

# Chapter Three

## Design Guidelines

### Introduction

The Central High School National Historic Site (NHS) and the surrounding neighborhood share a common history as the setting for the significant events of 1957-58, when the federal government upheld the Fourteenth Amendment to the constitution and desegregated public education. The Central High School building is a remarkable and well-preserved resource for visualizing these events, but the integrity of many of the surrounding historic resources related to these events is threatened by pressures related to new development, building demolition and remodeling, and loss of other character-defining streetscape features.

In order that future generations can better envision and understand the events of this important watershed in civil rights history, the historic character of the NHS and its neighborhood setting should be preserved and enhanced. At the same time, it is necessary to respond to increasing demands on Central High School facilities and the need for positive economic development and rehabilitation in the surrounding neighborhood. These guidelines provide a framework for future planning and design that is related to both historic preservation and new development within the NHS and its neighborhood setting.

This chapter is organized into five sections. First, National Park Service (NPS) management issues and goals regarding the NHS are summarized. This is followed by a discussion of the recommended treatment approach for the study area. Subsequent sections include general management guidelines that apply to the entire study area, as well as recommendations that are specific to individual landscape feature types within the four identified character areas. These guidelines emphasize the importance of the streetscape and surrounding neighborhood in interpreting the setting for the events of 1957-58.

### NPS Management Issues and Goals

Management issues and goals regarding the NHS were identified by the NPS in the General Management Plan (GMP) of 2002, and in meetings associated with the preparation of this CLR in 2008 and 2009.

As identified in the GMP, of primary concern to the NPS are threats to the cultural landscape that served as the physical environment in which the important events of 1957-58 occurred, that is, the Historic Scene (see *Map 2-2 Historic Scene*). The integrity of this area could be negatively affected by growth in private and commercial development, as well as tourism resulting from the establishment of the NHS. Another issue identified in the GMP was the interpretation of resources located within the NHS, but not owned by the NPS, such as

1 Central High School, the seven houses along S. Park Street that face the high school, and  
2 other historic features within the neighborhood setting of the NHS.<sup>1</sup>

3 A major issue identified in meetings occurring in 2008 and 2009 was the potential expansion  
4 of the Central High School building. This expansion may lead to a loss of features that  
5 contribute to the NHS if the ca. 1951 Tiger Field House and historic tennis courts are  
6 removed and replaced by new buildings. Related to this expansion are plans for additions to  
7 Quigley Stadium. Other issues include the continued loss of residential buildings within the  
8 Historic Scene and the potential for historically-inappropriate remodeling and infill along S.  
9 Park Street. Additional issues include the need to identify and preserve historic trees and  
10 other plant material, meet ongoing maintenance challenges associated with the  
11 Commemorative Garden, and identify and preserve historic street furnishings.

12 Management goals addressed by this CLR are stated in the GMP as follows:

13 [that] [t]he integrity and ambience of Central High School’s adjacent historic  
14 streetscape, and the surrounding national historic district neighborhood, is protected  
15 to the extent possible to preserve the historic scene in which the dramatic events of  
16 1957-58 occurred;

17 and that:

18 [t]he historic site staff encourages a variety of partnerships to fulfill its mission.

19 The recommendations presented here are in keeping with these goals. The design guidelines  
20 offer treatment recommendation that support the preservation of existing historic landscape  
21 features and provide direction for new development projects. These recommendations  
22 support the engagement of a variety of partnerships in this mission. Potential partners include  
23 the Little Rock School District (LRSD), the Little Rock city government (City),  
24 neighborhood associations, and private property owners. The NPS intends to use the  
25 guidelines presented in this chapter as a technical assistance tool to inform and support  
26 preservation of the historic character of the NHS, while at the same time providing guidance  
27 to partners for change that is compatible with this historic character and encourages  
28 community vitality.

## 29 **Recommended Treatment Approach**

### 30 *Alternatives Considered*

31 The Secretary of the Interior currently recognizes four primary treatment alternatives for  
32 historic properties: preservation, rehabilitation, restoration, and reconstruction. These are  
33 defined and discussed in the NPS guidance document, Director’s Order No. 28: *Cultural*  
34 *Resource Management Guideline* (CRMG), as well as *The Secretary of the Interior’s*

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<sup>1</sup> General Management Plan, p. 7.

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1 *Standards for the Treatment of Historic Properties with Guidelines for the Treatment of*  
2 *Cultural Landscapes* (Standards), as follows:

3 **Preservation** is the act or process of applying measures necessary to sustain the existing  
4 form, integrity, and materials of a historic property. Work, including preliminary measures to  
5 protect and stabilize the property, generally focuses upon the ongoing maintenance and repair  
6 of historic materials and features rather than extensive replacement and new construction.  
7 New additions are not within the scope of this treatment; however, the limited and sensitive  
8 upgrading of mechanical, electrical and plumbing systems and other code-required work to  
9 make properties functional is appropriate within a preservation project.

10 **Rehabilitation** is the act or process of making possible a compatible use for a property  
11 through repair, alterations, and additions while preserving those portions or features which  
12 convey its historical, cultural, or architectural values.

13 **Restoration** is the act or process of accurately depicting the form, features, and character of  
14 a property as it appeared at a particular period of time by removing features from other  
15 periods in its history and reconstructing missing features from the restoration period. The  
16 limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other  
17 code-required work to make properties functional is appropriate within a restoration project.

18 **Reconstruction** is the act or process of depicting, by means of new construction, the form,  
19 features, and detailing of a non-surviving site, landscape, building, structure, or object for the  
20 purpose of replicating its appearance at a specific period of time and in its historic location.<sup>2</sup>

### 21 *Preferred Treatment*

22 Three of the treatment alternatives recognized by the Secretary of the Interior for cultural  
23 landscapes were found to be inappropriate for the study area. *Preservation* is overly  
24 restrictive because it does not allow for enhanced interpretation and the functional changes  
25 that may be necessary within the study area. *Restoration* and *reconstruction* are inappropriate  
26 because they assume that a return to a lost historic condition is desirable overall. Changes to  
27 the historic scene that post-date the significant events associated with the NHS make these  
28 options impractical.

29 Based upon the need to meet current and projected future interpretive, functional, and  
30 management goals, *rehabilitation* is recommended as the appropriate treatment approach for  
31 the NHS study area, with an emphasis on preservation to protect existing architectural  
32 resources. Because rehabilitation is defined as the act or process of making possible a  
33 compatible use for a property, this approach allows for protection of the site's historic  
34 character and resources while carefully addressing the needs for facilities expansion, infill  
35 construction, building remodeling, and enhancement of interpretive opportunities. Under

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<sup>2</sup> The Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscape*, (National Park Service, Preservation Assistance Division, 1992). Also available online: [http://www.nps.gov/history/hps/hli/landscape\\_guidelines/index.htm](http://www.nps.gov/history/hps/hli/landscape_guidelines/index.htm) (accessed 24 February 2009).

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1 rehabilitation, stabilization, protection, and preservation of historic resources are actions that  
2 must occur even as new uses are accommodated. The NPS can not in any way require private  
3 property owners to comply with the standards for rehabilitation, but can recommend  
4 strategies for preserving the historic character of the neighborhood which property owners  
5 may or may not choose to pursue.

### 6 *Secretary of the Interior's Standards for Rehabilitation*

7 The following section summarizes the standards for rehabilitation espoused by the Secretary  
8 of the Interior for historic properties. The ten basic principles that comprise the standards are  
9 intended to help preserve the distinctive character of a site while allowing for reasonable  
10 change to meet new needs. The standards (36 CFR Part 67) apply to historic properties of all  
11 periods, locations, sizes, conditions, and uses, and create a baseline of guidance to which  
12 planned changes to the historic landscape should be compared. Use of these standards is  
13 mandatory for projects that receive federal funding. For private property, the standards are  
14 not prescriptive, but promote responsible preservation practices. The standards are as  
15 follows:

- 16 • A property will be used as it was historically, or be given a new use that requires  
17 minimal change to its distinctive materials, features, spaces, and spatial relationships.
- 18 • The historic character of a property will be retained and preserved. The removal of  
19 distinctive materials or alteration of features, spaces, and spatial relationships that  
20 characterize a property will be avoided.
- 21 • Each property will be recognized as a physical record of its time, place, and use.  
22 Changes that create a false sense of historical development, such as adding  
23 conjectural features or elements from other historic properties, will not be undertaken.
- 24 • Changes to a property that have acquired historic significance in their own right will  
25 be retained and preserved.
- 26 • Distinctive materials, features, finishes, and construction techniques or examples of  
27 craftsmanship that characterize a property will be preserved.
- 28 • Deteriorated historic features will be repaired rather than replaced. Where the severity  
29 of deterioration requires replacement of a distinctive feature, the new feature will  
30 match the old in design, color, texture, and, where possible, materials. Replacement  
31 of missing features will be substantiated by documentary and physical evidence.
- 32 • Chemical or physical treatments, if appropriate, will be undertaken using the gentlest  
33 means possible. Treatments that cause damage to historic materials will not be used.
- 34 • Archeological resources will be protected and preserved in place. If such resources  
35 must be disturbed, mitigation measures will be undertaken.

- 1       • New additions, exterior alterations, or related new construction will not destroy  
2       historic materials, features, and spatial relationships that characterize the property.  
3       The new work will be differentiated from the old and will be compatible with the  
4       historic materials, features, size, scale and proportion, and massing to protect the  
5       integrity of the property and its environment.
  
- 6       • New additions and adjacent or related new construction will be undertaken in such a  
7       manner that, if removed in the future, the essential form and integrity of the historic  
8       property and its environment would be unimpaired.

9       Within this framework of standards for rehabilitation, this CLR offers a set of guidelines for  
10      general management of the study area and another for more specific treatment within each of  
11      the four character areas. Currently, the NPS, the LRSD, and the City are coordinating to  
12      manage the cultural landscape of the NHS and its neighborhood setting. The NPS and the  
13      LRSD have already recognized the need to protect and enhance the historic resources located  
14      within the NHS and to improve interpretation by installing additional signs and waysides,  
15      managing newly installed ornamental vegetation, and considering how to reveal other  
16      significant aspects of the site’s history. The City is working to amend the current nomination  
17      for the Central High School National Historic District and may eventually create a local  
18      historic district in the area. To assist these partners in these goals, the overarching concept for  
19      these guidelines is to balance the protection and enhancement of the historic integrity of the  
20      study area with contemporary visitor access and interpretation, sustainable land management,  
21      and private property rights.

## 22      **General Management Guidelines**

23      These general management guidelines pertain to the study area as a whole and can be offered  
24      by the NPS as a tool to partners considering any projects within the historic streetscape. They  
25      are based on the stated purpose of the CLR, relate to a philosophy of cultural landscape  
26      treatment based on the CRMG and the Standards, and are intended to support the more  
27      specific design guidelines that follow.

## 28      *Partnerships*

29      Continued coordination and cooperation between the four primary stakeholder groups  
30      involved in planning at and around the NHS is essential for ongoing preservation of the  
31      historic character of the study area. These groups include the NPS, the LRSD, the City, and  
32      the Central High Neighborhood Association (CHNA). Other local groups that may also be  
33      interested in partnering include the Quapaw Quarter Association, the Southside Main Street  
34      program, Arkansas Urban Garden Educational Resources, and the Pulaski County Master  
35      Gardeners. Furthermore, the NPS can work directly with individual home or business owners  
36      in the neighborhood seeking technical support or guidance for rehabilitation.<sup>3</sup>

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<sup>3</sup> The Quapaw Quarter Association: <http://www.quapaw.com/AboutUs.htm>; Southside Main Street:  
<http://www.southsidemain.org/>; Arkansas Urban Garden Educational Resources:

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1 Whenever federal funds are used for projects affecting a historic property, the Arkansas  
2 Historic Preservation Program (SHPO) must be involved in a review capacity. Even when  
3 other types of funding are involved in projects affecting Central High School, the SHPO  
4 should be consulted in order to assure preservation of the school's National Historic  
5 Landmark status. In addition, the Historic Preservation Alliance of Arkansas and the  
6 Arkansas Department of Economic Development (through programs such as Main Street  
7 Arkansas) are valuable resources for information and assistance for those considering future  
8 management of and planning for the NHS and surrounding neighborhood.<sup>4</sup>

### 9 *Zoning and Transportation Planning*

10 The study area is located entirely within the city limits of Little Rock, so it is subject to all  
11 city development controls and zoning ordinances, with the exception of properties owned by  
12 the NPS. There are no locally designated historic districts identified within the study area by  
13 the City of Little Rock, but plans are currently underway to create a local historic district  
14 around the Central High School site. This may include a special zoning ordinance that would  
15 affect development and permit review in the area.

16 Planning within the study area should also reference transportation planning documents such  
17 as the Master Street Plan and the Bicycle Plan. The Master Street Plan controls width and  
18 function of streets within the city and the Bicycle Plan indicates potential locations for  
19 bicycle routes.

### 20 *Programs for Property Rehabilitation*

21 The most serious threats to the historic character of the study area include absentee  
22 ownership, leading frequently to deferred maintenance, and overall neglected and vacant or  
23 abandoned buildings. These problems frequently lead to demolition either by the owner or  
24 the City.

25 When buildings are demolished the integrity of historic neighborhoods is jeopardized. Not  
26 only are historic structures lost, but the vacancies disrupt the spatial rhythm of an urban  
27 block. New construction can be out-of-scale or otherwise incongruous with older  
28 architectural styles. A variety of planning tools are available that can be adopted by  
29 municipalities to help those who manage this type of change and growth.

30 For example, demolition delay provisions enforced by municipal regulations can be used to  
31 prevent the razing of contributing structures in a historic district while preservation  
32 commissions and organizations and concerned citizens pursue alternatives, such as finding a  
33 buyer for the threatened structure or raising funds for its rehabilitation. Others types of

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<http://www.volunteermatch.org/search/org69226.jsp>; Pulaski County Master Gardeners:  
<http://www.uaex.edu/pulaski/Mastergardeners/default.htm>

<sup>4</sup> Arkansas Historic Preservation Program: <http://www.arkansaspreservation.org/>; Historic Preservation Alliance of Arkansas: <http://www.preservearkansas.org/>; Main Street Arkansas: <http://www.arkansaspreservation.org/main-street/>.

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1 policies give owners incentives to avoid demolition of existing houses, such as tax abatement  
2 programs, demolition taxes, and waivers on permit fees for rehabilitation. Policies can be  
3 created with the intent to slow the amount of teardown activity by reducing or eliminating the  
4 economic pressure for such removals by either changing zoning and land-use regulations,  
5 which limit the size, placement, and square footage of new buildings or by enacting new  
6 procedures, such as design review and conservation overlay districts that are geared toward  
7 influencing the way in which new replacement houses may or may not be built in a  
8 community.<sup>5</sup>

9 The NPS can support the City in such efforts by offering technical advice and research  
10 assistance for the rehabilitation of such properties. Across the U.S. there are successful  
11 precedents for neighborhood housing programs that employ various strategies to encourage  
12 owner-occupied housing and rehabilitation of abandoned or neglected properties.  
13 Homesteading in Lynchburg, Virginia; the Lease-to-Purchase program in Pittsburg; the  
14 Historic HomeWorks program in Boston; and Stop Wasting Abandoned Properties in  
15 Providence, Rhode Island are all such programs. Homesteading programs require a period of  
16 owner occupancy (typically not less than five years) after rehabilitation and are particularly  
17 appropriate in cases where residences are uninhabitable and in need of serious repairs.<sup>6</sup>

18 Another example of a successful incentive program is the West Dayton unit of the Dayton  
19 Aviation Heritage National Historical Park. The neighborhood surrounding this unit has  
20 undergone a positive transformation since the early years of the park's designation. It may be  
21 useful for the NHS staff to contact the staff at this park to learn more about these incentive  
22 programs that were used to encourage residential rehabilitation.

23 Finally, the entire NHS study area is located within a Historically Underutilized Business  
24 (HUB) Zone as defined by the Small Business Administration and within the Pulaski  
25 Empowerment Zone, so it is possible that these programs may help support recommendations  
26 made here regarding retention of local businesses and residential infill.

