El Dorado

HISTORIC PRESERVATION PLAN



CITY OF EL DORADO, ARKANSAS

2020 HISTORIC PRESERVATION PLAN

JULY 15, 2020

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ARKANSAS HISTORIC PRESERVATION PROGRAM

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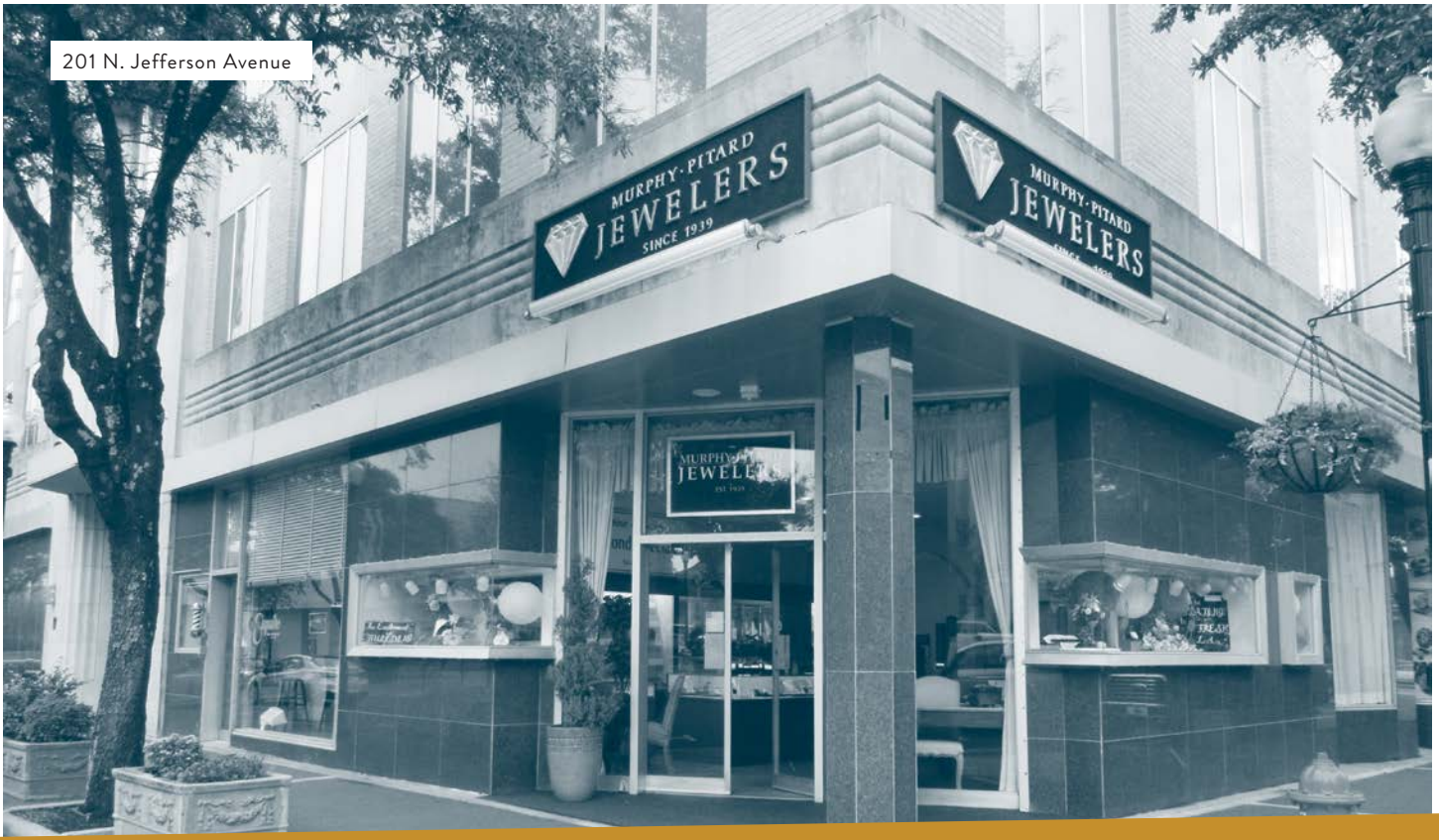
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CITY OF EL DORADO

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"CITY OF PRIDE AND PROGRESS"

Dear Friends,

When the El Dorado Historic District Commission began planning this project, it was with the hopes of building prosperity on the foundation of the achievements of the city's past. The Historic District Commission was created by the City of El Dorado in hopes of revitalizing and rehabilitating older buildings for local commerce and attracting tourists to enjoy the architecture and hospitality of the community. The efforts of the commission have saved businesses millions of dollars in taxes and reduced maintenance costs as well as helped new businesses take root in the community. With this new preservation plan prepared by our nationally recognized consultants, the commissioners look to build on this work and go even further.

We thank our friends at the Lakota Group for their tireless work in crafting this plan as well as our friends and neighbors across El Dorado for their continued support, including elected officials, city and county employees, business and property owners, workers, commissioners, Executive Director Elizabeth Eggleston, the Arkansas Historic Preservation Program, and civic-minded citizens.

The City of El Dorado has been an inspiration for many communities in using the past as an engine for the economic activity of the present. People across the state marvel at the vitality and charm of the downtown historic district, made possible thanks to the hard work of property owners and local craftsmen. The buildings of the historic downtown as well as homes and businesses throughout the city have a special place in the collective memory of El Dorado, and this preservation plan will make sure this continues for many generations to come.

Among the most noticeable features of this plan is the economic impact of preservation. Preservation, when properly implemented, can not only stabilize property values and the tax base for a community, it can rebuild entire neighborhoods and business districts. It can provide the stability that businesses need to thrive, as evidenced by the success of so many downtown merchants. In a time of great economic uncertainty for El Dorado and the nation in 2020, we present this preservation plan in hopes of offering a new road map of sustainability and economic progress for the city.

History is more than just the buildings; it is the people. The people of El Dorado have many stories to tell. These stories say many things about the structures but also about how the people lived and how the community came to be. We look forward to helping preserve the stories of generations past and forgotten communities. History shows that the wisdom of past generations and underrepresented communities can be as valuable in the long run as any capital resource.

Where the past once divided a community, we can use what is best about the past to heal the present and dream for a future together.

In this sense, we hope to use the past as a means to build for the future. This preservation plan offers the beginning of a bright and prosperous future through the richness found in years gone by.

Dr. Kenneth Bridges
2020 Chairman
Historic District Commission

Ms. Linda Rathbun
2019 Chairwoman
Historic District Commission



First Christian Church, North Madison Avenue and East Sheppard

Executive Summary

BUILDING ON PROGRESS

El Dorado, Arkansas is a community transformed by historic preservation. A revitalized downtown, a bustling and growing arts and entertainment district, and vibrant historic neighborhoods are visible testaments to that transformation, made possible by the robust, longstanding stakeholder commitment to historic preservation as a method for enhancing local quality of life. El Dorado residents of all walks of life value and treasure their heritage — they provide a visible connection to the past and the means to reinvent buildings and places. With this in mind, and years of success behind them, the people of El Dorado desire a new preservation vision and action framework, one that addresses existing issues, explores preservation frontiers, and builds on local momentum and stakeholder support for preservation's continued transformational impact.

To that end, in 2019, the City of El Dorado and its Historic District Commission applied for and received a Certified Local Government grant from the Arkansas Historic Preservation Program to help underwrite the creation of the community's first Historic Preservation Plan. For many communities, a historic preservation plan is an important tool for understanding what buildings, places and landscapes merit preservation and stewardship, as well as how they play vital roles in generating reinvestment in traditional neighborhoods and commercial districts. Creating a preservation plan also provides the opportunity for engaging the broader community and connecting with residents and stakeholders to learn about their own preservation concerns and aspirations.

The El Dorado Historic Preservation Plan summarizes El Dorado's past preservation successes, identifies current preservation needs and outlines the action initiatives to guide the community's historic preservation program over the next decade. Key elements of the Historic Preservation Plan focus on recognizing and designating a new generation of properties and places considered significant to El Dorado's heritage and visual character; promoting the continued revitalization of its downtown, spurring new forms of preservation initiatives in its older neighborhoods, and enhancing El Dorado's position as a regional heritage and cultural arts tourism destination. The Historic Preservation Plan serves the City of El Dorado, the Historic District Commission and its partner organizations and stakeholders as a guide for preservation action in the coming years.

PLANNING APPROACH

Creating the Historic Preservation Plan comprised a year-long, two-phase planning process initiated in August 2019. The first phase involved a comprehensive assessment of key preservation issues and activities, Historic District Commission operations and a review of El Dorado's historic resources — buildings, sites, landscapes and structures worthy of some form of future preservation and management. In addition, the assessment phase also identified and described important historic contexts in which to appropriately evaluate the significance and importance of El Dorado's historic buildings and places. Historic contexts are the periods of history and the historical forces that shaped a community's development, architecture and urban form.

Crafting preservation goals, action initiatives and implementation steps based on the identification of preservation planning issues encompassed the second phase of the planning process. Input and feedback from preservation stakeholders, including local elected and appointed officials, Historic District Commission members, partner organizations and community residents helped to shape the Historic Preservation Plan's actions and recommendations. This planning process and approach follow the Secretary of the Interior's Standards and Guidelines for Preservation Planning.

PLANNING RESULTS

The Historic Preservation Plan will guide the El Dorado's 's future preservation program through four preservation planning goals and corresponding action initiatives, organized around integral elements of a successful local historic preservation program.

- ***Documenting and Recognizing Historic Resources.*** An important aspect of any local preservation program is the identification, evaluation and designation of historic resources considered important to community history and heritage. Conducting ongoing survey efforts that identify significant historic buildings and places will help inform the Historic District Commission and the El Dorado community on future historic districts and landmarks. Telling El Dorado's complete heritage story, including the African American community, underrepresented in past preservation efforts, through designation and interpretive efforts is also a high-ranking preservation planning priority.
- ***Revitalizing El Dorado Through Place-Based Initiatives.*** El Dorado has had significant success in recent years with the revitalization of the downtown district. Main Street El Dorado and the Murphy Arts and Entertainment District have and continue to play major roles in the revitalization process. Continuing support for these organizations, as well as creating new incentives and other resources and programs will be key to spurring both preservation-based economic development and growth in the community's cultural arts sectors. In addition, initiatives that support housing rehabilitation and neighborhood conservation will help to preserve El Dorado historic housing stock and enhance community character.
- ***Engaging the El Dorado Community.*** Building a strong community historic preservation ethic involves close collaboration between the City of El Dorado and its Historic District Commission, preservation advocates, community partners and local residents. Preservation programs and educational initiatives that engage the community stakeholders in inclusive ways will promote greater involvement from El Dorado's diverse residents in future preservation efforts. Utilizing both traditional outreach methods and latter-day digital technologies will ensure a broader range of involvement and encourage a younger generation of El Dorado citizens to embrace and advocate for preservation.
- ***Managing the Preservation Program.*** A successful local historic preservation program requires an active and informed Historic District Commission. Ensuring the El Dorado Historic District Commission has the tools it needs to carry out preservation initiatives will strengthen its ability to preserve and protect El Dorado's historic resources. Revisiting local codes and ordinances, updating design guidelines, providing additional commissioner training and refining the Commission's current procedures will enhance the Commission operations. Promoting the Commission's successes and its work among local stakeholders regarding preservation issues will help strengthen its relationship with the community.

ACHIEVING THE PRESERVATION VISION

The City and the Historic District Commission, while comprised of dedicated preservation visionaries and advocates, cannot achieve this vision on its own. Implementing the Historic Preservation Plan's goals and action initiatives will require new partnerships and increased citizen stakeholder involvement. Creating working committees for education and neighborhood revitalization efforts in particular must include the participation of new preservation partners and other El Dorado stakeholders not currently involved in historic preservation — residents, realtors, religious institutions, agencies and departments, and schools and colleges, among others. Taking advantage of available preservation funding sources at the local, state and national levels will also be essential for the El Dorado community in building its preservation program.



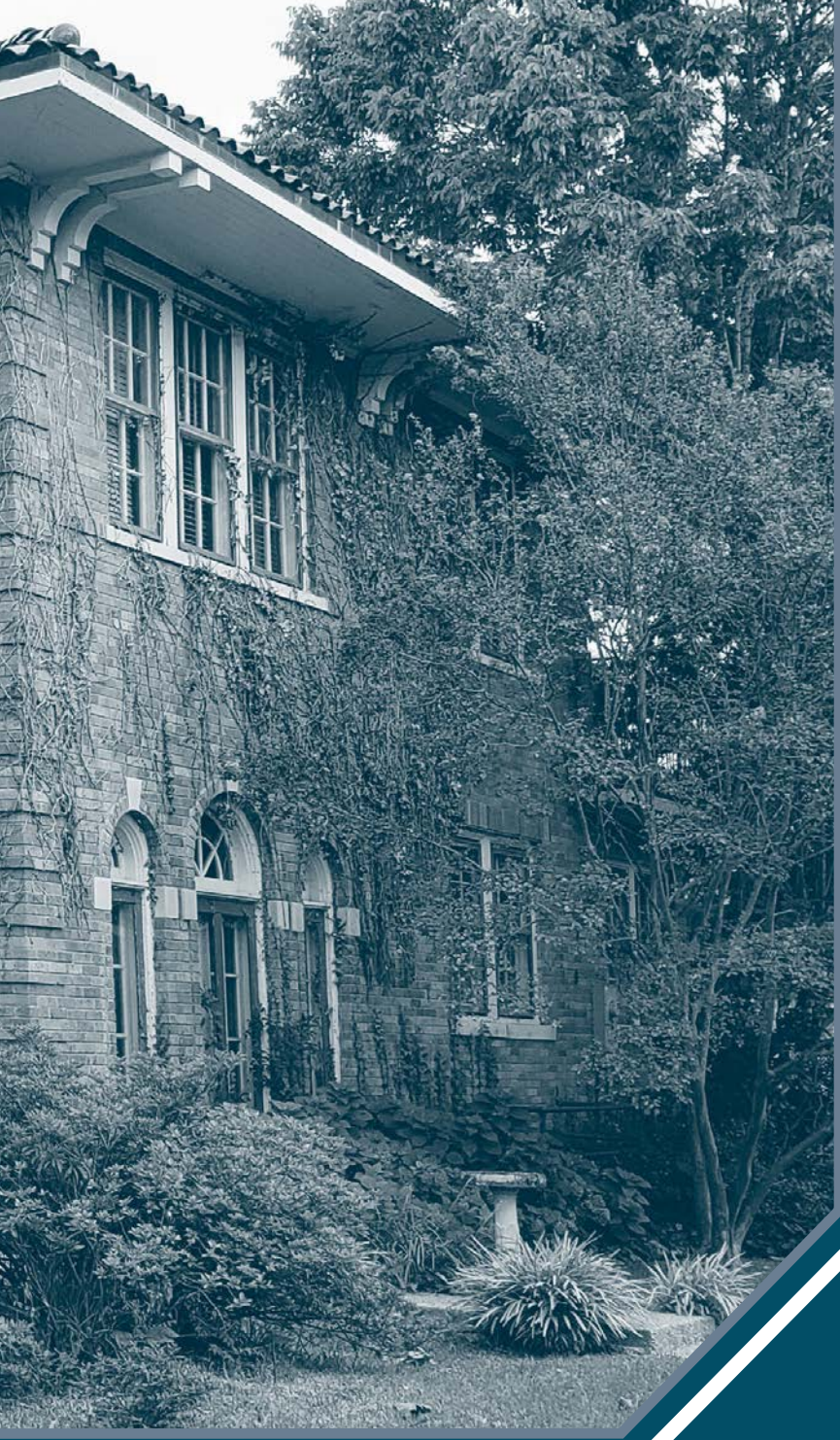
Warner Brown Hospital, 460 West Oak Street



1502 N. Euclid Ave



J. H. McWilliams House, 323 West Oak Street



SECTION ONE 1

INTRODUCTION

Overview

Since the 1973 listing of the Matthew Rainey House (John Newton House) in the National Register of Historic Places — El Dorado's first historic property designation — the El Dorado historic preservation program continues to enjoy broad-based support, not only amongst a dedicated group of preservationists but also with elected officials, civic leaders, property and business owners, institutions and local residents. Over the years, significant preservation achievements stand as testaments to that support: four neighborhoods and 20 individual properties listed in the National Register, a revitalized downtown made possible through El Dorado's highly successful Main Street program, and the recently-established and thriving Murphy Arts and Entertainment District, transforming a once underutilized collection of historic downtown commercial buildings into a premier destination for performing arts in southern Arkansas. Today, the El Dorado community views historic preservation as essential to promoting local quality of life and livability, enhancing local design character, maintaining connections to El Dorado's rich heritage and achieving long- term community sustainability in the face of constant economic change.

