

HILL CREST

HISTORIC NEIGHBORHOOD DESIGN HANDBOOK



HELLO MY NAME IS WILLIAM MARMADUKE KAVANAUGH, AND THIS IS MY DOG KNOOPY! YOU MIGHT KNOW ME BECAUSE I BUILT PROSPECT AVENUE WINDING ALL THE WAY THROUGH HILLCREST - THEN THEY RE-NAMED THE STREET AFTER ME IN 1936!

Hillcrest is one of Little Rock's most beautiful historic neighborhoods. It is known for its shady walkable streets, friendly people and community atmosphere. The purpose of this Design Handbook is to promote a shared understanding of the principal design characteristics that help shape and define Hillcrest. We hope that this guide will be a source of inspiration that will help owners maintain their historic properties, and design new structures and additions that are compatible with and complementary to the Historic Hillcrest community. So turn the page to discover the historic character of Hillcrest!



FOLLOW THESE STEPS IF YOU'RE PLANNING A BUILDING PROJECT IN HILLCREST!



Are you planning to remodel an existing building within its current roofline?

NO

So you are building a new building or adding onto an existing one.

YES

Are you aware of the rules for the Hillcrest Design Overlay District?

NO

Check with the City of Little Rock Dept. of Planning & Development to learn more. (501) 371-4790

YES

Was your building built between 1890 - 1940?

Are you applying for tax credits? (25 to 45% of remodeling costs!)

YES

NO

Have you considered the size, mass & scale of your project in relation to its historic neighbors? It is important to retain our streetscape even if your building is not considered historic.

NO

YES

Why Not??? You could be leaving as much as \$25,000 behind in state tax credits for your residence (or much, much more for income-producing properties.) Contact the Arkansas Historic Preservation Program for details. (501) 324-9150

IT STILL ISN'T

YES

Don't give up! The Arkansas Historic Preservation Program staff can help you find out why your property is non-contributing. Also contact the Quapaw Quarter Association (501) 371-0075 to find a preservation consultant who can advise whether your home could be brought back into compliance.

I AM ELIGIBLE

I AM NOT ELIGIBLE

Follow the guidelines in this booklet to enhance our community and be a good neighbor in our historic district!

... AND FOR ALL HILLCREST PROPERTY OWNERS, HERE ARE SOME GUIDELINES TO KEEP YOUR BUILDING IN GOOD HISTORIC STANDING AND TO MAINTAIN THE CLASSIC CHARACTER OF OUR COMMUNITY. IN HILLCREST WE ARE PROUD OF OUR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES!

MASSING & SCALE



LIKE THIS



NOT LIKE THIS

Mass & Scale are some of the most important elements when building a new structure within the historic district or adding on to your existing home. It is very important to maintain the historic proportion, rhythm and scale of the streetscape. When building, look to the historic buildings all around your property. Make sure your new project does not dwarf them or change the architectural flow of the street. When adding onto your historic building, make sure you do not change the street view of your property. Add onto the back or side, with a setback from the original structure.



LIKE THIS



NOT LIKE THIS

Garages and carports in Hillcrest are typically located to the rear of houses or off of alleys. Front loaded garages and wide driveway curb cuts off of main streets do not fit the neighborhood scale and should be avoided. Consider a single lane driveway that widens to a parking pad, or a traditional two-track ribbon driveway. Parking pads should be on side streets or alleys rather than at the front of a house.

DRIVEWAYS & PARKING

PORCHES

Porches on the front facade should be maintained in their original configuration with original materials and detailing. The porch was traditionally intended as a welcoming focal point for the entrance to the building. Please do not remove them or fill them in - it changes the overall character of the home. Filling in a side or back porch, not easily visible from the street, or adding a porch/patio or deck to the back of your home may be a better option.



LIKE THIS



NOT LIKE THIS

Original doors and their entranceway surrounds, sidelights, transoms, and detailing should not be removed or changed. If replacing missing doors, try to match the original in style, materials, glass area and glass pane configuration. Wood doors are usually a good option. If your original front door is missing and you have no idea what it looked like, take a stroll around the neighborhood and look at other houses similar in design to yours. It is likely that you will see a pattern emerge of door types.



