



THE MANSION AREA

Design Standards



Capitol Zoning District Commission
Little Rock, Arkansas

September 24, 1998

Change is a sign of economic health and confidence in Little Rock's future. It is an essential process in a vital community, representing the current phase of an evolution that has been continuing since the beginning of the city. How we construct, where we build and how we treat what is already established will determine the quality of life we provide for current and future generations.

However, the character of change must be managed to assure that the heritage of Arkansas as represented in these special areas is protected and that the basic urban framework will support and enhance the quality of life for residents and visitors.

Historic buildings should be treated with respect, and additions and other new buildings should strengthen the design context. If the imprint of new construction is to be positive, thoughtful consideration must be given to each change in the built fabric of the community.

Uncontrolled demolition, alteration, and insensitive new construction can irreparably alter the character of the area. Once lost, the ambience of the Mansion Area cannot be recaptured with any sense of authenticity.

These design standards therefore are intended to guide the character of change such that the citizens of Arkansas will derive the maximum benefit of their Governor's Mansion and its environs.

THE MANSION AREA

Design Standards

prepared for the
Capitol Zoning District Commission
by:

JAMESON Architects P.A.

Suite 205
2701 Kavanaugh Boulevard
Little Rock, Arkansas 72205
(501) 666-6600
jap@mci2000.com

Winter & Company

The Village Center
775 Poplar Avenue
Boulder, Colorado 80304
(303) 440-8445
winterco@concentric.net

The Capitol Zoning District Commission operates with a series of documents that establish its powers and responsibilities, define its operating procedures and provide land use policies and development standards.

ORDINANCE/REGULATORY

These documents provide the basic regulations for CZDC operations.

CZDC Ordinance

- Enabling powers
- Commission organization

CZDC Administrative Procedures

Provides administrative procedures, including:

- Hearing requirements
- Conducting meetings
- Application requirements
- Height review

OVERALL STANDARDS

These documents provide design standards and zoning regulations that apply to both the Mansion and Capitol Areas.

City of Little Rock Site Development Guide

Provides prescriptive standards for:

- Access & parking layout
- Landscaping
- Excavation & drainage

General Standards

Provides prescriptive standards for:

- Zoning chart
- Use groups
- Parking
- Signs

Rehabilitation Standards

Addresses treatment of historic properties

NEIGHBORHOOD PLANS

These documents provide development policies for individual areas in the Capitol Zoning District Commission’s jurisdiction.

NEIGHBORHOOD DESIGN STANDARDS

These documents provide performance based design standards for individual areas in the Capitol Zoning District Commission’s jurisdiction.

Capitol Area Framework Plan

Includes:

- Land use policies
- Urban design goals

Mansion Area Framework Plan

Includes:

- Land use policies
- Urban design goals

Capitol Area Design Standards

Includes standards for:

- New construction
- Site plans

Mansion Area Design Standards

Includes standards for:

- New construction
- Site plans

CREDITS

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Win Rockefeller, Lieutenant Governor
Sharon Priest, Secretary of State

Commissioners

Patricia Hayes, Chair
(Governor's Designee)

Tony Bozynski, Vice Chair
(LR Department of Planning and Development)

Solomon Bradford
(Commissioner-At-Large)

Michael Mason, Treasurer
(Mansion Area Representative)

Carl Miller, Jr.
(Secretary of State's Designee)

Gail Moore
(Commissioner-At-Large)

Thomas Moore
(Commissioner-At-Large)

Addie Mae Morris
(Commissioner-At-Large)

Tom Wilkes
(Capitol Area Representative)

Frances Ross
Ron Woods
(Term Expired 5-1-98)

Legal Council

Warren Readnour, Office of Attorney General

Governor's Liaison

John Wyrill, Asst. Legal Advisor to the Governor

Office Address

Capitol Zoning District
410 Battery Street
Little Rock, Arkansas 72201

Mansion Area Advisory Committee

Terry Burruss, Chair, Executive Committee
Leon Adams
Roberta Allen
Tuney Bailey
Bob Blair
B.J. Bowen
Eric Buchanan
Bill Calvert
Rosetta Chapman
Dan Cook
Beth Cooper
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Jim Pearsall, AIA

Ordinance Committee

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Frances Ross
Kenny Scott
Joe Stanley, AIA
Tom Wilkes

Staff

Martha Ann Norton, Director
Catherine Barrier, Deputy Director for Planning & Preservation
Donna Hubert, Management Project Analyst I

CONSULTANTS

JAMESON Architects, P.A.

Tommy Jameson, AIA
Toni Fiduccia

Winter & Company

Noré V. Winter
Ray Kramer
Nancy Blackwood
Julie Husband
Brian W. Koenig
Betsy Shears
Jonathan Modell

J. Ronald Newman, APA

Cheryl Griffith Nichols

W. Christopher Barrier

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ABOUT THIS DOCUMENT

The following document applies to the treatment of all historic properties within the jurisdiction of the Capitol Zoning District Commission for the Mansion Area.

The Mansion Area Design Standards address treatment of existing historic features, repair of deteriorated details and replacement of missing elements.

In addition, Rehabilitation Standards, General Standards and The City of Little Rock Development Guide are regulatory documents that may also apply to a specific project. Furthermore, underlying policies for these design standards are presented in the Master Plan for the Mansion area. Refer to the chart on the next page to determine which other documents may apply.

*

An asterisk adjacent to a statement in the text indicates that it is a standard directly enforced by the Capitol Zoning District Commission. Other text is provided as advisory information and in some circumstances, may also be considered in the Commission's reviews.



A check mark with an illustration indicates that it is an example of an appropriate treatment.



An "x" mark with an illustration indicates that it is an example of an inappropriate treatment.

The Standards numbers in this document are preceded by either an "M" or "O." This signifies that the "M" standards are applicable in the Mansion Area in Zones M and N, and the "O" standards are applicable to projects in Zone O.