In El Dorado, historic buildings provide windows into the community's past. For instance, the Union County Courthouse, the El Dorado Municipal Building and the residential development found in the Mahony and the Murphy-Hill historic districts are representative resources of El Dorado's 1920s oil industry boom period. Other El Dorado neighborhoods — even those constructed after World War II and distinguished by the ever-present Ranch home — retain significant character and integrity, contributing to the city's established authenticity and sense of place. These places, built with quality design and durable materials, may well constitute El Dorado's future historic districts. Above all, El Dorado's historic resources tell the stories of the diverse peoples that settled and developed El Dorado, started its businesses, attended its churches, served as the city's elected leaders, and participated in its cultural and civic life.

As noted, many El Dorado historic buildings are contributing resources to National Register Historic Districts; others, such as the Griffin Auto Company Building and the Masonic Temple, for instance, are listed individually in the National Register. In addition to the National Register properties, Downtown El Dorado is the community's only locally designated historic district, adopted by the El Dorado City Council in 2004. Other buildings and neighborhoods may also retain architectural and historical value and merit future evaluation and designation. El Dorado stakeholders believe the recognition and designation of El Dorado's historic resources is key to the long-term stewardship of El Dorado's heritage.

Beyond El Dorado's past preservation successes, there are ongoing challenges as well as new frontiers for preserving the past. While most El Dorado citizens value their historic landmarks and districts, with the exception of downtown, El Dorado's neighborhood historic districts lack protection and are vulnerable to property alterations and demolitions, potentially diminishing their integrity and value as significant places over time. Other citizens may lack awareness of the significance of their properties or the sufficient means to maintain them. Initiatives that inform building owners on preservation's benefits, with new public-private partnerships that support rehabilitation and revitalization activity in the downtown and neighborhoods, could comprise the basis for a more far-reaching and effective local historic preservation program.

Key Milestones in El Dorado Historic Preservation

The following is a general timeline of important milestones in El Dorado's historic preservation movement in relation to national and Arkansas statewide efforts.

1941 Arkansas Historical Association established in Little Rock

1963 Arkansas Historic Districts Act enacted by the Arkansas General Assembly

1966 National Historic Preservation Act ratified by the U.S. Congress; establishes the National Register of Historic Places

1969 Arkansas Historic Preservation Program (AHPP) established by the Arkansas General Assembly

1973 Matthew Rainey House (Newton House Museum) first El Dorado property listed in the National Register of Historic Places

1975 The AHPP becomes a division of the Department of Arkansas Heritage

1976 South Arkansas Historical Preservation Society, Inc., organized, formerly the South Arkansas Historical Foundation, Inc.

Tax Reform Act passed by the U.S. Congress, establishes the Federal Historic Preservation Tax Credit Program

Bicentennial of the United States

1977 Arkansas State Act 480 establishes the Arkansas Archaeological Survey and the State Review Board

1978 Matthew Rainey House (Newton House Museum) purchased by the South Arkansas Historical Preservation Society

1980 Amendments to the 1966 National Historic Preservation Act creating the Certified Local Government Program

1983 El Dorado Municipal Building and Union County Courthouse listed in the National Register of Historic Places

1983 Preserve Arkansas, the statewide non-profit historic preservation advocacy program established

1984 El Dorado Historic District Commission created

1988 Main Street El Dorado established

1993 Arkansas Register of Historic Places established under Arkansas State Act 155

1997 — Statewide Historic Building Code authorized by the Arkansas General Assembly

2001 — El Dorado Historic District Commission expanded by municipal ordinance

2003 — El Dorado Commercial Historic District listed in the National Register of Historic Places

2004 — Historic Preservation Ordinance adopted by El Dorado City Council; Commercial Historic District adopted by the El Dorado City Council

2006 — Survey and inventory of Murphy-Hill residential neighborhood conducted

2007 — Murphy Hill Residential Historic District listed in the National Register

Matthew Rainey House dedicated as the Newton House Museum by the Historical Preservation Society

2009 — Main Street El Dorado recognized with the Great American Main Street Award

Arkansas Historic Rehabilitation State Income Tax Credit Program established by the Arkansas General Assembly

2011 — Mahony Historic District listed in the National Register of Historic Places

El Dorado Festivals and Events Inc., established to develop the downtown Murphy Arts and Entertainment District

2017 — Henley-Riley Historic District, comprising 2523 and 2525 Calion Road, listed in the National Register as part of the Arkansas designs of E. Fay Jones Multiple Property Listing

Opening of the Murphy Arts and Entertainment District

2018 — Administration Building at South Arkansas Regional Airport — Goodwin Field — listed in the National Register of Historic Places

Historic Preservation Defined

Historic preservation concerns the ongoing stewardship and conservation of buildings, sites and neighborhoods considered of architectural, historical, and cultural value to local communities. For many cities and towns, historic preservation involves the protection of important historical, and cultural resources and their key design features from alteration and loss through landmark and historic district designations. In other cases, historic preservation takes place through active efforts to adapt buildings for new uses or to spur investment and regeneration in neighborhoods through appropriate housing rehabilitation. Over time, historic preservation has come to mean more than just saving the iconic buildings in American architecture and history. It also entails Americans' attachment to place — the downtown districts, parks, industrial districts, schools, religious buildings, bridges, cemeteries and other historic and cultural resources that shape our memories and consciousness.

Key Preservation Definitions

HISTORIC OR CULTURAL RESOURCES – A historic or cultural resource is any building, site, structure, object, district, place or landscape considered to have historical, architectural or cultural importance.

HISTORIC LANDMARK – A historic landmark is an individual historic resource considered significant for its architectural, historical or cultural merits, and worthy of recognition and preservation.

HISTORIC DISTRICT – A historic district is a portion of a community — a downtown or commercial district, residential neighborhood, industrial area or park, for instance — containing a coherent collection of significant historic resources which, as an ensemble, is worth preserving for their visual and architectural qualities and contributions toward understanding a community's history.

NATIONAL REGISTER OF HISTORIC PLACES – The National Register of Historic Places is this nation's official list of historic resources worthy of recognition, including resources of local, state and national significance. Managed by the National Park Service, in partnership with the Arkansas Historic Preservation Program (AHPP), otherwise known as Arkansas, State Historic Preservation Office (SHPO), National Register listing is honorary and does not restrict the use or disposition of a historic property. Under most conditions, properties must be at least 50 years old and meet several criteria to be eligible for listing. Certain National Register properties also qualify for tax credits and other incentive programs to encourage their rehabilitation, adaptive use and preservation.



ARKANSAS STATE REGISTER OF HISTORIC PLACES – Administered by AHPP, the Arkansas Register of Historic Places is the state's official record of buildings, sites, structures and landscapes considered significant to Arkansas heritage and architecture. Historic resources must be 50 years and older and meet certain eligibility criteria. Properties listed in the Arkansas Register of Historic Places are not necessarily eligible for listing in the National Register of Historic Places. Listing in the Arkansas Register does not restrict the use, alteration, demolition or disposition of a historic property or resource.



EL DORADO LOCAL HISTORIC DISTRICTS – Designated by the El Dorado City Council and the Historic District Commission under the City's Historic Preservation Ordinance, a Local Historic District seeks to protect and preserve local historic resources important to understanding the architecture, history and heritage of El Dorado. Unlike National Register Districts, resources within El Dorado Historic Districts are subject to design review for alterations and demolitions by the Historic District Commission. Places can receive designations as both National Register and Local Historic Districts, as is currently the case for Downtown El Dorado.



Historic Preservation in El Dorado - What Works?

Historic preservation already works for El Dorado on several levels — it contributes to a revitalized downtown, promotes heritage tourism and small business development, stabilizes and enhances property values in residential neighborhoods, and retains and attracts residents desiring a distinctive sense of place.

DOWNTOWN EL DORADO AND MAIN STREET REVITALIZATION

For El Dorado, downtown is the consummate preservation success story. Since 1984, Main Street El Dorado, the non-profit downtown revitalization organization, has helped to facilitate small business start-ups and façade and building improvements totaling $7,637,380 in reinvestment activities. Along with committed stakeholder involvement from the City of El Dorado, Union County, business and property owners, and developers and investors, Main Street's work transformed downtown into a thriving mixed-use center, with restaurants, retail boutiques, upper-story living and lodging spaces and offices and other services, set within an intimate and walkable streetscape and pedestrian environment.



TAX CREDIT INVESTMENT AND ADAPTIVE USE

Historic preservation tax credits are key incentives in catalyzing historic building adaptive use and rehabilitation. The Federal Historic Preservation Credit program, initiated by the U.S. Congress under the Tax Reform Act of 1976, offers a 20 percent tax credit on qualified rehabilitation expenses for "certified" income-producing historic buildings — buildings considered contributing to a National Register Historic District or a Local Historic District certified by the U.S. Department of the Interior. Adopted in 2009, the State of Arkansas Historic Rehabilitation Tax Credit program provides a 20 percent tax credit for both income and residential projects.

In El Dorado, seven projects have taken advantage of both tax credit programs amounting to $6.7 million and $700,000 in secured Federal and Arkansas tax credits respectively, leveraging $34 million in total property reinvestment. Rehabilitation tax credit projects, such as the Trimble Building, help to spur new business start-ups and the reuse of buildings that would otherwise sit vacant or underutilized. Six additional tax credit projects are currently in various stages of planning and development in El Dorado and stand to contribute to the community's economic diversity and sustainability.



THE ARTS AND TOURISM

Opened in 2017, the Murphy Arts and Entertainment District provides new venues to experience and enjoy the visual and performing arts — venues located within re-purposed historic commercial and industrial buildings. The Griffin Auto Company Building, rehabilitated through the use of the historic preservation tax credits, is now the centerpiece of the Murphy Arts and Entertainment District complex, home to its namesake restaurant and music cabaret space. Additional phases of the Arts District's development include the rehabilitation of the adjacent Rialto Theatre, with an expanded stagehouse to accommodate the South Arkansas Symphony Orchestra and other performance groups, and the McWilliams Building, once a furniture store and warehouse, now scheduled to be adapted as a center for visual arts and artists-in-residence and arts education programs. Historic buildings and theaters make for the natural backdrop for arts activities — they provide character-rich spaces and environments that attract the creative industries, young households and professionals, and visitors and tourists seeking quality entertainment experiences. Recent historic preservation economic impact studies show that historic districts attract arts and creative workers at a higher level than other places in a community (*Twenty-Four Reasons Why Historic Preservation Is Good For A Community*. PlaceEconomics, 2019, p. 12). With additional venues opening on the horizon, the Murphy Arts and Entertainment District has the potential to position El Dorado and its downtown as a leading arts and culture destination in southern Arkansas and northern Louisiana.



HOUSING AND NEIGHBORHOODS

El Dorado's historic neighborhoods offer a range of housing types, from Queen Anne cottages, Four-unit Apartment Buildings, and Craftsmen Bungalows to stately Colonials and modern Ranches. The diversity of housing types results in varied price points for homebuyers and renters looking to work and live in El Dorado. This also fosters housing opportunity along with social and economic diversity in the community. El Dorado's existing historic districts play a pivotal role in promoting the distinctive character, history and design quality of such neighborhoods, making them desirable places for those seeking authenticity, and walkability to downtown and other amenities such as parks and schools. Historic districts have also proven around the country to stabilize and enhance property values in all spectrums of neighborhoods. Not all neighborhoods in El Dorado are historic districts but many do retain the kind of housing variety and integrity that would qualify them as such, providing attractive investment opportunities in their rehabilitation and preservation well into the future.



Historic Preservation In El Dorado - Key Issues and Opportunities

Stakeholder engagement conducted during the preservation planning process identified the following key issues and opportunities:

SURVEYS, DOCUMENTATION AND DESIGNATION Over the last 20 years, the City of El Dorado and the Historic District Commission have conducted three historic resource surveys of Downtown El Dorado, the Murphy-Hill and Mahony neighborhoods. Although these efforts did not result in formal survey reports, they led to the listing of the *Commercial Historic District*, the *Murphy-Hill Historic District* and the *Mahony Historic District* in the National Register of Historic Places.

Surveys provide valuable information not only for the purpose of identifying potential historic districts and landmarks but also to inform building owners on the history, architecture and design features of their property. Making survey information more accessible to building owners should be a key goal going forward for the Historic District Commission. Apart from the issue of accessibility, the community should prioritize survey areas where potential districts may exist, including El Dorado's post World War II neighborhoods, which contain highly intact Ranch home residential resources.

BARRIERS TO HISTORIC PRESERVATION El Dorado stakeholders cited several barriers to advancing preservation and community revitalization —the financial burden of meeting building code requirements in downtown rehabilitation and adaptive use projects, the high costs in construction labor and in obtaining appraisers, and the lack of skilled craftsmen and contractors in the area, among others. In the case of downtown adaptive use projects, property owners and developers might not be aware of the Federal and Arkansas Historic Preservation Tax Credit programs that could potentially offset the costs of meeting local building code requirements.

Active outreach and education efforts on the part of the Historic District Commission and Main Street El Dorado could help inform the El Dorado development community on how to access and use available incentive programs. New incentive programs may also help developers and investors bridge financing gaps preventing projects from moving forward. Formal local contractor and craftsmen training programs, as developed by several municipalities and non-profit preservation organizations around the country, some in partnership with local trade unions, could aid in building the knowledge base of local contractors to properly rehabilitate El Dorado's historic homes.

SPECIAL AND DIVERSE PLACES IN EL DORADO Liberty Street, Memphis Heights, and the Douglas and Rock Island neighborhoods are places associated with El Dorado's African American community, with the St. Louis and Fairview neighborhoods considered the oldest African American settlements in El Dorado dating to the post-Civil War period. Over time, as occurred in many communities across the country, El Dorado's African American neighborhoods and their commercial areas were subject to displacement due to redevelopment, some disappearing altogether from the physical landscape. Demolition

activity and desegregation — which enabled African Americans to travel beyond their own neighborhoods for goods and services — particularly affected the Memphis Heights neighborhood and the Hill Avenue commercial district during the 1950s and 60s.

There is emerging interest among local preservation advocates to identify, commemorate, and preserve the remaining built resources of El Dorado's African American community, as well as tell its stories through oral history and interpretive efforts. Nationally, the African America experience is under-represented in National Register listings. Additional survey, research and documentation efforts may identify African American related resources worthy of recognition and listing.

CULTURAL LANDSCAPES El Dorado has a number of parks and cemeteries of historic and cultural value worthy of additional documentation and potential preservation, such as Mattocks Park and Presbyterian Cemetery. Several parks are undergoing planning for future improvements and enhancements to meet modern park and recreation needs. A survey and documentation of the parks would help to identify any features worthy of preservation and reuse. Likewise, such efforts for the community's cemeteries could lead to stewardship and maintenance plans for their long-term preservation, as well as possible interpretive guides to tell the stories of the important El Dorado citizens laid to rest in them.

ADVOCATING FOR HISTORIC PRESERVATION El Dorado stakeholders identified education and outreach to the broader El Dorado community on historic preservation's benefits as key to garnering support for new landmarks and districts and other preservation activities. The City and the Historic District Commission are fortunate to have a successful Main Street revitalization program and an active South Arkansas Historical Preservation Society as partners in promoting El Dorado's history. Both entities can serve as active partners to the Commission on a variety of educational activities that build local appreciation of the community's historic resources and their contribution to El Dorado's economic potential and quality of life. Educational efforts will also need to take new forms, using new digital technologies among them, to reach and inform all segments of the community.

HOUSING AND NEIGHBORHOOD REVITALIZATION Bungalows, simple cottages, Ranch homes and Colonial mansions characterize the rich diversity of El Dorado's historic housing stock, although their conditions and integrity vary from neighborhood to neighborhood, including the existing National Register Historic Districts. Like many communities, El Dorado faces challenges in addressing deteriorating and vacant properties, absentee land ownership, perceptions of housing discrimination by local realtors and brokers, and the need for attainable housing where the majority of local residents spend close to 50 percent of household income alone on housing and transportation costs.

