

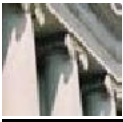
# **EL DORADO, ARKANSAS COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**



*Downtown El Dorado – Circa 1920s*

**City of El Dorado Historic District Commission  
PO Box 1325  
El Dorado, Arkansas**

**June 2016**



## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

### **ACKNOWLEDGEMENTS**

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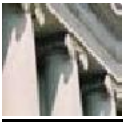
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Descriptions of architectural style and history were developed in part from the National Register of Historic Places Survey Form prepared by Sandra Taylor Smith. Architectural sketches were prepared by David Guthrie. Historical photographs included herein appear in **Wish You Were Here - Arkansas Postcard Past** by Steven Hanley and Ray Hanley (Fayetteville: The University of Arkansas Press, 1997).

This is the first revision of the El Dorado Historic District Guidelines document (the "Guidelines"), and was performed over the period from the spring of 2014 through the winter of 2015. The original design guidelines were developed in 2004: that activity, which is the basis of this document, was financed with federal funds from the National Park Service, U.S. Department of the Interior, administered through the Arkansas Historic Preservation Program, an agency of the Department of Arkansas Heritage. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior, the Arkansas Historic Preservation Program, or the El Dorado Historic District Commission.



# EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES

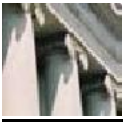
## TABLE OF CONTENTS

<b><u>SECTION</u></b>	<b><u>PAGE #</u></b>
<b>Introduction .....</b>	<b>7</b>
Orientation and Thoroughfare Naming.....	7
Ordinance No. 1685 .....	7
<b>History Of El Dorado .....</b>	<b>11</b>
<b>Overview of Architectural Styles .....</b>	<b>14</b>
Summary .....	14
Elaboration.....	14
Style Elements.....	17
Noncontributing Buildings.....	18
Streetscape Elements.....	19
<b>El Dorado Historic District Commission .....</b>	<b>20</b>
National Register Historic District.....	22
Local Ordinance Historic District.....	22
<b>El Dorado Commercial Historic District Commission Design Review Process .....</b>	<b>23</b>
Exempted Improvements .....	23
Procedure for Obtaining a Certificate of Appropriateness.....	24
Processing of a Certificate of Appropriateness .....	24
Processing of a Certificate of Appropriateness for Properties in Violation .....	25
Basis for Determination.....	25
Economic Hardship .....	26
<b>Approaches and Strategies for Preservation, Restoration, Rehabilitation and/or Reconstruction .....</b>	<b>27</b>
Approaches for Construction Within Historic Districts .....	27
Using Strategies for Construction Within a Historic District.....	29
<b>Design Guidelines .....</b>	<b>31</b>
<b>The Building Exterior: Guidelines .....</b>	<b>32</b>
<b>Masonry: Guidelines .....</b>	<b>34</b>
General .....	34
Repointing Masonry .....	34
Cleaning Masonry.....	35
Painting Masonry .....	35
<b>Wood and Siding: Guidelines.....</b>	<b>36</b>
General .....	36
Protecting Wood.....	36
Repair and Replacement of Wood .....	36



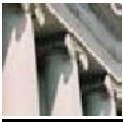
## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

<b>Architectural Metals: Guidelines.....</b>	<b>37</b>
General .....	37
Cleaning Architectural Metals .....	37
Replacing Missing Pieces .....	37
Not Recommended .....	37
<b>Pigmented Structural Glass: Guidelines .....</b>	<b>39</b>
General .....	39
Repair of Structural Glass .....	39
Substitute Materials .....	39
<b>Paint and Paint Color: Guidelines .....</b>	<b>40</b>
<b>Roofs: Guidelines.....</b>	<b>41</b>
Recommended.....	41
Not Recommended .....	41
<b>Exterior Walls: Guidelines.....</b>	<b>42</b>
General .....	42
Not Recommended .....	42
<b>Windows: Guidelines.....</b>	<b>43</b>
General .....	43
Upper Story Windows.....	43
Replacing Windows.....	43
<b>Awnings: Guidelines.....</b>	<b>44</b>
General .....	44
Design.....	44
Materials.....	44
<b>Entrances: Guidelines .....</b>	<b>45</b>
General .....	45
Recommended.....	45
Not Recommended .....	45
<b>Storefronts: Guidelines .....</b>	<b>46</b>
General .....	46
Storefront Design.....	47
Storefront Materials.....	47
<b>Signs: Guidelines .....</b>	<b>48</b>
General .....	48
Sign Design and Placement.....	50
<b>Utilities Retrofit: Guidelines.....</b>	<b>52</b>
Recommended.....	52
Not Recommended .....	52



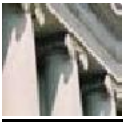
## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

<b>Accessibility Considerations: Guidelines .....</b>	<b>53</b>
General .....	53
Recommended.....	53
Not Recommended .....	53
<b>Health and Safety Considerations: Guidelines .....</b>	<b>54</b>
Recommended.....	54
Not Recommended .....	54
<b>Energy Retrofit: Guidelines.....</b>	<b>55</b>
General .....	55
Not Recommended .....	55
<b>Additions to Historic Buildings: Guidelines .....</b>	<b>56</b>
General .....	56
Not Recommended .....	56
<b>New Construction: Guidelines.....</b>	<b>57</b>
Design Elements .....	57
<b>Demolition: Guidelines.....</b>	<b>59</b>
General .....	59
Demolition as an Appropriate Treatment .....	59
Demolition by Neglect .....	59
<b>Streetscape: Guidelines.....</b>	<b>62</b>
General .....	62
Paving.....	62
Curbs.....	62
Plantings .....	62
Benches.....	63
Litter and Trash Containers .....	63
Movable Tables and Chairs.....	63
Banners.....	63
Planters .....	63
Street Lights.....	64
Parking.....	64
Alleys .....	64
<b>Open Space: Guidelines .....</b>	<b>65</b>
General .....	65
Plantings .....	65
Hardscape .....	65
Site Furnishings .....	65
Misuse and Vandalism .....	66
Maintenance.....	66



## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

<b>APPENDIX A: Property Owners (as of April 1, 2016) .....</b>	<b>67</b>
<b>APPENDIX B: Historic District Commission Application and Approval Process.....</b>	<b>71</b>
<b>APPENDIX C: Definitions .....</b>	<b>Error! Bookmark not defined.72</b>



## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

### **INTRODUCTION**

The City of El Dorado, Arkansas, has a rich history as an oil “boomtown” of the 1920s. As prosperity came to the hitherto rural community, the downtown retail area manifested itself in a rich urban fabric. By the time the oil boom had stabilized, the city had reached a population of more than 20,000. Most of the buildings constructed during the boom remain today. A few buildings constructed before the boom also remain. Today, the downtown core represents not only the physical heart of the city, but its historical heart as well.

### **ORIENTATION AND THOROUGHFARE NAMING**

El Dorado is laid out predominantly in a grid oriented to north–south and east–west axes beginning at the intersection of Main Street and Washington Avenue, similar to many U.S. cities established after Congress passed the 1785 Land Ordinance. Generally, thoroughfares in the city of El Dorado running north–south are named “Avenues” and classified as north or south of Main Street. Thoroughfares in the city of El Dorado running east–west are named “Streets” and classified as east or west of Washington Avenue, probably from the influence of the U.S. Postal System. There are thoroughfares in El Dorado that do not conform to the grid system. They follow the course of roads or trails that predate the grid layout of the city (e.g., Champagnolle Road and Mount Holly Road).

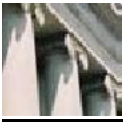
Located on the highest point in the vicinity, the historic center of town has avoided flooding that has damaged other central business districts in the country. In the 1980s, a concerted effort of revitalization preserved many of the original structures. Additionally, new structures appeared that were designed in harmony with the existing urban fabric. The result is one of the most remarkable downtown areas in the south central United States.

The elected officials, as well as private citizens, place a high value on preserving the charm of El Dorado's historic district. To this end, they began the process that produced this document.

### **ORDINANCE NO. 1685**

Ordinance 1685, adopted April 22, 2004 by the El Dorado City Council, established the purposes for the protection and preservation of historic districts within the city. These purposes are to:

- Effect and accomplish the protection, enhancement, and perpetuation of such areas and improvement of districts that represent or reflect elements of the city's cultural, social, economic, political, and architectural history;



## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

- Safeguard the city's historic, aesthetic and cultural heritage, as embodied and reflected in such areas;
- Stabilize and improve property values in such districts;
- Foster civic pride in the beauty and accomplishments of the past;
- Protect and enhance the city's attractions to tourists, investors, and visitors;
- Strengthen the economy of the city; and,
- Promote the use of historic districts and landmarks for the education, pleasure, and welfare of the people of the city.

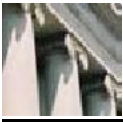
El Dorado's Historic District Commission ("HDC") was established earlier through the City's Ordinance No. 1391, but its powers were expanded by Ordinance 1685, which also created the boundaries of the El Dorado Commercial Historic District ("CHD" or the "District") and called for the original Design Guidelines (the "Guidelines"). The HDC uses the Guidelines to help preserve the historic character of the District, which helps it remain attractive and appealing and thus better able to entice investors and developers and stimulate economic activity.

In summary, the El Dorado Commercial Historic District's Design Guidelines exist to guide development in the established historic district in the downtown area of the city. They provide the basis for evaluation of design proposals brought before the HDC. They also serve as a guide to individual property owners, tenants or their agents wishing to make improvements on their buildings and properties located in the downtown Commercial Historic District. Such improvements may range from routine maintenance to new construction. This document, therefore, also outlines the procedure by which applicants may petition the HDC for a Certificate of Appropriateness ("COA") for proposed improvements. Private property owners, tenants and their agents who propose to undertake improvements to a property in the El Dorado Commercial Historic District must obtain such a certificate before obtaining a building permit or beginning construction.

### **EL DORADO COMMERCIAL HISTORIC DISTRICT**

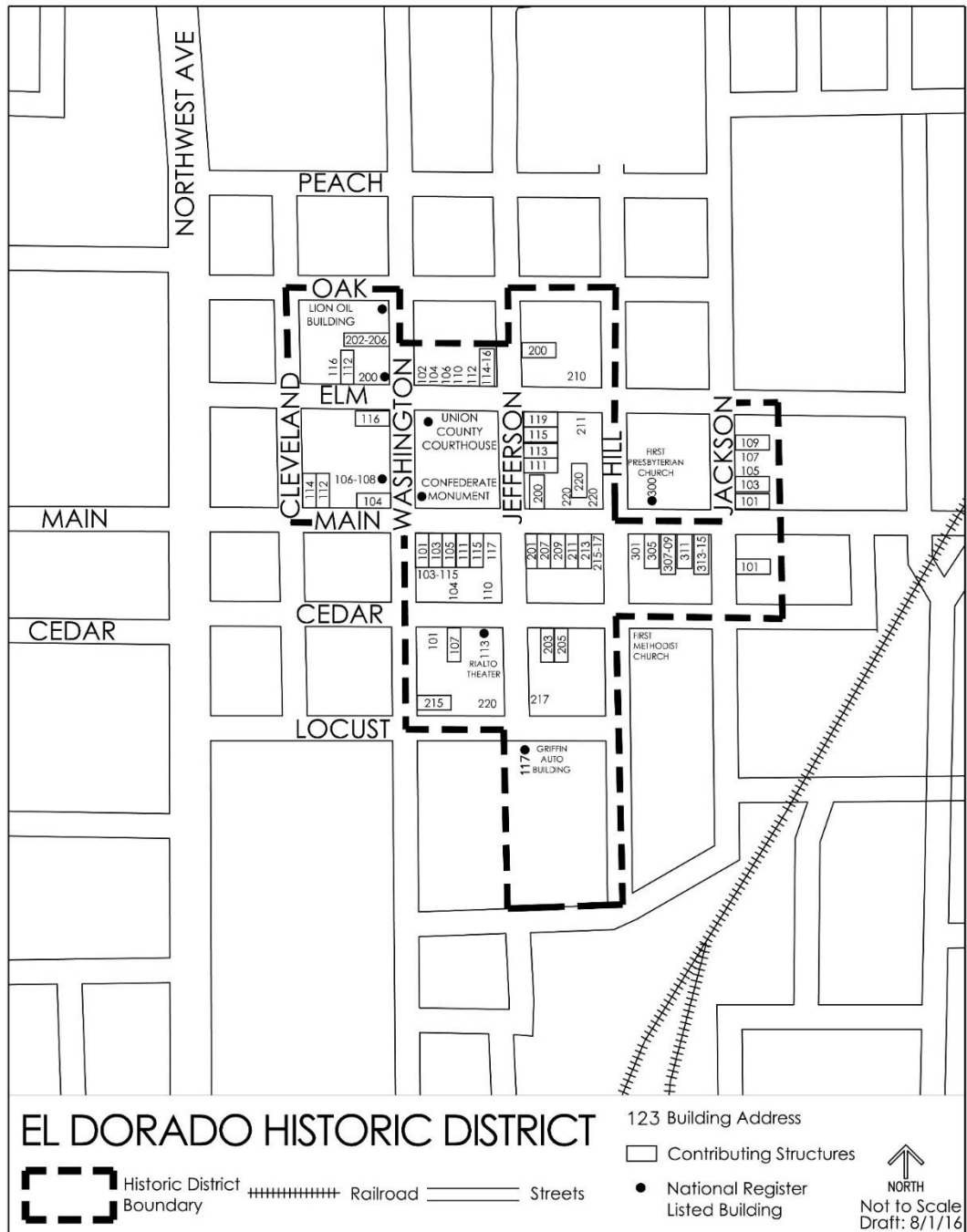
The boundaries of the El Dorado Commercial Historic District are shown on the following map and description of boundaries. A list of current property owners within the District is shown in Appendix A.

