

**HALE AVENUE HISTORIC DISTRICT  
OSCEOLA, ARKANSAS**

**DESIGN GUIDELINES**  
*A Guide to Rehabilitation & New Construction*

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**for the**

**HALE AVENUE HISTORIC DISTRICT**  
**OSCEOLA, ARKANSAS**

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Hale Avenue Historic District Map



## Section 1

*The use of these design guidelines is intended to assist property owners in the Hale Avenue 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.*

### INTRODUCTION



The *Hale Avenue 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 Osceola, Arkansas.

The Hale Avenue 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 economical 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 Osceola 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 Osceola's downtown.

As a communication tool between the Osceola Historic District Commission and the public, these guidelines describe the context of Osceola'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 Hale Avenue 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 Osceola Historic District Commission. Also described within, are the building elements important to the architectural styles found in the Hale Avenue Historic District.

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

The review process for buildings within the Hale Avenue 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 Osceola, 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.

#### Osceola Historic District Commission:

The Osceola 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 Hale Avenue Historic District.

## Section 2

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

### PHILOSOPHY OF DESIGN GUIDELINES



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 Osceola Historic District Commission in reviewing applications for a Certificate of Appropriateness (COA) in a combined effort to preserve the unique character of downtown Osceola, Arkansas.

While the continuity of the Hale Avenue 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 Osceola Historic District Commission at (479)968-2090 early in the planning process.

## Section 3

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

### **LOCAL ORDINANCE HISTORIC DISTRICT**

#### **Hale Avenue Historic District:**

The ordinance establishing the Hale Avenue 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- Appendix C).

The state statute establishes a procedure for enacting local historic district ordinances. The City of Osceola adopted Ordinance No. 1998-736 establishing the Osceola Historic District Commission and the Hale Avenue Historic District under this enabling legislation. This ordinance designates a portion of downtown Osceola, hereafter referred to as the “Hale Avenue 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 Hale Avenue 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 Hale Avenue Historic District.

Project applications must be filed with the Osceola, Arkansas Department of Planning & Zoning. Approval for projects is given by the Osceola 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 Hale Avenue Historic District was listed in the National Register of Historic Places on September 14, 1987, and its boundaries were increased in 2003 and 2008.

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 Osceola Historic District Commission staff in the Main Street Osceola office 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 Osceola 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 Main Street Osceola office at (870)563-6177.

## Section 4

*The design review process is designed to promote preservation of historic, cultural and architectural heritage within the Hale Avenue Historic District. The goal is to maintain downtown as a cohesive commercial and governmental center of Osceola 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 Osceola'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 Hale Avenue Historic District Design Guidelines and the Main Street Osceola office (870)563-6177.

#### **4.2 Obtain a Certificate of Appropriateness (COA)**

Applications for Certificate of Appropriateness (COA) may be obtained from the Main Street Osceola office, located at 108 W. Hale Avenue (870)563-6177.

Applicants should complete the Certificate of Appropriateness (COA) application and return to the Main Street Osceola office 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:

- 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 fifteen (15) days prior to the public hearing.

### **4.3 Submission of Application**

A Certificate of Appropriateness (COA) application must be completed in detail and filed with the Main Street Osceola office. To be included on the agenda for the next Historic District Commission meeting, Certificate of Appropriateness (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 Osceola Historic District Commission are held on the second Monday of each month. Check with the Main Street Osceola office 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 Hale Avenue 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 Osceola Historic District Commission, the application will be scheduled for the next regular meeting of the Commission. Regular meetings are held at 12:00 P.M. the second Monday of each month at the Main Street Osceola offices, located at 108 W. Hale Avenue, Osceola, Arkansas.

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

No building permit from the City of Osceola, Arkansas will be issued if the Certificate of Appropriateness (COA) application has been denied. Appeals of the Osceola Historic Commission's decisions shall be made to the Circuit Court of Mississippi County, Arkansas.

An authorized representative of the applicant must be present at the Osceola Historic District Commission meeting for consideration of any Certificate of Appropriateness application.

After receipt of Certificate of Appropriateness (COA) approval, applicant must display on the property, in a prominent location, a copy of the Certificate of Appropriateness (COA) approval.

### **4.6 Building Permit**

The design review process is initiated when a property owner whose property lies within the Hale Avenue Historic District (see map on page 11 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 Certificate of Appropriateness (COA) has been approved by the Historic District Commission. Apply for a building permit in the Department of Planning at Osceola City Hall after obtaining a Certificate of Appropriateness (COA) from the Osceola Historic District Commission.