504 North Madison Avenue



Local stakeholders agree that El Dorado has a solid housing stock but efforts to actively provide affordable housing through rehabilitation and new construction are currently nonexistent, due mainly to the lack of locally focused efforts. There is also no non-profit community development housing entity operating in El Dorado and the south Arkansas region that could assist in local housing improvement efforts. El Dorado preservationists believe there are opportunities to implement a preservation-based neighborhood revitalization program, acknowledging that its funding, organization and support may require involvement from a broader base of stakeholders and institutions in the community.

LOCAL HISTORIC DISTRICTS El Dorado currently has one Local Historic District, the downtown El Dorado Commercial District, adopted by the City Council in 2003. Unlike the four National Register Historic Districts in El Dorado, the downtown Local Historic District requires review of exterior alterations and demolitions by the Historic Preservation Commission. To most community stakeholders, the Local Historic District, alongside the availability of façade rehabilitation incentive programs offered through Main Street El Dorado and the City, has served as an effective tool in managing the downtown physical environment and the preservation of its important historic resources. At present, the three other National Register Historic Districts lack Local Historic District designation, leaving El Dorado's significant historic residential architecture vulnerable to inappropriate modifications or demolition.

According to local stakeholders, consensus and support for designating the remaining National Register Districts among property owners remains uncertain if not lacking altogether. However, the Historic District Commission has yet to pursue active efforts to work with property owners to designate the neighborhoods. Most stakeholders agree that an organized effort to educate and inform property owners about the benefits of preservation must be the first course of action.

"At present, three of the National Register historic districts lack Local Historic District designation"

LOCAL LANDMARKS Unlike other states, Arkansas state preservation law does not permit local municipalities to designate individual landmarks, only Local Historic Districts, leaving individually listed National Register properties and other significant resources vulnerable to change or demolition. While local landmark designation is not available as a preservation tool to the City and the Historic District Commission, conservation easements and land trusts could provide alternative means to protecting landmark buildings and sites long-term, although they often require the involvement of third parties. The Arkansas Historic Preservation Program currently accepts conservation easements, which is a voluntary transfer of rights over some aspect of a building — usually the exterior facade — while the owner retains use and possession of the interior and rest of the property. In turn, the easement grants authority to the AHPP to review proposed changes or alterations to the exterior. While commonly used for protecting open space and wilderness areas, land trusts are non-profit local organizations that can also purchase properties for preservation and rehabilitation purposes or receive easements. Currently, there are 22 National Register-listed properties that could benefit from some form of protection.

HISTORIC PRESERVATION AND THE ARTS

While still in development, the Murphy Arts and Entertainment District offers much promise in promoting El Dorado as a prime destination for arts and culture in the southern Arkansas region. With the Rialto Theatre and McWilliams Building coming online in the years ahead as additional performance and artist live-work and creative spaces, the Arts District should also contribute to downtown's ongoing revitalization by fostering the startup of other arts-related businesses.

While the success of the Arts District itself should remain a key priority and objective going forward, the City, Main Street El Dorado and other downtown stakeholders should explore incentives and programs that encourage other creative industries to locate in downtown, in its storefronts, upper-floors and other vacant and underutilized buildings. Such incentives may include the combination of historic preservation tax credits, small grants and local venture funds



Griffin Auto Company Building, 117 East Locust Street

to facilitate adaptation of existing buildings for creative space use and new business start-ups. A historic preservation-based creative industry development strategy would serve to complement other Main Street economic development initiatives.

DIVERSITY AND THE NEXT PRESERVATION LEADERS Like many communities, El Dorado's success in historic preservation is largely due to the persistent work of a dedicated group of advocates and civic leaders who believed in preservation's power to transform the community and enhance its quality of life — starting first in the downtown district in the 1980s with the founding of the Main Street El Dorado program and later with the nomination of neighborhood historic districts in the 2000s. Historic preservation continues to enjoy support and participation by a cross section of the El Dorado community from young and old to elected officials, residents, and local businesses, industries and institutions. That support also extends to the community's diverse populations, including African Americans who view preservation as critical to telling the full narrative of El Dorado's history — a narrative that has not always been explored and considered – and the contributions of African Americans to the city's development and cultural life.

Going forward, local preservationists should aim to enlist and develop as future preservation leaders, a community of committed individuals who are representative of all age and population groups in El Dorado. This in turn will aid in continuing the momentum of preservation successes into the future with a new generation of dedicated preservation advocates.



103 Parkway Drive North

The El Dorado Historic Preservation Plan - A Guide for Local Action

El Dorado's Historic Preservation Plan is the guiding document for local policies and initiatives that preserve historic buildings and districts into the future — it provides the vision, goals and strategic direction for local action. The Preservation Plan also serves to strengthen the El Dorado historic preservation program by providing a clearer understanding of what existing buildings and historic resources are worthy of recognition and protection and by proposing new activities that integrate preservation more fully in community development efforts. Most importantly, the Preservation Plan outlines partnership opportunities with existing organizations and entities, such as Main Street El Dorado and the South Arkansas Historical Preservation Society, for example, as vitally important to building consensus, grass-roots support and a strong community preservation ethic. The City of El Dorado and preservation advocates should use the Preservation Plan to monitor implementation progress and to inform the broader public on why preserving historic and cultural resources advances the community's long-term quality of place and economic vitality.

HISTORIC PRESERVATION PLAN ORGANIZATION

The El Dorado Historic Preservation Plan comprises six sections and appendices:

Section 1: Introduction. Section 1 provides a background on the El Dorado preservation program and past successes, the benefit of historic preservation to the El Dorado community, and key preservation issues as identified by local stakeholders and residents.

Section 2: El Dorado History and Heritage. Section 2 describes El Dorado's significant historic resources — its buildings, sites, structures, and landscapes — as well as the community's history and the economic, social and cultural forces that shaped the community's development and growth over time.

Section 3: El Dorado Preservation Program. Section 3 summarizes past and current community preservation activities, including architectural surveys, local designations and National Register nominations, educational programs, and preservation-based economic development efforts, such as the Main Street El Dorado program and the recently established Murphy Arts and Entertainment District.

Section 4: Community Engagement. Section 4 summarizes community outreach activities designed to garner input and feedback from the El Dorado community on local preservation issues and challenges.

Section 5: Historic Preservation Plan. Section 5 presents the goals, action items and important implementation steps necessary to enhance and strengthen the El Dorado historic preservation program - goals and priorities reflecting the preservation priorities of the City of El Dorado, the Steering Committee, the Historic District Commission and El Dorado residents who participated in the Historic Preservation Plan's creation.

Section 6: Implementation. Section 6 provides a summary of all action item implementation steps discussed in the Historic Preservation Plan, including timelines, funding sources and potential preservation partners for each action.

Appendices. The appendices provide supplemental information to the Historic Preservation Plan, including the National Register Criteria for Evaluation, the Arkansas Register of Historic Places eligibility criteria and recommended updates to the El Dorado Historic Preservation Ordinance.

Planning Process and Community Engagement

The creation of the El Dorado Historic Preservation Plan followed a two-phase planning process. Phase 1, the State of the City, initiated in September 2019, reviewed and assessed El Dorado's existing historic preservation program, its past activities and successes, the current inventory of local designations and National Register listings, and ongoing downtown revitalization and preservation-based economic development initiatives. Phase 1 concluded with the release of the State of the City Report in March 2020. Phase 2 of the Historic Preservation Plan, started in March 2020, involved the development of preservation goals, strategies, and action initiatives in collaboration with the El Dorado community. . A Draft Historic Preservation Plan was prepared and delivered to the City's Historic District Commission in April 2020. A presentation and discussion of the Draft Plan to the Historic District Commission occurred on June 11, 2020. Following the presentation, due to the impacts of the COVID-19 pandemic, an on-site community open house originally planned for late June transitioned to an online format to gather feedback from El Dorado stakeholders regarding Draft Plan goals and action strategies.

Over the course of the planning process, the City of El Dorado and its Historic District Commission conducted various meetings and outreach efforts to engage local stakeholders and residents in the Historic Preservation Plan's creation. These included:

- Project start meeting and focus group discussion with the Historic District Commission (July 2019)
- Focus group session with Historic Preservation Steering Committee (September 2019)
- Focus group sessions with City of El Dorado elected leaders, city departments, preservation advocates, property owners and merchants, Main Street representatives, and local residents (September 2019)
- Public open house (November 2019)
- Online community survey (November-December 2019)
- Draft Historic Preservation Plan Presentation to Historic District Commission (June 11, 2020)
- Community Virtual Open House #2 (July 22 to July 3, 2020)

Section 4 summarizes the results of outreach activities and efforts.



Young's Funeral Directors 1963,
source: South Arkansas Historical Preservation Society



First Baptist Church, 200 West Main Street



CHAPTER TWO 2

EL DORADO HISTORY AND HERITAGE

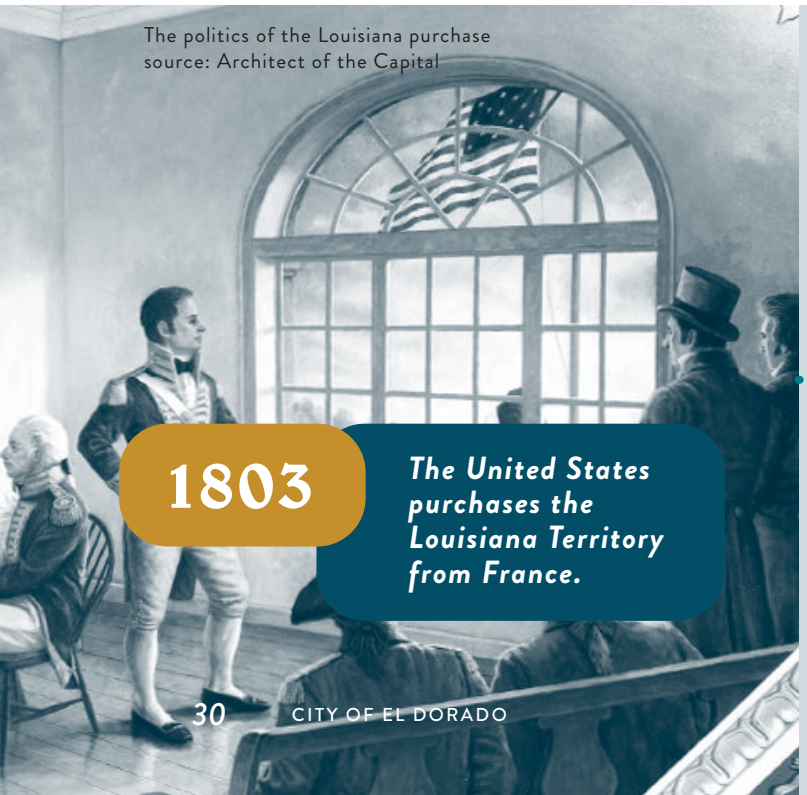
Overview

Community heritage is the full range of a community's monuments, architecture, traditions and culture. Understanding the significance of local heritage occurs through historic contexts — the broad patterns of historical, geographical, economic and social forces that shaped El Dorado's growth and development. Historic contexts provide the framework for identifying important historic resources that may represent these patterns — whether commercial buildings, residential dwellings, religious institutions, schools, parks and industrial structures. Historic contexts provide the foundation for effective preservation planning — they guide future survey and documentation projects and help to evaluate historic resources' significance for landmark and district designation. This section summarizes El Dorado's major historic context periods as well as the community's breadth of significant architectural and historical resources.

Historic Context

In the 1840s, people of European and African descent settled the area that is now known as El Dorado. Over the succeeding decades the community developed as a center for agriculture and local timber harvesting. Following the arrival of the railroad in 1891, El Dorado developed at a steady rate. With the discovery of oil in 1921, El Dorado boomed, reaching a population of 16,000 by 1930, a 322 percent increase from the previous decade. Through the post-World War II period, seeing its population peak in 1960, El Dorado developed and expanded to much of its current physical configuration and urban form.

El Dorado Heritage Timeline



The politics of the Louisiana purchase
source: Architect of the Capital

1803 — *The United States purchases the Louisiana Territory from France.*



1829 — *Union County was established*

1836 — *Arkansas admitted to the Union*

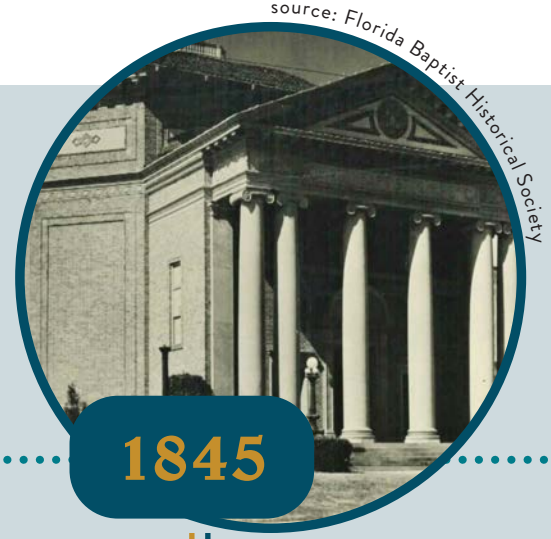
1844 — *Union County moves seat to El Dorado*

NATIVE AMERICANS AND EARLY SETTLEMENT

The earliest inhabitants of the pine forests around El Dorado were the Caddo Indians, whose agricultural way of life and material culture emerged by 900 A.D. When members of the Spanish explorer Hernando de Soto's expedition entered the Lower Mississippi River region in 1541, established Caddo communities thrived in East Texas, northern Louisiana and Arkansas, including along the Ouachita River in southern Arkansas.[1] The Quapaw and Osage Indians also shared southern Arkansas with the Caddo, but generally lived further east.

In the late 17th century, the French explored the Mississippi River and an alliance with the local Quapaw tribes. The French established the Arkansas Post – a trading center near the confluence of the Mississippi and Arkansas Rivers. Further west, the Caddo tribes were also trading with the French. In 1731, with the French firmly established in its trade routes, Arkansas became an official French colony as part of French Louisiana. In 1763, the Treaty of Paris ended the French and Indian War between the colonies of British America and those of New France and French imperialism in general in North America. In the aftermath, Spain took control over French Louisiana, which included Arkansas west of the Mississippi River, including the lands of the Quapaw.[2] The Spanish controlled the Louisiana Territory until 1800, when they returned it to France following a negotiated treaty. The United States purchased the Louisiana Territory from France in 1803, and the area now known as Arkansas officially became part of the United States.

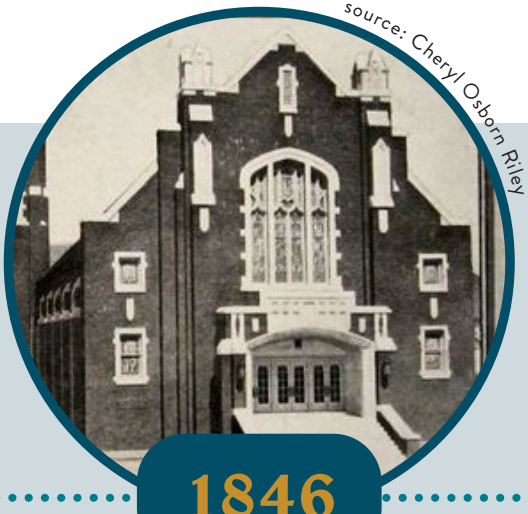
1 Caddo Nation, Southern Plains Tribal Health Board, www.spthb.org/about-us/who-we-serve/caddo-nation/ (accessed December 16, 2019).
2 Toudji, Sonia. "French Explorers and Settlers." CALS Encyclopedia of Arkansas. https://www.encyclopediaofarkansas.net/entries/french-explorers-and-settlers-4974/ (accessed December 16, 2019).



1845

First Baptist Church organized

Presbyterian Cemetery established south of Courthouse Square



1846

First Presbyterian Church founded

First post office opened

1848

Second Union County Courthouse constructed



In 1812, Louisiana became the 18th state in the United States, initiating the reorganization of Louisiana's remaining land as the Territory of Missouri, which included Arkansas. The U. S. Congress named Arkansas a territory in 1819, with Little Rock becoming the capital in 1821. Arkansas became the 25th state in the United States in 1836. In 1829, Union County formed from portions of Clark and Hempstead counties with its boundaries finalized in 1852.[3] By 1800, the Caddo Nation, already weakened by diseases brought by European settlers and raids from the Osage Tribe, would move further south along the Red River. The Caddo Nation chiefs signed a treaty in 1835 with the State of Louisiana ceding all of their lands in the United States with the agreement that they never return. In the following years, the Caddo would leave their lands for Oklahoma.