LIKE THIS



NOT LIKE THIS

DOORS



IN HILLCREST YOU
CAN WALK TO LOTS
OF GREAT SHOPS
AND RESTAURANTS !



WINDOWS



LIKE THIS



NOT LIKE THIS

Original wood windows and stained, leaded, beveled, or patterned glass are character-defining features and should not be removed. Windows should not be added to the front or side of the house if easily visible. Original wood windows should be repaired rather than replaced, but if replacement is necessary, they should match the original in materials and design as closely as possible (simulated divided light wood windows are usually a good choice). A good contractor can get your old wood windows working again - air-tight and energy efficient. Adding storm windows over your original wood windows gives your building an insulation factor almost indiscernible from new windows.



LIKE THIS



NOT LIKE THIS

Historic siding materials such as weatherboard, wood shingles, and stucco should be preserved. If they must be replaced, new siding should match the original as closely as possible, especially with respect to board size and profile. Original corner boards should be duplicated in their full original dimensions. If you must replace siding, see if you can preserve the original wood trim and have your contractor cut the new siding around it to preserve this important feature. If masonry walls are original to the building, the brick/stone and mortar should be repaired with materials to match the original in composition, color, depth, profile, raking, texture and width.

SIDING & MASONRY

ROOFS

Roofs should be preserved in their original size, style, shape and pitch with original features (chimneys, cupolas, dormers, cresting, etc.) and if possible with original roofing material (slate, tile, etc.). Avoid roofing materials that have never been used on this property (i.e. don't use metal on a house that has historically used shingles). Dormers should not be introduced on primary facades but can be added to side and rear facades if appropriate with the character and scale of the structure. Solar panels are also fine to install, but not on the street front facade.



LIKE THIS



NOT LIKE THIS

It is highly frowned upon to demolish a historic building in the National Register listed Hillcrest Historic District, built between 1890 -1940, even if it is a non-contributing structure. Many non-contributing structures can easily be brought back into compliance. We need our historic buildings in order to keep our status as a historic district. If you want to build new, please find an empty lot, or if you are determined to tear down a structure, find one that was not built within Hillcrest's period of significance.



WITHIN 1890 - 1940



NOT WITHIN 1890 - 1940

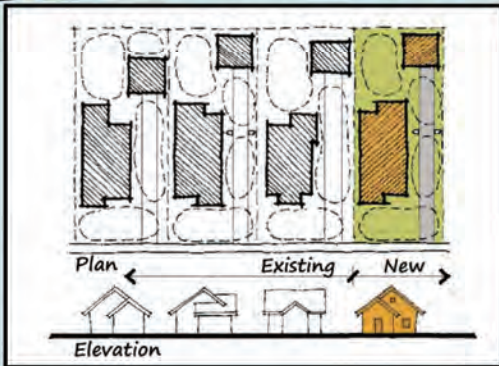
DEMOLITION



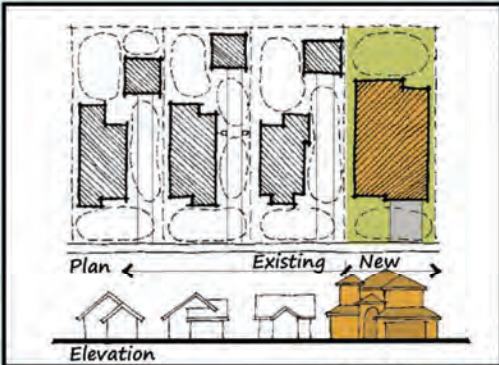
HILLCREST IS A FRIENDLY PLACE WITH A GREAT SENSE OF COMMUNITY !



