and Rock Streets
FILE NUMBER: HDC2019-023
COA REQUEST: Infill 18 unit multifamily building

PROJECT BACKGROUND AND DESCRIPTION:
The subject property is located at NE Corner 10th and Rock Streets. The property’s legal description is “Lot 4, 5, and 6, Block 59, less and except a 20’ portion on the east side, Original City of Little Rock, Pulaski County, Arkansas”

The property has been vacant since at least the time the January 1970 aerial photos were taken. In the 1960 aerial photos, there were six houses shown with four facing Rock Street and two facing 10th Street.

The proposed application features a multifamily structure with 18 units that will be constructed for sale as condos. The single building proposed is “L” shaped with a courtyard. It is three stories tall with parking underground and in the rear.

This property is the subject to a Planned Residential Development rezoning (Z-9467) at the Planning Commission which was deferred on November 21 to the January 9, 2020 hearing.

PREVIOUS ACTIONS ON THIS SITE:
On October 1, 1998, a COA was approved and issued to Archie Hearne for twelve townhouses in two structures.
On September 21, 1987, a COA was approved and issued Dr. NW Reigler, Jr., MD for the construction of a medical clinic.
The Sanborn maps below show up to six houses have been on this site. In 1897, only five houses were shown. All the houses were one story with shingle roofs with porches on the left side. The porches were covered with slate or metal roofs. The 1960 serial phot shows the same roof structure for the four houses facing Rock; they may have been identical houses to start. On the 1913, 1939 and 1939-1950 Sanborn maps, six houses were shown all being one story. Two houses were added on 10th Street. The roofs were shingle with slate or metal on the porches.

The authority of the Little Rock Historic District Commission to review new construction in the district is authorized by the Sections 14-172-208 of the Arkansas state statute and is shown as an attachment at the end of this report.

The authority of the Little Rock Historic District Commission to review new construction in the district is authorized by the Sections Sec. 23-115, Sec. 23-119, and Sec. 23-120 of the Little Rock Municipal code and is shown as an attachment at the end of this report.

The guidelines cover new construction of residential structures on pages 31-41 under Section V. Design Guidelines for Detached New Construction of Primary and Secondary Buildings. Site
Design is on pages 57-64 under Section VII Design Guidelines for Site Design and is shown as an attachment at the end of this report.

PROPOSAL AND WRITTEN ANALYSIS OF THE APPLICATION BASED OFF OF INTENT AND GUIDELINES:

SITING
The building is “L” shaped with the two wings facing the streets and a courtyard and parking in the rear. The wing facing Rock Street is 140 feet long not including porches and steps. It has a 5 foot setback on the north side and a five foot setback on the south not including porches and steps. Subtracting porches and steps along 10th, the setback is 1'-8". The wing facing 10th Street is 113'-5" long not including porches and steps. The setback along 10th Street is 5 feet, and the east setback is 5 feet. Subtracting porches and steps along Rock Street, the setback is 1'-8". The setback of the building along the street is similar to the setbacks of 913 Rock and Park Place Apartments at 920 Commerce Street. This building is wider than other buildings on the adjacent block faces although the facade treatment has attempted to break up the mass through use of different colors and materials. The site coverage, the amount of the site covered by a building, appears to be greater that the buildings in the area of influence.
HEIGHT

The applicant has provided a drawing showing heights of buildings on the adjacent streets with information gained from the PAgis topography site where base ground elevation is measured in addition to building heights using LiDAR technology. The tallest part of the proposed building, the third floor under the mansard roof, is 44 feet tall and the three-story portion is 40 feet tall according to the drawings provided. The corner bay of the building features the mansard roof being four feet taller to add emphasis to the corner of the building. Height in MacArthur Park is measured to the highest point of the building from the ground according to the guidelines. Zoning measures height from the elevation from the lowest finished floor to the deck line of a mansard roof, this would add an additional three feet to the height. From the architect’s drawings below, Park Place Apartments measures 42 feet, 913 Rock measures 23 feet, 922 Rock measures 31 feet and 405 E 10th measures 42 feet. The numbers from Pagis are from the ground base elevation. These structures have pitched roofs whereas the proposed building will have flat roofs sloped to the courtyard.

Context of site provided by architect.
PROPORTION
The proportion of this building to others in the area of influence is varied. It shares a similar width to Park Place Apartments when comparing the long axis of Park Place. It is wider than all of the other buildings in the area of influence. Just outside the area of influence, it is less wide than Cumberland Towers and the Parkview Towers at 1200 Commerce. The state statute references that review should include both the Area of Influence as well as the entire district.

In individual elements of the building, the building is more in proportion to the rest of the area of influence. The windows are vertically oriented and some ganged and some not. The doors are 6'-8" tall with transoms (not overly sized). The window to wall (solid to void) ratio is visually similar to surrounding buildings. The cornice could be considered to be undersized for this height of building. On the corner bay with the mansard roof, the bay seems out of proportion. The brick area on the second floor appears too short to support the visual weight of the mansard roof.

RHYTHM
The building has a rhythm with the placement of windows and doors that is reoccurring and orderly. The building is also divided into seven bays on the Rock Street and the 10th Street side is divided into five bays. This rhythm of alternating brick and stucco creates a rhythm that could mirror individual houses if attached. The building features two bays, one on each side (with stucco finish), which is recessed instead of having one flat plane that is beneficial. On the Rock Street side, the southernmost stucco bay is recessed five feet.

SCALE
This proposed design has divided the building into smaller bays with differing materials, setbacks, and colors. The Park Place apartments are four stories with one in the reclaimed attic area. Other buildings in the area are one, two, and two and one-half stories tall. The building scale is similar in footprint area to Park Place Apartments, but not to any other building in the area of influence. Immediately outside the area of influence lie Cumberland Towers and Parkview Towers. The state statute references that review should include both the Area of Influence as well as the entire district.

The scale is influenced with the setbacks. The setbacks are similar with 913 Rock and Park Place Apartments, but the width of the existing buildings along 10th Street and Rock Street are less than the proposed building which makes the scale seem larger.
When analyzing the elements of the building with the building itself, the building is in scale with the doors, windows, recesses, etc. For example, the window size is appropriate and in scale for that smaller bays of the building. The corner bay with the mansard roof seems out of scale being top heavy.

**MASSING**
The height may be comparable to the other buildings in the area, but most of the existing buildings have pitched roofs. The heights of the buildings are measured to the top of the pitched roof per the guidelines. The additional mass of a pitched roof to a building is obviously less than that of a mansard roof. A mansard roof brings more of the mass closer to the street. The wider elevations of the building also add to the larger perceived mass. The building has three recessed areas to break up the plane of the elevation. The porches, balconies, and steps will break up the mass on the first-floor level. The sunken parking is a bonus to the site but makes the first floor be five feet off the ground which adds to the overall height and mass of the building. The foundation heights on this building will be higher than others in the area of influence.

**ENTRANCE AREA**
On Rock Street, there will be three entrances to the units. On 10th Street, there will be two. These will be either recessed or flush with the facade. What are labeled as porches on the site plan are shown as balconies on the elevations. They are 5 feet deep. The exterior steps to a landing serve a common door that will house an elevator for six units. There will be a small overhang fixed canopy at the door over the landing. On existing structures, 913 Rock has a minimal porch area with the door slightly recessed from the front facade. Most of the structures in the area of influence have front porches with the exception of 920 Rock (the faux New Orleans apartments), the Kadel Cottage at 407 E 10th, and Park Place Apartments.

All of the proposed units will have access to the street level via steps with metal railings. The bay at the street corner and will feature an arched opening on both elevations and is the functional entrance to one of the units via Rock Street. The steps to the units will be concrete with a light broom finish.

**WALL AREAS**
The end wall areas (north and east elevations) consist of two types of materials. Those bays with a limestone tile base will have the limestone wrap around the corner. Otherwise, the entirety of the end walls will be brick. Brick is a very common building material in the district and the area of influence. The windows are vertically oriented and
aligned vertically at the rear of the structure. There is a rowlock at the floor level to denote the differing stories of the building.

The windows are manufactured by Crestmark, are vinyl, all are 2 over 2 vertical, and will have mullions applied to the exterior of the window. The glass will be insulated glass. The windows will be a “Sandstone” color. The rough sizes of the windows are 36” x 78” and 48” x 78”. Windows installed in the brick or stucco will have a 2” wide brick mold on three sides and an oversized wood-like sill on the bottom. Windows in the mansard roof section will have cornices with roofing or flashing applied, wood-like trim on the sides and the bottom of the window will be flush with the mansard roof with sill the same width as the window.

The doors will be by Simpson, will have a stained wood finish and be 36” by 6′-8” tall with a transom above. They are a six panel wood door.

![Side elevation of building](image)

**ROOF AREA**

The height may be comparable to the other buildings in the area, but the existing buildings have pitched roofs where this proposed building has flat and mansard roofs. The HDC measures the heights of building to the highest point. This building with the flat and mansard roofs, brings the highest point of the building closer to the street whereas most of the existing structures in the area of influence have pitched roofs which place the highest point farther away from the street and the viewer. 920 Rock Street is a two story building and has a flat roof.

The non-mansard roof portions of the building will feature a 24” tall cornice. The near flat roofs will have a minimal slope to the courtyard and will have a TPO covering. TPO stands for thermoplastic polyolefin, a single-ply roofing membrane that covers the surface...
of the roof. TPO is actually one of a few different types of rubber, usually a blend of polypropylene and ethylene-propylene rubber. Gutters and downspouts will only be on the rear portions of the building. Some of the bays will feature a mansard roof that will be covered in DeVinci Bellaforte Slate, a composite virgin resin material of interlocking and overlaying tiles.

**FAÇADE**

Wall areas consist of three types of materials. Those bays with a limestone tile base will have the second and third floors veneered in brick. The brick on the bay on the street corner will be white and the other brick on the building will be red brick. The other bays will have a stucco finish with a lime wash proposed to give it an aged look. The limestone and the stucco cover the foundation. The three bays at the street corner will have slate shingles on the top floor. Brick is a very common building material in the district and the area of influence. Stucco is used as the primary building material at 1107 Cumberland and is a material historically used in gable ends. Slate is not a common roofing material in the district but has been used on at least four structures (Vila Marre, Cherry House, Lutheran Church, and St Edwards Church).

The windows are vertically oriented and fairly symmetrically placed. The windows and balconies clearly identify the different floors of the building. There are multiple vents on the foundation of approximately 2 feet by 4 feet that vent the basement parking level.

**DETAILING**

Detailing of the building will be primarily in the porch areas, balconies and roofing. Here the primary elements with be the railings, arched top of the porch, and the slate roof. The building is shown with a cornice that will be at the top of the third floor features dentil molding. It is shown to be painted and is a “wood-like material”. The dormer windows on the third floor will have metal flashing between the slate and the wood trim around the windows. The dormers have flat and arched tops. Details are in scale with the building and not overpowering.

Downspouts will not be located on the street facades. No solar panels are being proposed on this building.
SITE DESIGN

SIDEWALKS:
The sidewalk along Rock and 10th Street will be replaced. They are plain concrete sidewalks and will be replaced with non-stained light broom finish concrete.

PLANNED GREEN SPACE:
The trees that are between the sidewalks and the street are proposed to be preserved.

FENCES AND RETAINING WALLS:
The fences proposed along the street frontage is a metal 4 feet tall fence by Ameristar Montage Plus fencing. The fence is proposed to be a metal fence with double top rails and pressed flat finials. This is not in compliance with the guidelines that state a 3 feet tall fence is appropriate. There will be gates to the porch areas breaking this fence, two times on Rock Street and two times on 10th Street. The fence will not feature a ninety degree right angle and follow the property line exactly. Instead, it clip the corner by the intersection and feature a 45 degree section to allow for the building sign to be placed on the property outside of the right of way.

The side and rear fence (north and east sides) will be a six feet tall opaque wood privacy fence. On the north side, it will start at the rear of the building. On the east side, the six foot tall wood privacy fence is already there. The connections between the lower front yard fences and the taller rear and side yard fences are crucial. The guidelines state that the taller privacy fences should start one-half way back of the primary structure.

On the north side, the start of the six feet opaque fence needs to start at a logical point. The property at 913 Rock has a privacy fence in the rear yard. 411 E 9th Street also has a fence that abuts the subject property. There is a stairway down to the lower parking garage midway of the wall and possible hvac units to the rear of the building. Mechanical units should be screened. Starting the wood fence as far away from Rock Street yet enclosing any mechanical units and stairway would meet the spirit of the guidelines. The metal fence along Rock Street could be extended to meet the starting point of the wood fence.

On the east side, the existing parking area has a six feet tall wood privacy fence. A portion of that fence should be removed to conform to the spirit of the Guidelines. It is unknown who owns that particular fence. It is also debatable if that fence needs to remain since it will be one foot off the face of the building.

Dumpsters should be screened. The dumpster will be shared with Park Place Apartments. The screening required is an opaque fence at least 24“ above the top of the dumpster not to exceed 8 feet in height (Sec. 36-523 and Sec. 15-95).
LIGHTING
Exterior light fixtures are shown at the corner unit at the intersection of Rock and 10th Street. They are a modified Carriage style wall hung fixture by Kichler, Bay Village series with a Weathered Zinc finish. Other lighting visible to the public includes recessed can fixtures over the individual doors at the entryways. Additional lights in the courtyard area will not be visible from the street.

No Security lighting has been specified.

RESIDENTIAL PARKING AND CURB CUTS:
Thirty-four parking spaces are being provided underground or in the rear of the building. These spaces will be accessed through the existing curb cut on 10th Street. No additional curb cuts will be made.

MECHANICAL SYSTEMS AND SERVICE AREAS
Air conditioning will be either roof top units or split systems. There will be outside equipment located on the roof generally in the center of the building and possibly on the ground on the north side and in the courtyard.

ELECTRICAL AND GAS METERS:
Electrical and gas meters and other mechanical equipment should be located on the rear or side elevations, not visible from the street.

SATELLITE DISHES:
Satellite dishes are not anticipated on this project. Any installation of Satellite Dishes will need to be approved either by Staff because they are not visible from the street or by the Commission if they are visible.

SIGN:
The sign will be placed outside of the fence. It will be four feet tall by four feet wide and faced in the same limestone that is on the building. Metal letters will be attached to the sign. There will be two small ground mounted lights on the sign. The lights on the sign should not be oversized; washing out of the details and words of the sign is commonplace.

SUMMARY OF PRE-APPLICATION HEARING
The applicant attended the September 20, 2019 pre application hearing. The comments from the commissioners are summarized as follows:

SITING – generally no concern and is respective of adjacent properties.

HEIGHT – The building is taller than the guidelines allow and would like to see other buildings in the area. Guidelines state height should be 35’ or 3 stories within the district.

PROPORTION – generally in compliance.
RHYTHM – divided response with not complying with the guidelines or okay for what it is.

SCALE – generally in compliance in relation to surrounding buildings, but setback facades help to reduce overall impact. Height is an issue.

MASSING – Would like information on sizes of neighbor buildings, height is an issue.

ENTRANCE AREA – generally in compliance.

WALL AREAS – generally in compliance with one comment of glass area is large compared to wall area.

ROOF AREA – generally in compliance.

FAÇADE – generally in compliance but make sure all exterior materials are used in some form in the district.

DETAILING – be respective of surrounding context.

Staff feels that multifamily developments with the look of townhouses can be appropriate infill for lots that have been vacant for forty plus years. However, the construction of multifamily can alter the scale of the area as evidenced in the last three multifamily projects that have been built in the district. Materials and facade treatments become important to blend into the neighborhood. This project has divided the street elevations into five and seven bays on each street elevation. Proposed materials have been used in the district or are historic materials that would have been used in the period of significance.

The height of the building is similar to others in the district but taller than some in the area of influence. The state statute speaks to being appropriate to the area of influence and the district as a whole. The district has mid-rise towers such as Cumberland and Parkview Towers but the majority of the district is one and two story homes interspersed with the occasional three story apartment building. The height may be comparable to the other buildings in the area, but the existing buildings have pitched roofs where this proposed building has flat and mansard roofs. This building with the flat and mansard roofs brings the highest point of the building closer to the street whereas most of the existing structures in the area of influence have pitched roofs which place the highest point farther away from the street and the viewer. This affects the perceived mass and scale of the project. However, if a development is executed well with materials, details, rhythm of elements, it can be appropriate to the district. Staff feels that this project is readable as an infill project and does not duplicate a historic building. It uses materials that are found in the district or have been used historically.

NEIGHBORHOOD COMMENTS AND REACTION: At the time of distribution, there were no comments regarding this application.

STAFF RECOMMENDATION: Approval with the following conditions:
1. Obtaining a building permit.
2. Any changes to the elevations of the building in any phase of the permitting process to be reviewed by Staff.
3. No electric meters, hvac equipment, cable boxes, satellite dishes, or other utility equipment to be installed on street facing facades.
4. All ground mounted fences along Rock and 10th Street installed at ground level within the built setback shall be 36 inches tall.

COMMISSION ACTION: December 9, 2019
Chair Ted Holder stated for the commission in general that all commissioners have been bombarded with emails and some with phone calls about this item. Chair Holder stated that the commissioners have not promised any votes one way or the other. Sherry Latimer, City Attorney’s office, reiterated that any emails or phone calls have not influenced any decision on their part. Chair Holder stated that summed up his comments.

Brian Minyard, Staff, clarified that all emails received as of today have been submitted to the Commission.

Chair Holder stated that the Staff will make a presentation, then the applicant, then any citizens can make statements about the application. With the number of people in the audience, all citizens will be limited to three minutes. He will notify you when your time is almost up. He encouraged them to not repeat others that have already spoken.

The Chair recognized former Commissioner Missy McSwain with a question. The answer was that the developer was not limited to three minutes.

Mr. Minyard made a presentation of the item with staff recommendations.

Tim Heiple, representing the applicant, handed out some information to the Commissioners that were new drawings. He stated that the land was one time a part of the Park Place Apartments property. They worked on different scenarios to develop the land. With this proposal, there will be no additional curb cuts. It will feature thirty-six partially underground parking spaces and one will be on grade. The sixty-feet dimension of the parking dictated the width of the units above. This will feature 18 units on four levels. These units will be for sale, no rentals. The floor plans are different in the units.

Chair Holder asked about the differences in the latest version of the project. Mr. Heiple continued that they took off the penthouses from the earlier submittals. The building will be approximately forty feet plus four feet of foundation height. Elevators were eliminated so that more parking was added underground.

Commissioner Amber Jones asked about the square footage of the units. Mr. Heiple responded they would be in the 1700-1800 square feet range. With the changes, there will be an entrance at each bay instead of each unit. The units have changed from multilevel units to flats. He stated that the corner of the building was taller in an effort to screen the mechanical units on top of the building.

Chair Holder stated that it was now time for citizen comment. There was a brief discussion and it was decided that he would go down the sign in list to call speakers.

Missy McSwain, 407 E 10th Street, spoke in opposition to the application. She showed some slides on the screen and spoke of the contributing and non-contributing structures. She stated that it was a sensitive area. She spoke of Caroline Row, the oldest apartments that are rowhouses and of appropriate infill of the Rainwater Flats. She stated the project was too big...
for the site and taller than the guidelines stated height of thirty-five feet. She continued that the proportion is not sympathetic and the mansard roof looked like the 1970’s apartments on Mara Lynn Drive. The ordinance is there for a reason and please follow the ordinance.

Ray Wittenburg, 407 E 10th Street, spoke in opposition. He stated that the application was wrong for this place and does not want to look at a massive wall. He believes the project is overkill and cramming too many units into a small area.

Rebecca Pekar, 1010 Rock, spoke in opposition. She stated she has lived in the neighborhood for twenty years. The neighborhood has a mix of styles, heights, and sizes. She referenced photos of Rock Street proceeding north from the freeway. Two properties have burned at the 11th and Rock intersection and will have infill projects there eventually. She continued about the scale and the general feel of the homes on Rock Street. It is critical that it be right when the new buildings are approved. She continued about setbacks and the heights of the scale and spacing of the new buildings.

Fred Brown, 2620 N Fillmore and resident of Little Rock for 68 years, stated that he hoped that they respected the historic aspect of the area.

Dale Pekar, 1010 Rock, spoke in opposition. He stated the guidelines state thirty-five feet for infill buildings. He asked for the commission to consider if the project was across the street from their houses with eighteen units with a forty-four feet tall building with small setbacks. He asked the Commission to deny the application. He continued that the Commission should be trying to improve the district, and that the three lots could have three different developments with single family or duplexes which would be more in keeping with the area.

Mr. Dale Pekar stated that it was inappropriate to compare the height to Cumberland Towers and Parkview Towers. He finished by saying that the setback of 913 Rock is larger than stated on the submittals.

John Hoffheimer, 407 E 9th, spoke in opposition. He also owns adjacent property next to the alley. He stated that he has problems with the trash from the dumpster at Park Place. He feels that walking past the proposed building will be like walking next to a battleship in drydock. He continued that the best use of the property would be goats and chickens, but that would be a little much to ask.

Susan Taylor, 904 Rock, spoke in opposition. She believes that the design is inappropriate in heights, scale, rhythm, and massing and does not comply with the zoning.

Bryon Taylor, 904 Rock, chose not to speak.

Patricia Blick, Executive Director of the Quapaw Quarter Association, asked if the Commission had been given her comments. The answer was yes. The project was reviewed by QQA staff, the advocacy committee and the full board. She commented that the project has some positive attributes, but did pull some serious concerns with design. The design will overwhelm other buildings and materials are a concern.

Adam Smith, 1015 Cumberland, lives two blocks from the project. He is a real estate developer and this is a highly specialized market. This area will soon be at its’ capacity for multi-family
units. If the condos are not sold quickly, they may pivot to rentals. An indefinitely vacant building is worse.

Melissa Laux, 1015 Rock, spoke in opposition. She appreciated the underground parking. She spoke of where the guests would park and the area is already tight on parking as is.

Stephanie Roberts, 1014 Rock, stated that she has nothing to add.

Leonard Hollinger, 420 E 11th Street, spoke in opposition. He spoke of his daily habits of his driving route. Tenants of the Cumberland Apartments park primarily on the street where it is convenient for them, not where they are supposed to park. He worries that the tenants will be parking on the street, not in the underground parking area.

Carl Miller, 1400 Spring, stated he lives six blocks from the project and has spent fifty years in his house. He believes that high density will change the neighborhood. He added that the mansard roof is ridiculous. He wants something that fits that is not a faux addition. Older homes are in the area and there has been a lot of loss of structures. He is opposed to the application.