### 27 *Infill Development*

28 Two historic districts in Little Rock regulate infill development: MacArthur Park and  
29 Governor's Mansion Historic Districts. Any construction on new and existing buildings in  
30 these districts requires an application and approval process. To assist with such projects, in  
31 2000, the City of Little Rock distributed a guide for infill and development in historic  
32 districts.<sup>7</sup> The goal for development set forth in this plan was to accommodate contemporary  
33 uses and needs while encouraging retention of elements deemed critical to the historic

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<sup>5</sup> National Trust for Historic Preservation, "Managing Teardowns,"  
<http://www.preservationnation.org/issues/teardowns/additional-resources/Teardown-Tools-on-the-Web-1.pdf>  
(accessed 17 Nov. 2008).

<sup>6</sup> Ibid.

<sup>7</sup> Heiple Wiedower Architects Planners, "Historic District Infill Development Plan: Little Rock, AR," 2000.  
[http://www.littlerock.org/Images/UserFiles/PDF/StatisticsReports/hist\\_infill\\_hw\\_3.pdf](http://www.littlerock.org/Images/UserFiles/PDF/StatisticsReports/hist_infill_hw_3.pdf) (accessed 5 December  
2008).

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1 character of the neighborhoods themselves, as well as existing structures. The plan is limited  
2 to guidelines for residential infill and does not discuss changes in use, but it includes  
3 diagrams illustrating how to increase parking capability within the interior of each block in a  
4 way that minimizes intrusion into the historic streetscape. More specific recommendations  
5 for infill related to new facilities at Central High School and expansion of the Arkansas  
6 Children’s Hospital are discussed in detail in the design guidelines, below.

### 7 *Local Historic Preservation and Tourism*

8 The study area for this report is located within the Quapaw Quarter, a nine-square mile area  
9 which includes the Little Rock Central Business District as well as surrounding historic  
10 residential neighborhoods. The neighborhoods within the quarter, surrounding MacArthur  
11 Park, the Governor’s Mansion, and Central High School, have been the focus of preservation  
12 efforts in Little Rock for the past forty years and include a range of building types and styles.  
13 The Quapaw Quarter Association is active in promoting preservation within this area and  
14 sponsors such events as the Spring Tour of Homes and other preservation-related activities. If  
15 the NPS partners with the Quapaw Quarter Association, it is possible that the NHS could be  
16 included and interpreted as part of walking and driving tours of the entire Quapaw Quarter.  
17 Key thoroughfares that bisect all three neighborhoods in the quarter, such as Daisy L. Gatson  
18 Bates Drive, are especially critical corridors upon which to focus preservation efforts in order  
19 to connect historic sites via interesting routes.

### 20 *Accessibility, Health, and Safety*

21 Current standards for life safety and accessibility sometimes require substantial rehabilitation  
22 of historic buildings, particularly those that are open to public use. As the neighborhood  
23 continues to grow and change, property owners may need to consider compliance with  
24 current standards for universal accessibility as presented in the federal Americans with  
25 Disabilities Act of 1990.

26 Owners of historic buildings that are open to the public should know that there is some  
27 flexibility in criteria for compliance when historic buildings are being considered. When  
28 changes are required, property owners should carefully consider how they can be  
29 incorporated as unobtrusively as possible, and in a manner which will not affect the integrity  
30 of a historic resource, its character-defining features, or its contextual site. Creative design  
31 solutions can help to mitigate the impact of such additions and changes such as ramps,  
32 secondary exits, fire escapes, railings and handrails. Local code officials, representatives of  
33 local disability advocacy groups, and historic preservation specialists can all provide valuable  
34 input. With any of these types of alterations, temporary or reversible alternatives are always  
35 preferable to permanent or irreversible changes to any historic structure.

### 36 *Sustainability*

37 A commission convened by the United Nations in 1987 defined sustainability as  
38 development that meets the needs of the present without compromising the ability of future

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1 generations to meet their own needs. In practice, this means supporting measures which  
2 enhance and protect ecosystems and biodiversity, improve air and water quality, reduce  
3 waste and conserve resources.<sup>8</sup> Historic preservation is the first step to take in creating a  
4 sustainable community because in preserving historic buildings, spaces, and infrastructure,  
5 waste is reduced and resources conserved.

6 When practicing the preservation of historic resources, follow the latest sustainable practices.  
7 In the U.S., these are promoted by the U.S. Green Building Council (USGBC), a nonprofit  
8 organization that oversees the Leadership in Energy and Environmental Design (LEED)  
9 Green Building Rating System.<sup>9</sup> Furthermore, the USGBC and other stakeholders including  
10 the American Society for Landscape Architects and the U.S. Botanical Garden are currently  
11 developing guidelines that are similar to LEED certification, but that will apply to all sites  
12 whether they include buildings and structures or not. The Sustainable Sites Initiative  
13 Guidelines and Performance Benchmarks report is currently in draft form but provides a  
14 meaningful conceptual basis for considering how sustainable practices can improve the  
15 health and vitality of sites overall.<sup>10</sup>

16 The major principles that support sustainable development that apply to the study area  
17 include:

- 18 • Preserving open green spaces and protecting habitat and watersheds;
- 19 • Encouraging patterns of urban density and community connectivity;
- 20 • Supporting land use and transportation planning and policies that create compact,  
21 mixed-use projects that are accessible by foot, bicycle and public transit;
- 22 • Limiting parking in order to reduce its impact on land development and reduce the  
23 pollution emitted by automobile use and implementing “green” paving design;
- 24 • Incorporating storm water management such as rain gardens, vegetated swales,  
25 rainwater recycling, pervious pavements, grid paving systems and vegetated roofs;
- 26 • Considering brownfields for new site development;
- 27 • Protecting existing vegetation; and
- 28 • Reducing light pollution.

29 While the focus of the CLR is on preservation of existing historic resources, some  
30 recommend-rations also discuss infill and other types of new development. The principles

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<sup>8</sup> United Nations, “Report of the Work Commission on Environment and Development,”  
<http://www.un.org/documents/ga/res/42/ares42-187.htm> (accessed 23 February 2009).

<sup>9</sup>U.S. Green Building Council, “LEED Resources,” <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=75>  
(accessed 23 February 2009).

<sup>10</sup> Sustainable Sites Initiative, “Sustainable Sites Initiative Guidelines and Performance Benchmarks – Draft  
2008,” <http://www.sustainable-sites.org/report/> (accessed 23 February 2009).

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1 would apply as buildings are adapted and infill proposed that would enhance the historic  
2 character of the study area.

### 3 *Material Conservation and Replacement*

4 Historic materials warrant special consideration when they are in need of repair, stabilization  
5 or replacement. Specific recommendations are outlined in a number of publications,  
6 including:

- 7 • *The Secretary of the Interior's Standards for Treatment of Historic Properties with*  
8 *Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic*  
9 *Buildings;*
- 10 • *The Secretary of the Interior's Standards for Treatment of Historic Properties with*  
11 *Guidelines for the Treatment of Cultural Landscapes;* and
- 12 • "Preservation Briefs" and other publications available via the NPS Technical  
13 Preservation Services online web site, including:<sup>11</sup>
  - 14 - "Repointing Mortar Joints in Historic Masonry Buildings," by Robert C. Mack,  
15 FAIA, and John P. Speweik;
  - 16 - "Exterior Paint Problems on Historic Woodwork," by Kay D. Weeks and David  
17 W. Look, AIA;
  - 18 - "Preservation of Historic Concrete," by Paul Gaudette and Deborah Slaton;
  - 19 - "The Preservation of Historic Signs," by Michael J. Auer;
  - 20 - "Removing Graffiti from Historic Masonry," by Martin E. Weaver;
  - 21 - "Preserving Historic Ceramic Tile Floors," by Anne E. Grimmer and Kimberly A.  
22 Konrad;
  - 23 - "The Use of Awnings on Historic Buildings: Repair, Replacement & New  
24 Design," by Chad Randl;
  - 25 - "Preserving Historic Wooden Porches," by Aleca Sullivan and John Leeke;
  - 26 - *Metals in America's Historic Buildings: Uses and Preservation Treatments*, by  
27 Margot Gayle, David W. Look, AIA, and John G. Waite, AIA; and
  - 28 - "Accessibility and Historic Preservation: Entrances to the Past" (Video), by Kay  
29 D. Weeks, with Kay Ellis and David C. Park.

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<sup>11</sup> <http://www.nps.gov/hps/tps/briefs/presbhom.htm>

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1 In general, repair and restoration of historic materials should be thoroughly explored prior to  
2 choosing replacement. However, when repair or replacement is not feasible, a substitute  
3 material may be considered. The finished appearance of the substitute should match the  
4 existing material in color, profile, and texture and should have similar weathering properties  
5 to the original. Consider the following guidelines for treatment of materials:

6 **Wood** is subject to rot and insect infestation. Infestation can be repaired, but if the damage is  
7 extensive, replace the wood using the same species and finish to match existing. Remove  
8 damaged paint by hand-sanding prior to repainting. Intricate detailing may require the use of  
9 chemical strippers. Powersanding, heat guns and sandblasting are not recommended. After  
10 the surface has been properly prepared wood should be repainted.

11 **Brick and stone** usually requires very little maintenance and repair but they are subject to  
12 spalling and cracking. The mortar used to bind together brick or stone is also subject to  
13 deterioration. Repoint brick or stone mortar joints when they become recessed more than ½  
14 inch behind the original face. Repointing requires that all loose mortar be removed by hand  
15 and new mortar, chemically compatible with existing mortar and surrounding materials, be  
16 inserted into the joint. The mortar joint should be profiled to resemble the adjacent joints.

17 If brick or stone retaining walls lean or crack and the damage is pronounced, the wall could  
18 be disassembled and rebuilt with the same material, or that material could be used to face a  
19 new concrete core wall. If replacement material is necessary it should match the existing size,  
20 color, profile, coursing, and mortar of the original wall.

21 **Concrete** is often used for sidewalks, steps, patios, and plazas, but is subject to spalling,  
22 powdering, cracking, settling and heaving. Concrete spalling or powdering is typically  
23 caused by poor initial mixture or by the application of salt or de-icing chemicals. It should be  
24 removed and replaced with new concrete, colored and finished to match the original.

25 Cracking, settling, and heaving of concrete may be the result of tree root growth, freezing  
26 temperatures, or loss of ground water, among other causes. If extensive, this type of failure  
27 also warrants replacement. Minor cracking can be patched and minor heaving or settlement  
28 can sometimes be rectified by lifting and relaying a concrete slab intact on a new base of  
29 sand and gravel. Other solutions include replacement of concrete paving with modular units  
30 or other materials, such as rubber, to allow for tree root growth.<sup>12</sup>

31 For further details, refer to the publications noted above and consult with a preservation  
32 professional for best results.

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<sup>12</sup> Rubbersidewalks, Inc. web site: <http://www.rubbersidewalks.com/>, accessed April 9, 2009.

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1 **Design Guidelines for Character Areas**

2 For the purposes of documenting and analyzing historic landscape features, the study area  
3 was divided into four character areas: the Historic Scene, the Public Services Area, the  
4 Central High School Area, and the Neighborhood Setting. The guidelines presented below  
5 are arranged into four sections, one for each character area. Each section is introduced by an  
6 explanation of the overall design concept for the character area and then detailed with  
7 specific guidelines to accomplish this concept, arranged by landscape characteristic.

8 *The Historic Scene*

9 *Design Guidelines Concept*

10 The design guidelines for the Historic Scene support the desire of the NPS to encourage the  
11 preservation and appropriate development of this character area, as stated in cooperative  
12 agreements between the NPS and both the LRSD and the City. This concept focuses on  
13 activities that would retain or restore features from the period of significance, while  
14 providing a range of suitable alternatives for new building or development that would be  
15 compatible with existing historic features. Core to the concept is the use of partnerships and  
16 alliances to yield incentive programs for the rehabilitation of surrounding residences and an  
17 increase in owner-occupied housing.

18 The guidelines presented here are based on the rehabilitation approach recommended for the  
19 study area, which encompasses a number of other treatments, such as preservation of some  
20 historic landscape features, restoration or reconstruction of others, and new construction that  
21 is compatible with the historic character of the area. New construction includes features that  
22 would enhance the visitor experience, such as interpretive waysides. General building-related  
23 recommendations that affect the historic character of the streetscape are also included.

24 *Recommendations*

25 **Land Use**

26 Since the historic period of 1957-58, land use in the Historic Scene area has undergone  
27 changes that were necessary to facilitate the administration and visitation of the area as a  
28 national historic site, as well as changes related to private development. The Magnolia Mobil  
29 service station was rehabilitated and is now being used by the NPS for educational  
30 programming. Also since the period of significance, the residences that were located at 1511  
31 and 1513 S. Park Street have been removed and the Bullock Temple C.M.E. Church  
32 constructed in the 1970s, partially on the lot formerly occupied by 1513. The lot formerly  
33 occupied by 1511 is being used as a private commemorative garden. 1600 S. Park Street is  
34 zoned for commercial use, but currently used as a residence. The Capel Building (Ponder's)  
35 is currently unoccupied, but is zoned for commercial use. It is recommended that the NPS  
36 support the City and private property owners in the following preservation actions:

37

1 Residential Use

- 2 • Retain residential use at 1411-1507 S. Park Street and 1600 S. Park Street.
- 3 • Support a zoning change for the property at 1600 S. Park Street from commercial to  
4 residential. Its current commercial zoning threatens retention of the historic character  
5 of that important locale for activities during the period of significance.
- 6 • Encourage incentives to make owner-occupancy feasible along this block of S. Park  
7 Street.

8 Commercial Use

- 9 • Encourage a small business to obtain and restore the Capel Building and re-establish  
10 a walk-in retail neighborhood service business similar to that of Ponder’s Drugstore  
11 during the period of significance. This could include a convenience or small grocery  
12 store, a drug store, specialty retail, or a service-oriented business such as a barber  
13 shop.
- 14 • Encourage locally-owned businesses to occupy the space in order to contribute more  
15 substantially to the local economy.
- 16 • Support a design overlay district with a sign ordinance to minimize the appearance of  
17 national logos and designs and keep signage at the scale that is appropriate to this  
18 area.

19 Mixed Use

- 20 • Encourage mixed use when compatible with this residential neighborhood if  
21 necessary to the economic feasibility of preservation or infill development. This  
22 would include retail that relates to the overall concept of the NHS (programs that  
23 contribute to understanding of race relations and civil rights history or other visitor  
24 related services), bed and breakfast accommodations (which could encourage  
25 visitation to the site), small offices, or small-scale community services.
- 26 • Support adaptive reuse of residential buildings for commercial or office use only if  
27 residential is not feasible or if allowing such uses would more likely lead to the  
28 rehabilitation of the building.

29 **Buildings and Structures**

30 Restoration work has been recently accomplished at Central High School, funded by a Save  
31 America’s Treasures grant, but the main building needs additional repairs due to water  
32 damage incurred in August 2008. In addition to this, two residential structures, mentioned  
33 above, have been lost from this historic streetscape since the period of significance and  
34 another, located at 1419 S. Park Street, is threatened by demolition-by-neglect if recent fire  
35 damage and roof collapse is not repaired and the structure stabilized. The Capel Building is  
36 also threatened by ongoing deterioration due to roof collapse. Continued erosion of the

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1 residential fabric of the Historic Scene and the loss of the Capel Building can eventually lead  
2 to loss of historic integrity of the NHS.

### 3 Existing Buildings and Structures

4 Of paramount importance in preserving the historic integrity of the NHS is the retention and  
5 protection of the seven houses on S. Park Street that witnessed the historic events of 1957-58.  
6 In addition, the Capel Building and the house at 1600 S. Park Street are also important  
7 historic buildings within this area. Work should be done according to Standards, mentioned  
8 above, and with the assistance of preservation professionals in order to best stabilize,  
9 preserve, restore, and maintain these buildings so that they may continue to contribute to the  
10 historic character of the streetscape. These guidelines are not mandatory, but are offered as  
11 recommendations to assist the NPS in providing technical assistance to their private partners  
12 in the NHS.