NEW CONSTRUCTION

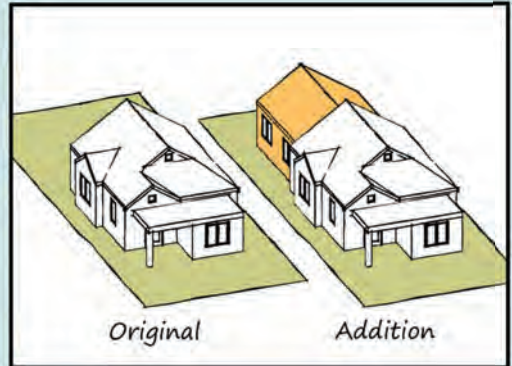


LIKE THIS

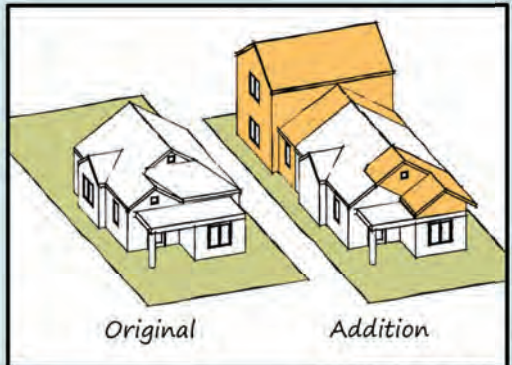


NOT LIKE THIS

A new building should respect the location, design, materials, and other character-defining features of historic buildings in the neighborhood. This doesn't necessarily mean building a house that tries to create a false historic appearance. The new structure should maintain unifying development patterns such as sidewalk and street tree location, setbacks, building coverage, and orientation to the street. The structure should be of similar size and scale of surrounding historic buildings, and reflect the craftsmanship of those buildings. Building materials should be reflective of and complementary to existing historic buildings within the district.



LIKE THIS



NOT LIKE THIS

Additions should not overwhelm the original structure in massing and scale, and should preserve its historic character. Alignments of windows, doors, cornices and eaves should be maintained. Additions are preferably located on the rear of a structure, and constructed in a manner that avoids extensive removal of original material. Additions should not destroy character-defining details or conceal the design expression of the structure's historic period.

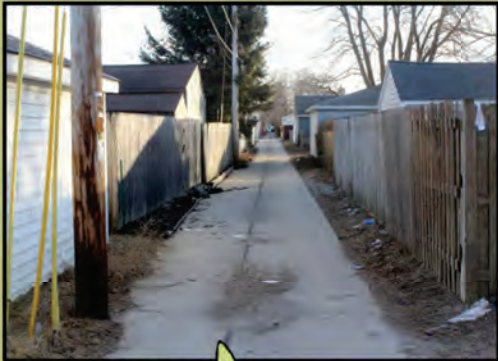
ADDITIONS

ALLEYS

Because alleys are the main access point for many residents, they can be informal places where neighbors meet and children play, while front doors are reserved for visitors and guests. Some residents try to screen alleys with tall, solid fences, but alleys are more visually pleasing when yards are separated by lower fences and landscape barriers. These conditions are also safer because they allow for "eyes on the street" from surrounding neighbors.



LIKE THIS



NOT LIKE THIS

Fences and walls should be of traditional materials such as stone, wrought iron and wood pickets. Tall fences take away from the open, friendly feel of the neighborhood, even in back yards, side yards and alleys. For more privacy, use lower fences combined with landscaping buffers. Gates are an opportunity to create welcoming entrances with covered trellises and arbors.

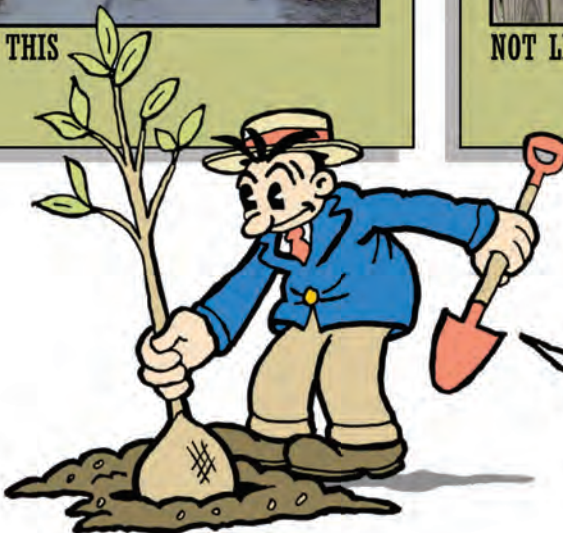


LIKE THIS



NOT LIKE THIS

FENCES & WALLS



THE TREES THAT LINE THE STREETS OF HILLCREST CREATE A CANOPY OF SHADE AND SHADOW THAT GIVES THE NEIGHBORHOOD DEPTH AND CHARACTER!