Chair Holder reminded the audience that the HDC does not make zoning decisions.

Rebecca Dalton, stated he had nothing to add.

Matthew Pekar, 1017 Cumberland, is opposed to the application the same as the rest. He asked if it was confirmed on how far they could dig down for the garage. What if there is a high-water table? Has it been tested? He asked that the item be pulled so that the applicant can talk to people and restructure the application.

Melinda Abernathy stated she had nothing to add.

Greg Roberts, 1014 Rock, stated he had nothing to add.

Nick Schoeneman, 403 E 10th, echoed the other comments in opposition. He stated the building was out of proportion with the rest of the neighborhood. He believes there will be a loss of old growth trees and that two of the four would be taken down. The remaining trees would be jeopardized during construction.

Christine Allman, 1515 Cumberland, stated that they followed the guidelines when they added a garage. The project at 10th and Rock should also follow the guidelines.

Richard Butler, 417 E 10th, bought his house in 1968 which was built in 1859. He is not opposed to development but this density is too high. The height should be thirty-five feet.

Stephanie Roberts of 1014 Rock stated that she did not get a registered letter. It was explained that she was out of the area of influence.

Felix Pekar, 1010 S Rock, stated that he enjoyed the architectural details when walking in the neighborhood and he did not see a lot of charming details to the design. He would feel dwarfed by the height.
Brian Pitts, 305 Rock and occupant of River Market Towers, spoke in favor of the design. He sells condos downtown and there is a need for condos in this range of 1700 – 2100 square feet. There is a demographic for this size of condo. He does not believe that this development will alienate the other neighbors.

Chair Holder asked the applicant if they wanted to address the Commission. Mr. Heiple, stated that they appreciated the comments in the meeting tonight and that they have a lot of work to do. He believes that this would be an asset to the neighborhood. They have made modification to the design and there may not be a happy medium on the project unfortunately.

Commissioner Lauren Frederick asked what the four conditions were in the staff report. Mr. Minyard replied and read the conditions.

Vice Chair Jeremiah Russell spoke to the eleven design factors. He believes it is in compliance on proportion, rhythm, wall areas, roof areas, and detailing but all could use some adjustments to the design. Of the design factors where there is still work to be done: the siting and the height. He stated that the height is nine feet over. He said it was misleading to measure height pitched roof versus flat or mansard. On the scale and massing, it needs more setback. The entrance areas are lacking, generally need a front door and front porch. The five materials on the facade may been too many and excessive.

He continued that this project makes it difficult to make the case to approve as infill but changes could be made to make it appropriate for the neighborhood. Density is needed and he hopes that they continue to redesign. Vice Chair Russell hoped that they would withdraw and come back again with a substantially changed application.

Chair Holder stated that the entrances are confusing as to where they lead. He echoes Vice Chair Russell’s comments on the height and setback. Additional density is not bad for neighborhoods. He hoped that he did not hear that it was this application or nothing.

Commissioner Rob Hodge echoes the comments of Chair Holder and Vice Chair Russell.

Mr. Heiple stated that he believed that they could comply with the Commissions requests but did not believe that they could change the project enough to satisfy the neighbors.

Vice Chair Russell explained the options of a deferral and a withdrawal and the time difference. Mr. Heiple asked the Commission to defer the item to a later hearing. Bo Briggs, the applicant, asked questions about if they could defer thirty or sixty days. After a discussion on the procedures of deferring versus withdrawing, it was decided that the applicant wanted to defer till the March 9, 2020 hearing.

Commissioner Frederick asked the applicant if he wanted to defer, submit a redesigned application and then if the Commission still could not pass it, they would withdraw at that time. After that, they would come back with a completely different application. The applicant said that was correct.

The applicant asked to defer to the March 9, 2020 hearing.

Vote on the bylaw waivers, Vice Chair Russell made a motion to waive the bylaws and Commissioner Robert Hodge seconded. The vote passed with a vote of 5 ayes, 0 noes, and
two open positions. Vice Chair Russell accepted the vote to waive the bylaws under protest and he would like the bylaws to be rewritten to reflect that.

There was a motion to defer the item to the March 9, 2020 hearing by Commissioner Robert Hodge and was seconded by Vice Chair Russell. The vote passed with a vote of 5 ayes, 0 noes, and two open positions.

Chair Holder encouraged everybody to talk about the application and work out a solution.

Missy McSwain asked if new notifications will be sent in advance to the March meeting. The answer was yes.

**STAFF UPDATE:**

March 9, 2020

Staff received an email dated February 6, 2020 that the applicant wishes to defer to the April 13, 2020 agenda.

**STAFF RECOMMENDATION:**

March 9, 2020

Staff recommends deferral to the April 13, 2020 meeting.

**COMMISSION ACTION:**

March 9, 2020

There was a motion made to defer the item to the April 13, 2020 agenda by Commissioner Amber Jones. It was seconded by Commissioner Lindsey Boerner and was passed with a vote of 7 ayes and 0 noes.

**STAFF UPDATE:**

April 13, 2020

Due to the Mayor’s announcement of March 16, 2020 that all City of Little Rock boards and commissions meetings were cancelled until further notice because of Covid-19 Corona Virus, the regularly scheduled April 13 and the May 11, 2020 meetings were not held. A meeting was scheduled for May 28, 2020 to hear this item and others.

**STAFF RECOMMENDATION:**

May 28, 2020

The applicant submitted new drawings in preparation for the April 13, 2020 hearing. The following is a summary of the latest application.

**PROPOSAL AND WRITTEN ANALYSIS OF THE APPLICATION BASED OFF OF INTENT AND GUIDELINES:**

**SITING:**

The revised design has deeper setbacks from Rock Street and 10th Street.

The building is "L" shaped with the two wings facing the streets and a courtyard and parking underground. The wing facing Rock Street is 135 feet long not including porches. It has a 5 foot setback on the north side. The setback is eleven feet to the body of the building along Rock Street and 6'8" to the front of the porch. The porch is 5'-4" deep. This setback to the front of the balcony was 1'-8" on the previous application. This is an increase of 5'.

The wing facing 10th Street is 106'-0" long not including porches. The setback along 10th Street is 9 feet for the body of the building, and the east setback is 2 feet. Subtracting porches along 10th Street, the setback is 4'-8". This setback was 1'-8" on the previous application for an increase of 3'. The setback of the building along the street is less than the setbacks of 913 Rock (12 feet) and Park Place Apartments at 920 Commerce Street at ten feet. This building is wider than other
buildings on the adjacent block faces although the facade treatment has attempted to break up the mass through use of different colors and materials. The site coverage, the amount of the site covered by a building, appears to be greater that the buildings in the area of influence.

HEIGHT:
The revised design is shorter overall.

The applicant has provided a drawing showing heights of buildings on the adjacent streets with information gained from the PaGIS topography site where base ground elevation is measured in addition to building heights using LiDAR technology. See page XXX for the graphic. The tallest part of the proposed building, the third floor under the flat roof, is about 36 feet tall from the ground according to the drawings provided. From the architect's drawings below, Park Place Apartments measures 42 feet, 913 Rock measures 23 feet, 922 Rock measures 31 feet and 405 E 10th measures 42 feet. The numbers from PaGIS are from the ground base elevation. These structures have pitched roofs whereas the proposed building will have a combination of pitched roofs and flat roof. Overall, this building will be shorter from the ground than some in the area of influence.

Height in MacArthur Park is measured to the highest point of the building from the lowest finished floor according to the guidelines. Zoning measures height from the elevation from the lowest finished floor to the ceiling of the top floor for a flat roof, this would add an additional eight feet to the height counting the basement parking. From the public's viewpoint, this building will have a raised foundation like most others in the district. From the first floor to the roof is 33 feet plus two or three feet of foundation height. This is in the range of 35 to 36 feet. The applicant has provided underground parking that exceeds city standards on quantity and should be appreciated that the owners will have an opportunity to park underground instead of on the street or another surface parking lot.

From the street, it should blend in with the heights of the surrounding buildings. 913 Rock is a two story gable to the front with a retaining wall in front. Park Place Apartments at 920 Commerce is a four story building counting the finished attic and is immediately east of the project site. 922 Rock is a two story building with a tall attic space. 1003 Rock (405 E 10th) is also two story building with a tall attic space. The district has always been a mixture of buildings with different heights.

PROPORTION:
The proportion of this building to others in the area of influence is varied. It shares a similar width to Park Place Apartments (contributing to the district) when comparing the long axis of Park Place. It is wider than all of the other buildings in the area of influence. Just outside the area of influence, it is less wide than Cumberland Towers and the Parkview Towers at 1200 Commerce. The state statute references that review should include both the Area of Influence as well as the entire district.

In individual elements of the building, the building is more in proportion to the rest of the area of influence. The windows are vertically oriented and some ganged and some not. The doors are 6'-8" tall with transoms (not overly sized). The window to wall (solid to void) ratio is visually similar to surrounding buildings.

RHYTHM:
The revised design does not feature the row house patterning of materials.
According to the Guidelines, rhythm means a harmonious or orderly recurrence of compositional elements at regular intervals including the placement of doors, and the placement of windows, symmetrically or asymmetrically and their relative proportions.

The building has a rhythm with the placement of windows and doors that is reoccurring and orderly horizontally and vertically. The building has been divided between the second and third floor to suggest smaller individual pieces. The building is also rhythmic in the location of balconies. The rhythm of this building most closely matches the rhythm of Park Place apartments.

SCALE:
The revised design has attempted to decrease the visual scale of the building.

The Park Place apartments are four stories with one in the reclaimed attic area. Other buildings in the area are one, two, and two and one-half stories tall. The building scale is similar in footprint area to Park Place Apartments, but not to any other building in the area of influence. Immediately outside the area of influence lie Cumberland Towers and Parkview Towers. The state statute references that review should include both the Area of Influence as well as the entire district.

The scale is influenced with the setbacks. The setbacks are similar with 913 Rock and Park Place Apartments, but the width of the existing buildings along 10th Street and Rock Street are less than the proposed building which makes the scale seem larger. The design has been changed to break the building into three pieces to decrease the scale. With insets of 15-25 feet, this should give definition to the three parts of the building.

When analyzing the elements of the building with the building itself, the building is in scale with the doors, windows, recesses, etc. For example, the window size is appropriate and in scale for that building.

The revised design has attempted to reduce the overall mass of the building.

The revised design features the third floor having increased setbacks from the street. The pitched roof extends along both street sides of the development. The height may be comparable to the other buildings in the area, but most of the existing buildings have pitched roofs. The heights of the buildings are measured to the top of the pitched roof per the guidelines. This design features a partial flat roof as the previous design did. This revision adds a pitched area to most of the building. The building has two deeply recessed areas to break up the plane of the elevation. The porches, balconies, and steps will break up the mass on all three levels. The sunken parking is a bonus to the site but makes the first floor be two to three feet above the finished grade which adds to the overall height and mass of the building. The foundation heights on this building will be comparable to others in the area of influence

ENTRANCE AREA:
On Rock Street, there will be one entrance to the units on the north end of the building. On 10th Street, there will be two. All three will be flush with the facade and feature a front porch over five feet deep with shed roofs above. The plan features balconies on the second and third floors that are three feet deep. The exterior steps to a landing serve a common door that will house an elevator for either three or six units. The revised design has three entry porches that are five feet deep and ten feet wide with handrails on the porch and steps. All of the proposed units will have access to the street level via these porches. The steps to the units will be concrete with a light broom finish. Front porches are a typical feature in the district.
On existing structures, 913 Rock has a minimal porch area with the door slightly recessed from the front facade. Most of the structures in the area of influence have front porches with the exception of 920 Rock (the faux New Orleans apartments), the Kadel Cottage at 407 E 10th, and Park Place Apartments.

WALL AREAS:
The wall areas in the revised design have had the most changes. The design no longer features vertical changes of materials to emulate townhouse or row house developments.

The end wall areas (north and east elevations) consist of two types of materials, brick on the first floor and stucco on the top two. The end walls feature nine separate windows. On the street elevations, the first floor will be brick and the second and third will be stucco. The corner unit at 10th and Rock will feature the stone like veneer on the first and second floor only.

On the top of the first floor brick, there will be a rowlock course of brick. Separating the second and third floors will be a small overhang that runs the entire length except the two recessed areas. This overhang is supported by decorative brackets.

Brick is a very common building material in the district and the area of influence. The windows are vertically oriented and aligned vertically at the rear of the structure.

The windows are manufactured by Crestmark, are vinyl, all are 2 over 2 vertical, and will have mullions applied to the exterior of the window. The glazing will be insulated glass. The windows will be a "Sandstone" color. The rough sizes of the windows are 36" x 78" and 48" x 78". Windows installed in the brick or stucco will have a 2" wide brick mold on three sides and an oversized wood-like sill on the bottom.

The doors will be by Simpson, will have a stained wood finish and be 36" by 6'-8" tall with a transom above. They are a six panel wood door.

ROOF AREA:
The roof areas in the revised design have had major changes. There are no mansard roofs in the proposal.

The height may be comparable to the other buildings in the area, but the existing buildings have pitched roofs where this proposed building has flat and pitched roofs. The HDC measures the heights of building to the highest point. This revision of the building with the increased setbacks on the third floor with the flat and pitched roofs, now takes the highest point of the building farther from the street to coincide with most of the existing structures in the area of influence. Those have pitched roofs which place the highest point farther away from the street and the viewer. 920 Rock Street is a two story building and has a flat roof.

The building will have a combination of a 6/12 pitched roof with a flat roof in the center. The near flat roofs will have a minimal slope to the courtyard and will have a TPO covering. TPO stands for thermoplastic polyolefin, a single-ply roofing membrane that covers the surface of the roof. TPO is actually one of a few different types of rubber, usually a blend of polypropylene and ethylene-propylene rubber. Gutters and downspouts will only be on the rear portions of the building. The pitched roof sections will have an asphalt composition roof and the dormers will have a metal roof on the dormer sections. The roofs on the first floor porches will have the composition asphalt shingles.
**FACADE:**
The facade areas, along with the wall areas in the revised design has had the most changes.

Wall areas consist of three types of materials as before, brick, stucco and stone like veneer. The end wall areas (north and east elevations) consist of two types of materials, brick on the first floor and stucco on the top two. On the street elevations, the first floor will be brick and the second and third will be stucco. The corner unit at 10th and Rock will feature the stone like veneer on the first and second floor only. On the top of the first floor brick, there will be a rowlock course of brick. Separating the second and third floors will be a small overhang that runs the entire length except the two recessed areas. This overhang sis supported by decorative brackets.

The brick on the building will be red brick. The stucco will have a lime wash to give it an aged look. The foundation is covered either by brick or limestone veneer. Brick is a very common building material in the district and the area of influence. Stucco is used as the primary building material at 1107 Cumberland and is a material historically used in gable ends. The limestone tile veneer is not a product that has been used in the district to Staff's knowledge.

The windows are vertically oriented and fairly symmetrically placed. The windows and balconies clearly identify the different floors of the building.

**DETAILING:**
The revised design features new elements.

Detailing of the building is more in line with Craftsman style of buildings instead of the row house design submitted previously. Here the primary elements with be the railings, balconies, two styles of dormers, and overhang between the second and third floor. Brackets will support the overhangs on the second and third floor roofs. Balconies will be located on the second and third floors. Those balconies and porches will feature metal railings.

The dormers have flat and arched topped roofs covered in a metal roofing material. Details are in scale with the building and not overpowering

Downspouts will not be located on the street facades. No solar panels are being proposed on this building.

**SITE DESIGN**

**SIDEWALKS:**
No change.

**PLANNED GREEN SPACE:**
No change.

**FENCES AND RETAINING WALLS:**
The revised design has shortened the metal fence at the sidewalk.

The fences proposed along the street frontage is a metal 3 feet tall fence by Ameristar Montage Plus fencing. The fence is proposed to be a metal fence with double top rails and pressed flat finials. This is in compliance with the guidelines that state a 3 feet tall fence is appropriate. There will be gates to the porch areas breaking this fence once on Rock Street and two times on 10th Street. The fence will not feature a ninety degree right angle and follow the property line exactly
at the corner of 10th and Rock. Instead, it clip the corner by the intersection and feature a 45 degree section to allow for the building sign to be placed on the property outside of the right of way.

The side and rear fence (north and east sides) will be a six feet tall opaque wood privacy fence. On the north side, it will start near the rear of the building. On the east side, the six foot tall wood privacy fence is already there. The connections between the lower front yard fences and the taller rear and side yard fences are crucial. The guidelines state that the taller privacy fences should start one-half way back of the primary structure.

On the north side, the start of the six feet opaque fence needs to start at a logical point. The property at 913 Rock has a privacy fence in the rear yard. 411 E 9th Street also has a fence that abuts the subject property. There are hvac units to the rear of the building. Mechanical units should be screened. Starting the wood fence as far away from Rock Street yet enclosing any mechanical units would meet the spirit of the guidelines. The metal fence along Rock Street could be extended to meet the starting point of the wood fence if desired.

On the east side, the existing parking area has a six feet tall wood privacy fence. A portion of that fence should be removed to conform to the spirit of the Guidelines. It is unknown who owns that particular fence. It is also debatable if that fence needs to remain since it will be about two feet off the face of the building and would have to be removed during construction.

Dumpsters should be screened. The dumpster will be shared with Park Place Apartments. The screening required is an opaque fence at least 24” above the top of the dumpster not to exceed 8 feet in height (Sec. 36-523 and Sec. 15-95).

LIGHTING:
Exterior light fixtures are shown under the porches at the doorways. They are a modified Carriage style wall hung fixture by Kichler, Bay Village series with a Weathered Zinc finish. Additional lights in the courtyard area will not be visible from the street.

No Security lighting has been specified.

RESIDENTIAL PARKING AND CURB CUTS:
The revised plan will not access the site through the Park Place parking lot. Thirty-one parking spaces are being provided underground. These spaces will be accessed through a new curb cut on 10th Street. Thirty-one spaces is in excess of the 22 spaces required by the zoning ordinance.

MECHANICAL SYSTEMS AND SERVICE AREAS:
No change.

ELECTRICAL AND GAS METERS:
No change.

SATELLITE DISHES:
No change.

SIGN:
No change.
SUMMARY: Staff feels that multifamily developments with some craftsman details can be appropriate infill for lots that have been vacant for forty plus years. However, the construction of multifamily can alter the scale of the area as evidenced in the last three multifamily projects that have been built in the district. Materials and facade treatments become important to blend into the neighborhood. Proposed materials have been used in the district or are historic materials that would have been used in the period of significance with the exception of the stone like veneer on the corner unit. The height of the building is similar to others in the district but taller than some in the area of influence. The state statute speaks to being appropriate to the area of influence and the district as a whole. The district has mid-rise towers such as Cumberland and Parkview Towers but the majority of the district is one and two story homes interspersed with the occasional three story apartment building. The height may be comparable to the other buildings in the area, but the existing buildings have pitched roofs where this proposed building has flat and pitched roofs. The revised design with the mansard roofs being replaced with a 6/12 pitched roof has moved the highest point of the building farther from the street. This should lessen the perceived mass and scale of the project. However, if a development is executed well with materials, details, and rhythm of elements, it can be appropriate to the district. Staff feels that this project is readable as an infill project and does not duplicate a historic building. It uses materials that are found in the district or have been used historically.

COMMISSION ACTION: May 28, 2019
Chair Jeremiah Russell made the announcement that since there are only five commissioners in attendance, the applicants tonight could defer to the next month’s meeting and the City would send the notices. He continued that the makeup of the commission would not change for the foreseeable future and as discussed in the agenda meeting, the request from the commission would be to hear it as it stands instead of a constant cycle of deferrals.

Tim Heiple, representing the application, stated that they wanted to defer the application Mr. Heiple wanted to clarify that the bylaws had not changed yet. It was confirmed that it has not been changed. He wanted to take the commission up on the offer to defer to the next meeting.

Chair Russell asked for a motion to not waive the bylaws so that it would be heard tonight. Sherri Latimer stated that the motion was made but failed for a lack of a second.

Commissioner Lauren Frederick asked why he wanted to deny the bylaw request. Chair Russell stated that next month, the makeup would not change and that there would be a perpetual cycle of deferrals every month. There was a discussion on when the next hearing would be because of the pandemic. Commissioner Frederick stated that the Commission should not make a decision for the applicants and that it should be deferred.

Bo Briggs, the developer, stated that he believed that there were some seats that could be changed on the commission in July or August. Chair Russell stated that a commissioner continues to serve until replaced. Mr. Briggs asked to defer to the next hearing.

A motion was made to defer the item by the Commission the next scheduled meeting and seconded. A roll call vote was taken with the motion passing with 5 ayes, 0 noes, and 2 recusals (Boerner and Jones.)

Per the Bylaws, Mr. Minyard stated that the Staff will send the notices for the public meeting and inform every one of the date.
APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

1. Application Date: Nov. 8, 2019
2. Date of Public Hearing: Dec. 9, 2019 at 5:00 p.m.
3. Address of Property: Northeast corner of 10th & Rock Street
4. Legal Description of Property: Lots 4, 5, 6, Block 59, City of Little Rock

5. Property Owner (Printed Name, Address, Phone, Email):
   Dale Vincent Briggs
   13914 Belle Point Dr
   Little Rock, AR 72212
   Ph 870-780-8181
   Email dvo7391@rbcglobal.net

6. Owner’s Agent (Printed Name, Address, Phone, Email):
   Tim Helple
   2923 Kavanaugh, Ste B
   Little Rock, AR 72205
   Ph 501-767-0115
   Email tim@hwarch.com

7. Name of Applicant as it will appear on all correspondence and in Staff report:
   Dale V “Bo” Briggs

8. Brief Project Description: An 18 unit, single-family residential, for sale building, primarily 3 stories with additional complementary living spaces on 4th level. Majority of 4th level space within mansard style attic.

9. Estimated Cost of Improvements: $6,9 million

10. Zoning Classification: Is the proposed change a permitted use? Yes

11. Signature of Owner or Agent:
   (The owner will need to authorize any Agent or person to represent them at the public hearing See page 5).

   Dale V “Bo” Briggs

NOTE: Should there be changes during construction (design, materials, size, etc.) from the approved COA, applicant shall notify Commission staff and take appropriate actions. Approval by the Commission does not excuse applicant or property from compliance with other applicable codes, ordinances or policies of the city unless stated by the Commission or staff. Responsibility for identifying such codes, ordinances, or policies rests with the applicant, owner, or agent.