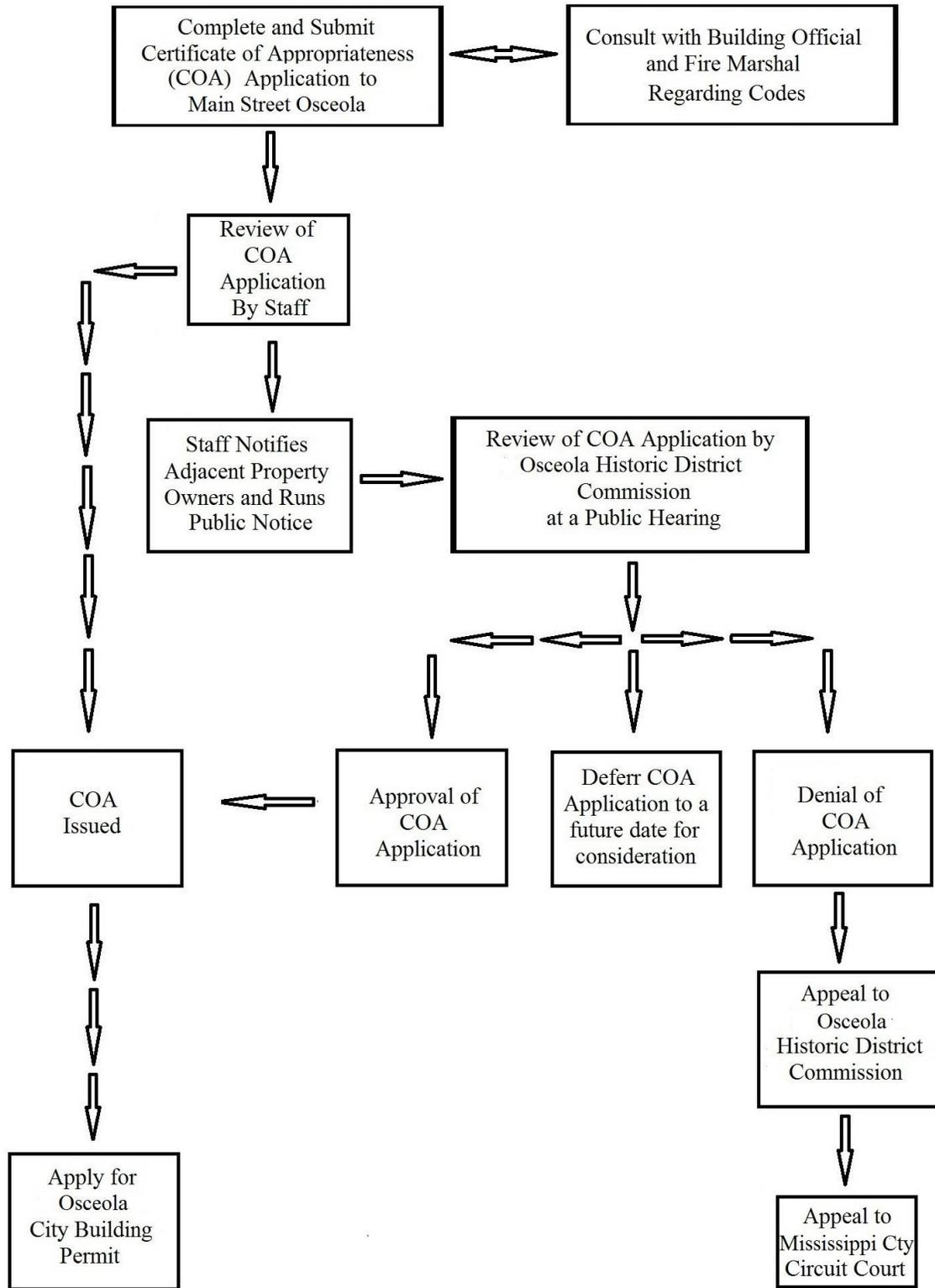
#### **4.7 Code**

Work undertaken in the Hale Avenue Historic District must conform to all codes and requirements of the City of Osceola, Arkansas. Particular care will be taken to ensure that the Hale Avenue 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 Certificates of Appropriateness (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 Osceola Historic District Commission BEFORE undertaking a change or deviation from the Certificate of Appropriateness (COA).

### Certificate of Appropriateness Application and Review Process Flow Chart



## Section 5

*The changes which will occur in the Hale Avenue 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 Hale Avenue Historic District :**

- Protect the integrity and the historic aspects of Osceola, Arkansas.
- Foster a sense of community pride in the history of Osceola, Arkansas.
- Convey a sense of identity and consistency in the Hale Avenue 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 Hale Avenue 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.