13 These guidelines reflect what is known from the Sanborn Fire Insurance Maps and historic  
14 photographs taken during the period of significance. In order to better enhance the historic  
15 character of this area, both restoration of certain features present during 1957-58 and removal  
16 of other features added since that time is desirable. It is recommended that the NPS provide  
17 technical information and support to property owners interested in historic preservation as  
18 discussed in more detail, below:

- 19 • Stabilize and repair any damaged buildings. Problems that most often lead to  
20 demolition of a historic building include roof or foundation damage.
- 21 • Perform preservation and restoration work according to Secretary of the Interior  
22 Standards and with the assistance of preservation professionals in order to best  
23 stabilize, preserve, restore, and maintain historic buildings so that they may continue  
24 to contribute to the historic character of the streetscape. If documentation of the  
25 historic conditions of an existing building is not available, maintain existing forms  
26 and materials until more information is available on which to base restoration.  
27 Changes based on conjecture, or what is thought to be from the historic period are not  
28 recommended.
- 29 • Retain and maintain building decorative features that may date from the original  
30 construction, including cornices, overhangs, chimneys, lintels, sills, brackets,  
31 masonry patterns, shutters, entrance decoration, porch railing, awnings, and paint  
32 colors.
- 33 • Pursue restoration to the period of significance only if information becomes available  
34 that could adequately inform the ca. 1957-58 appearance of the building.
- 35 • Retain siding on the house if it is wood or aluminum. Vinyl siding post-dates the  
36 period of significance and is not recommended. Consider removing any vinyl siding  
37 to expose the original wood, if extant.

- 1 • Replace, if adequate documentation is available, other architectural details that are  
2 documented to date to the 1957-58 period, including metal awnings, metal porch  
3 supports, or metal porch railings (Figures 3-1 and 3-2).
- 4 • Consider, if documentary information becomes available, removing elements added  
5 after 1958 and reconstructing elements that were extant during that period.
- 6 • Engage, if feasible, a preservation firm to conduct a historic structures report and  
7 pursue recommendations for building preservation and rehabilitation.
- 8 • Retain masonry retaining walls documented from the period of significance. Consider  
9 restoration of these features to match historic conditions as documented in historic  
10 photographs.
- 11 • Seek funding for restoration work. Look to national and state resources, such as the  
12 National Trust for Historic Preservation, the Small Business Administration, the U.S.  
13 Department of Housing and Urban Development, the Historic Preservation Alliance  
14 of Arkansas, Arkansas Historic Preservation Program, and the Arkansas Department  
15 of Economic Development.
- 16 • Exhibit well-preserved buildings as examples of appropriate historic preservation in  
17 this character area.

18 Overall, when work is initiated on the buildings within this area, it is important to recognize  
19 and retain architectural details that may date to the period of significance, if possible.  
20 Photographs or documents may come to light that reveal yet-undocumented historic features  
21 such as additional window awnings; porch supports of wood or wrought aluminum; wood or  
22 aluminum siding; light fixtures on houses or in yards; or other features that may have existed  
23 in 1957-58, either original to the houses or used in “modernization” campaigns in the area in  
24 the 1950s. These are part of the significance of this street from the period of significance and  
25 should be retained and kept in good repair.

## 26 Outbuildings

27 There is very little information regarding the appearance of outbuildings and other non-  
28 habitable structures in the historic landscape of this character area. Some garages and other  
29 outbuildings may have been visible from S. Park Street during the events of 1957-58, likely  
30 those that appear in the 1939-1950 Sanborn map (see *Figure 2-5*). That map indicates that in  
31 1950, every house in that block of S. Park Street, except 1411, had an outbuilding to the rear  
32 of the house. Most were likely garages because they are in line with driveway locations.  
33 Residences at 1509 and 1511 shared a single garage structure with two openings, which is  
34 not uncommon in the larger neighborhood. Encourage homeowners to:

- 35 • Retain all outbuildings and structures that may date to the period of significance.  
36 Repair and maintain in good condition, and if adequate documentation is available,  
37 reconstruct missing buildings, if appropriate.

- 1 • Repair and maintain deteriorated outbuildings. Assure that distinctive features are  
2 repaired or replaced using the same materials or ones that are very similar in texture  
3 and color.
- 4 • Replace, if desired, missing outbuildings or those beyond repair with structures of  
5 similar siting, scale, proportion, materials and color. Refer to Sanborn maps for  
6 historic locations of outbuildings on individual lots.
- 7 • Construct new outbuildings and structures according to the patterns established  
8 historically, in the rear yard of a lot, close to adjacent property boundaries, and  
9 fronting on alleyways.
- 10 • Design new outbuildings to complement the scale, forms, orientation, materials, and  
11 details of the primary building and other historic structures on the property.
- 12 • Distinguish, by design or material, the difference between new and historic features;  
13 avoid conveying a false sense of historical development.

#### 14 Additions to Existing Buildings

15 Existing historic buildings can be expanded with additions that complement the historic  
16 character of the streetscape. To ensure compatibility, encourage homeowners to:

- 17 • Preserve the façades of buildings and their relationship to the streetscape; site  
18 additions to on rear façades rather than where they will be visible from the streetscape  
19 (*Figure 3-3*);
- 20 • Avoid enclosing front porches to create additional indoor space because this  
21 negatively affects the historic character of the porch and house and the spatial  
22 configuration of the public streetscape (*Figure 3-4*);
- 23 • Limit the size of additions so that they does not visually overpower existing  
24 buildings;
- 25 • Minimize the impact of new additions on the existing building by assuring that new  
26 work is compatible with the massing, size, scale, materials, and architectural features  
27 of the house;
- 28 • Distinguish new construction from original building fabric by using current  
29 construction technologies and design trends;
- 30 • Consider designs for additions which do not obscure the original features of the  
31 structure itself. For example, step wall, roof, or cornice lines so that the original lines  
32 and proportions of the house are not lost and leave the original part of the house as  
33 intact as possible when construction an addition. One way to do this is to construct an  
34 addition at the rear of the house and link it to the main structure with a narrow  
35 connector so that the original lines of the house are evident (see *Figure 3-3*);

- 1     • Although covered porches were common additions to the historic buildings in this  
2       character area, open wooden decks were not used. Locate decks so that they cannot be  
3       seen from the street or public sidewalk (*Figure 3-5*); and
- 4     • Consider construction additions so that they can be removed in the future without  
5       damaging or impairing the essential historic character of the original building.

#### 6     New Construction

7     Encourage partners to assist in the development of new infill residential housing at 1509 and  
8     1511 S. Park Street, where small wood frame houses stood during the period of significance  
9     (see *Figures 2-5 and 2-20*). New construction could include either reconstruction of these  
10    houses, if enough documentary information can be located, or infill replacements with  
11    compatible uses and structures. Design for new buildings should respect the historic single-  
12    family scale and character of the streetscape, including building setbacks, massing, spacing,  
13    and other building characteristics, such as front porches. A great variation in these features  
14    exists within this character area, presenting a wide range of choices for redevelopment.

- 15       ▪ Setbacks: assure that new building setbacks are consistent with those of adjacent  
16       historic buildings (*Figures 3-6 and 3-7*). A variance to the current zoning code may  
17       be required in order to decrease the required setback for this particular zoning district,  
18       i.e., from 30' to 20'. Align commercial infill buildings so that they are compatible  
19       with adjacent residential building setbacks or align with public right-of-way as is  
20       typical for some historic commercial buildings in this area (i.e. Capel Building and  
21       others).
  - 22     • Orientation: orient new buildings so that they front onto S. Park Street and not onto  
23       the side or rear yard of the lot. In this way, new buildings will contribute to the  
24       pedestrian-oriented character of this area (*Figure 3-8*).
  - 25     • Building form: design new buildings so that they reflect locally-found historic  
26       building forms and shapes, whether boxy, as with American Foursquare residences or  
27       more complex, as with the Craftsman style homes. Provide roofs that reflect  
28       surrounding historic residences that are similarly pitched, hipped, cross-gabled, or  
29       oriented to the front or side, and detailed with chimneys, dormers, bracket, eave  
30       supports and similar features. Avoid forms such as A-frames, low ranch-style  
31       buildings or buildings with flat roofs (*Figure 3-9*).
  - 32     • Scale: design new buildings with respect for the average height, width, and site  
33       placement of the adjacent historic buildings (*Figure 3-10*). For example, houses in  
34       this area are placed close together on narrow single lots. A single large house  
35       spanning 2-3 lots would not be appropriate in this area. Building elements such as  
36       porches, porticos, and other features contribute to the pedestrian scale of the  
37       neighborhood.
  - 38     • Spatial hierarchy: design new buildings so that they reflect the hierarchy of space  
39       created by the progression from public street and sidewalk, to semi-public front yard
-

1 and walk, to semi-private front porch, and finally to private spaces within the house  
2 (*Figure 3-11*). The low stone retaining walls that contain the front yards of some of  
3 the historic houses in the neighborhood contribute to the clarity of that hierarchy.

- 4 • Foundations: provide raised foundations for new buildings that reflect those of  
5 existing buildings. Many historic houses in the area have masonry foundations, from  
6 2-4' in height, that have open vents along their length, or are supported on brick piers  
7 with the crawl space screened with wood lattice, open brick work, recessed brick  
8 work, or other material.
  - 9 • Porches: provide front porches that face the street in new building designs. These  
10 should be functional as a means to access the building and be left open, screened, or  
11 enclosed with glass so that they do not appear as closed additions. Supports should be  
12 similar in scale to those of the historic buildings being replaced or to those adjacent  
13 (*Figures 3-12 and 3-13*).
  - 14 • Windows and doors: provide windows and doors in patterns that reflect those of  
15 adjacent historic houses (*Figure 3-14*). Although there is a wide variety of both  
16 elements within this area, most windows and doors tend to be detailed, double-hung,  
17 wood, and most often in one-over-one light or three-over-one light patterns. Large-  
18 paned picture windows would be inappropriate for this area. The use of shutters and  
19 awnings may be appropriate and choice of styling can be informed by historical  
20 photographs.
- 21 Doors tend to be composed of a regular arrangement of four to six recessed panels,  
22 usually wood with an upper window, but occasionally all glass, and in the larger  
23 houses, flanked with double lights (long, thin windows). Today, window and door  
24 openings are often protected by a second layer of single-paned storm windows. This  
25 is not a preferred option in this historic area because it compromises the historic  
26 texture of these buildings, but may be necessary for energy.
- 27 • Other building elements: consider incorporating historic building element designs  
28 into new building plans. For example, cornices with brackets, moldings, and rafter  
29 ends exposed within deep eaves could be incorporated in new construction. Elements  
30 of historical neighborhood residences in the area could inform such features.

### 31 **Spatial Organization**

32 The loss of a number of historic residential buildings within and adjacent to the Historic  
33 Scene has contributed to an erosion of the historic spatial organization of the streetscape  
34 (*Figure 3-15*). If this trend continues, it could lead to a loss of historic integrity of the NHS.  
35 Encourage LRSD and City efforts to support historic preservation and infill as follows:

- 36 • Maintain the existing spatial organization of the Central High School building and its  
37 front yard to preserve its symmetrical axial orientation;

- 1 • Maintain the hierarchy of public space to private space within the residential  
2 streetscape (see *Figure 3-16*);
- 3 • Preserve the street grid and the long block facing Central High School;
- 4 • Locate new buildings on the east side of S. Park Street at a setback of 20' from the  
5 right-of-way and center them on each lot to maintain the historic spacing pattern;
- 6 • Retain and preserve the historic spatial relationships between buildings and  
7 topography, retaining walls, foundation plantings, hedges, streets, tree lawns,  
8 sidewalks and driveways.

### 9 **Views and Vistas**

10 Significant to the Historic Scene are the clear views of the façade of Central High School  
11 from S. Park Street (see *Figure 2-45*), the sequence of views of the streetscape toward the  
12 south as may have been experienced by Elizabeth Eckford (see *Figures 2-10 through 2-12*),  
13 views to and from the Capel Building (Ponder's) that would have been available from the bus  
14 stop at the corner of W. Sixteenth and S. Park Streets, views from inside the school to  
15 activities along S. Park Street and in the school yard (see *Figures 2-19 and 2-21*), and related  
16 sequential views that may have been experienced by the Little Rock Nine and their escorts as  
17 they entered the front of Central High School for the first time on September 23. Because  
18 little has changed in this area and many historic features have been restored, these views are  
19 still available to visitors today. Support the LRSD with information that will encourage  
20 management to:

- 21 • Consider significant views into and from the Historic Scene before adding any  
22 vegetation, utilities, signs, or other objects that were not located in the area during the  
23 period of significance and which may impede sight lines.
- 24 • Plant trees and shrubs and install signs or other small-scale features so that they will  
25 not block or otherwise impede views of the school's façade.
- 26 • Maintain historic views to and from buildings, particularly views of the facades of  
27 these buildings.
- 28 • Design new buildings so that they do not obstruct views determined to be significant  
29 within this historic area.
- 30 • Screen mechanical equipment, storage, and trash receptacles from historic views by  
31 locating them behind existing buildings or historically-compatible plantings, walls or  
32 fences.

### 33 **Circulation**

34 Qualities of circulation features, including surface materials, dimensions, topography, and  
35 directional flow of streets, sidewalks and alleys, all play a role in establishing the character of  
36 the Historic Scene. S. Park Street is the primary circulation feature of this area and it is

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1 within its streetscape that many of the documented events of the 1957-58 crisis occurred.  
2 Changes that have occurred within the Historic Scene since the period of significance include  
3 installation of scored and tinted concrete paving at the center of the intersection of S. Park  
4 Street and Daisy Bates, replacing the original asphalt, and the re-orientation of traffic on S.  
5 Park Street from two-way to one-way. Support the City, the LRSD, and property owners in  
6 actions that preserve the historic character of circulation in this area as follows:

#### 7 Vehicular Circulation

- 8 • Preserve the historic grid of public streets in this area.
- 9 • Retain historic street grades, alignments, widths, configurations, and materials.
- 10 • Preserve and maintain materials of streets, alleys, gutters, and curbs. Preserve historic  
11 street paving materials where they still exist even if the paving materials have been  
12 covered by later paving. Maintain alleys in gravel when possible.
- 13 • Retain historic curbing wherever possible and avoid removing, obscuring or  
14 concealing curbing in the process of repaving streets. Where replacement is  
15 necessary, use salvaged materials, or if replacing historic materials is not feasible, use  
16 a substitute that duplicates the durability, color, texture, and visual appearance of the  
17 original. Match historic materials in design, pattern, texture and tooling.
- 18 • Assess the potential impact of all street construction projects on historic landscapes,  
19 including underground utility repairs.
- 20 • Design any traffic improvements, such as traffic-calming projects, to be compatible  
21 with the historic character of this area and to be as understated as is possible.
- 22 • Consider, when repairing or replacing the paving at the intersection of S. Park Street  
23 and Daisy Bates, using asphalt paving to allow it to revert back to its original  
24 condition.
- 25 • Consider returning S. Park Street to a two-way orientation in order to increase  
26 interpretive understanding of the NHS.

#### 27 Parking

- 28 • Continue to provide parking along the street and allow parking to the rear of buildings  
29 that is accessible from alleyways. This is especially important for commercial  
30 buildings so that there is adequate parking that does not interfere with homeowner  
31 parking (see *Figure 3-7*).
- 32 • Continue use of residential driveways that provide access to garages placed to the rear  
33 of lots (*Figure 3-16*). Encourage replacement driveways to be the traditional two-  
34 track concrete designs that are typical of the neighborhood.

- 1 • Avoid additional driveway cuts or large parking areas close to S. Park Street. These  
2 can be deleterious to the historic integrity of the NHS.
- 3 • Maintain the continuity of front yards along the street by placing off-street parking to  
4 the rear of existing buildings. Avoid using front yards for parking.
- 5 • Avoid demolishing buildings for parking lots.
- 6 • Design new parking areas to be as unobtrusive as possible. In general, locate parking  
7 areas behind buildings, with access from alleys or secondary streets, rather than from  
8 a principal street (see *Figure 3-7*).

### 9 Pedestrian Circulation

- 10 • Retain and preserve public sidewalks and individual walkways that serve residences,  
11 schools, parks, and churches.
- 12 • Retain and preserve sidewalks and stairways associated with the front lawn and  
13 entrance plaza to Central High School.
- 14 • If restoration of the Capel Building is undertaken, preserve the ceramic tile paving at  
15 its front door entrance.
- 16 • Preserve historic paving materials where they still exist wherever possible.
- 17 • Maintain existing sidewalks to prevent unsafe conditions such as tripping hazards.
- 18 • Assure that new or replacement paving is consistent with the character and  
19 appearance of existing paving. Match existing sidewalk and walkway widths,  
20 materials, colors, textures, and patterns.
- 21 • Restore conditions for which there is a documented historic precedent when installing  
22 new sidewalks.