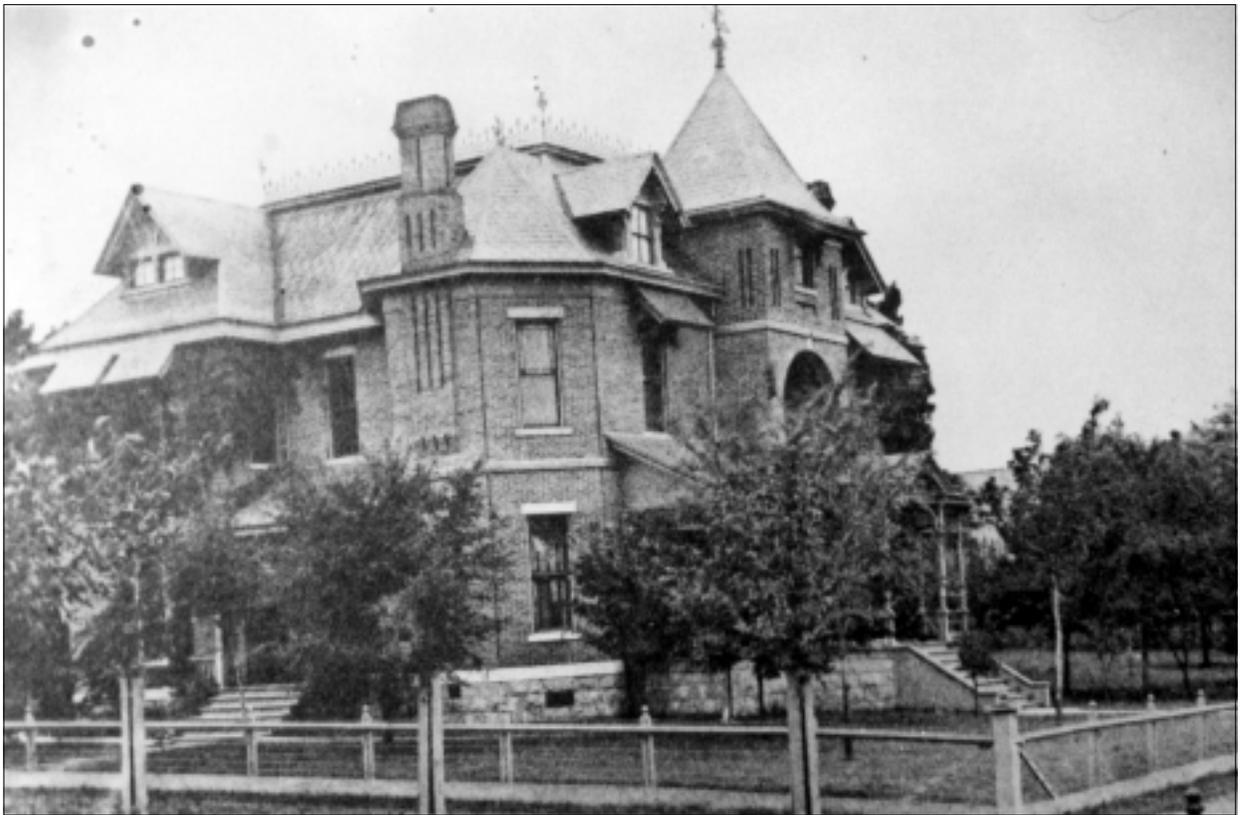
Simple rectangular forms and decorative details are typical features in the Mansion Area. A front porch faces the street.

A note to reviewers of this draft:

This draft of design standards for the Mansion Area is one of a set of companion documents currently in production. A separate document provides standards for rehabilitation of historic properties and a separate document provides standards for the Capitol Area.

In addition, more information will be provided in the introduction at a later date. This, in part, will be influenced by the manner in which these materials are ultimately published.

**DESIGN STANDARDS
FOR ZONES "M" AND "N"
IN THE MANSION AREA**



These Design Standards are for new construction in Zones "M" and "N" in the Mansion Area. These districts developed with a traditional single family residential character, which is to be continued in renovations and new construction. These standards therefore provide criteria for new buildings to be built in a manner that will be compatible with this established context.

Note that, in addition to these standards, design standards for site development may also apply. For properties that involve a historic property, the standards for rehabilitation also apply.

NEW CONSTRUCTION IN THE MANSION AREA

The Basic Approach to Building in the Mansion Area

Designing a building to fit within the Mansion Area requires careful thought. First, it is important to realize that, while the Mansion Area conveys a certain sense of time and place associated with its history, it also remains dynamic, with improvements to existing structures and construction of new buildings occurring over time.

The Capitol Zoning District Commission strives to assure that, when new building occurs, it will be in a manner that reinforces the visual characteristics of the area. This does not mean, however, that new buildings must *look* old. In fact, imitating historic styles is generally discouraged; historians prefer to be able to "read" the evolution of the street, discerning the apparent age of each building by its style and method of construction. They do so by interpreting the age of a building, placing its style in relative chronological order. When a new building is designed to imitate a historic style, this ability to interpret the history of the street is confused.

Rather than imitating older buildings, a new design may relate to the historic design characteristics of the neighborhood while also conveying the stylistic trends of today. New construction can do so by drawing upon certain building features—such as the way in which it is located on a site; the manner in which it relates to the street; and its mass, form and materials. When these design variables are arranged in a new building to be similar to those seen traditionally, visual compatibility results. Therefore, it is possible to be compatible with the historic context while also producing a design that is distinguishable as being newer than the historic buildings of the area.

Some people may be confused about this concept. For many, the initial assumption is that any new building in the area should appear to be old. On the contrary, the design standards that follow encourage new buildings that can be distinguished as being of their own time. However, they also promote new building designs that relate to the fundamental design features of the neighborhood. Some of these features are described in the section that follows. They are features that should be considered when planning new construction in the neighborhood.

Neighborhood Commercial Uses

The Mansion Area includes a special zoning category for commercial uses set in a context that traditionally was residential in character. For example, the portion of Main Street south of 19th Street is designated "N," which permits uses in a development pattern similar to that of traditional single-family buildings.

In this setting, commercial uses are to be located in structures that are similar in character to historic residential lots. Front setbacks are to appear as yards, building forms should reflect residential ones and commercial displays should be "low key."

Traditional Main Street Commercial Zone

Note that the northern portion of Main Street developed in a traditional commercial storefront context. Buildings are rectangular and align at the sidewalk edge. This distinctly different setting is to be maintained as a typical "main street" character, and it is zoned "O." A special set of design standards is provided for this area. Those standards are presented in a separate section of this document.