EL DORADO DEVELOPMENT (1840S TO 1890)

Matthew F. Rainey, a traveler and settler originally from Virginia, had his wagon break down in the El Dorado vicinity around 1830. After selling all his goods and wagon parts to local farmers, he realized that the area lacked a general store, so he established one near what is now downtown El Dorado. The store attracted other settlers to El Dorado in succeeding years.[4] Local community tradition considers Rainey as El Dorado's founder and first citizen.

In 1843, due to its central location and high ground, county commissioners selected El Dorado as the new county seat. Matthew Rainey provided 160 acres for the town site and the new town of El Dorado was subsequently surveyed and platted. The original plat incorporated the commercial center consisting of 49 lots laid out in a grid pattern with a central town square.[5] Settlers from Alabama, Georgia, and Mississippi spurred

3 National Register of Historic Places, El Dorado Commercial Historic District, El Dorado, Union County, Arkansas, National Register #03000773, p. 1.
4 City of El Dorado, El Dorado Historic District Design Guidelines, p. 3.
5 National Register of Historic Places, Murphy-Hill Historic District, El Dorado, Union County Arkansas, National Register #07000974, p.2.

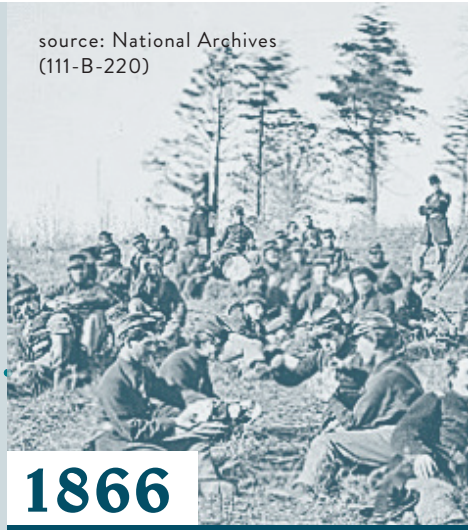


1851 — City of El Dorado incorporated

1852 — Matthew Rainey House (Newton House Museum) at 510 North Jackson constructed

1858 — El Dorado Female Institute founded

1861 — Arkansas secedes from the Union



source: National Archives (111-B-220)

1866 — The Civil Rights Act provides citizenship and equal rights to African Americans

a rapid population growth in the 1840s, followed by a slower rise in the 1850s.[6] In turn, responding to the growing need to expand Union County's administrative and judicial functions, the original log cabin county courthouse was replaced in 1848 with a more prominent brick structure.

Local El Dorado industry consisted primarily of agriculture, with cotton, corn, sweet potatoes and peanuts predominating. Following agriculture, timber was the second leading industry, taking advantage of the great expanse of hardwood forests in the region. Area farmers used the nearby Ouachita River to ship crops to larger markets and lumber operations constructed local sawmills to service local buildings needs until the arrival in 1891 of the Texas and St. Louis Railroad, later the St. Louis and Southwestern Railway, brought in lumber products from other locations. El Dorado remained a small trading post for the agricultural community through the end of the 19th century.

Organized religion was present from the start of El Dorado settlement, with the founding of the First Baptist and First Presbyterian Churches in the mid-1840s. These churches, along with the Methodist Episcopal Church, only served El Dorado's white residents. Following emancipation and the Civil War, El Dorado African Americans organized the First Baptist Church Cordell in 1870, the first such religious institution to serve African Americans in the community.

There was little formal education in El Dorado until the formation of a small private school in 1843 by Reverend William Lacy and his wife Lucy in their home.[7] In 1858, they purchased land from Albert Rust to

6 Johnson, Ben. "Union County." CALS Encyclopedia of Arkansas. https://www.encyclopediaofarkansas.net/entries/union-county-812/ (accessed January 2, 2020)

7 Ibid.

The Reeves Store Building at 116 North Washington Avenue considered the earliest commercial building remaining downtown (has been substantially altered)



1870

First Baptist Church at Cordell Avenue and Grove Street organized as first African American congregation



1879



1881

Third Union County Courthouse constructed

create the El Dorado Female Institute, a private school for girls.[8] In the 1870s, the El Dorado Public School District operated out of the Institute's building until the District constructed a new public high school in 1895, with its first class graduating the following year. By 1905, the School District had grown with a new brick high school constructed on its existing site. John Dykes established the first African American School in 1897.

Despite its small population by the turn of the century, El Dorado was the home of Union County's first U. S. congressman, Albert Rust. Rust, originally a plantation owner, opened a law office in El Dorado in the 1840s. Serving in both the state legislature and Congress, Rust was a proponent of secession and also served in the Provisional Confederate House of Representatives, before becoming a brigadier general for the Confederate Army.[9] Although Confederate troops trained near El Dorado, the nearest Civil War battle was in nearby Camden. During the war, several wealthy El Dorado plantation owners fled Union occupation by moving westward to Texas with their slaves. However, most remained and retained their land and position in the Civil War's aftermath.[10] Falling cotton prices throughout the late 19th and early 20th centuries would eventually see a decline in the region's cotton production.

During the latter half of the 19th century, El Dorado maintained slow and steady growth as the commercial, cultural and governmental center of Union County, necessitating the construction of a second, larger brick

8 National Register of Historic Places, El Dorado Junior College Building, El Dorado, Union County, Arkansas, National Register #78000633, p. 1.

9 Bridges, Kenneth. "Albert Rust." CALS Encyclopedia of Arkansas. https://www.encyclopediaofarkansas.net/entries/albert-rust-2552/ (accessed December 2, 2020)

10 Johnson, Ben. "Union County." CALS Encyclopedia of Arkansas. https://www.encyclopediaofarkansas.net/entries/union-county-812/ (accessed January 2, 2020)

455
population in 1890



The brick commercial building at 117 East Main Street considered one of the earliest commercial buildings remaining downtown (has been substantially altered)

First class graduates from El Dorado Public High School



1889
The El Dorado Daily News first published

1891
Texas and St. Louis Railroad is first passenger train to stop in El Dorado

1896

1897
John Dykes establishes first school for African Americans at 700 North Columbia Avenue

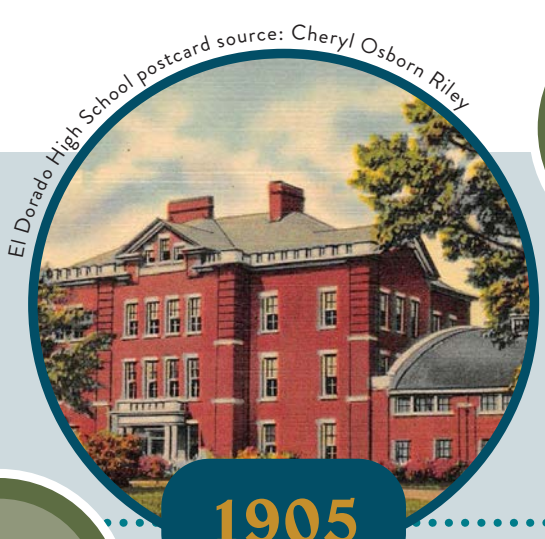
courthouse in 1881. By 1900, the population of El Dorado was just over 1,000, with agriculture and timber remaining the leading industries. However, El Dorado experienced a significant increase in population at the beginning of the 20th century, reaching 4,200 by 1910. This growth was the result of two main factors: increased timber production and the expansion of rail lines extending into the city. Much of the downtown commercial core now consisted of brick buildings, which surrounded the Union County Courthouse, including stores, a theater and the Citizens State Bank. El Dorado also boasted running water, electricity and sidewalks, as well as new amenities such as a library, an auditorium and a hospital. Numerous wealthy families also constructed large homes and mansions near the downtown district.[11]

THE 1920S AND 1930S: THE EL DORADO OIL BOOM

Like many communities during the 1920s, El Dorado experienced considerable prosperity and development during the decades following World War I and leading to the Great Depression era. However, unlike most communities, El Dorado sustained its growth through the 1930s due to an ongoing oil boom, first started with the discovery of oil in 1921.

In January of 1921, about one mile southwest of El Dorado, the Busey No. 1 Well struck oil. Although there had been some oil exploration activity in Union County since 1914, few were productive or cost-efficient. Dr. Samuel Busey and his wife arrived in El Dorado in 1920 and purchased an abandoned well which he felt would produce oil. As a medical doctor interested in geology, Busey traveled around South America, Mexico and the U.S. exploring for oil prior to moving to El Dorado. Following a drilling effort to a depth of

11 National Register of Historic Places, El Dorado Commercial Historic District, El Dorado, Union County, Arkansas, National Register #03000773, p. 3.



1,069 population in 1900

1905

First El Dorado High School constructed at 300 South West Avenue

4,202 population in 1910

1910

El Dorado Confederate Monument erected at Courthouse Square by the Edward G. Bunn chapter, United Daughters of the Confederacy

3,887 population in 1920

Thomas Harry Barton organizes the El Dorado Natural Gas Company, which becomes Lion Oil Refining Company

1920

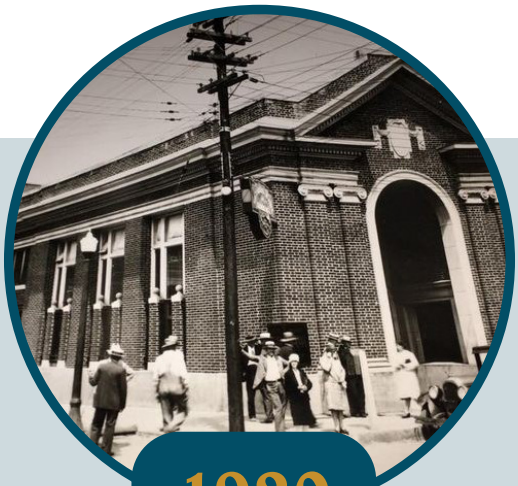
2,233 feet, a black column of gas, oil and water shot out of the ground, drenching spectators and reaching as far as El Dorado. The discovery of oil at the Busey No. 1 Well triggered the arrival of wildcatters, fortune-seekers and established oil companies to the area, forever changing El Dorado's destiny. By 1923, El Dorado possessed "fifty-nine oil contracting companies, thirteen oil distributors and refiners, and twenty-two oil production companies...," among them oil promoters from Texas and Louisiana.[12] The arrival of the fortune-seekers spurred the opening of new restaurants, offices, hotels, and doctors and lawyers in an expanding downtown district.

Apart from a prospering downtown, the rush of people to El Dorado by train – sometimes 22 trains per day – resulted in tent cities and rickety shacks raised around town with the lack of adequate housing the oil discovery. A not-so-reputable crowd also arrived in town – criminals and prostitutes, among others — transforming the character of this once placid community. Described by one person, El Dorado was "... thronged with a seething mass of conglomerate humanity...diamonds and costly furs rubbed elbows with oil-spotted khaki."[13]

El Dorado's population rose to a high of 40,000 during the 1920s, but eventually settled to 16,000 by 1930 with the advent of the Great Depression. However, during the 1920s, El Dorado's increased population and wealth led to a significant building boom following the discovery of oil. During the period, grander downtown buildings of brick and stone — the new homes of El Dorado's prosperous banks, hotels,

12 Bridges, Kenneth. "El Dorado (Union County)." CALS Encyclopedia of Arkansas. http://www.encyclopediaofarkansas.net/entries/el-dorado-999/ (accessed December 2, 2019)

13 National Register of Historic Places, El Dorado Commercial Historic District, El Dorado, Union County, Arkansas, National Register #03000773, p. 1.



1920

Bank of Commerce at 200 North Washington Avenue constructed



1921

Oil is struck by Dr. Samuel T. Busey creating an oil boom in El Dorado



1924

Griffin Auto Company Building at 117 East Locust Street

Masonic Temple at 106-108 North Washington Avenue constructed

department stores and oil companies replaced previous ones of wood and metal construction. In addition, the City, Union County and the Federal Government also constructed new buildings to accommodate expanded office and facility needs. Saloons and brothels and shanties would locate in what became known as Hamburger Row on South Washington Avenue adjacent to the downtown.

In addition to downtown, the 1920s saw tremendous growth in El Dorado's residential neighborhoods. Blocks of one- and two-story frame and brick houses — many bungalows — were constructed to house workers, while the affluent merchant and managerial class built larger homes on the north side. While housing construction boomed in other areas of El Dorado, many neighborhoods, however, remained segregated. The edges of downtown also saw the construction of apartment buildings and rooming and boarding houses, although their numbers were small in comparison to the new detached single-family homes.

The 1920s and 1930s also saw the rise of the oil and banking empire of Charles H. Murphy, Sr. that included his ownership of the Citizens State Bank and the Marine Oil Company. Murphy, Sr. arrived in El Dorado in 1904 to settle the estate of his uncle, J. F. Sample, who owned Citizens State Bank and a retail store.[14] Following sale of the retail business, Murphy expanded his holdings to include thirteen regional banks, timber lands and shares in the Marine Oil Company. Later joined by his son Charles Murphy, Jr., the business empire would grow to become the Murphy Corporation in 1950. The Murphy family would serve as leading citizens of El Dorado, constructing large homes and several office buildings downtown, including the Charles H. Murphy, Sr. House (1926) at 900 North Madison Avenue and the Murphy Building (1953) at 200 North

14 Murphy Oil Corporation: A Century of Exploration. https://www.murphyoilcorp.com/About-Us/Our-History/



1925

Henry Crawford McKinney House (now the Granite Club) constructed at 510 East Faulkner Street

1926

El Dorado Junior College founded

Charles Murphy House at 900 North Madison Avenue constructed; Exchange Bank at 214 North Washington Avenue constructed; First Presbyterian Church at 300 East Main Street constructed

1927



Municipal Building at 204 North West Avenue constructed

Jefferson Avenue. Another leading oil company founded during the period is Lion Oil, established in 1922 by Colonel T. H. Barton, an oilman and philanthropist who arrived in El Dorado in 1921. Despite its success and prosperity over the decades, Lion Oil was part of several purchases and consolidations by other entities over the decades, including by Delek U.S. in 2011, which currently owns the company. The company's oil refinery, one of the largest independent crude oil refiners in the South, remains in operation at the southern edge of El Dorado.