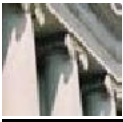




# EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES

## MAP OF EL DORADO COMMERCIAL HISTORIC DISTRICT

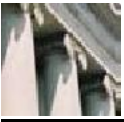




## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

### **LEGAL DESCRIPTION OF THE COMMERCIAL HISTORIC DISTRICT BOUNDARIES**

The boundaries of the El Dorado Commercial Historic District begin at the intersection of N. Cleveland Avenue and W. Oak Street, where it runs east along the center line of W. Oak Street to the intersection with N. Washington Avenue. At N. Washington Avenue and W. Oak Street, the boundary runs south along the center line of N. Washington Avenue  $\frac{1}{2}$  block to the alley north of the 100 block of Elm Street (block 2) and runs east along the center line of the alley to its intersection with N. Jefferson Avenue. At this juncture, the boundary runs north along the center line of N. Jefferson Avenue to its intersection with E. Elm Street. At the intersection of N. Jefferson Avenue and Elm Streets, the boundary runs east along the center line of E. Elm Street to its intersection with Hill Avenue, where it turns and runs south along the center line of N. Hill Avenue to its intersection with E. Main Street. At the intersection of N. Hill Avenue and E. Main Street, the boundary turns and runs east along the center line of E. Main Street to its intersection with N. Jackson Avenue, where it runs north along the center line of N. Jackson Avenue to the intersection with E. Elm Street. Here the boundary runs east along the centerline of E. Elm Street to the rear (east) property lines of buildings in the 100 block of N. Jackson Avenue. The boundary runs south along these rear property lines, across E. Main Street, then continues south to its intersection with the center line of E. Cedar Street. At E. Cedar Street, the boundary turns west and runs west along the center line of E. Cedar Street to its intersection with S. Hill Avenue. At the intersection of S. Hill Avenue and E. Cedar Street, the boundary turns and runs south on S. Hill Avenue to the rear (south) property line of the building located at 107 E. Locust Street (i.e., Griffin Auto Building). At this point the boundary turns and runs west along the rear (south) property line to the west property line of the building located at 107 E. Locust Street. The boundary turns north and runs along the west property line of the building located at 107 E. Locust Street to its intersection with the center line of E. Locust Street. At the intersection of the west property line and the center line of E. Locust Street, the boundary turns and runs west along the center line of E. Locust Street to its intersection with S. Washington Street. At this point the boundary turns and runs north along the center line of S. Washington Street to its intersection with E. Main Street, where it turns and runs one block west along the centerline of W. Main Street to Cleveland Avenue, where it turns and runs due north along the center line of N. Cleveland Avenue to the point of the boundary's beginning at N. Cleveland Avenue and W. Oak Street.



## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

### **HISTORY OF EL DORADO**



**The oldest continually-operating pool hall.**

The city of El Dorado traces its modern history to a date in 1843 when Matthew F. Rainey's wagon broke down in the vicinity of the present city. Legend says that this mishap resulted in Rainey becoming the founder, first citizen, and initial tradesman of El Dorado. Forced to sell the wagon and its contents, he found an active market among local farmers. He decided to remain and open a store.

During the following year, officials of Union County decided to move the county seat from Ouachita River Bluff (Champagnolle). Rainey donated 160 acres for a town site. The area flourished as a result of trade on the Ouachita River. By 1851, the town had incorporated with its present name, a Spanish word meaning "the gilded one," also taken to imply "The Golden City." The population of the town grew from 455 in 1890 to 4,000 or so by the 1920s.



## EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES

Chances are that the city would have remained a small, rural trading center had fate not intervened in dramatic fashion on January 10, 1921. On that date, the Bussey Oil well “came in” and the future of El Dorado changed forever. Oil produced an immediate boom town of over 20,000 residents. Over the next twenty years, the city took on its present shape. As dependence on oil gradually diminished, the city developed a diversified economy. It remains today a regional center of commerce, education, and culture.

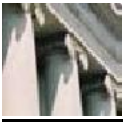


**The West Side of the Courthouse Square in El Dorado Circa 1905**

During the 1980s a new “economic boom” hit the City of El Dorado. This resulted from the development of its downtown area. For reasons that are still debated, the city's central business district enjoyed a revival that has placed it in the top tier of attractions in the state of Arkansas.

The area developed as an attractive combination of buildings that loosely fall into five historical groupings. The first grouping contains those buildings constructed from the **city's birth until the oil boom in 1921**. Of those remaining, the oldest in the downtown is the Reeves store at 116 N. Washington Avenue. Its original construction dates back to 1879, although the building has seen a number of renovations. One other building, the structure at 117 East Main Street, dates from this era and has also seen a number of renovations since its original construction in 1896.

The second grouping, **between 1920 and 1930**, developed as a direct result of the oil boom. This period saw the construction of thirty-five buildings in the downtown Commercial Historic District (“CHD” or the “District”). This includes the Classical Revival structure serving as the Union County Courthouse, constructed between 1927 and 1928. The buildings of this period reflect a number of architectural styles as well as the mood of the city's boom period. Constructed to serve an explosion of population, the buildings also represent and reflect architectural styles. Venetian Gothic and Art Deco details characterize the Exchange Bank Building at 214 N. Washington Avenue. One of the best examples of the Art Deco style in Arkansas is the Masonic Building at 106/108 North Washington



## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

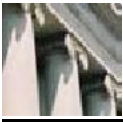
Avenue. Classical Revival detailing characterizes the Rialto Theater at 117 E. Cedar Street. Other buildings constructed in the 1920s are simple one- and two-story brick structures, often with tapestry brick or tile decoration.

During the third historical grouping, **1930s - 1940s**, the U.S. Post Office and Federal Building was constructed in 1931, at the corner of Jackson Avenue and Main Street. The three-story brick and concrete building is Classical Revival in style. Two pockets of 1940s commercial buildings are found along N. Jackson Avenue and E. Main Street, some of which feature the use of structural glass in the storefronts.

During the fourth historical grouping, **1950 - 1953**, construction of the Murphy Building (bordering the District) at 200 N. Jefferson Avenue was begun in 1950 and completed in 1953. The six and one-half story building is an excellent example of post-World War II commercial architecture.

During the fifth historical grouping, **after 1953**, only four structures have been constructed in the District. The most dramatic of these is the Union Square development at 220 E. Main Street.





## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

### **OVERVIEW OF ARCHITECTURAL STYLES**

Because the Commercial Historic District ("CHD" or the "District") developed rapidly during a twenty-year period, the historical styles remain fairly consistent. The following is an overview of the architectural styles found in the District. Additional material appears in the National Register of Historic Places Registration Form for the El Dorado CHD.

#### **SUMMARY**

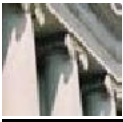
The District consists of seventy buildings and one object situated on the principal streets and their arteries surrounding the four-story Classical Revival style Union County Courthouse. Sixty-eight buildings and the Confederate Monument on the courthouse lawn contribute to the historic significance of the District. The District contains five buildings individually listed on the National Register of Historic Places – Union County Courthouse and Confederate Monument, the Exchange Bank, the Bank of Commerce, the Masonic Hall, and the Rialto Theater. Construction dates of these buildings span the period from the late nineteenth century to the early 1950s. A majority (51%) of the buildings in the District were constructed in the 1920s, the period of El Dorado's most prolific growth. Only four buildings in the District are less than fifty years old. The District contains forty-five (66%) contributing and twenty-three (34%) noncontributing structures. Most of the noncontributing buildings are historic but have been significantly altered from their historic appearance.



#### **ELABORATION**

The El Dorado Commercial Historic District primarily includes brick and masonry twentieth century buildings. Although seventeen of the buildings were constructed prior to 1920, the overwhelming appearance of the District derives from the thirty-five buildings constructed in the 1920s, the period during which El Dorado experienced a surge in population as a result of the discovery of oil. The centerpiece of the District is the Union County Courthouse, constructed in 1927-28. The courthouse is a four-story Classical Revival style building of cut limestone block.





## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

The Confederate Monument is located on the southwest corner of the courthouse lawn, at the intersection of Main Street and Washington Avenue. It was erected and presented to the City by the Daughters of the Confederacy. It is the only structure in the District on the National Register of Historic Places that is not a functioning building.

The District offers some variety in terms of the heights of buildings. The Exchange Bank at 214 N. Washington Avenue is a nine-story building and the Murphy Building at 200 N. Jefferson Avenue is seven stories tall. However, a majority of the buildings are one- and two-story brick structures with simple ornamentation in corbelled masonry or cast concrete ornament.

Several of the commercial structures making up the District have been altered at storefront level, but most buildings retain their original appearance in the upper level. Extensive renovation efforts in much of the District have restored the appearance of the streetscape of El Dorado's downtown commercial district to near 1930s appearance, the year by which 76% of the buildings in the District had been constructed.

**Late Nineteenth Century Buildings:** The oldest building in the District is the Reeves Store at 116 N. Washington Avenue. Originally constructed in 1879, the building has been remodeled a number of times during the 103-year tenure of the Reeves Store. Its present brick façade is a conjectural renovation to its original appearance. The building at 117 E. Main Street was constructed c. 1896, but its façade had also been reconstructed based on indications of its original appearance.



**The B.W. Reeves Building – 1905**



**The B.W Reeves Building - 2005**



## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

**Early Twentieth Century Buildings - 1900 to 1920:** Buildings at 111 and 115 E. Main Street are indicative of early twentieth century commercial construction in El Dorado. These one-story brick buildings feature bands of brick corbelling in their parapets and are otherwise devoid of ornamentation. Similarly, buildings in the 100 blocks of E. Elm Street and N. Jefferson Avenue are brick vernacular versions of commercial construction in the first decades of the 1900s. The Bank of Commerce Building at 200 N. Washington Avenue was constructed in 1919. Its stylistic Neoclassical details distinguish the building from the less ornate structures of this era.

**1920s:** Thirty-five of the buildings in the District were constructed in El Dorado's period of extreme growth, the 1920s. The significant number of buildings reflects the historic character of the city's boom following the discovery of oil nearby in 1921. Constructed to serve an explosion of population, the buildings also represent and reflect various architectural styles. Venetian Gothic and Art Deco details characterize the Exchange Bank Building at 214 N. Washington Avenue. One of the best examples of the Art Deco style in Arkansas is the Masonic Building at 106/108 N. Washington Avenue. Classical Revival detailing denotes the Rialto Theater at 117 E. Cedar Street. Other buildings constructed in the 1920s are simple one- and two-story brick structures, often with tapestry brick or tile decoration.



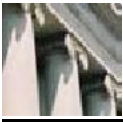
**Masonic Building**



**The Rialto Theater**

**1930s-1940s:** Construction of commercial buildings dramatically slowed in the 1930s. The U.S. Post Office and Federal Building was constructed in 1931 at the corner of Jackson Avenue and Main Street. The three-story brick and concrete building is Classical Revival in style and was constructed at





## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

a cost of \$383,000. Representative of the 1940s are two pockets of buildings in the 100 block of N. Jackson Avenue and the 300 block of E. Main Street. Some buildings on E. Main Street feature storefronts covered in structural glass.

**1950-1953:** Construction of the Murphy Building at 200 N. Jefferson Avenue was begun in 1950 and completed in 1953. The six and one-half story building is an excellent example of commercial architecture in the post-World War II era. A large room on the roof was constructed as a roof conference room and features walls of windows overlooking El Dorado's downtown.

**After 1953:** Only four structures in the El Dorado Commercial Historic District were constructed after 1953. The Bancorp South drive-through bank was built in the early 1960s. An annex to the Murphy Oil Building was constructed at 210 E. Elm Street in 1964. The two brick buildings known as Union Square at 220 E. Washington Avenue were constructed in the mid-1990s and the historic railroad car was located on the property at the time of the buildings' construction.

### **STYLE ELEMENTS**

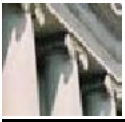
Construction activities in a historic district should protect and enhance those particular features that characterize the different architectural styles. The following summarizes briefly those features of the styles represented in the El Dorado Historic District.

The **Classical Revival Style** bases its design upon Greek and Roman forms that were popularized during Chicago's Colombian Exposition of the 1890s. It is most evident in the Ionic Columns that dominate the Union County Courthouse. Brick, stone or concrete walls are common as are large entrances and double-hung windows. The structures reflecting this style in the District are all listed on the National Register of Historic Places, so there should be little pressure to hide or remove these forms.



**Art Deco** takes its name from the Paris

***Exposition Internationale des Arts Decoratifs*** of 1925. Art Deco is a style associated with the late 1920s and early 1930s with emphasis on richly-colored and geometric patterns, new materials and styles and a decorative approach to modernism. Angular forms and delicate lettering are also features of the Art Deco style. In its more whimsical forms, the style can reflect such motifs as Egyptian Revival.



## EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES

**Nineteenth Century Commercial** structures are two or three stories in height, with a flat roof and a variety of ornamental detailing. The “textbook” storefront has a recessed central entrance flanked by large display windows with kick plates, clerestories, and transoms. The primary or roof line cornice is often bracketed with parapets, finials, or simple decorative panels. There is sometimes a secondary cornice separating the first two floors that sometimes repeats the pattern of the upper cornice. Windows on the upper floors are generally smaller than the display windows on the first floor and are usually decorated with molded surrounds, radiating voussoirs, or plain lintels. Some of the most ornate nineteenth century commercial structures feature cast iron façades. These and other buildings had Italianate features particularly at the cornice. These structures predominately feature a glass area on the first floor and smaller windows on the upper stories. These buildings are usually offices, retail, and hotel space.

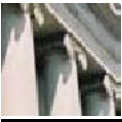
**Twentieth Century Commercial** structures are somewhat similar to the Nineteenth Century Commercial structures. They often feature structural glass bands or panels. Corbelled brickwork is also common. They may feature elaborate decorative metal elements.

### NONCONTRIBUTING BUILDINGS

Thirty-four buildings in the District are considered noncontributing. Of these, four are not fifty years old. The remaining have had extensive alterations, disguising the buildings' ability to convey their historic appearance. Non-contributing buildings occupy a vital part of the CHD since their continued presence adds to the completeness of the area.