UTILITIES & SERVICES



LIKE THIS



NOT LIKE THIS

Mechanical and electrical equipment, backflow preventers, antennas and solar panels should be appropriately located and screened, with specific consideration for next door neighbors. Storage and outbuildings should be located in rear yards only, and designed in a way that is compatible with the principal residence. Storage areas for garbage receptacles should be in rear or side yards when possible, and screened from view. Receptacles should only be placed on the street on designated pick up days.



LIKE THIS



NOT LIKE THIS

The stately trees that characterize Hillcrest streets create a canopy of shade and shadow that gives depth and character to the neighborhood. Sometimes voids are created when trees are lost to natural causes, or to new development and expansions of residential structures. It should be our goal to restore this tree canopy wherever possible to maintain the light quality and ambiance of the street. Try not to plant larger trees under utility lines to avoid future trimming !

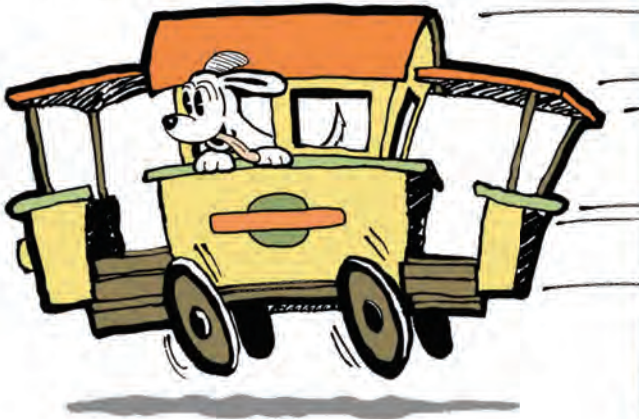
LANDSCAPING

HILLCREST MAP



Courtesy of Little Rock Department of Planning & Development

HILLCREST was primarily developed in the early 20th century and advertised as Little Rock's "first streetcar suburb". Its eclectic blend of Queen Anne, Craftsman, English Revival (Tudor), Spanish Colonial, Foursquare and other architectural styles makes Hillcrest a unique and treasured part of the city of Little Rock. Its tree shaded streets and walkability to commercial districts, schools and churches make it a popular gathering place for both residents and visitors.



WHAT IS . . .

THE HILLCREST HISTORIC DISTRICT?

The Hillcrest Historic District was listed in the National Register of Historic Places by the National Park Service in 1990 with the purpose of identifying, preserving and protecting its historical and architecturally significant structures as part of the cultural heritage of the State of Arkansas.

THE HILLCREST DESIGN OVERLAY DISTRICT?

The Hillcrest Design Overlay District is regulated by the City of Little Rock Department of Planning and Development and provides building guidelines intended to curb unnecessary demolitions and to prevent incompatible and poorly planned projects from having a negative impact on Hillcrest's unique character and its living and working environment.

ADVANTAGES TO LIVING IN A HISTORIC DISTRICT

TAX CREDITS

The state and federal governments are encouraging you to preserve your historic property! They don't want to lose valuable historic resources and we don't either. If you plan to do a rehabilitation project on your historic home and you have a contributing structure, you may be eligible to receive tax credits worth a LOT of \$\$\$! Call the Arkansas Historic Preservation Program or ask at the Hillcrest Residents Association (HRA) monthly meetings for more details.

- Don't forget to apply in advance of beginning any work!
- You must follow standard preservation guidelines on your project to make sure it stays a contributing structure.
- Don't give up if your project is ineligible – it may be possible to bring your building back into compliance.

HIGHER HOME VALUES

Traditional neighborhoods make better places to live, work, play and create a sense of neighborhood pride. Dwellings, shops, civic buildings and services are built closer together for ease of walking, to enable a more efficient use of infrastructure, services and resources, and to create a more convenient and enjoyable place to live. These features result in higher and more stable property values.

EXISTING BUILDINGS = GREEN BUILDINGS

Generally, 80% of a rehabilitation project is spent in labor (which goes back into our local community) while only 20% of cost is spent in materials. A new construction project is roughly the opposite.

GOOD NEIGHBORS

Historic neighborhoods attract creative people - individuals who desire art and artistry in their built environment. There is a healthy mix of long time residents and young professionals that brings diversity to the neighborhood.

