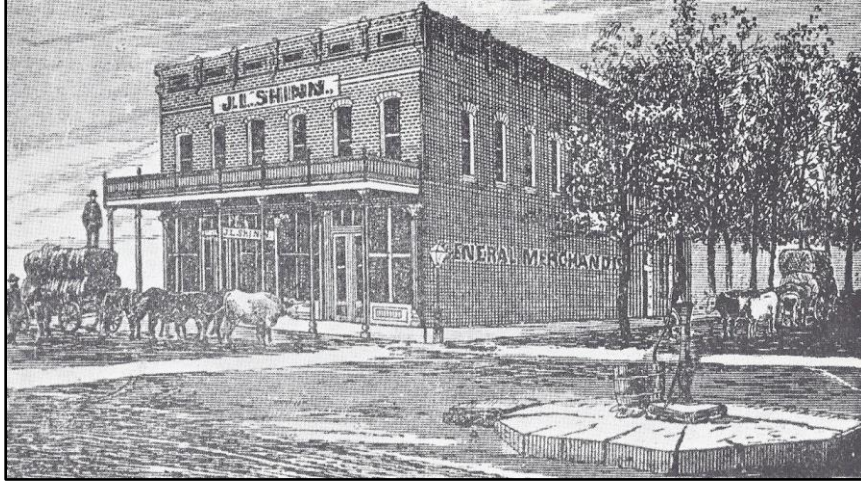


RUSSELLVILLE DOWNTOWN HISTORIC DISTRICT

RUSSELLVILLE, ARKANSAS



DESIGN GUIDELINES

A Guide to Rehabilitation & New Construction



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for the
RUSSELLVILLE DOWNTOWN HISTORIC DISTRICT
RUSSELLVILLE, ARKANSAS



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"It's not good because it's old, it's old because it's good."

Anonymous

Section 1: Introduction

The use of these design guidelines is intended to assist property owners in the Russellville Downtown Historic District when planning a project that will alter the exterior of properties and assure that new construction is in character with the important elements of the existing historic fabric both in scale and appearance.



The Russellville Downtown Historic District Design Guidelines are based on design principles and preservation standards set by the United States Department of the Interior and used by other states and historic district commissions across the country. Most importantly, these guidelines have been created mindful of the unique history, environment, and architectural flavor of downtown Russellville, Arkansas.

The Russellville Downtown Historic District is the heart of the city. The buildings in this area serve as links to the City's heritage. The uniqueness of the small American downtown commercial district has rapidly disappeared with the development of suburban shopping and business districts over the past fifty years. Forward-looking communities who maintain and preserve their historic downtowns reap the benefits of growth and economic stability in the heart of their cities. Cities throughout the country that have adopted ordinance historic districts are saving not only a part of their local history,

but in a larger sense, the formative influences that made this nation great.

These design guidelines include information about community policies that are regulated locally through the Russellville Historic District Commission. Information included is intended to provide a common basis for making decisions about exterior changes to buildings and new construction which may affect individual properties or the overall character of Russellville's downtown.

As a communication tool between the Russellville Historic District Commission and the public, these guidelines describe the context of Russellville's commercial downtown in terms of its history and buildings.

These design guidelines are written for use by the lay-person to plan improvements. Property owners are strongly encouraged to work with qualified design professionals in planning improvements to their properties.



Design Guidelines can direct all interested parties who are concerned with the elements of restoration, additions, and new construction in the Russellville Downtown Historic District, to a proper approach for the resolution of design issues. They do not dictate solutions, but define a range of appropriate responses to a variety of specific design issues found within the historic district.

These design guidelines provide information about the kinds of renovation work and new construction that may be approved by the Russellville Historic District Commission. Also described within, are the building elements important to the architectural styles found in the Russellville Downtown Historic District.

The design review element in the historic district ensures that changes in the Russellville Downtown Historic District will be in keeping with the historic character of the commercial downtown.

The review process for buildings within the Russellville Downtown Historic District applies only to the exterior of properties and is intended to protect the character of not only the individual building, but of the district as a whole. Criteria for new construction in the district is provided so that any new building will relate to and enhance the existing historic streetscape.

These guidelines provide the city of Russellville, through the Historic District Commission, a basis for making informed, consistent decisions necessary to maintain the historical integrity of the district.

A vital and attractive historic downtown district promotes a city's overall quality of life and illustrates its commitment to its heritage and identity. Preserving historical resources increases property and resale values, thereby benefiting the overall community.

Who Uses Design Guidelines?

Property Owners:

Owners should refer to the guidelines when planning changes to properties in downtown. The guidelines provide information on downtown and its buildings and the care of them.

Russellville Historic District Commission:

The City Planner, with the advice of the Russellville Historic District Commission, administers the review of proposed work in the historic district. In doing so, they consider how each project meets the guidelines.

The Community:

The design guidelines convey the City's expectations to the community so they can better understand what may be permitted in the Russellville Downtown Historic District.



Section 2: Philosophy of Design Guidelines

Design guidelines should serve as a means of guiding the inevitable changes which will occur in the historic district.

The principal approach of design guidelines is the emphasis on preservation over complete restoration. This view is illustrated through the use of such words as REPAIR, RETAIN, MAINTAIN and PROTECT. It is important to REPAIR original materials rather than replace them; RETAIN original features like doors, windows, and storefronts; MAINTAIN first floor storefront and display windows because they are integral to the historic character; and PROTECT original setting of the building to ensure its integrity.



The primary facade of a building is emphasized in the design guidelines. Primary facades are those readily visible from the street or sidewalk such as the fronts and sides of a building. Primary facades are the areas generally given the greatest amount of detail and decoration and largely define the architectural character of the property.



These design guidelines address three major categories:

1. Guidelines for Treatment of Historic Buildings
2. Additions to Existing Buildings
3. New Construction

The guidelines should serve as a framework for use by the property owner in understanding their obligation and by the Russellville Historic District Commission in reviewing applications for a Certificate of Appropriateness (COA) in a combined effort to preserve the unique character of downtown Russellville, Arkansas.

While the continuity of the Russellville Downtown Historic District's overall character should be respected, a certain degree of flexibility is appropriate in renovation work and in the design of new infill buildings.

It is recommended that anyone planning rehabilitation, new construction, additions, or demolition contact the Russellville City Planner at (479) 968-1002 early in the planning process.



Section 3: Local Ordinance Historic District

Historic buildings should be treated with respect. Any changes, additions, or new buildings should strengthen the design context of downtown Russellville. For the imprint of change to be positive, thoughtful consideration must be given.

LOCAL ORDINANCE HISTORIC DISTRICT

Russellville Downtown Historic District:

The ordinance establishing the Russellville Downtown Historic District offers protection for properties within the boundaries of the district by providing a design review process, under the provisions of the Historic District Act (Arkansas Acts 1963, No. 484, Section 1).

The state statute establishes a procedure for enacting local historic district ordinances. The City of Russellville adopted Ordinance No. 2011, establishing the Russellville Historic District Commission and Ordinance No. 2023, establishing the Russellville Downtown Historic District under this enabling legislation. Ordinance No. 2023 designates a portion of downtown Russellville, hereafter referred to as the “Russellville Downtown Historic District”, as a local historic district, requiring design review of all changes made to the exteriors of properties, additions to existing buildings, new construction, and demolition within the area. See map (Appendix A) for the boundaries of the Russellville Downtown Historic District.

The local historic district ordinance means that an additional approval, beyond the normal municipal building permit, is required for most exterior changes, new signs, new construction, or demolition to properties in the Russellville Downtown Historic District.

Project applications must be filed with the Russellville, Arkansas Department of Planning and Development. Approval for projects is given by the Russellville Historic District Commission, through issuance of a Certificate of Appropriateness (COA) prior to obtaining a city building permit.

National Register Historic Districts Vs. Local Ordinance Historic Districts

The National Register of Historic Places is the official list of the nation’s historic places worthy of preservation. Properties listed in the National Register of Historic Places include districts, sites, buildings, structure, and objects that are significant in American history, architecture, archeology, engineering, and culture.

Listing in the National Register of Historic Places makes specific preservation incentives available and provides some protection from federally funded projects. The Russellville Downtown Historic District was listed in the National Register of Historic Places on September 3, 1996.

A Local Ordinance Historic District is an area designated by a local government and falls under the jurisdiction of a local Historic District Commission. A local historic district deals only with the appearance of the district, including exteriors of buildings, public improvements, demolition, and new construction. Existing zoning classifications are not considered by the local ordinance historic district.

National Register Historic District

- Identifies historically 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

ASSISTANCE AVAILABLE

The Russellville Historic District Commission staff in the Department of Planning and Zoning is available for assistance in helping applicants plan and design projects or improvements with the intent of protecting and enhancing the historic character of downtown Russellville through the completion of an application for Certificate of Appropriateness (COA).

Some minor projects may be reviewed and approved upon receipt of a completed Certificate of Appropriateness (COA) application. Other projects will require review by the Historic District Commission prior to issuance of a Certificate of Appropriateness (COA).

Contact the City Planner at the Russellville Department of Planning and Development at (479) 968-1002.

Section 4: Application and Design Review Process

The design review process is designed to promote preservation of historic, cultural and architectural heritage within the Russellville Downtown Historic District. The goal is to maintain downtown as a cohesive commercial and governmental center of Russellville and prevent inappropriate alteration or demolition of historic structures. Design review helps to ensure that changes in the area will be in keeping with the historic character of the Russellville's downtown.

Application and Review Process

4.1 Determine if work requires approval. Consult with the Building Official and the Fire Marshal. Refer to these Russellville Downtown Historic District Design Guidelines and City of Russellville, Arkansas Ordinance No. 2023 and Ordinance No. 2438, or call the Department of Planning and Development at (479) 968-1002.

No building or structure, including but not limited to masonry walls, fences, light fixtures, steps and paving, other appurtenant fixtures, or other elements set forth in the design guidelines shall be erected, altered, restored, moved, or demolished within said Historic District until after an application for a Certificate of Appropriateness (COA) as to the exterior architectural features has been submitted to and approved by the Russellville Historic District Commission (RHDC) except the following COA's may be approved by staff:

1. Sign applications to include
 - a. New Signs unless new permanent structures being attached to the building
 - b. Replacements; and
 - c. Window signage;
2. Awning repairs / replacements
3. Graffiti abatement, unless proposal is to paint over graffiti on an unpainted brick structure.

4.2 Obtain a Certificate of Appropriateness

Applications for Certificate of Appropriateness (COA) may be obtained from the Department of Planning and Development, located at 220 N Knoxville Ave., (479) 968-1002, or online at <http://www.russellvillearkansas.org>

Applicants should complete the COA application and return to the Department of Planning and Zoning with the following:

For existing buildings:

- A. Complete description of the subject property with photographs and/or accurate (scaled) drawings of areas where changes are proposed.
- B. Accurate (scaled) drawings of proposed work.
- C. Description of materials to be used in proposed work. Samples may be requested.

For New Construction:

- A. Accurate (scaled) sketch of all elevations showing proposed appearance. Floor plans of proposed building should be included.
- B. Site map or photograph showing the relationship of the proposed new construction to adjacent and nearby buildings.

For Demolition:

Russellville Downtown Historic District Design Guidelines

- A. Current photograph of each elevation
- B. Current evaluation by professional architect or engineer.
- C. Demolition cost estimate.

Notice of application to adjacent property owners and notice of public hearing in a publication of local distribution must be sent out a minimum of seven (7) days prior to the public hearing. The applicant is responsible for the public notification costs.

4.3 Submission of Application

A Certificate of Appropriateness (COA) application must be completed in detail and filed with the Russellville Planning and Development Department. To be included on the agenda for the next Historic District Commission meeting, COA applications must be received two weeks before the next regularly scheduled meeting in order to comply with public notifications as prescribed by state statutes. Regular meetings of the Russellville Historic District Commission are held on the fourth (4th) Thursday of each month. Check with the Department of Planning and Development for dates applications must be received for inclusion in the next public hearing by the Historic District Commission.

4.4 Design Review

Design review is required for all work on the exterior of properties within the Russellville Downtown Historic District with the exception of routine or ordinary maintenance. Historic District Commission staff may be able to approve some minor projects.

4.5 Public Hearing

If the work requires review by the Russellville Historic District Commission, the application will be scheduled for the next regular meeting of the Commission. Regular meetings are held at 5:00 P.M. the fourth (4th) Thursday of each month at Russellville City Hall, located at 203 South Commerce Street, Russellville, Arkansas

The Commission may approve, approve with conditions, or disapprove the COA application, contingent on certain conditions that must be met before the permit is issued. Upon approval, the Commission staff will issue the COA, which will include an itemized list of the work approved.