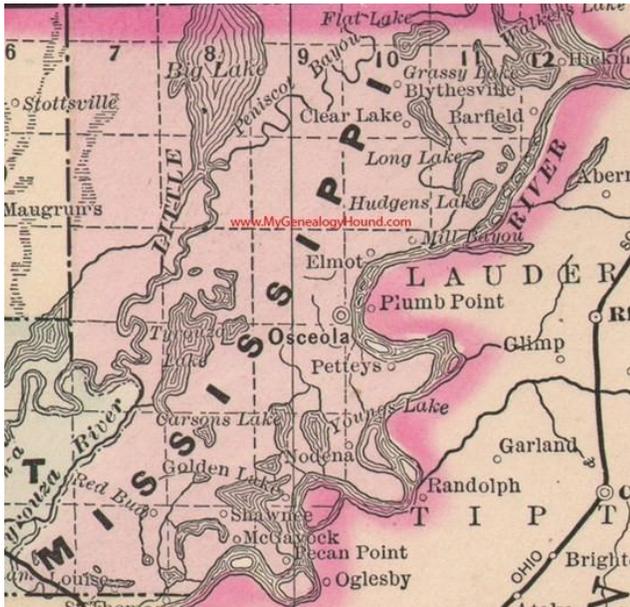
**Design Goals for New Buildings and Alteration of Non-Historic Structures:**

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

## Section 6

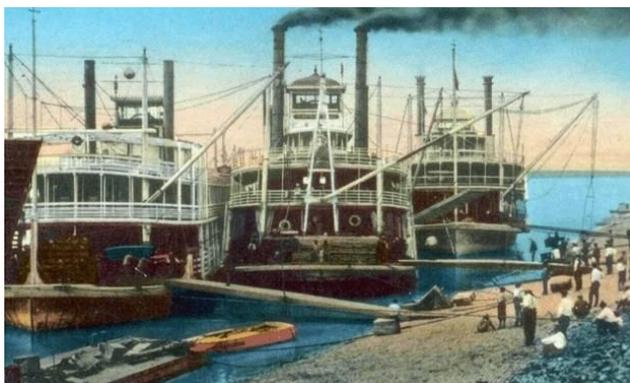
*In order for all of the goals in these design guidelines to be important and obtainable, it is critical that the existing character of Osceola and its history not only be understood but reflected in its historical structures.*

### Historical Overview of Osceola



Osceola is an early settlement in northeastern Arkansas' Mississippi County. Located on a low, heavily wooded ridge on the western bank of the Mississippi River, Osceola was ideally situated as a steamboat landing. As commerce on the river declined, to be replaced by rail lines, Osceola re-established itself west of the original townsite, nearer the railroad. In an effort to reclaim rich farmland from severe overflow, the town's leaders championed the organization of Drainage Districts in Arkansas in the early twentieth century. These men prepared a workable system of drainage laws, and persuaded the Arkansas legislature to enact them, subsequently creating a Drainage District in Mississippi County.

Osceola's history is marked by strong, progressive leaders, active merchant's associations, and a strong sense of community pride. The town's commercial area retains its character as a rural farming community with the cosmopolitan flavor of a river town.



In 1875, when the town of Osceola was incorporated, the small Mississippi River community consisted of one hotel, four saloons, two grocery stores, and residences built along a main street. River trade continued to thrive and the town grew steadily until the 1880s when the Frisco railroad line was built west of town. The railroad and the building of improved roadways marked a decline in river commerce, and the end of an era for Osceola.

Captain Samuel Spenser Semmes, a prominent attorney and former county judge, built his home near the railroad line and encouraged other

townsfolk to move their homes and businesses closer to the railroad. A townsite company was formed and lots were sold. The *Osceola Times*, always at the forefront of city development and progress, was housed in its new building located on the east side of what would become the Courthouse square. In 1902 Osceola had little more than 1,000 citizens. The city had a municipally owned electric power plant and 28 street lights. Promotional literature on the city billed Osceola as "eight hours from St. Louis and fifteen hours from Chicago". There were only a few brick buildings in the town at the turn of the century. Among them were the fashionable Borum Store at 201 West Hale Avenue, built by Mr. and Mrs. James D. Borum, and the next door Patterson Building, joined in 1904 by the adjacent Fred Patterson Store.



In 1901 a building boom was beginning on Hale Avenue. The Bank of Osceola, organized in 1891, built a large building in 1909 at 207 East Hale to house not only the bank, but several other businesses, including two attorneys, a real estate office, a grocer, and a cotton brokerage firm. In 1912, the Mississippi County Courthouse (listed on the National Register of Historic Places in 1978) was built on land donated by Judge W. J. Driver and painstakingly drained and filled to support the weight of the massive structure.