(This section to be completed by staff):
Little Rock Historic District Commission Action

Denied Withdrawn Approved Approved with Conditions See Attached Conditions

Staff Signature: Date:

Page 23 of 49
November 18, 2019

City of Little Rock Planning Staff
Department of Planning and Development
723 West Markham
Little Rock, AR 72201

Re: ARTIST PLACE 2019
Northeast Corner of Rock & 10th
Little Rock, Arkansas

The following is to serve as a cover letter for this project and to provide development rationale as well as legal and structural composition of the project.

The development of this ¼ block is proposed to be a for-sale residential complex composed of 18 units situated in “rowhouse” type structures. These “rowhouses” are influenced by many Italianate style structures in the neighborhood. The rowhouses are 3 stories tall with several having a mansard roof structure which also contains living space. The rowhouses face Rock Street and 10th Street with each rowhouse containing either 2 or 3 units stacked over each other with elevator and stair access. Access to the development, as well as access to many utilities and services, will be through Park Place Apartments, located immediately to the east, by an access easement. There will be no new curb cuts required for this project.

Parking for the project will be on a lower level that is partially underground, leaving the portions of the site uncovered by building to be landscaped for the enjoyment of the residents. This is intended to minimize the impact of our percent coverage of the site by the building and to unclutter the site with parking and the street with curb cuts. All required parking for the development will be on-site, further reducing the impact of the development on the neighborhood. The “rowhouse” design is compatible with the MacArthur Park Historic District neighborhood and is intended to minimize the impact of a slightly over 35’ cornice height and the partial 4 story construction of the building. The building faces follow closely the setbacks of adjacent buildings on Rock and 10th with recessed porches wherever possible. We have minimized the steps from the recessed porches as well as a few front porches on both 10th and Rock that extend slightly past the current setbacks. Major existing trees located in the right-of-way will be retained, one on each Rock and 10th, as well as extensive landscaping will be added along the streets and the interior courtyard of the development.

Tim A. Heiple AIA
Heiple + Wiedower

2923 Kavanaugh Blvd, Ste B  Little Rock, AR 72205  (501) 301-707-0115

Cover Letter
March 6, 2020

City of Little Rock Planning Staff  
Department of Planning and Development  
723 West Markham  
Little Rock, AR 72201

Re: HDC 2019-023

The following is to serve as a cover letter for the revised submittal for this project and to provide updated development rationale as well as legal and structural composition of the revised project.

The development of this ¼ block is proposed to be a for-sale residential complex composed of 15 units, reduced from 18 in the previous submittal. The units are situated in 3 buildings connected by small utility bridges revised from a “rowhouse” design in the previous submittal. The 3-building design is influenced by the craftsman style buildings that are prevalent in the neighborhood. The 3 buildings are 3 stories tall with the roof eaves at the second story and deeper setbacks for the third floor providing a lower eave height and wider spacing between the highest points in the roof. The maximum height of the buildings is 35 feet. One building faces Rock Street and two face 10th Street with each building containing either 1 or 2 units with units stacked over each other and elevator and stair access. Utilities and services will be obtained either from the alley to the east or from Rock Street. Vehicular access will be from 10th street into an underground parking level.

Parking for the project will be on a lower level that is partially underground, leaving the portions of the site uncovered by building to be landscaped for the enjoyment of the residents and wider setbacks. This is intended to minimize the impact of our coverage of the site by the building and parking and to unclutter the site with parking and the street with curb cuts. Adequate parking spaces for residents and guests will be on-site, reducing the impact of the development on the neighborhood. The craftsman style design is compatible with the MacArthur Park Historic District neighborhood and is intended to minimize the impact of height of the 3-story building. The building faces align closely the faces of adjacent buildings on Rock and 10th with widely spaced porches on each building. The first floor of the buildings is slightly raised above grade to be similar to adjacent buildings. Major existing trees located in the right-of-way will be retained, one on each Rock and 10th, as well as extensive landscaping will be added along the streets and the interior courtyard of the development.

Tim A. Heiple AIA  
Heiple + Wiedower
Location of Proposed Building and parking with contributing and non-contributing structures noted for the December 2019 hearing.

Location of Proposed Building and parking with contributing and non-contributing structures noted for the May 2020 hearing.
Site plan for the May 2020 hearing.
Rock Street Elevation for the May 2020 hearing.

10th Street Elevation for the May 2020 hearing.

Side Elevation for the May 2020 hearing.
Text of the Arkansas state statute:

14-172-208. Certificate of appropriateness required - Definition.

(a)(1) No building or structure, including stone walls, fences, light fixtures, steps, and paving or other appurtenant fixtures, shall be erected, altered, restored, moved, or demolished within an historic district until after an application for a certificate of appropriateness as to exterior architectural features has been submitted to and approved by the historic district commission. The municipality or county shall require a certificate of appropriateness to be issued by the commission prior to the issuance of a building permit or other permit granted for purposes of constructing or altering structures. A certificate of appropriateness shall be required whether or not a building permit is required.

(2) For purposes of this subchapter, "exterior architectural features" shall include the architectural style, general design, and general arrangement of the exterior of a structure, including the kind and texture of the building material and the type and style of all windows, doors, light fixtures, signs, and other appurtenant fixtures.

(b) The style, material, size, and location of outdoor advertising signs and bill posters within an historic district shall also be under the control of the commission.

Excerpt from State Statue

Text of the City Ordinance:

Sec. 23-115. Certificate of appropriateness required.
No building or structure, including stone walls, fences, light fixtures, steps and paving or other appurtenant fixtures shall be erected, altered, restored, moved, or demolished within the historic district created by this division until after an application for a certificate of appropriateness as to the exterior architectural changes has been submitted to and approved by the historic district commission. A certificate of appropriateness shall have been issued by the commission prior to the issuance of a building permit or other permit granted for purposes of constructing or altering structures.

Sec. 23-119. Prohibited considerations.
In its deliberations under this article, the commission shall not consider interior arrangement or use and shall take no action hereunder except for the purpose of preventing the construction, reconstruction, alteration, restoration, moving or demolition of buildings, structures or appurtenant fixtures, in the district, which are deemed by the commission to be obviously incongruous with the historic aspects of the district.

The Little Rock City ordinance further states what criteria that new construction shall be reviewed:

Sec 23-120. – General Criteria
(f) Generally, new construction shall be judged on its ability to blend with the existing neighborhood and area of influence. The commission shall consider, but not
be limited to the factors listed for alterations in paragraph [subsection] (d).

(d) When evaluating the general compatibility of alterations to the exterior of any building in the historic district, the commission shall consider, but not be limited to, the following factors within the building's area of influence:

(1) Siting.
(2) Height.
(3) Proportion.
(4) Rhythm.
(5) Roof area.
(6) Entrance area.
(7) Wall areas.
(8) Detailing.
(9) Facade.
(10) Scale.
(11) Massing.

Excerpt from City Ordinance
V. DESIGN GUIDELINES FOR DETACHED NEW CONSTRUCTION OF PRIMARY AND SECONDARY BUILDINGS

A. RESIDENTIAL INFILL GUIDELINES

Single-Family Detached
This house type is designed to accommodate a single household. They are most commonly clad in clapboard or brick and have pitched roofs and front porches. An example of an area within the district dominated by single-family detached houses is the block of Rock Street between 10th and 11th Streets.

Attached Housing
This house type includes duplexes, triplexes, quadruplexes, and similar housing on a single lot. They are most commonly clad in clapboard or brick and have pitched roofs and front porches. These housing types typically feature an exterior door for each unit. One example of historic attached housing within the district is the two-story brick quadruplexes located on the southwest corner of Cumberland and 10th Street.

Townhouses
This housing type, sometimes referred to as a “rowhouse,” typically features two or more stories within a single unit, and each unit is often located on its own lot. Each unit has a ground floor exterior entrance, and each shares one or more adjoining side walls with one or more neighboring units.

Multi-Family Housing
Multi-family structures, often referred to as “apartment buildings,” consist of multiple housing units. Units are often oriented one over the other (“stacked”), and the exterior design of the building typically does not define the individual units, unlike townhouses. There are several examples of multi-family housing throughout the district, and they are commonly multi-storied and clad in brick.

Figure 44. Single-Family Detached Housing—New Infill at 320 E 13th Street

Figure 45. Multi-Family Housing—New Urban Infill at 515 E. Capitol Avenue

Figure 46. Multi-Family Housing—New Urban Infill at 516 Rock Street
1. Design Factors
The City’s historic preservation ordinance that serves as the basis for the MacArthur Park Historic District lists eleven factors to be considered in reviewing proposed infill development. Those factors are as follows:

a) Siting
b) Height
c) Proportion
d) Rhythm
e) Scale
f) Massing
g) Entrance Area
h) Wall Areas
i) Roof Area
j) Facade
k) Detailing

As the MacArthur Park Historic District is significant as a collective whole, an understanding of the existing architectural character should be viewed as the starting point for any infill design. An applicant interested in developing a new infill project within the MacArthur Park Historic District should first review these design factors and incorporate them appropriately into the design with respect to the applicant’s area of influence as defined to be all properties situated within 150’ of the subject property and any additional properties within the subject’s block that lie outside the 150’ radius. Furthermore it is important that all Design Factors should be considered as a critical component for new infill projects in order to preserve the cultural and architectural heritage of the district. A key guide to determining architectural integrity is the map illustrating National Register, contributing, and noncontributing buildings which can be found in these guidelines.

The Historic District Commission recognizes the importance of new construction within the district and the positive impact it has on the neighborhood and the city as a whole. Compatible new construction should preserve and enhance the historic, architectural and cultural features of the district. The Design Factors are intended to promote maximum creativity while allowing applications to be reviewed fairly, objectively, and consistently. Each application for new development should be evaluated based upon the eleven Design Factors noted above and discussed below. Unless specified otherwise, these guidelines apply to the primary residential building on each lot, as opposed to accessory buildings such as garages. Accessory buildings should share the same general character as their associated residential buildings.

Minimal submittals for New Construction are as follows:
- Site plan
- Floor Plan
- Elevations with context (show elevations of nearest structure to the left, and the nearest structure to the right)
- Specifications (cut sheets) and material samples

a. Siting
Siting means the location of a building in relationship to the legal boundaries and setbacks, adjacent properties, and the natural conditions of the site.
Location and Placement: Above the required zoning regulations having jurisdiction over the applicant’s property. Proposed building location and placement should be consistent with the prevailing development patterns found within the area of influence of the subject property. For example, on a street segment dominated by buildings oriented with the long axis perpendicular to the street, proposed structures should also have the long axis oriented in a similar fashion.

Setbacks: Includes Front, Side, and Rear. Front Yard setbacks should be within plus or minus 10% of the average front yard setbacks within the area of influence as measured from the property line to the nearest structure - usually a porch.

Side Yard setbacks should be within plus or minus 10% of the average side yard setbacks within the area of influence as measured from the property line to the nearest structure.

Rear Yard setbacks should be within the limits as prescribed by the zoning regulations having jurisdiction over the subject property.

Site Coverage: Refers to the overall percentage of a lot that is covered by building and should be consistent with the prevailing patterns of development within the area of influence of the subject property. For example, where areas are dominated by single family homes that exhibit front, side and rear yards, proposed new construction should mimic this development pattern and not cover a larger proportion of site area with building.

Drawings submitted should be graphic in nature, convey overall proportions and to scale.

b. Height

Height means the vertical distance as measured through the central axis of the building from the elevation of the lowest finished floor level to the highest point of the building.

Within the MacArthur Park Historic District, the height of any new building should be not exceed 35 feet. This does not include chimneys. Drawings submitted should be graphic in nature, convey overall proportions and to scale.

c. Proportion

Proportion means the relationship of height to width of the building outline as well as individual components.

Proportion refers to the overall horizontal and vertical...
relationship of primary building elements to each other as well as to existing buildings immediately surrounding the subject property (360 degree view). Applicants who propose new infill developments within the MacArthur Park Historic District should provide drawings that demonstrate sympathy to the proportions of the prevailing patterns of development within the immediate surroundings of the subject property. Drawings submitted should be graphic in nature, convey overall proportions and to scale.

In general, it is APPROPRIATE to:

- Construct a new building whose facade height and width are similar to existing buildings within the area of influence.
- Use similar proportions, size, location and number of openings as buildings within the area of influence.
- Use window and door sizes and shapes that are consistent with the proportions found on buildings within the area of influence.

In general, it is INAPPROPRIATE to:

- Construct a new building that does not maintain the prevailing height and width proportions as buildings within the area of influence.
- Propose window and door size and shape that are inconsistent with the proportions found on buildings within the area of influence.

**d. Rhythm**

Rhythm means a harmonious or orderly recurrence of compositional elements at regular intervals, including the location of doors and the placement of windows, symmetrically or asymmetrically and their relative proportion.

Rhythm refers to the pattern and spacing of primary building elements such as openings, projections, and recesses. The district is characterized by a wide variety of architectural styles and building types, within each block having varying degrees consistency of proportion and rhythm. This consistency should be applied to proposed new developments and refers to not just the building, but also porches, galleries, balcony projections, and openings. Drawings submitted should be graphic in nature, convey overall proportions and to scale.

In general, it is APPROPRIATE to:

- Construct new buildings that have similar rhythm and patterns of primary building elements to those within.
the area of influence.
- Visually divide new buildings that are larger than those in the area of influence to suggest smaller individual pieces.

In general, it is INAPPROPRIATE to:
- Construct new buildings in such a way that they are incongruous with the rhythms and patterns of existing buildings within the area of influence.

**e. Scale**

Scale means the relative dimension, size, degree or proportion of parts of a building to each other or group of buildings.

Scale refers to the ratio of height and width and its relationship to the street facade and should be similar in proportion to neighboring buildings. New construction should neither be visually overwhelming or underwhelming when compared to the prevailing patterns of development within the area of influence. Where larger developments are proposed, special attention should be given to the location, siting, setbacks, facade treatments (detailing), and the effect of the proposed development on the streetscape and area of influence as a whole. Drawings submitted should be graphic in nature, convey overall proportions and to scale.

In general, it is APPROPRIATE to:
- Construct new buildings that are similar in proportion, rhythm and scale to buildings within the area of influence.
- Visually divide new buildings that are larger than those in the area of influence to suggest smaller individual pieces.

In general, it is INAPPROPRIATE to:
- Construct new buildings that are obviously out of scale with buildings within the area of influence. For example, buildings that are taller, wider, shorter or more massive than surrounding buildings.
- Construct a new building that is more than one story taller than adjacent buildings.

**f. Massing**

Massing means volume, magnitude or overall size of a building.

Massing refers to the overall shape of major building volumes and their composition as a whole. This includes

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*Excerpt from 2016 Guidelines*
porches, roofs, projections, recesses, wings and ells or bays. New construction should be similar in mass to buildings within the area of influence. This will allow the new building to be compatible with the surrounding neighborhood. Drawings submitted should be graphic in nature, convey overall proportions and to scale.

In general, it is APPROPRIATE to:
- Construct a new building with similar mass, proportion and scale to buildings within the area of influence.
- Construct roof forms, porches, projections, recesses, wings, ells, and bays that are similar to those found within the area of influence.

In general, it is INAPPROPRIATE to:
- Construct a new building whose forms and massing are not found within the area of influence. This includes roof forms, porches, projections, recesses, wings, ells, and bays.

**g. Entrance Areas**

Entrance area means the area of access to the interior of the building including the design, location, and materials of all porches, stairs, doors, transoms, and sidelights.

Primary entrances should front directly onto the primary associated street or the associated primary facade. When designing the main entrance area, applicants should utilize forms, masses, proportions, rhythm, and scale as found within the area of influence for the subject property. Applicants should provide a design that demonstrates sympathy to the proportions of the prevailing patterns of development within the immediate surroundings of the subject property. Drawings submitted should be graphic in nature, convey overall proportions and to scale.

In general, it is APPROPRIATE to:
- Construct entrance porches, porticos, doors and associated elements that closely align with the prevailing patterns of development within the area of influence.

In general, it is INAPPROPRIATE to:
- Construct entrance porches, porticos, doors and associated elements that are out of proportion, rhythm, scale, and mass to the prevailing patterns of development within the area of influence.

**h. Wall Area**

Wall area means the vertical architectural member used to
define and divide space including the kind and texture and
exposure of wall sidings and trims, and the location,
number and design of all window and door openings.

Wall area refers to the proportion, rhythm, and scale of
walls, their associated openings and their relationship to
buildings within the area of influence. Applicants should
provide a design that demonstrates sympathy to the
proportions, rhythms, and scale of the prevailing patterns
of development within the immediate surroundings of the
subject property. Drawings submitted should be graphic in
nature, convey overall proportions and to scale.

In general, it is APPROPRIATE to:
• Orient window and door openings vertically and symmetrically within a given wall area.
• Space openings and projections in such a way as to clearly identify floor elevations within a given
  wall area.

In general, it is INAPPROPRIATE to:
• Orient window openings horizontally in a primary wall area. An example would be modern strip
  windows set high above the finished floor which are out of proportion and rhythm within the
  district.
• Space openings and projections so as to obscure floor elevations and create asymmetrical rhythms
  within a given wall area.

I. Roof Area

Roof area means the outside covering of a building or structure extending above the vertical walls
including the form, material, and texture of the roof, and including the slope and pitch, spacing of roof
covering; size, design, number and location of dormers, the design and placement of cornices, and the
size, design, material and location of chimneys.

There are many roof types present within the historic district such as Mansard, Gable, Hip, Gambrel,
Sed, Dutch Gable, etc. For this reason applicants should attempt to resemble the prevailing patterns of
development within the area of influence of the subject property. Drawings submitted should be graphic
in nature, convey overall proportions and to scale.

Material traditions found throughout the district include asphalt, slate and wood shingles, standing seam
metal, metal shingles, and copper.

j. Facades

Facade means the face of a building.

Facade refers to the textural appearance of the materials that will contribute to a building’s character and
appearance. Generally, materials for new construction should match or mimic those found in the
prevailing patterns of development within the area of influence. However, materials need not be
identical to those found within the Historic District if they are complementary, particularly in areas
where there is a diversity of materials. Drawings submitted should be graphic in nature, convey overall
proportions and to scale.
Material traditions found throughout the district include brick and concrete masonry, cement stucco, wood lap siding, and wood board and batten.

Inappropriate materials include those that unsuccessfully pretend to be something they are not, such as vinyl siding, aluminum or vinyl weatherboards, "brick" panels, other stamped products, T-111, and Exterior Insulation Finish System (EIFS).

In general, it is APPROPRIATE to:
- Employ exterior materials that are present on buildings within the area of influence.
- Employ modern exterior materials that closely resemble the proportions, rhythm, scale, and mass of exterior materials that are present on buildings within the area of influence.

In general, it is INAPPROPRIATE to:
- Employ materials that are out of proportion, scale or mass to exterior materials that are present on buildings within the area of influence.
- Employ materials that cannot be assembled in a manner that would mimic the rhythms of exterior materials that are present on buildings within the area of influence.

Exceptions:
The Historic District Commission, strictly on a case by case basis, will consider materials generally deemed inappropriate if:

There is a sufficient evidence to show another more appropriate material would not satisfy code requirements.
There is sufficient evidence to show the material being proposed is superior in durability and longevity to more appropriate materials.

The applicant should submit samples and documentation of an proposed new material to the Commission prior to submission of an application for review.

k. Detailing
Detailing means architectural aspects that, due to particular treatment, draw attention to certain parts or features of a building.

Detailing refers to trim pieces that include moldings, decorative elements and features that are secondary to the major wall surfaces and materials. Historical trim and detail moldings are both functional and help to identify historical styles which may place a building within a specific time period. Modern trim generally does not serve a functional need, but does provide for transition between dissimilar building materials and can be used to enhance a building’s proportions, rhythm, scale and massing to more closely mimic buildings within the area of influence.

Common detail elements include cornices, lintels, arches, balustrades, chimneys, shutters, columns, posts and other architectural features. Where an applicant may choose to use these elements in a strictly decorative fashion it is encouraged that they appear as if they would be functional.

Figure 59. Split-face concrete block can be used as a foundation material to convey that even an replica in all other respects of a historic building is in fact contemporary.
For example, louvered shutters should be in pairs, exactly one half the width of the window and installed as if there were a hinge, with latch hardware and with louveres facing toward the facade.

In general, the exterior details for new construction should provide a visual link to buildings within the area of influence rather than attempt to be imitative or copy historic buildings. However, the proportion, rhythm, scale, and massing of historical details should be used as a basis for the design of those on new buildings. Drawings submitted should be graphic in nature, convey overall proportions and to scale.

In general, it is APPROPRIATE to:
- Construct new buildings with trim and detailing that complements adjacent buildings.
- Install trim and details in appropriate proportions, rhythm, scale and massing to the building type and style.
- Construct details that are functional with a high degree of craftsmanship rather than purely as applied decoration.

In general, it is INAPPROPRIATE to:
- Reproduce historic details or styles unless reconstructing a historic building from documentation.
- Install trim and other details that are stylistically incompatible with the new building.

2. Sustainable Technologies
The Little Rock Historic District Commission recognizes that technology must advance and that the success of new construction within our historic districts must include provision for such new technological advancement. 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 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 on any primary building elevation or roof.

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 spun 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.
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 setback; 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 retaining 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 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—36”
- 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

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

Excerpt from 2016 Guidelines
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.

Excerpt from 2016 Guidelines
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 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 three feet (36") tall. On wood fences, pickets should be no wider than four inches (4") and set no farther apart than three inches (3"). 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 36", as shown in red, should be at the wall of the primary building or 15', 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.

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*Excerpt from 2016 Guidelines*
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 mull or surround. Ceiling fans on porches should be mounted high enough so that they cannot be seen from the street.

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

Figure 104. Satellite dishes should be painted to match their background, but the LNB cannot be painted.
structures in the neighborhood. Satellite dishes should be installed where they are the least obtrusive in location to preserve visual aesthetics 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.

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

Figure 105. Examples of appropriate sign-age: top—dual post, middle—single post hung, and bottom—single post fixed.
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.
PROJECT BACKGROUND AND DESCRIPTION:
The subject property is located at 1414 Park Lane. The property’s legal description is “Lot 9, Block 157, Original City of Little Rock, Pulaski County, Arkansas.”

This lot has been vacant since January 2020 after demolition due to a fire occurred on December 25, 2019.

This project is for the construction of an infill house. A Board of Adjustment item for a side yard and rear yard setback variance has also been filed. That will be heard on July 30, 2020.

PREVIOUS ACTIONS ON THIS SITE:
On January 8, 2020, a COA was issued to Greg Smith for demolition of the reminder of the house after a severe fire that occurred on December 25, 2019.