Russellville Downtown Historic District Map

No building permit from the City of Russellville, Arkansas will be issued if the COA application has been denied. Appeals of the Russellville Historic Commission's decisions shall be made to the Circuit Court of Pope County, Arkansas.

An authorized representative of the applicant must be present at the Russellville Historic District Commission meeting for consideration of any COA application. After receipt of COA approval, applicant must display on the property, in a prominent location, a copy of the COA approval.

4.6 Building Permit

The design review process is initiated when a property owner whose property lies within the Russellville Downtown Historic District (see map on page 13 and Appendix A) applies for a building permit. A building permit is required for any construction, whether it is new or an alteration to an existing building in the downtown historic district.

A building permit cannot be issued for work within the Historic District until a COA has been approved by the Historic District Commission. Apply for a building permit in the Department of Planning and Development at 220 N Knoxville Ave, after obtaining a COA from the Russellville Historic District Commission.

4.7 Code

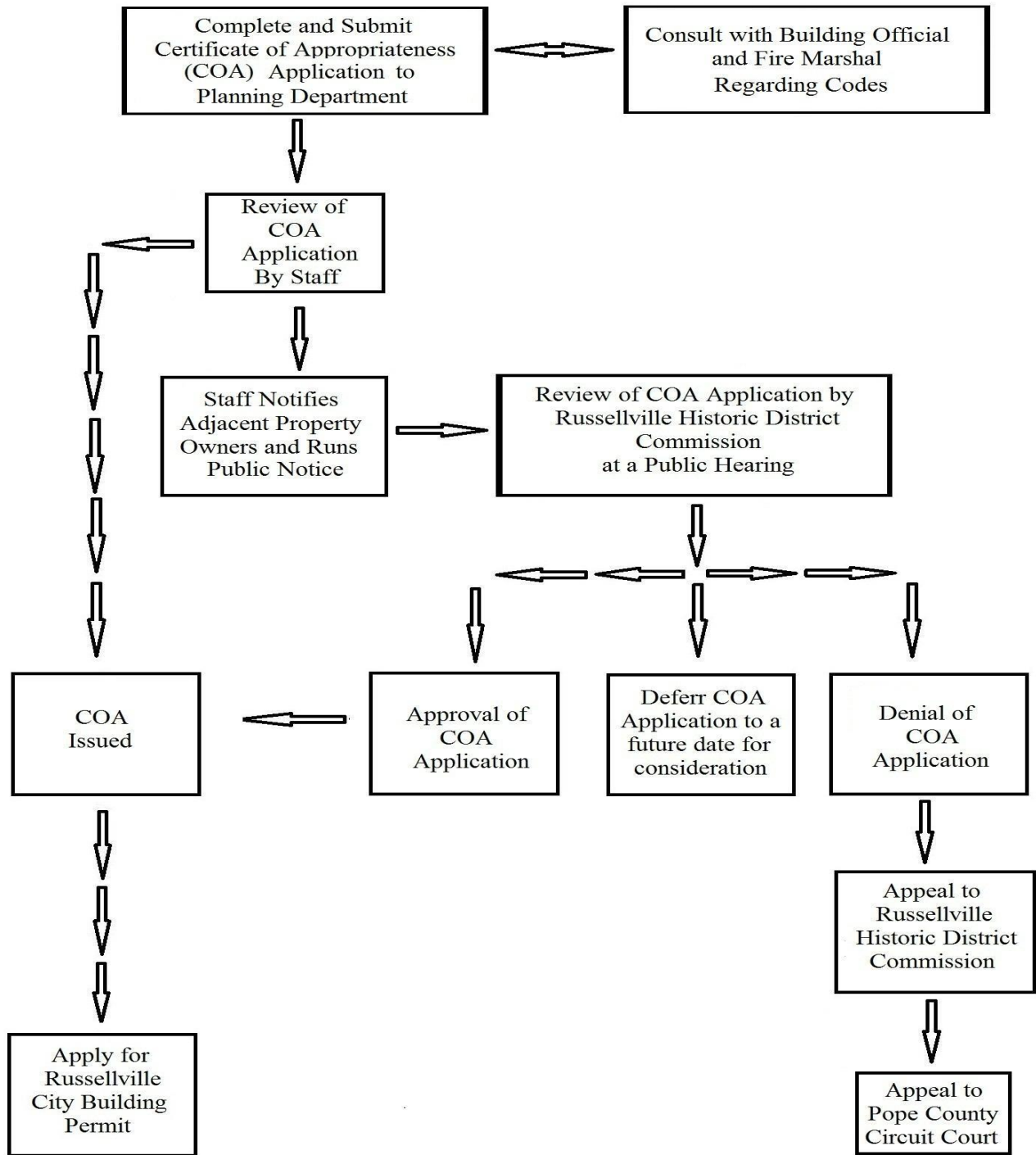
Work undertaken in the Russellville Downtown Historic District must conform to all codes and requirements of the City of Russellville, Arkansas. Particular care will be taken to ensure that the Russellville Historic District design guidelines and city building codes are not in conflict. Where, in the judgment of the Building Official, construction, repair, alteration, addition, restoration, movement of structures, and/or change of occupancy constitutes a distinct life safety hazard, other provisions of the Building Code, such as for new construction, may apply.

4.8 Work Time Frame

For COA and building permits to remain valid, work must begin and be completed within one year of the issuance of these permits. If plans change while work is in progress, contact the Russellville Historic District Commission BEFORE undertaking a change or deviation from the COA.

Without approval by the Russellville Historic District, the work will be considered a misdemeanor with fines up to \$500 with each day the violation continues constituting a separate offense.

Certificate of Appropriateness Application and Review Process Flow Chart



Section 5: Design Goals for Russellville Downtown Historic District

The changes which will occur in the Russellville Downtown Historic District must be managed to assure that the heritage of the city's historic downtown is protected. How and where new buildings are constructed and how older buildings are treated will determine the quality of life for current and future property owners and visitors.

Design Goals

Design Goals for Russellville Downtown Historic District:

- Protect the integrity and the historic aspects of Russellville, Arkansas.
- Foster a sense of community pride in the history of Russellville, Arkansas.
- Convey a sense of identity and consistency in the Russellville Downtown Historic District.
- View the historic buildings within the district as a collection unique in its time and place.
- Preserve the historic value through design and cooperation within the district.
- Revitalize, maintain, and promote the growth and economic stability of the Russellville Downtown Historic District and thereby the City.
- Encourage community interest and promote pedestrian activity.
- Promote community development through partnerships among residents, businesses, organizations, and government.
- Enhance and protect property values and promote investments.
- Provide technical assistance and guidance for the regulation and implementation of all projects within the district.



Design Goals for the Treatment of Historic Properties:

- Preserve the integrity of each individual historic structure.
- Maintain the character-defining features of each building.
- Avoid alterations that would remove or obscure historic character.
- Enhance the perception and appearance of historic character.
- Restore damaged historic features.
- Reconstruct missing historic features (where adequate documentation exists).
- Remove non-contributing alterations with minimal stress to the structure.



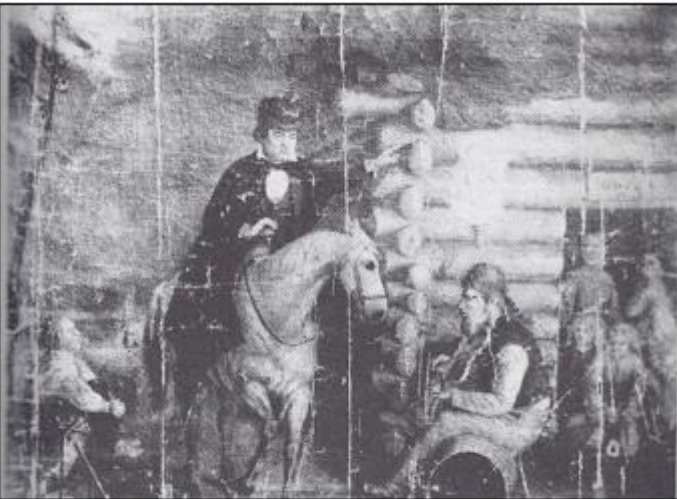
Design Goals for New Buildings and Alteration of Non-Historic Structures:

- Accommodate change, in a manner that is compatible with the historic character of the Russellville Downtown Historic District, without imitating it.
- Preserve and enhance the historic, architectural, and cultural features of the Russellville Downtown Historic District.
- Minimize negative impact on existing adjacent properties.
- Preserve and enhance a sense of time and place in downtown Russellville, Arkansas.

Section 6: Historical Overview of Russellville

In order for all of the goals in these design guidelines to be important and obtainable, it is critical that the existing character of Russellville and its history not only be understood but reflected in its historical structures.

The Russellville Downtown Historic District was recognized by the National Park Service as historically significant and it was listed in the National Register of Historic Places in 1996. More than any other area in the city of Russellville, the Downtown Historic District represents a continuum of the city's development. The 60 buildings in this district were constructed between 1875 and 1936 and represent the era when Russellville incorporated and established itself as the commercial and governmental center of Pope County. These historic buildings also represent commercial architectural styles popular throughout the country in that time period.



The Arkansas Traveler. Painted by Edward Payson Washburn at Norristown

Early History

The Territory of Arkansas established Pope County in 1829 as its nineteenth county. Named in honor of John Pope, third territorial governor, it was the first county carved from the Cherokee reservation. Ten years earlier, in 1819 Reverend Cephas Washburn established Dwight Mission, a school for the Cherokee Indians on Illinois bayou, west of current Russellville. The first Protestant mission in Arkansas Territory became the first school in

the newly formed Pope County. For several years afterward, the mission served as a school for both white and Indian children. While visiting his father, Cephas Washburn, at the Dwight Mission, Edward Payson Washburn began painting the famous "Arkansas Traveler." Pope County's rich Indian heritage included the early home of Sequoyah, inventor of the Cherokee alphabet.

Pope County's first county seat was located west of what is now Russellville at a settlement known as Scotia, home of the county's only judge. The county seat was temporarily moved in 1833 to Dwight Mission.

The following year the county seat moved again to Norristown, a boom town on the Arkansas River, which was at that time considered a center of trade for Pope County. Lands that included Norristown were taken from Pope County in 1841 to form part of Yell County. Looking for a more centrally-located site, Dover, just north of present day Russellville, was selected for the county seat for the next thirty-six years. The seat of government for Pope County was finally moved to Russellville in 1877.

Settlement of Russellville

One of the first residents of the area that was to become Russellville was Dr. Thomas Russell. Thomas Russell was born in England and received a classical education. He graduated from the Royal College of Surgeons in 1826, and in 1829, came to America and settled in Illinois. In search of a



Dr. Thomas Russell



Home of Dr. Thomas Russell at the corner of Main and Houston Streets

milder climate, Dr. Russell and his family traveled to Pope County, Arkansas by covered wagon and in 1835 purchased a house that stood at what is now Main and Houston Streets. Dr. Russell practiced medicine in Russellville until his death in 1866.

Another important settler was Jacob Shinn. Son of an early pioneer family in the area, Shinn returned from the Mexican War in 1847. With savings from his army pay, he opened a general store on the road that ran from Little Rock to Fort Smith and intersected with a trail leading south to the nearby Arkansas River.

Local history records that at a Fourth of July picnic in 1847, it was decided that the growing settlement of five houses and one general store, should be given a name.

Two suggestions for the town name emerged: Russellville, after Dr. Thomas Russell who was one of the earliest residents and a well-known doctor, or Shinnville, after Jacob L. Shinn, owner of the first and only general store in the settlement. Seven votes were cast for Russellville and five for Shinnville.

Even though the town did not take his name, Jacob Shinn was one of the most important figures in the development of Russellville. He held several thousand acres of land in Pope



Jacob L. Shinn

County, making him its largest land owner. More importantly, he was an early promoter of the Little Rock and Fort Smith Railroad line and served as that railroad's first Vice President. Mr. Shinn was also noted for his work on behalf of education in Russellville. He sponsored the first public school system in the city, donated sixteen lots and constructed the school building. J. L. Shinn was Chairman of the Russellville board of School Directors for many years until his death in 1899.

Coming of the Railroads

The "Town of Russellville" incorporated on June 7, 1870. It was a growing town of 500 inhabitants, but had no post office. Dwight Mission was the nearest place for residents of Russellville to receive mail. A group of Russellville citizens petitioned to become a stop along the stage route, but it was never granted. Russellville did not get a post office until the 1880s, but their effort to get the railroad route through the city- the force which most shaped the development of the town- was successful.