City services continued to develop. A water plant was organized in 1911, using a gasoline pump to pump water to a high tower, and gravity

for final distribution to homes and businesses. In 1911, the substantial, two story Bell Telephone Company Building was built in the 100 block of Ash Street by R.C. Rose, as his business began to feel its first real growing pains in the small community.

The forward thinking businessmen of the downtown area began talking about paving streets in 1911. By 1915, Osceola had fifteen miles of cement sidewalks, a \$100,000 light and power plant owned by the City, and a sewage system. The first paved street, Hale Avenue, was finally completed in 1917. The City prospered. Raines Play House at 216 West Hale was built in 1915 to house the town's post office, and J. T. Coston, the city's most prominent lawyer and an early proponent of the area's massive drainage project, constructed a building at 217 West Hale that same year to house his offices. In 1917, the Bryan and Hook (later Hubbard and Hoke) Dry Goods Store, widely acclaimed as one of the most up-to-date stores of its kind in Arkansas, was built at 213 Hale Avenue.



A road improvement district was formed in the 1910s to facilitate construction of roads from Osceola to points west in the county and primarily to build a "Good" road to Little Rock. This project was heralded as one of the greatest advancements in the county's history. The *Osceola Times* reported "new roads will give land owners access to the markets at all seasons of the year....we expect the population to double

in the next ten years as a result of the link a new series of roads would give the farming community.”

Blytheville, the only other sizable town in the county was beginning to vie for business in the area and in 1915 ran ads offering free round trip train fare if Osceolans would come to Blytheville to shop. Merchants in Osceola stepped up their advertising policies and improved their businesses to avoid losing customers. The economy in Mississippi County was healthy in the first decades of the twentieth century and Osceolans considered themselves in an era of prosperity.



The first movie theater opened with great fanfare, businesses flourished and crops were plentiful. *The Osceola Times* and city officials continued to promote civic pride. In 1916 Osceola began its first baseball team, tent Chautauquas came through town, and the automobile became a common sight on the streets of the town.

By 1918 Osceola had a population of 3,000. The early 1920s saw the continued surge of progress and building in the town with construction of an elaborate new building for Citizen's Bank (later Planters Bank) at 200 East Hale. In 1926, a new three story brick jail was constructed at 300 South Poplar Street. In 1924, a St. Louis investment banking firm rated Mississippi

County highest on their list of the most promising places to live.

By the late 1920s prosperous economic conditions began to deteriorate as a series of disastrous floods plagued the county. The most destructive of these were the 1927 floods, effecting much of the state. Thousands of acres of crops were destroyed. Hardest hit by the 1927 flood was Eastern Arkansas where citizens sought refuge from the water on the upper floors of buildings. The Mississippi County jail in Osceola housed a number of people on its third floor during this flood. Years of severe drought followed, and by 1929 the crash of the stock market only compounded the desperate economic conditions already existing in Mississippi County. Small community banks in the county had begun to fail as early as 1923. One of Osceola's two banks, Citizens Bank, closed its doors in 1928, reopened under a new name and failed again two years later. Economic progress in Osceola came to a standstill.

As the President Franklin D. Roosevelt administration began implement programs to combat the effects of the greatest economic depression in the country's history, Osceola began to feel some relief. The Works Progress Administration constructed a new post office at 316 West Hale in 1936. The formal dedication of this building was cause for celebration in the community because it signified a step toward economic stability.

During the years of the Great Depression, three brothers who had moved to Mississippi County in 1915 and built a large real estate and banking business, loaned millions of dollars to farmers in the area. In 1936 the Florida brothers built a large Art Deco marble building to house their investment banking company in downtown Osceola. At the same time one of the brothers, Thomas P. Florida, built a small building directly across the street from the new post office

reflecting modernistic styling in its architectural design to house his real estate business.

In 1937 the worst flood in the history of Osceola drove thousands of people from their homes and businesses. Farmlands and crops were ruined. This severe flood prompted the government to assist in construction of the St. Francis levee and similar levees along the Mississippi River. Today Osceola utilizes the river as a port terminal for both import and export of agricultural products and supplies. The city has begun to shift its financial base from agriculture

to industrial development.

Although Osceola has continued to expand west toward a major interstate highway, the historic downtown business district remains the center of commerce and government in Mississippi County. Today the Hale Avenue area remains a principal shopping and business district in Osceola; the fabric of a viable and contiguous downtown is still present.