The El Dorado public schools – known as the Special School District #15 since its creation in 1875 – grew significantly during this period, with the construction of several new elementary schools, including the Southside Elementary School (1926) in the south side Rock Island neighborhood, and the Yocum Elementary School (1928), located in the west side Yocum neighborhood. El Dorado High School, constructed in 1905 at 300 South West Avenue, would expand with the addition of the gymnasium, auditorium and new classrooms, although the School District would later demolish all buildings, with the exception of the administration building and gymnasium. All school buildings would remain segregated until 1969. The El Dorado Junior College, founded in 1925, would share the 1905 building with the El Dorado High School until the college closed in 1937. The School District constructed a new high school at 501 North Timberland Drive in 1964, while the Junior High School would operate in the 1905 building until 1976. Several regional colleges would rent the facility until the founding of South Arkansas Community College in 1992, which merged Oil Belt Technical College and South Arkansas University – El Dorado after a Union County voter referendum.[15]

THE AFRICAN AMERICAN COMMUNITY IN EL DORADO

The earliest African Americans in El Dorado were slaves on farms and cotton plantations along the Ouachita River and in northern Louisiana in the early 19th century. More than half of the 12,288 residents in

15 "A Brief History of SouthArk." South Arkansas Community College. https://www.southark.edu/about/why-choose-southark/a-brief-history-of-southark (Accessed June 5, 2020)

Fourth and current Union County Courthouse constructed on Courthouse Square

1928

source: Special to the Arkansas Democrat-Gazette



1929

Rialto Theatre constructed at 117 East Cedar Street

16,421
population in 1930

15,858
population in 1940

1938

Early Modern architect E. Fay Jones graduates from El Dorado High School

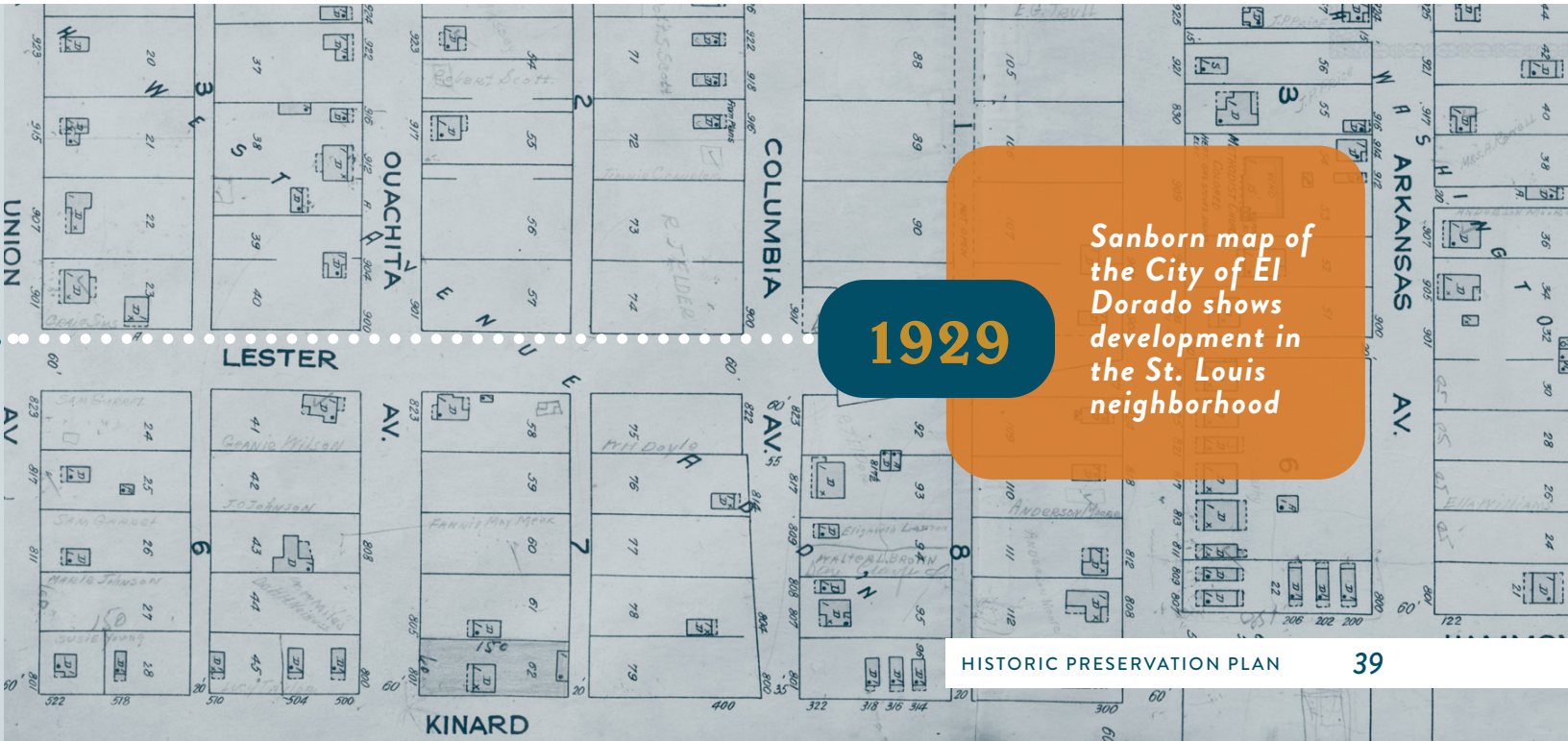
Union County in 1860 were slaves, with a third of the slaves laboring on large farms growing cotton, corn, sweet potatoes and peanuts.[16] Following President Lincoln's Emancipation Proclamation of 1863, African Americans became free citizens of the United States — though most did not see freedom until the passage of the 13th Amendment to the U. S. Constitution and the conclusion of the Civil War in 1865 — and those that remained in El Dorado largely worked in farming as wage laborers, tenant farmers or in domestic service. Following Reconstruction, many African Americans faced discrimination and segregation in El Dorado, growing in intensity with the Jim Crow laws throughout the late 19th and early 20th centuries. While the community remained small, African American neighborhoods and businesses grew and thrived.

As Arkansas laws and social customs of the late 19th century enforced racial segregation, El Dorado's neighborhoods in turn developed as segregated places. African Americans settled in the St. Louis Addition, located northwest of downtown and centered around Liberty Street and Cordell Avenue, which served mostly as an entertainment district, but also included cafes, grocers, stores, restaurants, a funeral home, a barber and a hotel. The surrounding neighborhood included the First Baptist Church Cordell — the earliest black congregation in El Dorado, founded in 1870 — and Booker T. Washington High School, originally constructed in 1897 on North Columbia Avenue. The Moon Theater – the only African American theater in El Dorado - operated on North West Avenue and Grove Street until the 1960s.[17] The Fairview neighborhood southeast of downtown was the second center of the African American settlement in El Dorado where an elementary school, several churches, corner stores and the Masonic Lodge Number 151 were constructed.

Additional African American neighborhoods include Fordville, settled in the early 20th century, as well as Morning Star to the northwest and the Douglas Addition to the east, first established in 1893 by former slaves Tom and Sarah Douglas. After moving to El Dorado in 1893, Douglas purchased 120 acres of land,

16 Johnson, Ben. "Union County." CALS Encyclopedia of Arkansas. https://www.encyclopediaofarkansas.net/entries/union-county-812/ (accessed January 2, 2020)

17 Smith, Brian. Interview with Douglas Kaarre. Telephone interview, January 20, 2020.



1929

Sanborn map of the City of El Dorado shows development in the St. Louis neighborhood

which he eventually sold in smaller parcels. The Douglases also donated land for a church.[18] Morning Star and Douglas each had an elementary school. The Rock Island neighborhood on the south side also had an elementary school and is the location of numerous churches, as well as the Lott Burgy Cemetery - the lone African American Cemetery in El Dorado.

While St. Louis and Fairview served as the heart of the African American community, South Hill Avenue on the south end of downtown was the main African American business district in El Dorado. It included barber shops, cafes, retail shops, a hotel and a funeral home. In addition, there were several African American medical professionals in the community with offices on Hill Avenue. Dr. Edward Lee Dunnings moved to El Dorado in 1918 and operated a successful medical practice from his office on Hill Street until his death in 1966.[19]

African Americans in El Dorado often had difficulty finding adequate housing and employment opportunities as many segregated factories during this time reserved jobs for white blue-collar workers. Employment opportunities for African Americans often involved positions as maids or cleaners, laborers and sharecroppers. Local oil companies often denied jobs for African Americans, although here were some industries that sought out African American workers, such as the Ozark Ordnance Plant, which operated from 1941 to 1943, and the Lion Oil Refinery and the ConAgra-Pilgrim's Pride poultry processing plant. High profile positions in the African American community included teachers at the local African American schools, ministers of local churches, and business owners, especially those located on Hill Street or in the St. Louis neighborhoods.

18 Born in Slavery: Slave Narratives from the Federal Writers' Project, 1936-1938 Arkansas Narratives, Volume II, Part 2, Library of Congress, interviews with Tom and Sarah Douglas.

19 Obituary: Dr. Edward Lee Dunnings, El Dorado Times, March 15, 1966, p. 13.



1939

El Dorado Boys Club (now Boys and Girls Club) at 1201 North West Avenue constructed

Arkansas law passed requiring segregated polling places, prisons, public transportation and public washrooms

1947



1949

American Legion Building/TAC House at 1101 North West Avenue constructed

In El Dorado, few cemeteries permitted the burial of African Americans, even as early as the establishment of Presbyterian Cemetery in 1845, the city's first. Early African American burials were often unmarked. In the late 19th century, local resident Lott Burgy purchased land from Austin Smith on the south end of El Dorado with the intention of creating a cemetery. [20] Burgy would be the first person buried in his namesake cemetery. Lott Burgy Cemetery remained the only African American cemetery in El Dorado until Arlington Memorial Park Cemetery on the city's east side became a preferred burial place for many African American residents beginning in the 1980s.

The first hospital serving African Americans was located on the second floor of St. Mary's Hospital — now Young's Funeral Directors at 508 Champagnolle Street. The building was originally the home of Emon O. and Pattie Mahony, constructed in 1900. In 1914, Dr. L. L. Purifoy converted the home into St. Mary's Hospital with a nurse's quarters behind it. Dr. Purifoy also served as a surgeon for the Missouri, Pacific and Rock Island Railroad and later served as the primary surgeon at Warner Brown Hospital. [21] St. Mary's Hospital remained in use until 1932, when it became the Hall-McWilliams Funeral Home. In 1963, the funeral home, now Young's Funeral Directors, donned a new Colonial Revival façade from its original Craftsman appearance. The Colored Hospital, for as it was commonly known, remained in operation until its conversion to a funeral home. The Warner Brown Hospital, constructed in 1921, also included a segregated ward for African Americans.

Education has long been important within the El Dorado African American community; in 1897, John Dykes started the first African American school, a two-story frame building located on 700 block of North Columbia Avenue in the St. Louis neighborhood. The school, which by 1908 was known as the Booker T. Washington Institute, was the only African American high school in El Dorado. In 1949, the

20 Born in Slavery: Slave Narratives from the Federal Writers' Project, 1936-1938 Arkansas Narratives, Volume II, Part 6, Library of Congress, interview with Mattie Traylor Ross.

21 L. L. Purifoy, M.D., Centennial History of Arkansas, Volume III, Chicago-Little Rock: The S. J. Clarke Publishing Company, 1922, p. 656.

23,076

population in 1950



1950

Goodwin Field Administration Building at 418 Airport Drive constructed

Brown v. Board of Education of Topeka integrates public schools

1954

El Dorado School District constructed a new high school – renamed Washington High School – in the Fairview neighborhood and demolished the original school. Four elementary schools were later constructed in Fairview (1952), Rock Island and Morning Star (1959), and along with Carver School (1959) near the old high school in the St. Louis neighborhood.

Despite the U.S. Supreme Court Brown v. Board of Education decision in 1954 declaring school segregation unconstitutional, El Dorado did not integrate its schools until 1969 as it was using a "freedom of choice" desegregation plan allowing students to attend the school of their preference. Following the desegregation of El Dorado schools, Washington High School became part of the El Dorado High School East Campus until 1976, when it became Rogers Junior High School (renamed Washington Middle School in 2002). The El Dorado School District closed the four African American elementary schools – Fairview, Morning Star, Rock Island and Fordville – of which the latter two have since been demolished. Carver School is now the Nile and Marzell Smith Museum of African American History and Historical Society.

Religion is an important aspect of African American life and culture. In 1870, the First Baptist Church Cordell organized as the first African American church in El Dorado, located at Cordell Avenue and Grove Street in the St. Louis neighborhood. In a desire for their own neighborhood church, residents of the Fairview neighborhood formed the New Bethel Baptist Church at 800 South Smith Avenue. Additional Baptist congregations continued to form around El Dorado including a second church in Fairview, one in Morning Star, and others in the Memphis Addition and Rock Island neighborhoods. The New Olive Branch Baptist Church has been present in the Fordville neighborhood since its founding in 1914. Descendants of the original families still reside in the neighborhood.

EL DORADO PIONEERS OF EUROPEAN DECENT

Following the time when Matthew Rainey' established his local store in Union County, farmers from Georgia, Alabama, Mississippi and the Carolinas began moving west to Arkansas and El Dorado, mainly for cotton and

Construction starts on 2523 and 2525 Calion Road, residential homes designed by architect E. Fay Jones

1959

25,292

population in 1960

1964

Civil Rights Act passed by the U.S. Congress banning racial separation in all public accommodations and facilities



SONNY EDWARDS / WALTER P. REUTHER LIBRARY, ARCHIVES OF LABOR AND URBAN AFFAIRS, WAYNE STATE UNIVERSITY

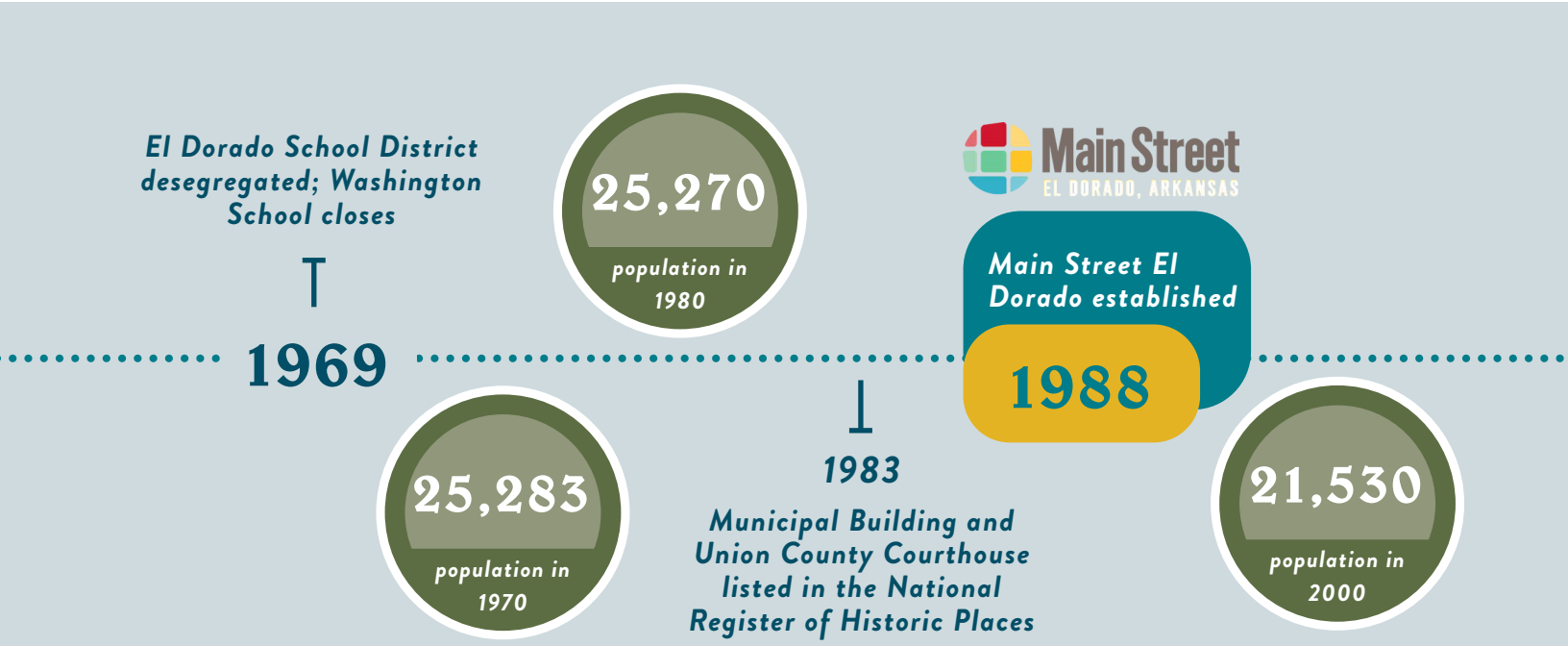
other farming opportunities.[22] Founded in 1843, El Dorado remained a small agricultural community through the end of the 19th century with a population of around 1,000 in 1900.

El Dorado's early settlers were for the most part not associated with one specific immigrant or ethnic group as was the case in many East Coast and Midwestern cities during the early decades of the 19th century. One early settler group, the Scotch-Irish, played a significant role in El Dorado's development. The Scotch-Irish were descendants of the Scots who settled the Ulster province in the northern part of Ireland in the 18th century. These Scots were Protestants of the Presbyterian faith who would eventually outnumber the Ulster Irish Catholics during this time period. Prior to the American Revolution and following their religious persecution by the English Anglican church, the Scotch-Irish immigrated to America to the Carolinas and other parts of eastern seaboard. In addition to the Ulster Scotch-Irish one million Irish emigrated to the United States following Ireland's potato famine in the 1840s. Many Irish families would eventually settle in Arkansas.

With the growth of cotton farming in the southern states, the Scotch-Irish began moving westward. A group of Scotch-Irish settled in Union County in the 1840s and founded a Presbyterian church in 1843. One member of their congregation, Reverend William S. Lacy, organized the First Presbyterian Church in El Dorado in 1846.[23] Lacy and his wife would also organize the El Dorado Female Institute in 1852, the city's first private school.