Construction of the Little Rock and Fort Smith Railroad had stopped during the Civil War. Jacob Shinn pledged money and donated eleven acres for a right-of-way to the railroad for it to come through Russellville. The line was re-routed through Russellville instead of Dover, which was the original plan. Rail lines were laid through the center of Russellville in 1873, two blocks north of and parallel to Main Street. Russellville's prominence as the business and governmental center of Pope County was solidified by the coming of the railroad.

Russellville was no longer an isolated town. It was accessible by railroad from points east to west. New settlers who might have bypassed Russellville for nearby towns, now preferred to build their homes in the "railroad town." The railroad's presence and its significance ensured that Russellville would eventually

become the county seat and leading City of Pope County.

The Dardanelle and Russellville Railway was begun in 1883. Operating a 4.8 mile line over the Arkansas River between the two cities, the railroad originally carried cotton and other agricultural products. The Dardanelle and Russellville Railroad was used to transport coal from 1900 to the mid twentieth century. The railroad owned the Dardanelle Pontoon Bridge and Turnpike Company which operated a pontoon bridge across the Arkansas River at Dardanelle. The Dardanelle and Russellville Railroad still exists, it is nearly the same length as originally built, and is locally owned, never having been absorbed by the larger railroads.



Pontoon Bridge between Dardanelle and Russellville

Coal veins within a two-mile radius of Russellville were discovered in 1873, further increasing the town's growth and importance as a regional center of commerce. Two years later, Russellville was connected to the world by telegraph line. Also in 1875, Jacob Shinn built the first brick building in Russellville in the same block where he lived and operated a general mercantile store out of a small frame building.

Located at 315 W. Main Street, the Shinn Building remains and is a landmark in downtown Russellville.

The boundaries of Pope County were finalized on March 9, 1877. The county seat was moved from Dover to Russellville, and court was held

in a room over the R.J. Wilson Dry Goods Store at 301 W. Main. After a number of years of dispute between the towns in Pope County who were vying to become the county seat, an election was held in 1887 and Russellville was named the permanent county seat.



Jacob Shinn Building at 315 W. Main; Built 1875

As Russellville grew in the 1880s, many commercial buildings were constructed in its downtown. A two-story brick courthouse was constructed in 1888 on land donated by Jacob Shinn. By the late 1880s, the main retail businesses were located in the 200-300 block of West Main and 100-200 blocks of North Commerce Street. The Shinn Building, constructed in 1875, the R. J. Wilson Building at 204 W. Main, constructed in 1885, and the Brooks Drug Store Building at 121 N. Commerce, constructed in 1887, are the only buildings remaining in the downtown historic district from this period of Russellville's development.

When railroad construction began through Russellville, the town consisted of a few scattered houses, fewer stores, one church and several saloons. Most of the saloons were along "Smoky Row," which today is N. Commerce Street from W. Main to the railroad tracks. Records indicate that Russellville was a lively place in the latter years of the nineteenth century.

Russellville incorporated as a City of the 2nd class in 1900. The new city established the office of Town Marshal and built its' first jail on Smoky Row just across from the concentration

of saloons. Lawless conditions were soon controlled, and the downtown business district began to flourish with new commercial development. The last two-decades of the nineteenth century were prosperous ones for Russellville. The city boasted a thriving downtown business district with many substantial brick buildings and a population approaching 2,000. An electric plant was built in 1901 and Commerce Street from Main to the railroad was paved.



W. Main Street around 1900

On the night of January 16, 1906, Russellville's business boom suddenly stopped. A raging fire destroyed nearly half of the downtown business district. The fire's damage included both sides of Commerce Street from Main to "B" Street. Ironically, Russellville had just formed a fire department and ordered fire-fighting equipment. The new equipment had not arrived, and the recently formed fire department was insufficiently organized. They were unable to contain the growing flames, and fueled by strong winds it spread to the north side of Main Street from Commerce. Twenty-three buildings were destroyed in less than three hours. The estimated loss was \$250,000 of which only 40% was insured. In addition to the loss of Russellville's downtown buildings and their stock, many of its citizens of Russellville who had worked in the buildings were abruptly without jobs.

The citizens and businessmen of Russellville immediately set about rebuilding their downtown. Remarkably, within six months of the devastating fire, twenty of the twenty-three destroyed buildings were rebuilt. Many of the

buildings destroyed were frame structures. All the rebuilt buildings were constructed of brick.



Aftermath of January 16, 1906 fire

A new electric plant was built to replace the one damaged by the fire, and a water system was established. In 1908 a sidewalk improvement district was formed to lay concrete sidewalks over most of the city. As a result of the disastrous fire in 1906 and the determination of the city's businessmen to rebuild, in less than two years Russellville emerged from the disaster a larger and stronger city with blocks lined with new brick business buildings.

Further accenting the growth of Russellville, in 1909 the Arkansas Legislature established four agricultural schools. Russellville bid in competition with several towns and was successful in getting one of the institutions established. This was the beginning of the present Arkansas Tech University.

The St. Louis, Iron Mountain and Southern Railroad constructed a brick depot in 1916. Typical of small-town railroad depot



Commerce Street, looking south; 1920s

construction commonly seen throughout Arkansas, the one-story red-brick building is a local landmark representing the significance of

the railroad to Russellville's development.

Building names in the Russellville Downtown Historic District are a compendium of the citizens who were instrumental in the growth and development of the city. The center of commercial activity in downtown Russellville remains within the same blocks where the city's first businesses were built.



W. J. Wilson Store - 301 W. Main; built 1885

Captain R. J. Wilson constructed a two-story brick building in 1882 on the northeast corner of the block where the J.L. Shinn Building stood since 1875. Although the building has been considerably altered from its original appearance, it is believed to be the second brick building constructed in Russellville's downtown. Other buildings carried the names the merchants, businessmen, and druggists, such as: Jenkins, White, Boswell, McKinnon, and Gardner. All of these individuals were instrumental in the development of Russellville's business district.

The Central Presbyterian Church congregation constructed a building at the intersection of W. Main and Denver in 1900. The building was destroyed by fire in 1908, and a new building was constructed on the site that same year. In 1925 a new sanctuary was added, and its Gothic Revival design was incorporated on the exterior of the 1908 building.

Funds for construction of a federal post office in Russellville were appropriated and plans were drawn up in 1917, although the building was not actually constructed until 1925.



Presbyterian Church 1908 Building

Located at 203 S. Denver Street, the post office remained in the building until 1963. It was refitted for federal government offices and renamed the "Federal Building."

Russellville was incorporated as a city of the first class in 1927 and the population had grown to around 6,600. A steel bridge was erected in 1929 across the Arkansas River at Dardanelle. It replaced the old pontoon bridge, and provided easier access to and from Russellville. Construction of a new courthouse to replace the 1888 courthouse was completed in 1931.

By the mid twentieth-century, Russellville's population had reached around 8,000. Construction of U.S. Interstate 40 in 1956 spurred growth much as the coming of the railroad had in the 1870s. Another major economic boom in Russellville's growth came with the construction of the McClellan-Kerr Arkansas River Navigation System. As part of the project, a dam was constructed on the Arkansas River between Russellville and Dardanelle in 1965. The dam created Lake Dardanelle, a 34,000 acre recreational area. Lake Dardanelle State Park quickly became a major tourist attraction throughout Arkansas and surrounding states. The federal river project improved not only river navigation but the overall business climate in the area.

Soon Russellville would boast of another unique facility. Arkansas's only nuclear power plant was constructed near the city in 1974.

Russellville Downtown Historic District Design Guidelines

Known as Nuclear One, the Russellville plant continues to operate, producing billions of kilowatts of energy each year providing power and lights across the region.

Although the city grew outward toward the interstate system and commercial development followed, downtown Russellville has remained intact as the center of commerce and

government for Pope County. It is through the work of the property owners, city officials, and the award-winning Main Street Russellville program that downtown Russellville has recaptured its sense of time and place as the historic center of commerce and government in the city as well as a current vibrant business and governmental center



Section 7: General Character for the Russellville Historic Downtown District

This section describes the physical appearance of the Russellville Downtown Historic District with its various architectural styles and building types.

Russellville is located in the mid-Arkansas River Valley of the northwest central section of the state. It is picturesquely situated at the southern edge of the Ozark Mountain range and at the northern edge of the Ouachita National Forest.

The Russellville Downtown Historic District is located in the historic center of the city. The historic district was listed in the National Register of Historic Places in 1996 and contains 60 buildings. It is roughly bounded by Arkansas Avenue (Highway 7) on the east, El Paso on the west, W. Second on the south, and the railroad tracks on the north. The district still retains much of the architectural character of its largest period of growth from 1875 to 1936.



N. Commerce Street, Looking South

The historic district includes the area that was Russellville's historic center of commerce, transportation, and government. This cohesive group of buildings in downtown Russellville represents the history of the early growth and development of the city. Most of the buildings in the historic district retain their historic appearance, and their architecture represents their period of construction.

The terrain of downtown Russellville is flat and streets are laid out in a grid pattern. Railroad tracks run parallel to the street grid on the historic district's northern edge. West Main Street (Highway 64) is a wide, east/west traffic

route through the middle of downtown Russellville. The downtown historic district is bounded on the east by Arkansas Highway 7, a busy north/south corridor through Russellville. Most of the streets in the district are lined with buildings. However, there are a few vacant lots, providing the opportunity for new development in the district.



W. Main Street, looking west; 1920's

Early photographs demonstrate, Russellville's downtown was a thriving area. Its underlying physical character came from the repetition of similar elements among the various buildings that housed the majority of business activities in the town. Most businesses had a glass storefront at street level, permitting passersby an opportunity to see the goods and activities inside. While variations in scale and building period are reflected in the details of the individual building designs, an overall sense of visual continuity exists in the streetscape of downtown Russellville. Horizontal moldings and window sills are generally aligned on building facades, contributing to this sense of visual continuity. Where second floors exist, the repeated rhythms of similarly-sized windows also enhance the setting.

Many of the characteristics of Russellville's downtown remain much as it did over a century ago. Buildings have brick fronts aligned at the sidewalk edge. A variety of building

ornamentation such as inlaid brick patterns and stamped metal cornices remains as does a variation of parapet detail, common to early twentieth-century commercial architecture.

The buildings in the Russellville Downtown Historic District are all one or two-story, with the exception of the Pope County Courthouse which is four stories. All the buildings are masonry, most of brick construction. Only one building is faced in fieldstone. Flat roofs with parapets cover most of the district's buildings. Hip and gable roof types are found on only a few buildings in the downtown.



American Legion Building Fieldstone

The architectural styles of the buildings in the district are varied versions of the Italianate, Gothic Revival, Colonial Revival, Art Deco, Mediterranean, late 19th and early 20th Century Commercial Vernacular, and mid-20th Century Commercial Vernacular.

Italianate style detailing is the most common architectural influence seen in the commercial buildings in the district that were constructed prior to 1910.

These buildings are characterized by their arched windows, often with hood moldings, and elaborate cornices



sometimes featuring brackets.

The typical late 19th century and early 20th Century Commercial Vernacular style building in the district is of brick construction with minimal detailing. Recessed brick panels, corbelled brick cornices, and metal grills in the upper wall are often the only detail on this type of building.

In addition to the variations of vernacular commercial building styles, the Russellville Downtown Historic District contains one building with Mediterranean style influence. The Missouri-Pacific Railroad Depot, constructed in 1910, features restrained elements of the Mediterranean style such as tiled roof and wide overhanging eaves. The Federal Building at 203 S. Denver is Colonial Revival style with a symmetrical façade and classical elements. The Art Deco style was widely used in the construction of large public buildings in the 1930s. The Pope County Courthouse at 100 W. Main Street features a number of striking Art Deco designs in cast concrete panels that decorate the building.



203 S Denver - Federal Building

The Gothic Revival style of the Central Presbyterian Church at 400 W. Main features distinctive lancet windows with tracery. The Riggs-Hamilton American Legion Post No. 20 is a one and one-half story building constructed in 1936 by the WPA. Its fieldstone walls are an example of typical Depression-era construction in Arkansas. Mid-20th century vernacular commercial architecture is represented by the Hamilton Building at 104 N. Denver. Simple in design, this building's only distinctive

Russellville Downtown Historic District Design Guidelines

characteristic is its recessed storefronts with aluminum-framed plate-glass windows.

The appearance of Russellville’s historic downtown is largely derived from the period from 1900 to 1920. More than half of the buildings in the historic district were constructed in this period. The single most influential historical event affecting the current appearance of the city’s downtown was a disastrous fire in 1906, which leveled much of the city’s downtown. Eight of the buildings which survived this fire are included in this district and fifteen of the buildings in the district were constructed within less than a year after the fire.



The majority of the fabric of the Russellville Downtown Historic District

features variations of the early twentieth century vernacular commercial construction with typical paneled brick parapets and cornices with brick corbelling.