## Section 7

*This section describes the physical appearance of the Hale Avenue Historic District with its various architectural styles and building types.*

### General Character of the Hale Avenue Historic District

Osceola is located in the northeastern section of Arkansas. Bordered on the east by the Mississippi River, the city is flat, and low-lying. As a regional hub of commerce on the Mississippi River, the town of Osceola began near the river and grew to the west. Hale Avenue was the town's main commercial corridor and the seat of Mississippi County government.

The Hale Avenue Historic District is located in the heart of historic downtown Osceola and contains over fifty buildings along the 100 and 200 blocks of E. Hale Avenue, 100 through 300 blocks of W. Hale Avenue, and buildings on N. Poplar, Ash, and N. and S. Pecan Street. The Hale Avenue Historic District was listed in the National Register of Historic Places on 9-14-87, with boundary increases in 2003 and 2008. This cohesive group of buildings in downtown Osceola represents the early growth and development of the town.

The focal point of downtown Osceola is the courthouse square, containing the Mississippi County Courthouse. Constructed in 1912, it is an imposing three-story Neo-Classical style, four-story building with copper-covered dome. As the center of Mississippi County government, the courthouse continues to bring people to the historic business district around it.

The terrain of downtown Osceola is flat and streets are laid out in a grid pattern. Railroad tracks run perpendicular through Hale Avenue, dividing the street into East and West Hale Avenue. As Osceola's major historic commercial

corridor, Hale Avenue is a wide street lined with one and two-story brick commercial buildings aligned at the sidewalk edge.

The only church in the Hale Avenue Historic District is Calvary Episcopal Church at 101 N. Ash Street. Constructed c. 1904, the building is one-story, brick, with a bell tower on its northeast corner. Streetscaping with trees and bump-outs at corner of blocks with landscaping provides a pleasant environment. A prominent vacant lot facing the courthouse at S. Poplar and W. Hale Avenue is a public green space incorporated into the streetscape. Grounds of the courthouse square offer shade and green space to the downtown.



Early photographs demonstrate Osceola'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. Emphasis was placed on large open storefronts with large display windows resting on

brick or frame lower panels also called bulkheads. Arrangements of goods for sale would be placed on display in the windows by the merchant. Doors were sometimes flush with the display windows but more often were recessed several feet to provide more display area and have the psychological effect of drawing the shopper into the store. Above the doors and display windows were large glass transoms to allow light into the store.



Many of the original characteristics of the building designs remain. Upper brick facades of the buildings are embellished with a variety of designs. One-story buildings' decoration generally take the form of brickwork laid in extended or recessed patterns called corbelling. This corbelling varies from simple in design to elaborate with designs imitating classical details such as dentil and brackets.

Two-story structures had similar storefront designs, but an offset door was added to lead to the second story. These upper floor areas had a number of uses. Merchants used the upper floors as residences for their families, as offices for other businesses or as warehouse space.

Although a variety of architectural styles are found in the district, including Italianate, Colonial Revival, Classical Revival, and Art Deco, the majority of the buildings are vernacular forms of commercial styles typical of early twentieth-century small southern towns. Buildings are masonry, one or two-story. Flat

roofs with parapets cover most of the district's buildings.

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 and elaborate cornices.

The typical late 19<sup>th</sup> century and early 20<sup>th</sup> century Commercial Vernacular style building 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 style of building.

In addition to the variations of vernacular commercial building designs, the Hale Avenue Historic District contains three buildings with Art Deco style characteristics. The Florida Brothers & Company buildings at 303 and 317 W. Hale Avenue, constructed in 1936, are one-story with cut-stone walls and decorative detail at its entry. Fluted pilasters with decorative cast-concrete design on the capitols are found on the Swift Funeral Home building at 108 E. Hale Avenue.

The Post Office building at 316 W. Hale Avenue, constructed in 1936 by the Works Progress Administration (WPA) features three round-arched openings on its front. Characterized by its symmetrical façade with centered porch, the Colonial Revival style is seen in the Progressive Club building at 320 W. Hale Avenue.

In addition to the Mississippi County Courthouse, the Neo-Classical style is seen in the First State Bank/Planters Bank building at 200 E. Hale. A formal triangular pediment with fluted Doric capped columns mark the front of the building. Round-arched windows with keystones top tree-part windows along the south side of the building.

The Hale Avenue Historic District contains a few buildings representing the period beginning in

the 1940s through 1960. The building at 113 S. Pecan features Art Moderne style elements in its glass block and metal casement windows. Two small, one-story with flat roof Mid-century office buildings are located at 318 W. Hale and 311 W. Hale, and 113 S. Pecan.