The terms “contributing” and “noncontributing” apply to consideration for the National Register of Historic Places. The Historic District Commission may wish to take either designation into account



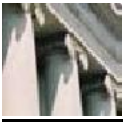


## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

when it considers an application for a Certificate of Appropriateness. The applicant should be aware, however, that noncontributing structures fall within the scope of these Design Guidelines.

### **STREETSCAPE ELEMENTS**

In addition to the large number of buildings in the District that have been renovated and returned to near historic appearance, an aggressive streetscape project has produced an ambience with benches, street art, and plantings, lending a festive and inviting air to the streets surrounding the Union County Courthouse. The sense of time and place conveyed by the historic buildings in the El Dorado Commercial Historic District represents the rich and colorful history of the "City of Gold."



## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

### **EL DORADO HISTORIC DISTRICT COMMISSION**

The El Dorado Historic District Commission ("HDC" or the "Commission") was established on September 23, 1984, through Ordinance No. 1391 of the City of El Dorado. The powers of the Historic District Commission were expanded through Ordinance No. 1685 and include but are not limited to the following:

1. Adopt design review guidelines to be used when considering Certificate of Appropriateness ("COA") applications (these guidelines will be based upon the United States Secretary of Interior's Standards for Rehabilitation and adapted specifically to El Dorado);
2. Conduct surveys and studies of neighborhoods, areas, places, structures, objects, and improvements within the city of El Dorado for the purpose of determining those of distinctive historic, community, architectural, or archeological interest or value;
3. Nominate buildings, structures, objects, and historic districts to the National Register of Historic Places;
4. Recommend to the City Council the adoption of ordinances designating areas as having special historic community or architectural value as a "historic district" and add these historic districts to the provisions of this Ordinance;
5. Keep a register of all properties and structures that have been designated as historically significant, including all information required for each designation;
6. Obtain the services of qualified persons to direct, advise, and assist the Historic District Commission;
7. Request and receive any appropriate information, cooperation, assistance or studies from any City departments, boards, agencies or commissions, and any joint city-county departments, boards, agencies, or commissions;
8. Advise and assist owners of historic properties within historic districts on physical and financial aspects of preservation, renovation, rehabilitation, and reuse, and on procedures for inclusion on the National Register of Historic Places;
9. Promote the education and understanding of El Dorado's heritage;
10. Hold public hearings to review applications for COAs;
11. Periodically review the El Dorado Zoning Ordinance and recommend to the Planning Commission and the City Council any amendments appropriate for the protection and continued use of property within historic districts;
12. Review and make recommendations to the Planning Commission on all conditional uses, rezonings, and variances that affect properties within historic districts;
13. Testify before relevant boards and commissions on any matter affecting architecturally and/or historically significant properties;
14. Destroy, exchange or otherwise dispose of in accordance with the law, any materials in its possession, except borrowed materials, that it may find to be worthless or surplus to its needs;

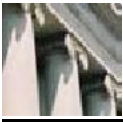


## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

15. Establish and make reasonable charges for furnishing copies of materials in its possession or for sales of historic memorabilia or signs;
16. Expend any moneys arising from grants, contributions or gratuities, and receive bequests or donations of real or personal property and convert into money any such property that cannot be used in the form received, and expend the same for any of the functions performable by it;
17. Cooperate with the Arkansas Historic Preservation Program, historical associations and other non-profit organizations devoted to the history of this city and state;
18. Take such other action, consistent with law, as it shall deem necessary in the performance of any of its functions; and,
19. Adopt (or amend) its own rules and regulations by a vote of not less than two-thirds of all members present and voting.

Only the El Dorado Commercial Historic District is regulated by ordinance (Ordinances No. 1391 and No. 1685). The Mahony and Murphy-Hill Historic Districts were created by the United States Department of the Interior, National Park Service, and are considered National Register Historic Districts. Differences in historic districts created by local ordinance versus those that are National Register districts are presented in the following table.





## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

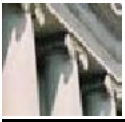
### **CHARACTERISTICS OF HISTORIC DISTRICTS**

#### **NATIONAL REGISTER HISTORIC DISTRICT**

- Identifies historical significant properties
- Documents the historic character of the district
- Designated areas are based on uniform national criteria and procedures
- Establishes district boundaries tightly, based on the location of intact historic properties in the area
- Provides a limited degree of protection from the effects of federally funded projects
- Qualifies property owners for federal and state grants for preservation purposes, when available
- Does not restrict the use or disposition of the property or obligate property owners in any way
- Does not require conformance to design guidelines or preservation standards unless specific preservation incentives such as tax credits or grants are involved
- Does not prevent the demolition of historic buildings and structures within designated areas

#### **LOCAL ORDINANCE HISTORIC DISTRICT**

- Protects a community's historic areas through a uniform design review process
- Protects the historic character and quality of the district
- Areas are designated based on local criteria and local procedures
- Establishes district boundaries based not only on the location of historic resources, plus other preservation and community planning considerations
- Provides no tax incentives for preservation
- Provides no additional protection from the effects of federally funded projects
- Does not qualify property owners for federal or state grants for preservation projects
- Does not restrict the use of the property
- Does not require property owners to make improvements
- Requires local commission review and approval, based on conformance to local design guidelines
- Provides for review of proposed demolition and may prevent or delay proposed demolitions to allow for alternative action



## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

### **EL DORADO COMMERCIAL HISTORIC DISTRICT COMMISSION DESIGN REVIEW PROCESS**

*No building or structure, including stone walls, fences, light fixtures, steps, and paving or other appurtenant fixtures, shall be erected, altered, restored, moved, or demolished within an historic district until after an application for a certificate of appropriateness as to exterior architectural features has been submitted to and approved by the historic district commission. Arkansas Code, Annotated, § 14-172-208 (a)(1).*

All physical improvements and alterations to the exterior of a property or building located within the Commercial Historic District ("CHD" or the "District") boundaries fall under the guidance of the design guidelines (the "Guidelines") contained in this document. Property owners must obtain a Certificate of Appropriateness ("COA") from the Historic District Commission ("HDC") prior to undertaking such improvements and alterations. There are, however, some exemptions, as discussed in the next section.

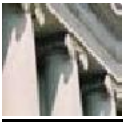
#### **EXEMPTED IMPROVEMENTS**

**Ordinary Maintenance:** This category contemplates repairs that do not change the exterior appearance of the façade but only seek to maintain the structure. They also include repairs that do not significantly change the exterior appearance of the building but are necessary to remove unsafe or dangerous conditions.

Work classified as ordinary maintenance will include, but not necessarily be limited to, such activities as are listed below:

- Replacing unsafe electrical or plumbing fixtures
- Replacing deteriorated awnings with materials of the same size, texture and color
- Replacing broken window glass
- Replacing deteriorated gutters and downspouts
- Painting or replacing an existing sign of the same size and/or color
- Proposed work consisting only of a change in exterior paint color
- Replacing or repairing exterior trim
- Changing the name of an owner or business on a previously approved sign when no other changes to the size, style, materials or color are involved

The Historic District Commission requires no approvals for ordinary maintenance. The property owner or tenant should consult other city agencies that might have authority. For example, the Commission does not administer building or life-safety codes: however, those apply to buildings within the District.



## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

**Public Safety:** These Guidelines do not prevent the construction, reconstruction, alteration, restoration, or demolition or any such feature that a City of El Dorado building official certifies is required for public safety because of an unsafe or dangerous condition. Temporary features (in place for 180 calendar days or less) to meet public safety needs shall not be constrained by these Guidelines, but permanent features shall comply with the Guidelines.

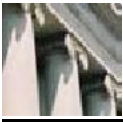
### **PROCEDURE FOR OBTAINING A CERTIFICATE OF APPROPRIATENESS**

1. Obtain and complete an application for a Certificate of Appropriateness ("COA") from the City of El Dorado offices.
2. Include any additional information and documentation required for a COA.
3. Review the application and information with the HDC staff.
4. File all completed material with the HDC staff twenty (20) days prior to the next meeting of the HDC. The HDC staff will provide the COA applicant with the date of the next available HDC meeting and set that date for a public hearing to review the application.
5. Appear, or have a representative appear, at the public hearing to present the request and answer questions.
6. The HDC staff shall, upon approval by the HDC, issue the COA and retain the application and submitted information in the HDC's files.
7. The Certificate of Appropriateness is valid for one calendar year from the date of approval by the HDC. It can be extended for six months, upon request to the HDC.

### **PROCESSING OF A CERTIFICATE OF APPROPRIATENESS**

1. The HDC staff will determine what adjacent properties may be affected by the changes proposed in the COA application.
2. The HDC staff will send, by mail, postage prepaid, to the applicant and to the owners of all such affected properties, a notice of the hearing to be held by the HDC on the proposed COA application.
3. The HDC staff will publish a Notice of Public Hearing at least once in the El Dorado newspaper, a minimum of fifteen (15) days prior to the hearing.
4. At the public hearing, the Commission will hear all persons desiring to present information regarding the COA application.
5. The Commission will hear from the applicant concerning the proposed COA application.
6. The Commission will determine whether the restoration, rehabilitation, renovation, preservation, alteration, construction, moving, or demolition proposed will be appropriate to the District.
7. The Commission will determine whether or not a COA should be issued and will notify the applicant immediately.





## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

8. If the Commission determines that a COA should not be issued, it shall place the reasons for such decision in its records and provide a copy to the applicant.

A flowchart of the COA application and approval process is presented in Appendix B.

### **PROCESSING OF A CERTIFICATE OF APPROPRIATENESS FOR PROPERTIES IN VIOLATION**

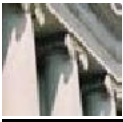
Owners, tenants and their agents are strongly encouraged to obtain a COA before conducting any repairs or improvements to avoid additional costs of correcting repairs or improvements that the HDC determines to be inappropriate.

1. Owners, tenant and their agents have, in the past, through oversight or ignorance of the requirement, made repairs or changes beyond exempted improvements without obtaining a COA.
2. Upon discovery of a potential violation, the HDC staff will immediately contact the owner and/or tenant of the historic property and advise them of the potential violation and the procedures to obtain a COA. Commission staff will also notify the City's Building Inspector.
3. The owner/tenant or the property in violation is allowed thirty (30) calendar days to submit a completed application for a COA to the HDC.

### **BASIS FOR DETERMINATION**

In making the determination concerning the Certificate of Appropriateness, the HDC shall consider the following criteria:

1. The Commission will consider the spirit and intent of the authorizing ordinance that set it up to provide a general basis for evaluating applications.
2. The Commission shall consider the architectural or historic value or significance of the property in question and its relationship to the surrounding area. The survey prepared for the National Register application classified individual structures as to whether they were "contributing" or "noncontributing" to the value of the District as a National Register designee. The Commission may take these classifications into account when evaluating an application for a COA. The classification of a building as "noncontributing", however, does not automatically imply that the application of the Guidelines is less important.
3. The Commission shall consider the general compatibility of the proposed changes to a property to the Guidelines contained herein. The Guidelines, however, are simply that: guidelines. They are not regulations nor do they represent legal requirements. The individual applicant may submit any additional supporting documentation that would assist the



## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

Commission in determining appropriateness. Alternative, or even contemporary, design shall not be excluded from consideration.

4. The applicant is free to provide any other information, visual or aesthetic, considered pertinent to the consideration of its COA application.
5. When evaluating the general compatibility of alterations to the exterior of any building in the District, the Commission shall consider, but not be limited to, the following factors within the building's area of influence:

Siting	Roof	Area façade
Height	Entrance area	Scale
Proportion	Wall areas	Massing
Rhythm	Detailing	

### **ECONOMIC HARDSHIP**

The Commission may determine that failure to issue a Certificate of Appropriateness in a specific instance would involve a substantial economic hardship to the applicant. In making such a determination, the following guidelines shall apply:

1. It shall be incumbent on the applicant to demonstrate economic hardship to the Commission.
2. If the property in question is a significant historic and community resource, the Commission may invoke up to a ninety-day delay of the proposed work. During this period of delay, the Commission shall propose suitable alternatives to the proposed work for the applicant to investigate. The applicant, with the assistance of the Commission and/or City staff, shall investigate the feasibility of the proposed alternatives and report the findings to the Commission. If the applicant fails such, the Commission may consider this failure in its deliberations.
3. If, after the end of the ninety-day delay period, no reasonable use can be found or economic return can be obtained and there has been no substantial detriment to the District, the Commission may issue a Certificate of Economic Hardship approving the proposed work. If the Commission finds otherwise, it shall deny the application for Certificate of Economic Hardship, and record in its records the reasons therefore.



## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

### **APPROACHES AND STRATEGIES FOR PRESERVATION, RESTORATION, REHABILITATION AND/OR RECONSTRUCTION**

In planning changes and revisions for their property or space, property owners, tenants, and their agents are encouraged to contemplate the following four approaches to historic treatment and four design strategies. Good planning will select one approach and one strategy to be carried out throughout the anticipated work.

#### **APPROACHES FOR CONSTRUCTION WITHIN HISTORIC DISTRICTS**

The United States Secretary of the Interior outlines four approaches to construction and alterations within historic districts and sets out standards to be followed in each approach. These four approaches are described below and the standards for the "rehabilitation" approach are detailed. (The Secretary of the Interior's Standards for these four approaches are available at [www.nps.gov/tps/standards/four-treatments.htm](http://www.nps.gov/tps/standards/four-treatments.htm).) Prior to undertaking work, a documentation plan for the approach chosen should be developed.

**Preservation** may be considered as a treatment when the property's distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction at a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations.

**Restoration** may be considered as a treatment when the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned. Prior to undertaking work, a particular period of time (i.e., the restoration period) should be selected, justified, and incorporated into the restoration plan.