The anchor buildings in the Russellville Historic District are located on the corners of blocks. The Pope County Courthouse is the tallest and

most visible building in the district in its prominent location at W. Main and Arkansas Avenue. The earliest buildings in the district:



the Shinn Building at 315 W. Main, the Dr. Brooks Drug Store Building at 121 N. Commerce, and the building at 214 N. Commerce, best exemplify late nineteenth-century commercial construction. The

Bank of Russellville at 220 W. Main and the Deluxe Hotel Building at 311-321 W. B. are among the significant corner-pieces of the downtown historic district and represent those buildings constructed after the 1906 fire destroyed much of downtown.

The unique features of downtown Russellville’s buildings are what give the district its historic character. The Downtown Historic District is a visual legacy, linking present and future generations with their heritage. The city recognizes that change is an important element in the city’s evolution, indicating a healthy, vital downtown commercial district. While careful consideration of changes in the district will allow the distinctive character of Russellville’s historic downtown to remain.



Section 8: Architecture of Downtown Russellville

This section describes the most common historic architectural styles in the Russellville Downtown Historic District. The style descriptions note which features are significant to each style. Few of the buildings in Russellville’s downtown are “pure” in form and within each style a wide range exists. In some cases, alterations may have occurred that make some features less characteristic of the building’s style.

8.1 Italianate c.1840-1880

This style was popular for commercial buildings and for private homes during the time when many towns and cities were building and growing.

Buildings with Italianate style facades are scattered throughout the district. The decorated upper stories of these buildings can be seen standing with dignity over the storefronts. They are usually made of simple red brick with a brick bracketed cornice projecting out over the street at the top. Just under the cornice there is often a decoration of corbelled brick. ("Corbelled" means a design laid in a stair-step fashion out from the building.) Corbelled brick was used



extensively in the decorative hoods over the windows as was cast iron and sometimes wood. In its original form, a second, smaller cornice capped the tall storefront, which also featured decorative columns, perhaps of cast iron. Large subdivided windows were also present.

Characteristics

- Double-hung, narrow windows, often with round arch headers
- Window panes are either one-over-one or two-over-one
- Decorative window hoods
- Ornate treatment of the eaves, including the use of brackets, medallions and dentil courses
- Quoins at building corners
- Cresting along roof ridges

8.2 Late 19th and Early 20th Century Commercial Vernacular c.1880-1940

The commercial storefront of the late 19th and early 20th centuries is the most common type of building found today in historic commercial districts throughout the country.

The term “vernacular” meaning relating to the local region, is used in building style terminology to define those small general details that gives a building its distinctive appearance.



The vernacular commercial building is usually between two and four stories. The first floor is commonly “transparent” or glass fronted, so goods can be displayed while the windows on the upper stories are smaller, usually reserved for office, warehouse, or residential space.

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The vernacular commercial building features limited ornamental detail, but where it does exist, is simple and limited to a shallow molding as a cornice.

In general, these buildings lack distinctive detail, but often display slight influence of the Italianate style.

Tall second story windows, often with arched tops characterize the earliest versions in the Italianate style in the Russellville Downtown Historic District.



Modern style influences are seen in the vernacular commercial buildings constructed after 1920 and

include the use of cast concrete details in parapet roof banding and in the use of geometric design patterns.

Many vernacular buildings borrow details characteristic of another particular architectural style, yet are still classified as vernacular.

Characteristics

- Cast-iron supported storefronts
- Large display windows
- Transom lights
- Bulkhead
- Recessed entry
- Double doors
- Tall second story windows
- Cornice

8.3 Gothic Revival c.1840-1900

The Gothic Revival style began in England as picturesque country houses with characteristics of Medieval architecture. The style was first used in domestic buildings in America in the 1830s. The style was seldom used for urban houses, as its emphasis on high, multiple gables and wide porches did not physically work with narrow urban lots. After 1865, the Gothic Revival style was principally applied to public and religious buildings.



Characteristics

- Steeply pitched roofs with cross gables
- Windows with pointed-arched tops (lancet windows)
- Decorative pattern found in top of point-arch windows (tracery)
- Windows often extend into the gable peaks.



8.4 Mediterranean Revival c.1900-1940

The twentieth-century Mediterranean Revival style has its roots in Florida and California, where Spanish colonists built stucco houses and buildings with tile roofs. The Mediterranean Revival style was popularized as railroad companies and hotels adopted the style for their centerpiece buildings. Arkansas contains numerous examples of railroad depots constructed in this style.

Characteristics

- Low-pitched, often hipped roofs
- Red barrel tile roof covering
- Wide overhanging eaves on sloped roof forms
- Smooth wall finish



8.5 Colonial Revival c.1880-1955

The Colonial Revival style refers to the rebirth of interest in the early English and Dutch houses of the Atlantic seaboard. Front doors are normally accentuated with decorative pediment, supported by pilasters, or slender columns. Doors commonly have overhead fanlights or sidelights. Windows commonly have double-hung sashes.

Characteristics

- Entry door with pediment or fanlight
- Symmetrical facade unless a transitional form from Queen Anne style
- Simple columns with minimal detailing

The only example of the Colonial Revival style in the Russellville Downtown Historic District is a transitional form from the irregular Queen Anne style with Colonial Revival elements such as round Doric-capped columns supporting a wrap-around porch.



8.6 Art Deco c.1925-1945

Art Deco and Art Moderne styles are frequently interchanged. The key difference is that Art Deco emphasizes the vertical with setbacks and sharp linear edges, while Art Moderne emphasizes the horizontal with rounded edges.

Art Deco is most easily identified by architectural ornament, which includes stylized floral patterns and repetitive geometric forms incorporating sharp angles and segments of circles. Zig-zags, chevrons, and diamond patterns are typical and often are applied as decorative moldings or are integral to masonry patterns themselves. Building entrances were embellished with decoration which extended to hardware and light fixtures.

The Art Moderne style utilizes glass bricks and rounded or angular corner windows. The



streamline curve of the Art Moderne style was the favored industrial design of the 1930s, as was popular for bus stations, apartments, and commercial buildings through the 1940s.

Characteristics

- Variety of colors and textures
- Stucco and tile combined
- Projecting sunshades
- Rounded corner windows
- Colored brick or tile
- Zig-zag or chevron moldings
- Molded metal panels or grills
- Stylized floral patterns
- Repetitive geometric forms



8.7 Mid-20th Century Commercial Vernacular c.1945-1960



Commercial buildings constructed in this period reflect the suburban development that was occurring on the edges of cities, both small and large after

World War II. These postwar buildings generally featured minimal detail, but often are set back from the street, providing off-street parking adjacent to the building. Although the common form for the mid to late 20th century commercial building was the basic rectangle, there are stylistic examples of early modern buildings in the form of pavilions, or elevated above ground level by being built on pylons, a modernist trademark, which causes the building to appear to float.



Wall materials were often cast concrete panels, brick or combinations of both.

World War II introduced the efficient design of the Quonset hut, and many of these structures worked their way into urban settings in the form of

commercial buildings or meeting halls in the years following the war.

Often included in a category called “recent history,” modernistic buildings incorporate various degrees of influences of International, Formalism, and Brutalism styles.

Characteristics

- Set back from street
- Parking off-street adjacent to building
- Lot features landscaping



“We shape our buildings; thereafter, our buildings shape us”

Winston Churchill

Section 9: Secretary of the Interior's Standards for Rehabilitation

The Standards that follow were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes and occupancy and encompass the exterior and the interior of historic buildings. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall 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 architectural elements from other building, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken in the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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.

“A city without old buildings is like a man without a memory.”

Graerne Shankland

Section 10: Guidelines for Existing Buildings

10.1 Accessibility

- A. The Americans with Disabilities Act (ADA) mandates that places of public accommodation be accessible to all users.
- B. These guidelines should not prevent or inhibit compliance with accessibility laws.
- C. All new construction should comply completely with ADA.
- D. Owners of historic properties should comply to the fullest extent, while also preserving the integrity of the character-defining features of their buildings.
- E. Historic door thresholds often made of stone or cast metal should be preserved when feasible.
- F. Original archway widths should be preserved where feasible.
- G. Utilize special provisions for historic buildings that allow some alternative solutions in meeting ADA standards.



10.2 Additions

- A. Additions to any historic structure may occur on flat-roof tops, side, or rear of the buildings.
- B. Additions should be compatible in scale, materials, and character with the main building.
- C. Using similar material is appropriate. In some cases, a simpler, less noticeable material also may be appropriate. The materials should be in proportion to the historic building.
- D. Materials, finish and details on any addition should not call attention to the new space.

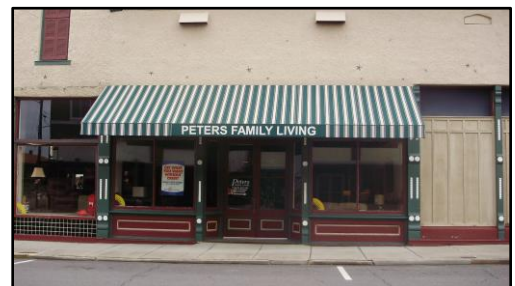
10.3 Alleys

- A. Alleys were traditionally used as service areas where goods were loaded into the rear of buildings. Functioning service entries should be maintained.
- B. Alleys should be kept free of obstacles and should not be blocked so that emergency vehicles and can access the rear of buildings.
- C. 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.



10.4 Awnings & Canopies

- A. Minimum set-back for a front awning or canopy shall be at least two-and-half (2.5) feet from the face of the curb.
- B. Horizontal, fixed canopies are encouraged where historic evidence demonstrates that a canopy once existed.
- C. Appropriate supporting mechanisms are wall-mounted brackets, chain or posts.
- D. Wall-supported canopies may be considered for new construction.
- E. Fabric awnings are appropriate and encouraged for historic buildings and new construction.



- F. Operable awnings are encouraged.
- G. Rigid frame awnings may be considered.
- H. Rigid canopies are encouraged to include recessed lights to illuminate sidewalk.
- I. Colors must be compatible with the overall color scheme of the facade. Solid colors or simple muted striped patterns are appropriate.
- J. Simple shed or flat awnings are appropriate for rectangular openings. Semi-circular shapes are appropriate for arches. Odd shape awnings are inappropriate.



- K. Awnings and canopies should be mounted to accentuate character-defining features. They should be mounted to highlight moldings that may be found above the storefront. Their mounting should not damage significant features and historic details.

10.5 Balconies

- A. Balconies on upper stories of buildings should be repaired where thought to be original to the building. Construction of new balconies should be based on historic photographs and evidence that similar balconies historically existed on buildings in the district.
- B. Balconies should conform to all local building and safety codes.

10.6 Brick, Masonry & Sealers

- A. Materials original to the building should be preserved where possible.
- B. Brick and masonry should never be sandblasted or subjected to any kind of abrasive cleaning. High pressure water

cleaning (600 lb/in² or greater) should never be used on brick or masonry. These processes damage brick surfaces and erode mortar joints. Low pressure water cleaning is acceptable if the pressure is kept between 200 & 450 lb/in².



- C. To avoid needlessly introducing moisture or chemicals into the building, brick and masonry should be cleaned only when necessary to remove heavy soiling and to stop deterioration.
- D. Paint removal should not be done if the paint is firmly adhered to, and therefore protecting the masonry surface.
- E. Water-repellent coatings should not be added unless masonry repairs have failed to stop water penetration problems.
- F. As a general rule, brick and masonry should not be painted unless in the case of brick, the brick is extremely mismatched from earlier alterations or cannot withstand weather.
- G. Brick or masonry should not be stuccoed.
- H. Repointing should match original width, depth, color, raking profile, composition and texture.



- I. Repointing should never be done with Portland cement or other hard mortar but with original compounds, if it can be determined, or with a historic compound such as one part lime and two parts sand. Original type mortar compounds allows for expansion and contraction while hard mortar or cement prevents the expansion and contraction process.

10.7 Cell Towers

A Wireless Communication Tower is any guyed, monopole, or self-support (lattice) tower, constructed as a free-standing structure proposed to contain or containing one or more antennas intended for transmitting or receiving television, AM/FM radio, digital, microwave, cellular, telephone or similar forms of electronic communication. This does not include amateur radio operator antennas or television antennas which are accessory to a residential use.