The majority of the historic commercial buildings in the Hale Avenue Historic District remain intact, although many have been altered. These alterations are generally confined to the fronts of buildings. Storefronts were often changed to respond to new styles in advertising and merchandising needs. These changes often negate the original design of the building and

detract from its appearance. Frequent changes have been the covering of the upper portions of the fronts of buildings with metal or other applied sidings and the bricking in of second story windows.

Broad streets lined with masonry buildings, each with their own architectural details give the Hale Avenue Historic District its character. Downtown Osceola is a visual legacy, linking present and future generations through their heritage. The City of Osceola recognizes that change is an important element in the city's evolution. Careful consideration of changes in the Hale Avenue Historic District will allow the distinctive character of Osceola's historic downtown to remain.

*“We shape our buildings; thereafter, our buildings shape us”*  
Winston Churchill

## Section 8

*This section describes the most common historic architectural styles in the Hale Avenue Historic District. The style descriptions note which features are significant to each style. Few of the buildings in Osceola'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.*

### Architecture of the Hale Avenue Historic District

#### 8.1 Italianate 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 19<sup>th</sup> and Early 20<sup>th</sup> Century Commercial Vernacular

### 1880-1940

The commercial storefront of the late 19<sup>th</sup> and early 20<sup>th</sup> 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.

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 Hale Avenue 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 Art Deco

### 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
- Repetitive geometric forms



## 8.4 Colonial Revival

### 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.

The only example of the Colonial Revival style in the Hale Avenue 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.

### Characteristics

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



## 8.5 Classical Revival

### 1890-1930

Reacting against the excesses of the Victorian styles, architects turned to ancient Greek and Roman models for inspiration and created the Classic Revival style. Because it suggested the timeless ideal of strength and stability, this style was popular for government, civic and mercantile structures and became almost a national symbol.

These facades were very formal in character and usually symmetrical in composition. The whole range of classical design motifs were used; the temple front composition (pediment, entablature and columns), columns and rows of dentils (trim under the cornice that look like rows of teeth), moldings, balustrades. The overall character of the facade was one of great refinement.

To emulate the bleached ruins of ancient classic architecture, the Classic Revival facade was always white or off-white in color. Brick, terra cotta and stone were all used with dark trim. The use of bronze for decorative detailing was also common.

### Characteristics

- Formal, symmetrical facade
- Light color wall material
- Use of Classical components
  - Pediments
  - Columns
  - Balustrades
  - Dentils.



## 8.6 Mid 20th Century Commercial Vernacular

### 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 20<sup>th</sup> 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



## Section 9

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

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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 buildings, 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.*



## 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/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/in<sup>2</sup> 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/in<sup>2</sup>.
- 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 Hale Avenue 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 Acceptable

## 10.8 CODES

- A. The standard City of Osceola, 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

- A. Use colors to create a coordinated color scheme for the building. The facade should “read” as a single composition.
- B. Use natural colors of building materials, such as the buff color of limestone, or red color of brick as the base for developing the overall color scheme.
- C. Matte finishes are preferred to glossy.
- D. Reserve the use of bright colors for accents only. Bright colors may highlight entries, for instance.
- E. Using the historic color scheme of the building is preferred when evidence exists. Masonry and brickwork was usually unpainted.
- F. Paint charts of appropriate colors are available at the Main Street Office.
- G. Staff of Main Street 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.



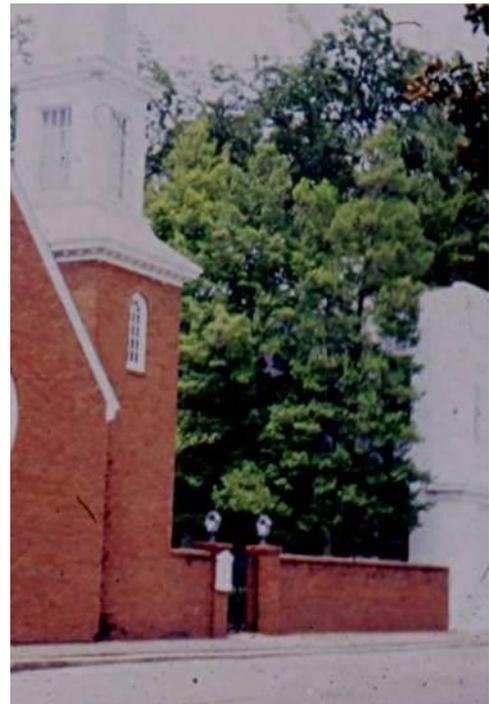
## 10.11 DEMOLITION

- A. The demolition of any original feature or part of a historic building should be avoided.
- B. Demolition of a building that contributes to the historic or architectural integrity of the historic district should not occur, unless:
- C. 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 Osceola Historic District Commission.
- D. Where economic hardship (the fact that no reasonable return on or use of the building exists) has been demonstrated and proven.
- E. Where rehabilitation is not feasible due to severe structural instability or deterioration of a building.
- F. The building has lost its original architectural integrity and no longer contributes to the historic district.
- G. No other reasonable alternative is feasible, including relocation of the building.