The Capitol Zoning District Commission strives to assure that when new building occurs, it will be in a manner that reinforces the visual characteristics of the area.

TRADITIONAL DEVELOPMENT CHARACTERISTICS OF THE MANSION AREA

The following section highlights some of the key features of the Mansion Area that should be respected in new construction.

Mansion Area Street Patterns

Historic development patterns seen in street and alley plans often contribute to the distinct character of the Mansion Area, and therefore they should be preserved. These street plans influence the manner in which primary structures are sited, and they also shape the manner in which secondary structures and landscape features may occur on the site.

Building Alignment

A front yard serves as a transitional space between the "public" sidewalk and the "private" building entry. In many blocks, front yards are similar in depth, resulting in a relatively uniform alignment of building fronts which contributes to the sense of visual continuity. Maintaining the established range of setbacks is therefore preferred.

Site Design

When considering the design features of individual building sites, a rich palette appears in the neighborhood. The similar orientation of buildings to the street, the variety of landscape designs, and the intermittent use of fences and rock retaining walls are among those site features that contribute to the character of the neighborhood.

Traditionally, a typical building had its primary entrance oriented to the street. This helped establish a "pedestrian-friendly" quality, which encouraged walking. In most cases, similar entryways were evenly spaced along a block, creating a rhythm that also contributed to the sense of visual continuity for the neighborhood. This characteristic should be maintained where it exists. Locating the entrance of a new building in a manner that is similar to those seen traditionally is a means of doing so.

Mass and Scale

The mass and scale of a building also are important design issues in the Mansion Area. The traditional scale of single family houses dominates the neighborhood, and this similarity of scale also enhances the pedestrian-friendly character of many streets. Similarities in scale among prominent building features, such as porches and cornices, are also important.

Building Width

Many buildings were constructed similar in width to nearby structures. This helped to establish a relatively uniform scale for the neighborhood and, when these buildings were evenly spaced along a block, a sense of rhythm resulted. In such a case, the perceived width of a new building should appear similar to that of historic buildings in the neighborhood in order to help maintain this sense of visual continuity. For example, if a new building would be wider than those seen historically, it should be divided into modules that appear similar in width to traditional buildings.

Building Form

A similarity of building forms also contributes to a sense of visual continuity. In order to maintain this sense of visual continuity, a new building should have roof and building forms that are similar to those seen traditionally. Overall facade proportions also should be in harmony with the context.

Roofs

The character of the roof is a major feature of buildings in the Mansion Area. When repeated along the street, the repetition of similar roof forms also contributes to the sense of visual continuity. In each case, the roof pitch, its materials, size, and orientation are important to the overall character of the building. New construction should not break from this continuity. New structures and their roofs should be similar in character to their neighbors.

Solid-to-Void Ratio

A typical historic building appears to be a rectangular solid, with small holes "punched" in the walls for windows and doors. Most such buildings have similar amounts of glass, resulting in a relatively uniform solid-to-void ratio. This ratio on a new building, the amount of facade that is devoted to wall surface as compared to that developed as openings, should be similar to that of historic buildings within the neighborhood.

Materials

Building materials of new structures and additions to existing structures should contribute to the visual continuity of the neighborhood. They should appear similar to those seen traditionally to establish this sense of continuity.

Architectural Character

Entries are clearly defined on most structures in the neighborhood. Porches, porticos and stoops are elements that typically define entries. These features add a one-story element to the fronts of buildings, helping to establish a uniform sense of human scale along the block. They are essential elements of the neighborhood that should be maintained. Other architectural details also contribute to the sense of character of the street, adding visual interest for pedestrians. Their continued use is strongly encouraged.

Windows

The similarity of window size and location contributes to a sense of visual continuity along the street. In order to maintain this sense of visual continuity, a new building should reflect the basic window proportions and placement of openings that were seen traditionally.

Doors

The similarity of door size and location contributes to a sense of visual continuity along the street. In order to maintain this sense of visual continuity, a new building should maintain the door proportions and orientation seen traditionally in the neighborhood.

In the case of new construction, these design standards focus on where a building should be located on a site and what its scale and character should be. They do not dictate the style of the new building or the degree of detail that it should have. (In fact, imitating historic styles is discouraged.)

DESIGN STANDARDS FOR NEW CONSTRUCTION

Policy:

Creative new construction that is compatible with the historic character of the neighborhood is strongly encouraged. New buildings need not imitate older styles, and designs that contrast with the existing context simply for the sake of being different are discouraged.

District Street Patterns

M1. Respect historic development patterns.

- Site a new building such that it is arranged on its site in a way similar to historic buildings in the area. This includes consideration of building setbacks and open space.

M2. Maintain the traditional character of alleys.

- Maintain the traditional character and scale of an alley by locating buildings and fences along the alley edges to maintain the narrow width.

Building Alignment

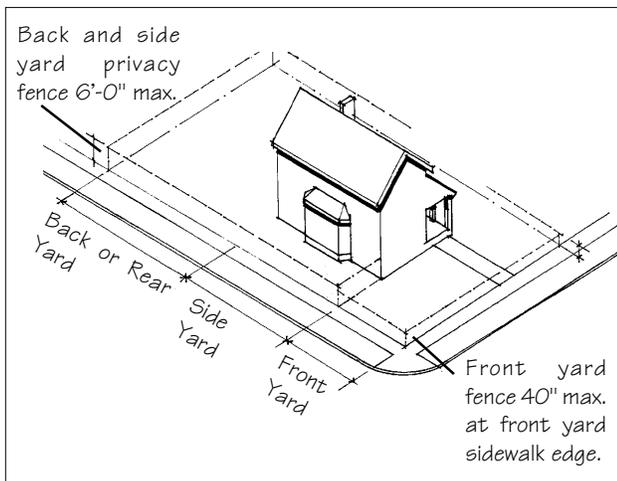
A front yard setback serves as a transitional space between the public sidewalk and the private building entry. When repeated along the street, these yards enhance the character of the neighborhood and provide interest to pedestrians. In many blocks, the relatively uniform alignment of building fronts contributes to a sense of visual continuity that should be preserved.

M3. Locate a new building within the range of setbacks seen traditionally in the block.