From the late 19th and into the early 20 century, many of El Dorado's Scotch-Irish would become the leading entrepreneurs and businessmen of the day even as many others would settle in El Dorado following establishment of railroad service, in 1891, triggering the expansion of the agriculture and timber industries and during the city's oil boom of the 1920s and 1930s. El Dorado's diversifying economy would attract thousands of new residents to the city.

22 National Register of Historic Places, El Dorado Commercial Historic District, El Dorado, Union County, Arkansas, National Register #03000773, p. 2.
23 National Register of Historic Places, First Presbyterian Church, El Dorado, Union County, Arkansas, National Register #91000579, p. 1.



Some of the city's most prominent early citizens were Irish in descent, including the McWilliams, Murphy and Mahony families. William F. McWilliams was born in El Dorado in 1880 and was an entrepreneur and director of the First National Bank and was part owner with his brother of the Mc Williams Auto Company and the Mc Williams Hardware and Furniture Company, housed in its namesake building built in 1928 at 215 South Washington Avenue.[24] McWilliams and partner L. B. Clark, owners of the Clark-McWilliams Theatre Company, were responsible for bringing the Rialto Theatre to El Dorado in 1929, investing $250,000 in its design and construction (National Register of Historic Places, Rialto Theatre, El Dorado, Union County, Arkansas, National Register #86001888).

In addition to McWilliams, the Mahony family had a significant impact on the community's commercial and physical development. Edmond Mahony, who worked as a tailor, emigrated from County Cork, Ireland, and settled in El Dorado following the Civil War.[25] He married Mary Klopher, whose family originated in Sweden, and had five children, two of whom would themselves hold prominent positions in El Dorado. Emon O. Mahony, the oldest son of Edmond and Mary Mahony, would practice law and serve as a judge and U. S. District Attorney for western Arkansas.[26] His home at 508 Champagnolle Road now serves as Young's Funeral Directors. In 1908, Mahony platted a residential subdivision, now recognized as the Mahony Historic District (National Register of Historic Places, Mahony Historic District, El Dorado, Union County, Arkansas, National Register #11000899). His younger brother Fergus Mahony operated a medical practice in El Dorado and would serve as President of the Arkansas Board of Health. His house at 532 Champagnolle Road is also located within the Mahony Historic District. Judge Mahony's grandson Jodie Mahony served in the Arkansas Senate and House of Representatives for 36 years.[27]

Charles Haywood Murphy, Sr., arrived in El Dorado in 1904 to settle his uncle's estate, which included Citizens State Bank at 117 East Main Street. Over the next three years he expanded to include 13 small

24 National Register of Historic Places, W. F. and Estelle McWilliams House, El Dorado, Union County, Arkansas, National Register #13000791, p. 12.
25 National Register of Historic Places, Mahony Historic District, El Dorado, Union County, Arkansas, National Register #11000899, p. 2.
26 Ibid., p. 3.
27 Ibid., p. 4.

El Dorado Commercial Historic District designated a Local Historic District

17,932
population in 2018



First Presbyterian Church today

2004 **2017**

Murphy Arts and Entertainment District opens

banks in the region before selling all but one in 1907, using the proceeds to invest in timberlands and land for future oil exploration.

Following the discovery of oil in El Dorado in 1921, a second major oil field was discovered in nearby Smackover by the Marine Oil Company, of which Murphy, Sr., owned 22 percent.[28] His son Charles H. Murphy, Jr., would later invest in oil exploration in the Shuler Oil Field, discovered in Union County in 1937. Continued success in the oil and gas business would result in the creation of the Murphy Oil Corporation in 1950. The Murphy family remained in El Dorado as other companies left over the decades.

EL DORADO POST WORLD WAR II

The Servicemen's Readjustment Act of 1944, known more familiarly as the G.I. Bill, was responsible for much of the housing boom nationwide following World War II and El Dorado was no exception. Spurred by the G.I Bill's low interest loans with zero down payments, the new growth in housing demand required communities to zone and open new land on its fringes to accommodate new housing construction. After World War II, El Dorado expanded its land area and municipal boundaries on its north and northwest sides to include the Maplewood/Brookwood/Crestwood and Country Club Terrace neighborhoods, among others. Platted subdivisions of modern suburban-type homes – the Ranch house in particular – soon replaced forest land. The City's population remained steady for much of the latter half of the 20th century. El Dorado saw an expansion of its industrial base during and following World War II, with the expansion of the Lion Oil refinery and the Root Petroleum refinery outside of town. The Murphy Corporation constructed a new headquarters building in 1950, changing their name to Murphy Oil Corporation in 1964.[29] Following a decline in its economy and population in the late 20th century due largely to the oil shortage of the 1970s, the City has worked diligently to promote El Dorado as a center of commerce, industry and culture in the region.

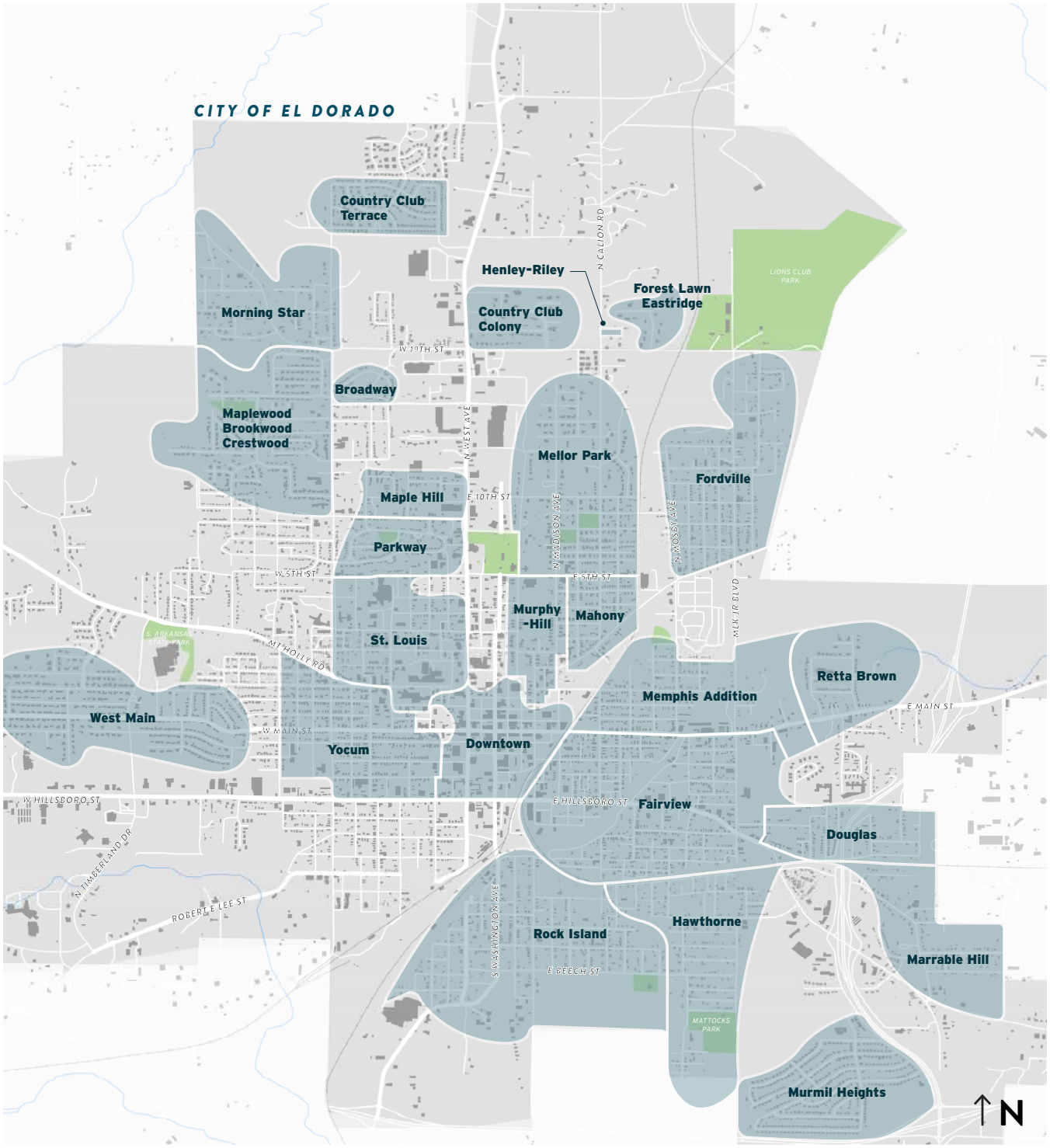
28 A Century of Exploration: Murphy Oil Company, Our History, https://www.murphyoilcorp.com/About-Us/Our-History/

29 National Register of Historic Places, El Dorado Commercial Historic District, El Dorado, Union County, Arkansas, National Register #03000773, p. 4.



Union County Courthouse

Figure 1: Neighborhood Map



The neighborhood boundaries portrayed in the map are unofficial and may be subject to change.

Historic Resources

The following categories define the different types of historic resources:

- ***Buildings:*** examples include houses, garages, commercial buildings, theaters, and factory buildings;
- ***Structures:*** examples include water towers, bridges and brick streets;
- ***Sites:*** examples include parks, gardens, and cemeteries;
- ***Objects:*** examples include statues and monuments; and
- ***Districts:*** groups of buildings, structures, sites and/or objects within a defined boundary.

Historic resources are associated with a particular historic context identified in National Register nominations or other survey and documentation projects. For example, historic resources located within the Murphy-Hill Historic District relate to El Dorado 's earliest residential development. In a different instance, a Classical Revival-styled commercial building constructed in Downtown El Dorado during the first decades of the 20th century is an example of a distinctive architectural style popular during that time period. Other resources may share relationships with a significant person(s) or event(s) in El Dorado's history. The resource types found in El Dorado summarized in this section include information gathered from various City and Commission-sponsored National Register nominations and survey projects.

COMMERCIAL BUILDINGS

Downtown El Dorado, including the Union County Courthouse and Square, contains El Dorado's most important concentration of historic commercial buildings, representing 150 years of El Dorado architectural history with the earliest commercial buildings facing the Courthouse Square. The West Avenue and Hillsboro Street commercial corridors also include historic commercial buildings from different time periods.



El Dorado's downtown experienced different periods of growth and development since the 1840s when the community's first settlers arrived and the Courthouse Square platted. Different generations of building types and architectural styles, including Downtown's most recent developments from the post Word War II decades, reflect these growth periods. As typical in most early 19th century development in America, the primary construction material for the first generation of downtown buildings was wood given the availability of local hardwood forests and a growing timber industry. The first El Dorado County Courthouse was of log construction.

Towards the second half of the 19th century, the arrival of the railroad in El Dorado in 1891 helped to expand the lumber industry in Union County and facilitate new downtown construction. The earliest extant downtown buildings are the Reeves Store Building (1879, 116 North Washington Avenue) and the Citizens National Bank Building (1896, 117 East Main Street), a one-story brick building. Successive alterations

have changed both buildings' original façade designs. Early 20th century commercial buildings were often vernacular brick buildings with simple ornamentation, such as brick corbeling at the cornice line, and were typically one-to-two stories in height. The buildings at 111 and 115 East Main Street, 104 East Elm Street and 111 North Jefferson Street are one-story examples. Two-story examples include 117-119 North Jefferson Avenue and 114-116 East Elm Street.

Following the discovery of oil in 1921, Downtown El Dorado grew significantly, solidifying its claim as the commercial, financial and cultural center of south Arkansas. Construction of new masonry buildings for banks and other commercial buildings would change downtown's scale from one- and two-story to buildings ranging in height from five to nine stories. Several high-style buildings constructed during this period include the Classical Revival Bank of Commerce (1919, 200 North Washington Avenue and the nine-story Exchange Bank Building (Lion Oil) (1926, 214 North Washington Avenue) designed in the Venetian Gothic and Art Deco styles. The building is El Dorado's tallest. In 1924, architect Charles S. Watts of Little Rock designed the Masonic Temple (1924, 106-108 North Washington Avenue), considered one of the best examples of the Art Deco and Egyptian Revival styles in Arkansas.



Other downtown El Dorado buildings do not exhibit in any particular style characteristics but are representative of the more common early 20th-century commercial building types – often referred to as a one-part or two-part commercial block – one-story buildings comprised of ground-level storefronts and a parapet, or buildings up to four stories with storefronts and residences or offices in the upper floors. The Goodwin Building (1926, 225 West Main Street), now the home of the youth ministry group of the First Baptist Church, is a characteristic one-story, one-part commercial block constructed in brick and limestone, originally housing retail functions. A representative example of a two-part commercial block is the Marks Building (1923, 201-203 West Main Street) with ground-level retail storefronts and offices on the second floor. A limestone band divides the brick façade's two floors.

Other commercial building types of the oil boom period contained more specialized functions, such as auto dealerships and gas stations, yet are still reflective of high-style design tastes of a newly wealthy community. When first constructed, the Griffin Auto Company Building (1928, 117 East Locust Street) housed a gas filling station and auto showroom but with a Mediterranean Revival brick and terra cotta façade. The brick and terra cotta Rumph Mortuary (1927, 312 West Oak Street) displays its Gothic Revival influences through its pointed arch windows and crenelated parapet. Several vernacular brick buildings on the 100 block of North Jackson Avenue were constructed in the 1940s, while the one- and two-story buildings on the 300 block of East Main Street have structural glass, black ceramic and metal panels, as well as glass block design elements.



While the majority of commercial buildings are located in and around downtown, the surrounding residential neighborhoods were home to a few commercial buildings at prominent intersections. A two-story brick building in the Fairview neighborhood (c. 1925, 900 East First Street) stands noticeably on its own at the intersection of East First Street and South Nelson Avenue. Originally a neighborhood store, the building displays distinctive architectural details such as geometric brick patterns and arched windows and corner entry openings on the first floor. The one-story rusticated concrete block building (c. 1925, 103 South Parkway Avenue) at the entrance to the Parkway Subdivision highlights how the use of building materials can provide detail for a building with a more utilitarian use. Many of the individual commercial buildings found in outlying neighborhoods are simple vernacular brick buildings with little ornamentation and detail – often with alterations to the storefronts – that served local retail needs. One representative example is the one-story brick building (c. 1910) located at 1015 South Washington Avenue in the Rock Island neighborhood.

A second building boom occurred in the 1950s and 1960s as local industries grew and developed following World War II. One of the most prominent examples is the original headquarters for the Murphy Oil Corporation (1950-53, 200 North Jefferson Avenue) – now Murphy USA – a six-story brick building with exterior limestone and granite cladding. The office building at 314 East Oak Street (c. 1955) designed in the Colonial Revival style, features a symmetrical façade, front portico with gabled pediment, dentils, multi-pane double-hung windows, dormers and cupola. This style was extremely popular well into the 1950s. The Petroleum Building (c. 1958, 315 East Oak Street) is an outstanding example of Mid-Century Modern design in El Dorado, with a stucco façade, blue metal panels and decorative entrance screen. An example of an International Style commercial building is the Harper Clinic medical office building (c. 1960, 425 West Oak Street) with a brick façade, curved metal entrance awning and vertical steel awning windows that wrap the building's corners.

RESIDENTIAL BUILDINGS



Constructed in the Greek Revival style, the Newton House, sometimes referred to as the Matthew Rainey House (c. 1852, 510 North Jackson Avenue) is the only extant historic residential resource from El Dorado's mid-19th century settlement period. As El Dorado grew in the late 19th century, some of El Dorado's wealthier citizens constructed larger frame homes outside of downtown. A few of these earlier homes dating to the 1880s and 1890s remain as examples of the "plantation class" — residents who often lived in El Dorado proper but owned and managed large estates outside of the city. Examples include the two-story frame Queen Anne house (c. 1880, 326 Church Street) with a corner turret and multiple porches; the Emon Mahony House (1900, 508 Champagnolle Road), remodeled in 1963; the Robert Kitchen House (601 Champagnolle Road), a two-story frame house designed in the Folk Victorian; and the grand 2.5-story brick Greek Revival-style house (c. 1900, Junction City Road) set on a hill with a two-story porch with brick posts and flanking end chimneys.