**Rehabilitation** may be considered as a treatment when repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate.

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



## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

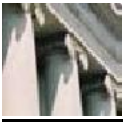
Because the City's enabling ordinance that created El Dorado's HDC stated that its design guidelines should be based upon the Secretary of the Interior's Standards for Rehabilitation, the Secretary of the Interior's Standards for this approach are described below:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documents and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.<sup>1</sup>

**Reconstruction** may be considered as a treatment when a contemporary depiction is required to understand and interpret a property's historic value (including the re-creation of missing components in a historic district or site); when no other property with the same associative value has survived; and when sufficient historical documentation exists to ensure an accurate reproduction.

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<sup>1</sup> <http://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>.



## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

### **USING STRATEGIES FOR CONSTRUCTION WITHIN A HISTORIC DISTRICT**

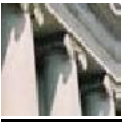
An owner, designer or preservationist contemplating new construction in a historic setting may adopt one of four strategies based on four possible attitudes toward the existing setting or resource: 1) literal replication; 2) invention within the same or a related style; 3) abstract reference; and, 4) intentional opposition. These options represent a range of responses to the call for "differentiated" yet "compatible" designs for additions or infill construction in historic settings found in the Secretary of the Interior's Standards and to meet the El Dorado Commercial Historic District Guidelines. Historically, the El Dorado Historic District Commission has more readily accepted approaches two and three; however, the Commission's historic predilections should not dictate design approaches.

These four approaches are summarized in the following excerpts from "'Differentiated' and 'Compatible': Four Strategies for Additions to Historic Settings" by Steven W. Semes in "Sense of Place: Design Guidelines for New Construction in Historic Districts", a publication of the Preservation Alliance for Greater Philadelphia, 2007.

**Literal Replication:** The strategy of replication prioritizes compatibility and minimizes differentiation. This strategy will likely sustain the character of an existing setting so long as the historic elements to be replicated are well understood, the technical means to effect replication are available, and so long as the scale of the replication is modest relative to the original building. Despite frequently expressed disapproval of this strategy by many contemporary preservation theorists and officials, it has the sanction of history. Architects have often chosen to add to existing buildings by reproducing a previous architect's work, sometimes even centuries afterward, usually for the sake of completing an intended but unrealized symmetry or extending a pattern already established. In such cases, the resource is defined as the design concept as a whole rather than any isolated part of it as it appears at a given time.

**Invention Within a Style:** This strategy, while not replicating the original design, adds new elements in either the same or a closely related style, sustaining a sense of continuity in architectural language. The intention is to achieve a balance between differentiation and compatibility, but weighted in favor of the latter. This strategy also has a long history – in fact, it is what most architects have always done.

**Abstract Reference:** The third strategy seeks to make reference to the historic setting while consciously avoiding literal resemblance or working in a historic style. This approach seeks to balance differentiation and compatibility, but with the balance tipped toward the former. This is a difficult strategy to execute because it requires an artistry and skill that are not often available. The abstract referencing of historic architecture is a modernist innovation in which



## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

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the compatibility of the new and old is suggested by the reduction of composite form to abstract shape.

**Intentional Opposition:** Finally, the fourth strategy is one of conscious opposition to the context and the determination to change its character through conspicuous contrast, prioritizing differentiation at the expense of compatibility. Modern architects did not invent this idea. The fourth strategy is one of conscious opposition to the context and the determination to change its character through conspicuous contrast, prioritizing differentiation at the expense of compatibility. Modern architects did not invent this idea.



## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

### **DESIGN GUIDELINES**

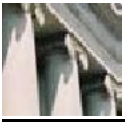
The Design Guidelines contained in this document are applied more flexibly to nonhistoric buildings than to historic buildings. "Historic" buildings are those fifty years of age or older and considered to be contributing to the District's overall character and architectural significance. Buildings that are nonhistorical or noncontributing because of their age or alterations will have more flexible consideration than historic structures.

What makes a building have historic value or significance? A building can have particular historic value or significance for a number of reasons. For example, the structure might be important because of the events that occurred there, or its tie to a historically important person. It can also have value or significance because of its unique architecture or because it represents a particular period in the history of the community. A building's historic significance can be tied to a specific major event, prominent person, or its architecture.

Following are the Design Guidelines that El Dorado's Historic District Commission will use to evaluate proposed changes and alterations to exterior features within the Commercial Historic District of El Dorado, Arkansas.







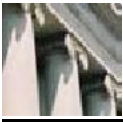
## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

### **THE BUILDING EXTERIOR: GUIDELINES**

The building exterior should, after treatment, contribute to the historic character of the District. It should reflect the time period in which it was constructed and form an integral part of the District in general. The following general guidelines are recommended:

1. Do the building no harm. Before removing, defacing, or altering any element that may pose historical significance, ask for an opinion from the Historic District Commission or City staff.
2. Help maintain a coherent image of the historic district. Relate the improvements to other buildings to the greatest extent possible. The building is not only part of a historic district, but also part of both a shopping district and tourist attraction.
3. Use the historic character of the building to attract and keep customers. Don't hide historical features. Don't try to "modernize" the environment.
4. Maintain a sense of balance. Make efforts to attract business but remember that much of the appeal of the area rests in an orderly and harmonious appearance. Remember that if every personal whim of each business owner were manifested in the façade of the business, the result could be a level of chaos that could repel, rather than attract, tourists and customers. Try to reduce clutter in window displays.
5. Help encourage strolling. Concentrate on orderly and unobtrusive displays of merchandise.
6. Don't negatively impact a neighbor's ability to attract business.
7. It is preferable to preserve by maintenance rather than to repair original features of the building.
8. It is preferable to repair rather than to reconstruct.
9. It is preferable to restore by reconstruction of original features rather than to remove or remodel.
10. Contemporary design may be considered where it can complement and harmonize with the historic components of the District.
11. Seek help. Professionals are available to help with your design. Remember, however, that every architect is not skilled in historic preservation. When in doubt, ask an expert.

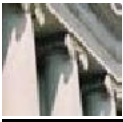




## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**



**The First National Bank Building is a Modernist, medium-rise building neighboring the District.**



## EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES

### MASONRY: GUIDELINES

The majority of the buildings in the District have some form of masonry on their façades. It is important that the treatment of various masonry surfaces within the District remains consistent. While the style and period of various surfaces may vary, the preservation guidelines should not.

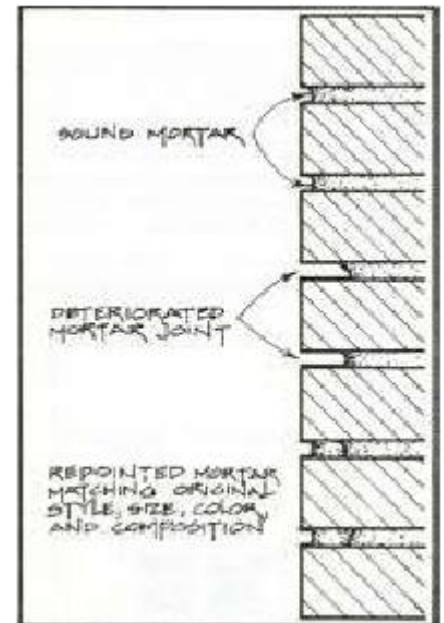


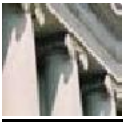
#### GENERAL

1. Masonry includes brick, stone, concrete, and terra cotta.
2. Masonry surfaces and architectural elements are the most common types found in the District and are vital to its historic character.
3. Masonry features such as brick cornices and piers, stone window hoods, and terra-cotta brackets must be preserved and maintained properly. Although masonry is one of the most durable historic building materials, it is also very susceptible to damage by improper maintenance or repair techniques and harsh or abrasive cleaning methods. The following methods outline general methods for preservation and repair of masonry features.

#### REPOINTING MASONRY

1. Masonry walls and other surfaces should be repaired by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls or damaged plaster work.
2. Old mortar joints should be duplicated in strength, composition, color and texture.
3. Old mortar joints should be duplicated in width and joint profile.
4. Sealant should be used only when it can be determined that its use will not change the appearance of the masonry nor will it trap moisture that will contribute to further deterioration.

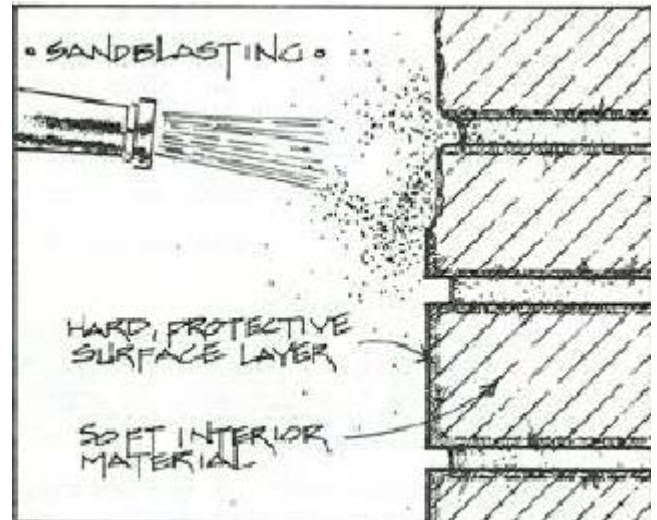




## EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES

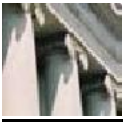
### CLEANING MASONRY

1. Cleaning masonry should only be done when necessary to halt deterioration or remove heavy soiling.
2. Masonry surfaces should be cleaned with the gentlest means possible, such as low pressure water and masonry detergents, using natural bristle brushes.
3. When it is determined that cleaning is necessary, a test should be carried out on a small area of the masonry surface to observe the effects of the cleaning method in order to select the gentlest method possible.
4. Do not sandblast masonry surfaces using dry or wet grit or other abrasives. Sandblasting destroys the hard, protective outer layer of the brick and accelerates deterioration. The damage caused by sandblasting is irreversible, as can be seen by the drawing.



### PAINTING MASONRY

1. Masonry that has historically been unpainted should not be painted, nor should paint be removed from historically painted masonry.
2. Masonry that has been painted after original construction can either be repainted or the paint can be removed with appropriate chemical removers.



## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

### **WOOD AND SIDING: GUIDELINES**

#### **GENERAL**

1. Wood is a common material for architectural features such as cornices, brackets, bulkheads, storefronts, and window framing. These features are important in defining the overall historic character of the building and the District.
2. Wood requires proper maintenance and the preservation of wooden architectural elements is of particular importance in rehabilitation projects.



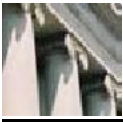
#### **PROTECTING WOOD**

1. Retain coatings such as paint that help protect wood from moisture and harmful light rays. Paint removal should be considered only where there is paint surface deterioration and as a part of an overall maintenance program that involves repainting or applying other appropriate protective coatings.
2. Paint should be removed with the gentlest of methods possible when it is necessary to do so. Wood surfaces should never be sandblasted.

#### **REPAIR AND REPLACEMENT OF WOOD**

1. Deteriorated or damaged wood architectural elements shall be repaired rather than replaced, whenever possible.
2. Replacement of deteriorated wood features should be limited to patching or piecing-in only the irreparable portions whenever possible, rather than removing the entire feature and replacing it with new material to create a uniform or "improved" appearance.





## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

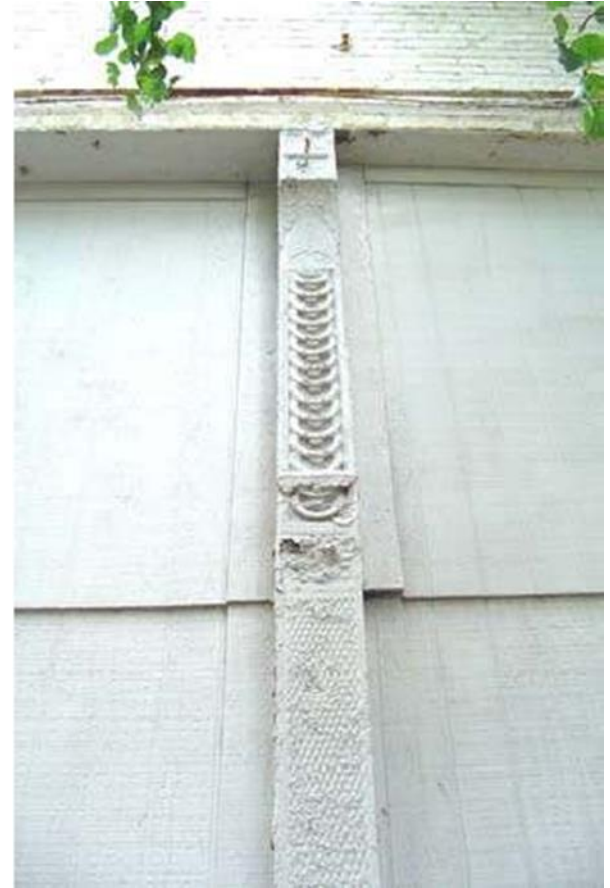
### **ARCHITECTURAL METALS: GUIDELINES**

#### **GENERAL**

Architectural metals include cast iron, steel, pressed tin, zinc, copper and aluminum. There are not many examples of architectural metals in the District. For any that are visible, the following general guidelines are recommended.

#### **CLEANING ARCHITECTURAL METALS**

1. Architectural metals should be cleaned when necessary to remove corrosion prior to repainting or applying other appropriate protective coatings.
2. Cleaning shall be done with the gentlest methods possible. Particular care must be taken when cleaning soft metals such as lead, tin, copper and zinc. Sandblasting is acceptable only for cast iron, and then great care should be taken to protect all surrounding materials.
3. Any ferrous metal surface should be kept painted to protect from rust. Other metals may be treated with protective coatings that do not alter the historic aspect of the metal.

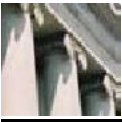


#### **REPLACING MISSING PIECES**

1. Missing pieces or parts damaged beyond repair can often be fabricated; however, they may also be recast in aluminum or fiberglass from existing pieces or, when necessary, substituted by wooden pieces.
2. Dissimilar metals should be buffered from each other to avoid the potential problem of electrolysis.