- These include:
 - Front yard setbacks
 - Side yard setbacks
 - Rear yard setbacks
- In some areas, setbacks vary but generally fall within an established range. A greater variety in setbacks is appropriate in this context.



The new infill building on the left respects the historic settlement pattern.



Fence setback requirements for residence.

Site Design

M4. Provide a front yard similar in depth to neighboring properties.

- See the setback requirements stipulated in the zoning code.

M5. Minimize the amount of hard surface paving for patios, terraces and driveways.

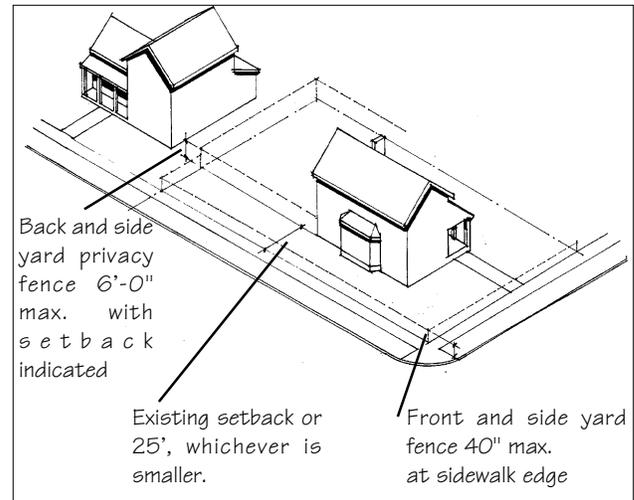
- A grass lawn should be the dominant material of a front yard.
- The use of rock and gravel is discouraged, and if used, should only occur as an accent element.

M6. If it is to be used, a fence should be in character with those seen historically.

- A fence that defines a front yard is usually low to the ground; less than 40 inches.
- Transparent elements, such as wood picket or wrought iron, are appropriate.
- Privacy fences may be used in back yards and along alleys.
- Chain link and solid "stockade" fences are discouraged in front and side yards when they face the street.
- Contemporary interpretations of traditional fences should be compatible with the historic context.
- Note that using no fencing at all is often the best approach.
- See also the standards on fences as found in the Rehabilitation Standards for Historic Properties.

M7. Provide a progression of public-to-private spaces when planning a new structure.

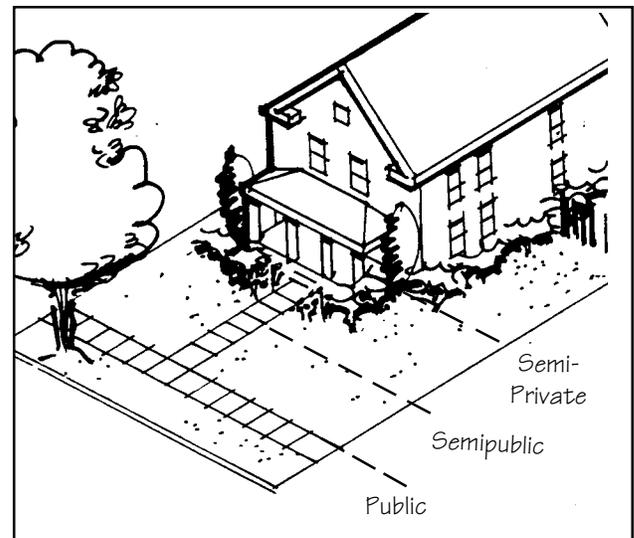
- This includes a sequence of experiences, beginning with the "public" sidewalk, proceeding to a "semipublic" walkway, to a "semiprivate" porch or entry feature and ending in the "private" spaces beyond.
- Provide a walkway running perpendicular from the street to the front entry.
- Multi-family housing should address the street in a manner similar to that of traditional single family residences.



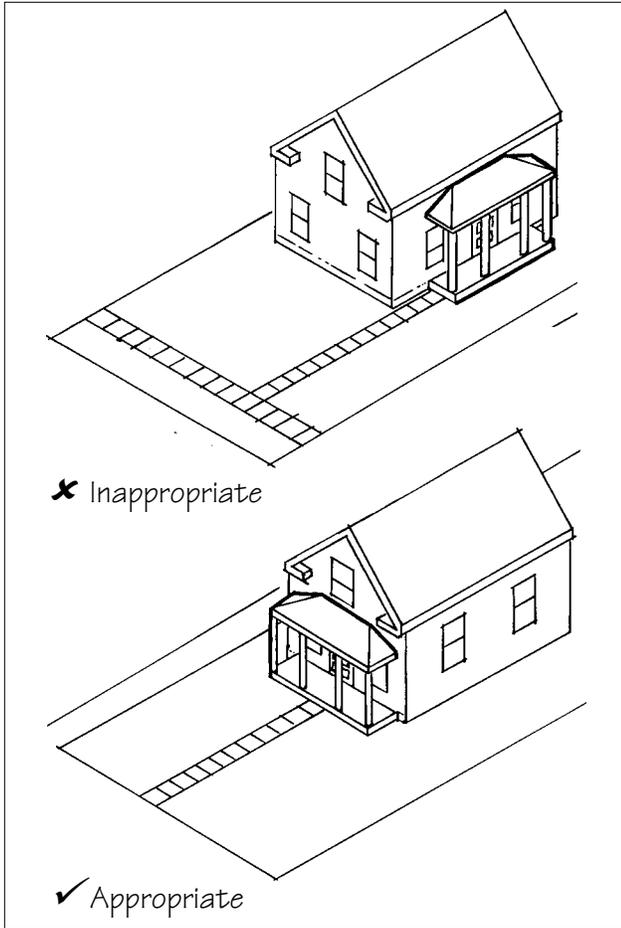
Fence height and setback requirements for a corner residential lot with an adjacent residence.



This is a good example of how landscaping further enhances the owners sense of privacy.



Maintain the established progression of spaces in front of a building. This includes a detached sidewalk, front lawn, walkway and porch.



Orient the primary entry of a building to the street. Clearly define the primary entrance by using a front porch.



This new infill building appears similar in mass and scale to single-family residences seen traditionally.

Building Orientation

M8. Orient the front of a primary structure to the street.

- The building should be positioned parallel to the lot lines, maintaining the traditional grid pattern of the block.