### 23 **Vegetation**

24 Vegetation within the Historic Scene includes a number of large historic shade trees within  
25 the front yard of the high school, new shrubs and trees that have been recently planted, and a  
26 variety of trees and shrubs planted on private lots along S. Park Street. The focus of  
27 recommendations regarding vegetation is on preserving and enhancing the existing  
28 streetscape to best interpret its condition during the period of significance.

29 The “Little Rock Nine Witness Trees” located in front of the school are generally in good  
30 condition, except one pine that was struck by lightning in 2008. Its health is being  
31 monitored. A number of large, deciduous shade trees were also located within the street lawn  
32 and within private lots during the period of significance. Although some of these have been  
33 lost since that time, neighborhood efforts to replace them are underway.

1 During 1957-58, vegetation within the area included large shade trees and primarily  
2 evergreen shrubs within the front yard of the school. In 2007 and 2008 the ornamental  
3 landscape at the front of Central High School was renovated to generally follow the design of  
4 the original scheme from ca. 1927. The new design differs from the original in the layout of  
5 the planting beds around the school foundation and the use of bald cypress, crape myrtles,  
6 and redbuds as plant materials. The curving lines of the original planting beds were  
7 exaggerated in the new design, possibly to accommodate the placement of junipers that were  
8 planted to emphasize the pilasters along the school's façade. Bald cypress, crape myrtles, and  
9 redbuds are new introductions to this landscape as they do not appear in any historic  
10 photographs of the front of the school. Bald cypress may require more maintenance than the  
11 hearty oaks on the site. As the crape myrtles and redbuds placed within the viewshed of the  
12 Historic Scene mature, they may detract from visitor interpretation.

13 As mentioned in Chapter Two, specific species and their arrangement within private yards  
14 are not known, but, reference to the Martin Luther King, Jr. Landmark District Residential  
15 Design Guidelines are helpful (see Contributing Features, 1957-58).

16 Encourage the LRSD and private property owners to consider the following  
17 recommendations when planning for treatment of vegetation within the Historic Scene:

18 Trees

- 19 • Preserve and protect with extra attention and care the largest and most historic trees.  
20 Regularly inspect such trees for disease and structural soundness. If one of these trees  
21 is found to be seriously diseased or severely damaged, replace with a new tree of the  
22 same species and form.
- 23 • Preserve, protect, and maintain healthy trees in yards and along streetscapes to the  
24 greatest extent possible.
- 25 • Prune and trim trees in the public right-of-way only if they threaten public safety,  
26 property, or utilities. Treat in a manner that preserves the existing tree canopy.
- 27 • Introduce, in consultation with the Little Rock Urban Forester, new and replacement  
28 tree plantings to ensure that the historic extent of tree canopies is preserved. Under  
29 and near utility lines, choose tree cultivars with a maximum height at maturity of  
30 twenty-five feet.
- 31 • Protect large trees from immediate damage during construction and from delayed  
32 damage due to construction activities, such as root loss or compaction of soil by  
33 equipment.
- 34 • Add trees to the streetscape where there is space to sustain healthy growth and where  
35 they would not be in conflict with significant historic precedents.
- 36 • Replace dead or diseased trees with like species, unless the original species is now  
37 considered invasive or unsuitable for the site. New cultivars of street tree species

1 often have similar traits but greater resistance to disease and higher tolerance for  
2 urban conditions than older cultivars.

3 • Consider replacing, when needed, the six bald cypress in the front yard of the school  
4 with large deciduous species that would have likely been on the site during the period  
5 of significance.

6 • Consider replacing the crape myrtle with a species identified through analysis of  
7 historic photographs or move crape myrtle within the historic viewshed to a different  
8 location.

9 • Base future planting plans on historic documentation and have them reviewed by the  
10 NHS or an NPS historical landscape architect.

#### 11 Shrubs, Perennials, Annuals, and Groundcovers:

12 • Preserve and maintain existing tree lawns. Avoid paving over existing planting areas.

13 • Research local historic nursery catalogs and other resources to determine species and  
14 varieties of plants that may have been used in the landscape of this area. Identify the  
15 historic precedents for plantings within the neighborhood.

16 • Maintain open panels of front lawn and restrict plantings to define boundary edges;  
17 install new shrub and tree plantings along foundations and boundaries rather than  
18 siting them in the middle of open lawns.

#### 19 **Constructed Water Features**

20 The LRSD recently restored the reflecting pool that was the centerpiece of the original 1927  
21 design of the grounds of the high school. The wall fountain facing the pool has not yet been  
22 restored to a working condition. Support the LRSD to:

23 ■ Maintain the reflecting pool in good condition.

24 ■ Restore the wall fountain to working order.

#### 25 **Small-scale Features**

26 Small-scale features of primary consideration within the Historic Scene are the  
27 commemorative objects that have been donated and installed by school alumnus. These  
28 include the monument sign at the corner of S. Park Street and Daisy Bates, a ceramic tile  
29 mosaic of a tiger on the wall of the nymphaeum, a newly emplaced plaque attributing  
30 daffodil plantings, the benches honoring the Little Rock Nine that have been dedicated  
31 around the reflecting pool, and other small markers near donated trees. A further  
32 accumulation of small features such as these may begin to impede views and distract from  
33 the interpretive value of seeing the school area as it was, for the most part, during 1957.

1 A number of small-scale features present during the 1957-58 school year are missing today,  
2 including some utility poles and parking signs along the west side of S. Park Street, street  
3 sign bollards at the north and south corners of the block, the bus stop bench that was located  
4 across from Ponder's, a fire hydrant and mailbox on the northwest corner of S. Park and W.  
5 Sixteenth Streets, the plant trellises at 1421 S. Park Street, and the lighting pendants attached  
6 to at least one utility pole. Features that have been added since that time include modern  
7 cobra lights, pole-mounted street signs, parking and traffic signs, and a fire hydrant at S. Park  
8 and W. Sixteenth Streets.

9 Recommendations below are offered for the NPS to use when working with the LRSD, the  
10 City, and private property owners on issues regarding treatment of small-scale features  
11 within the Historic Scene:

12 Commemorative Monuments, Markers and Public Art:

- 13 • Support development, in cooperation with the LRSD, of a long-term plan for  
14 managing commemorative and memorial monuments and plaques that alumnus and  
15 others may wish to install on school property in the future. Consider creating a  
16 dedicated area for such gestures. The face of the retaining wall on the west side of the  
17 reflecting pool could be an appropriate location for small bronze plaques of a  
18 predetermined, regulated size and design. This location would allow for ongoing  
19 additions that would not distract from or obstruct view of the school façade or historic  
20 views of the school's front lawn area.
  - 21 • Preserve, protect, and maintain existing monuments and public art. Regularly inspect  
22 these features for signs of deterioration. Always use the gentlest techniques possible  
23 for cleaning and repairs. Document the effectiveness of maintenance treatments and  
24 adjust accordingly. Consult a sculpture conservator when there are questions about  
25 treatment or unusual materials.
  - 26 • Remove graffiti as soon as possible from monuments and public art constructed of  
27 metal. Use paint strippers and solvents that are recommended for the particular  
28 coating to be removed and the metal substrate to be treated. Follow manufacturer's  
29 instructions for all cleaning products.
  - 30 • Remove graffiti from masonry monuments and public art by using solvents or other  
31 chemical cleaners with proven past experience in their use on similar substrates and  
32 coatings.
  - 33 • Maintain sound joints between masonry elements.
  - 34 • Avoid using pressure washers to clean historic monuments and public art constructed  
35 of masonry.
  - 36 • Place new monuments and public art so that they do not disrupt existing historic  
37 patterns of spatial organization. Incorporate complementary site design.
-

- 1       • Install art, when located on or near historic buildings, so that it does not irreversibly  
2       alter the integrity of the building itself.

### 3       Interpretative Signage

- 4       • Follow the recommendations presented in the report, “Outdoor Visitor Experience  
5       Proposal,” when considering location of interpretive signage.<sup>13</sup>
- 6       • Consider replacing the bus stop bench that was across from the Capel Building in  
7       1957 as part of the interpretive program.
- 8       • Consider, in collaboration with the City of Little Rock or tourism agency, employing  
9       marketing strategies to integrate the NHS into city-wide heritage interpretation,  
10      including walking and driving tours within the Quapaw District.<sup>14</sup>

### 11      Signage

- 12      • Limit, in cooperation with the City, signs in the public right-of-way to that necessary  
13      for traffic and pedestrian safety.
- 14      • Consider relocating parking signs along the west side of S. Park Street to their  
15      historic locations.
- 16      • Consider replacing the street sign bollards that were at the corners of S. Park and  
17      Daisy Bates and at S. Park and W. Sixteenth Street as part of the interpretation of the  
18      site.
- 19      • Restrict commercial signage to the Mobil service station sign and any flush-mounted  
20      signage that may be associated with a new use in the Capel Building.
- 21      • Design signs for compatible uses that are introduced into the residential area so that  
22      they are inconspicuous and residential in scale (*Figure 3-17*). Avoid using masonry or  
23      concrete monument signs or those that rotate, blink, or flash. Small signs of less than  
24      six square feet, preferably set on a free-standing wood or black metal bracket or a  
25      smaller sign attached to the building next to the front door, may be appropriate.  
26      Incorporate regulations governing such signs as part of local historic district  
27      guidelines.

### 28      Furnishings

- 29      • Encourage the City to restrict additional street furniture in the right-of-way, such as  
30      benches, trash receptacles, mailboxes, and newspaper racks, to an area outside the  
31      viewshed of the Historic Scene.

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<sup>13</sup> Roberta Wendel, *Outdoor Visitor Experience Proposal – Parkwide Outdoor Exhibits* (National Park Service, 2007).

<sup>14</sup> Quapaw Quarter Association, “Quapaw Quarter Tours,”  
<http://www.arkansasties.com/Pulaski/QuapawQuarter/Quapaw%20Quarter.htm> (accessed 23 February 2009).

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- 1 • Avoid adding small-scale features that are intended to appear historic but are  
2 stylistically anachronistic with the period of significance, such as ornate, Victorian-  
3 style lighting and benches. Use designs that reference, but do not mimic, historic  
4 features.
- 5 • Preserve and maintain existing any outdoor furniture and accessories that date from  
6 the historic period.
- 7 • Retain and preserve private front yard features, such as trellises, that are determined  
8 to be contributing to the historic character of this area.

## 9 Lighting

- 10 • Street Lighting:
  - 11 ▪ Encourage the City to avoid adding new street lighting in the Historic Scene  
12 area where it did not exist during the period of significance.
  - 13 ▪ Consider restoring the street light that appears in historic photographs and  
14 continue researching where else they might have been placed.
  - 15 ▪ Provide the minimal street lighting levels necessary for public safety while  
16 avoiding light pollution. Direct lighting downwards to the ground and away  
17 from surrounding properties. Lamps should be shielded from direct view.
- 18 • Residential Lighting:
  - 19 ▪ Consider, when replacing porch lights and other outdoor residential lighting  
20 fixtures, choosing designs that reference, but do not mimic, historic features.
  - 21 ▪ Contemporary fixtures might also be desirable and more affordable. If chosen,  
22 these should be simple, durable, and understated. Dark colors are generally  
23 preferable.
  - 24 ▪ Prevent glare onto adjacent properties by using shielded lights that direct light  
25 to the ground and avoid unshielded, high intensity light sources or those that  
26 are directed upward.
  - 27 ▪ Locate security lighting to the side and rear yards and use a motion sensor to  
28 activate them.
  - 29 ▪ Consider complying with International Dark-Sky Association  
30 recommendations.<sup>15</sup>
- 31 • Commercial Lighting

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<sup>15</sup> International Dark-Sky Association web site, <http://www.darksky.org/mc/page.do>. Accessed 12/06/08.

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- 1           ▪ Preserve and maintain surviving historic light fixtures.
- 2           ▪ Base lighting restoration plans for Ponder’s on historic photographs and other
- 3           documentation.

#### 4   Walls and Fences:

5   The design and placement of free-standing walls and fences contribute to the overall spatial  
6   organization of historic districts and create a sense of enclosure. Provide private property  
7   owners with technical information regarding:

- 8       • Masonry Walls:

- 9           ▪ Preserve and maintain existing historic masonry walls. If replacement is
- 10          necessary, use the original materials or match them as closely as possible.
- 11          ▪ Replace a deteriorating historic wall determined to be beyond repair by
- 12          matching the existing in layout, materials, height, and design.
- 13          ▪ Avoid installation of new walls where there is no documented historic
- 14          precedent, particularly when they will be visible from the public way.

- 15      • Fencing:

- 16          ▪ Restrict privacy and security fencing to side and rear yards. Chain link fencing
- 17          is an acceptable material for this purpose because it was widely used in the
- 18          U.S. by the 1950s.

#### 19   Utilities

- 20      • Consider, when necessary, placing new utility poles in historic locations. Research
- 21      locations by comparative photography.
- 22      • Place equipment such as satellite dishes, solar collectors, playground equipment,
- 23      mechanical units, storage units or water features to the rear of buildings, out of the
- 24      historic viewshed of this area.
- 25      • Locate large transformers, utility equipment, dumpsters and other intrusive elements
- 26      where they can be concealed by plantings or fencing.
- 27      • Store private garbage cans, recycling containers, dumpsters, and similar items at the
- 28      rear of the properties or along a secondary elevation that is not visible from the public
- 29      way.

#### 30   *The Public Services Area*

31   With the exception of the public street and sidewalk configurations, no features remain from  
32   the period of significance within the Public Services Area.

1 Overall, issues within the Public Services character are primarily internal as the NPS owns  
2 both pieces of property and has no plans to change current uses. The existing Visitor Center  
3 was constructed in 2007 and was designed to reflect architectural characteristics found in  
4 surrounding neighborhood buildings and plantings include a palette of native perennials  
5 planted in 2007.

### 6 *Design Guidelines Concept*

7 This area has been recently developed as a center for visitation and commemoration in  
8 relation to the NHS. There are no plans to change or amend this area.

### 9 *Recommendations*

#### 10 **Land Use**

11 All of the properties within the public services area are related to either visitor services, as  
12 with the NPS Visitor Center, museum services, as with the Visitor Center and the Mobil  
13 service station, or commemoration, as with the Commemorative Garden on the west side of  
14 S. Park Street across from the Visitor Center.

- 15 • Maintain current land use as part of the administrative aspects of designating the area  
16 a national historic site.

#### 17 **Buildings and Structures**

18 The NPS Visitor Center is the only building located within the Public Services Area. It was  
19 been recently designed and constructed to reflect the scale and massing of the small  
20 residential and commercial buildings in the neighborhood

- 21 • Maintain the Visitor Center in its current condition.
- 22 • Respect the scale and massing of this building when considering new construction  
23 within this site.

#### 24 **Patterns of Spatial Organization**

25 The site of the current NPS Visitor Center was formerly used as a commercial greenhouse, so  
26 large scale building and public use are appropriate for its location. The Commemorative  
27 Garden replaced historic residences that had been previously removed, so the spatial  
28 character of this corner has changed dramatically from the period of significance.

- 29 • Consider, if design changes are proposed for the Commemorative Garden, including  
30 elements that refer to the residences that were located at this corner during the period  
31 of significance.

#### 32 **Views and Vistas**

33 Views to Central High School from this character area are critical to its success.

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- 1 • Maintain clear views to Central High School.
- 2 • Place interpretive features outside of, or at the edge of the historic viewshed.

### 3 **Circulation**

4 Circulation within this character area was designed for best visitor access to and  
5 interpretation of the historic site.

- 6 • Maintain clear circulation patterns to provide visitor access.

### 7 **Vegetation**

8 Native plantings around the Visitor Center are well-adapted for this region and easy to  
9 maintain. However, the intensive care required to maintain the open lawn of the knoll in the  
10 Commemorative Garden is time- and energy-consuming.

- 11 • Consider an alternative planting scheme for the southeast knoll in the commemorative  
12 garden that could incorporate a low, perennial groundcover requiring less  
13 fertilization, weeding, and mowing than now demanded by the turf lawn.