On August 13, 2019, a COA for demolition was withdrawn by the applicant, City of Little Rock Housing and Neighborhood Programs.

On November 2, 2000, a COA was approved and issued to Pastor C. Harville and Wali Caradine for exterior renovations.

The Sanborn maps below show only one structure has been on the site, a one-story dwelling known as the Schmelzer House that was demolished earlier this year. No other outbuildings have been shown on the site.
The authority of the Little Rock Historic District Commission to review new construction in the district is authorized by the Sections 14-172-208 of the Arkansas state statute and is shown as an attachment at the end of this report.

The authority of the Little Rock Historic District Commission to review new construction in the district is authorized by the Sections Sec. 23-115, Sec. 23-119, and Sec. 23-120 of the Little Rock Municipal code and is shown as an attachment at the end of this report.

The guidelines cover new construction of Residential structures on pages 31-41 and Commercial and Mixed Use Structures on 43-82 under Section V. Design Guidelines for Detached New Construction of Primary and Secondary Buildings. Site Design is on pages 57-64 under Section VII Design Guidelines for Site Design and is shown as an attachment at the end of this report.

This project will be reviewed under the Residential Structures guidelines since it is to be designed to be used as a single-family house and it is not a Commercial or Mixed use building.
PROPOSAL AND WRITTEN ANALYSIS OF THE APPLICATION BASED OFF OF INTENT AND GUIDELINES:

This application is for a single-family house that uses the form of a two-story commercial structure. This lot was never used as a commercial lot. The district has always been more residential than commercial and the area south of I-630 has been primarily residential except the Eastside School and commercial in the northwest corner of the district by Scott Street. The commercial node at 9th and Rock Streets has two story commercial buildings. One or two have residential units upstairs. The other commercial area is along Capitol Avenue.

The house has three sections. On the east is the main block that is two stories and is 40’ wide by 60’ deep. Approximately centered on the west side is a rear porch area approximately 16’ east to west. At the very rear of the house, what is labeled as the accessory building, is a portion of the house that reads one and one-half story high that is 14’ east to west and 24’ long. That area of the house that is labeled as “Accessory building” but is actually part of the house. With the rear porch roof connecting the main block of the house with the “accessory building”, it is technically one structure. For this report, the accessory building will be referred to as the west wing of the house.

SITING

Siting means the location of a building in relationship to the legal boundaries and setbacks, adjacent properties, and the natural conditions of the site.

The front yard setback is at 15’ setback on the northeast corner which is typical for the new houses that have been built in the District. The lot is angled on the front so the southeast corner will have an approximately 20’ setback. The proposed house will have a zero setback from the north line of the property and a reduced rear yard setback of 5’. The south side yard setback is proposed to be at 10’. The site is primarily flat and terraced with a slope at the front with six steps on the sidewalk to the street. The street is overgrown and the curbs are not visible. See page 18 of this report for the site plan graphic.

There are no other structures on this block of Park Lane. The Arkansas Highway Department demolished all of the structures to the north as part of the I-630 construction and the properties to the east and south were demolished as a result of the 1999 tornado or before.
HEIGHT

**Height** means the vertical distance as measured through the central axis of the building from the elevation of the lowest finished floor level to the highest point of the building.

The front facade elevation shows a height of 28’-4” to the top of the parapet from the first floor finished floor. This includes a parapet that ranges from 2’ to 4’ max. The site is primarily flat and terraced with a slope at the front with six steps on the sidewalk to the street. The building being on a raised terrace could add to the perceived height of the house.

The first floor will have a 12’ ceiling height and the second floor will have 10’.

The historic homes in the area of influence range in height from 329’ above sea level to 339’ according to PaGIS Lidar elevations on their web app. Assuming that the house will be built on a slab as depicted, and with a base elevation of 308’ for 1414 Park Lane, a projected 28’ tall building, the approximate height will be at 336’ above sea level for the top of the parapet. This height will comply with the area of influence.

PROPORTION

**Proportion** means the relationship of height to width of the building outline as well as individual components. Proportion refers to the overall horizontal and vertical relationship of primary building elements to each other as well as to existing buildings immediately surrounding the subject property (360 degree view). Applicants who propose new infill developments within the MacArthur Park Historic District should provide drawings that demonstrate sympathy to the proportions of the prevailing patterns of development within the immediate surroundings of the subject property. Drawings submitted should be graphic in nature, convey overall proportions and to scale.

This house is 40’ wide and 28’ tall, a horizontal rectangular solid. Forty feet wide is wider than all of the houses in the area of influence, they range from 31’ to 35’. With this house having an almost flat roof behind a parapet (a commercial form) and not having a gabled roof, it will appear out of proportion with the others in the area of influence and the primarily residential forms in the district.

The guidelines state it is appropriate to use similar proportions, size, location, and number of openings as buildings with in the area of influence. Buildings within the area of influence have windows on all facades. The front elevation has a garage door (8’x16’ wide), a cutout for the front courtyard area (8’x8’) and three steel framed openings on the second floor (6’x8’ wide) that should
read like a window. The size of the doors on the front facade are larger than others with the placement of a garage door on the front facade. The opening to the front courtyard area is also oversized in relation to the district. The second floor three steel framed openings are in scale with the building but at 6’ tall and 8’ wide, they are larger than the ones on historic homes in the district. These openings are more appropriate to commercial forms than residential.

This house is to be proposed to be built on a slab where the majority of historic houses are built on a raised foundation and most infill houses are also on a raised foundation. Having it built on a slab with no raised foundation makes it appear more commercial in form, which is not compatible with the area of influence.

**RHYTHM**  
Rhythm means a harmonious or orderly recurrence of compositional elements at regular intervals, including the location of doors and the placement of windows, symmetrically or asymmetrically and their relative proportion. Rhythm refers to the pattern and spacing of primary building elements such as openings, projections, and recesses.

The rhythm of windows, accent panels, and steel framed openings on the second floor are at regular intervals. The first floor on the north and south (with the exception of one horizontal slit window) are devoid of all windows which is not typical for historic homes in the district and is more commercial in form. The rhythm of the front facing garage door and the entry to the courtyard are not symmetrically or asymmetrically balanced. This wider than most front facade has not been divided into smaller pieces vertically to visually make the building appear smaller. With the dead-end street, the north side of the house will not be easily visible by car, but will be visible by foot traffic on the trail that is located in the interstate right of way that stretches from Rockefeller School to the west.

**SCALE**  
Scale means the relative dimension, size, degree or proportion of parts of a building to each other or group of buildings. Scale refers to the ratio of height and width and its relationship to the street facade and should be similar in proportion to neighboring buildings. New construction should neither be visually overwhelming or underwhelming when compared to the prevailing patterns of development within the area of influence. Where larger developments are proposed, special attention should be given to the location, siting, setbacks, facade treatments (detailing), and the effect of the proposed development on the streetscape and area of influence as a whole.

This building at 40’ wide is generally wider than most homes in the district and wider than those in the area of influence. With the commercial rectangular front elevation, the building appears to be of a larger scale than other homes in the district. It is anticipated that the house will sit about 4’ above the street level making it appear even larger in scale.

**MASSING**  
Massing means volume, magnitude or overall size of a building. Massing refers to the overall shape of major building volumes and their composition as a whole. This includes porches, roofs, projections, recesses, wings and ells or bays. New construction should be similar in mass to buildings within the area of influence. This will allow the new building to be compatible with the surrounding neighborhood.
This building at 40’ wide is generally wider than most homes in the district. The homes in the area of influence are an average of 32’ wide. With the rectangular front elevation, the building appears to be more massive than other homes in the district. This house features a parapet wall which adds to the massiveness. Porches, projections, wings, bays, etc. are not found on the house which makes it read as a brick rectangular solid in the landscape.

This main block of the home will be 60’ deep, with a rear porch one story connection for approximately 16’ and at the very rear of the house, what is labeled as the accessory building, is an additional 14’ deep. All of this is placed on a lot that is shallower than the typical lot. This will result in a 5’ rear yard setback. The amount of the lot that is covered by roof is greater than most in the district and will result in the house looking even more massive and out of scale with the other houses. The amount of lot coverage is more akin to commercial development than residential.

**ENTRANCE AREA**

Entrance area means the area of access to the interior of the building including the design, location, and materials of all porches, stairs, doors, transoms, and sidelights. Primary entrances should front directly onto the primary associated street or the associated primary facade. When designing the main entrance area, applicants should utilize forms, masses, proportions, rhythm, and scale as found within the area of influence for the subject property. Applicants should provide a design that demonstrates sympathy to the proportions of the prevailing patterns of development within the immediate surroundings of the subject property.

The entrance area faces onto Park Lane. The entrance area is a recessed entry defined by a void in the brick and a faux transom above the opening. Forms, masses, proportions, rhythm, and scale as found on entrances within the area of influence were not utilized in the design of the entrance. Those houses employ raised front porches that are full or partial width of the houses.

**WALL AREAS**

Wall area means the vertical architectural member used to define and divide space including the kind and texture and exposure of wall sidings and trims, and the location, number and design of all window and door openings. Wall area refers to the proportion, rhythm, and scale of walls, their associated openings and their relationship to buildings within the area of influence. Applicants should provide a design that demonstrates sympathy to the proportions, rhythms, and scale of the prevailing patterns of development within the immediate surroundings of the subject property.
The primary wall element is brick, standard size. The brick will be in shades of red with some mixed lighter orange and darker brown brick. There will be an accent brick that visually separates the first from the second floor as well as the parapet. The west wing (labeled accessory building) in the rear will be covered in “wave panel” metal siding installed horizontally. “Wave panel” siding is described as horizontally ribbed metal with sharp angles with a 4” repeat on the ribs. In the drawings submitted, the metal panels would be black or very dark. It will be connected to the main body of the house by a covered rear porch.

Wall areas are varied by floor. The north side of the building is proposed to be placed on the property line abutting the freeway right-of-way. On the north facade, the first floor is devoid of all windows which is not typical for the residential structures in the district. On the eastern portion of the first and second floor is a void in the brick that is accentuated with metal crossbars for the courtyard on the first floor and a deck on the second floor. Guardrails at second floor deck first floor courtyard side area is to be a cable rail system.

A front-loading garage door is not appropriate in the district partially because the scale of the door is not seen in the district. Other factors are listed in the site design section.

The remainder of the second floor features are three large windows that are 6’ tall x 8’ wide metal or vinyl clad windows. There is an additional area to the back of the lot that reads one and a half story tall and is connected to the house by a rear porch.

The south side of the building will feature one horizontal slit window near the center of the building on the first floor. The second floor will feature two large windows that match the ones of the north side, and one brick accent area that would appear as if one of the windows had been bricked in sometime in the past in the center of the building.

Two downspouts will be on each of the north and south elevations near the corner of the main block of the building.

There will not be any trim boards around windows or doors where brick is present, except brick mold jam extensions on all windows which will be black in color. Trim around the door frame will be metal black brick mold.

The west wing will have metal panel siding, a horizontal sharp ribbed material with a 4” repeat. The corners will feature 3” corner closure which will emulate vertical trim boards. According to the drawings, the metal siding will be black or a dark color. No color was specified.

The wood cypress cladding will be in the interior courtyard of the home and the screened porch. This will be 6”-8”cypress with a clear finish weather sealant, natural grey tones are desired. This will also be used on the garage door and the gate in the fence to the south of the house.
Windows on the second floor are 8' wide by 6' tall. They will have a traditional grill pattern with the grills between two panes of glass. There are 3 smaller windows on the first floor. One on the west elevation, a 3'x5' casement egress at master bedroom. Another is on the front elevation, a 2'6"x5' casement egress at guest bedroom which is inside the front courtyard entry. The third is a 1'6"x6' fixed window on the south elevation in the center of the building. This horizontally oriented window set high on the wall is in conflict with the guidelines.

The front door will be 3'x7' tall. The garage door will be 16'x8' tall. Both will be clad in the cypress wood as is used in the fence and the gate.

Drainage boxes and Downspouts will be on the four corners of the main body of the house. They will be black metal.

Exterior light fixtures at garage door and over entryway opening will be a gooseneck farm light mount fixture in a dark finish. Lighting at covered front door will be recessed above door in the ceiling/soffit.

ROOF AREA
Roof area means the outside covering of a building or structure extending above the vertical walls including the form, material, and texture of the roof, and including the slope and pitch, spacing of roof covering; size, design, number and location of dormers, the design and placement of cornices, and the size, design, material and location of chimneys. Applicants should attempt to resemble the prevailing patterns of development within the area of influence of the subject property.

The roof will be primarily flat sloped to drain to the four corners of the main body of the structure. The roof will be covered with a TPO membrane. The parapet wall will be a minimum of 2' tall and a maximum of 4' tall. The porch will have a shingled pitched roof with and the west wing will have a flat roof covered with TPO.

No historic homes in the district have an all flat or mostly flat roof. They are a combination of gables, gambrels, and an occasional mansard. Some Victorians feature a small flat portion in the center of the roof that is flat, but from the ground, they read as pitched. Flat roofs have been used in the district on commercial structures only. Flat roofs are more reflective of commercial structures.
FAÇADE
Facade means the face of a building. Façade refers to the textural appearance of the materials that will contribute to a building’s character and appearance. Generally, materials for new construction should match or mimic those found in the prevailing patterns of development within the area of influence. However, materials need not be identical to those found within the Historic District if they are complementary, particularly in areas where there is a diversity of materials.

The facade features a traditional sized brick with primarily reds with a mix of oranges and dark brown. It features a horizontal course of brick that separates the first from the second floor and another for the parapet. Brick is a common material in the district. The wood clad front-loading garage door is to be covered in cypress laid horizontally. Wood is also a commonly used material in the district, however, it is usually milled to have overlapping features or meant to be installed in an overlapping fashion. It appears that this wood in the garage door and in the courtyard/entrance way will be laid flush. No detail has been provided.

Front elevation of House (Park Lane façade)
DETAILING
Detailing means architectural aspects that, due to particular treatment, draw attention to certain parts or features of a building. Detailing refers to trim pieces that include moldings, decorative elements and features that are secondary to the major wall surfaces and materials. Historical trim and detail moldings are both functional and help to identify historical styles which may place a building within a specific time period. Modern trim generally does not serve a functional need, but does provide for transition between dissimilar building materials and can be used to enhance a building’s proportions, rhythm, scale and massing to more closely mimic buildings within the area of influence.

The detailing that is discernable on this building is the accent brick to separate the floors and parapet, to accent a "bricked in" window on the south facade second floor, the metal x bracing on the courtyard area, and a "transom" window over the entrance area on the east facade. These details do not "provide a visual link to buildings within the area of influence". While it is not appropriate to add detailing to a new building that is not period appropriate, this building is lacks detailing based on the scale of the building. The other houses in the district and the area of influence have more detail to them.

SUSTAINABLE TECHNOLOGIES
None have been mentioned in the application.

SITE DESIGN

SIDEWALKS AND DRIVEWAYS:
No sidewalks are evident at this time on the property. Grading of property should allow for a future sidewalk within the right of way.

A 20' wide street in conformance with Public Works Standard PW-22 will need to be installed 5' or more to the north of the driveway to provide a hammerhead turnaround area. If curbs and gutters are found to be absent on the current segment of Park Lane, curbs might be waived.

PLANNED GREEN SPACE:
Low maintenance plantings have been noted for the front yard area. No hardscape items have been noted.

FENCES AND RETAINING WALLS:
The fence surrounding the property is to be 6’ tall. The north and east fence (facing the freeway and Park Lane) will be solid brick. The south and west fence will have brick columns at the corners and cypress wood laid horizontally for the remainder. There will be a steel gate with cypress wood inserts at the Park Lane side. It appears that the gate would be in the 4-5’ wide range. The cypress in the fence will be the same material as the garage door.

The guidelines state that the backyard fence should start halfway to the back of the main structure. This fence is shown to start 11’ from the front of the house. Halfway back would be an additional 19’. Since only one window is shown on the south facade on the first floor, it would be possible to move the eastern fence farther to the west as long as the horizontal window was in the area enclosed by the fence.

LIGHTING
No freestanding lights have been noted in the application.

Security lighting 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.

RESIDENTIAL PARKING:
The guidelines state:

“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.”

This front-loading garage is in direct conflict with this guideline. Front loading garages are foreign to the district and Staff knows of no other front-loading garage in the district. Staff acknowledges that there is not an alley in this block, but with the desired side and rear yard setback variances sought, another design could be generated to accomplish a garage in the rear yard.

CURB CUTS:
The guidelines state:

“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.”

There will be one curb cut on Park Lane for the driveway. With the proposed plan, the curb cut will be approximately 20’ wide. With a rear garage, the curb cut could be less versus the front-loading garage with about twice the width on the curb cut.

MECHANICAL SYSTEMS AND SERVICE AREAS
Exterior air conditioning/heating system units will be located south side of residence, approximately located near the middle of the length of the south of the house in between the home and fence.

Existing utility poles are located to the west of the property. Electrical and gas meters and other mechanical equipment should be located on the rear façade and not visible from the street.

Satellite Dishes: None are noted on the application.

Recreational Structures: None are noted on the application.

SUMMARY OF PRE-APPLICATION HEARING
The applicant attended the May 22, 2020 pre application hearing. The comments from the commissioners are summarized as follows:

SITING Given location and no structures, okay with zero lot line. The project does not generally conform to the prevailing development patterns in the immediate surroundings. However, given the location of the property and the likelihood that no other developments will be proposed that would be affected, I feel it reasonable to allow a zero-lot line. Although the applicant is asking for a variance (or something like that) to allow minimal setbacks, there is no problem with that in the absence of other buildings around it.

HEIGHT Okay, fits guidelines. The building height is in compliance with the guidelines. No exception taken. At ~ 28 feet, there is no problem.

PROPORTION Okay. The building proportion is in compliance with the guidelines. No exception taken. It has the proportions of a warehouse, i.e., it is rectangular.

RHYTHM Okay. The building rhythm is in compliance with the guidelines. No exception taken. The windows and openings are regular and similar in size. There is no problem with this factor.
SCALE Okay, may not be applicable, lone structure. The building scale is in compliance with the guideline. No exception taken. Even though this reminds one of a warehouse repurposed for human habitation, it is about the size of many two-bedroom houses.

MASSING Okay, square footage and height is compliant. The building massing is in compliance with the guidelines. No exception taken. No problem. See comments on scale, supra.

ENTRANCE AREA Glass or wood garage door – okay either way. The building entrance has a recessed front entry more common to commercial retail buildings of the 1920s, 1930s and 1940s, which appears to be the intent. The building also has a front-loaded garage which is generally (not) seen within the district as a whole. However, as mentioned above in item 1, I feel it is a reasonable design typography for this location. Because there is both an opening for an entrance and a garage door, it is acceptable, although different. The garage door now is shown made entirely of glass, which is something I have never seen. The applicant states that he might well change the composition of that door to wood. While either one would probably do, the wood would probably do better because it would make the front solid, whereas glass makes it visually less so.

WALL AREAS Okay – brick coursing, etc. The building wall area are in compliance with the guidelines. No exception taken. It is all brick, and nothing unusual. See, facade, infra.

ROOF AREA Flat roof, okay. The building has a flat roof more common on commercial structures within the period of significance. Generally residential buildings within the district exhibit pitched roof forms. However, as mentioned previously, I feel it is a reasonable design typology for this location. This is a flat roof, which seems to be what this design calls for.

FAÇADE Okay, check with Staff for changes. The building facades are in compliance with the guidelines. No exception taken. As it is presented here, it is all brick and all the same brick except for a course of brick separating the first story from the second story. I think that is fine.

DETAILING Brick details, check with Staff. The building details are in compliance with the guidelines. No exception taken. As it is presented here, it is all brick and all the same brick except for a course of brick separating the first story from the second story. I think that is fine.

Summary of analysis
A sense of place is developed when the character of the area is distinctive. The MacArthur Park has that distinctive sense of place with the predominance of contributing buildings from 1840 to 1960. Geographic boundaries reinforce the sense of place. The district is bounded by Interstate 30 on the east and Capitol Avenue on the north. These two boundaries are more pronounced with the architecture south of Capitol Ave and the physical presence of I-30. On the west boundary, the sense of place changes at Main Street with the commercial structures.

The southern boundary is more fluid. Some historical resources lie just south of the district, the individually listed Van Frank cottages, a group of four colonial revival houses that are in the area of influence and the individually listed Kleinschmidt house on 16th Street. South of 15th Street, the boundary of the local ordinance historic district, many houses have been built. Some are influenced by the forms and massing of the earlier styles present, and some are not. Some would be classified as “replica lite” and some are “contemporary architecture”.

The area south of Interstate 630 in the district has a high predominance of contributing resources.
In fact, all of the older structures are contributing or individually listed. The non-contributing are all new buildings and the vacant lots. It is true that new construction will probably never be contributing to the district. The question is how the Commission preserves the sense of place north of the boundary at 15\textsuperscript{th} Street. How does the Commission manage change so that the District differs from “Everywhere USA” or any other older neighborhood in the city?

Geographic boundaries such as Interstate 30 and ‘use and development’ boundaries such as the commercial development along Main Street and north of Capitol Avenue create an edge to the district. Creating an edge to the district enhances the arrival into the district. A local example is the Governor’s Mansion National Register District. The edge is not as pronounced as MacArthur Parks’; thus, one can tell when they enter or leave the district.

The 15\textsuperscript{th} street boundary of the district will not change in the foreseeable future. That area was evaluated when the district was resurveyed in 2007 and the discussion was made not to expand south. How does the Commission create that edge to the district along 15\textsuperscript{th} Street?

The city ordinance states:

\begin{quote}
23-100 (d) Determination of appropriateness--Generally. Upon receipt of an application for a certificate of appropriateness, required pursuant to the provisions of this article, the historic district commission shall study the proposal and hold a public hearing to determine the appropriateness of the proposed change in relation to the significant architectural and historic character of the local ordinance historic district.

Sec. 23-119. Prohibited considerations.

In its deliberations under this article, the commission shall not consider interior arrangement or use and shall take no action hereunder except for the purpose of preventing the construction, reconstruction, alteration, restoration, moving or demolition of buildings, structures or appurtenant fixtures, in the district, which are deemed by the commission to be obviously incongruous with the historic aspects of the district.

Sec. 23-120. (f) Generally, new construction shall be judged on its ability to blend with the existing neighborhood and area of influence. The commission shall consider, but not be limited to the factors listed for alterations in paragraph [subsection] (d).
\end{quote}

These are the houses within the area of influence:
- 1409 Commerce, contributing, a two-story colonial revival house built in 1895.
- 1423 Commerce, contributing, a one-story craftsman bungalow, built c. 1930.