M9. Orient the primary entry of a building to the street.

- In some cases, the front door itself is positioned perpendicular to the street. In addition to the front door the entry should be clearly defined with a walkway and porch that also orients to the street.

M10. Clearly define the primary entrance by using a front porch.

- The front porch should be "functional" in that it is used as a means of access to the entry.

Mass and Scale

M11. Construct a new building to appear similar in mass and scale to single-family residences seen historically.

- Provide a porch that is similar to those seen traditionally.
- Include landscape elements, such as fences and walkways, similar in scale to those seen traditionally.

M12. On larger structures, subdivide the mass into smaller "modules" that are similar in size to single-family residences seen traditionally.

- Other, subordinate modules may be attached to the primary building form.

M13. The primary plane of the front should not appear taller than those of typical historic structures in the neighborhood.

- No building may exceed two and one-half stories in height.
- Wall heights of one and one-and-one half stories are appropriate along the street in some blocks where this is the established building scale.

Building Width**M14. Design a new building to appear similar in width to that of nearby single family structures.**

- If a building would be wider overall than structures seen historically, the facade should be divided into subordinate planes that are similar in width to those of the historic context.

Building Form**M15. Use building forms that are similar to those seen traditionally.**

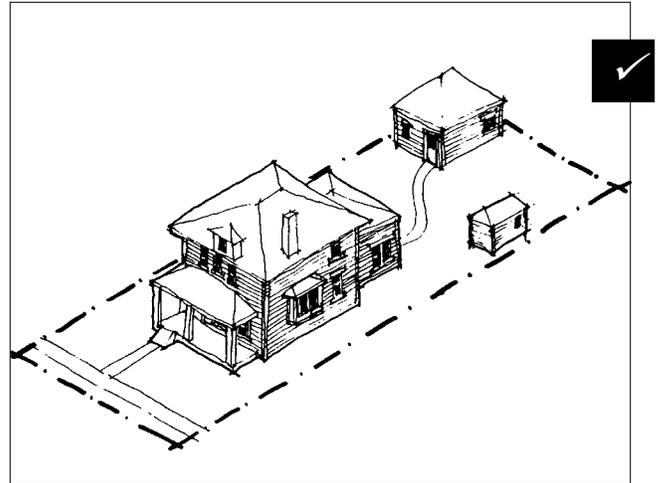
- Simple rectangular solids are appropriate.
- Exotic building and roof forms that would detract from the visual continuity of the street are discouraged.

Roofs**M16. Use roof forms that appear similar to those seen traditionally.**

- Sloping roofs such as gable and hip forms are appropriate. The pitch should be similar to those of historic buildings in the area.
- The primary ridge line of a residential roof should not exceed the historic maximum for the block.
- Shed roofs may also be considered for minor rear additions.
- Eave depths should be similar to those seen traditionally in the neighborhood.
- Because they break up the perceived scale of a roof, using dormers is also encouraged.

M17. Roof materials should appear similar in character to those used historically.

- The material should appear similar in scale and finish to those used traditionally. It should be of earth tones and have a matte, non-reflective finish.
- Composition shingles are appropriate. Tile, slate and metal may also be considered.
- Rolled roofing, glossy plastic and other highly reflective finishes are inappropriate.



Use building forms that are similar to those seen traditionally.



Commercial uses that are permitted in the "N" zone should also use elements that draw upon the traditions of residential structures seen historically in the area. This includes traditional roof forms.



Use a ratio of solid-to-void (wall-to-window) that is similar to that found on historic structures in the district. Large surfaces of glass are generally inappropriate.

Solid-to-Void Ratio

M18. Use a ratio of solid-to-void (wall-to-window) that is similar to that found on historic structures in the area.

- Large surfaces of glass are generally inappropriate. Divide large glass surfaces into a smaller set of windows that are similar to those seen traditionally.

Materials

M19. Use building materials that appear similar to those used traditionally.

- Horizontal lap siding is preferred in most applications. All wood siding should have a weather-protective finish.
- Brick should have a modular dimension similar to that used traditionally.
- Stone, similar to that used traditionally, is also appropriate.
- Stucco may be considered as a secondary material, for foundations and subordinate wings.
- Use of highly reflective materials is discouraged.

M20. New materials that are similar in character to traditional ones may be considered.

- Alternative materials should appear similar in scale, texture and finish to those used historically. They also should have a proven durability in similar applications.
- For example, synthetic siding may be considered for a *new* building if the dimension of the exposed lap is similar to that used historically, and the finish, texture and trim elements are also in character.

M21. Use building materials that contribute to the traditional sense of scale of the block.

- This will reinforce the sense of visual continuity in the district.
- Brick units that are similar in size to those used traditionally, for example, help to establish a sense of scale.

Architectural Character

M22. If they are to be used, ornamental elements should be in scale with similar historic features.

- This includes brackets, porch trim and window frames.
- Thin, fake brackets and strap work applied to the surface of a building are inappropriate uses of these traditional details.

M23. The imitation of older historic styles is discouraged.

- One should not replicate historic styles because this blurs the distinction between old and new buildings, as well as making it more difficult to visually interpret the architectural evolution of the district.
- Drawing upon elements of a traditional style in a manner that will convey a new building as being of its own time while maintaining a sense of compatibility with the historic context, however, is encouraged. See below.

M24. Contemporary interpretations of traditional details are encouraged.

- New designs for window moldings and door surrounds, for example, can provide visual interest while helping to convey the fact that the building is new. Contemporary details for porch railings and columns are other examples.

Windows

M25. Windows should appear similar in character to those of historic buildings in the area.

- Windows on primary facades should be similar in size and shape to those seen traditionally.

M26. Windows with vertical emphasis are encouraged on primary facades.

- A general rule is that the height of the window should be twice the dimension of the width in most residential contexts.



Contemporary interpretations of trim details and window moldings can provide visual interest while helping to convey the fact that the building is new.



Contemporary interpretations or ornamental details, such as porch trim are encouraged.

M27. Frame windows in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.

- Double-hung windows with traditional depth and trim are preferred.
- However, other materials may be considered if the appearance is similar to that of the historically significant wood window in dimension, profile and finish.
- Windows should be trimmed in wood. This trim must have a dimension similar to that used historically.
- See also the General Standards for Windows for more information.