The years following the oil boom of 1921 was a major period of construction in El Dorado. El Dorado's north side, along Calion Road and North Madison and Jefferson Avenues and in the Country Club Colony neighborhood, includes many of community's larger homes and mansions, designed in the popular Revival styles of the period. Oakland (1939, 3800 Calion Road), designed in the Colonial Revival by architect David F. Weaver, is a quintessential grand Southern mansion with a two-story portico along the front of the house with slender square wood columns, large multi-paned windows and a Colonial-style front door surround. The Charles H. Murphy, Sr. House (1926, 900 North Madison Avenue) is a two-and-a-half story brick and stucco mansion with Tudor Revival and Craftsmen features including a large red-tile roof and prominent front chimney. The Henry Crawford McKinney House (1925, 510 East Faulkner Street), designed in the Classical Revival, is a two-and-a-half story brick mansion with a two-story pedimented portico and stone columns. The house is now known as the Granite Club. Construction of grand mansions continued into the 1950s alongside Styled Ranch homes, as well as more modern International and Mid-Century residences, such as 123 Glen Ridge (1952) in the Country Club Colony neighborhood, a low one-story brick residence with a flat roof and low horizontal window bands. The Styled Ranch house at 110 Shadyside exhibits elements of the Colonial Revival.

The oil boom also resulted in the construction of a number of apartment buildings to house the growing oil worker population. In 1926, architect Cheshire Peyton designed the El Dorado Apartments (420 Wilson Place) as luxury residences for more prominent businessmen. The building's red brick façade has decorative limestone details and an elaborate cornice. Similar developments include the two adjacent brick courtyard apartment buildings along North Jefferson Street. The first, a two-story brick building at 715 North Jefferson Avenue features Craftsman details such as stucco cladding in the front gables, half-timbering and knee brackets in the cornice. The second, the Reeves Apartments at 701 North Jefferson Avenue is a two- story brick building designed with Classical Revival and Craftsman stylistic features, including two-story porches with battered brick posts and wood columns.



The majority of the older housing stock in El Dorado consists of one-story frame and brick cottages and bungalows, either vernacular in form or in the Craftsman style. Representative examples of this building type are found in all areas of El Dorado. The one and one-half story frame house at 417 West Cedar Street, which has a wide front porch and multiple gables, is one of several examples on the west side. Another is the one and one-half story brick Craftsman bungalow at 617 West Block Street, featuring a porte cochere and exposed rafter tails. Other examples include the one-story frame Craftsman bungalow at 901 West Faulkner Street noted for its recessed porch and eave brackets. Other examples include the frame Craftsman bungalow at 1207 South Washington Avenue in the Rock Island neighborhood with its brick porch posts and eave brackets 903 East First Street, a one-story frame bungalow with porte cochere and multiple gables located in the Fairview neighborhood on the El Dorado's east side, and 727 East Main Street, a one-story brick bungalow with wide front porch, brick posts and wood columns. Several homes in the Murphy-Hill and Mahony Historic Districts on El Dorado's north side include Craftsman homes, such as 602 North Jackson Avenue, a one-and-one half story frame house with a full-width front porch, side gable roof with deep eaves, and roofline brackets and exposed rafter ends.

The early decades of the 20th century also witnessed the development of numerous duplex housing units as an efficient and effective means to house a growing population. Characteristic examples include the one-and-one-half story frame duplexes at 920-922, 1000-1002 and 1004-1006 West Elm Street. Each duplex unit features a pattern of central front gable with flanking columned porches.

Following World War II, El Dorado experienced a second housing boom, with multiple subdivisions constructed on the outskirts of El Dorado's southeast, west and north sides. The subdivision known as Parkway – designed in a curving loop along North and South Parkway Drive – is entirely comprised of Minimal Traditional cottages. The Murmil Heights subdivision on the southeast side is a self-contained neighborhood of Ranch-style homes constructed in the 1950s and 1960s. Grander Styled Ranch homes may be found in numerous neighborhoods on El Dorado's north and northwest sides, such as on Millcreek Drive, in the Country Club Colony neighborhood and in the blocks surrounding the Racquet Club. The neighborhood also contains several excellent examples of Mid-Century Modern Ranch homes at 1207 Brookwood Drive, 921 Kenwood Street, 2306 North Gale Place, 906 Hazelhurst Street and 915 Maplewood Drive. These homes represent the style with architectural features such as low-rise front gabled roofs with triangular clerestory windows, porte cocheres, vertical siding, and brick or stone cladding.

CIVIC AND GOVERNMENT BUILDINGS



El Dorado is the seat of Union County government with a courthouse building gracing the central town square since as early as 1848. The current Union County Courthouse is a four-story Neo-Classical edifice with a stone façade and two-story colonnade above the first floor, designed by the firm of Mann and Stern (1928, 101 North Washington Avenue). The El Dorado Municipal Building (1927, 204 North West Avenue), designed in the popular Art Deco style of the 1920s features a stone façade and central tower. Eugene John Stern with the firm of Mann and Stern is the architect of record. As a major population center, the Federal government chose El Dorado as its regional administrative center and constructed the three-story U. S. Post Office and Federal Building in the Classical Revival in 1931 (101 South Jackson Avenue), designed by architect James A. Wetmore, the Supervising Architect of the U.S. Treasury.

RELIGIOUS BUILDINGS

Representing many different denominations, El Dorado religious buildings range in architecture and form from large brick and stone edifices to small frame buildings. While several congregations date from as early as the mid-19th century, most existing religious buildings are from the 1920s through the 1960s. The two-story Colonial Revival African American First Baptist Church (c. 1870, Cordell Avenue and Grove Street), featuring a large pedimented portico with two-story columns, may be the oldest building, though significantly remodeled in the 20th century. The First Baptist Church (1922, 200 West Main Street) that served El Dorado's Baptist community is a grand Classical Revival building with a large temple front,

two-story stone columns and a tile roof. The First United Methodist Church, originally the Methodist Episcopal Church (1927, 201 South Hill Avenue), also features similar design elements, including its large temple front and two-story stone columns.


New Grace Fellowship of Jesus Christ, 1400 Trinity Street

Apart from Classical and Colonial Revival religious buildings, there are several examples of the Gothic Revival, including the First Presbyterian Church (1926, 300 East Main Street) created in the Collegiate Gothic Revival by R. H. Hunt and Associates, noted for its brick and terra cotta construction and prominent corner bell tower. Other examples are St. Mary's Episcopal Church (1950, 512 Champagnolle Road), a two-story brick church with Gothic Revival influences designed by architects Frank Ginocchio and Edwin Cromwell, and First Christian Church (1947, 420 North Madison Avenue) incorporating a fieldstone façade, buttress piers and a Gothic arch main entrance. Gothic Revival stylistic references found their way into more modern mid-20th century interpretations, including New Bethel Baptist Church (1952, 800 South Smith Avenue) designed by architects Trapp and Clippard and the Church of Love (c. 1960, 803 West Main Street). New Grace Fellowship of Jesus Christ (c. 1950, 1400 Trinity Street) is a one-story brick church with Mid-Century Modern design influences. Multiple brick and frame churches incorporate Colonial Revival design elements such as a pedimented and columned portico entrances and tall steeples, as exhibited by the Greater Paradise Baptist Church constructed in 1965 (729 Marsh Avenue).

CULTURAL, FRATERNAL AND INSTITUTIONAL FACILITIES


James Johnston Boys Club, Mattocks Park

El Dorado's cultural, fraternal and institutional facilities encompass theaters, hospitals and buildings constructed for social and fraternal organizations, such as local Mason's Lodges. Built in 1929, the Rialto Theatre (117 East Cedar Street), designed by the architectural firm of Kolben, Hunter and Boyd in the Classical Revival, is noted for its basketweave brick pattern, limestone pilasters, multi-paned windows, marquee and structural glass-paneled storefront level. Constructed to meet the expanding cultural needs of a booming El Dorado population, the current theater building replaced an earlier theater of the same name.

Constructed in 1957, the Municipal Auditorium (100 West Eighth Street) designed in the Mid- Century Modern style to house the South Arkansas Symphony Orchestra features a distinguishing curvilinear front facade with spare ornamentation and an enframed entrance bay. The Barton Library (c. 1926, 200 East Fifth Street), part of the Union County Public Library system, is a one-story stone and stucco building with terra cotta ornament and tile roof designed in the Spanish Revival style.

Social clubs and organizations were also active in El Dorado, including the Boys and Girls Club (1201 North West Avenue), originally El Dorado Boys Club. Its original two-story brick building remains but has been remodeled. The James Johnston Boys Club (Mattocks Park), built in 1960, served African American youth for many years. Although currently vacant, the two-story brick and frame structure has a unique curved roof with buttresses along its side elevations. The Masonic Temple Lodge #13 (1924, 106-108 North Washington Avenue), which served El Dorado's white community, is an eclectic Art Deco building with Egyptian Revival stylistic elements such as the engaged stone columns above the storefront level and winged sun emblem carved in relief above the third floor window band. Charles S. Watts is the architect of record. The Masonic Temple Lodge 151 at 739 East Cook Street, constructed in 1930, is a simpler two-story concrete building with wide eaves and roof rafter tails located in the Fairview neighborhood, serving El Dorado's African American Masons as well as the Order of the Eastern Star.

El Dorado's health care institutions have made significant architectural contributions to the community since the early 20th century. Individual doctors practiced from home offices or in the downtown during the 19th century. By the early decades of the 20th century, large hospitals were commonplace in most smaller cities, especially including wealthier communities such as El Dorado. The Henry Rosamond Hospital (1917, 300 North Cordell Avenue) is a simple two-story brick building with a Classical Revival entry surround and tile roof, which is now serves as the Alma Apartments. One block away is the three-story brick Warner Brown Hospital (1921, 460 West Oak Street), designed in the International Style with a contemporary wing added in the 1970s.



CULTURAL LANDSCAPES

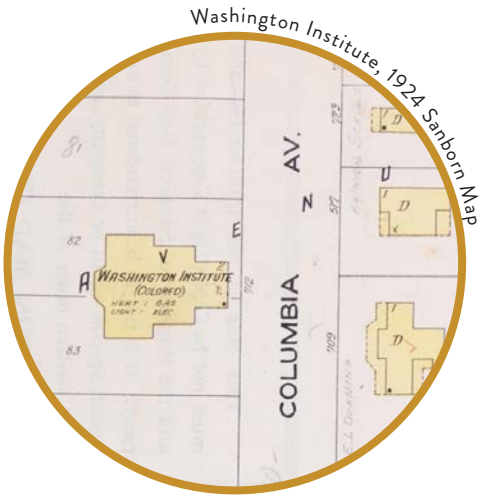
Beginning in the early 19th century, large landscaped cemeteries designed to meet the needs of a growing population replaced traditional church and family burial grounds. Newly developed cemeteries, located on the perimeter of urban areas, provided suitable spaces for visitation, contemplation and the installation of memorials and monuments. During the time period, cemeteries served as public parks and represent important cultural landscapes. Presbyterian Cemetery (1845, South Washington Avenue and Pony Street) is the oldest in El Dorado and contains the graves of the community's earliest white settlers. Arlington Cemetery (North Mosby Avenue) is the largest cemetery located on El Dorado's east side. Lott Burgy Cemetery (Short SW Avenue) established in the late 19th century and located on El Dorado's south end, is the community's only African American cemetery.

El Dorado has several historic city parks including Old City Park, Mattocks Park, Mellor Park and Mosby Park. Cornelia Mattocks donated over 15 acres to the City of El Dorado to create Mattock Park to serve as a public park and playground for the African American community. Named after her husband P. R. Mattocks, the park is home to the El Dorado's only public swimming pool and fishing pond.

Mosby Park began as the recreation area adjacent to a former schoolhouse, since demolished, and now hosts recreational softball in the city.

EDUCATIONAL BUILDINGS AND FACILITIES

El Dorado's public education system traces its beginnings with the creation of an El Dorado Public School District in the 1870s. Prior to that, only two private schools existed and there were no educational facilities for African Americans. The building that formerly housed the El Dorado Female Institute held the early School District classes. The first El Dorado High School (300 South West Avenue), constructed in 1905, replaced the earlier building on this site. The High School building later became the El Dorado Junior College, today owned by the South Arkansas Community College.



In 1897, John Dykes constructed the first African American school on North Columbia Street, which by 1908 had become the Washington Institute. By 1929 the Booker T. Washington High School had replaced the previously smaller school (Sanborn Fire Insurance Maps, 1924-1929). In 1949, the School District constructed the new Washington High School (601 Martin Luther King Boulevard) to replace the aging building and is currently in use as Washington Middle School. By the 1950s there were four elementary schools serving the African American community including the Fairview, Morning Star, Rock Island and Carver Schools. Carver School (1959, 700 Columbia Avenue) is a one-story brick building that now houses the Nile and Marzell Smith Museum of African American History. The one-story brick Morning Star School (1959, 2800 North College Avenue) is now home to a Head Start program.

The El Dorado Public School District currently has thirteen educational facilities, with El Dorado High School (2011, 2000 Wildcat Drive) being the only public high school. The current High School replaced the El Dorado's previous high school building (1963, 501 North Timberlane Drive), which is now the El Dorado Education Complex. The remaining El Dorado schools include four elementary schools, a middle school and a junior high. The oldest school still in use is Yocum Elementary School (1928, 308 South College Avenue), a three-story brick building with Classical Revival entrances and ornamentation. In 2016, the School District demolished the earlier Southside School (1926, South Jackson Avenue and Pecan Street) with similar architecture to Yocum School after sitting vacant for 13 years. The former Murmil Heights Elementary School (1962, 2000 Ripley Street), closed in 2007, is now home to a Head Start program. With the exception of the High School and Yocum Elementary School, all of the remaining schools were designed in the Modern style during the mid-20th century. These include:

- Washington Middle School (1949, 601 Martin Luther King, Jr. Boulevard)
- Barton Junior High School (1952, 400 West Faulkner Street)
- Northwest Elementary School (1953, 1600 North College Avenue)
- Retta Brown Elementary School (1953, 505 Dixie Drive)
- Hugh Goodwin Elementary School (1959, 201 East Fifth Street)

Apart from school buildings, the 6,000-seat Memorial Stadium (1946, North Arkansas Street) consists of two separate concrete seating structures flanking a football field and track, which is owned by the City of El Dorado and leased to the El Dorado School District.

TRANSPORTATION FACILITIES

Train service for the area began in 1891 with the arrival of the Texas and St. Louis Railroad, later the St. Louis and Southwestern. Additional rail lines followed, including the Missouri Pacific and the Chicago, Rock Island and Pacific. The Missouri Pacific was a regional rail line that began in 1909 in Missouri, Kansas and Nebraska, arriving in El Dorado prior to 1920. The Missouri Pacific railroad station (425 East Cedar Street) is a one-story brick building with restrained Classical details and is the only remaining rail station building in El Dorado.



The Chicago, Rock Island and Pacific – commonly known as the Rock Island line – started in Chicago and the company gradually purchased lines towards the west and south, arriving in El Dorado around 1905 and running through 1979, though passenger service ended earlier. The Rock Island rail station – now demolished – was located at East Hillsboro Avenue. Another station, also demolished, was located near South Washington Street. All three train stations were active in El Dorado during much of the 20th century. During the height of the oil boom there were 22 stops a day at these stations.

INDUSTRIAL BUILDINGS

El Dorado has an interesting and varied industrial heritage that includes large industrial complexes associated with the timber industry, petrochemicals, bromine production, oil and gas and poultry, as well as smaller industrial resources constructed for more diverse uses. During the last century, a number of corporations and industries located their headquarters in El Dorado, including the Murphy Oil Corporation, and a Delek US (Lion Oil) oil refinery. The southern operational headquarters of Potlatch Deltic is also in El Dorado. The one-story brick and stucco administration building for Lion Oil (c. 1947, 1000 McHenry), currently owned by Delek U.S., includes a tile roof and octagonal tower element. The El Dorado Ice and Coal Company building (1907, 185 South Madison Avenue), better known as the Ice House, was a facility used to store harvested ice. The brick building with metal roofs and wood doors is an excellent example of an early 20th century warehouse with close ties to the railroads.

The R. C. Cola Bottling Company building (1950, 201 South Madison Avenue), designed by architect John Abbott in the International Style, served as the local offices for the Royal Crown Cola Bottling Company. The stone panels, curved awning and glass block windows create an excellent example of the style. While timber and wood products have been an important industry in El Dorado since the 19th century, there are very few timber industry-related historic resources in El Dorado. One remaining example is the former El Dorado Lumber Company building (c. 1940, 700 South Washington Avenue), a one-story vernacular frame structure with vertical wood siding, hipped roof, front and rear gable dormers and a full-width shed roof open porch.