Outside of the district, but within the area of influence:
- 1501 Commerce, a one-story ranch duplex.
- 509 E 15th, a one-story duplex.
- The individually listed Van Frank Cottages, at 515, 517, and 519 E 15\textsuperscript{th} (and 1510 Park) one story colonial revival houses built in 1908.
- 603 E 15\textsuperscript{th}, a one-story new construction.

This area was hit by the tornado of 1999 and there were significant number of demolitions in the area before and after the tornado. While it has taken several years for the market to start to recover in this area, the Historic District Commission has been active in the planning for the eventual appearance of infill houses in the area starting with the Heiple Widower Plan in 2000.
and revisions of the guidelines in 2016 to greatly expand the text and guidance on infill which included consultants. The first team of consultants drafted a revision of the guidelines which were not accepted by the commission. Another consultant provided on site discussion and guidance on a tour of the local areas to assist in discerning the relevant issues at hand. While the final guidelines were primarily drafted by committee, this does show that the Commission has been active and concerned with the infill of the neighborhood and the area ravaged by the tornado.

On page 41 of the current guidelines, there are photos of new infill both single family and multifamily. These photos were added only in the last revision of the guidelines. The Commission does not establish precedence, these were provided to show examples of infill structures. Some of the structures could be placed in the "contemporary architecture" column and some could be placed in the "replica lite" column. The district itself has a period of significance from 1840 to 1960 which encompasses many styles of architecture. Not all infill homes need to follow one architectural style, but they need to "blend with the district" as stated in Sec. 23-120. (f) "Generally, new construction shall be judged on its ability to blend with the existing neighborhood and area of influence. The commission shall consider, but not be limited to the factors listed for alterations in paragraph [subsection] (d)." Those factors are the eleven design factors listed in this report. While the commission has never, nor should it ever, state that a project must meet a threshold percentage of the factors, this project does not meet enough to warrant support of Staff.

This application is attempting to recreate a commercial style building to be used as a residence where no commercial styled building ever existed. This is introducing a commercial form that is foreign to that part of the district.

Generally, this project is trying to recreate a residential conversion of a commercial structure. This may be appropriate on sites that previously had commercial structures or are immediately next to existing commercial structures. According to the Sanborn maps (1913, 1939 and 1950 maps verified), the Schmelzer House that was demolished was the only building ever on the 1414 Park Lane site. This site at 1414 Park Lane is at the now dead end of a street where no commercial building ever was or would have logically been. This site is not next to an existing commercial structure, nor is it on a street corner. The Guidelines state two types of infill: Residential or Commercial and Mixed Use. Staff believes that this property should be reviewed under the Residential guidelines.

On site design, the guidelines state that the fence should start farther back on the structure than is proposed. Moving the front of the fence westward could still accomplish screening the mechanical units and providing privacy to the horizontal window.

For residential parking, this front-loading garage is in direct conflict with this guideline. Front loading garages are foreign to the district and Staff knows of no other front-loading garage in the district.

When summarizing the eleven design factors:

Siting and Height are conforming to the guidelines.

A factor that it partially accomplished is the Wall Areas and Facades for the choice of traditional sized brick and wood. The use of brick as the primary element on the main block of the house is to be commended. The detail of the wood siding for the garage door and the entry way has not been provided. Metal siding on the west wing could be interpreted as an outbuilding.
Factors that it fails on are Proportion, Rhythm, Scale, Massing, Entrance Area, Roof Areas, and Detailing. On proportions, there is a general lack of openings on the house and when they occur, they are larger than the area of influence. The lack of a raised foundation is unusual for the area. On Rhythm, the upper floor is in rhythm with itself and not the rest of the district. The downstairs, mostly devoid of windows in not in conformance with the guidelines. On scale, it is wider than any building in the area of influence. On massing, the structure is occupying a large percentage of the lot and has reduced north and west setbacks. With Entrance area, the proposed recessed entry is foreign to the area of influence. The introduction of a flat roof does not follow the guidelines. For a building this size, details are few.

How does the Commission create that edge to the district along 15th Street? How does the Commission manage change in the District and still preserve the “sense of place”? By following the guidelines on new construction. New construction should follow the guidelines on the design factors that matter most. Staff feels that this project lacks in those areas. Most importantly, no structure in the district, historic or infill, has a front-loading garage. Front loaded garages do not blend with this district. Secondly, no historic house in the district has a flat roof with a parapet. These two facts alone should make this structure not appropriate for the district.

NEIGHBORHOOD COMMENTS AND REACTION: At the time of distribution, there were no comments regarding this application.

STAFF RECOMMENDATION: Denial.
APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

1. Application Date: 6/05/2020  
HDC File # 

2. Date of Public Hearing: 7/13/2020 at 5:00 p.m. 

3. Address of Property: 1414 PARK LANE 

4. Legal Description of Property: Lot 9, Block 157, ORIGINAL CITY OF LITTLE ROCK 
Pulaski County, Arkansas 

5. Property Owner (Printed Name, Address, Phone, Email): Tim Fox 
34 Wildwood Place Circle, Little Rock, AR, 72223, 501-350-0789 
timfoxsixth@gmail.com 

6. Owner’s Agent: (Printed Name, Address, Phone, Email): David Anderson 
gusdesigncoop, 1001 McMath Ave, Little Rock, AR, 72202, 479-790-0645 
gusdesigncoop@gmail.com 

7. Name of Applicant as it will appear on all correspondence and in Staff report: Tim Fox 

8. Brief Project Description: Conceptually, this single family two story brick home is designed to be reminiscent of a loft-like, warehouse residence with an added focus on security and urban infrastructure interface. This property overlooks interstate 630 to the north and east. No neighboring Structures. 

9. Estimated Cost of Improvements: $450,000 

10. Zoning Classification: Is the proposed change a permitted use? Yes  No 

11. Signature of Owner or Agent: 

(The owner will need to authorize any Agent or person to represent them at the public hearing. See page 5). 

NOTE: Should there be changes during construction (design, materials, size, etc.) from the approved COA, applicant shall notify Commission staff and take appropriate actions. Approval by the Commission does not excuse applicant or property from compliance with other applicable codes, ordinances or policies of the city unless stated by the Commission or staff. Responsibility for identifying such codes, ordinances, or policies rests with the applicant, owner, or agent. 

Application
MacArthur Park Historic District Commission
Little Rock, Arkansas

Our proposed new residence at 1414 Park Lane is found South of Interstate 630 along the district border of East 15th Street, the southern edge of the designated historic district. This proposed project sits at a chopped up Park Lane dead end, with our residence lot directly adjacent to the Highway Dept owned land on the South side of the Interstate. This hard scape urban thoroughfare that began its segregation of downtown neighborhoods in the 1960’s has been both a benefit and detriment to the development of LR’s residential and commercial downtown fabric. Our proposed residence sits in between the border of a wonderful historic district and a massive highway system, separating it physically and socio-economically from the rest of its original overlay area. The block in which we are located is half empty, with a couple residences on the eastern side, and zero remaining structures on the western half. Park Lane was dead ended at our proposed project and the block across the street to the East is also empty.

Our concept for this new residence is to blend the historic brick warehouse typology and modern loft style living in urban areas into a new 2 story brick residence at the edge of a major infrastructure slice through downtown. Given that the client is a circuit judge, he asks for safety and security at his home, as well as a place to display his art collection. With large open interior spaces and ample amounts of large glass windows along and around the length of the residence, the goal is to create a home that feels well protected from any and all elements, while providing a substantially illuminated living space that has expansive views from the second floor overlooking the interstate to the north and east towards MacArthur Park.

We looked at a few buildings in and around the area in particular to try and provide a contiguous pattern of design within this district. We referenced the violin shop at 11th and Rock, and discussed the building that used to stand next to it, brick, flat roof w/ parapets and store front windows. The “zig zag” apartments at 15th and Commerce, The Hoover Methodist Church that used to be the Repertory Theatre, 11th and McMath, the Fish Factory at 13th and Scott, the Charles Apartments, two story brick building 10th and Cumberland, and the cluster of brick buildings at 9th and Rock where Stones Throw Brewing is located.

A few of the goals with designing this brick residence is to express the raw structure and detailing while highlighting their beauty in simplicity and urban contextual relevance. As we have developed our design further, we have steel plates, rough sawn exposed cypress beams, steel angle shear supports, and re-claimed wood and brick siding where applicable.

A few elements that should be called out at this point include multiple artistic and sculptural installations such as a water fountain in or around the entry courtyard, lighting that adds beauty and materiality at the human scale in contrast to the brick.

We hope that you find our proposed project to be a respectful adaptation of urban building design and look forward to constructing in this neighborhood. Thank you,

David Anderson
1001 McMath Ave.
Little Rock, AR 72202

Cover Letter
Location of Proposed Building and parking with contributing and non-contributing structures noted.
Text of the Arkansas state statute:

14-172-208. Certificate of appropriateness required - Definition.

(a)(1) No building or structure, including stone walls, fences, light fixtures, steps, and paving or other appurtenant fixtures, shall be erected, altered, restored, moved, or demolished within an historic district until after an application for a certificate of appropriateness as to exterior architectural features has been submitted to and approved by the historic district commission. The municipality or county shall require a certificate of appropriateness to be issued by the commission prior to the issuance of a building permit or other permit granted for purposes of constructing or altering structures. A certificate of appropriateness shall be required whether or not a building permit is required.

(2) For purposes of this subchapter, "exterior architectural features" shall include the architectural style, general design, and general arrangement of the exterior of a structure, including the kind and texture of the building material and the type and style of all windows, doors, light fixtures, signs, and other appurtenant fixtures.

(b) The style, material, size, and location of outdoor advertising signs and bill posters within an historic district shall also be under the control of the commission.

Excerpt from State Statue

Text of the City Ordinance:

Sec. 23-115. Certificate of appropriateness required.
No building or structure, including stone walls, fences, light fixtures, steps and paving or other appurtenant fixtures shall be erected, altered, restored, moved, or demolished within the historic district created by this division until after an application for a certificate of appropriateness as to the exterior architectural changes has been submitted to and approved by the historic district commission. A certificate of appropriateness shall have been issued by the commission prior to the issuance of a building permit or other permit granted for purposes of constructing or altering structures.

Sec. 23-119. Prohibited considerations.
In its deliberations under this article, the commission shall not consider interior arrangement or use and shall take no action hereunder except for the purpose of preventing the construction, reconstruction, alteration, restoration, moving or demolition of buildings, structures or appurtenant fixtures, in the district, which are deemed by the commission to be obviously incongruous with the historic aspects of the district.

The Little Rock City ordinance further states what criteria that new construction shall be reviewed:

Sec 23-120. – General Criteria
(f) Generally, new construction shall be judged on its ability to blend with the existing neighborhood and area of influence. The commission shall consider, but not be limited to the factors listed for alterations in paragraph [subsection] (d).

(d) When evaluating the general compatibility of alterations to the exterior of any building in the historic district, the commission shall consider, but not be limited to, the following factors within the building’s area of influence:

1. Siting.
2. Height.
3. Proportion.
4. Rhythm.
5. Roof area.
6. Entrance area.
7. Wall areas.
8. Detailing.
10. Scale.
11. Massing.

Excerpt from City Ordinance
V. DESIGN GUIDELINES FOR DETACHED NEW CONSTRUCTION OF PRIMARY AND SECONDARY BUILDINGS

A. RESIDENTIAL INFILL GUIDELINES

Single-Family Detached
This house type is designed to accommodate a single household. They are most commonly clad in clapboard or brick and have pitched roofs and front porches. An example of an area within the district dominated by single-family detached houses is the block of Rock Street between 10th and 11th Streets.

Attached Housing
This house type includes duplexes, triplexes, quadplexes, and similar housing on a single lot. They are most commonly clad in clapboard or brick and have pitched roofs and front porches. These housing types typically feature an exterior door for each unit. One example of historic attached housing within the district is the two-story brick quadplexes located on the southwest corner of Cumberland and 10th.

Townhouses
This housing type, sometimes referred to as a “rowhouse,” typically features two or more stories within a single unit, and each unit is often located on its own lot. Each unit has a ground floor exterior entrance, and each shares one or more adjoining side walls with one or more neighboring units.

Multi-Family Housing
Multi-family structures, often referred to as “apartment buildings,” consist of multiple housing units. Units are often oriented one over the other (“stacked”), and the exterior design of the building typically does not define the individual units, unlike townhouses. There are several examples of multi-family housing throughout the district, and they are commonly multi-storied and clad in brick.
1. Design Factors

The City’s historic preservation ordinance that serves as the basis for the MacArthur Park Historic District lists eleven factors to be considered in reviewing proposed infill development. Those factors are as follows:

a) Siting
b) Height
c) Proportion
d) Rhythm
e) Scale
f) Massing.
g) Entrance Area
h) Wall Areas
i) Roof Area
j) Facade
k) Detailing

As the MacArthur Park Historic District is significant as a collective whole, an understanding of the existing architectural character should be viewed as the starting point for any infill design. An applicant interested in developing a new infill project within the MacArthur Park Historic District should first review these design factors and incorporate them appropriately into the design with respect to the applicant’s area of influence as defined to be all properties situated within 150’ of the subject property and any additional properties within the subject’s block that lie outside the 150’ radius. Furthermore it is important that all Design Factors should be considered as a critical component for new infill projects in order to preserve the cultural and architectural heritage of the district. A key guide to determining architectural integrity is the map illustrating National Register, contributing and noncontributing buildings which can be found in these guidelines.

The Historic District Commission recognizes the importance of new construction within the district and the positive impact it has on the neighborhood and the city as a whole. Compatible new construction should preserve and enhance the historic, architectural and cultural features of the district. The Design Factors are intended to promote maximum creativity while allowing applications to be reviewed fairly, objectively and consistently. Each application for new development should be evaluated based upon the eleven Design Factors noted above and discussed below. Unless specified otherwise, these guidelines apply to the primary residential building on each lot, as opposed to accessory buildings such as garages. Accessory buildings should share the same general character as their associated residential buildings.

Minimal submittals for New Construction are as follows:

- Site plan
- Floor Plan
- Elevations with context (show elevations of nearest structure to the left, and the nearest structure to the right)
- Specifications (cut sheets) and material samples

a. Siting

Siting means the location of a building in relationship to the legal boundaries and setbacks, adjacent properties, and the natural conditions of the site.
Location and Placement: Above the required zoning regulations having jurisdiction over the applicant's property. Proposed building location and placement should be consistent with the prevailing development patterns found within the area of influence of the subject property. For example, on a street segment dominated by buildings oriented with the long axis perpendicular to the street, proposed structures should also have the long axis oriented in a similar fashion.

Setbacks: Includes Front, Side, and Rear. Front Yard setbacks should be within plus or minus 10% of the average front yard setbacks within the area of influence as measured from the property line to the nearest structure - usually a porch.

Side Yard setbacks should be within plus or minus 10% of the average side yard setbacks within the area of influence as measured from the property line to the nearest structure. Rear Yard setbacks should be within the limits as prescribed by the zoning regulations having jurisdiction over the subject property.

Site Coverage: Refers to the overall percentage of a lot that is covered by building and should be consistent with the prevailing patterns of development within the area of influence of the subject property. For example, where areas are dominated by single family homes that exhibit front, side and rear yards, proposed new construction should mimic this development pattern and not cover a larger proportion of site area with building.

Drawings submitted should be graphic in nature, convey overall proportions and to scale.

b. Height

Height means the vertical distance as measured through the central axis of the building from the elevation of the lowest finished floor level to the highest point of the building.

Within the MacArthur Park Historic District, the height of any new building should not exceed 35 feet. This does not include chimneys. Drawings submitted should be graphic in nature, convey overall proportions and to scale.

c. Proportion

Proportion means the relationship of height to width of the building outline as well as individual components.

Proportion refers to the overall horizontal and vertical

Excerpt from 2016 Guidelines
relationship of primary building elements to each other as well as to existing buildings immediately surrounding the subject property (360 degree view). Applicants who propose new infill developments within the MacArthur Park Historic District should provide drawings that demonstrate sympathy to the proportions of the prevailing patterns of development within the immediate surroundings of the subject property. Drawings submitted should be graphic in nature, convey overall proportions and to scale.

In general, it is APPROPRIATE to:
- Construct a new building whose facade height and width are similar to existing buildings within the area of influence.
- Use similar proportions, size, location and number of openings as buildings within the area of influence.
- Use window and door sizes and shapes that are consistent with the proportions found on buildings within the area of influence.

In general, it is INAPPROPRIATE to:
- Construct a new building that does not maintain the prevailing height and width proportions as buildings within the area of influence.
- Propose window and door size and shape that are inconsistent with the proportions found on buildings within the area of influence.

d. Rhythm

Rhythm means a harmonious or orderly recurrence of compositional elements at regular intervals, including the location of doors and the placement of windows, symmetrically or asymmetrically and their relative proportion.

Rhythm refers to the pattern and spacing of primary building elements such as openings, projections, and recesses. The district is characterized by a wide variety of architectural styles and building types, within each block having varying degrees consistency of proportion and rhythm. This consistency should be applied to proposed new developments and refers to not just the building, but also porches, galleries, balcony projections, and openings. Drawings submitted should be graphic in nature, convey overall proportions and to scale.

In general, it is APPROPRIATE to:
- Construct new buildings that have similar rhythm and patterns of primary building elements to those within
the area of influence.
- Visually divide new buildings that are larger than those in the area of influence to suggest smaller individual pieces.

In general, it is INAPPROPRIATE to:
- Construct new buildings in such a way that they are incongruous with the rhythms and patterns of existing buildings within the area of influence.

**e. Scale**

Scale means the relative dimension, size, degree or proportion of parts of a building to each other or group of buildings.

Scale refers to the ratio of height and width and its relationship to the street facade and should be similar in proportion to neighboring buildings. New construction should neither be visually overwhelming or underwhelming when compared to the prevailing patterns of development within the area of influence. Where larger developments are proposed, special attention should be given to the location, siting, setbacks, facade treatments (detailing), and the effect of the proposed development on the streetscape and area of influence as a whole. Drawings submitted should be graphic in nature, convey overall proportions and to scale.

In general, it is APPROPRIATE to:
- Construct new buildings that are similar in proportion, rhythm and scale to buildings within the area of influence.
- Visually divide new buildings that are larger than those in the area of influence to suggest smaller individual pieces.

In general, it is INAPPROPRIATE to:
- Construct new buildings that are obviously out of scale with buildings within the area of influence. For example, buildings that are taller, wider, shorter or more massive than surrounding buildings.
  - Construct a new building that is more than one story taller than adjacent buildings.

**f. Massing**

Massing means volume, magnitude or overall size of a building.

Massing refers to the overall shape of major building volumes and their composition as a whole. This includes:

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*Excerpt from 2016 Guidelines*
porches, roofs, projections, recesses, wings and ells or bays. New construction should be similar in mass to buildings within the area of influence. This will allow the new building to be compatible with the surrounding neighborhood. Drawings submitted should be graphic in nature, convey overall proportions and to scale.

In general, it is APPROPRIATE to:
- Construct a new building with similar mass, proportion and scale to buildings within the area of influence.
- Construct roof forms, porches, projections, recesses, wings, ells, and bays that are similar to those found within the area of influence.

In general, it is INAPPROPRIATE to:
- Construct a new building whose forms and massing are not found within the area of influence. This includes roof forms, porches, projections, recesses, wings, ells, and bays.

g. Entrance Areas

Entrance area means the area of access to the interior of the building including the design, location, and materials of all porches, stairs, doors, transoms, and sidelights.

Primary entrances should front directly onto the primary associated street or the associated primary facade. When designing the main entrance area, applicants should utilize forms, masses, proportions, rhythm, and scale as found within the area of influence for the subject property. Applicants should provide a design that demonstrates sympathy to the proportions of the prevailing patterns of development within the immediate surroundings of the subject property. Drawings submitted should be graphic in nature, convey overall proportions and to scale.

In general, it is APPROPRIATE to:
- Construct entrance porches, porticos, doors and associated elements that closely align with the prevailing patterns of development within the area of influence.

In general, it is INAPPROPRIATE to:
- Construct entrance porches, porticos, doors and associated elements that are out of proportion, rhythm, scale, and mass to the prevailing patterns of development within the area of influence.

h. Wall Area

Wall area means the vertical architectural member used to
define and divide space including the kind and texture and exposure of wall sidings and trims, and the location, number and design of all window and door openings.

Wall area refers to the proportion, rhythm, and scale of walls, their associated openings and their relationship to buildings within the area of influence. Applicants should provide a design that demonstrates sympathy to the proportions, rhythms, and scale of the prevailing patterns of development within the immediate surroundings of the subject property. Drawings submitted should be graphic in nature, convey overall proportions and to scale.

In general, it is APPROPRIATE to:
- Orient window and door openings vertically and symmetrically within a given wall area.
- Space openings and projections in such a way as to clearly identify floor elevations within a given wall area.

In general, it is INAPPROPRIATE to:
- Orient window openings horizontally in a primary wall area. An example would be modern strip windows set high above the finished floor which are out of proportion and rhythm within the district.
- Space openings and projections so as to obscure floor elevations and create asymmetrical rhythms within a given wall area.

i. Roof Area

Roof area means the outside covering of a building or structure extending above the vertical walls including the form, material, and texture of the roof; and including the slope and pitch, spacing of roof covering; size, design, number and location of dormers, the design and placement of cornices, and the size, design, material and location of chimneys.

There are many roof types present within the historic district such as Mansard, Gable, Hip, Gambrel, Shed, Dutch Gable, etc. For this reason applicants should attempt to resemble the prevailing patterns of development within the area of influence of the subject property. Drawings submitted should be graphic in nature, convey overall proportions and to scale.

Material traditions found throughout the district include asphalt, slate and wood shingles, standing seam metal, metal shingles, and copper.

j. Facades

Facade means the face of a building.

Façade refers to the textural appearance of the materials that will contribute to a building's character and appearance. Generally materials for new construction should match or mimic those found in the prevailing patterns of development within the area of influence. However, materials need not be identical to those found within the Historic District if they are complementary, particularly in areas where there is a diversity of materials. Drawings submitted should be graphic in nature, convey overall proportions and to scale.
Material traditions found throughout the district include brick and concrete masonry, cement stucco, wood lap siding; and wood board and batten.