### 14 **Small-scale Features**

15 Most of the small-scale features within this character area have been recently installed and  
16 are in good condition.

- 17 • Continue to monitor the condition of the sculpture and explore alternatives that will  
18 reduce potential damage and its ongoing maintenance requirements.
- 19 • Consider relocating trash receptacles away from the main entrances to the  
20 Commemorative Garden.
- 21 • Consider replacing the chain link fence that separates the Commemorative Garden  
22 from the high school parking lot with either screening shrubs, or other material that is  
23 more compatible with the design of the garden.

### 24 *The Central High School Area*

25 The most pressing issue associated with the Central High School property is the school's  
26 need for expanded facilities. Addition or expansion of permanent buildings would likely lead  
27 to the removal of the ten modular prefabricated buildings on the south side of the property,  
28 but may also require removal of historic buildings and landscape features, in particular, the  
29 ca. 1951 Tiger Field House and the ca. 1950 tennis courts, currently being used for parking.  
30 Other projects under consideration include additions to the Quigley Stadium may affect the  
31 historic integrity of the area.

1 *Design Guidelines Concept*

2 Design and development within this area should preserve, to the greatest extent possible, the  
3 features of the site that existing during the period of significance, while allowing the school  
4 to grow and expand as needed.

5 *Recommendations*

6 **Land Use**

7 Land uses within the Central High School character area are primarily related to the  
8 educational goals of the school, including classroom education, athletics, food service  
9 (Campus Inn), and staff and student parking; residential use along Daisy Bates, W. Sixteenth,  
10 and Jones; and mixed office and light industrial uses west of Jones to the railroad. Recent  
11 changes from residential use of the surrounding neighborhood to other uses, such as parking,  
12 contribute to a loss of historic integrity. It is recommended that the NPS work with the  
13 LRSD, the City, and private property owners as follows:

14 Residential use

- 15 • Support retention of residential use along both Daisy Bates and Sixteenth Street  
16 across from the high school block.
- 17 • Encourage development of new infill residential housing within vacant lots where  
18 houses existed during the period of significance.
- 19 • Encourage the City to provide incentives to make owner-occupancy feasible around  
20 the school.
- 21 • Consider, if it is not financially feasible to construct new single-family houses in this  
22 area, small-scale duplex or fourplex structures that are compatible with the scale,  
23 setbacks, orientation, roof lines, and other features of the surrounding historic  
24 buildings.

25 Mixed Use

- 26 • Encourage, if necessary to the economic feasibility of preservation or infill  
27 development, mixed use when compatible with residential use. This would include  
28 uses that relate to the overall educational goals of the school district or the NHS  
29 mission.
- 30 • Encourage adaptive reuse of residential buildings for commercial, office, or  
31 educational use only if residential use is not feasible or if allowing such uses would  
32 more likely lead to the rehabilitation of the building.

33 Industrial Use

- 34 • Consider continuing light industrial use on the west side of Jones Street. Assure that  
35 any use is not a threat to the health or safety of the school or local population.
-

- 1       • Consider this area as a potential location for expansion of school facilities,  
2       particularly parking.

### 3       **Buildings and Structures**

4       Shortage of classroom space in the high school is the most challenging issue in the Central  
5       High character area. The problem is currently being addressed with ten portable classrooms  
6       arranged around the south end of the school. The solution proposed by the LRSD is the  
7       construction of a new gymnasium where the current parking lots to the west of the school are  
8       located (historically constructed as tennis courts), demolition of the ca. 1951 Tiger Field  
9       House, and subsequent construction of a new science and technology center in its place.  
10      However, this solution leads to the demolition of a historic structure that is part of the NHS  
11      and further loss of school parking. Related to this issue is the condition of the historic  
12      Quigley Stadium and the proposed plans by the LRSD to construct a new field house within  
13      the bounds of the stadium's surrounding concrete wall. The NPS has recently funded a  
14      historic structures report (HSR) for the high school buildings, which will provide additional  
15      information regarding preservation recommendations.

16      Ongoing demolition of surrounding residences and long-term vacancies also threaten the  
17      historic integrity of this area. Today, more than forty percent of the residences that existed in  
18      1957-58 are missing or are unoccupied (see *Figure 3-15*). Of the fifty-two residences  
19      depicted on the 1950 Sanborn maps, seventeen have been demolished, including the three  
20      houses along Daisy Bates and four houses along W. Thirteenth Street that were removed to  
21      accommodate school parking. The change has affected the historic character of this area.  
22      Other buildings that have been lost since the period of significance include the large  
23      residences that were removed prior to the development of the Commemorative Garden. In  
24      addition, seven of the thirty-eight residences that remain within a block of the Central High  
25      area are vacant and in disrepair. Guidelines offered below reflect what is known from the  
26      1939-1950 Sanborn maps and historic photographs depicting the northwest corner of Daisy  
27      Bates and S. Park Street.

28      Structures extant within this area from the period of significance include the field lights at  
29      Quigley Field and the stone retaining wall at 1600 Dennison.

30      Recommendations focus on collaboration between the NPS, the LRSD, and the City to  
31      accomplish the following:

#### 32      Central High School and Quigley Stadium

- 33      • Proceed with implementation of the historic structures report and consider delaying  
34      expansion plans until it is completed.
- 35      • Consult with NPS historical architects and historical landscape architects when  
36      planning for school expansion and mitigation for impact to the NHS.

- 1 • Consider all alternatives before demolishing the Tiger Field House, as it is a  
2 contributing resource to the NHS. Explore options for its adaptive re-use as the new  
3 science and technology center; or,
- 4 • Consider, if the above recommendation is not feasible, adaptive re-use of remaining  
5 residential buildings along Daisy Bates as classroom buildings; or,
- 6 • Consider, if the above two recommendations are not feasible, expansion of the school  
7 to the north side of Daisy Bates and incorporation of spatial qualities along the street  
8 side of new buildings that will interpret the historic streetscape as it was in the 1950s,  
9 i.e., front stoops, sidewalks, low retaining walls, small scale massing patterns, gabled  
10 roofs, etc. Note: this alternative is preferable to removal of the Tiger Field House, but  
11 threatens the integrity of the residential streetscape.
- 12 • Rehabilitate Quigley Stadium, rather than construct a new field house, to  
13 accommodate needs for improved and updated athletic facilities. Perform a historic  
14 structures report on which to base the rehabilitation.
- 15 • Initiate preservation work on Quigley Stadium to restore window and door openings  
16 that were visible from the high school during the period of significance.
- 17 • Investigate the field lights of Quigley Stadium as part of the historic structures report  
18 and repair and maintain as recommended.
- 19 • Retain and maintain the stone retaining wall at the corner of W. Sixteenth and  
20 Dennison. Routinely investigate for any changes that may indicate structure damage.

21 Existing Residential Buildings, Outbuildings, Additions to New Buildings, New  
22 Construction, and Demolition:

23 Refer to the guidelines provided in the Historic Scene section, above.

24 **Spatial Organization**

25 School facility expansion could threaten historic patterns of spatial organization related to the  
26 school property overall and the ability of visitors to visualize such scenes as the National  
27 Guard and 101<sup>st</sup> Airborne encampment on athletic fields during the period of significance.  
28 Although offered as an alternative, expansion across Daisy Bates and W. Sixteenth Street  
29 would further jeopardize the residential streetscape that historically characterized the area.  
30 Already, demolition of residences surrounding the school on its north, south and west sides  
31 has deleteriously affected the historic spatial patterns in this area (see *Figure 3-18*). It is  
32 recommended that the NPS support the LRSD and the City to:

- 33 • Maintain the existing spatial organization of the original school buildings in this area.  
34 Consider adaptive re-use of existing buildings rather than demolition and replacement  
35 in new locations.

- 1 • Encourage removal of the ten prefabricated modular buildings on the southwest side  
2 of the school. Consider instead the construction of a single, new building or the  
3 adaptive reuse of acquired residential buildings along Daisy Bates or W. Sixteenth  
4 Street.
- 5 • Maintain the spatial qualities of the residential streetscape to the north and south of  
6 the high school, particularly the small scale of buildings and hierarchy of public to  
7 private space.
- 8 • Refer to the guidelines provided in the Historic Scene section, above, for additions  
9 and other changes to existing residential buildings, construction of outbuildings and  
10 new residential buildings, and demolition.

### 11 **Views and Vistas**

12 Issues affecting historic views and vistas within the Central High School character area  
13 include the modular prefabricated buildings on the south side of the school property that  
14 currently block views toward the school from the neighborhood and from the school toward  
15 residences. These also block the imposing view of Quigley Stadium that was available during  
16 the period of significance from the south side yard of the school. In addition, the appearance  
17 of Quigley Stadium, itself, has been negatively affected by the filling of some of its window  
18 and door openings. It is recommended that the NPS support the LRSD to:

- 19     ▪ Restore and preserve historic views from the school to the ball fields and stadium  
20     beyond as this was the location of the National Guard and Army encampments.
- 21     ▪ Protect historic views by regulating addition of any new buildings, structures,  
22     vegetation, utilities, signs, or other objects that may impede sight lines extant in the  
23     area during the period of significance.
- 24     • Remove intrusions into historic views, or screen with tree and shrub plantings.

### 25 **Circulation**

26 One of the most important issues related to circulation within this character area is the need  
27 for additional parking around the school. Already the pressure for more parking has led to the  
28 demolition of a few residential structures across from the school for the construction of a  
29 parking lot. In the future, explore alternatives that would better protect the historic fabric of  
30 the neighborhood.

31 Related to the parking issue are circulation patterns surrounding the school that have changed  
32 since the historic period. S. Park Street is one-way today but flowed in both directions in  
33 1957. It has been found that with the amount of school traffic, that this is a safer alternative.  
34 Additionally, a block of Dennison Street north of the school was removed between W.  
35 Thirteenth Street and Daisy Bates when the parking lot was constructed north of the school.

1 Another important issue concerning circulation within this area is preservation of the location  
2 where, on September 23, 1957, the Little Rock Nine were transported, in police cars for their  
3 own safety, from the lower floor of the high school, through one of the southwest garage  
4 doors, out the south exit of the school parking area, and down Dennison Street (*Figure 3-8*).  
5 This area is currently being used for parking and a picnic area.

6 Collaborate with the LRSD to develop solutions regarding circulation within this area.  
7 Recommendations are as follows:

#### 8 Parking

- 9 • Continue to use parking behind the school, as historically used, for staff and faculty  
10 parking.
- 11 • Support the LRSD in developing solutions regarding parking.
- 12 • Avoid demolishing buildings for parking lots.
- 13 • Consider consolidating parking into one location with a shuttle or provide incentives  
14 for a remote park and ride.
- 15 • Screen new, visible parking areas with shrub plantings 3-4 feet high, walls, or fences  
16 with vines. This will mitigate the intrusion on the view while still providing security.
- 17 • Design new parking areas to be as unobtrusive as possible. In general, locate parking  
18 areas behind buildings, with access from alleys or secondary streets, rather than from  
19 principal streets (see *Figure 3-7*).
- 20 • Where new parking structures are required, their design should respond to the scale,  
21 texture, and rhythm of the associated historic district.

#### 22 Pedestrian Circulation

- 23 • Retain and preserve sidewalks and stairways associated with the side and rear  
24 entrances to Central High School.
- 25 • Retain and preserve sidewalks along the south side of W. Sixteenth, on the north side  
26 of Daisy Bates, and individual walkways that serve residences.
- 27 • Retain and preserve sidewalks within the block of Central High that may date to the  
28 period of significance.
- 29 • Refer to the Historic Scene section, above, for other recommendations regarding  
30 vehicular circulation.

1 Vehicular Circulation

- 2       ▪ Assure preservation of the south school driveway and Dennison Street south of the  
3 school, which provided an escape route for the Little Rock Nine as they were escorted  
4 from the school, for their own safety, by police convoy.
- 5       • Refer to the Historic Scene section, above, for other recommendations regarding  
6 vehicular circulation.

7 **Vegetation**

8 Roughly two thirds of the Central High School property are utilized as athletic fields and are  
9 mostly mown turf. Older trees survive, possibly from the period of significance around the  
10 sides and rear of the school. On the 75-foot wide slope that runs the entire north-south width  
11 of the school property, are large, mature trees with broad canopies, primarily willow oak, that  
12 date to the period of significance (see *Figure 2-132*).

13 With the exception of the block just west of S. Park Street, there were few trees growing  
14 within the public streetscape to the north, south, and west of the school during the period of  
15 significance. Some trees shaded the front lawns and back yards of residences, but there was  
16 little shade provided along the sidewalk. This is still the condition today, but thanks to the  
17 local urban forestry program, small street trees have been recently established along these  
18 streets and promise to provide more shade as they mature. While this is not historic, it is a  
19 preferable solution.

20 Little is known about the types of small ornamental trees, shrubs, perennials, and  
21 groundcovers that may have existed in the front yards along W. Sixteenth, Daisy Bates, and  
22 Jones during the period of significance. Refer to the Martin Luther King, Jr. Landmark  
23 District Residential Design Guidelines, mentioned in the Historic Scene section, above.

24 Trees:

- 25       • Preserve and maintain the existing tree lawns on the north side of W. Sixteenth and  
26 the south side of Daisy Bates. Avoid paving over existing planting areas.
- 27       • Refer to the Historic Scene section, above, for other recommendations regarding  
28 treatment of trees.

29 Shrubs, Perennials, Annuals, and Groundcovers:

- 30       • Preserve and maintain the existing open lawns comprising the athletic fields to the  
31 west of the high school. Avoid paving over existing turf areas.
- 32       • Refer to the Historic Scene section, above, for other recommendations regarding  
33 treatment of trees.

1 **Small-scale Features**

2 Most of the small-scale features that exist to the side and rear of the high school are of recent  
3 origin and not extant from the period of significance. No evidence has been found regarding  
4 furnishings that may have been in the area at that time. It may be that portions of the chain  
5 link fence that surrounds the baseball fields are historic, particularly the section along the  
6 slope that divides school from the baseball field, because a similar fence appears in historic  
7 photographs of that area (see *Figure 2-23*).

8 Utility poles and lines probably existed along all three public streets in this area during the  
9 period of significance, although this has not yet been documented. Also, as with other streets  
10 in the area, there may have been street lighting similar to that identified on S. Park Street  
11 (refer Chapter Two). Other features that may have been present are fire hydrants, street signs  
12 (perhaps bollard-style, as with S. Park Street), mailboxes, and residential fencing. It is not  
13 known if the drainage canal located on the east side of Jones Street is historic.

14 Work with the LRSD and private property owners to preserve historic features as follows:

15 Fencing

- 16 • Retain and maintain lengths of fencing known to be historic. If replacement is  
17 necessary, use the same materials and design if possible.
- 18 • Refer to the Historic Scene section, above, for other recommendations.

19 Lighting

- 20 • Continue to maintain the field lights at Quigley Field in good condition. Refer to the  
21 Buildings and Structures section, above.
- 22 • Research historic documents to discover where street lights or other streetscape  
23 features may have been within this area. Avoid adding new street lighting or other  
24 streetscape features where they did not exist during the period of significance.
- 25 • Residential Lighting: refer to the guidelines found in the Historic Scene section,  
26 above.
- 27 • Industrial Lighting: Comply with International Dark-Sky Association  
28 recommendations.<sup>16</sup>

29 Signage

- 30 • Limit signs in the public right-of-way to that necessary for traffic and pedestrian  
31 safety.

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<sup>16</sup> International Dark-Sky Association web site, <http://www.darksky.org/mc/page.do>. Accessed 12/06/08.

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- 1       • Design signs for compatible uses that are introduced into the residential area per  
2       recommendations in the Historic Scene section, above.
- 3       • Identify small industries on Jones Street with small signs that do not conflict with the  
4       historic character of the neighborhood, or re-use historic signage.

#### 5       Furnishings

- 6       • Continue to change and replace furnishings to the sides and rear of the high school as  
7       is most convenient and useful for student use.

#### 8       Utilities

- 9       • Consider replacing utility poles in historic locations.
- 10      • Place equipment such as satellite dishes, solar collectors, playground equipment,  
11      mechanical units, storage units, transformers, utility equipment, dumpsters, and other  
12      intrusive elements in locations outside the historic viewshed. Conceal with plantings  
13      or fencing.
- 14      • Store private garbage cans, recycling containers, dumpsters, and similar items at the  
15      rear of the properties or along a secondary elevation that is not visible from the public  
16      way.