- A. Personal wireless service facilities should be camouflaged or hidden from public view wherever possible by incorporating them into an existing or proposed structure, by using fiberglass to replace building elements, and/or through careful selection of construction materials and/or color. Equipment should be screened or hidden to the greatest possible extent while still achieving maximum function and effectiveness. Installation may be permitted if the Commission determines that the placement does not have an adverse effect on the character-defining features of the existing structure, street, or the Historic District as a whole.
- B. If personal wireless service facilities cannot be camouflaged from public viewing areas by placement on existing structures, they should be surrounded by buffers of trees, understory vegetation and/or privacy fencing.
- C. Monopole mounts are the preferred type of ground-mounted tower structures.

These are self-supporting units with a single shaft of wood, steel or concrete and a platform (or racks) for panel antennas arrayed at the top. No top lighting is permitted unless required by the Federal governing agencies.

- D. Lattice Towers (self-supporting mount with multiple legs and cross-bracing of structural steel) are not recommended for placement inside the Historic District.
- E. If the personal wireless service facility and/or ancillary equipment extend above the height of the surrounding vegetation, they should be painted in a light grey or light blue hue which blends with sky and clouds.
- F. Equipment Shelters are reviewed as New Construction according to the Russellville Downtown Historic District Design Guidelines. Other facility components such as fencing, lighting and signage shall be in accordance with the Design Guidelines.
- G. Facilities no longer in use shall be immediately removed.
- H. Applicant is responsible for following Section 106 Review requirements of the State Historic Preservation Office- the Arkansas Historic Preservation Program.



Acceptable Not

10.8 Codes

- A. The standard City of Russellville, AR building, plumbing, mechanical, and electrical codes in the most recent adopted edition must be strictly adhered to.

- B. The Fire Marshal and Building Official must approve that proposed plans adhere to all fire codes.

10.9 Color

Paint color choice for building exteriors may express individual taste but should always contribute to the historic character of the district and should be based upon historic precedent. In the past, buildings were painted with a limited palette of colors. Buildings exteriors were generally painted in a few muted tones. Door and window hardware were typically unpainted.



- A. Exterior colors should harmonize with other colors on the same building. They should complement the colors of neighboring buildings, should not produce an effect of visual competition or discord and should be mutually supportive to the overall historic character of the streetscape.
- B. Use natural colors of building materials, such as buff color of limestone or the natural color of the brick as the base for developing the overall color scheme. Repaint previously painted masonry to match the existing brick color or choose a new, historically appropriate color. When undertaking a masonry painting project, use a paint that is specifically developed for masonry surfaces.
- C. Window sash was historically painted dark green, red or brown. Dark



colors make the windows appear to recede and gives the building a richness of depth.

- D. Paint colors that were not manufactured in the late 19th and early 20th century are not recommended. Bright colors and pastels are not recommended. Matte finishes are recommended. High gloss paints, other than for sash application, are not recommended.
- E. Using the historic color scheme of the building is preferred when evidence exists. Masonry and brickwork was usually unpainted. Do not paint any building element if historical evidence shows that it was never painted.
- F. Paint charts of appropriate colors are available at most major paint stores. Design services are available in the Russellville Downtown Historic District by contacting the Executive Director of the Russellville Main Street Program 320 West "C" Street at 967-1437.
- G. The City Planner is available for consultation and assistance regarding paint color choices.

10.10 Cornices

- A. Most historic commercial buildings have cornices to cap their facades. Their repetition along the street contributes to the visual continuity on the block. They may be a straight or stepped parapet.
- B. Cornices that are intact should be preserved. Reconstruct a missing cornice when historic evidence of its character is available. Use historic photographs, if available, to determine design details of the original cornice.
- C. Substitution of another old cornice for the original may be considered, provided that the substitute is similar to the original.

- D. If it is not possible to find photographs or evidence of the original cornice, a simplified interpretation is appropriate. Materials for reconstructed cornices include stone, brick and stamped metal.



10.11 Demolition

- A. The demolition of any original feature or part of a historic building should be avoided.
- B. Demolition of a building which contributes to the historic or architectural integrity of the historic district should not occur, unless:
 - a. Public safety and welfare requires the removal of a building or structure as determined by the Building Official and concurring reports from a structural engineer, architect, or other pertinent registered professionals acceptable to the Russellville Historic District Commission.
 - b. Where economic hardship (the fact that no reasonable return on or use of the building exists) has been demonstrated and proven.
 - c. Where rehabilitation is not feasible due to severe structural instability or deterioration of a building.
 - d. The building has lost its original architectural integrity and no longer contributes to the historic district.
 - e. No other reasonable alternative is feasible, including relocation of the building.



10.12 Fences & Walls

- A. Fencing should be compatible with its immediate context, including the site and adjacent buildings.
- B. Fencing should be kept to a minimum and should reflect the commercial and industrial nature of the Original City Historic District.
- C. If historic documentation of fences or walls did exist, it may be appropriate to reconstruct a similar type fence or wall.
- D. The use of razor-wire fencing is inappropriate.
- E. Fencing for industrial-use buildings may be appropriate in rear or side yards.



"The Greenest Building Is One That Is Already Built"

Carl Elefante

10.13 Energy Conservation

- A. Improvement to enhance energy efficiency and energy collection should be planned to retain and compliment the original building.
- B. Retain and enhance the energy efficiency of the original building.
- C. Install additional insulation in an attic or basement.
- D. Enhance the energy efficiency of original windows and doors.
- E. Retain the original window frame and glazing.
- F. Repair original windows and door rather than replace.
- G. Weather strip and caulk original framework.



- H. Place storm windows that have been designed to match the original window framework.

10.14 Entries

- A. Maintain existing recessed entries.



The repetition of recessed entries provides a rhythm of shadows along the street, which helps establish a sense of scale. These recessed entries were designed to provide protection from the weather, and the repeated rhythm of these shaded areas along the street helps to identify business entrances.

- B. The original doorway should be preserved on all historic buildings. Some may be double-leaf, wood-framed doors with large plate glass panels. Doors with metal frames and large areas of glass are appropriate on Art Deco and mid-century style buildings and on modern buildings.



- C. If the original door design is unknown, replace with a

single light (glass area) door design, not solid paneled door, decorative doors, or any kind of door based upon a different historical period or style.

- D. Preserve, maintain, or repair original display windows. If a storefront is missing display windows, new windows should match the original in location, design, size, and materials.
- E. Glass used in windows shall appear similar to that used historically.

Transparent, clear glass is appropriate. Opaque, tinted and mirrored glass is inappropriate. Retaining extant historic glass is important and should be

encouraged in all cases except where safety glass or wire glass is required by code.

- F. The kickplate, or bulkhead, located below the display window, adds interesting detail to the streetscape and should be preserved.
- G. If original kickplate is missing, develop a compatible replacement design and color with other trim elements on the buildings.



10.15 Flags & Flagpoles

- A. Flag displays when placed on a building should not cover any historical features nor be over-sized or ill-proportioned.
- B. When displayed above sidewalks, flags should not interfere with foot traffic.

10.16 Landscaping

- A. Landscaping is encouraged where space allows. Landscaping will enhance the pedestrian experience and is therefore encouraged. Limited opportunities exist for landscaping in most historic commercial districts, however there is great potential within this district.



- B. The development of outdoor patios and courtyards in the rear is encouraged.

10.17 Lighting

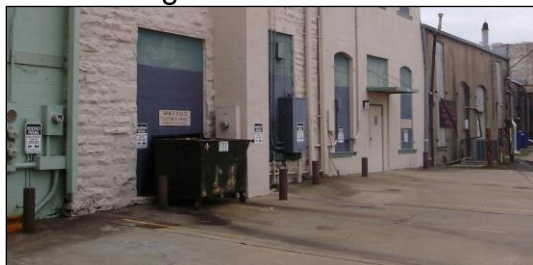
- A. Lighting designs should enhance one’s ability to interpret the historic character of the street, as seen at night, and should not overwhelm it.



- B. Use lighting to accent architectural details, building entries, and accent signs to illuminate sidewalks
- C. All light sources shall be shielded. Lighting should not dominate a facade or the street. Washing the entire facade of a building with light is inappropriate. Lights focused upward to light the facade also are inappropriate.
- D. Animated lighting, such as chase lighting is prohibited. Lighting fixtures shall be compatible with the existing light fixtures of the historic district in size and shape.

10.18 Mechanical Equipment & Utilities

- A. Minimize the visual impact of mechanical equipment. Screen equipment from view with landscaping, low pierced masonry walls, and opaque fences.
- B. Do not locate window air conditioning units on the building’s facade, if possible.
- C. Minimize the visual impacts of utility connections and service boxes by placing on the side and rear facades of the building.



- D. Locate standpipes and other service equipment such that they will not damage historic facade materials. Cutting channels into historic facade materials damages the historic building fabric and is inappropriate. Avoid locating such equipment on facades of buildings.
- E. Satellite dishes should be located on secondary elevations of a building, not visible from the front.

10.19 Monuments & Markers

- A. All monuments and markers within the Russellville Downtown Historic District must be respectfully maintained.
- B. Any new monuments and markers must be approved by the Russellville Historic District Commission.



10.20 Murals & Free Standing Public Art

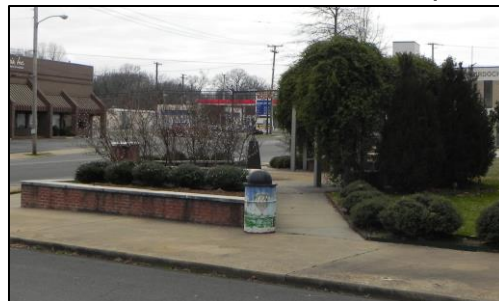
- A. Content distinguishes mural art from signage.
- B. It may be appropriate to paint murals on the side or rear walls of buildings.
- C. Murals are not permitted on unpainted structures unless the proposal ensures the unpainted surface remains unaltered. Location, Type of mural, and contributing status shall be taken into account.



- D. The location of the mural should not cover or detract from significant or character-defining architectural features or detract from the historic character of the building.
- E. Murals mounted onto a building must be attached in such a way to prevent damage from moisture / condensation behind the attached panel. Hanging and/or anchoring of the mural should be reversible.
- F. The scale of the mural should be appropriate to the building and site.

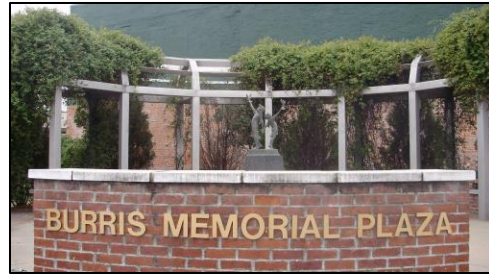


- G. Paint utilized should be superior quality intended for exterior use and should not compromise the integrity of the material to which it is applied. Highly reflective paints are prohibited. Consultation with the exterior design consultant for Main Arkansas is recommended.
- H. The mural should have a weather-proof and vandalism-resistant coating.
- I. Maintenance of the mural is the responsibility of the property owner.
- J. The mural must be properly maintained to ensure that peeling paint is corrected and vandalism is removed promptly.
- K. Written permission from the property owner is required.
- L. Retain existing "Ghost Signs" advertisement



signage painted on the walls of buildings.

- M. Free-standing public art should be in scale with its surroundings and placed in a way that does not inhibit pedestrian traffic. Public art projects are reviewed by the Historic District Commission and must comply with city codes.



10.21 Parks & Public Improvements

- A. Plans for any public outdoor spaces, including development of "pocket parks" in vacant lots or any other common area development must be reviewed by the Russellville Historic District Commission to determine impact of the change to the surrounding properties and to the character of the historic district as a whole.
- B. Introduce street or park furniture, trash receptacles, mailboxes, newspaper racks, and other similar elements in locations that do not compromise the historic character of the district. Place such elements so pedestrian traffic is not disrupted. Select street furniture, such as benches, that is compatible in design, materials, and scale with the historic character of the Russellville Downtown Historic District.
- C. If repair or construction work in the public right-of-way is necessary, protect and retain historic features. Repair or replace sidewalks, curbs and paving where needed, to match adjacent historic materials in design, color, pattern, texture, and tooling.

10.22 Parking & Paving

- A. The character of Russellville Downtown Historic District was largely established by the time automobiles were introduced. Plan parking lots to be subdivided into small components so that the visual impact of large paved areas is reduced. Side or rear locations are preferred for parking lots. Provide planting buffers at the edges of parking lots. Also include islands of planting in the interior of lots.
- B. Paving should be consistent with adjoining areas, except crosswalks and block corners.
- C. Unless an alternative paving material is part of an overall design project, paving should be brushed concrete, colored to match adjoining areas.
- D. Permeable and other “cool” paving materials are also appropriate. These new materials help lower surface temperatures on parking lots and improve drainage.