Inappropriate materials include those that unsuccessfully pretend to be something they are not, such as vinyl siding, aluminum or vinyl weatherboards, “brick” panels, other stamped products, T-111, and Exterior Insulation Finish System (EIFS).

In general, it is APPROPRIATE to:
• Employ exterior materials that are present on buildings within the area of influence.
• Employ modern exterior materials that closely resemble the proportions, rhythm, scale, and mass of exterior materials that are present on buildings within the area of influence.

In general, it is INAPPROPRIATE to:
• Employ materials that are out of proportion, scale or mass to exterior materials that are present on buildings within the area of influence.
• Employ materials that can not be assembled in a manner that would mimic the rhythms of exterior materials that are present on buildings within the area of influence.

Exceptions:
The Historic District Commission, strictly on a case by case basis, will consider materials generally deemed inappropriate if:
• There is a sufficient evidence to show another more appropriate material would not satisfy code requirements;
• There is sufficient evidence to show the material being proposed is superior in durability and longevity to more appropriate materials.

The applicant should submit samples and documentation of an proposed new material to the Commission prior to submission of an application for review.

k. Detailing
Detailing means architectural aspects that, due to particular treatment, draw attention to certain parts or features of a building.

Detailing refers to trim pieces that include moldings, decorative elements and features that are secondary to the major wall surfaces and materials. Historical trim and detail moldings are both functional and help to identify historical styles which may place a building within a specific time period. Modern trim generally does not serve a functional need, but does provide for transition between dissimilar building materials and can be used to enhance a building’s proportions, rhythm, scale and massing to more closely mimic buildings within the area of influence.

Common detail elements include cornices, lintels, arches, balustrades, chimneys, shutters, columns, posts and other architectural features. Where an applicant may choose to use these elements in a strictly decorative fashion it is encouraged that they appear as if they would be functional.
For example, louvered shutters should be in pairs, exactly one half the width of the window and installed as if there were a hinge, with latch hardware and with louvers facing toward the facade.

In general, the exterior details for new construction should provide a visual link to buildings within the area of influence rather than attempt to be imitative or copy historic buildings. However, the proportion, rhythm, scale, and massing of historical details should be used as a basis for the design of those on new buildings. Drawings submitted should be graphic in nature, convey overall proportions and to scale.

In general, it is APPROPRIATE to:
- Construct new buildings with trim and detailing that complements adjacent buildings.
- Install trim and details in appropriate proportions, rhythm, scale and massing to the building type and style.
- Construct details that are functional with a high degree of craftsmanship rather than purely as applied decoration.

In general, it is INAPPROPRIATE to:
- Reproduce historic details or styles unless reconstructing a historic building from documentation.
- Install trim and other details that are stylistically incompatible with the new building.

2. Sustainable Technologies
The Little Rock Historic District Commission recognizes that technology must advance and that the success of new construction within our historic districts must include provision for such new technological advancement. 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.

Figure 60. This front porch on 13th Street has many of the design features found throughout the district: brick piers, lattice work between the piers, and well-proportioned posts, hand railing and balustrade.

Figure 61. The style of this new house (Queen Ann) fits MacArthur Park, but the high level of detailing may not be necessary.
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 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 on any primary building elevation or roof.

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.
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 retaining 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), landscape 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

Figure 57. MacArthur Park’s impressive Collection of cast iron should be preserved and maintained (523 E 6th St.).

Figure 58. Historic retaining walls should be preserved or repaired (523 E 7th St.).
of features and materials lacking a historic precedent should be avoided.

Whenever possible, existing landscaping that adds value to 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—36"
- 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 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 three feet (36") tall. On wood fences, pickets should be no wider than four inches (4") and set no farther apart than three inches (3"). 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 36", as shown in red, should be at the wall of the primary building or 15', 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 facade 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.

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

Figure 104. Satellite dishes should be painted to match their background, but the LNB cannot be painted.
The HDC By-Laws do not address ex-partee communication. As these communications are a recurring issue the HDC has decided it would be in the Commission’s best interests to amend its By-Laws to include a provision on ex-partee communication.

Such an amendment would take the form of adding an Article IX. The HDC has unfettered discretion to draft this By-Law provision However; there are possible amendments which highlight the key issues. (The differences between the versions are highlighted.) The Commission is by no means limited to these possibilities. Commissioners are welcome to make other suggestions. Once a final decision is made, the Commission will amend the By-Laws pursuant to Article VII. Amendments. If there are any other sections of the By-Laws which need to be amended, it is advised that the Commission address all By-Law amendments at the same time. The current set of by-laws were adopted in 2011.

Article IX. Ex-Partee Communications
ISSUE 1: Who cannot communicate with a Commissioner ex-partee?

VERSION 1.1:
Any communication regarding a matter the Historic District Commission is to decide upon between a person who is not a member of the Historic District Commission or affiliated with the Commission and a Commissioner outside a public meeting is considered an “ex-partee communication.” Ex-partee communications are prohibited.

VERSION 1.2:
Any communication regarding a matter the Historic District Commission is to decide upon between an applicant or any person who is professionally affiliated with the applicant regarding a matter before the Historic District Commission and a Commissioner outside a public meeting is considered an “ex-partee communication.” Ex-partee communications are prohibited.
Analysis of Issue 1:
Version 1.1 prohibits all citizens from talking to a Commissioner where version 1.2 only prohibits the applicant and his/her team. Staff is of the opinion that version 2 better addresses the problems Commissioners face concerning ex-parte communications. Version 1.1 is the stricter and would qualify any and all communication outside of HDC meetings as ex-parte.

ISSUE 2: What happens in the event of an ex-parte communication?

VERSION 2.1:
In the event of an ex-parte communication, a Commissioner shall disclose the communication and the contents thereof to the Commission at a public meeting and recuse himself from all Commission discussions and votes concerning the matter which was the subject of the ex-parte communication.

VERSION 2.2:
In the event of an ex-parte communication, a Commissioner shall disclose the communication and the contents thereof to the Commission at a public meeting.

Analysis of Issue 2:
Version 2.1 states that when an ex-parte communication happens, that Commissioner must disclose the information to the HDC and recuse. Version 2.2 mandates disclosure but the Commissioner retains his/her voting privileges.

Issue 2 is tied to the results of Issue 1. The following are the four scenarios of the possible outcomes of the proposed amendments.

1.1 and 2.1 All citizens included in the definition of ex-parte communications, and Commissioners are to disclose the conversation and recuse.

All Commissioners who have had any communication with anyone who is not a member of the Commission or its Staff would have to disclose the conversation and recuse from a vote on the matter. This could result in hampering the function of the Commission by having multiple recusals on high profile items.

1.2 and 2.1 Only the applicant and his/her team included in the definition of ex-parte communications, and Commissioners are to disclose the conversation and recuse.

All Commissioners who have had any communication with the applicant or his/her team would have to disclose the conversation and recuse. This would potentially have a lesser result than the above-mentioned scenario but could still hamper the function of the Commission by having multiple recusals on high profile items.

1.1 and 2.2 All citizens are included in the definition of ex-parte communications, and Commissioners are to disclose the conversation but can vote.

All Commissioners who have had any communication with anyone who is not a member of the Commission or its Staff would have to disclose the conversation but could still vote. This could include unsolicited emails which were not replied to and thwarted conversations about an item (see below).
1.2 and 2.2 Only the applicant and his/her team are included in the definition of ex-parte communications, and Commissioners are to disclose the conversation but could still vote.

All Commissioners who have had any communication with the applicant or his/her team would have to disclose the conversation but could still vote.

At the beginning of each item at the public hearings, Staff (Planning or City Attorney’s office) will have to ask if there are any Commissioners who have had ex-parte communications and details or evidence of such (email, phone, in person conversation, if the Commissioner engaged in dialogue, etc.). There should be an opportunity for discussion and, when needed, a vote that the Commissioner will recuse or remain and vote based on each instance.

ADDITIONAL MATTERS FOR CONSIDERATION

A matter for consideration is the extent to which the Commissioner participated in the ex-parte communication. Email in particular poses a problem. Commissioners cannot avoid unsolicited emails. However, Commissioners do not have to reply to emails. (All emails which are received by Commissioners on the item should be forwarded to Staff to include in the record.)

Commissioners also cannot stop a person approaching them at the grocery store, street, etc., to discuss an item. What Commissioners can do is to thwart the conversation by stating “If I have a conversation with you about the project, I may have to recuse on the item. Please send the Staff any concerns you have on the project. The Staff can discuss the project with you.” It is advisable for the Commissioner who has had such a conversation to email Staff with a synopsis immediately after the conversation when the discussion is still fresh in her/her memory. This email should be entered as part of the record.

COMMISSION ACTION: December 9, 2019
This item was deferred to the January 13, 2020 agenda. A motion was made by Commissioner Robert Hodge and seconded by Commissioner Lauren Frederick and the motion passed with a vote of 5 ayes, 0 noes and 2 vacant positions.

STAFF UPDATE: January 13, 2020
After the hearing of December 9, 2020, the following additions to the item are proposed.

There is a proposal to strike this section since it is not a policy that Staff follows.

Article V. Conduct of Business
D. Special Rules of Procedure [p. 6]

6. The Secretary of the Commission shall affix an identification tag which includes the case number and an exhibit designation in sequence beginning with “A” to each item, visual or written, formally presented to the Commission at the time of the material’s introduction to the Commission, which is designated by the applicant or other parties testifying before the Commission as a submission to form part of the record upon which the Commission makes its decision.
This section would change the requirement to waive the by-laws when an applicant wants to defer at the meeting. The new text would allow them to ask any time before the hearing or at the hearing.

E. General Policies [p. 7]

8. Deferrals.

An application for a COA which has been advertised for public hearing may be deferred only as follows:

a. Deferral Requested by the Applicant
   (1) The applicant's request for deferral must be submitted in writing prior to the date of the advertised hearing or may be made at the hearing.
   (2) The request for deferral must state the reason that a deferral is needed and must specify the proposed length of the deferral.
   (3) The applicant's request for deferral must be approved by a majority vote of the Commission members present.
   (4) No single request for deferral by an applicant shall be granted for more than one hundred (100) days, except by unanimous vote of all Commission members present.
   (5) In no case shall more than two requests for deferral by an applicant be granted by the Commission.
   (6) Notice of the date of the deferred public hearing shall be sent as required in Article IV above.
   (7) If the applicant is not prepared to move forward after two deferral requests have been granted by the Commission, the following options are available to the Commission as circumstances require:
      (i) Hold the public hearing and grant or deny the application;
      (ii) Defer the public hearing on the Commission's own motion for cause; or
      (iii) Dismiss the application without prejudice or with prejudice against refilling the same application within one (1) year.

COMMISSION ACTION: January 13, 2020

Sherri Latimer, City Attorney’s office, led the presentation of the item. Commissioner Robert Hodge stated that the Commissioners should disclose all conversations. Vice Chair Ted Holder stated that they could not be like Mark Twain’s perfect juror, who knows nothing and can’t read. The Commissioners live in this society. They have a responsibility to be objective and not be swayed by citizen comment.

Ms. Latimer recommended that all emails and letters be forwarded to the Staff for distribution to all Commissioners and the project file. Ms. Latimer will draft something and send to the Commission ahead of the next meeting. The Commissioners were encouraged to forward any other items for by-law changes to the Staff for inclusion in the staff report. The item will be placed on the February 2020 agenda for changes.

Chair Russell asked if the Commission was amenable to revising the text on the five-day notice for withdrawal. On that, Mr. Minyard explained that it was there for courtesy of the public. If Staff
knows an item will be on deferral, they can notify the public not to attend in advance. Vice Chair Ted Holder stated that he was in favor of the change in the by-laws.

Ms. Latimer stated that there will be a vote next month for the by-law changes and that this discussion today will satisfy the requirements for the by-laws to be changed.

**STAFF UPDATE:**
February 10, 2020

The proposed amendment will be presented to the Commission for adoption. A clean version of the by-laws will be presented at the meeting to be signed with the amendment date on the original.

**COMMISSION ACTION:**
February 10, 2020

Brian Minyard, Staff, presented the item to the Commission with the two items that had been presented earlier.

Page Wilson, 324 E 15th Street, stated that the by-laws mean a lot and that that the Commission should slow down and think twice about revising the by-laws. He read Article II Purpose to the Commission. He said that in training he attended, that the Commission should be consistent in dealing with applications. He had three suggestions. First, place the by-laws on the website and give to each applicant. He stated as an applicant, he has had inconsistencies in procedure. Secondly, he questioned if they follow Roberts Rules or not. Chair Jeremiah Russell said that was outlined in the by-laws. Thirdly, the order of business should be done.

Shawn Overton, City Attorney’s Office, reminded Mr. Wilson that if he had a change to propose, please state it. Otherwise, this was not a discussion on how meetings were being conducted or if the by-laws were being followed.

Mr. Wilson stated that there were portions of the by-laws that he liked. He continued talking on the fact that consistency matters and wanted the Commission to increase the number of definitions in the by-laws. He stated that he was in support of removing the five day notice on deferrals.

He asked the Commission to reconsider the time constraint on reconsiderations and withdrawals. (E General Policies 7d. and 6b) He warned the Commission about precedence and treating people evenly. He would like to revisit and arbitrary numbers in the by-laws that dictate time. He continued that he would like the Commission to review the precedents policy. (E General Policies 10). Mr. Wilson feels that the Commission has used precedents to vote for or against certain people in the past. Vice Chair Holder said that the text currently says what Mr. Wilson wants to change it to. Chair Russell said that each case was different since the Commission considered context of site on each.

Mr. Wilson spoke of submitted materials being kept for 90 days (General Policies 12 Submitted materials). He spoke that the number should be reduced. He noted that the procedure of administrative appeal should be defined. Chair Russell said that is not really a by-law issue. Mr. Overton stated that a lot of dates that Mr. Wilson is calling arbitrary are in fact based on state law and city ordinance.

Chair Russell asked if there were any specific changes to the by-laws that he would like to propose. Mr. Wilson stated no. He did encourage the Commission to have more discussion and dialogue on the item.
Frances Missy McSwain, 407 E 10th, asked if the by-laws were on the website. Staff responded no. She had a question on how are the by-laws interpreted per ex parte communication in relation to Staff communication and how and when those comments are related to the Commission.

Chair Russell spoke of a request to change “E General Policies 6 b” to clarify what a material change is. He suggested maybe a list of criteria: design, materials, footprint, orientation, etc. and reference the 11 design factors. He recommended changing the wording to substantial change with a definition in the by-laws to be referenced in the Guidelines. He asked for more clarity on what that means.

Vice Chair Ted Holder spoke about “E General Policies 7 d’. He needed clarification on the 12 months and what does substantial change mean. Chair Russell said that it would be worth considering but in one instance they would be amending the Denied or Amended Application and the other would before withdrawn applications. Chair Russell stated that he thinks the time frame is reasonable.

Chair Russell asked if anybody else had any ideas on the ex parte communication issue. Vice Chair Holder asked Mr. Minyard about the items that were to be voted on tonight. Mr. Minyard read the text of what was on the agenda.

Chair Russell asked to look at the withdrawal section and be consistent on material changes. Mr. Minyard said that he would check the rest of the by-laws to make sure that there was consistency on changes through the documents.

Vice Chair Ted Holder made a motion to defer the item to the March 9, 2020 meeting. The motion passed with a vote of 5 ayes, 0 noes, 1 absent (Hodge) and 1 Open Position.

**STAFF UPDATE:** March 9, 2020

Staff has reviewed the minutes from the last meeting and the current by-laws for consistency.

The following sections were reviewed at the request of the Commission, Staff, or public input in order they appear in the by-laws. This includes all previous and new items.

- **IV. A regular Meetings 3.** Meeting in a location that is more informal.
- **V. A Order of Agenda** Adding national Register Nominations before COAs.
- **V. E 6b Reconsideration** What is the definition of a material change?
- **V. E 7a Reconsideration** Waiving five day notice for withdrawals.
- **V. E 7d Reconsideration** What is the definition of a material change?
- **V. E 8a Reconsideration** Waiving five day notice for deferrals.
- **V E 10 Precedents** how does precedence work
- **V E 12 submitted materials** reduce 90 day requirement.
• **V E 13 Ex-Parte Communication** Define ex-partei communication and process.

Analysis of each bulleted item:

**IV. A regular Meetings 3.**

“The Commission shall meet regularly in the Board of Directors’ Chamber or such other places as directed by the Commission.”

This is in response to a comment that the meeting should be conducted more informally and held in a location that was less formal.

A law was passed in 2019 that required all public meetings to be recorded for sound. The City Board Chambers is the only meeting space where microphones are provided which provides for a clearer audio file to be made.

The use of informal style setting for the Historic District Commission meeting is well suited for retreat and work sessions. However, when the Commission conducts its business, a more formal setting and decorum are important to the performance of decision making responsibilities that can affect the property rights of applicants and concerned citizens.

A formal setting with an established agenda and adherence to rules of order help to ensure procedural due process where citizens’ request and concerns are received and considered respectfully before a decision is made. A very informal setting with interruptions and multiple conversations would make it difficult to establish a clear record of the Commission’s decision-making process. Without a clear, detailed record of the meeting, it would be difficult to defend the commission’s action on appeal or other litigation.

Two years ago, the Commission instituted a Pre-application Meeting for the purpose of discussing an application with a committee of Commissioners in an informal manner before the application is filed. Those pre-application meetings are informal and all applicants are encouraged to request a meeting, even if it is not required.

Staff is not in support of any change to this section.

**V. A Order of Agenda**

“All meetings shall be conducted in accordance with the agenda which shall enumerate the topics and cases in the following sequence:

1. Roll Call.
2. Finding of a Quorum.
3. Approval of Previous Minutes.
4. Deferred Certificates of Appropriateness.
5. New Certificates of Appropriateness.
6. Other Matters.
7. Adjournment.”

This request is from Staff. This would change the by-laws to the practice that is currently in place. National Register nominations are heard before the Deferred and New Certificates of
Appropriateness as a courtesy to the State because of the brevity of the items. The change would be to add a new number 4 “National Register Nominations” and renumber the following items. The amended text would read:

All meetings shall be conducted in accordance with the agenda which shall enumerate the topics and cases in the following sequence:

1. Roll Call.
2. Finding of a Quorum.
3. Approval of Previous Minutes.
5. Deferred Certificates of Appropriateness.
6. New Certificates of Appropriateness.
7. Other Matters.
8. Adjournment.

Staff is in support of this change to this section.

V. E 6b Reconsideration
b. Reconsideration.
No application for a Certificate of Appropriateness for property shall be considered if a former application embracing the same property or a portion thereof has been denied by the Commission within a period of 12 months preceding the application, except for cause and with unanimous consent of all members present at a regular meeting. If the Commission decides to rehear a case it will require legal ad, notice to owners, etc., as required for new application.

If an application for a Certificate of Appropriateness for property embracing the same property or a portion thereof has been previously denied by the Commission or withdrawn by the applicant, the Commission shall not grant a Certificate of Appropriateness pursuant to an application for a Certificate of Appropriateness for such property unless a material change has been made by the applicant, which change is clearly designated by the applicant in the application, in the proposed erection, alteration, restoration, moving or demolition of buildings, structures or appurtenant fixtures on such property or portions thereof from that contained or proposed in the previous application(s) previously been denied by the Commission.

This change has been voiced by Commissioners and citizens alike. What is the definition of a material change? A definition could be written for this but the first paragraph above is most important in this discussion. For any item to be reconsidered, the Commission must unanimously approve that it is, in fact, a material change by a vote of all members present before it can be reconsidered. A definition of the words material change could be a moot point if the members did not agree to reconsider it.

A list of criteria could be helpful for Staff and the Commission to determine if it is a material change: design, materials, footprint, orientation, etc. or referencing the 11 design factors. Discussion was also on changing the word “material” to “substantial” or another word. Adding a definition in the by-laws to be referenced in the Guidelines was also noted. The question is are all of the design factors even when considering if something is materially different enough. Is
detailing the same level as setback, height, and mass? Is changing the exterior materials sufficient enough to reconsider it? How many factors need to be addressed to make it a different application? What makes one house materially different from the previous house that was denied?

A definition of material change could be stated to have a material change to a majority of the eleven design factors. The factors are: Siting, Height, Proportion, Rhythm, Scale, Massing, Entrance Area, Wall Areas, Roof Area, Façade, and Detailing. There are definitions in the ordinance that are repeated in the guidelines for these factors.

The change would be to add a new definition of "material change". An additional change would add the words “which have” that would further clarify the meaning. The added text would be added as a third paragraph and would read:

b. Reconsideration.
No application for a Certificate of Appropriateness for property shall be considered if a former application embracing the same property or a portion thereof has been denied by the Commission within a period of 12 months preceding the application, except for cause and with unanimous consent of all members present at a regular meeting. If the Commission decides to rehear a case it will require legal ad, notice to owners, etc., as required for new application.

If an application for a Certificate of Appropriateness for property embracing the same property or a portion thereof has been previously denied by the Commission or withdrawn by the applicant, the Commission shall not grant a Certificate of Appropriateness pursuant to an application for a Certificate of Appropriateness for such property unless a material change has been made by the applicant, which change is clearly designated by the applicant in the application, in the proposed erection, alteration, restoration, moving or demolition of buildings, structures or appurtenant fixtures on such property or portions thereof from that contained or proposed in the previous application(s) which have previously been denied by the Commission.

For the purpose of these by-laws, a material change shall be considered to be a revision to a design that has revised a majority of the design factors as listed in the municipal code under Chapter 23, Sec 23-120 (d). Those factors are as follows: Siting, Height, Proportion, Rhythm, Roof area, Entrance area, Wall areas, Detailing, Façade, Scale, and Massing.

Staff is in support of this change to this section.

V. E 7a Reconsideration
7. Withdrawals.
An application which has been advertised for public hearing may not be withdrawn by the applicant except as follows:

a. The applicant’s request for withdrawal of an application must be submitted in writing at least five working days prior to the date of the advertised hearing.
This change was proposed by the Commission. Staff added this to be consistent with the latter proposed change. A similar provision is included in the Planning Commission and the Board of Adjustment by-laws. It was placed there for courtesy of the public. If Staff knows an item may be withdrawn, they can notify the public in advance. The HDC can chose to approve or deny the request for withdrawal. This change would remove the need for additional votes to waive the by-laws and then to pass the deferral.

The amended text would read as such:

a. The applicant’s request for withdrawal may be submitted prior to the date of the advertised hearing or may be made at the hearing.

Staff is not in support of this change to this section.