### 17      *The Neighborhood Setting*

18      Building demolition and vacancies caused by development pressure and economic hardship  
19      are the biggest threats to historic character in this area. The neighborhood is recognized on  
20      the National Register for its historical associations and emblematic architectural period styles  
21      dating from the 1890s to the 1940s, but it also provided the setting for the 1957-58 events.  
22      Preserving and restoring homes in the neighborhood to their own associative architectural  
23      periods would enhance the neighborhood, but also the historic character of the NHS.

24      The guidelines presented here are based on the rehabilitation approach recommended for the  
25      study area, which encompasses a number of other treatments, including preservation or  
26      restoration of features from the neighborhood's period of significance, recognized as  
27      different from that of the NHS, while providing a range of suitable alternatives for new  
28      building or development that would be compatible with existing historic features.  
29      Suggestions are also made for desirable partnerships and alliances that may yield incentive  
30      programs for the rehabilitation of historic buildings and an increase in owner-occupied  
31      housing.

#### 32      **Land Use**

33      Changes to land use from small scale residential to large scale institutional, particularly in the  
34      northeast corner of this area, have affected its historic character when they have led to  
35      building neglect or demolition. It is recommended that the NPS work in partnership with the

1 City to encourage land uses within the Neighborhood Setting that are compatible with  
2 protection of the NHS. These recommendations are as follows:

### 3 Residential Use

- 4 • Encourage retention of traditional/historic residential and commercial uses within the  
5 Neighborhood Setting.
- 6 • Examine zoning changes that may have been implemented since the period of  
7 significance that would allow changes in land use that may threaten the historic  
8 character of this area. Consider re-zoning to protect these areas from undesirable uses.
- 9 • Develop incentives to make owner-occupancy feasible within this area.

### 10 Commercial Use

- 11 • Encourage small businesses to obtain and restore vacant commercial buildings and re-  
12 establish walk-in types of neighborhood service businesses in this area. These could  
13 include small convenience or grocery stores, a drug stores, specialty retail, or service-  
14 oriented businesses such as barber shops. Locally-owned businesses would be  
15 preferred over national chain operations in order to contribute more substantially to  
16 the local economy.

### 17 Mixed Use

- 18 • Support, if necessary to the economic feasibility of preservation or infill  
19 development, mixed use when compatible with residential use. This would include  
20 retail that relates to local needs, such as small offices or community services uses.
- 21 • Consider adaptive reuse of residential buildings for commercial or office use only if  
22 residential is not feasible or if allowing such uses would more likely lead to the  
23 rehabilitation of the building.

### 24 Industrial Use

- 25 • Allow reestablishment of light industrial uses in traditional locations if compatible  
26 with the neighborhood, sustainable, and environmentally sound.

### 27 **Buildings and Structures**

28 Many houses in this area have been restored and are being well maintained. It is hoped that  
29 these successful projects will inspire further work in the area. Nevertheless, a number of  
30 residential structures have been lost from the Neighborhood Setting since documentation in  
31 the 1950s and others are threatened by demolition-by-neglect. Continued erosion of the  
32 residential fabric of this area could eventually lead to loss of historic integrity of the historic  
33 district and possible the NHS. It is recommended that the NPS work in partnership with  
34 property owners to assist in the following:

## 1 Existing Buildings

- 2 • Encourage development associated with the Arkansas Children’s Hospital to avoid  
3 further alteration to the residential historic fabric of this area. Work with the City to  
4 develop alternative building codes that would encourage preservation over  
5 demolition.
  
- 6 • Perform preservation and restoration work according to Secretary of the Interior  
7 Standards and with the assistance of preservation professionals in order to best  
8 stabilize, preserve, restore, and maintain historic buildings so that they may continue  
9 to contribute to the historic character of the streetscape. If documentation of the  
10 historic conditions of an existing building is not available, maintain existing forms  
11 and materials until more information is available on which to base restoration.  
12 Changes based on conjecture, or what is thought to be from the historic period are not  
13 recommended.
  
- 14 • Retain and maintain building decorative features that may date from the original  
15 construction, including cornices, overhangs, chimneys, lintels, sills, brackets,  
16 masonry patterns, shutters, entrance decoration, porch railing, awnings, and paint  
17 colors.

## 18 Outbuildings

19 Refer to “Outbuildings” in the Historic Scene section, above.

## 20 Additions to Existing Buildings

21 Refer to “Additions to Existing Buildings” in the Historic Scene section, above.

## 22 New Construction

23 Encourage property owners to replace structures that have been demolished since the 1950s  
24 with new infill replacements with compatible uses and forms. Provide technical information  
25 to assist owners to retain the historic single-family scale and character of the streetscape,  
26 including building setbacks, massing, spacing, and other building characteristics, such as  
27 front porches. A great variation in these features exists within this character area, presenting  
28 a wide range of choices for redevelopment.

- 29 • For guidelines regarding residential buildings, refer to “New Construction” in the  
30 Historic Scene section, above.
  
- 31 • For commercial building, respect the setbacks, orientation, forms, scale, and other  
32 spatial qualities of surrounding buildings (see *Figure 3-7*).

## 33 Structures

- 34 • Retain masonry retaining walls documented from the period of significance. Consider  
35 restoration of these features to match historic conditions.

1 Demolition

2 There are currently no regulations in Little Rock regarding demolition of historic structures.  
3 The City, the CHNA, and other affiliated groups (such as the Quapaw Quarter Association)  
4 are encouraged to pursue incentive programs and delay provisions in order to preserve  
5 existing buildings and structures in the neighborhood setting of the NHS from demolition.

6 **Spatial Organization**

7 The loss of a number of historic residential buildings within the Neighborhood Setting of the  
8 NHS has led to an erosion of the spatial organization of the neighborhood streetscape (see  
9 *Figure 3-15*). In addition, new developments have led to right-of-way abandonment and  
10 removal of public streets that were part of the historic grid of this part of the city.  
11 Appropriate planning within this area can begin to reverse the erosion of historic character  
12 and help re-establish the historic street spaces. Partner with the City of Little Rock and  
13 property owners to assist in the following:

- 14 • Preserve the traditional geometric street grid of the original plans of this area.
- 15 • Respect, if it is necessary to use more than one lot for new development, the 20'  
16 setback and break up the mass of the building to express the historic rhythm of  
17 buildings along the street. It may be necessary to request a variance of the current  
18 Little Rock Municipal Code to accomplish this as current code for this zoning district  
19 has a minimum 25' setback.
- 20 • Retain and preserve the historic relationship between buildings and topography,  
21 retaining walls, foundation plantings, hedges, streets, tree lawns, sidewalks and  
22 driveways.
- 23 • Avoid abandonment and removal of public streets and rights-of-way to create super  
24 lots for development. Consider incorporating these features and the patterns of spatial  
25 organization that they provide.
- 26 • Refer to Buildings and Structures, above, for more information.

27 **Views and Vistas**

28 Significant in the Neighborhood Setting are the linear views up and down the residential  
29 streets. They are enhanced by the spatial configuration of the streetscape, including building  
30 facades, utility poles and lines, and tree canopies, and can be protected by regulating any new  
31 vegetation, utilities, signs, or other objects that may impede sight lines. Partner with the City  
32 of Little Rock and property owners to assist in the following:

- 33 • Retain significant views within the streetscape of the Neighborhood Setting.
- 34 • Remove intrusions into historic views, such as mechanical equipment, storage, and  
35 trash receptacles or screen them with tree and shrub plantings or historically-  
36 compatible fencing or walls.

1 **Circulation**

2 Qualities of circulation features, including surface materials, dimensions, topography, and  
3 directional flow of streets, sidewalks and alleys, all play a role in establishing the historic  
4 character of the Neighborhood Setting. Circulation within this area occurs via public streets,  
5 alleys, public sidewalks, and narrow walkways that lead to individual dwellings, stores,  
6 churches, and schools. Partner with the City of Little Rock and property owners to assist in  
7 the following:

8 Vehicular Circulation

9 Refer to “Vehicular Circulation” in the Historic Scene section, above.

10 Parking

11 For residential parking, refer to “Parking” in the Historic Scene section, above.

12 For commercial parking:

- 13 • Avoid demolishing buildings for parking lots.
- 14 • Continue to provide parking for businesses along the street and also allow parking to  
15 the rear of buildings that is accessible from alleyways.
- 16 • Design new parking areas for businesses to be as unobtrusive as possible. In general,  
17 locate parking areas behind buildings, with access from alleys or secondary streets,  
18 rather than from a principal street (see *Figure 3-7*).
- 19 • Design new parking structures so that they respond to the scale, texture, and rhythm  
20 of the associated historic district. Incorporate retail and other active ground level uses  
21 into the design when the parking structure is located in a commercial area.

22 Pedestrian Circulation

23 Refer to “Pedestrian Circulation” in the Historic Scene section, above, and:

- 24 • Document, remove, salvage, and re-lay historic masonry pavers in their original  
25 pattern and configuration if the integrity of a historic paving fails.
- 26 • Assure that new or replacement paving is consistent with the character and  
27 appearance of existing paving. Match existing sidewalk, walkway, and gutter widths,  
28 materials, colors, textures, and patterns.

29 **Vegetation**

30 Comparison of aerial photographs from the 1950s and from the 2000s indicate that this area  
31 has always been shaded by large deciduous trees, both along the street and in private lots.  
32 Loss of this tree canopy could affect the historic integrity of this area. It is fortunate that an  
33 urban forestry program is now active in Little Rock and many street trees that have been lost

1 to disease or storm damage are being replaced. Other vegetation that may have grown within  
2 the Neighborhood Setting during the historic period includes large shade trees within private  
3 lots, small ornamental trees, evergreen and deciduous shrubs, perennial and annual flowers,  
4 and, likely, vegetables.

5 Specific species of shrubs, perennials, annuals, and groundcovers used in the neighborhood  
6 in the 1950s are not known due to the paucity of documentation of landscape details from  
7 that period. However, hints at what might not have been used can be gleaned by knowing  
8 when certain plants were introduced into the U.S. and when they became commonly used.  
9 For example, many rose hybrids were not developed until after 1950 and a number of  
10 evergreen

11 hybrids were introduced by Monrovia Nursery only after 1950.<sup>17</sup> The best information about  
12 what may have been grown in the area during the period of significance will come from  
13 perusal of local nursery catalogs.

#### 14 Trees:

15 Refer to “Vegetation” in the Historic Scene section, above.

#### 16 Shrubs, Perennials, Annuals, and Groundcovers:

17 Refer to “Vegetation” in the Historic Scene section, above.

### 18 **Small-scale Features**

19 Small scale features that may have existed in the historic landscape of the Neighborhood  
20 Setting, likely included street lights, parking signs, utility poles, street sign bollards, and bus  
21 stop benches within the public right-of-way as documented in historic photographs of S. Park  
22 Street. There may have also been small features related to private lots such as landscape  
23 edging, boundary or garden fencing, trellises, flower pots, and furnishings. Partner with the  
24 City of Little Rock and property owners to assist in the following:

#### 25 Signage

- 26 • Limit signs in the public right-of-way to those necessary for traffic and pedestrian  
27 safety.
- 28 • Regulate commercial signage so that it is appropriate for a historic district. Refer to  
29 extant signage from the period of significance for guidance. Incorporate regulations  
30 governing such signs as part of local historic district guidelines. (*Figure 3-25*)

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<sup>17</sup> “Conifer Cultivars of North America from 1932 into the Next Millennium.” Coenosium Gardens web page, <http://www.coenosium.com/text1099/acult5079.htm>, accessed 12/06/08; “Roses Introduced 1950 to 1974,” Peter Beales, World Leaders in Classic Roses web site, <http://www.classicroses.co.uk/>, accessed 12/06/08.

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1 Furnishings

- 2 • When installing street furniture, trash receptacles, mailboxes, and newspaper racks  
3 within the public streetscape, group items together in order to prevent unnecessary  
4 clutter that would distract from the historic character of the area (*Figure 3-26*).
- 5 • Consider replacing the street sign bollards that may have been located throughout the  
6 area. First document that they were indeed prevalent in this area.
- 7 • Preserve and maintain existing any outdoor furniture and accessories that date from  
8 the historic period. These may include mailboxes, swings, birdhouses, or benches, for  
9 example.

10 Lighting:

- 11 • Refer to “Lighting” in the Historic Scene section above.

12 Free-standing Walls and Fences:

13 The design and placement of free-standing walls and fences are often related to the principal  
14 structures on the property and their uses. They also contribute to the overall spatial  
15 organization of historic districts and create a sense of enclosure. Gates and corner posts are  
16 distinctive features of many historic fences and walls.

17 • Masonry Walls:

- 18 • Refer “Masonry Walls” in the Historic Scene section, above.

19 • Fencing:

- 20 • Preserve and maintain existing historic fences. When repair or replacement is  
21 necessary, use the original materials or match the existing in layout, materials,  
22 height, and design.
- 23 • Avoid installing fencing around the front yards of residences unless the  
24 material is fairly transparent, such as a dark metal picket fence, or twisted  
25 wire under 42” in height.
- 26 • Restrict privacy and security fencing to side and rear yards.
- 27 • Avoid installing new fencing where there is no documented historic  
28 precedent, particularly when it will be visible from the public way.
- 29 • New rear or side yard fencing, if not obtrusively visible from the public way,  
30 may be permitted even when a historic precedent does not exist. The layout,  
31 materials, height, and design of the fence or wall should complement those  
32 found adjacent.

- 1           ▪ Make sure that new fences are distinguishable from historic features, though  
2           also compatible in scale, material and color.
- 3           ▪ Elaborate, ornamental metal fences are discouraged except replacing an  
4           existing fence or when there is documented historic evidence of such a design.
- 5           ▪ Use fencing materials such as vinyl, manufactured wood, or pierced concrete  
6           block walls only when out of the sight lines of the public way.
- 7           ▪ Avoid introducing fences taller than 42” or that are more than 65% solid into  
8           areas that are visible from the public right-of-way.

9    Utilities

- 10       • Refer to “Utilities” in the Historic Scene section, above.

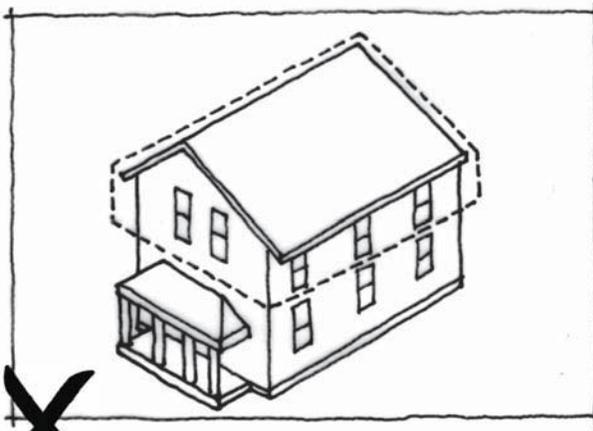
11



**Figure 3-1.** Bent metal porch supports at 1411 S. Park Street. *Source: John Milner Associates, Inc., 2007.*

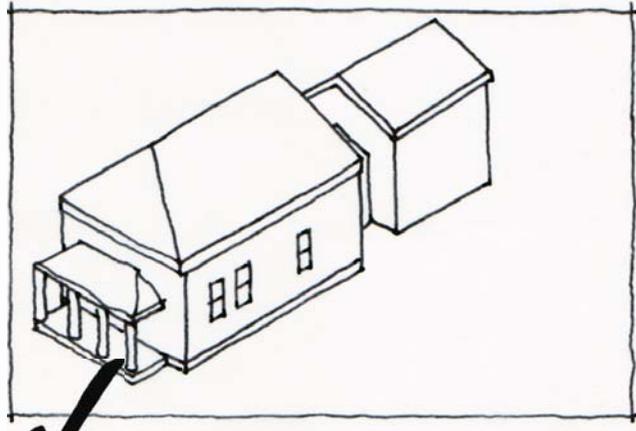


**Figure 3-2.** Metal awnings at 1501 S. Park Street. *Source: John Milner Associates, Inc., 2007.*



Not recommended.

**Figure 3-3.** Place additions to existing buildings to the rear of the building, instead of “building up.” Consider adding a connector to set off the historic part of the building and to make the addition more easily removable. *Source: JMA collection.*



Recommended.