10.23 Roofs

- A. Proper and regular maintenance of the roof and cleaning gutters and drains are essential to preserving an historic building. It is encouraged that all water leaks be repaired as quickly as discovered.
- B. Replace deteriorated roof coverings with new material that visually matches the old material in size, composition, shape, color, & texture.
- C. When roof replacement is necessary, use roofing materials that match historic materials and meet the fire code.
- D. Preserve the historic character of the building’s roof line. Altering an existing historic parapet line is inappropriate.
- E. Set any new roof terraces back from the building front.
- F. Maintain historic roofing material where existing.

- G. Conceal roof decks and mechanical equipment by placing back from front parapet wall below sight line.
- H. Satellite dishes, other outdoor electronic equipment, skylights, roof vents, and plumbing vents should be located on the roof or a wall out of view from the street and mounted so as not to damage or obscure character-defining features.

10.24 Rear of Buildings

- A. Development of a back entrance should be in keeping with the character of the building.



- B. Decks, greenhouses, or courtyards may be considered but should not harm or cover any character-defining features.
- C. The rear of the building should always be maintained and cleaned of any debris or obstacles that interfere with vehicular or foot traffic.
- D. Painted murals on backs of buildings may be appropriate

10.25 Security Devices

- A. Minimize the visual impact of security devices. Historic precedence exists for using metal bars on openings. These were simple yet decorative in design. New bar designs should be simple in design as well.



- B. Roll-down metal screens are discouraged, because these obscure products on display and thereby weaken the interest of the street to pedestrians when in a closed position.



- C. If it is necessary to board windows and/or doors, the wood should be painted to match the color of the building's walls or painted to look like a window or door.

10.26 Service Areas & Dumpsters

Minimize the visual impact of trash storage and service areas. Screen trash dumpsters from view where feasible and locate service areas away from major pedestrian routes in the rear.

10.27 Signage

- A. Signs should be sized in proportion to the building. Size of signs depends on their location and the manner of attachment. As an example, a flat sign attached along the front of the structure may be larger than a sign hanging directly over the sidewalk. Signs hanging higher on the front of the structure may be larger than a sign hanging directly over the sidewalk. A sign hanging directly over the sidewalk should not be taller than two (2) feet. A sidewalk sandwich board should not be larger than four (4) feet tall, nor wide enough to interfere with pedestrian traffic. A sign, regardless of its placement, should not be so large as to detract from the architectural integrity of the structure.
- B. Painted wood and metal are appropriate materials for signs. Unfinished materials, including unpainted wood, are discouraged because they are out of character with the historic context of the

- district. Basic block lettering or simple decorative style is appropriate.
- C. Color of signs shall be in harmony with the facade of the building. Colors for signs on glass windows or doors should be opaque.
- D. Position flush-mounted signs so they will fit within architectural features. Locate flush signs so they do not extend beyond the outer edges of the building front. Avoid obscuring ornament and detail or interfering with pedestrian traffic.
- E. Lighting for exterior signs should be concealed with no bare bulbs. Up-lit lighting is recommended. Light source is limited to no larger than a 60 watt incandescent bulb.
- F. Scrolling or flashing electronic signs are not permitted.
- G. Appropriate location of signs include:
 - a. Flush-mounted on the wall
 - b. Projecting from wall
 - c. Painted on windows
 - d. Attached to the inside of Windows
 - e. Painted on the front flap of an awning
 - f. Free-standing pole sign
- H. Exterior flood lights are generally unacceptable
- I. Lighted show windows are acceptable while harsh or bright white fluorescent lighting is discouraged.



- J. "Ghost" signs (historic painted wall signs) should be preserved and not removed.
- K. Painted wall signs or murals may be appropriate but must be approved.
- L. Where several businesses share a building, coordination of signs is encouraged. Businesses occupying the first or more floors of three-story building should have their signs no higher than the second floor. Signs identifying businesses on the second or third floor should be placed on the wall next to the stairwell leading up.
- M. The use of logos, either registered or unregistered, upon signs will need to comply with the guidelines pertaining to size and color.
- N. Temporary signs may be attached to the windows or doors of a structure during the pendency of an Application for a Certificate of Appropriateness (COA). Interior signs should conform to all sign guidelines where visible from the street.
- O. Old signs reflecting outdated events, sales, or products should be removed.

10.28 Site Design

- A. Setbacks should maintain the pattern and alignment of buildings established by the traditional setbacks from the street.



- B. Entrance orientation maintains the traditional design elements used for defining building entrances.

10.29 Solar/ Energy Conservation Equipment

Contemporary energy conservation equipment additions have no visual historic counterpart

and make a strong impact on existing buildings. Both goals of historic preservation and energy conservation are important, and care must be taken that one is not achieved at the expense of the other. Before installing a large, publically visible energy retrofit, owners should first improve the building to add energy efficiency. It is much less expensive to reduce heating, cooling, and lighting demand than it is to satisfy that demand with a high-tech energy system. Refer to the US Department of the Interior Guidelines for Rehabilitation of Historic Buildings: Energy Retrofitting as a basis for design review.

- A. The goal should be high performance with low public visibility.
- B. All solar and energy conservation equipment should be placed in a location that does not damage or obscured character-defining features of an existing building.

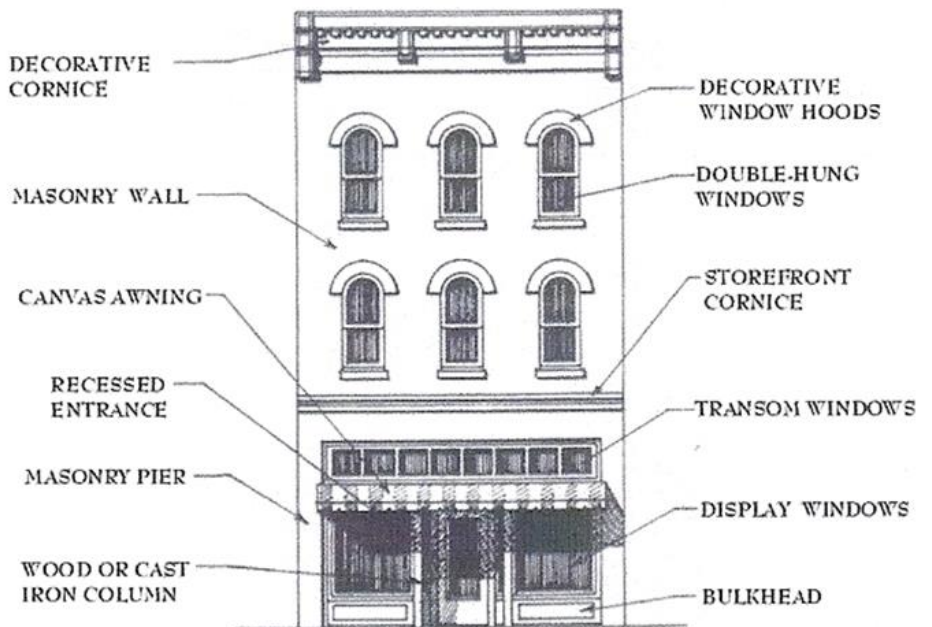


- C. Equipment should be screened or hidden as much as possible while still achieving maximum function and effectiveness. Installation of energy conservation systems at a publically visible location may be permitted if the Russellville Historic District Commission determines that placement does not have an adverse effect on the character defining features of the building, street, or the historic district as a whole.
- D. Publically visible solar devices mounted on roofs shall be evaluated on the basis of size; least visible/high-performance location; panel arrangement and design; system infrastructure; color contrast with building; and glare.

- E. Preferred location for arrays of solar devices on roofs shall be on a non-character defining roof line of a non-primary elevation which is not readily visible from public streets.
- F. On flat roofs, solar arrays shall run parallel to the original roofline and shall not rise above the roofline. On flat roofs, solar arrays shall be set back from the edge and may be set at a slight pitch if not highly visible from public streets.
- G. Solar panels shall not be mounted to project from walls or other parts of the building.
- H. Large skylights should not project above flat-roof parapets.
- I. New construction is encourage to include appropriate integrated energy conservation equipment into the initial building design, while still maintaining compatibility with existing buildings in the vicinity.
- J. Wind-powered equipment shall be installed in an appropriate location on the site or on a non-historic building or addition where it will not negatively impact the historic character of the building or the surrounding historic district.
- K. Proposed energy conservation systems are subject to all requirements of other city laws and departments.
- L. A cool roof or green roof is best installed on a flat roof where it cannot be seen from the public right of way and will not negatively impact the character of the historic building.
- M. Ensure that the roof is water tight and that roof drains, gutters, and downspouts function properly before

installing a green roof. Include a moisture-monitoring system when installing a green roof to protect the historic building from added moisture and accidental leakage.

- N. Daylighting includes retaining features that provide natural light to corridors, such as glazed doors and transoms. Reopen historic windows that have been blocked in to add natural light and ventilation. Add skylights that are minimally visible so that they do not negatively impact the building's historic character. Adding a small light well or light tubes, where necessary and appropriate, allows more daylight into the historic building. Install light-control devices such as awnings where appropriate.



10.30 Storefront

- A. Retain and preserve storefronts that contribute to the overall historic character of a building, including such functional and decorative features as transoms, display windows, doors, entablatures, pilasters, recessed entries, and signs.
- B. Maintain components of the storefront through proper cleaning and maintenance of existing features.

- C. If replacement of a feature is necessary, replace only the damaged portion of the feature using comparable materials, design and size.
- D. If replacing an entire storefront and no evidence exists of the original, refer to historic photographs and adjacent storefronts.
- E. It is appropriate to remove objects and later renovations to reveal original storefront openings obscured by the changes.
- F. It is not appropriate to replace or cover wooden storefront and entry elements with contemporary substitute materials such as aluminum or vinyl.
- G. It is not appropriate to introduce storefront features or details to an historic building in an attempt to create a false historical appearance.



10.31 Structural Glass

Panels of structural glass are appropriate on storefronts where thought to have been used. Special treatment and care should be taken to preserve existing structural glass.

10.32 Vacant Lots

Lots in the historic district that are vacant should be maintained, cleaned and should not present a hazard to the public.

10.33 Walls

- A. Preserve original facade materials. Historically, brick has been the dominant building material in the Russellville Downtown



Historic District. Historic building materials and the craftsmanship they exhibit add textural qualities, as well as visual continuity and character to the streetscape.

- B. When replacement of facade wall materials is necessary, the new materials should match the original in scale, color, texture and finish.
- C. Do not cover or obscure original facade materials. Covering of an original facade not only conceals interesting details, but also interrupts the visual continuity along the street. If the original material has been covered, uncover it, if feasible.
- D. Do not use harsh cleaning methods that could damage the finish of historic materials. Sandblasting, for example, is prohibited.
- E. Graffiti removal should use a treatment that will not damage the masonry. Harsh chemicals and abrasive removal methods should be avoided. Refer to National Park Service Preservation Brief #38 "Removing Graffiti from Historic Masonry".
- F. Saving deteriorated parts which must be replaced may later assist in matching reconstructed features. Wooden sash windows, cornices and doors can often be restored or duplicated.
- G. Where buildings have had a false-front added, often called "Slipcovers," it is appropriate to remove this material. Original walls under the "slipcovers" should be repaired if possible.

10.34 Windows & Doors

- A. Maintain historically significant storefront openings. The size and shape of original doors and windows are important characteristics that contribute to the integrity of historic commercial buildings. Avoid altering the shape of these features.
- B. Retain the original shape of the transom glass in historic storefronts.

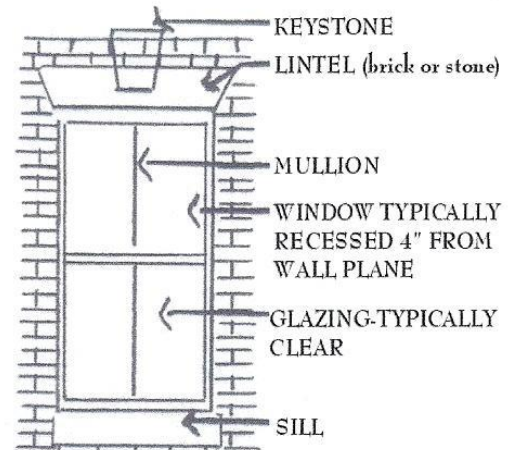
The upper glass band of traditional storefronts introduced light into the depths of the building, saving on lighting costs. These bands are found on many historic storefronts, and they often align at the same height. The shape of the transom is important to the proportion of the storefront, and it should be preserved in its historic configuration. If the original glass is missing, installing new glass is preferred. However, if the transom must be blocked out, use it as a sign panel or a decorative band, but retain the original proportions.

- C. Preserve historic upper story windows. Historically, upper story windows had a vertical emphasis. The proportions of these windows contribute to the character of each commercial storefront. Do not block windows or alter their size. Consider re-opening windows that are currently blocked. Replace missing



glass. Maintain the historic window sash when possible.