BETTER COMMUNITY

Traditional communities offer more opportunities to get to know others in the neighborhood, resulting in meaningful relationships with more people, and a friendlier town. Parks, sidewalks, front porches and alleys create natural places for people to meet and interact. Better places and a sense of neighborhood identity bring people together!

SENSE OF HISTORY

Historic neighborhoods are a tangible link to the past and a way to bring meaning to history and to people's lives. They preserve the original character of buildings and streets, while welcoming growth and innovation within those spaces. They are a living, active record of communities and their residents as they endure over time.

ECONOMIC DEVELOPMENT

All of these good qualities of a traditional historic neighborhood make people and businesses want to be here and invest here. It's good for the economy!

IS MY BUILDING HISTORIC?

Technically, any building over 50 years old is historic. But whether your property still has historic standing in the Hillcrest Historic District is a different question. It must be considered a "contributing" property by the National Park Service standards and have been constructed during Hillcrest's period of significance (1890 – 1940).

WHY IS A HISTORIC DISTRICT IMPORTANT?

Hillcrest is listed in the National Register of Historic Places. This means that it is on an official list created by the federal government which recognizes districts, sites, buildings, structures, and objects worthy of preservation. Hillcrest's historical and architectural importance lies in its period of significance, which is from 1890-1940. This is the time period in which most of Hillcrest was developed and mostly still stands today. The Hillcrest Residents Association (HRA) has a goal to encourage any new development in the neighborhood to be done in a way that is sensitive to its historic architecture and streetscapes. Historic preservation is not about stopping creative, exciting architecture and development, but about retaining the best of a shared heritage while still preserving its unique qualities. Properties within Historic Districts are designated as either contributing or non-contributing.

WHAT IS A CONTRIBUTING PROPERTY?

A contributing property is one that still has its historic and architectural integrity - it has not been significantly changed from street view since it was constructed. It adds to the body of structures that make up the historic district. That's why original building elements that contribute to the historic significance of the structure should be preserved whenever feasible!

WHAT IS A NON-CONTRIBUTING PROPERTY?

A non-contributing property is one that was not built during Hillcrest's period of significance (1890-1940) or has been significantly changed (from street view) from when it was built. This could include large back additions that can be viewed from the front. It has lost enough original details and elements that it no longer contributes to the body of buildings which make up the Hillcrest Historic District.

HILLCREST WAS
LITTLE ROCK'S
FIRST STREET-
CAR SUBURB!





Hillcrest Residents Association
 P.O. Box 251121 Little Rock, AR 72225
 (501) 940-5818 hillcrestresidents.com

RESOURCES

Hillcrest Residents Association (501) 940-5818
www.hillcrestresidents.com

Save Hillcrest! (501) 350-5931
www.savehistorichillcrest.org

Hillcrest Merchants Association (501) 960-9777
www.hillcrestmerchants.net

Hillcrest History
www.arkansaspreservation.com/LiteratureRetrieve.aspx?ID=133276

The Quapaw Quarter Association (501) 371-0075
www.quapaw.com

Arkansas Historic Preservation Program (501) 324-9150
www.arkansaspreservation.com/national-register-listings/hillcrest-historic-district

Preserve Arkansas (501) 372-4757
www.preservearkansas.org

City of Little Rock Department of Planning & Development
 Hillcrest Design Overlay District (501) 371-4790
www.littlerock.gov/userfiles/editor/docs/planning/applications/hillcrest_handout_032912.pdf



HURRAY FOR THE H.R.A. ! I CAN'T WAIT TO SIGN UP!



JOIN THE HILLCREST RESIDENTS ASSOCIATION TODAY!

The mission of the Hillcrest Residents Association (HRA) is to encourage a sense of community, preserve the historic character, promote safety, protect the parks and support the neighborhood schools and commercial district in Hillcrest.

MEMBERSHIP FEES:

- Individual \$25
- Household \$50
- Supporter: \$100
- Booster: \$200



Email to membership@hillcrestresidents.org or mail to:



Hillcrest Residents Association
 P.O. Box 251121
 Little Rock AR 72225

It sounds great! Sign me up to join the Hillcrest Residents Association Today!

Cash Check Paypal Money Order
 (No C.O.D.'s Please) Total Amount Enclosed: \$ _____

Name:

Address:

City: State:..... Zip:.....