M28. Windows should be simple in shape.

- Odd window shapes such as octagons, circles, diamonds, etc., are discouraged.
- On some styles, octagonal and diamond-shaped windows were used as accents in the gable end of a front facade. If appropriate to the building style, ornamental windows may be used sparingly. Please refer to CZDC staff for the appropriateness of use.

M29. Dormers should be in scale with those used traditionally in the area.

- Dormers should be subordinate to the roof itself, and lower than the ridge line.

New Secondary Structures

M30. A secondary structure should be compatible with the primary building.

- While the roof line does not have to match the house, it is best that it not vary significantly.

M31. A secondary structure should be similar in character to those seen traditionally.

- Basic rectangular forms, with hip, gable or shed roofs, are appropriate.
- Contemporary interpretations of traditional secondary structures should be permitted when they are compatible with the historic context.



Windows should be simple in shape. This also applies in the "N" zone where commercial uses are permitted.



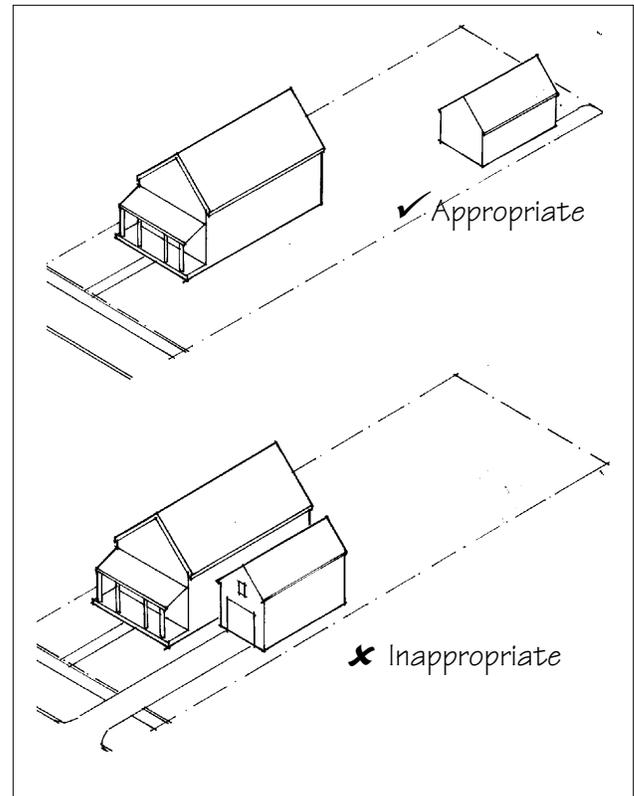
This new secondary structure is a contemporary interpretation of the traditional building and is compatible with the historic context.

M32. In general, garages should be unobtrusive and not compete visually with the house.

- A detached garage is preferred. This will help reduce the perceived mass of the overall development.
- When the garage must be attached, the percentage of building front allocated to it should be minimized.

M33. Locating a garage such that its visual impacts will be minimized is encouraged.

- Provide access to parking from an alley.
- Locating a garage in the front yard is discouraged.
- If a garage must be accessed from the street, set it back at least ten feet behind the primary building facade.



Locate a secondary structure to the rear of the lot.

**DESIGN STANDARDS FOR THE
COMMERCIAL ZONE "O"
IN THE MANSION AREA**



These Design Standards are for new construction in Zone "O," in the Mansion Area. This district developed with a traditional commercial storefront character, which is to be continued in renovations and new construction. These standards provide criteria for new buildings to be built in a manner that will be compatible with this established context.

Note that, in addition to these standards, design standards for site development may also apply. For properties that involve a historic property, the standards for rehabilitation also apply.

NEW CONSTRUCTION IN ZONE "O"

Building in Zone "O" should reinforce the traditional storefront commercial character of the area. These design standards focus on those elements of the historic context that reflect this early character.

Traditionally, this portion of Main Street was animated with commercial activity. Storefronts provided views to goods and services inside ground floor shops, and the sidewalk was active with pedestrians. While variety existed in building designs, a general sense of continuity prevailed, and interesting details established a human scale that invited pedestrian activity. This encouraged walking to shops on Main Street from nearby neighborhoods, a goal that exists for today.

New buildings should respect Main Street's established character, but need not literally imitate historic building styles. Instead, contemporary interpretations of historic commercial building types are encouraged.

What are the key features that contribute to the identity of this part of Main Street? Some of the key features are reviewed in the following section.

Building Alignment

Historically, buildings created a strong edge to the street because they aligned at the front lot line and usually were built the full width of the parcel to the side lot lines.

Mass and Scale

Patterns are created along the street by the repetition of similarly-sized building elements. For example, uniform facade widths evenly spaced along Main Street create a rhythm that contributes to the visual continuity of the area. At a smaller scale, the repetition of upper story windows across most building fronts also creates a unifying effect. These patterns should be respected in all new construction.

Building Form

Historically, one of the most prominent unifying elements of Main Street was the similarity of building forms. Commercial buildings were simple rectangular solids, deeper than they were wide. This characteristic is important and should be continued in new projects.

Materials

Building materials should contribute to the visual continuity of the neighborhood. They should appear similar to those seen traditionally to establish a sense of visual continuity.



Traditionally, this portion of Main Street was animated with commercial activity. Storefronts provided views to goods and services inside ground floor shops, and the sidewalk was active with pedestrians.

Architectural Character

The repetition of similar facade elements greatly contributes to the historic character of the street. In particular, windows, architectural details, ornaments, and cornice moldings reoccur frequently. These details have "depth"; they cast shadow lines and add a three-dimensional feel to the facade.

Storefronts

The street level floors of traditional Main Street commercial buildings are clearly distinguishable from the upper floors. First floors are predominantly fixed plate glass with a small percentage of opaque materials. Upper floors are the reverse; opaque materials dominate, and windows appear as smaller openings puncturing the solid walls. These windows are usually double-hung. The street level is generally taller than the upper floors.



The primary entrances to buildings are recessed, providing a shaded area that helps to define doorways and to provide shelter to pedestrians. This feature should be repeated on new infill buildings along Main Street.