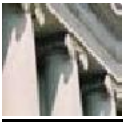
#### **NOT RECOMMENDED**

1. Changing the historic finish or color of architectural metals.
2. Applying paint to metals such as copper, bronze or stainless steel that are meant to be exposed. Aluminum window and door frames may be painted in order to blend with other materials.



## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

3. Removing the patina of historic metal, particularly copper. The patina may provide a protective coating to such metals.



## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

### **PIGMENTED STRUCTURAL GLASS: GUIDELINES**

#### **GENERAL**

1. Pigmented structural glass, marketed under the names Carrera glass, Sani Onyx, and Vitrolite, became a popular commercial construction material in the 1930s and 40s. Pigmented structural glass veneer played a major role in the growth of the Art Deco, Streamline, and Modern styles of the early twentieth century.
2. The material found its way onto nineteenth century tradition storefronts as designers updated older buildings in the "modern" style. As examples of the architecture of the 1930s and 1940s, some of these "modernized" structural glass storefronts have acquired historical significance in their own right.
3. Although pigmented structural glass rarely deteriorates, failure of the mechanical support system that bonds the glass to the wall is almost always the cause of cracking, slipping, and loss.
4. Every effort should be made to preserve and maintain historically significant examples of structural glass.



#### **REPAIR OF STRUCTURAL GLASS**

1. Cracked or open joints should be repointed, particularly where glass meets concrete.
2. Any glass pane that can be repaired should not be replaced.
3. If the bonding material has deteriorated, the glass panels should be carefully removed and reattached using fresh hot-melt asphalt (traditional bonding material).

#### **SUBSTITUTE MATERIALS**

If replacement glass cannot be found to replace missing or irreparable panels, a compatible substitute may be considered if it conveys the same visual appearance as the historic material (i.e., color, size, and reflectivity).

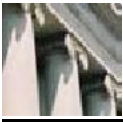


## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

### **PAINT AND PAINT COLOR: GUIDELINES**

1. The color scheme used on a building shall be appropriate to the building's time period, architectural style, material of construction, and relationship to surrounding buildings.
2. The use of inappropriate colors is discouraged. Bright, garish, and non-complementary colors may be considered inappropriate; therefore provision of historical reference data for color choice(s) justification is recommended. Many major paint manufacturers have specific color palettes for historic periods and styles.
3. Colors should accentuate the architectural details of the buildings.
4. Avoid painting masonry.
5. If masonry must be painted, the colors used should be within the natural color range of the material to be painted or consistent with the colors historically used.





## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

### **ROOFS: GUIDELINES**

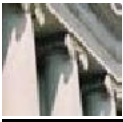
#### **RECOMMENDED**

1. Identifying, retaining, and preserving roofs – and their functional and decorative features – that are important in defining the overall historic character of the building. This includes the roof's shape, decorative features, roofing materials, size, color and pattern.
2. Installing mechanical and service equipment on the roof such as air conditioning, transformers, or solar collectors when required for new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining structures.
3. Protecting a leaky roof until it can be properly repaired.
4. Locating roof vents, plumbing vents, etc., where they are not visible from the street and do not damage or obscure character-defining features.
5. Protecting and maintaining a roof by cleaning the gutters and downspouts and replacing deteriorated flashing. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration, and to ensure that materials are free from insect infestation.



#### **NOT RECOMMENDED**

1. Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation.
2. Introducing a new roof feature that is not compatible in size, scale, material, and color.
3. Installing mechanical, communication or service equipment so that it damages or obscures character-defining features or is conspicuous from the public right-of-way.
4. Failing to clean and maintain gutters and downspouts properly so that water and debris collect and cause damage to roof fasteners, sheathing, and the underlying structure.
5. Permitting a leaking roof to remain unprotected so that accelerated deterioration of historic building materials – masonry, wood, plaster, paint, and structural members – occurs.



## EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES

### EXTERIOR WALLS: GUIDELINES

#### GENERAL

Exterior walls should reflect the original history of the structure in a modern setting. Improvements should identify and retain the features of the historic period.

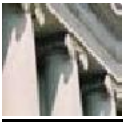
#### RECOMMENDED

1. Materials original to the building, such as wood siding or masonry, should be repaired rather than replaced.
2. Original walls should be preserved.
  - a. Creating new window openings should be restricted to side or rear non-street-facing façades to preserve the original or historic appearance and character of the building.
  - b. New windows shall comply with the visual appearance restrictions of the **Windows: Guidelines: Replacing Windows** guidelines presented in this document.
3. If an addition is necessary, cover and protect from damage rather than remove existing elements or materials so that if, in the future, the addition is removed, the original material will be there undamaged.
4. Clean, maintain, and repair wall surfaces and decorative elements with a routine maintenance program.
5. If replacement is determined to be necessary due to severe deterioration, replace it with an element of the same design, size, texture, material, and color as the original.
6. Maintain paint and coatings to prevent deterioration.



#### NOT RECOMMENDED

1. Removing original doors, windows, siding, masonry or other elements that are historic.
2. Replacing an original element with one that does not replicate the original in design, size, texture, material, and color.
3. Using artificial siding materials and trim to cover or replace original wood.
4. Attaching materials of an addition directly to the original wall materials causing damage to it.
5. Closing openings such as windows or doors, thus changing the character of the façade.

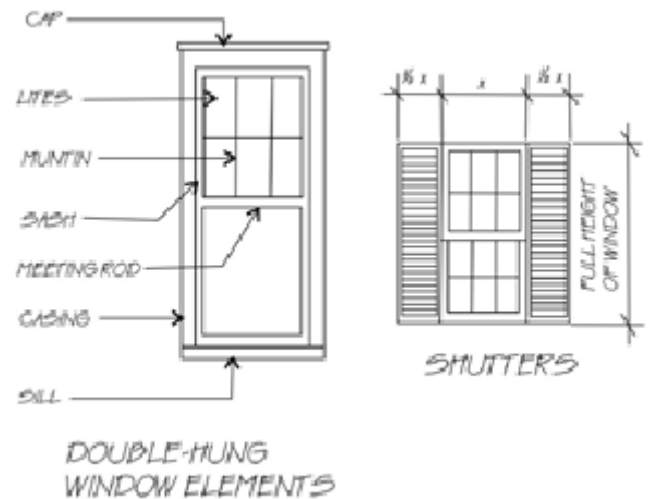


## EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES

### WINDOWS: GUIDELINES

#### GENERAL

Windows carry great visual and functional importance, yet they are the most frequent victims of neglect and insensitive alterations that are visually and physically destructive. Careful consideration is required when windows are repaired or replaced. The functional and decorative components of windows that should be preserved, maintained, or duplicated include frames, sash, muntins, mullions, glass, sills, heads, hood molds, jambs, and moldings.

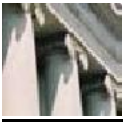


#### UPPER STORY WINDOWS

1. Upper story windows that are blocked in should be opened up and restored to their original appearance.
2. Do not alter the shape of the original openings.

#### REPLACING WINDOWS

1. If windows must be replaced entirely, the new windows should convey the same visual appearance of the original windows. Mirrored glass, for example, should not be used.
2. The use of storm windows is not discouraged. If they are used, they must match the form and style of the original windows and should not obscure the pattern of the original window.
3. Residential features should not be used, nor should materials that create a false historical appearance.



## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

### **AWNINGS: GUIDELINES**

#### **GENERAL**

The canvas awning is an important design element in the traditional storefront. It provides protection from the sun and weather and adds color to the streetscape. Awnings should be carefully designed so as not to be out of scale or character with the District.

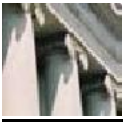
#### **DESIGN**

1. Awnings should not obscure the architectural features of the buildings and should reinforce the frame of the storefront.
2. Awnings should remain within proper scale with the building to achieve visual balance.



#### **MATERIALS**

1. Canvas awnings are generally suitable for late 1800s and early 1900s buildings. They are also a suitable contemporary addition for many older buildings.
2. Metal awnings and flat metal canopies are suitable for some early- to mid-1900s buildings and may have been used on such storefronts inserted into an older building. Their appropriate use depends on a balance of factors including the existing styles of the storefronts and upper stories.
3. Maintenance: Awning should be kept clean and free of settlement. They should be replaced upon becoming worn or torn.
4. If awnings were not an historical element of the structure, they may be removed entirely if they become worn.



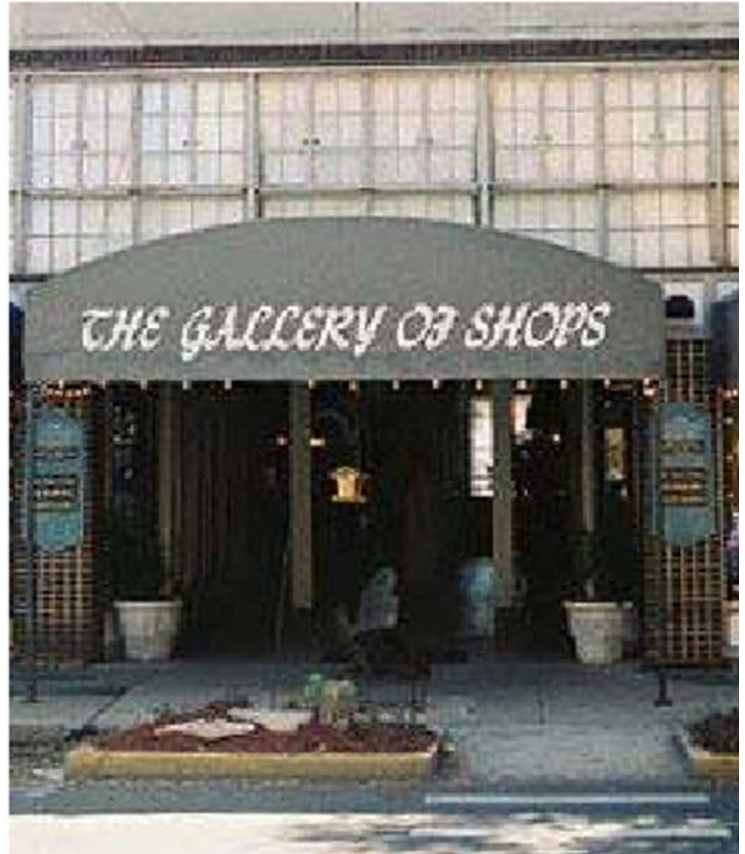
## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

### **ENTRANCES: GUIDELINES**

Entrances and porches are quite often the focus of historic buildings, particularly on primary elevations. Together with their functional and decorative features such as doors, steps, balustrades, pilasters, and entablatures, they can be extremely important in defining the overall character of a building. (From Secretary of the Interior's Standards.)

#### **GENERAL**

1. Where possible, the original entrance to the building should be defined and maintained.
2. New entrances to existing buildings should be avoided.
3. The functional and decorative features of an entrance define the historic character of the building and should be retained and maintained.



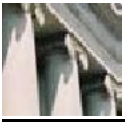
#### **RECOMMENDED**

1. If an entire entrance to a building must be replaced, use physical evidence as a model to reproduced the features.
2. Using the same kind of material or a compatible substitute as replacement material.
3. If major replacement is required, research and match the original proportions and relationship of the elements comprising the new entrance or portion of an entrance.

#### **NOT RECOMMENDED**

1. Replacing an entrance when not necessary due to deterioration or missing parts.
2. Introducing a "false" entrance that does not relate to the historic character of the building.



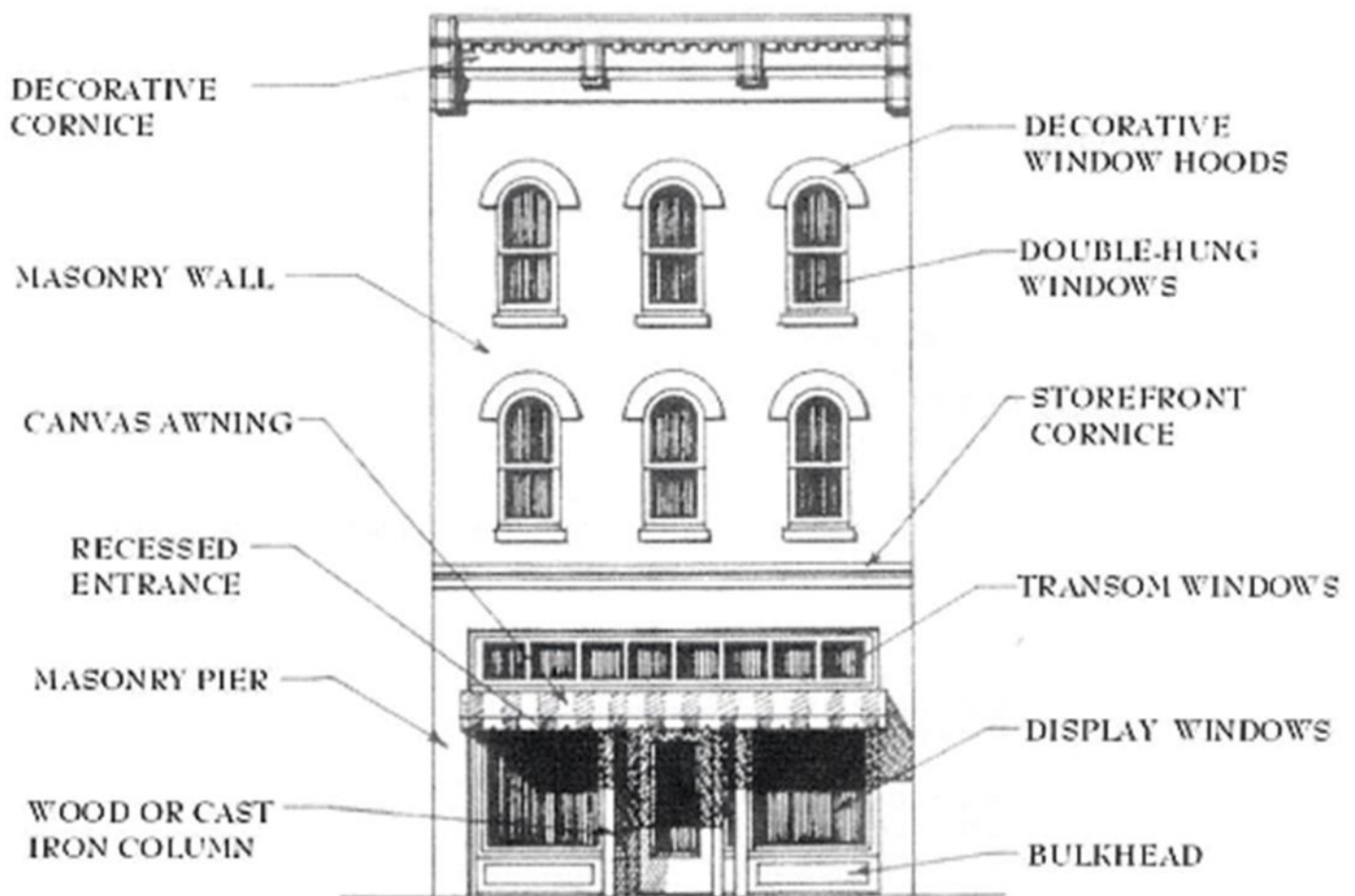


## EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES

### STOREFRONTS: GUIDELINES

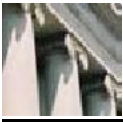
#### GENERAL

1. Most traditional façades in the District had a well-defined opening that contained the original storefront. This storefront opening is bounded on either side by piers or pilasters, on top by the lower edge of the upper façade, and on the bottom by the sidewalk. Most original storefronts have been altered or replaced and, although some replacements are done properly, many ignore the building's traditional storefront boundaries, proportions and materials.
2. These storefronts look pasted on or conflict with the original overall design. As a result, the building appears disjointed, unattractive, and without historic character. Buildings with inappropriately altered storefronts clash with each other visually, damaging the overall historic character of the entire District; therefore, the proper design of the storefront is a high priority concern.