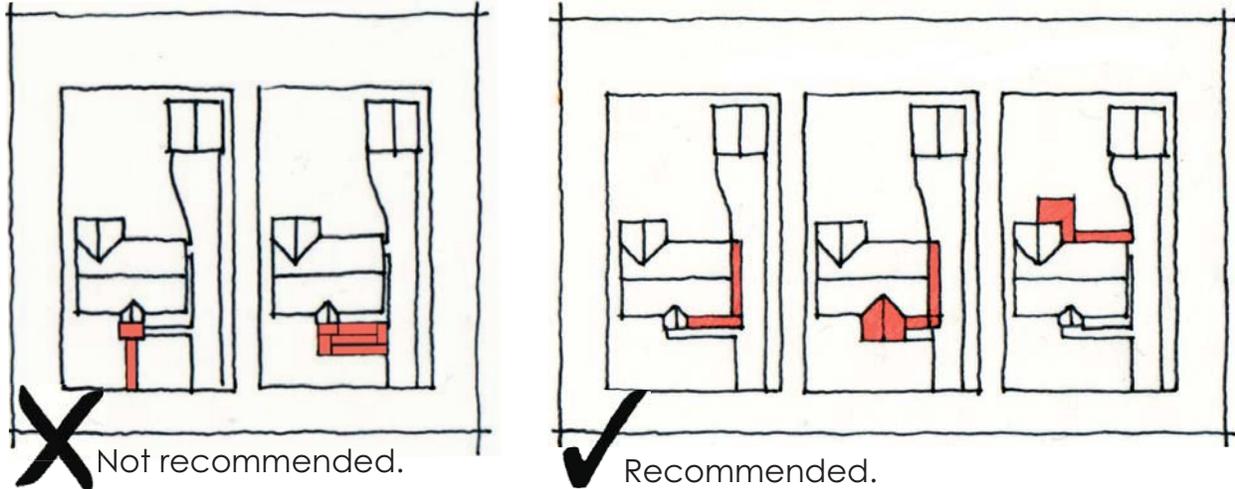


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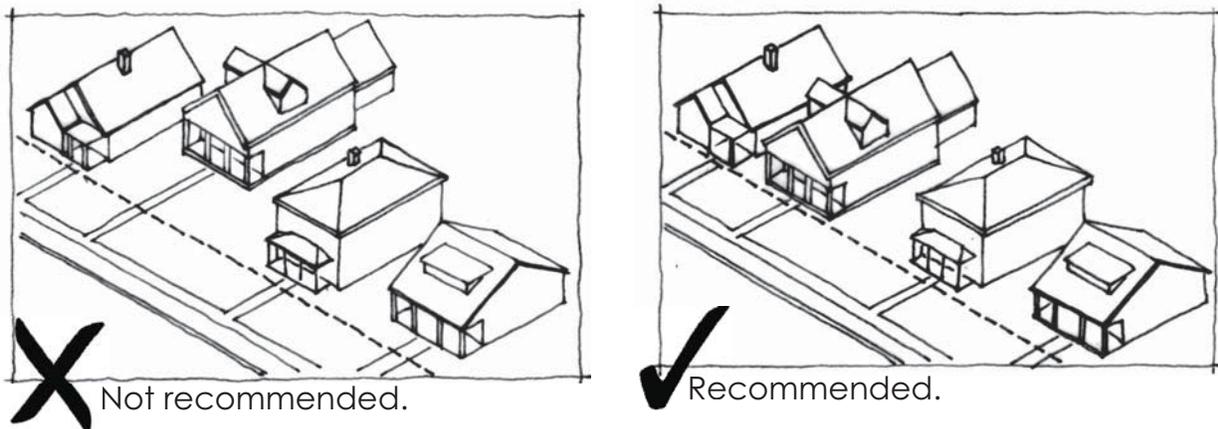


Recommended.

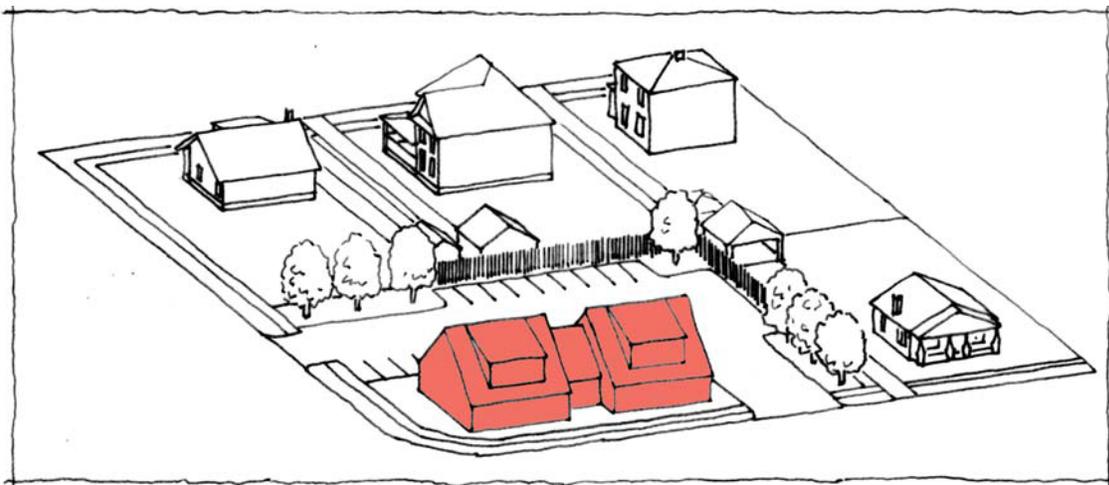
**Figure 3-4.** The front porch of the bungalow on the left has been enclosed with reflective glass, which affects its historic character. The open quality of the porch of the bungalow on the right is preferred. *Source: JMA Collection.*



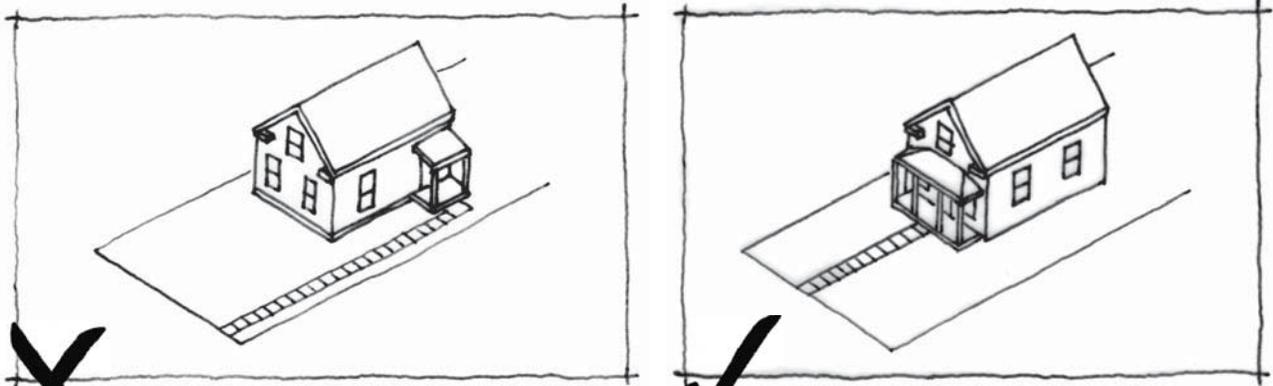
**Figure 3-5.** Instead of placing decks and ramps on the front of the building, consider placing them to the rear or side of the building to minimize impact to the historic streetscape. *Source: JMA collection.*



**Figure 3-6.** Place infill buildings in alignment with adjacent historic buildings. A variance to the current City of Little Rock zoning code may be required to decrease the required setback for residential districts from 30' to 20'. *Source: JMA collection.*



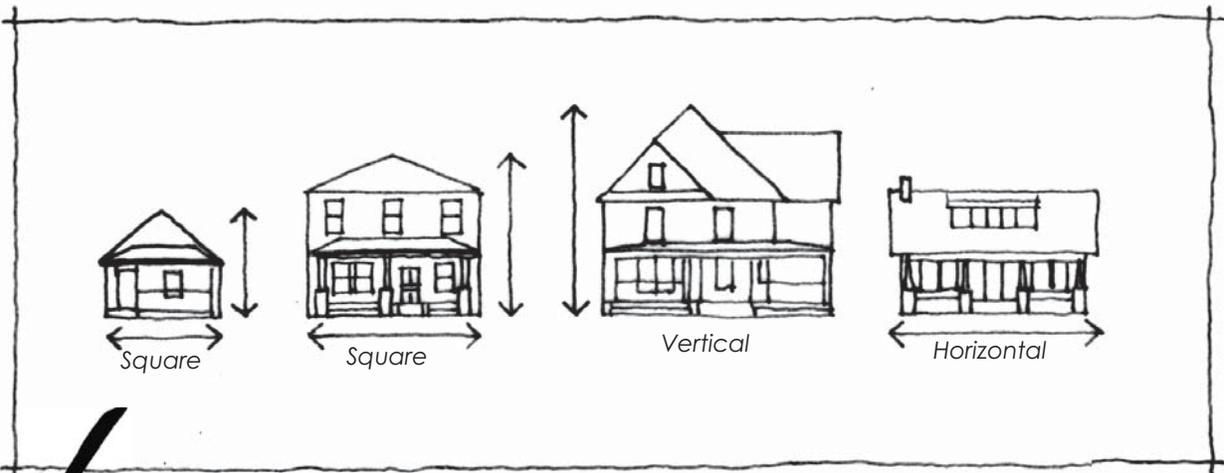
**Figure 3-7.** For additions or new construction the entrance should be oriented to the street in the local traditional manner and not onto the side or rear yard of the lot. Locate parking lots to the side or rear of commercial buildings and provide access from alleys or secondary streets. *Source: JMA collection.*



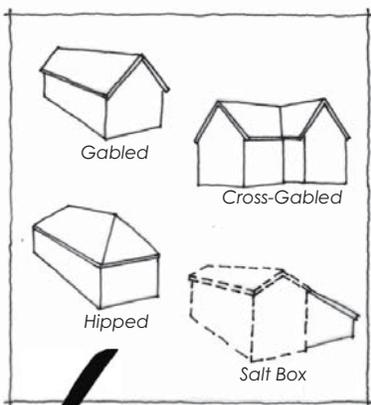
**X** Not recommended.

**✓** Recommended.

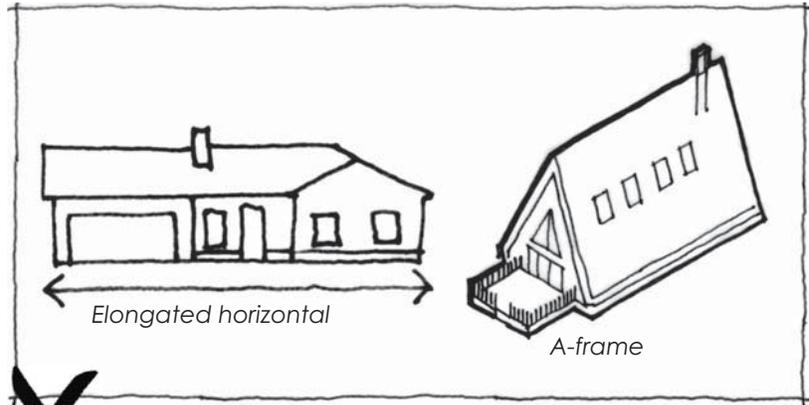
**Figure 3-8.** For additions or new construction the entrance should be oriented to the street in the local traditional manner and not onto the side or rear yard of the lot. *Source: JMA collection.*