Entries

Most primary entrances to buildings are recessed, providing a shaded area that helps to define doorways and to provide shelter to pedestrians. Entrance doors were topped with transom windows that enhanced the vertical emphasis of these openings. The repetition of primary entrances along the street contributes to the traditional or human scale of the area, and should be continued in future projects.

Responding to Storefront features

In recent years, portions of this part of Main Street lost their historic character. Original buildings were demolished and newer ones sought to emulate building types popular in strip commercial areas. Such buildings were set back from the sidewalk edge, with parking in front. This development eroded the traditional character of the sidewalk and diminished the sense of visual continuity. These properties do not represent a part of the context that should be repeated in new construction. Instead, new development should reflect the historic features of the area and help to reestablish the continuity of the line of commercial storefronts that is the area's heritage.

DESIGN STANDARDS

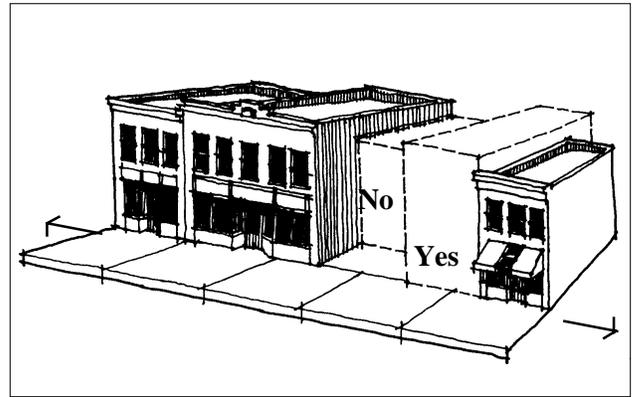
Policy:

Creative solutions that are compatible with the historic character of the neighborhood are strongly encouraged, while designs that seek to contrast with the traditional context simply for the sake of being different are discouraged.

Pedestrian Activity

O1. Develop the ground floor level of all projects to encourage pedestrian activity.

- Use commercial storefronts to provide pedestrian interest along the street. Commercial storefronts should include traditional elements such as display windows, kickplates, and transoms.
- Large storefront display windows, located at the street level where goods or services are visible from the street, are particularly encouraged.
- Primary building entrances should be at street level.



Maintain the alignment of building facades at the sidewalk edge.

Building Alignment

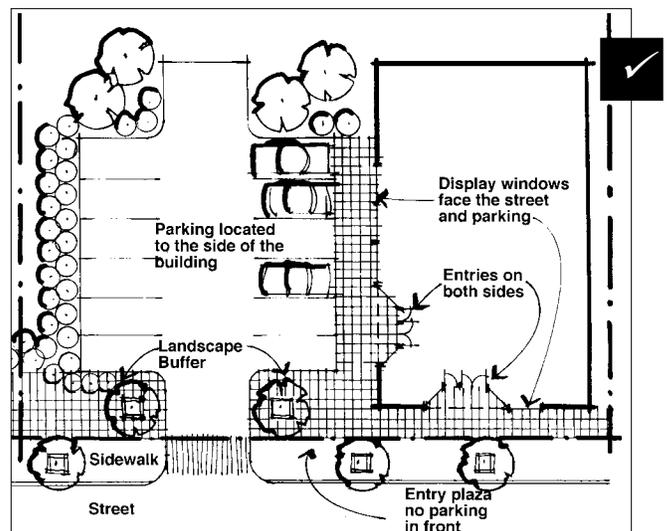
O2. Maintain the alignment of facades at the sidewalk's edge.

- Placing the facade of the building at the property line is required by the zoning ordinance and should be modified only in special circumstances. Locating entire building fronts behind the established storefront line is inappropriate.
- Parking should not be located in front of the building.

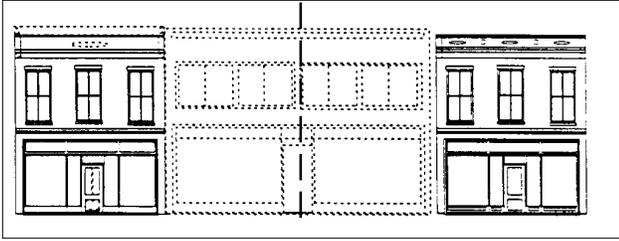
Building Mass & Scale

O3. Maintain the average scale of two-story buildings at the sidewalk.

- New construction should present a tall one-story or two-story facade at the front property line.
- Facade heights of new buildings should fall within the established range of the block and respect the historic proportions of height to width.
- Floor-to-floor heights should appear similar to those of historic buildings in the area.



In Zone "O," locate a new building at the sidewalk edge. If parking also is to be provided, locate it in the rear or to the side of the structure, and screen it with landscaping.



Divide larger buildings into bay widths similar to those found historically. Upper story windows with vertical proportions are also appropriate.



The mass of this new building is divided into modules that are in scale with historic buildings in the area. This differentiation is expressed in the roof planes as well as the facade.



The basic building form should be rectangular and a flat roof should dominate, as shown on this traditional building along Main Street.

O4. Traditional spacing patterns created by the repetition of similar building widths should be maintained.

- Building widths typically were between 25 and 50 feet. No facade may exceed 50 feet without a clear expression of this standard module.
- Where buildings are planned to exceed this width, use a change in design features to suggest the traditional building widths. Changes in facade material, window design, facade height, or decorative details are examples of techniques that may be considered.

Building Form

O5. The basic building form should be rectangular.

- Rectangular forms should be vertically oriented.
- The facade should appear as predominantly flat, with any decorative elements and projecting or setback "articulations" appearing to be subordinate to the dominant form.

Roofs

O6. A flat roof should be the dominant roof form.

- Parapets with horizontal emphasis are appropriate.
- Parapets on side facades should step down towards the rear of the building.

Materials

O7. Use building materials that are similar to those employed historically for all major surfaces.

- Materials should be similar in appearance to those used historically. New materials may be used if their appearances are similar in scale, texture and finish to those of the historic building materials.
- Brick, similar in scale and color to that seen historically, is preferred. Stucco may be considered if detailed to express traditional trim elements and building module dimensions.

Architectural Character

O8. The general alignment of horizontal features on building fronts should be maintained along Main Street.