- D. Changing the historic appearance of windows through the use of inappropriate materials, finishes, reflectivity and glazing tint is not recommended.
- E. All new windows and window replacements must meet all City of Russellville codes.
- F. Vinyl windows are prohibited on historic buildings. Vinyl replacement windows disturb the appearance of a building, compromising its historical and architectural integrity. Vinyl windows are considered to be a fire hazard by many professionals. Appropriately sized and configured wood replacement windows are readily available from numerous manufacturers. For more information contact the City Planner.



Typical Window Elements



Section 11: Guidelines for Additions to Existing Buildings

11.1 Relationship to Main Building

- A. Additions to existing buildings should be compatible with the size, scale, color, materials and character of the main building and its environment.

11.2 Original Design Character

- A. Wherever possible, new additions or alterations to buildings should not obscure or confuse the essential form and character of the original building.
- B. Avoid new additions or alterations that would hinder the ability to interpret the design character of the historic period of the district.
- C. Alterations that seek to imply an earlier period than that of the building are inappropriate.

- D. Alterations that seek to imply inaccurate variation on the historic style are also inappropriate.

11.3 Location

- A. When locating additions to historic buildings, maintain the pattern created by the repetition of building fronts in the area.
- B. Avoid impacts to special moldings or decorative windows.

11.4 Materials

- A. Use materials that are compatible with the original building.

"In the End, the Character of a Civilization is Encased in Its Structures"

Frank Gehry

Section 12: Guidelines for New Construction

Since characteristics differ within the Russellville Downtown Historic District itself, particular attention to each block should be given in planning new structures. In general, new construction should maintain, not disrupt, the existing pattern of surrounding historic buildings. Although they should blend with adjacent buildings, they should not be too imitative of historic styles so that they may be distinguished from historic buildings.

12.1 General Standards

- A. The overall appearance of the area is as important as the individual buildings.
- B. New construction shall maintain, not disrupt, the existing pattern of surrounding historic buildings
- C. Emphasizing context and design elements, rather than styles, the broadest and most flexible interpretation for new construction is encouraged.
- D. The importance of context, including the relationship of a proposed project of abutting buildings and side streets should be part of the design decisions for new buildings.
- E. New buildings should be harmonious in form, material, siting, and scale with the established district character.

12.2 Alignment of Fronts

- A. A new building should be oriented to reflect the street grid.
- B. In general, the front of a building should be parallel with the street.
- C. Exceptions exist at intersections where two different street grids converge. This variation may be reflected in building alignments.
- D. Locate a building front at the sidewalk edge. Exceptions can be made where the predominant character of adjacent properties reflects a setback from the sidewalk.
- E. A portion of the building wall may be set back from the sidewalk to create a courtyard or arcade if the sidewalk line is continued to be defined with planters, columns, railings or appropriate features.

12.3 Building Orientation

Align the facade of the new building with the established set-backs of the area.

12.4 Form & Scale

- A. New buildings should appear similar in mass and scale with historic structures in the area.
- B. Where new building facades will be wider than those found traditionally, subdivide the surface into portions similar in scale to historic facades.
- C. Use building forms that match those used historically.

12.5 Roof Forms

- A. Roof types on new buildings in historic districts should conform to those found historically.
- B. Flat roof should be used in commercial blocks where existing buildings have flat roofs.

12.6 Materials

Use building materials that are similar in historical appearance for all major surfaces.

12.7 Entrances

Orient the main entrances of the building in a manner similar to established patterns in the district.

12.8 Windows

- A. Window sizes and shapes in new buildings should be similar to existing historic buildings in the block.
- B. Maintain the same high proportion of glass in new construction in keeping with areas where front facades have many windows and/or large areas of glass.
- C. First floors should have large areas of glass and small areas of opaque materials and be visually separated from upper floors, which

reverse the pattern; small areas of glass and a predominance of opaque materials.

12.9 Site Standards

- A. Pay particular attention to the block.
- B. The relationship of buildings and spaces in the Russellville Downtown Historic District makes the area an especially significant visual unit. Less diffuse than an entire area, of greater impact and community significance than a single building, the block is a part of the urban environment that demands thorough treatment in design.
- C. Each site should be developed to help define active spaces for people, to provide pedestrian connections between sites, and to define street edges.
- D. The placement of a building on a site should therefore be considered within the context of the block and how the structure will reinforce the broader design goals for the area.

12.10 Height

- A. Maintain the alignment of building heights to those in the block. The height of new buildings should be within the range of heights already found along the block.
- B. Buildings at the ends of the block should be similar in height to buildings along adjoining blocks.
- C. Buildings on corner sites are usually larger and more highly ornamented than buildings in mid-block, which makes them centers of visual interest.
- D. Maintain the visual emphasis of each block at its corners.
- E. Care should be taken to not block views that are an important part of the historic district.

12.11 Alignment of Horizontal Elements

- A. Window frames, clerestories, the tops of first-floor display windows, sign bands, and

moldings should align horizontally along the block, helping to strengthen the visual ties among buildings.

- B. Maintain the horizontal alignment of window frames.
- C. Maintain the clear distinction between first floors and upper floors. Use of horizontal moldings, awnings, or sign bands to emphasize this distinction should be considered. New construction should provide large areas of glass on the first floors.



12.12 Commercial Façade Character

- A. The street level of a typical historic commercial building in downtown Russellville is clearly distinguishable from the upper floors. The first floor is predominantly made of fixed plate glass with a small percentage of opaque framing materials, a kickplate and a recessed entry.
- B. An upper floor is the reverse- opaque materials dominate, and windows appear as smaller openings puncturing a more solid wall. These windows are usually double hung. The street level windows also appear taller than those on the upper floors. A historic storefront of twelve to fourteen feet high is typical, whereas a second floor is usually ten to twelve feet in height. This traditional characteristic of storefront proportions should be continued in new construction.

Section 13: Guidelines for Relocation and Demolition

13.1 Relocation

The preservation of historic buildings on their original sites in historic districts should always be a priority. There are some situations in which the use of land on which a historic building is located changes and the building is endangered. Relocation of a historic building is recommended as an alternative to demolition.

13.2 Infill with Relocated Buildings

- A. Infill of vacant lots in a historic district with historic buildings that must be moved from their original sites is encouraged. However, the building to be relocated must be compatible with the character of the historic district to which it is being moved in its style, scale, materials, and setback on the new lot.
- B. The Russellville Historic District Commission is available to offer advice and applicable regulations and permits needed for relocation of a building in the Russellville Downtown Historic District.

13.3 Demolition

- A. Demolition of buildings in the historic district is prohibited unless evidence substantiates the necessity to do so and the demolition has been reviewed and approved by the Russellville Historic District Commission. Buildings that contribute to the historic character of the district are vital in retaining the character of downtown Russellville.
- B. Demolition by neglect, is defined by lack of routine maintenance to the point where

razing the building is the only alternative, is prohibited in the Russellville Downtown Historic District. All buildings in the district should be properly maintained and/or renovated.

- C. Any application for Certificate of Appropriateness (COA) for demolition should be taken on a case by case basis, carefully examining the contribution and context of the individual building to the historic district.
- D. Demolition may be approved by the Historic District Commission under certain conditions:
 - a. The building's condition poses threats to public safety and welfare as determined by the building or code inspector.
 - b. A report from a structural engineer, architect, or other person with expertise in historic buildings detailing the condition of the building has been submitted with the application for COA.
 - c. Economic hardship has been demonstrated, proven and accepted by the Russellville Historic District Commission. Economic hardship relates only to the value and potential return of the property, not to the financial status of the property owner.
 - d. Building's architectural integrity has been permanently lost.
 - e. No other reasonable alternative is feasible, including relocation of the building.

Appendix B: Glossary of Terms

DEFINITIONS

1. Procedural Definitions

Certificate of Appropriateness: A document awarded by the Historic District Commission (RHDC) allowing an applicant with obtaining a building permit, sign permit, or other applicable permit for the 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.

Certified Local Government: Any city, county, township, municipality, or any other general purpose subdivision enacted by the National Preservation Act Amendments of 1980 to further delegate responsibilities and funding to the local level. Russellville, Arkansas is a Certified Local Government City.

Due Process: The established procedure by which legal action is carried out.

Normally Required: Mandatory actions, summarized in the guidelines, whose compliance is enforced by the preservation commission.

Owner of Record: The person, corporation, or other legal entity listed as owner on the records of Pope County.

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.

Recommended: Suggested, but not mandatory actions summarized in the guidelines.

2. Technical Definitions

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: Work which impacts any exterior architectural feature including construction, reconstruction, repair, or removal of any building element.

Appropriate: Especially suitable or compatible.

Building: Any structure, place or other construction built for the shelter or enclosure of persons, animals, chattels or movable property of any kind or any part of such structure when subdivided by division walls or party walls extending to or above the roof and without opening into such separate walls. The term "building" shall be construed as if followed by the words "or any part thereof." A structure used to house human activity such as a dwelling or garage.

Character: The qualities and attributes of any structure, site, street or district.

Commission: The Russellville Historic District Commission.

Configuration: The arrangement of elements and details on a building or structure which help to define its character.

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

Compatible: In harmony with location and surroundings.

Context: The setting in which a historic element, site, structure, street, or district exists.

Demolition: Any act which 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 to identify design concerns in a district 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.

Elevation: Any one of the external faces or facades of a building.

Emergency Maintenance and Repair: Any work, necessitated by emergency or sudden and unforeseeable event, without which a structure, object or site, or any part thereof, is likely, in the opinion of the duly authorized historic preservation officer, to result in additional deterioration or damage to said structure, object or site, or without which said structure, object or site poses an immediate threat to the life, health or safety of the populace.

Fabric: The physical material of a building, structure, or community, connecting an interweaving of component parts.

Façade: A face of a building.

Harmony: Pleasing or congruent arrangement.

Height: The distance from the bottom to the top of a building or structure.

Historic building or site: Any building that contributes to the heritage or cultural characteristics of the City of Russellville, this region, state or nation; any building or site where an historical event took place; and/or any building or site associated with a person or persons who have significantly contributed to the city, region, state or nation.

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 landmarks register and may be protected legally through enactment of a local historic district ordinance administered by a historic district board or commission.

Historic Imitation: New construction or rehabilitation where elements or components mimic an architectural style but are not of the same historic period as the existing buildings (historic replica).

Infill: New construction in historic districts on vacant lots or to replace existing buildings.

Landmark: A building, structure, object or site which is identified as a historic resource of particular significance.

Landscape: The totality of the built or human-influenced habitat experienced at any one place. Dominant features are topography, plant cover, buildings, or other structures and their patterns.

Maintain: To keep in an existing state of preservation or repair.

Material Change: A change that will affect either the exterior architectural or environmental features of an historic property or any structure, site, or work of art within an historic district.

Minor Exterior Alteration: The installation of or alteration to awnings, fences, gutters, and downspouts; incandescent lighting fixtures; landscaping and hardscaping comprising less than twenty-five (25) percent of the front or side yard; restoration of original architectural features that constitute a change from existing conditions; painting of wood or other appropriate elements that constitutes a change in color from existing color; and additions and changes not visible from any street to the rear of the main structure or to an accessory structure.

New Construction: Construction which is characterized by the introduction of new elements, sites, buildings, or structures or additions to existing buildings and structures in historic areas and districts.

Obscured: Covered, concealed, or hidden from view

Preservation: Generally, saving from destruction or deterioration historic buildings, sites, structures, and objects and providing for their continued use by means of restoration, rehabilitation, or adaptive use.

Proportion: Harmonious relation of parts to one another or to the whole.

Recommendation: An action or activity advised but not required by these guidelines.

Reconstruction: The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as it appeared at a specific period of time.

Rehabilitation: The act or process of returning a property or building to usable condition through repair, alteration, and/or preservation of its features which are significant to its historical, architectural, and cultural values.

Restoration: The act or process of accurately taking a building's appearance back to a specific period of time by removing later work and by replacing missing earlier features to match the original.

Retain: To keep secure and intact. In the guidelines, "retain" and "maintain" describe the act of keeping an element, detail, or structure and continuing the same level of repair to aid in the preservation of elements, sites and structures.

Re-use: To use again. An element, detail, or structure might be reused in historic districts.

Roof Area: The outside covering of a building or structure extending above the vertical walls including the form, material, and texture of the roof, including 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.

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.

Scale: Proportional elements that demonstrate the size, materials, and style of buildings.

Setting: The sum of attributes of a locality, neighborhood, or property that defines its character.

Significant: Having particularly important associations within the contexts of architecture, history, and culture.