## 10.12 FENCES AND 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 Hale Avenue 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 and FLAG POLES

- 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 Hale Avenue Historic District must be respectfully maintained.
- B. Any new monuments and markers must be approved by the Osceola Historic District Commission.

## 10.20 MURALS & FREE STANDING PUBLIC ART

- A. It may be appropriate to paint murals on the side or rear walls of buildings in the Hale Avenue Historic District.
- B. Retain existing "Ghost Signs" advertisement signage painted on the walls of buildings.
- C. Free-standing public art should be in scale with its surroundings and placed in a manner that does not inhibit pedestrian traffic. Public art projects should be reviewed by the Historic District Commission and 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 Osceola 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 Hale Avenue 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 AND PAVING

- A. The character of Osceola Historic District was largely established by the time automobiles were introduced. Plan parking lots to be sub-divided 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 AND 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.

### 10.27 SIGNAGE Continued

- 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:
  - 1. Flush-mounted on the wall
  - 2. Projecting from wall
  - 3. Painted on windows
  - 4. Attached to the inside of Windows
  - 5. Painted on the front flap of an awning
  - 6. Free-standing pole sign
- A. Exterior flood lights are generally unacceptable
- B. Lighted show windows are acceptable while harsh or bright white fluorescent lighting is discouraged.
- C. "Ghost" signs (historic painted wall signs) should be preserved and not removed.
- D. Painted wall signs or murals may be appropriate but must be approved.

- E. 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.
- F. The use of logos, either registered or unregistered, upon signs will need to comply with the guidelines pertaining to size and color.
- G. 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.
- H. 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.

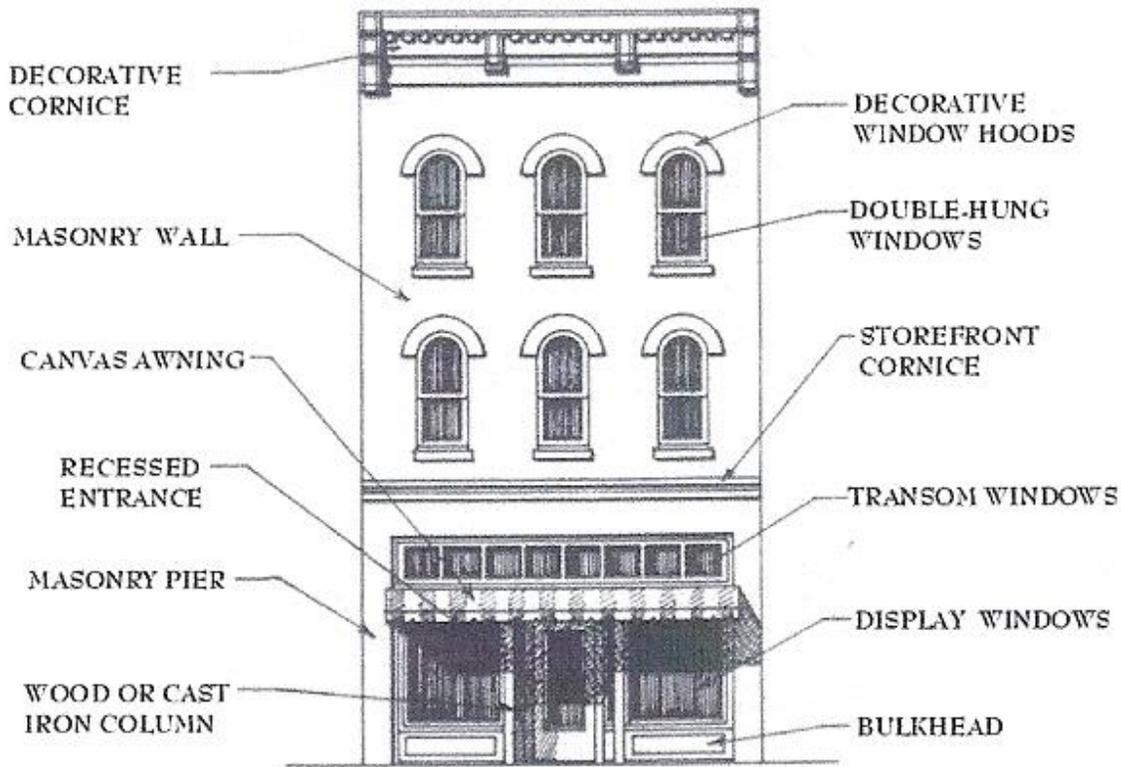
#### **10.29 SOLAR/ ENERGY CONSERVATION EQUIPMENT**

*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 obscure 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 Osceola 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 encouraged 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.