- Typical elements that align include window moldings, tops of display windows, cornices, copings and parapets at the tops of buildings.

O9. Special features that highlight buildings on corner lots may be considered.

- Develop both street elevations to provide visual interest to pedestrians.
- Corner entrances, bay windows and towers are examples of elements that may be considered to emphasize corner locations.
- Storefront windows, display cases and other elements that provide visual entrances to facades along side streets are also appropriate.



The first floor of the primary facade should be predominantly transparent glass. This contemporary interpretation of the traditional storefront includes a transom above the main storefront, which is an appropriate approach. The use of brick is encouraged.

Storefronts

O10. Use traditional storefront components at the street level.

- The first floor of the primary facade should be predominantly transparent glass. Maintain the full height of this area in glass.
- Highly reflective or darkly tinted glass is inappropriate.
- Express the traditional distinction in floor heights between street levels and upper levels through detailing, materials and fenestration. The presence of a belt course is an important feature in this relationship.

Upper Story Windows

O11. Maintain the traditional spacing pattern created by upper story windows.

- Upper floors should be perceived as being more opaque than the lower floor.
- Also express the proportions of historic windows.
- Headers and sills of windows on new buildings should maintain the traditional placement relative to cornices and belt courses.



Contemporary interpretations of traditional storefront elements are encouraged. An awning also may be used. The awning fits within the dimensions of the storefront modules, which helps express the proportions of the building. The storefront module helps to keep it in scale with the historic commercial storefronts in the area.



Provide a recessed entry.

Entries

O12. Maintain the pattern created by recessed entry ways.

- Set the door back from the front an adequate amount to establish a distinct threshold for pedestrians.

Parking Lots

Parking lots should be located and designed so they will provide efficient vehicular circulation and safe pedestrian circulation within the site while minimizing the visual impact of cars. In general, parking areas should be a visual asset to the area, and large expanses of pavement should be avoided. On-street parking should be considered to accommodate some parking needs as well.

O13. Provide parking within convenient walking distance of building entrances.

- The maximum recommended walking distance from the farthest parking space to a building is 200 feet for guest parking, and 500 feet for employee parking.
- Greater walking distances may be considered where the pedestrian way is well-designed and encourages walking.

O14. Minimize the negative visual impact of cars parked on site.

- Screen parking areas from view of public ways and designated view corridors with landscaping.
- Divide parking lots into smaller areas with planted buffers between them to minimize the perceived scale of the total field of stalls.
- Locate parking lots behind buildings.

O15. Use the quantitative standards provided in the City of Little Rock's Site Development Guide for the dimensions of standard and handicapped accessible parking spaces.

- Parking space dimensions for standard size cars are provided in Figure 4.8, "Minimum Dimensions for Parking Layouts."
- Design standards for handicapped accessible parking spaces are provided in Section 7.7, "Handicapped Parking," and Figure 7.12, "Handicapped Parking Layout."

LANDSCAPE STANDARDS

Landscaping provides many benefits in an urban setting such as the Mansion Area. Landscaping: 1) enhances the aesthetics of the residential and commercial developments, 2) creates a pedestrian-friendly environment, 3) breaks up the massing of buildings and expanses of parking areas, 4) softens architectural materials, 5) provides screening of service structures, 6) enhances the streetscape environment, 7) defines building and parking lot entrances, 8) provides shade and climate control, 9) controls airborne particulates, and 10) provides buffers between incompatible land uses.

Refer to Chapter 15, "Landscaping and Tree Protection," in the *City of Little Rock Code of Ordinances* and Chapters 3.0, "Excavation and Drainage;" 5.0, "Landscaping;" and 6.0, "Screening," in the *City of Little Rock Site Development Guide* in addition to the following standards. If conflicts exist, the *CZDC Mansion Area Design Standards* shall govern.

Visual Buffers

Visual buffers are to be used where parking and service areas negatively affect views. Buffers may be architectural, such as walls or fences, or may be composed of plantings.

O16. Use visual buffers to screen parking lots.

- Where a separation in grade is not possible, or when screening a service area, incorporate a hedge, fence or wall.
- Trees and shrubs may be used separately or together to form an intensive plant screen.
- Use evergreen or deciduous shrubs to create hedges or screens. Deciduous shrubs should have a dense branching structure that begins close to the ground.

Public Art

Public art should be encouraged throughout Zone O. Public art can help to establish a strong visual identity for the area in its entirety and the adjacent neighborhoods.

O17. Where feasible, provide public art for buildings larger than 40,000 square feet as part of the development of the parcel.

- Adjoining property owners are encouraged to develop shared artwork opportunities (i.e., in a shared plaza area).
- Locate the artwork at the building entrance or so that it is reasonably visible or accessible to the public from a major street.
- Gateways and special intersections also are excellent locations for public art.

Plant Materials

O18. Drought tolerant plant species, native to the region and suitable to the climate in Little Rock, should be used.

- Use only recommended plant materials contained in Tables 5.1 and 5.3 in the *City of Little Rock Site Development Code*. The tables identify preferred species that are best suited in the Little Rock area and require the least maintenance.

Landscape Quantity Requirements

O19. The quantitative plant material requirements contained in Chapter 5.0, "Landscaping," of the *City of Little Rock Site Development Code* should be followed, with the following exceptions:

- Although parking lots located in front yards are discouraged, there are instances where this condition already exists. In this case, the parking lot should be screened from any adjacent streets with a minimum six foot wide landscaped zone containing one tree per every 30 linear feet of frontage and 3 shrubs per every 10 linear feet of frontage.
- Low walls or fences may also be included in the landscaped zone.

Parking Lot Landscaping

O20. Parking lots should be designed to blend with each building site's character using landscape plantings and grading.

- Parking lots are necessary features of building sites that can, if not designed properly, visually detract from the overall development character.
- Terrace parking lots on steep slopes.
- For parking lots in excess of 40 spaces, provide a minimum of one tree per 10 spaces within the parking lot.
- Landscape a minimum of ten percent (10%) of each total parking lot (excluding the perimeter landscaping).
- Utilize landscaped islands and medians to define circulation patterns, provide shade for parked cars and break up continuous rows of parking.
- For parking lots of less than 40 spaces, porous paving materials such as grasscrete may be considered when appropriate maintenance is assured.