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

Stabilization: The act or process of applying measures essential to the maintenance of a deteriorated building as it exists at present, establishing structural stability and a weather-resistant enclosure.

Streetscape: The distinguishing character of a particular street as created by its width, degree of curvature, paving materials, design of the street furniture, and forms of surrounding buildings.

Style: A type of architecture distinguished by special characteristics of structure and ornament and often related in time; also a general quality of a distinctive character.

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.

3. Glossary Architectural of Terms

Apron: A decorative, horizontal trim piece on the lower portion of an architectural element.

Arch: A curved construction of wedge-shaped stones or brick which spans an opening and supports the weight above it. (see - flat arch, jack arch, segmental arch and semi-circular arch)

Attic: The upper level of a building, not of full ceiling height, directly beneath the roof.

Baluster: One of a series of short, vertical, often vase-shaped members used to support a stair or porch handrail, forming a balustrade.

Balustrade: An entire rail system with top rail and balusters.

Bargeboard: A board which hangs from the projecting end of a gable roof, covering the end rafters, and often sawn into a decorative pattern.

Bay: The portion of a facade between columns or piers providing regular divisions and usually marked by windows.

Bay Window: A projecting window that forms an extension to the floor space of the internal rooms; usually extends to the ground level.

Belt Course: A horizontal band usually marking the floor levels on the exterior facade of a building.

Board and Batten: Siding fashioned of boards set vertically and covered where their edges join by narrow strips called battens.

Bond: A term used to describe the various patterns in which brick (or stone) is laid, such as "common bond" or "Flemish bond".

Bracket: A projecting element of wood, stone or metal which spans between horizontal and vertical surfaces (eaves, shelves, overhangs) as decorative support.

Bulkhead: The structural panels just below display windows on storefronts. Bulkheads can be both supportive and decorative in design. Nineteenth century bulkheads are often of wood construction with rectangular raised panels. Twentieth century bulkheads may be of wood, brick, tile, or marble construction. Bulkheads are also referred to as kickplates.

Bungalow: Common house form of the early twentieth century distinguished by horizontal emphasis, wide eaves, large porches, and multi-light doors and windows.

Capital: The head of a column or pilaster.

Casement Window: A window with one or two sashes which are hinged at the sides and usually open outward.

Clapboards: Horizontal wooden boards, thinner at the top edge, which are overlapped to provide a weather-proof exterior wall surface.

Classical Order: Derived from Greek and Roman architecture, a column with its base, shaft, capital and entablature having standardized details and proportions, according to one of the five canonized modes- Doric, Tuscan, Ionic, Corinthian, or Composite.

Clipped Gable: A gable roof where the ends of the ridge are terminated in a small, diagonal roof surface.

Column: A circular or square vertical structural member.

Common Bond: A brickwork pattern where most courses are laid flat, with the long "stretcher" edge exposed, but every fifth to eighth course is laid perpendicularly with the small "header" exposed, to structurally tie the wall together.

Corbel: In masonry, a projection, or one of a series of projections, each stepped progressively farther forward with height and articulating a cornice or supporting an overhanging member.

Corinthian Order: Most ornate classical order characterized by a capital with ornamental acanthus leaves and curled fern shoots.

Cornice: The uppermost, projecting part of an entablature, or feature resembling it. Any projecting ornamental molding along the top of a wall, building, etc.

Cresting: A decorated ornamental finish along the top of a wall or roof, often made of ornamental metal.

Cross-gable: A secondary gable roof which meets the primary roof at right angles.

Dentils: A row of small tooth-like blocks in a classical cornice.

Doric Order: A classical order with simple, unadorned capitals, and with no base.

Dormer Windows: A window that projects from a roof.

Double-hung Window: A window with two sashes, one sliding vertically over the other

Eave: The edge of a roof that projects beyond the face of a wall.

Ell: The rear wing of a building, generally one room wide and running perpendicular to the principal building.

Engaged Column: A round column attached to a wall.

Entablature: A part of a building of classical order resting on the column capital; consists of an architrave, frieze, and cornice.

Fanlight: A semi-circular window usually over a door with radiating muntins suggesting a fan.

Fascia: A projecting flat horizontal member or molding; forms the trim of a flat roof or a pitched roof; also part of a classical entablature.

Fenestration: The arrangement of windows on a building.

Finial: A projecting decorative element, usually of metal, at the top of a roof turret or gable.

Fishscale Shingles: A decorative pattern of wall shingles composed of staggered horizontal rows of wooden shingles with half-round ends.

Flashing: Thin metal sheets used to prevent moisture infiltration at joints of roof planes and between the roof and vertical surfaces.

Flat Arch: An arch whose wedge-shaped stones or bricks are set in a straight line; also called a jack arch.

Flemish Bond: A brick-work pattern where the long "stretcher" edge of the brick is alternated with the small "header" end for decorative as well as structural effectiveness.

Fluting: Shallow, concave groove running vertically on the shaft of a column, pilaster, or other surface.

Foundation: The lowest exposed portion of the building wall, which supports the structure above.

Frieze: The middle portion of a classical cornice; also applied decorative elements on an entablature or parapet wall.

Gable: The triangular section of a wall to carry a pitched roof.

Gable Roof: A pitched roof with a downward slope on either side of a central, horizontal ridge.

Gambrel Roof: A ridge roof with two slopes on either side.

Ghosts: Outlines or profiles of missing buildings or building details. These outlines may be visible through stains, paint, weathering, or other residue on a building's facade.

Ghost Sign: The faint remains of advertisements painted on a building wall.

Greek Revival Style: Mid-nineteenth century revival of forms and ornament of architecture of ancient Greece.

Hipped Roof: A roof with uniform slopes on all sides.

Hood Molding: A projecting molding above an arch, doorway, or windows, originally designed to direct water away from the opening; also called a drip mold.

Ionic Order: One of the five classical orders used to describe decorative scroll capitals.

Infill: New construction where there had been an opening before, such as a new building between two older structures; or block infill in an original door or window opening.

Jack Arch: (see Flat Arch)

Keystone: The wedge-shaped top or center member of an arch.

Knee Brace: An oversize bracket supporting a cantilevered or projecting element.

Lattice: An openwork grill of interlacing wood strips used as screening.

Lintel: The horizontal top member of a window, door, or other opening.

Mansard Roof: A roof with a double slope on all four sides, with the lower slope being almost vertical and the upper almost horizontal.

Masonry: Exterior wall construction of brick, stone, or stucco laid up in small units.

Massing: The three-dimensional form of a building

Metal Standing Seam Roof: A roof composed of overlapping sections of metal such as copper-bearing steel or iron coated with a terne alloy of lead and tin. These roofs were attached or crimped together in various raised seams for which the roofs are named.

Modillion: A horizontal bracket, often in the form of a plain block, ornamenting, or sometimes supporting, the underside of a cornice.

Mortar: A mixture of sand, lime cement, and water used as a binding agent in masonry construction.

Mullion: A heavy vertical divider between windows or doors.

Muntin: A secondary framing member to divide and hold the panes of glass in multi-light window or glazed door.

Neo-Classical Revival Style: Early twentieth century style which combines features of ancient, Renaissance, and Colonial architecture; characterized by imposing buildings with large columned porches.

Oriel Window: A bay window which emerges above the ground floor level.

Paired Columns: Two columns supported by one pier, as on a porch or balcony.

Palladian Window: A window with three openings, the central one arched and wider than the flanking ones.

Panelled Door: A door composed of solid panels (either raised or recessed) held within a framework of rails and stiles.

Parapet: A wall-like barrier that is an extending above the edge of a roof, terrace, balcony, or other structures and is a portion of an exterior wall that continues above the line of the roof.

Pediment: A triangular crowning element forming the gable of a roof; any similar triangular element used over windows, doors, etc.

Pier: A vertical structural element, square or rectangular in cross-section.

Pilaster: A square pillar attached, but projecting from a wall, resembling a classical column.

Pitch: The degree of the slope of a roof.

Portico: A roofed space, open or partly enclosed, forming the entrance and centerpiece of the facade of a building, often with columns and a pediment.

Portland Cement: A strong, inflexible hydraulic cement used to bind mortar. Mortar or patching materials with a high Portland cement content should not be used on old buildings. The Portland cement is harder than the masonry thereby causing serious damage over annual freeze-thaw cycles.

Preservation: The act of maintaining the form and character of a building or historic district as it presently exists. Preservation stops deterioration and stabilizes the structure.

Pressed Tin: Decorative and functional metal work made of molded tin used to sheath roof, bays, and cornices.

Pyramidal Roof: A roof with four identical sides rising to a central peak.

Queen Anne Style: Popular late nineteenth century revival style of early eighteenth century English architecture, characterized by irregularity of plan and massing and a variety of texture.

Quoins: A series of stone bricks, or wood panels ornamenting the outside of a wall.

Reconstruction: The accurate recreation of a vanished, or irreplaceably damaged structure, or part thereof, the new construction recreates the building's exact form and detail as they appeared at some point in history.

Restoration: The process of accurately taking a building's appearance back to a specific period of time by removing later work and by replacing missing earlier features to match the original.

Ridge: The top horizontal member of a roof where the sloping surfaces meet.

Rusticated: Roughening of stonework or concrete blocks to give greater articulation to each block.

Sash: The moveable framework containing the glass in a window.

Segmental Arch: An arch whose profile or radius is less than a semicircle.

Semi-circular Arch: An arch whose profile or radius is a half-circle, the diameter of which equals the opening width.

Sheathing: An exterior covering of boards or other surfaces applied to the frame of the structure.
(see Siding)

Shed Roof: A gently-pitched almost flat roof with only one slope.

Sidelight: A vertical area of fixed glass on either side of a door or window.

Siding: The exterior wall covering or sheathing of a structure.

Sill: The bottom crosspiece of a window frame.

Spindles: Slender, elaborately turned wood dowels or rods often used in screens and porch trim.

Stabilization: The essential maintenance of a deteriorated building as it exists at present, establishing structural stability and a weather-resistant enclosure.

Surround: An encircling border or decorative frame, usually at windows or doors.

Swag: Carved ornament in the form of a cloth draped over supports, or in the form of a garland of fruits and flowers.

Transom: A horizontal crosspiece separating a door or the like from a window or fanlight above it.

Transom Window (Transom Light): A window above a crosspiece separating a door or the like from a window.

Trim: The decorative framing of openings and other features on a facade.

Turret: A small slender tower.

Veranda: A covered porch or balcony on a building's exterior.

Vergeboard: The vertical face board following and set under the roof edge of a gable, sometimes decorated by carving.

Vernacular: A regional form or adaptation of an architectural style.

Wall Dormer: Dormer created by the upward extension of a wall and a breaking of the roofline.

Water Table: A projecting horizontal ledge, intended to prevent water from running down the face of a wall's lower section.

Weatherboard: Wood siding consisting of overlapping boards usually thicker at one edge than the other.

Appendix C: Guideline Chart for the Russellville Downtown Historic District

Type of Work	Historic District Commission Approval (COA) <u>Not Required</u>	Certificate of Appropriateness (COA) <u>Required</u>	City Building Permit <u>Required</u>
Additions		X	X
Architectural Details Brackets, Trim, Cornices		X	X
Awnings & Canopies		X	X
Brickwork (New, Tuckpointing, Cleaning)		X	X
Chimneys		X	X
Curb Cuts		X	X
Decks		X	X
Demolition		X	X
Doors		X	X
Fencing		X	X
Fire Escapes		X	X
Foundations		X	X
Garbage Collectors	X	X	
Glass Replacement (Matching Original)	X		
Glass Replacement (Not Matching)		X	
Historic Glass Removal		X	
Handicapped Ramps		X	X
Landscaping	X		
Light Fixtures		X	
Masonry Repair & Cleaning		X	

Russellville Downtown Historic District Design Guidelines

Type of Work	Historic District Commission Approval (COA) <u>Not Required</u>	Certificate of Appropriateness (COA) <u>Required</u>	City Building Permit <u>Required</u>
Material Changes Siding, Metal, Brick		X	X
Mechanical Systems		X	X
Moving Buildings		X	X
Murals		X	X
New Construction		X	X
Paint Colors	X		
Painting Masonry not previously painted		X	
Paint Removal from Masonry		X	
Parking Lots		X	X
Public Improvements		X	X
Rain Gutters	X		
Retaining Walls		X	X
Roofs (Materials, Change to shape)		X	X
Satellite Dishes		X	
Screens		X	
Shutters		X	
Signs		X	X
Skylights		X	X
Solar Collectors		X	X
Staircases (Exterior)		X	X
Steps		X	X
Storm Windows, Doors		X	X
Security Bars		X	X
Window Changes		X	X