Storefront Components.





## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

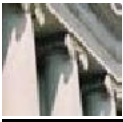
### **STOREFRONT DESIGN**

1. The storefront must fit within its original opening and not extend past its traditional boundaries, maintaining a clear distinction between the first floor and upper floors.
2. The storefront should be composed almost entirely of glass, creating a visual openness, balanced by more wall and less glass on the upper façade.
3. Inappropriate historical themes should be avoided. Colonial design elements, for example, are not acceptable.
4. Transom windows that are blocked in or covered should be opened up and restored to their original appearance.
5. The storefront should be setback four to twelve inches from the front edge of the opening.
6. Contemporary design is acceptable, however, it must use traditional proportions and ratios of windows to wall areas.



### **STOREFRONT MATERIALS**

1. Storefront materials should be simple and unobtrusive.
2. Materials that give a false historic appearance should never be used in the storefront. A mansard roof with wood shingles, rough textured wood siding, fake bricks or stone, and gravel aggregate materials are not acceptable.
3. Whether traditional contemporary materials are used, the storefront should be based on the traditional storefront design and must have the traditional proportions.



## EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES

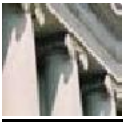
### SIGNS: GUIDELINES

#### GENERAL

Signs are a vital part of a coherent historic district. Often store owners try to outshout each other with over-sized, flashy signs that disrupt the visual continuity of the District and obscure architectural features. All signage within the District shall conform to all City codes and must have approval of the Historic District Commission prior to installation. Any owner who wishes to repair or restore an existing sign does not need to apply for a COA. Only those owners wanting to install a new sign must apply for a COA. Because the District is primarily pedestrian with slow-moving traffic, small signs can serve the needs of businesses, while contributing to both the image of individual buildings and to the overall character of the District.



1. For all signage, sign width and height should be in proportion to the façade, respecting the size, scale and mass of the façade, building height, and rhythms and sizes of window and door openings.
2. For buildings housing one business or service, one (1) major sign per façade per structure and two (2) minor signs are encouraged.
3. For buildings housing more than one business or service, one (1) major and two (2) minor signs per business or service is recommended. The total number of signs should be kept to a minimum.
4. Generally, one sign per window is recommended.
5. Billboards and painted billboards that obstruct the view of significant architectural elements in the District and portable signs should not be within the District.
6. Other signs that should not be permitted within the District include:
  - a. Any sign placed upon a building, object, site, or structure in any manner so as to disfigure, damage, or conceal any window opening, door, or significant architectural feature or detail of any building;
  - b. Any sign that advertises commercial off-premise businesses, products, activities, services, or events;
  - c. Any sign that does not identify a business or service within the District;
  - d. Any sign that is abandoned for more than six (6) months or damaged beyond fifty percent (50%) of its replacement value, including parts of old or unused signs –



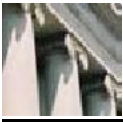
## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

all remnants such as supports, brackets and braces must also be removed;

- e. Any attachment to an already affixed sign that does not meet the provisions of City ordinances;
  - f. Roof mounted signs unless approved by the Commission in accordance with standards set forth in Standards for Sign Design and Placement of this section;
  - g. Backlit plastic signs; and,
  - h. Free standing/pole signs except those especially designed for the District and placed by the City.
7. Allowable incidental signs, including signs designating business hours and street numbers, should conform to standards outlined in City ordinances and should not be included in the total allowable signage per façade per structure.
  8. Commercial signs, posters, decals or advertisements should not be tacked, nailed, pasted, or taped to any portion of a building, object, site or structure visible from the public right-of-way.
  9. Menu boards should not exceed nine (9) square feet. Permanently displayed exact menus may be properly installed inside the business window or in a Commission-approved, wall-mounted or freestanding display case adjacent to the business' entrance.
  10. All special purpose signs should be approved by the Commission and should be removed within thirty (30) days from the date of Commission approval unless otherwise specified by the Commission. If within the specified period, the property owner feels there is a continued need for the special purpose sign, he or his representative should schedule a hearing with the Commission to request additional display time.
  11. One (1) construction sign, not to exceed thirty-two (32) square feet in area, should be allowed per construction site in the District.
  12. Construction signs are considered special purpose signs and must receive Commission approval prior to installation.
  13. Special purpose signs advertising special events or promotions may be properly placed only on the inside of windows; such signs should be removed promptly after an event is over. No off-premise events should be advertised in this manner; all off-premise advertising should be displayed in the interior where it is not visible from the public right-of-way.







## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

14. Nongovernmental banners, pennants and flags, excluding flags included as elements of an overall streetscape or design plan, are considered special purpose signs and are appropriate for advertising and decoration only during special events or celebrations. No permanent advertising may be handled in this way.
15. Commercial real estate signs not exceeding twenty (20) square feet in area do not require Commission approval.

### **SIGN DESIGN AND PLACEMENT**

In considering whether to recommend approval or disapproval of an application for a Certificate of Appropriateness to construct or alter signage on a building, object, site, or structure located in the District, the Commission will be guided by the following standards in addition to any specific design guidelines adopted herein:

1. Primary sign design considerations should be identification and legibility. Size, scale, height, color and location of signs should be harmonious with, and properly related to, the overall historic character of the District and structure.
2. Signs, visual displays, or graphics should either relate to the District or advertise a bona fide business conducted in or on the premises.
3. The number of signs on each building should be kept to a minimum to prevent unsightly clutter and confusion. All signs, excluding incidental and special purpose signs, should be included in the total allowable signage per façade per structure. In buildings housing more than one business, the Commission may recommend directory signage. In the case of signs with more than one sign face, including but not restricted to double-faced signs, back-to-back signs, overhanging signs, and projecting signs, each side of the sign should be included in total allowable signage area.
4. Directory signs, which describe, point, or direct the reader to a specific place or along a specific course such as "entrance", "exit", and "handicap access" signs, as well as government signs, should be reviewed by the Commission but should not be included in total allowable signage area. Emergency signs should be exempt from Commission approval.
5. All graphic elements should reinforce the architectural integrity of any building. Signs should not disfigure, damage, mar, alter, or conceal architectural features or details and should be limited

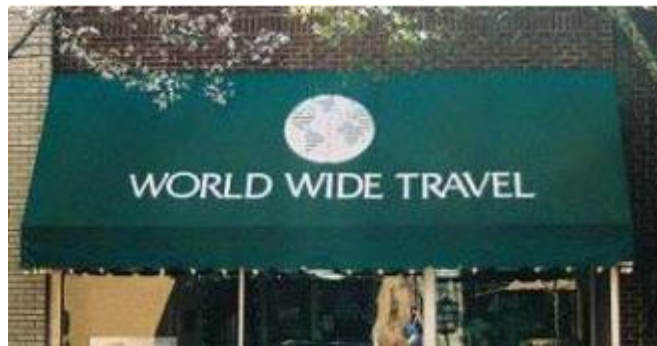


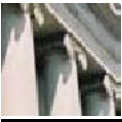


## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

to sizes that are in scale with the architecture and the streetscape. Emblems and symbols of identification used as principal structural design elements on a façade should not be included in the total allowable signage per façade per structure when approved by the Commission. The Commission should be guided by the building's proportion and scale when such elements are incorporated.

6. Graphics and signage may be illuminated by indirect, internal, or bare bulb sources, providing that glare is not produced; by indirect light sources concealed by a hood or diffuser or by internal illumination with standard opal glass or other translucent material, with an equal or smaller light transmission factor. All illumination should be steady and stationary. Generally, neon lighting should be permitted when used as an integral architectural element or artwork appropriate to the site. Only one neon sign per business is recommended.
7. All signs and components thereof should be maintained in good repair, free of rust, peeling, flaking, fading, broken or cracked panels, and broken or missing letters. All signs, components, supports and their surroundings should be kept free of all sign materials, weeds, debris, trash, and other refuse. In addition, the sign owner should comply with the provisions of all other pertinent City ordinances.
8. All projecting signs should be at least eight feet above the sidewalk elevation and protrude no more than six feet from the building or within one foot of the back edge of the curb.





## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

### **UTILITIES RETROFIT: GUIDELINES**

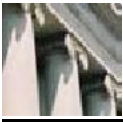
#### **RECOMMENDED**

1. Minimizing the visual impact of mechanical and electrical equipment.
2. Utilizing screening such as lattice panels and planting to screen utilities.
3. Screening utility connections and boxes such as telephone, gas meters, and cable, etc.
4. Locating standpipes and other service equipment so that they will not impact the historic façade materials.

#### **NOT RECOMMENDED**

1. Locating window or through-the-wall air condition units on the building's front façade.
2. Cutting channels into or removing historic façade materials to locate utility lines.
3. Locating utility lines on the front façade.





## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

### **ACCESSIBILITY CONSIDERATIONS: GUIDELINES**

#### **GENERAL**

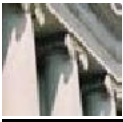
Historic properties have some exemptions from the Americans with Disabilities Act ("ADA") and subsequent regulations. Property owners should acquaint themselves with these exemptions.

#### **RECOMMENDED**

1. Identifying the historic building's character-defining spaces, features, and finishes so that accessibility code-required work will not result in their damage or loss.
2. Complying with barrier-free access requirements in such a manner that character-defining spaces, features, and finishes are preserved.
3. Working with local disability groups, access specialists, and historic preservation specialists to determine the most appropriate solution to access problems.
4. Providing barrier-free access that promotes independence for the disabled person to the highest degree practicable, while preserving significant historic features.
5. Designing new or additional means for access that are compatible with the historic building and its setting.

#### **NOT RECOMMENDED**

1. Undertaking code-required alterations before identifying those spaces, features, or finishes that are character-defining and must be preserved.
2. Altering, damaging, or destroying character-defining features in attempting to comply with accessibility requirements.
3. Making changes to buildings without first seeking expert advice from access specialists and historic preservationists to determine solutions.
4. Making access modifications that do not provide reasonable balance between independent, safe access and preservation of historic features.
5. Designing new or additional means of access without considering the impact on the historic building and its setting.



## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

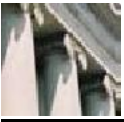
### **HEALTH AND SAFETY CONSIDERATIONS: GUIDELINES**

#### **RECOMMENDED**

1. Identifying the historic building's character-defining spaces, features, and finishes so that safety code-required work will not result in their damage or loss.
2. Complying with health and safety codes in such a manner that character-defining spaces, features, and finishes are preserved.
3. Upgrading historic stairways and elevators to meet health and safety codes in a manner that assures their preservation (i.e., so that they are not damaged or obscured).
4. Installing sensitively-designed fire suppression systems, such as sprinkler systems, that result in retention of historic features and finishes.
5. Placing a code-required stairway or elevator that cannot be accommodated within the historic building in a new exterior addition. Such an addition should be on an inconspicuous elevation.

#### **NOT RECOMMENDED**

1. Undertaking code-required alterations before identifying those spaces, features, or finishes that are character-defining and must be preserved.
2. Altering, damaging, or destroying character-defining features and finishes while making modifications to a building to comply with safety codes.
3. Using fire retardant coatings if they damage or obscure character-defining features.
4. Radically changing, damaging, or destroying character-defining spaces, features, or finishes when adding a new code-required stairway or elevator.
5. Constructing a new addition to accommodate code-required stairs and elevators on character-defining elevations highly visible from the street; or where it obscures, damages, or destroys character-defining features.



## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

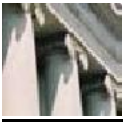
### **ENERGY RETROFIT: GUIDELINES**

#### **GENERAL**

1. Initial plans for energy conservation in the District should concentrate on those historic elements that provide energy conservation. Such elements include skylights, awnings, shutters and plantings, where appropriate.
2. If it is determined that retrofitting measures are necessary, then such work needs to be carried out with particular care to ensure that the building's historic character is retained.
3. Insulation should be installed where possible in attics, basements and exterior walls.
4. Utilize the inherent energy conserving features of a building by maintaining windows and louvered blinds in good operable condition for natural ventilation.
5. Improving thermal efficiency with weather stripping, storm windows, caulking, interior shades, and, if historically appropriate, blinds and awnings.