**✓** Recommended.

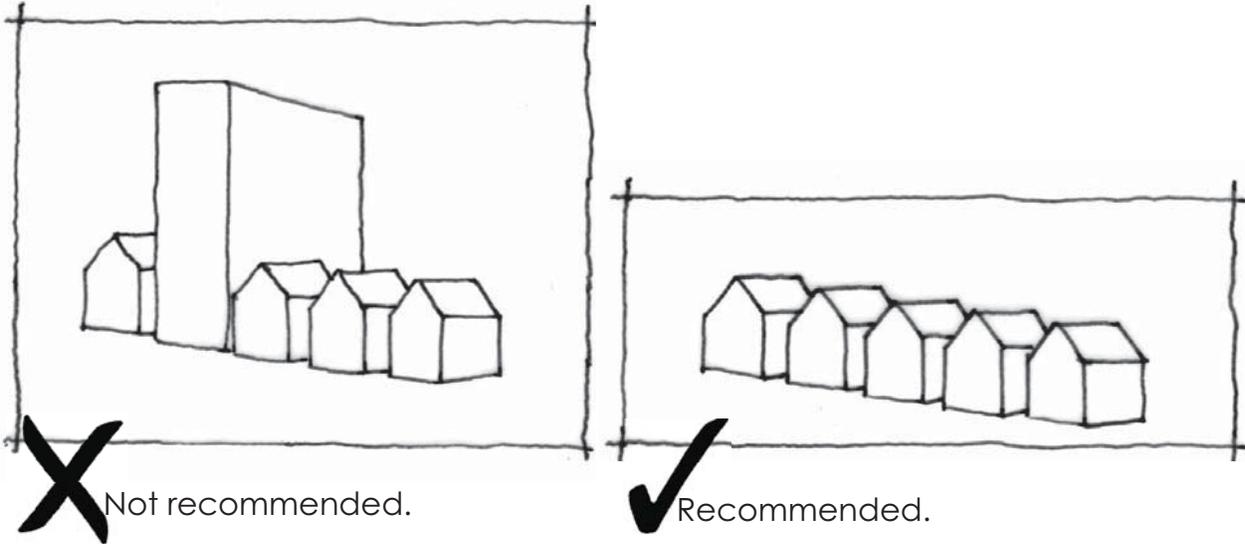


**✓** Recommended.

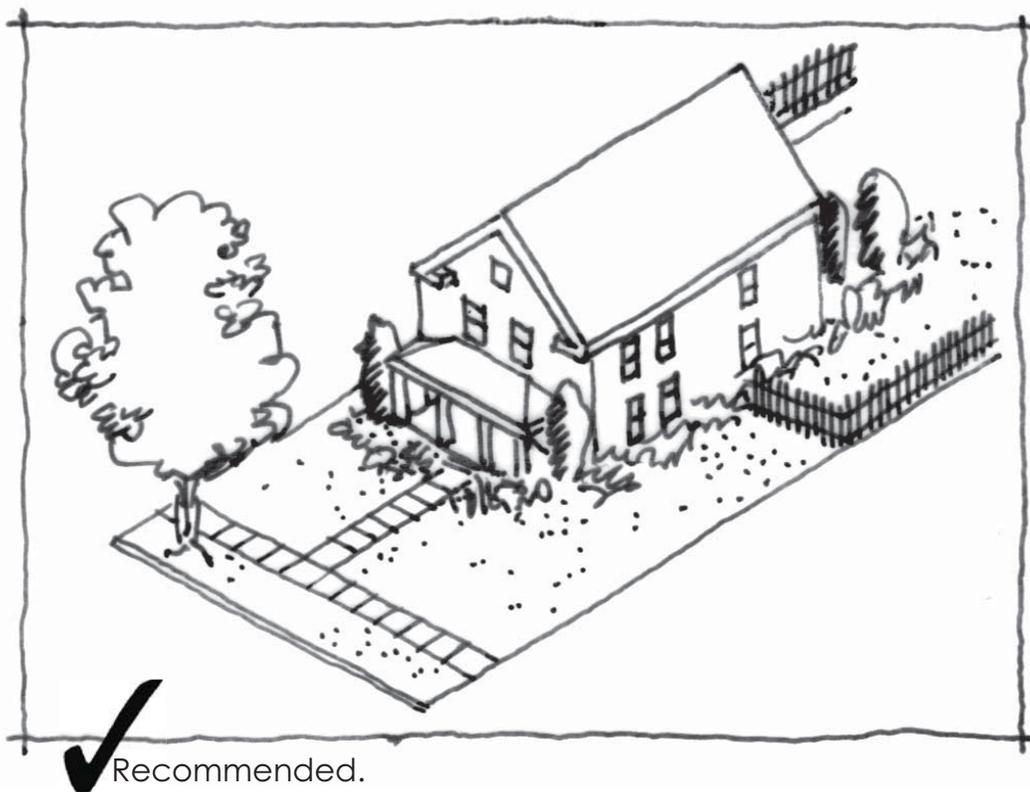


**X** Not recommended.

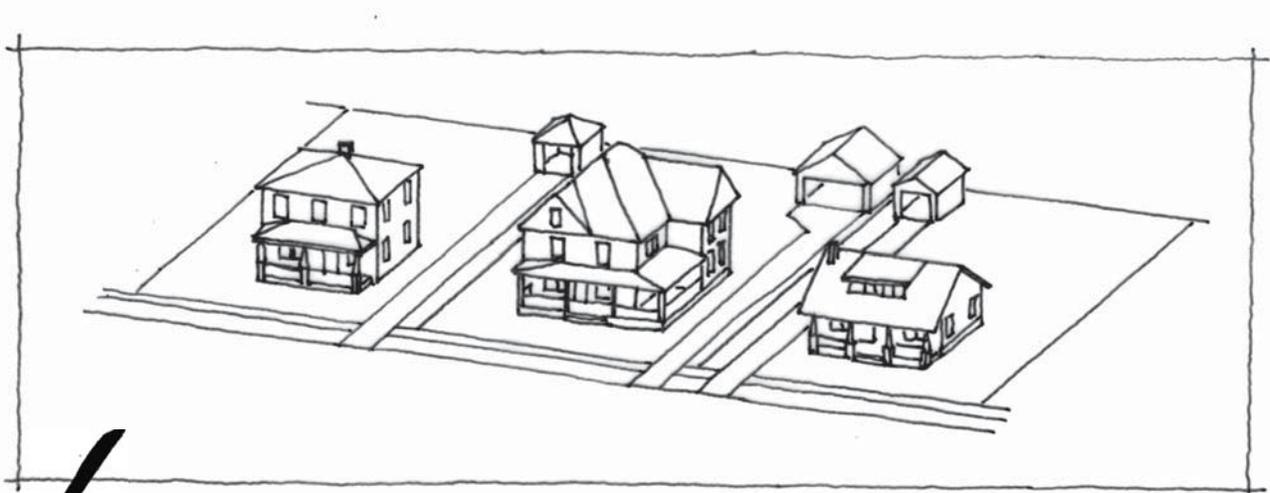
**Figure 3-9.** Design new buildings so that they reflect local historic building forms and shapes, whether gabled, cross-gabled, or hipped. Avoid forms such as elongated ranch styles and A-frames. *Source: JMA collection.*



**Figure 3-10.** Design new buildings with respect towards the average height, width, and site placement of historic buildings in the surrounding neighborhood. *Source: JMA collection.*

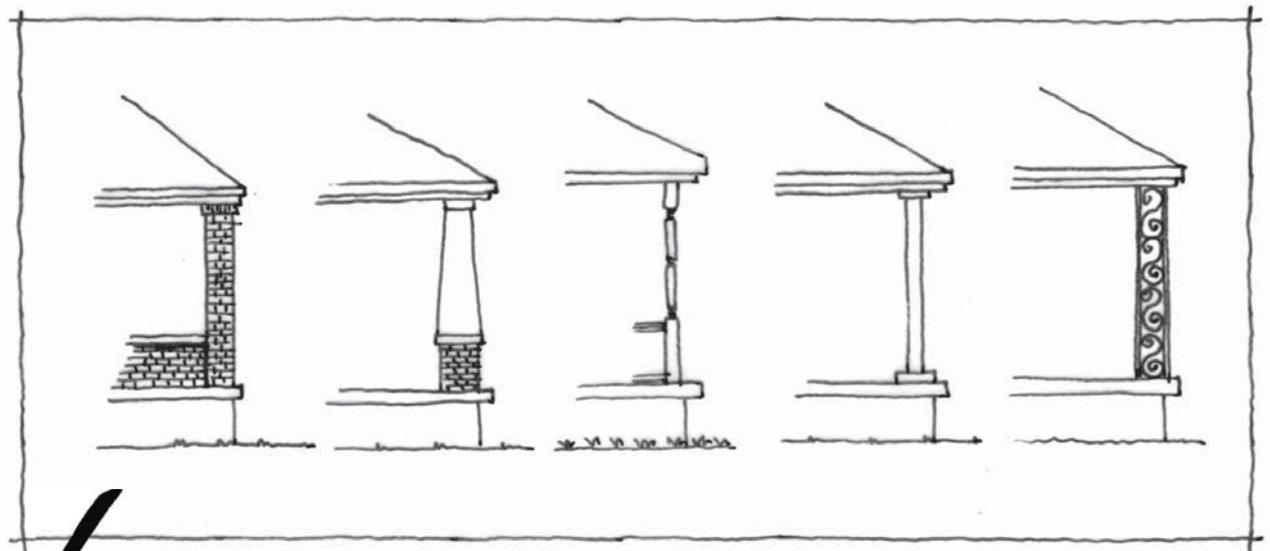


**Figure 3-11.** Design new buildings so that they the spatial hierarch of public to private space found in this historic neighborhood. *Source: JMA collection.*



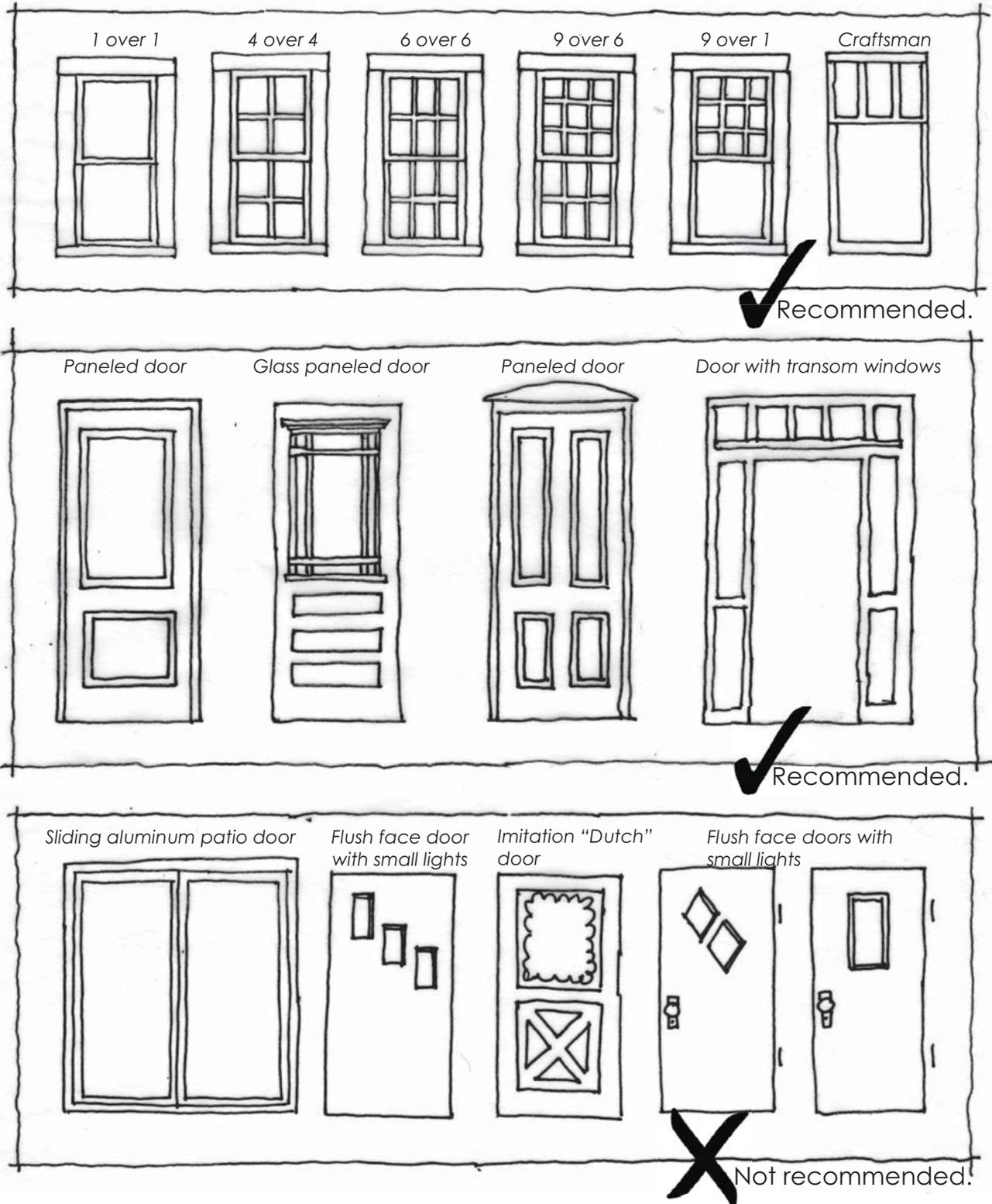
✓ Recommended.

**Figure 3-12.** The Central High School Neighborhood has a consistent pattern of front porches that contributes to the character of the historic streetscape. *Source: JMA collection.*



✓ Recommended.

**Figure 3-13.** A variety of styles of porch supports, constructed of a variety of materials, can be found within the study area. Within the Historic Scene, with the 1957-58 period of significance, the bent steel (often called “wrought iron”) style is acceptable because it was commonly installed prior to those dates. On the other hand, cast aluminum post-dates the period of significance and would not be appropriate. *Source: JMA collection.*



**Figure 3-14.** Windows and doors dating to the historic period tend to be more detailed than not. Most windows tend to be double-hung, most often with one-over-one or three-over-one lights. Doors are usually composed of a regular arrangement of recessed panels, often with upper windows and side lights. *Source: JMA collection.*

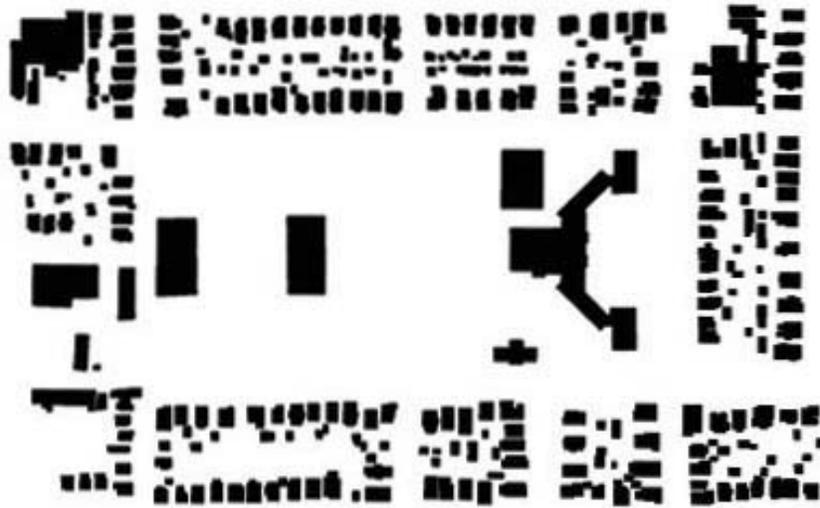


Figure-ground of 1939-1950 Sanborn Map.

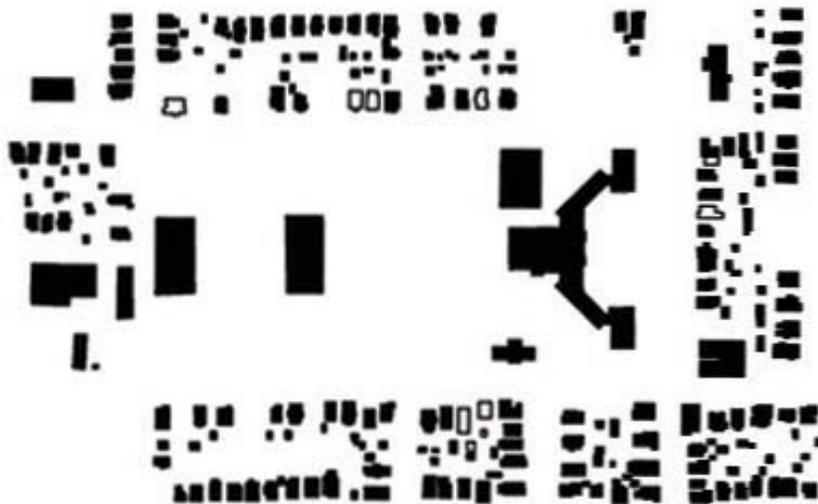
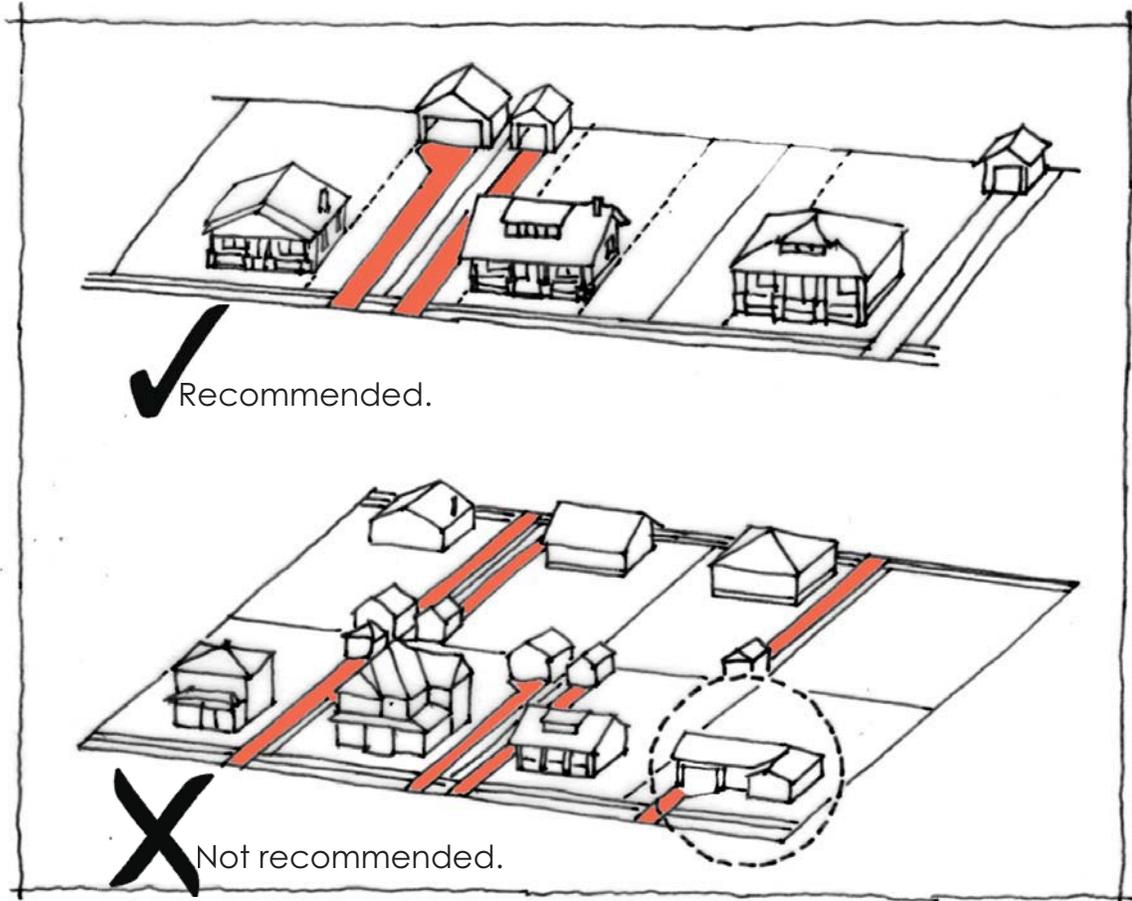


Figure-ground of 2005 aerial.

**Figure 3-15.** Comparative analysis showing loss of the residential fabric surrounding the block of Central High School. Areas most affected are the northeast and southwest corners. Open boxes indicate buildings still standing, but vacant and in poor condition.



**Figure 3-16.** Continue use of residential driveways that provide access to garages placed to the rear of lots. Avoid placing garages in the side yard or attached to buildings with doors facing the streetscape. *Source: JMA collection.*



**Figure 3-17.** Small signs identifying compatible uses in historic residential areas are appropriate. *Source: JMA collection.*