V. E 7d Reconsideration
7. Withdrawals.
   An application which has been advertised for public hearing may not be withdrawn by the applicant except as follows:
   
a. The applicant’s request for withdrawal of an application must be submitted in writing at least five working days prior to the date of the advertised hearing.
b. The request for withdrawal must state the reason for the withdrawal.
c. The applicant’s request for withdrawal must be approved by a majority vote of the Commission members present.
d. If the application is withdrawn, the same application for a Certificate of Appropriateness may not be resubmitted for a period of one (1) year.

This change has been voiced by Commissioners and citizens alike. Staff added this to be consistent with the previous proposed change. See analysis in V E 6b above.

The proposed text would be read as follows:

   d. If the application is withdrawn, the same application for a Certificate of Appropriateness may not be resubmitted for a period of one (1) year. For the purpose of these by-laws, a material change shall be considered to be a revision to a design that has revised a majority of the design factors as listed in the municipal code under Chapter 23, Sec 23-120 (d). Those factors are as follows: Siting, Height, Proportion, Rhythm, Roof area, Entrance area, Wall areas, Detailing, Façade, Scale, and Massing.

Staff recommendation is forthcoming.

V. E 8a Reconsideration
8. Deferrals.
   An application for a COA which has been advertised for public hearing may be deferred only as follows:

   a. Deferral Requested by the Applicant
      (1) The applicant’s request for deferral must be submitted in writing at least five
working days prior to the date of the advertised hearing.

This change was proposed by the Commission. A similar provision is included in the Planning Commission and the Board of Adjustment by-laws. It was placed there for courtesy of the public. If Staff knows an item may be withdrawn, they can notify the public in advance. The HDC can chose to approve or deny the request for deferral. This change would remove the need for additional votes to waive the by-laws and then to pass the deferral.

This change would remove the need for additional votes to waive the by-laws and then to pass the deferral.

a. **Deferral Requested by the Applicant**
   
   (1) The applicant’s request for deferral may be submitted in writing prior to the date of the advertised hearing or may be made at the hearing.

Staff is not in support of this change to this section.

**V E 10 Precedents**


No action of the Commission shall be deemed to set a precedent. Each item docketed shall be decided upon its own merit and circumstances attendant thereto.

This item was recommended by a citizen. The Commission stated, in the hearing, that the by-laws do not need to be changed to reflect what was requested.

Staff is not in support of any change to this section.

**V E 12 submitted materials**


All materials, written, graphic or otherwise, presented to the Commission for consideration shall become the possessions of the Commission for a period of 90 days after the Commission’s action. In the event that legal measures contesting the Commission’s decision are taken within this time period, said materials shall remain in the possession of the Commission until such time as these legal measures are exhausted.

In fifteen years of staff memory, only once has an applicant asked for a presentation board to be returned. Any item that has been considered to make a decision on the Commission’s part, should be a part of the record. Large format items presented at the meeting will need to be copied or digitized to become part of the record. This may not be instantaneous after the meeting.

Staff is not in support of any change in this section.

**V E 13 Ex-Parte Communication**

Currently, there is no language in the by-laws concerning ex-parte communication. See above analysis for a discussion of ex-parte communication.
A question arose by a citizen concerning communication that is given to staff. Our current practice is that written correspondence that is received by Staff prior to the distribution of the agenda, is sent along with the agenda. Correspondence that is received after the agenda is distributed at the agenda meeting.

The following final text is proposed to be added in a separate paragraph to be numbered 13.

13. Ex-Parte Communication. In the event a non-Commissioner discusses a matter which is to come before the Historic District Commission with a Commissioner, that Commissioner shall disclose the conversation and the contents thereof to the Commission on the record in a timely manner. Commissioners shall forward all ex-parte written communications to staff for inclusion in the record and shall do so in a timely manner.

Staff is not in support of the addition to this section.

The following comments by citizens were recommended for review by the Commission. These are not items that can be addressed in the by-laws and have not been included in this review.

- Can ex-officio members of the Commission vote on items heard by the HDC? They cannot per Sec.23-97 of the HDC ordinance, § 14-172-206. Commission; membership, AR ST § 14-172-206, Sec. 2-110 of the City Municipal code, and § 14-47-120. City manager; powers and duties, AR ST § 14-47-120.
- The by-laws do not clarify whether the HDC functions as a quasi-legislative or quasi-judicial body.
- Should the by-laws be placed on the website? The by-laws are available upon request in electronic or printed copy. Staff surveyed and the vast majority of Commissions do not place their by-laws online.
- The procedures of administrative appeals should be defined. To do so would not be stated in the by-laws. This is addressed in the city ordinance and state law.

STAFF RECOMMENDATION: March 9, 2020
See individual sections under Staff Update dated March 9, 2020 in this document for all recommendations.

COMMISSION ACTION: March 9, 2019
Mr. Minyard stated that a new handout was given to the Commissioners in the agenda meeting that has a full markup set of the by-laws and has changes in red letters. The Staff report has excerpts instead of the full text. After discussion tonight, a clean version and a marked up version will be given to you to vote on a later date. Staff added some items to the Staff report to have the Commission discuss. Ms. Latimer interjected that Chair Jeremiah Russell wanted to add a section to require the by-laws to be reviewed every three years.

Chair Russell asked if anyone wanted to have a discussion on any of the items.

A discussion was held on Article V E 6 b concerning the proposed definition of material change. Vice Chair Ted Holder stated that the material change. The term material is used a lot in the legal realm and the Supreme Court has made a ruling in what the term means. In that context, any change to one factor alone would be a material or substantial change. The wording to change a majority of the factors is not the best language to have, it is too narrow.
Mr. Minyard stated that Staff had put something down to start that conversation with the Commissioners to determine the best language. He noted that two paragraphs up, it states that it will require unanimous approval by the Commission to reconsider an item. In the past, Staff has recommended that an item be reconsidered and it was voted to reconsider and to review the COA on the same hearing.

Mr. Minyard stated that the same text appears in Article V E 7 d except under the Withdrawal section. Vice Chair Holder stated that he would take a look at the language and draft something that he would send to Staff for inclusion on the topic of material change.

On Article V E 7 a Chair Russell stated that he thought all of the Commissioners were okay with the proposed language.

On Article V E 8 a (1) Chair Russell stated that he thought all of the Commissioners were okay with the proposed language.

On 13 Exparte Communication, Chari Russell read the proposed language. He also stated that an email from Dale Pekar and summarized Mr. Pekar’s comments. Chair Russell asked if any Commissioners had any comments on this or if it was acceptable the way it was worded now. Vice Chair Holder stated that he liked the way it was written now. He added that a definition of exparte should be added to the by-laws.

Vice Chair Russell suggested that a provision be added to review the by-laws every three years. With that schedule, you should be able to hit all commissioners with the rotation of Commissioner terms. Mr. Minyard asked if the Staff could figure out where best to put that clause.

Sheri Latimer, City attorney’s office, stated that the final draft, presented in text form, would be presented in April and the final adoption and vote would be held in May unless there are additional changes.

Mr. Minyard addressed other changes that have been proposed by Staff and citizens with Staff recommendations. The rest of the changes as stated in the Staff Report dated March 9, 2020 were presented.

Commissioner Christina Aleman commented on some typos in the draft. Staff acknowledged them and will sure it is changed for the next draft.

Mr. John McCarty, spoke to the board about the War Memorial Golf Course. Chair Russell stated that this was public comment for the By-laws and welcomed any comment on the bylaw changes. Mr. McCarty continued to speak of the golf course. Chair Russell told him that Citizen Communication will be at the end of the hearing and he could speak at that time. Mr. McCarthy stated that since it was not a crowded meeting, he wanted to speak now. Vice Chair Holder continued that the agenda will be followed in order. It was repeated that the agenda will be followed and it will not be long before Citizen Communication is on the agenda.

**STAFF UPDATE:**

May 28, 2020

Due to the Mayors announcement of March 16, 2020 that all City of Little Rock boards and commissions meetings were cancelled until further notice because of Covid-19 Corona Virus, the
regularly scheduled April 13 and the May 11, 2020 meetings were not held. A meeting was scheduled for May 28, 2020 to hear this item and others.

There have been two changes suggested by Commissioner Ted Holder to the draft that was distributed for the February meeting.

The definition of material change has been modified in two places to read as stated below. The first reference is in E General Polices, 6 b.

*For the purpose of these by-laws, a material change shall be considered to be a revision to a design that has revised one or more of the design factors as listed in the municipal code under Chapter 23, Sec 23-120 (d) in a way that makes the application significantly different. Those factors are as follows: Siting, Height, Proportion, Rhythm, Roof area, Entrance area, Wall areas, Detailing, Façade, Scale, and Massing.*

The new draft also added language to clarify that withdrawn application must wait the 12 months unless a material change has occurred in the application. Here is that language as stated in E General Polices, 7 d.

*If the application is withdrawn, the same application for a Certificate of Appropriateness may not be resubmitted for a period of one (1) year unless a material change has been made by the applicant, which change is clearly designated by the applicant in the application, in the proposed erection, alteration, restoration, moving or demolition of buildings, structures or appurtenant fixtures on such property or portions thereof from that contained or proposed in the previously withdrawn application. For the purpose of these by-laws, a material change shall be considered to be a revision to a design that has revised one or more of the design factors as listed in the municipal code under Chapter 23, Sec 23-120 (d) in a way that makes the application significantly different. Those factors are as follows: Siting, Height, Proportion, Rhythm, Roof area, Entrance area, Wall areas, Detailing, Façade, Scale, and Massing.*

**STAFF RECOMMENDATION:**
May 28, 2020
Staff recommend approval of the changes to the bylaws. A marked up copy of all of the final changes is attached to this agenda.

**COMMISSION ACTION:**
May 28, 2019
Mr. Minyard gave an update to the Commission. He stated that on page 13 in the Staff Update, there were two changes. A new definition of a material change was read into the record and discussed. Mr. Minyard stated that the Commission must accept that the application is significantly different enough to warrant being heard.

It was also changed so that a withdrawn application must also wait 12 months unless a material change has been made. That new language was also read into the record. This made the rules the same for the withdrawals and the denied items. Staff recommends the approval of the changes to the By-Laws.

Sherri Latimer also stated that there was an addition of the By-Laws will be reviewed every three years. She stated that there were minor editorial differences in her draft and
the draft in front of the Commission. Mr. Minyard asked the attorney if it was proper to vote on the item if the concept was the same and work out the editorial differences later and sign later. Ms. Latimer said that she thought they could approve in concept and vote today. Chair Jeremiah Russell asked if there were any comments.

Vice Chair Ted Holder commented about an apparent duplication of some text and if there were any changes. The changes were to allow a request for deferral without the five-day prior notice. A clean copy and a marked-up copy were sent to each.

A motion was made to approve the bylaws as submitted by Staff. Commissioner Robert Hodge made the motion and Vice Chair Ted Holder seconded. The motion passed with a vote of 7 ayes and 0 noes.

Signatures will be gained when all text is rectified. Mr. Minyard stated that he thought we would lose Commissioner Frederick soon for a previously scheduled event.
Article I. Authorization

The Little Rock Historic District Commission is established by Little Rock Ordinance No. 13,154, as amended by Little Rock Ordinance No. 20,414, and pursuant to Arkansas State Act 882 of 1975 as amended.

Article II. Purpose of the By-laws

It is the intent of these bylaws to prescribe the organization of the Little Rock Historic District Commission; to provide for the equitable and expeditious implementation of procedures required by Arkansas statute and Little Rock ordinance, to direct the conduct of its affairs, to inform the impacted area of its proceedings and to keep records of those results for the general public.

Article III. The Historic District Commission

A. Members and Terms

1. Commission shall consist of seven (7) members appointed by the Mayor, subject to confirmation by the Board of Directors and who shall be electors of the City of Little Rock holding no salaried or elective municipal office.
2. The appointments to membership shall be so arranged that the term of at least one (1) member will expire each year, and their successor shall be appointed in a like manner for terms of three (3) years.
3. Vacancies shall be filled in like manner for the unexpired term.
4. Members who are appointed to fill vacancies for unexpired terms shall join the Commission at the next meeting following their appointment and confirmation.
5. The appointing authority shall have the power to remove any member of the Commission for cause and after public hearing; provided, however, any member of the Commission who shall be absent from three (3) or more consecutive scheduled calendar meetings may be removed from office without hearing upon certification of such fact by the secretary of the Commission to the City Manager.
6. The Commission shall elect a chair and vice chair annually from its own number at the last meeting of the year.
7. The Commission may adopt rules and regulations in conformity with Arkansas law and the Little Rock Code and may, subject to appropriation, employ clerical and technical assistants or consultants and may accept money, gifts, or grants and use them for these purposes.

B. Officers

1. Chair and Vice Chair.
   a. The Chair and Vice Chair shall serve for a period of one (1) year. The Chair, and Vice Chair, may succeed him or herself in office but shall not serve for more than three (3) consecutive years.
   b. The Chair shall preside at all meetings and hearings of the Commission. In the event of the absence or disability of the Chair, the Vice Chair shall preside. In the event of the absence or disability of both the Chair and Vice Chair at any meeting, the oldest appointive member in point of service shall act as Chair during such meeting.
   c. The Chair shall present to the Commission for its approval the names of all persons appointed to committees established by the Commission. The Chair shall designate one (1) member of such committee to serve as the committee Chair.
   d. The Chair shall sign all approved minutes, and when authorized, other documents on behalf of the Commission.

2. Secretary.
   a. The Office of Secretary shall be held ex-officio by the Director of Little Rock Planning and Development or his designated representative.
   b. The Secretary shall attend all meetings of the Commission and shall:
      (i) maintain a record of the rules and regulations of the Commission;
      (ii) maintain a record of the organization of the Commission and its staff;
      (iii) maintain a record of the current membership of the Commission with their terms of office;
      (iv) prepare the agendas of items to be considered at a meeting.
      (v) keep the minutes of each meeting;
      (vi) carry on routine correspondence; and
      (vii) maintain the files of the Commission.

Article IV. Meetings

A. Regular Meetings

1. Date.
   The Commission shall, at the last regular meeting of each year, adopt a calendar of regular meeting dates for the forthcoming year as required by Ordinance.

2. Time.
   The Commission shall meet regularly as indicated by the adopted calendar.

3. Place.
The Commission shall meet regularly in the Board of Directors’ Chamber or such other places as directed by the Commission.

   a. To the Commissioners: The Secretary shall mail a copy of the agenda to each Commissioner one (1) week prior to the date set for a meeting. The agenda shall constitute notice of the meeting and of any public hearings identified on the agenda. On the morning of the day of a meeting, the Secretary shall remind each Commissioner of the meeting by telephone call.
   
   b. To the General Public: Legal Notice – Notice of public hearings on regulations, ordinances or amendments thereto, or on applications for a Certificate of Appropriateness shall be published at least one (1) time in a newspaper having general circulation throughout the city at least fifteen (15) days prior to the hearing. Notice of a public hearing on the establishment of a proposed historic district shall be provided by publication in a newspaper of general circulation in the city once a week for three (3) consecutive weeks, with the first such notice to be at least twenty (20) days prior to the public hearing.
   
   c. To the Applicant: Notice of a public hearing on a Certificate of Appropriateness shall be sent by the Secretary to the applicant by regular mail postage prepaid at least twenty-five (25) days before the hearing.
   
   d. To Affected Property Owners: Notice of public hearing on a Certificate of Appropriateness shall be sent by the applicant to the owners of properties materially affected by any of the changes proposed in said application. Such notice shall be sent by certified mail return receipt requested at least ten (10) days prior to the hearing. The cost of such notice shall be paid by the applicant.

   The properties within two hundred (200) feet of an applicant’s property are deemed materially affected by the changes proposed in the application, unless otherwise determined by the Historic District Commission within thirty (30) days after receipt of the application.

5. Notice of Public Hearing Deferral Date.
   Notice of the date for a deferred public hearing shall be sent to affected property owners, as described above, by the Secretary at the expense of the Little Rock Planning and Development Department. Notice of the deferral date shall be sent by regular mail at least ten (10) days prior to the deferred hearing. This supplemental notice requirement shall not apply to deferrals caused by the applicant’s failure to complete the public hearing notice requirements described in subsection 4(d) above. In such cases, the applicant shall send notice of the new public hearing date at his or her own expense.

   All meetings and public hearings of the Historic District Commission are subject to the procedural requirements set out in Chapter 23 of the Little Rock Code pursuant to Arkansas statute and as amended from time to time.
B. Called Meetings

Special meetings may be called by the Chair, or at the request of the Secretary, or by a quorum of the Commissioners, or by a majority of those present at a regular or called meeting. Notice of such meeting shall be given as prescribed for a regular meeting, unless the called meeting is to be held within less than three (3) days, in which case, notice by telephone shall suffice if a public hearing is not required and if Freedom of Information Act public meeting notice requirements are met. Announcement of a special meeting at any meeting at which a quorum of the Commission is present shall be sufficient notice to the Commissioners who are present.

C. Adjourned Meetings

Where all applications cannot be disposed of on the day set, the Commission may adjourn from day-to-day or as necessary to complete the hearing of all items docketed. A majority vote of those present shall be required to adjourn.

Article V. Conduct of Business

A. Order of Agenda

All meetings shall be conducted in accordance with the agenda which shall enumerate the topics and cases in the following sequence:

1. Roll Call.
2. Finding of a Quorum.
3. Approval of Previous Minutes.
5. Deferred Certificates of Appropriateness.
6. New Certificates of Appropriateness.
7. Other Matters.
8. Adjournment.

B. Order of Hearing

At a public hearing, the order shall be as follows:

1. Announcement of the Subject by the Chair.
2. Summary of Proposal and Report of Staff Findings and Recommendations by Secretary/Staff.
3. Petitioner's or Applicant's Presentation.
4. Objector's or Interested Property Owner's Presentation.
5. Petitioner's Rebuttal.
6. Questions and Discussion by Commissioners.
7. Commission Vote on the Request as Filed.
8. Additional Motion of Commission as May Be Required to Dispose of an Issue.
C. Standard Rules of Procedure

Except as may otherwise be set forth in these by-laws, parliamentary procedure shall be as prescribed in the latest edition of Roberts’ Rules of Order, Revised.

D. Special Rules of Procedure

1. Quorum.
   A quorum for the transaction of business shall be four (4) members.

2. Vote and Proxy.
   Each Commissioner, including the Chair, shall be entitled to one (1) vote. No Commissioner shall cast a vote for another Commissioner by proxy. Any member of the Commission who shall have an economic interest in any property or decision relating to such property, which shall be the subject matter of, or affected by, a decision of the Commission shall be disqualified from participating in the public discussion or proceedings in connection therewith. Any Commission member may upon disclosure of his or her interest participate in agenda meeting discussions of an informational nature concerning said subject. In the event that any member of the Commission is uncertain as to whether or not a conflict of interest exists, that member should obtain an opinion from the Office of the City Attorney before either participating in the discussion or voting on the application.

3. Motion and Voting on a Certificate of Appropriateness.
   Any matter of business requiring action by the Commission may be presented by oral motion, and the members present may vote thereon by simple voice vote. In the case that said motion is to approve or deny a Certificate of Appropriateness, Commissioners shall state for the record the reasons for approval or denial of the motion. In case of a split vote, the Chair may ask for a show of hands. The minutes shall indicate the voting to be “denied” or “passed” and the name of any abstainer.

4. Majority Vote.
   a. These rules may be amended or modified by an affirmative vote of not less than four (4) members of the Commission, provided that such amendment be presented in writing at a regular meeting and action taken thereon at a subsequent regular meeting or as otherwise provided in Article VII of these by-laws.
   b. A majority of the full membership of the Commission shall be required in order to dismiss an application for a Certificate of Appropriateness or to take final action on the issuance of a Certificate of Appropriateness.
   c. A majority vote of the members in attendance shall be required to resolve procedural matters including, but not limited to, election of officers, amendment of the order of business, determination of an area of impact for a particular application, and deferral of a public hearing for less than 100 days."

5. Conduct of Hearing.
   Public hearings shall be conducted informally, and the Chair shall make all rulings and determinations regarding the admissibility of evidence, the scope of the admissibility of evidence, the scope of the inquiry, the order in which evidence, objections and arguments shall be heard, and other like matters, except that any member shall be
privileged to make inquiries personally and to call for a vote on any ruling of the Chair with which he does not agree, whereupon the vote shall determine the effective ruling. It shall be the purpose of the Chair to expedite all hearings, confining them to the presentation of only essential matters in the interest of saving time, but entertaining the presentation of sufficient matter to do substantial justice to all concerned.

6. The Secretary of the Commission shall affix an identification tag which includes the case number and an exhibit designation in sequence beginning with “A” to each item, visual or written, formally presented to the Commission at the time of the material’s introduction to the Commission, which is designated by the applicant or other parties testifying before the Commission as a submission to form part of the record upon which the Commission makes its decision.

E. General Policies

1. Formal Action.
   No request to discuss an issue or issues at a public hearing which are not docketed for said hearing may be acted upon formally by the Commission.

2. Closing of Docket.
   No application for a Certificate of Appropriateness shall be submitted to the Commission, or prepared by the Secretary for submission, unless the same has been filed in the required fashion and no later than the docket date established by the adopted calendar. The staff shall investigate and consider each application, advertise the hearing, and present its findings, on an area wide basis rather than an individual site basis.

3. Open Meetings.
   All meetings of the Commission shall be open to the public as required by law.

4. Public Hearings.
   All items for which Commission action is required by law or ordinance shall be made the subjects of open public hearings, and after public notice as prescribed by law or ordinance.

   All minutes of Commission meetings and all petitions, applications, reports and other documents on which action has been taken by the Commission shall be open to the public and available for inspection at reasonable times.

6. Reconsideration of Denied or Amended Applications.
   a. Expunging Actions.
      The Commission may, when it deems necessary and for cause, expunge any motion and subsequent action in order to introduce a substitute motion for other action. The motion to accomplish such shall be made immediately and preceding the introduction of the next item of business on that agenda. When an item has been voted on and passed over for the next item of business, it shall not be recalled at that meeting for further action.

   b. Reconsideration.
No application for a Certificate of Appropriateness for property shall be considered if a former application embracing the same property or a portion thereof has been denied by the Commission within a period of 12 months preceding the application, except for cause and with unanimous consent of all members present at a regular meeting. If the Commission decides to rehear a case it will require legal ad, notice to owners, etc., as required for new application.