#### **NOT RECOMMENDED**

1. Removing historic shading devices rather than keeping them in an operable condition.
2. Replacing historic multi-paned sash with new thermal sash utilizing false muntins.
3. Installing interior storm windows that allow moisture to accumulate and damage the window.
4. Replacing windows or transoms with fixed thermal glazing or permitting windows and transoms to remain inoperable rather than utilizing them for their energy conserving potential.



## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

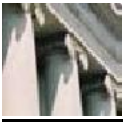
### **ADDITIONS TO HISTORIC BUILDINGS: GUIDELINES**

#### **GENERAL**

1. Find alternatives to additions, where possible, by converting unused interior spaces.
2. Design additions so that existing historic features are not hidden or obstructed.
3. Locate an attached exterior addition at the rear or on an inconspicuous side of a historic building wherever possible.
4. Limit the size and scale of an addition in relationship to the historic building.
5. Design an addition so that it is clear which parts of the building are historic and which parts are new.
6. Design the addition so it is compatible with other historic buildings in the vicinity.

#### **NOT RECOMMENDED**

1. Expanding the size of the historic building by constructing a new addition when the new use could be met by altering non-character-defining interior space.
2. Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.
3. Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.
4. Imitating a historic style or period of architecture in new additions, especially for contemporary uses such as drive-in banks or garages.
5. Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.
6. Using the same wall plane, roof line, cornice height, materials, siding lap or window type to make additions appear to be a part of the historic building.
7. Constructing additional stories so that the historic appearance of the building is radically changed.



## EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES

### NEW CONSTRUCTION: GUIDELINES

#### DESIGN ELEMENTS

1. **Width:** New buildings should reflect the characteristic rhythm of façades along street.
2. **Height:** The variations of street front façade height occur within two stories with only a few exceptions. Any new construction should attempt to retain that scale and feeling. However, the District does contain and has neighboring mid-rise and high-rise buildings. Desired future growth and precedents do not preclude new buildings higher than two stories, but the property owners and their agents are encouraged to maintain the scale and rhythm of the street front façades in new construction.
3. **Alignment:** Maintain the alignment of façades along the property line.
4. **Entrances:** The entrances to the buildings are recessed, creating a coherent pattern along the sidewalk. This pattern of recessed entrances should be maintained.
5. **Windows:** The shapes of upper-level windows repeat forming a pattern continued throughout the District; these windows often align vertically as well as horizontally creating a rhythm along the street. Window frames, transoms, and first-floor display windows align horizontally along the block, as well, creating strong visual ties between the buildings. First floors, which have large areas of glass and small areas of opaque materials, are clearly separated visually from the upper floors, which reverse the pattern: small areas of glass, predominance of solid wall.
  - a. Maintain the horizontal alignment of the transom and display windows of the first floor.
  - b. Maintain the pattern created by upper-story windows, considering rhythm, and horizontal and vertical alignment.
  - c. Maintain the clear distinction between first floor and upper floors. First floors should have large areas of glass, and upper floors should have an emphasis on the solid wall, with less window area.



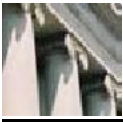


## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

### **6. Materials:**

- a. Brick is the primary building material used in the District, although other masonry materials, as well as wood, metal, and structural glass, are present in substantial quantities.
- b. The present distribution of materials should be considered when choosing materials for new construction.
- c. New buildings and additions should use materials that are compatible in size, scale, texture, and color with the existing materials. Wood shake, for example, is not an appropriate material.





## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

### **DEMOLITION: GUIDELINES**

#### **GENERAL**

Preferably, demolition within the Commercial Historic District will occur infrequently. There are situations, as described below, in which demolition may be appropriate. In any event, the Commission shall carefully review applications involving demolition. When the Commission determines that a demolition is inappropriate, it may defer action until it has had an opportunity to explore alternatives involving actions such as, but not limited to, the following:

1. The Commission may seek sources of funding for preservation and restoration activities, if lack of such funds is the reason for the request to demolish.
2. The Commission may recommend adaptive use changes.
3. The Commission may attempt to find a purchaser for the property who would maintain the building in a suitable and acceptable manner.
4. The Commission may entertain the possibility of moving the building to another appropriate location.
5. The Commission may explore other solutions that might be deemed advisable and in keeping with the spirit and intent of the Historic District Ordinance.

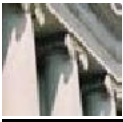
#### **DEMOLITION AS AN APPROPRIATE TREATMENT**

Conditions in which demolition may be appropriate include, but may not be limited to, the following:

1. A structure has been damaged by fire or natural forces beyond repair.
2. A structure contributes little or nothing to the character of the District and demolition is proposed in order to provide land for a new development that would enhance the historic character of the District.
3. Demolition is confined to an addition to an existing building and the addition itself is not historically significant.
4. The structure poses an immediate danger to the health, safety and welfare of persons and properties within the District.
5. Demolition is necessary to expose or restore the original architecture of the structure.

#### **DEMOLITION BY NEGLECT**

The owner or other person having legal custody of any building or structure within the District must keep the structure properly maintained and repaired. Failure to do so may be deemed by the Commission to constitute Demolition by Neglect and may subject the property owner to be cited for violation of the Historic District Ordinance No. 1698. The owner bears responsibility for repairing a structure if it is found to have deteriorated.



## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

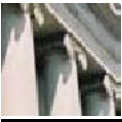
Conditions warranting such repairs include the following:

1. The deterioration of exterior walls or other vertical supports;
2. The deterioration of any external chimneys;
3. The deterioration of roofs or other horizontal members;
4. The deterioration or crumbling of exterior plasters or mortar;
5. The ineffective waterproofing of exterior wall, roofs, foundations, including broken windows or doors;



**Demolition by Neglect**

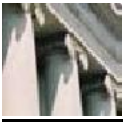
6. The peeling of paint, rotting holes and other forms of decay;
7. The lack of maintenance of surrounding environment (e.g., fences, gates, sidewalks, steps, signs, ancillary structures, landscaping); and,



## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

8. The deterioration of any features so as to created or permit the creation of any hazardous or unsafe condition(s).

If the Commission determines that any structure is subject to Demolition by Neglect, it will notify the property owner of any violations. The Commission will also provide a time period for remedy of the violation and will inform the owner of the consequences of failure to remedy the violation.



## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

### **STREETSCAPE: GUIDELINES**

#### **GENERAL**

Occasionally individual property owners may plan improvements beyond the façade of their building or public improvements may be constructed. To the extent that these are within the jurisdiction of the Commission, some general guidelines should be observed.

#### **PAVING**

Paving should remain consistent except in specific areas such as block corners or mid-block crosswalks. Except for those cases in which alternative paving material is part of an overall urban design project or the preservation, rehabilitation, restoration or reconstruction of the property, paving should be brushed concrete colored to match adjoining areas.

#### **CURBS**

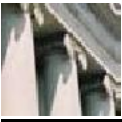
Curb repairs or replacements should match existing perpendicular curbs except at block corners or mid-block cross walks where Americans with Disabilities Act ("ADA") sidewalk ramps may be installed.

#### **PLANTINGS**

Plants were not an integral part of the District as it existed prior to the 1960s; therefore, planting should be used sparingly and should not impede pedestrian movement. Trees should not damage sidewalks or endanger building foundations. Trees that grow into street lights, utility lines and street signs should be avoided. Tree branches should be kept away from building façades and awnings. Tree branches should be trimmed away from windows and signs.

Plantings must be designed to allow and accommodate tree growth without perturbing normal and ADA use of the sidewalks. Disturbance of normal or ADA use by plant growth should be corrected within ninety days.





## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

### **BENCHES**

Benches should be of a consistent nature and color for the entire District and should not impede pedestrian movement.

### **LITTER AND TRASH CONTAINERS**

Litter containers should be of a consistent nature and color for the entire District.

### **MOVABLE TABLES AND CHAIRS**

Movable tables and chairs should be contained on private property and should not impede pedestrian movement. A metal railing should separate seating areas from public pedestrian ways.

### **BANNERS**

Banners should be installed so as the lowest portion does not extend below eight feet when completely limp. Private property owners should not attach any banners to structures other than their own. No banners may be attached to state, local, or private street or utility poles.

### **PLANTERS**

Planters should not extend beyond property lines into public areas. Planting should not extend into pedestrian walkways.





## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

### **STREET LIGHTS**

The historical periods covered by District permit a wide range of street light motifs. The Commission should maintain a consistent design type throughout the entire District and individual property lighting should match or complement this design.



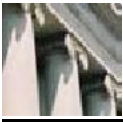
### **PARKING**

Ample and convenient parking is important to getting customers, residents, and guests into the District. No parking spaces should be eliminated as part of preservation, rehabilitation, restoration or reconstruction. Replacements, if designed, should be completed before demolishing existing parking.

### **ALLEYS**

Alleys were traditionally used as service areas where goods were loaded into the rear of buildings. Functioning service entries should be maintained. Alleys should be kept free of obstacles and should not be blocked so that emergency vehicles can access the rear of the building (in accordance with Arkansas fire codes). Alleys are often visible from the street and should be kept clean of debris, trash and unnecessary items. Trash should be deposited in appropriate receptacles,





## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

### **OPEN SPACE: GUIDELINES**

#### **GENERAL**

The Commercial Historic District is located in the center of El Dorado's urban "heat island", which has higher concentrations of building and streets (i.e., concrete and masonry) and of automobile/truck combustion emission pollutants than do outlying, residential areas. The predominant soils and subsoils within the District are urban fill (predominantly orange clay and sand-clay-gravel mixes). Designs for open spaces must evince special care in plant material selection for species that have shown an ability to cope with the stresses of elevated temperatures, higher pollution contents and poor soils. Open space designs in the District may be completely "hardscape" (paved) to any combination of "softscape" (planted spaces) and could include water features, lighting, and streetscape furnishings.

In general, open spaces within the District must comply with the City's adopted building codes and accepted public safety standards, as well as with other applicable parts of these Design Guidelines (i.e., signage, awnings). In addition, the following treatment of specific components of open space designs should be followed.

#### **PLANTINGS**

In order to provide a beneficial plant growth medium, planting designs used in open spaces within the District must include the replacement or high degree of modification of its soils and subsoils to ameliorate the predominate urban fill soils and subsoils that generally exist. Also, they must consider the potential lack of precipitation in the urban environment and provide sufficient irrigation resources to maintain plant materials. Spray/rotary irrigation should be designed to avoid inhibiting pedestrian use of adjacent sidewalks and parking spaces. Trickle or drip irrigation systems are encouraged and should have regular inspections to ensure their correct function. Because of the extraordinary stresses on plant materials in the District, planting or installing plant material should be scheduled during plant dormancy periods to allow plant materials to acclimatize and establish supportive root structure before spring or all plant materials should have a one-year plant replacement guarantee.

#### **HARDSCAPE**

Paving, retaining walls, and curbs should be designed to provide access to the public, complying as fully as possible with providing Americans with Disabilities Act ("ADA") full access to the open space facilities. Permeable and semi-permeable paving is encouraged.

#### **SITE FURNISHINGS**



## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

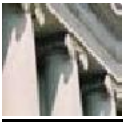
When site furnishings are provided, a number that accommodate the needs of ADA users should be provided. Multiple trash receptacles and cigarette butt receptacles should be placed at or near the entrances and exits from the open space.

### **MISUSE AND VANDALISM**

The open space design must evince adequate consideration of the possibilities of vandalism and misuse (including graffiti) to reduce the ongoing costs of maintaining the open space in a healthy, neat, clean and attractive appearance. Precautions may include remotely-sensed solar lighting, anti-graffiti surfacing materials, etc.

### **MAINTENANCE**

Open spaces will require regular, ongoing maintenance to remain clean, neat and attractive to public users. All designs should contain adequate plans for ongoing maintenance for: trash and litter pickup, including container emptying; plant material periodic maintenance and control, including irrigation; and, site furnishings periodic cleaning, replacement and repair.



## EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES

### APPENDIX A: PROPERTY OWNERS (AS OF JUNE 1, 2016)

PROPERTY OWNER	BUILDING HISTORICAL NAME	BUILDING CURRENT NAME	ADDRESS	CONTRIBUTING/ NONCONTRIBUTING*
Bancorp South Bank	Bancorp South Branch	Bancorp Drive-In Bank	101 E. Cedar	NC
Corinne Management	Olympics Billiards	La Piazza	104 E. Cedar	NC
Richard James & Suzanne Phillips	Felsenthal's Liquor Store	Sports Alley	107 E. Cedar	C
Atypical Properties LLC	Rialto Theater	Rialto Theater	113 E. Cedar	C-NR Listed
Atypical Properties LLC	Warren Building	Demolished	201 E. Cedar	C
Stanley Teer	Lewis Sportings Store	Hill's Recreation	203 E. Cedar	C
Stanley Teer	Warren Building	Hill's Recreation	205 E. Cedar	C
Atypical Properties LLC	Sam Trinca Building	Demolished	207 E. Cedar	NC
Atypical Properties LLC	S.R. Bivens Building No. 1 - Turnage Hardware Store	Demolished	209 E. Cedar	C
Atypical Properties LLC	S.R. Bivens Building No. 2	Demolished	211 E. Cedar	C
United Insurance Agency Inc.	Mitchell Hotel/Barton Bldg.	Barton Building	112 W. Elm	C
United Insurance Agency Inc.	Pratt Service Station	United Insurance	116 W. Elm	NC
Claiborne Deming	Empire Building	Larry's Rexall	102 E. Elm	NC
Edwin Alderson	Assed Bldg/Boston Store	Harrison's Bookstore	104 E. Elm	NC
Rexayn Tribble	Berk's Jewelry/ Boston Store	All About Flowers	106 E. Elm	NC
Edwin Alderson	Hilton Building	fayray's	110 E. Elm	NC
Edwin Alderson	Duggar's Shoe Store	Mr. Tuxedo	112 E. Elm	NC
Edwin Alderson	Garrett Building	Elm Street Bakery	114-116 E. Elm	C
Murphy Foundation	Murphy Building Annex	Deltic Timber Building	210 E. Elm	NC
Needmore Oil LLC	U Drive-In Auto Repair/B & C	Ball & Paulus Surveyors	211 E. Elm	NC



## EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES

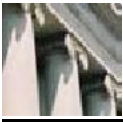
Carolyn Ellison	Warren Building No. 2	Demolished	216 S. Hill	C
Carolyn Ellison	Warren Building No. 1	Demolished	218 S. Hill	C
Pete Dunn	U. S. Postal Department	U. S. Post Office	101 S. Jackson	C
Donnie Clayton	Giles Pharmacy	Main Street Pizza	101 N. Jackson	C
Donnie Clayton	Gathright's Youth & Teen	Main Street Pizza	103 N. Jackson	C
Jim W. Bennett	Rainer Office Supply Store	Connelly Architects	105 N. Jackson	NC
Jim W. Bennett	John Wilson Law Office	Jackson Street Gallery	107 N. Jackson	NC
1st Presbyterian Church	Eby Engineering Company	1st Presbyterian Youth	109 N. Jackson	C
Atypical Properties LLC	LeCroy-Taylor Building	El Dorado Festival & Events	217 S. Jefferson	NC
Atypical Properties LLC	Lyman's Cleaners	Vacant	220 S. Jefferson	NC
Union County	Union County Courthouse	Union County Courthouse	101 N. Jefferson	C-NR Listed
Corinne Management	Tom Barton Mortuary	Brush and Canvas	111 N. Jefferson	C
Corinne Management	Kinard's Grocery	Olde Town Store	113 N. Jefferson	C
Corinne Management	J. W. Walker Music Co.	Shelly's	115 N. Jefferson	C
Corinne Management	Wilson Building	Jefferson Street Books	117 N. Jefferson	C
Corinne Management	Wilson Building	Marilyn's	119 N. Jefferson	C
Murphy Foundation	Murphy Building	Union Building	200 N. Jefferson	C
Roy L. McAdams, Jr.	Trimble Building	Main Street Antiques	112 W. Main	C
Trimble Properties	Carter Book Store	Creative Means	114 W. Main	C
James Robinson	Mc Kinney Building	La Bella	101 E. Main	C
Corinne Management	Woolworth Company	Main Street Plaza	103 E. Main	C
Brenda Joe Miller	McWilliams Hardware	Charlie's Corner	105 E. Main	C
Corinne Management	Pye Drug Store	Murphy-Long Design	111 E. Main	C
Corinne Management	Star Clothing Store	Kai Saira	115 E. Main	C



## EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES

Corinne Management	Citizen's National Bank	Black Cat Café	117 E. Main	NC
Corinne Management	Arcade Hotel/McCrory's	Corinne Building	200 E. Main	C
John Benson Sr.	Schuler Building	Schuler Building	201 E. Main	C
Corinne Management	Barnwell Building	Simply Chic	207 E. Main	C
Corinne Management	El Dorado Dry Goods Bldg.	Gallery of Shops	209 E. Main	C
Noal Investment Co. LLC	Dumas F. Lucius General Mdse.	Wreaths & More	211 E. Main	C
Noal Investment Co. LLC	Turnage-Caruthers Hardware	Almost Blonde	213 E. Main	C
Pete Dunn (El Dorado Security Bldg LLC)	Turnage-Caruthers Hardware 2	Vacant	215-217 E. Main	NC
Corinne Management	Central of Georgia Coach	Party Car	220 E. Main	C
Corinne Management	Union Square West Bldg.	Union Square Guest Quarters	220 E. Main	NC
Corinne Management	Union Square East Bldg.	Union Square Guest Quarters	220 E. Main	NC
Needmore Oil LLC	Firestone Auto Tire Store	Vacant	301 E. Main	NC
Jamie McAdams	The Gifted House	McAdams Drafting	305 E. Main	C
Larry Combs	J. S. Alphin Building	Combs Residence	307-309 E. Main	C
John Hill Properties	Watson's Dress Shop	Gen Wealth Advisors	311 E. Main	C
Ian Vickery, dba Jurland LLC	News Times Publishing	Stone & Sawyer Attorneys	313-315 E. Main	C
James Phillips & Roy L. McAdams, Jr., dba Boomtown Rentals	Sample Dept Store Annex	Vacant	103-115 S. Washington	NC
Atypical Properties LLC	McWilliams Furniture Co.	Vacant	215 S. Washington	C
Pete Dunn (El Dorado Armstrong LLC)	Armstrong Building	P. J.'s Coffee & Creamery	104 N. Washington	C
El Dorado Lodge # 13 F & AM	Masonic Temple	Masonic Temple	106-108 N. Washington	C-NR Listed
MacFarlane Co. USA LLC	B. W. Reeves & Company	Nobles and MacFarlane	116 N. Washington	C





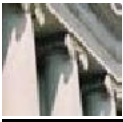
## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

Corinne Management	Bank of Commerce Bldg.	Gibraltar Energy	200 N. Washington	C-NR Listed
Richard James	Davis-James Building	Comfort Keepers	202-206 N. Washington	C
Elizabeth Langley & Jenny Toombs	Davis Building	Title Guaranty	208 N. Washington	C
1st Financial Center	Lion Oil Building	1st Financial Center	214 N. Washington	C-NR Listed

\* ***C = Contributing***

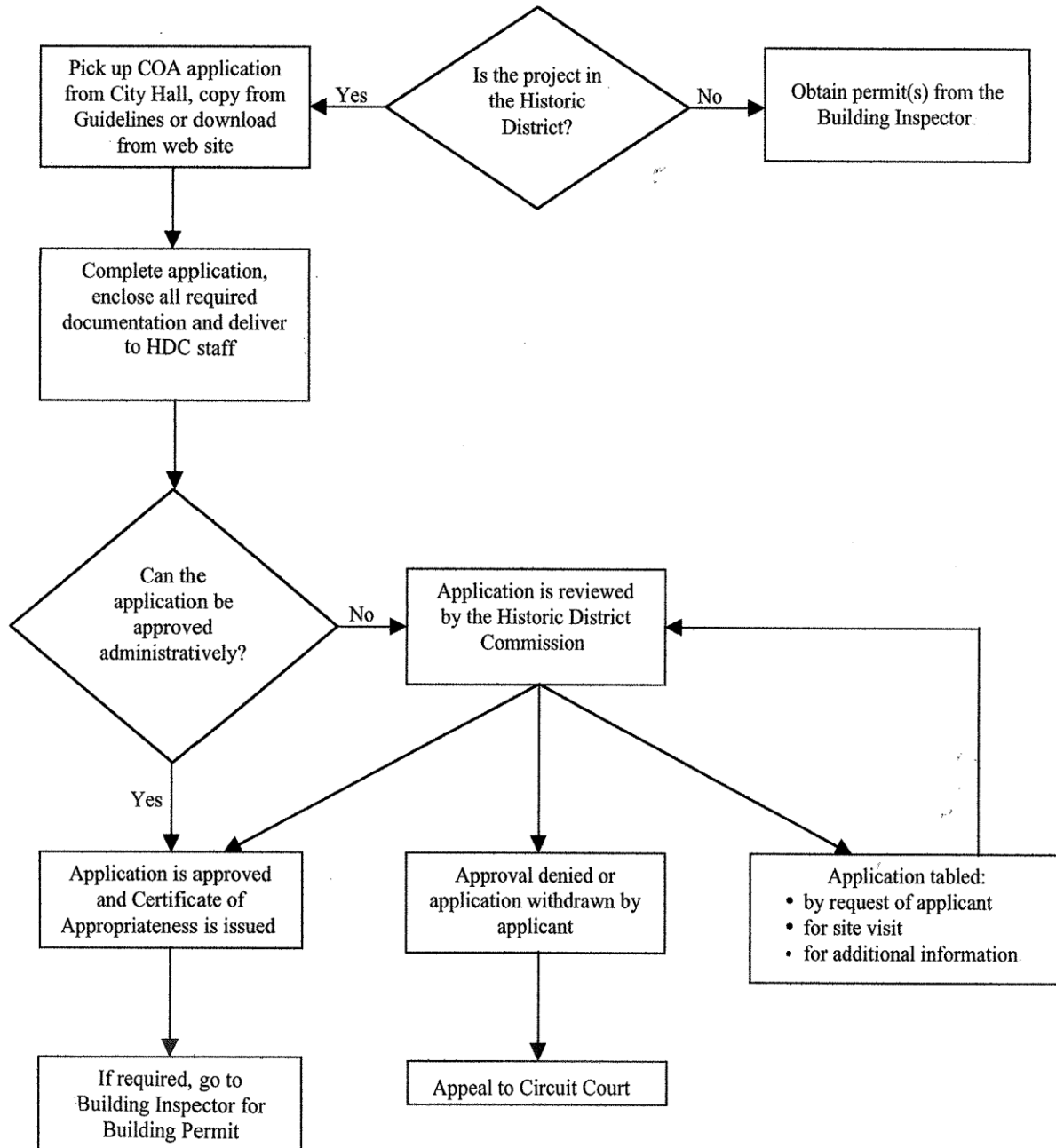
***NC = Noncontributing***

***NR Listed = Listed on the National Register of Historic Places***



## EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES

### APPENDIX B: HISTORIC DISTRICT COMMISSION APPLICATION AND APPROVAL PROCESS





## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

### **APPENDIX C: DEFINITIONS**

Unless specifically defined below, words or phrases shall have the same meaning they have in common usage.

**ADAPTIVE USE** - Rehabilitation of a historic structure for use other than its original use, such as a residence converted into offices.

**ADDITION** - New construction added to an existing building or structure.

**ALTERATION** - Any project involving change of or addition to an existing building.

**AREA OF INFLUENCE** - The affected area to be notified for a public hearing as determined by a specific type of construction, alteration, restoration, moving or demolition as described in the individual categories found in the guidelines for review adopted by the Historic District Commission.

**BUILDING** - Any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals or chattels.

**CERTIFICATE OF APPROPRIATENESS** - A document awarded by the Historic District Commission allowing an application to proceed with a proposed rehabilitation, renovation, preservation, alteration, demolition, or new construction in a designated area or site, following a determination of the proposal's suitability according to applicable criteria.

**CERTIFICATE OF ECONOMIC HARDSHIP** - A certificate issued by the Historic District Commission waiving the requirement for a Certificate of Appropriateness due to significant financial constraints of the property owner.

**CHARACTER** - The qualities and attributes of any structure, site, street or district.

**CONTEMPORARY** - Reflecting characteristics of the current period. Contemporary denotes characteristics illustrating that a building, structure or detail was constructed in the present or recent past rather than being imitative or reflective of a historic design.

**DETAILING** - Architectural aspects that, due to particular treatment, draw attention to certain parts or features of a building.

**DEMOLITION** - Any act that destroys in whole or in part a building or structure.

**DEMOLITION BY NEGLECT** - The destruction of a building or structure through abandonment or lack of maintenance.

**DESIGN GUIDELINES** - Criteria developed by historic district commissions to identify design concerns in an area and to help property owners ensure that rehabilitation and new construction respect the character of designated buildings and districts.

**ELEMENT** - A material part or detail of a site, structure, street, or district.

**ENTRANCE AREA** - The area of access to the interior of the building, including the design, location, and materials of all porches, stairs, doors, transoms, and sidelights.



## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

**EXTERIOR ARCHITECTURAL FEATURES** - The architectural style, design and general arrangement of the exterior of a structure, including the kind and texture of the building material and the type and style of all windows, doors, light fixtures, signs and other appurtenant fixtures.

**FAÇADE** - A face of a building.

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

**HISTORIC DISTRICT** - A geographically definable area with a significant concentration of buildings, structures, sites, spaces, or objects unified by past events, physical development, design, setting, materials, workmanship, sense of cohesiveness or related historical and aesthetic associations. The significance of a district may be recognized through listing in a local, state, or national register and may be protected legally through enactment of a local historic district ordinance administered by a historic district commission.

**LANDMARK** - A building, structure, object or site that is identified as a historic resource of particular significance.

**MASSING** - Volume, magnitude or overall size of a building.

**ORDINARY MAINTENANCE** - Those improvements that do not change but simply upgrade a structure.

**OWNER OF RECORD** - The person, corporation, or other legal entity listed as owner on the records of Union County, Arkansas.

**PRESERVATION** - The maintenance of a property without significant alteration of its current condition.

**PROPORTION** - Relationship of height to width of the building outline as well as individual components.

**PUBLIC NOTICE** - The classified advertisement of an event, such as a preservation commission meeting, that is published in the local newspaper and posted in the city government building in order to notify the general public of the upcoming event.

**REHABILITATION** - The process of returning a property to a state of utility, through repair or alteration, that makes possible an efficient contemporary use while preserving those portions and features of the property that are significant to its historic, architectural, and cultural values.

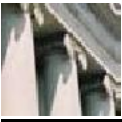
**RESTORATION** - The process of returning a building to its condition at a specific time period, often to its original condition.

**RHYTHM** - A harmonious or orderly recurrence of compositional elements at regular intervals, including the location of doors and the placement of windows, symmetrically or asymmetrically and their relative proportion.

**ROOF AREA** - The outside covering of a building or structure extending above the vertical walls, including the form, material, and texture of the roof as well as the slope, pitch, and spacing of roof covering. Roof area also includes but is not limited to size, design, number and location of dormers; the design and placement of cornices; and the size, design, material, and location of chimneys.

**SCALE** - The relative dimension, size, degree or proportion of parts of a building to one another or group of buildings.

**SITING** - Location of a building in relationship to the legal boundaries and setbacks, adjacent properties, and the natural conditions of the site.



## **EL DORADO, AR COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES**

**STRUCTURE** - Any improvement on the land that extends above ground level.

**TEXTURE** - The visual or tactile surface characteristics created by shape, arrangement and distribution of the component materials.

**WALL AREAS** - The vertical architectural member used to define and divide space. This includes but is not limited to kind, texture, and exposure of wall sidings and trims and the location, number, and design of all window and door openings.