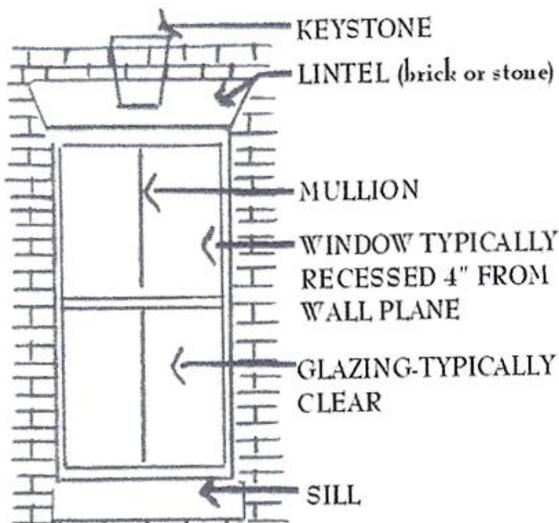
### 10.31 STRUCTURAL GLASS

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



Typical Window Elements

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

### 10.34 WINDOWS & DOORS Continued

- 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 Osceola codes.



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

Frank Gehry

## 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.

## Section 12

*Since characteristics differ within the Hale Avenue 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.*

### GUIDELINES FOR NEW CONSTRUCTION

#### 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

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

#### 12.4 FORM AND 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

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

### **12.7 ENTRANCES**

A. 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 Hale Avenue 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 Osceola 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

A. 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 Osceola Historic District Commission is available to offer advice and applicable regulations and permits needed for relocation of a building in the Hale Avenue 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 Osceola Historic District Commission. Buildings that contribute to the historic character of the district are vital in retaining the character of downtown Osceola.

- 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 Hale Avenue 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:
- The building's condition poses threats to public safety and welfare as determined by the building or code inspector.
  - 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.
  - Economic hardship has been demonstrated, proven and accepted by the Osceola 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.
  - Building's architectural integrity has been permanently lost.
  - No other reasonable alternative is feasible, including relocation of the building.

**Appendix A: Hale Avenue Historic District Map**



## Appendix B: Glossary of Terms

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### DEFINITIONS

#### 1. Procedural Definitions

***Certificate of Appropriateness:*** A document awarded by the Osceola Historic District Commission (RHDC) allowing an applicant to proceed with a proposed rehabilitation, renovation, preservation, alteration, demolition, or new construction in a designated district 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. Osceola, 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 Mississippi 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 Osceola 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 Osceola, 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 of Architectural 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.

**OSCEOLA HISTORIC DISTRICT COMMISSION  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

**PROPERTY**

Historic Name \_\_\_\_\_

Address \_\_\_\_\_

**OWNER**

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

**PERSON FILING APPLICATION, IF OTHER THAN OWNER**

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Relationship to Applicant \_\_\_\_\_

**CONCISE DESCRIPTION OF PROPOSED WORK**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ATTACH ADDITIONAL PAGES IF NECESSARY. INCLUDE ANY DRAWINGS,  
PLANS, SAMPLES, OR OTHER MATERIALS THAT DESCRIBE YOUR PROJECT.**

All work is limited to item(s) listed above and is contingent upon the Osceola Historic District Commission's approval. Please list and provide samples of colors, drawings, diagrams and all other pertinent information. Failure to provide adequate information may cause delays or denial. Attach additional pages if necessary. For assistance, please contact the Director of the Osceola Historic District Commission at 870-563-6177.

**I hereby apply for a Certificate of Appropriateness**

\_\_\_\_\_  
Applicant's Signature Date

**OSCEOLA HISTORIC DISTRICT COMMISSION  
CERTIFICATE OF APPROPRIATENESS**

The Osceola Historic District Commission hereby **APPROVES / DENIES** this Certificate.

\_\_\_\_\_  
Chair, Osceola Historic District Commission

\_\_\_\_\_  
Director, Osceola Historic District Commission

**Conditions** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Comments** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Appendix G: Guideline Chart for the Hale Avenue 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	

**Hale Avenue Historic District Design Guidelines**

<b>Type of Work</b>	<b>Historic District Commission Approval (COA) <u>Not Required</u></b>	<b>Certificate of Appropriateness (COA) <u>Required</u></b>	<b>City Building Permit <u>Required</u></b>
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