If an application for a Certificate of Appropriateness for property embracing the same property or a portion thereof has been previously denied by the Commission, the Commission shall not grant a Certificate of Appropriateness pursuant to an application for a Certificate of Appropriateness for such property unless a material change has been made by the applicant, which change is clearly designated by the applicant in the application, in the proposed erection, alteration, restoration, moving or demolition of buildings, structures or appurtenant fixtures on such property or portions thereof from that contained or proposed in the previously withdrawn application(s) previously been denied by the Commission.

For the purpose of these By-Laws, a material change shall be considered to be a revision to a design that has revised one or more of the design factors as listed in the municipal code under Chapter 23, Sec 23-120 (d) in a way that makes the application significantly different, i.e., siting, height, proportion, rhythm, roof area, entrance area, wall areas, detailing, façade, scale, and massing. Those factors are as follows: Siting, Height, Proportion, Rhythm, Roof area, Entrance area, Wall areas, Detailing, Façade, Scale, and Massing.

7. Withdrawals.
   An application which has been advertised for public hearing may not be withdrawn by the applicant except as follows:

   a. The applicant’s request for withdrawal of an application must be made in writing at least five working days prior to the date of the advertised hearing or may be made at the hearing.

   b. The request for deferral must state the reason for the withdrawal.

   c. The applicant’s request for withdrawal must be approved by a majority vote of the Commission members present.

   d. If the application is withdrawn, the same application for a Certificate of Appropriateness may not be resubmitted for a period of one (1) year unless a material change has been made by the applicant, which change is clearly designated by the applicant in the application, in the proposed erection, alteration, restoration, moving or demolition of buildings, structures or appurtenant fixtures on such property or portions thereof from that contained or proposed in the previously withdrawn application. For the purpose of these By-Laws, a material change shall be considered to be a revision to a design that has revised one or more of the design factors as listed in the municipal code under Chapter 23, Sec 23-120 (d) in a way that makes the application significantly different. Those factors are as follows: Siting, Height, Proportion, Rhythm, Roof area, Entrance area, Wall areas, Detailing, Façade, Scale, and Massing.

8. Deferrals.
An application for a COA which has been advertised for public hearing may be deferred only as follows:

a. Deferral Requested by the Applicant
   (1) The applicant’s request for deferral must be submitted in writing at least five working days prior to the date of the advertised hearing or may be made at the hearing.
   (2) The request for deferral must state the reason that a deferral is needed and must specify the proposed length of the deferral.
   (3) The applicant’s request for deferral must be approved by a majority vote of the Commission members present.
   (4) No single request for deferral by an applicant shall be granted for more than one hundred (100) days, except by unanimous vote of all Commission members present.
   (5) In no case shall more than two requests for deferral by an applicant be granted by the Commission.
   (6) Notice of the date of the deferred public hearing shall be sent as required in Article IV above.
   (7) If the applicant is not prepared to move forward after two deferral requests have been granted by the Commission, the following options are available to the Commission as circumstances require:
      (i) Hold the public hearing and grant or deny the application;
      (ii) Defer the public hearing on the Commission’s own motion for cause; or
      (iii) Dismiss the application without prejudice or with prejudice against refilling the same application within one (1) year.

b. Deferral by the Commission.
   (1) Prior to opening the floor to a public hearing where there are five or fewer Commissioners in attendance, the Historic District Commission Chair shall explain that approval of an application for a Certificate of Appropriate-ness requires four (4) affirmative votes and shall ask if the applicant would like to defer their public hearing to the next regularly scheduled Commission meeting. Such deferral shall be considered a deferral by the commission.
   (2) During a public hearing, the Historic District Commission may defer consideration of the application by a majority vote of the Commission members present.
   (3) In its motion for deferral of an application, the Commission must state the reason for the deferral and must specify the length of the deferral.
   (4) No application for a Certificate of Appropriateness for a purpose other than demolition shall be deferred at the insistence of the Historic District Commission longer than one hundred (100) days from the date of the first public hearing without the consent of the applicant.
   (5) Notice of the date of a deferred public hearing shall be sent as required in Article IV above.

c. Deferral for Failure to Meet Statutory Notice Requirements.
   (1) If the applicant fails to provide proof that notice was mailed to affected property owners, as required in Article IV above, the Commission shall defer the application to allow the applicant time to provide required notice of the deferred hearing.
(2) After three such deferrals for failure to provide proof of notice, the application shall be dismissed without prejudice to refile.
(3) Notice of the public hearing and of each deferred hearing shall be sent as required in Article IV above, at the sole expense of the applicant.

9. Applicant Attendance at Meeting.
The applicant of each item docketed shall be present or represented at the meeting and prepared to discuss the request.

No action of the Commission shall be deemed to set a precedent. Each item docketed shall be decided upon its own merit and circumstances attendant thereto.

11. Dissent.
If a member of the Little Rock Historic District Commission wishes to dissent from a majority opinion of the Commission, he or she shall communicate a written minority opinion to the following:
   a. All members of the Historic District Commission,
   b. The Secretary of the Historic District Commission who will note it in the record.

All materials, written, graphic or otherwise, presented to the Commission for consideration shall become the possessions of the Commission for a period of 90 days after the Commission’s action. In the event that legal measures contesting the Commission’s decision are taken within this time period, said materials shall remain in the possession of the Commission until such time as these legal measures are exhausted.

13. Ex-Parte Communication. If a non-Commissioner discusses a matter which is to come before the Historic District Commission with a Commissioner, that Commissioner shall disclose the conversation and the contents thereof to the Commission on the record in a timely manner. Commissioners shall forward all ex-parte written communications to staff for inclusion in the record and shall do so in a timely manner.

Article VI. Design Guidelines

It shall be the Commission’s responsibility to see that the Macarthur Park Historic District Design Guidelines, adopted pursuant to Little Rock Ordinance No. 14042 Section 4, are periodically reviewed for needed revision. A thorough review of the Design Guidelines shall be carried out, at minimum, every five years.

Article VII. Amendments

These by-laws may be amended or repealed by an affirmative vote of not less than four members of the Commission. A proposed amendment, or a motion to repeal, shall first be presented in writing at a regular meeting and placed on the agenda of a subsequent regular
meeting for action, unless ten days written notice has been given to all Commissioners, in which case action may be taken at any regular or called meeting.

The By-laws shall be reviewed every three years.

Article VIII. Waivers

Any procedural provision of these by-laws that is not required by Arkansas statute or Little Rock ordinance may be waived by a majority vote of the members present.

ATTEST:

______________________________  _________________________
Secretary                     Jeremiah Russell, Chair

______________________________
Date

Amended by the Historic District Commission on August 8, 2011.
BY-LAWS
LITTLE ROCK HISTORIC DISTRICT COMMISSION

Article I. Authorization

The Little Rock Historic District Commission is established by Little Rock Ordinance No. 13,154, as amended by Little Rock Ordinance No. 20,414, and pursuant to Arkansas State Act 882 of 1975 as amended.

Article II. Purpose of the By-laws

It is the intent of these bylaws to prescribe the organization of the Little Rock Historic District Commission; to provide for the equitable and expeditious implementation of procedures required by Arkansas statute and Little Rock ordinance, to direct the conduct of its affairs, to inform the impacted area of its proceedings and to keep records of those results for the general public.

Article III. The Historic District Commission

A. Members and Terms

1. Commission shall consist of seven (7) members appointed by the Mayor, subject to confirmation by the Board of Directors and who shall be electors of the City of Little Rock holding no salaried or elective municipal office.
2. The appointments to membership shall be so arranged that the term of at least one (1) member will expire each year, and their successor shall be appointed in a like manner for terms of three (3) years.
3. Vacancies shall be filled in like manner for the unexpired term.
4. Members who are appointed to fill vacancies for unexpired terms shall join the Commission at the next meeting following their appointment and confirmation.
5. The appointing authority shall have the power to remove any member of the Commission for cause and after public hearing; provided, however, any member of the Commission who shall be absent from three (3) or more consecutive scheduled calendar meetings may be removed from office without hearing upon certification of such fact by the secretary of the Commission to the City Manager.
6. The Commission shall elect a chair and vice chair annually from its own number at the last meeting of the year.
7. The Commission may adopt rules and regulations in conformity with Arkansas law and the Little Rock Code and may, subject to appropriation, employ clerical and technical assistants or consultants and may accept money, gifts, or grants and use them for these purposes.

B. Officers

1. Chair and Vice Chair.
   a. The Chair and Vice Chair shall serve for a period of one (1) year. The Chair, and Vice Chair, may succeed him or herself in office but shall not serve for more than three (3) consecutive years.
   b. The Chair shall preside at all meetings and hearings of the Commission. In the event of the absence or disability of the Chair, the Vice Chair shall preside. In the event of the absence or disability of both the Chair and Vice Chair at any meeting, the oldest appointive member in point of service shall act as Chair during such meeting.
   c. The Chair shall present to the Commission for its approval the names of all persons appointed to committees established by the Commission. The Chair shall designate one (1) member of such committee to serve as the committee Chair.
   d. The Chair shall sign all approved minutes, and when authorized, other documents on behalf of the Commission.

2. Secretary.
   a. The Office of Secretary shall be held ex-officio by the Director of Little Rock Planning and Development or his designated representative.
   b. The Secretary shall attend all meetings of the Commission and shall:
      (i) maintain a record of the rules and regulations of the Commission;
      (ii) maintain a record of the organization of the Commission and its staff;
      (iii) maintain a record of the current membership of the Commission with their terms of office;
      (iv) prepare the agendas of items to be considered at a meeting.
      (v) keep the minutes of each meeting;
      (vi) carry on routine correspondence; and
      (vii) maintain the files of the Commission.

Article IV. Meetings

A. Regular Meetings

1. Date.
   The Commission shall, at the last regular meeting of each year, adopt a calendar of regular meeting dates for the forthcoming year as required by Ordinance.

2. Time.
   The Commission shall meet regularly as indicated by the adopted calendar.

3. Place.
The Commission shall meet regularly in the Board of Directors' Chamber or such other places as directed by the Commission.

   a. To the Commissioners: The Secretary shall mail a copy of the agenda to each Commissioner one (1) week prior to the date set for a meeting. The agenda shall constitute notice of the meeting and of any public hearings identified on the agenda. On the morning of the day of a meeting, the Secretary shall remind each Commissioner of the meeting by telephone call.

   b. To the General Public: Legal Notice – Notice of public hearings on regulations, ordinances or amendments thereto, or on applications for a Certificate of Appropriateness shall be published at least one (1) time in a newspaper having general circulation throughout the city at least fifteen (15) days prior to the hearing. Notice of a public hearing on the establishment of a proposed historic district shall be provided by publication in a newspaper of general circulation in the city once a week for three (3) consecutive weeks, with the first such notice to be at least twenty (20) days prior to the public hearing.

   c. To the Applicant: Notice of a public hearing on a Certificate of Appropriateness shall be sent by the Secretary to the applicant by regular mail postage prepaid at least twenty-five (25) days before the hearing.

   d. To Affected Property Owners: Notice of public hearing on a Certificate of Appropriateness shall be sent by the applicant to the owners of properties materially affected by any of the changes proposed in said application. Such notice shall be sent by certified mail return receipt requested at least ten (10) days prior to the hearing. The cost of such notice shall be paid by the applicant.

   The properties within two hundred (200) feet of an applicant’s property are deemed materially affected by the changes proposed in the application, unless otherwise determined by the Historic District Commission within thirty (30) days after receipt of the application.

5. Notice of Public Hearing Deferral Date.
   Notice of the date for a deferred public hearing shall be sent to affected property owners, as described above, by the Secretary at the expense of the Little Rock Planning and Development Department. Notice of the deferral date shall be sent by regular mail at least ten (10) days prior to the deferred hearing. This supplemental notice requirement shall not apply to deferrals caused by the applicant’s failure to complete the public hearing notice requirements described in subsection 4(d) above. In such cases, the applicant shall send notice of the new public hearing date at his or her own expense.

   All meetings and public hearings of the Historic District Commission are subject to the procedural requirements set out in Chapter 23 of the Little Rock Code pursuant to Arkansas statute and as amended from time to time.
B. Called Meetings

Special meetings may be called by the Chair, or at the request of the Secretary, or by a quorum of the Commissioners, or by a majority of those present at a regular or called meeting. Notice of such meeting shall be given as prescribed for a regular meeting, unless the called meeting is to be held within less than three (3) days, in which case, notice by telephone shall suffice if a public hearing is not required and if Freedom of Information Act public meeting notice requirements are met. Announcement of a special meeting at any meeting at which a quorum of the Commission is present shall be sufficient notice to the Commissioners who are present.

C. Adjourned Meetings

Where all applications cannot be disposed of on the day set, the Commission may adjourn from day-to-day or as necessary to complete the hearing of all items docketed. A majority vote of those present shall be required to adjourn.

Article V. Conduct of Business

A. Order of Agenda

All meetings shall be conducted in accordance with the agenda which shall enumerate the topics and cases in the following sequence:

1. Roll Call.
2. Finding of a Quorum.
3. Approval of Previous Minutes.
5. Deferred Certificates of Appropriateness.
6. New Certificates of Appropriateness.
7. Other Matters.
8. Adjournment.

B. Order of Hearing

At a public hearing, the order shall be as follows:

1. Announcement of the Subject by the Chair.
2. Summary of Proposal and Report of Staff Findings and Recommendations by Secretary/Staff.
3. Petitioner's or Applicant's Presentation.
4. Objector's or Interested Property Owner's Presentation.
5. Petitioner's Rebuttal.
6. Questions and Discussion by Commissioners.
7. Commission Vote on the Request as Filed.
8. Additional Motion of Commission as May Be Required to Dispose of an Issue.
C. Standard Rules of Procedure

Except as may otherwise be set forth in these by-laws, parliamentary procedure shall be as prescribed in the latest edition of Roberts' Rules of Order, Revised.

D. Special Rules of Procedure

1. Quorum.
   A quorum for the transaction of business shall be four (4) members.

2. Vote and Proxy.
   Each Commissioner, including the Chair, shall be entitled to one (1) vote. No Commissioner shall cast a vote for another Commissioner by proxy. Any member of the Commission who shall have an economic interest in any property or decision relating to such property, which shall be the subject matter of, or affected by, a decision of the Commission shall be disqualified from participating in the public discussion or proceedings in connection therewith. Any Commission member may upon disclosure of his or her interest participate in agenda meeting discussions of an informational nature concerning said subject. In the event that any member of the Commission is uncertain as to whether or not a conflict of interest exists, that member should obtain an opinion from the Office of the City Attorney before either participating in the discussion or voting on the application.

3. Motion and Voting on a Certificate of Appropriateness.
   Any matter of business requiring action by the Commission may be presented by oral motion, and the members present may vote thereon by simple voice vote. In the case that said motion is to approve or deny a Certificate of Appropriateness, Commissioners shall state for the record the reasons for approval or denial of the motion. In case of a split vote, the Chair may ask for a show of hands. The minutes shall indicate the voting to be “denied” or “passed” and the name of any abstainer.

4. Majority Vote.
   a. These rules may be amended or modified by an affirmative vote of not less than four (4) members of the Commission, provided that such amendment be presented in writing at a regular meeting and action taken thereon at a subsequent regular meeting or as otherwise provided in Article VII of these by-laws.
   b. A majority of the full membership of the Commission shall be required in order to dismiss an application for a Certificate of Appropriateness or to take final action on the issuance of a Certificate of Appropriateness.
   c. A majority vote of the members in attendance shall be required to resolve procedural matters including, but not limited to, election of officers, amendment of the order of business, determination of an area of impact for a particular application, and deferral of a public hearing for less than 100 days."

5. Conduct of Hearing.
   Public hearings shall be conducted informally, and the Chair shall make all rulings and determinations regarding the admissibility of evidence, the scope of the admissibility of evidence, the scope of the inquiry, the order in which evidence, objections and arguments shall be heard, and other like matters, except that any member shall be
privileged to make inquiries personally and to call for a vote on any ruling of the Chair with which he does not agree, whereupon the vote shall determine the effective ruling. It shall be the purpose of the Chair to expedite all hearings, confining them to the presentation of only essential matters in the interest of saving time, but entertaining the presentation of sufficient matter to do substantial justice to all concerned.

E. General Policies

1. Formal Action.
   No request to discuss an issue or issues at a public hearing which are not docketed for said hearing may be acted upon formally by the Commission.

2. Closing of Docket.
   No application for a Certificate of Appropriateness shall be submitted to the Commission, or prepared by the Secretary for submission, unless the same has been filed in the required fashion and no later than the docket date established by the adopted calendar. The staff shall investigate and consider each application, advertise the hearing, and present its findings, on an area wide basis rather than an individual site basis.

3. Open Meetings.
   All meetings of the Commission shall be open to the public as required by law.

4. Public Hearings.
   All items for which Commission action is required by law or ordinance shall be made the subjects of open public hearings, and after public notice as prescribed by law or ordinance.

   All minutes of Commission meetings and all petitions, applications, reports and other documents on which action has been taken by the Commission shall be open to the public and available for inspection at reasonable times.

6. Reconsideration of Denied or Amended Applications.
   a. Expunging Actions.
      The Commission may, when it deems necessary and for cause, expunge any motion and subsequent action in order to introduce a substitute motion for other action. The motion to accomplish such shall be made immediately and preceding the introduction of the next item of business on that agenda. When an item has been voted on and passed over for the next item of business, it shall not be recalled at that meeting for further action.

   b. Reconsideration.
      No application for a Certificate of Appropriateness for property shall be considered if a former application embracing the same property or a portion thereof has been denied by the Commission within a period of 12 months preceding the application, except for cause and with unanimous consent of all members present at a regular meeting. If the Commission decides to rehear a case it will require legal ad, notice to owners, etc., as required for new application.
If an application for a Certificate of Appropriateness for property embracing the same property or a portion thereof has been previously denied by the Commission, the Commission shall not grant a Certificate of Appropriateness pursuant to an application for a Certificate of Appropriateness for such property unless a material change has been made by the applicant, which change is clearly designated by the applicant in the application, in the proposed erection, alteration, restoration, moving or demolition of buildings, structures or appurtenant fixtures on such property or portions thereof from that contained or proposed in the previous application(s) previously been denied by the Commission.

For the purpose of these By-Laws, a material change shall be considered to be a revision to a design that has revised one or more of the design factors as listed in Little Rock Code, Section 23-120(d) in a way that makes the application significantly different, i.e., siting, height, proportion, rhythm, roof area, entrance area, wall areas, detailing, façade, scale, and massing.

7. Withdrawals.
An application which has been advertised for public hearing may not be withdrawn by the applicant except as follows:

a. The applicant’s request for withdrawal of an application may be submitted in writing prior to the date of the advertised hearing or may be made at the hearing.
b. The request for deferral must state the reason for the withdrawal.
c. The applicant’s request for withdrawal must be approved by a majority vote of the Commission members present.
d. If the application is withdrawn, the same application for a Certificate of Appropriateness may not be resubmitted for a period of one (1) year unless a material change has been made by the applicant, which change is clearly designated by the applicant in the application, in the proposed erection, alteration, restoration, moving or demolition of buildings, structures, or appurtenant fixtures on such property or portions thereof from that contained or proposed in the previously withdrawn application. For the purpose of these By-Laws, a material change shall be considered to be a revision to a design that has revised one or more of the design factors as listed in Little Rock Code, Section 23-120(d) in a way that makes the application significantly different, i.e., siting, height, proportion, rhythm, roof area, entrance area, wall areas, detailing, façade, scale, and massing.

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(6) Notice of the date of the deferred public hearing shall be sent as required in Article IV above.

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(i) Hold the public hearing and grant or deny the application;
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(4) No application for a Certificate of Appropriateness for a purpose other than demolition shall be deferred at the insistence of the Historic District Commission longer than one hundred (100) days from the date of the first public hearing without the consent of the applicant.

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(1) If the applicant fails to provide proof that notice was mailed to affected property owners, as required in Article IV above, the Commission shall defer the application to allow the applicant time to provide required notice of the deferred hearing.

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These By-Laws shall be reviewed by the Commission every three (3) years.

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Any procedural provision of these by-laws that is not required by Arkansas statute or Little Rock ordinance may be waived by a majority vote of the members present.
Amended by the Historic District Commission on August 8, 2011.
Amended by the Historic District Commission on July 23, 2020.
A. Order of Agenda [p. 4]

All meetings shall be conducted in accordance with the agenda which shall enumerate the topics and cases in the following sequence:

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2. Finding of a Quorum.
3. Approval of Previous Minutes.
5. Deferred Certificates of Appropriateness.
6. New Certificates of Appropriateness.
7. Other Matters.
8. Adjournment.

Article V. Conduct of Business

D. Special Rules of Procedure [p. 6]

6. The Secretary of the Commission shall affix an identification tag which includes the case number and an exhibit designation in sequence beginning with “A” to each item, visual or written, formally presented to the Commission at the time of the material’s introduction to the Commission, which is designated by the applicant or other parties testifying before the Commission as a submission to form part of the record upon which the Commission makes its decision.

E. General Policies [pp. 7-8]

6. Reconsideration of Denied or Amended Applications.

b. Reconsideration.

No application for a Certificate of Appropriateness for property shall be considered if a former application embracing the same property or a portion thereof has been denied by the Commission within a period of 12 months preceding the application, except for cause and with unanimous consent of all members present at a regular meeting. If the Commission decides to rehear a case it will require legal ad, notice to owners, etc., as required for new application.

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13. Ex-Parte Communication. In the event a non-Commissioner discusses a matter which is to come before the Historic District Commission with a Commissioner, that Commissioner shall disclose the conversation and the contents thereof to the Commission on the record in a timely manner. Commissioners shall forward all ex-parte written communications to staff for inclusion in the record and shall do so in a timely manner.

Article VII. Amendments

These by-laws may be amended or repealed by an affirmative vote of not less than four members of the Commission. A proposed amendment, or a motion to repeal, shall first be presented in writing at a regular meeting and placed on the agenda of a subsequent regular meeting for action, unless ten days written notice has been given to all Commissioners, in which case action may be taken at any regular or called meeting.

These By-Laws shall be reviewed by the Commission every three (3) years.

All articles and subsections shall be renumbered to conform with the additions which have been accepted and ratified by the Board.

CERTIFICATION OF ADOPTION

The foregoing By-Laws of the Historic District Commission have been duly adopted this 28th day of May 2020, by action of the Historic District Commission pursuant to the laws of the City of Little Rock and the State of Arkansas.

IN TESTIMONY THEREOF, witness the hand of the undersigned as Secretary of the Historic District Commission on such date.

______________________________
Gilbert Collins
Secretary

APPROVED:

______________________________
Jerimiah Russell
Chair