El Dorado Architectural Styles and Building Forms

The following section highlights predominant architecture styles and building forms found in El Dorado. An architectural style describes the specific exterior decorative elements and features that define that style. A building form is the overall building shape, determined by the configuration of interior spaces, although they may exhibit some aspects and exterior features of architectural styles. El Dorado's historic architecture exhibits features characteristics of a number of architectural styles and building forms as tastes and preferences changed over time.

ARCHITECTURE STYLE *BUILDING FORM*

1800

GREEK REVIVAL (1825-1860)



Found mostly in the eastern half of the country with pockets in the Midwest and West Coasts, the Greek Revival style was so popular around the country during the first half of the 19th century that it was referred to as the "National Style." Greek Revival buildings revived elements of ancient Greek architecture to varying degrees. The Matthew Rainey - Newton House is a good example of the style.

- Two to three stories
- Frame or brick
- Low-pitched gabled or hipped roof
- Wide trim band at cornice line
- Front porch – entry or full-width

1840

GOTHIC REVIVAL (1840-1930)



Initially popularized through English country house design, the Gothic Revival references buildings from the Medieval period. Although not as popular as the Greek Revival or Italianate styles of 1800s, there are residential examples throughout the country. In the 20th century, the style was popular for churches, and educational and institutional buildings. There are several examples of the Gothic Revival in El Dorado.

- One to three stories
- Frame or brick
- Steeply pitched roof
- Decorative bargeboard in gables
- Pointed arch windows
- Parapets that are often castellated

1880

FOLK VICTORIAN (1870-1910)



Folk Victorian homes feature simple floor plans along with decorative details and ornamentation typical of the Victorian era, ornamentation often inspired by the Queen Anne and Italianate styles and occasionally the Gothic Revival. Folk Victorian were common throughout the country following the construction of the railroads, which allowed for easy transportation of construction materials, although few remain extant in El Dorado. The Murphy-Hill and Mahony historic districts contain examples of the style.

- One to two stories
- Asymmetrical facades and elevations
- Porches with spindlework detailing
- Decorative detail on the porch and cornice
- Lace-like spandrels
- Spindlework on porches

QUEEN ANNE (1880-1910)



During this period, the Queen Anne style was the most popular style in the country. Asymmetrical surfaces, pyramidal roofs, decorative patterns, projections, wrap-around porches bays and towers were often the norm. The Queen Anne is one the dominant historic residential architectural styles found in most communities, including El Dorado.

- One to three stories
- Asymmetrical facades and elevations
- Full-width or wrap-around porches
- Stained glass windows
- Square or rounded towers and bays
- Spindlework on porches

COLONIAL REVIVAL (1880-1955)



The Colonial Revival was the most popular style of the first half of the 20th century, found in most parts of the county and often referenced in today's new construction. In El Dorado, there are high-style examples along with variations and stylistic elements found in early 20th century frame houses, as well as Ranches built during the 1950s and 60s.

- One to two stories
- Frame or brick
- Front entrance with slender porch columns and decorative pediment
- Overhead fanlights or sidelights
- Symmetrical front façade with center door
- Double-hung windows and multiple panes
- Paired windows are common

1890

TUDOR REVIVAL (1890-1940)



This style is based on early English building types including building characteristics from the Medieval and Early Renaissance periods. Popular in the early 20th century, it was second only to Colonial Revival. El Dorado has several examples of Tudor Revival, most constructed following the oil boom of 1921.

- Steeply pitched roofs
- Side gabled or less frequently front gabled
- Multiple front-facing gables
- Tall, narrow windows, often in groups, with multiple panes
- Large chimneys and decorative half-timbering

ENGLISH ARTS AND CRAFTS (1895-1915)



The term Arts and Crafts refers to a broad social and artistic movement that took shape in Great Britain and Europe in the middle of the 19th century and then gained acceptance in the United States at the turn of the 20th century. It encompasses interior design, fine and decorative arts, jewelry, textiles and wallpaper, furniture and ceramics and architecture. It was a response to overly articulated facades and historical styles. There are only two examples of this style in El Dorado.

- Typically two stories
- Frame, stone, brick or stucco
- Simplicity in design
- Exposed beams, brackets, posts

NEO-CLASSICAL / CLASSICAL REVIVAL (1895-1955)



This style was popular throughout the early 20th century and combined various elements of the Early Classical Revival, Greek Revival, Georgian and Federal styles with a tendency towards more elaborate ornamentation and façade treatments. There are a number of examples found in El Dorado.

- Typically two stories
- Frame or brick
- Full-height porch with Classical columns
- Symmetrical façade
- Decorative front door surrounds

1900

GEORGIAN REVIVAL (1900-1950)



As styles from the American Colonial period became very popular in the United States in the early 20th century, housing design began to emulate Georgian architecture resulting in the Georgian Revival. Georgian Revival architecture shared many of the traits of Georgian architecture but were updated for modern living in terms of size and design elements. A few examples in this style may be found on larger estates in El Dorado's north side.

- Typically two stories
- Rectangular in shape
- Symmetrical facades
- Hipped roof with dormers
- Brick end chimneys

CRAFTSMAN (1905-1930)



The style originated in California and spread throughout the country through architecture pattern books. Based on the English Arts and Crafts movement, it was a popular style for smaller houses. There are several house examples on El Dorado's north side, but most are single-story bungalow form.

- One to one- and one-half stories
- Frame, brick or stucco
- Deep overhanging eaves
- Rafter tails and/or brackets
- Gabled roofs – front or side-facing
- Square porch supports

1910

BUNGALOW (1910-1960)



The bungalow became the most popular small house type around the country in the early 20th century. Typically single story and rectangular in form, the bungalow may feature Colonial, Classical, and Spanish Revival stylistic elements, but was most often associated with the Craftsman style. There are many bungalows found in El Dorado's neighborhoods, especially those adjacent to the downtown.

- One to one- and one-half stories
- Frame, brick or stucco
- Deep overhanging eaves
- Open front porch

SPANISH REVIVAL (1915-1940)



The style was originally based on early Spanish missions but grew to encompass the varied architectural traditions of Spain. The style is found in the Southwest but individual examples exist in many suburban areas around the country. There are several examples in the western sections of El Dorado.

- One to two stories
- Stucco wall surfaces
- Low-pitched tile roof, usually red
- Arched door or window openings

1920

ART DECO (1920-1940)



Art Deco developed in the 1920s and is most common in commercial and public buildings. Art Deco gained its name from the Exposition Internationale des Arts Decoratifs et Industriels Modernes held in Paris in 1925. There are several Art Deco commercial examples in downtown El Dorado.

- Stucco, brick or masonry
- One to two story residential, high rise commercial
- Geometric designs and decorative elements
- Vertical projections

1930

INTERNATIONAL STYLE (1925-PRESENT)



Use of smooth surfaces and lack of ornamentation are hallmarks of the International Style, which highlighted a building's volume with asymmetrical shapes adding to its sleek modern appearance. Most International Style buildings are architect-designed and are rare in most communities, though they are more commonly found in the Northeast and Midwest. El Dorado has several examples in its north side neighborhoods.

- Geometric-shaped, often with curved corners
- Flat roofs, often cantilevered, are common
- Windows may wrap around corners
- No ornamentation
- Horizontal openings

MINIMAL TRADITIONAL (1935-1950)



This vernacular house type evolved from the previous bungalow and cottage house forms during the Great Depression, incorporating various design elements of the Craftsman, Colonial and Tudor Revivals. This house type provided an affordable housing option for many after World War II. El Dorado's western neighborhoods have Minimal Traditional home examples.

- Rectangular in shape
- One story frame or brick
- Low- or intermediate-pitched roof often gabled
- Typically no dormers
- Minimal architectural detail

RANCH (1935-1975)



The Ranch home originated in California but became a prevalent housing type throughout the country after World War II. The open floor plans and single level house size and spare exterior ornamentation distinguished the housing type. El Dorado Post World War II neighborhoods, especially those in the community's west side, contain many examples of the Ranch home property type.

- Rectangular or L-shaped
- One story frame or brick
- Low-pitched roof without dormers
- Off-center front door
- Picture window
- Attached garage

STYLED RANCH (1935-1985)



The Styled Ranch home features a more complete and unified set of exterior stylistic details that reference a distinct style, such as Spanish Revival, Neo-Classical, Tudor or Colonial Revival. El Dorado's northern neighborhoods include several Styled Ranch examples.

- Rectangular or L-shaped
- One story frame or brick
- Low-pitched roof without dormers
- Arched windows and/or openings
- Varied roof shapes and materials
- Porticos or recessed entries are common

ONE-PART COMMERCIAL BLOCK



The one-part commercial block is a common commercial building form found in most traditional downtowns and commercial districts throughout the country. One-part commercial blocks are one-story square or rectangular in form adorned with ornament and fenestration of a particular architectural style. Many are utilitarian in appearance with little or no ornament.

- 19th century examples often in box form
- 20th century examples often horizontal or rectangular
- Recessed storefront with large plate glass windows and transoms
- Generous upper façade below the parapet
- Most examples are vernacular in design with shaped parapets and stone coping
- Minimal architectural detail

TWO-PART COMMERCIAL BLOCK



The two-part commercial block is the most common commercial building form found in most traditional downtowns and commercial districts throughout the country. Typically two to four stories in height, Two-Part Commercial buildings feature ground-level commercial storefronts as one zone with the upper floors as the second. A storefront cornice or change in building material or façade fenestration often separates the two zones.

- Examples are rectangular in form
- Mostly perpendicular to the street though sometimes parallel
- Well-defined separation between storefront level and upper façade with roof-line cornice
- Often characterized by a distinct architectural style.
- Recessed entries are common



Oil Derrick, Murphy Art District



2115 Marilynn Street



SECTION THREE 3

EL DORADO PRESERVATION PROGRAM

Overview

This section reviews planning policies and their relation to preservation planning activities in El Dorado, as well as the legal contexts that support historic preservation planning activities. Various policy documents, and other planning programs, address the preservation of historic buildings, districts, sites, and other resources at the municipal level. Comprehensive plans, subareas, and neighborhood plans are the means for establishing clear goals and policies for promoting and encouraging historic preservation at the local level. A municipal historic preservation ordinance is also key to implementing local preservation policy and how the community preserves and manages important historic resources over time. This section reviews the existing El Dorado Historic Preservation Ordinance in comparison to model legislation and best practices around the country with suggested changes and enhancements. In addition, this section reviews and describes existing preservation financial incentive programs, heritage tourism assets, and important local and institutional partners.

Federal and State Planning Context

THE NATIONAL HISTORIC PRESERVATION ACT OF 1966

Enacted by the U.S. Congress in 1966, the National Historic Preservation Act established several programs including the National Register of Historic Places, the Advisory Council on Historic Preservation, and the Section 106 review process for protecting historic and archaeological resources from impacts due to federally funded or licensed projects. The National Register program, the nation's official list of historic properties, is administered in Arkansas between the National Park Service, U.S. Department of the Interior, the Arkansas Historic Preservation Program, and the City of El Dorado through its designation as a Certified Local Government.

CERTIFIED LOCAL GOVERNMENT (CLG) PROGRAM

In 1980, the U.S. Congress amended the National Historic Preservation Act to implement the Certified Local Government (CLG) Program, which allows for local communities to participate in statewide preservation planning activities, including access to grants and other resources. The CLG Program is administered between the National Park Service, U.S. Department of the Interior, the Arkansas Historic Preservation Program, and the designated CLG's – of which El Dorado is one – with the central purpose of developing a strong, effective historic preservation program at the local level. To become a CLG in Arkansas, a local community must establish a Historic District Commission and adopt a historic preservation ordinance designating one or more local historic districts, based on applicable state law. Local CLGs also play a role in National Register nominations by reviewing and commenting on nominations before they submittal to the State Review Board and may be eligible to receive planning, survey and National Register grants.

THE ARKANSAS HISTORIC DISTRICTS ACT OF 1963 (A.C.A. §14-172-207 ET SEQ.)

The Arkansas Historic Districts Act of 1963 was enacted to promote the educational, cultural, economic and general welfare of the public through the preservation and protection of buildings, sites, places, and districts of historic interest, through the maintenance of such as landmarks in the history of architecture of the municipality, of the state and of the nation, and through the development of appropriate settings for such buildings, places and districts. The Act outlined procedures for creating a historic district at the local level and for the creation of Historic District Commissions.

ARKANSAS HISTORIC PRESERVATION PROGRAM – POWERS AND DUTIES (A.C.A. §13-7-106 ET SEQ.)

The Arkansas Historic Preservation Program (AHPP) is an agency of the Division of Arkansas Heritage, Department of Parks, Heritage and Tourism, created by the Arkansas General Assembly in 1969. The AHPP's mission is to fulfill the objectives of the National Historic Preservation Act through the identification, registration, preservation and protection of Arkansas' cultural, historic and architectural heritage.



2020 East Hickory Lane

STATE PLANS

ARKANSAS HISTORIC PRESERVATION PLAN 2018-2022

Every five years, the Arkansas Historic Preservation Program reviews their work over the previous five–year period, develops and examines information to assess current trends related to Arkansas's historic and cultural properties, and works to develop goals and objectives to guide its efforts for the preservation of Arkansas's cultural resources as it moves into the next five–year period. The goals of the current plan include the following:

1. Educate Arkansans about the importance of preserving our heritage and our myriad historic resources;
2. Provide leadership, assistance, and guidance for Arkansans involved in historic preservation activities on all levels.
3. Support a variety of preservation approaches to enhance the lives of Arkansans.

High-priority survey and registration projects during the period will be residential historic districts, African American historic resources, cemeteries, Mid-Century Modern, World War II and Cold War resources, resources associated with the settlement of minority cultural and ethnic groups, historic commercial districts and resources associated with agricultural production.

LOCAL PLANS AND POLICIES

A COMPREHENSIVE PLANNING STUDY: CITY OF EL DORADO (2001)

This comprehensive planning study was prepared by the University of Arkansas Community Design Center to assist the City of El Dorado in developing a long-range comprehensive plan to help guide future growth and prosperity. A citizen's group — the El Dorado Fifty for the Future non-profit organization —organized in 2001 to represent the diverse interests of the community and to provide leadership and direction to the Center's work. The plan identifies assets and challenges, and discusses topics such as abandoned buildings, neighborhood revitalization, affordable housing, residential infill development and urban design. The plan also focuses on specific development sites, including adaptive use of the Mellor Park Mall and the Warner Brown Hospital Campus, as well as Historic Downtown infill development sites.

Recognizing that community character is important to neighborhood revitalization, the plan recommends forming neighborhood associations, cleaning up neighborhoods, repairing vacant and dilapidated properties through stricter enforcement and tougher laws, encouraging infill affordable housing development, and the rehabilitation and preservation of existing houses.



HILLSBORO GATEWAY MASTER PLAN (2018)

The Hillsboro Gateway Master Plan is a study of Hillsboro Street (U.S. 82B), a major east-west corridor through the City of El Dorado. The goals of the Master Plan were to create a unified transportation, land use, and urban design vision for the corridor. Successful redevelopments within the corridor could address economic development, quality of life, transportation, recreation, wayfinding and community character. The plan recommends changes to the streetscape and identifies underutilized sites, potential redevelopment catalyst sites, and seventeen (17) historic sites that may be eligible for listing in the National Register of Historic Places.

Zoning Ordinance

Like most municipal zoning ordinances, the El Dorado zoning ordinance regulates land use and development through base zoning districts and planned unit developments, among other zoning tools. There are currently no historic preservation overlay districts, and no language or definitions in the ordinance in reference to local historic preservation districts. Creating historic preservation overlay zones provides another tool for preserving historic districts and strengthens the existing preservation ordinance.

CITY OF EL DORADO HISTORIC PRESERVATION ORDINANCE

All local historic district ordinances in Arkansas are based upon the requirements within the Arkansas Historic Districts Act. Certified Local Government communities are eligible for additional technical and financial assistance in carrying out the duties in their ordinance, provided they meet certain requirements, such as:

- Clearly defined historic district boundaries,
- Definitions,
- Commission membership and duties,
- Mandatory design review,
- Use of the Secretary of the Interior's Standards for Rehabilitation,
- Procedural due process,
- Review process, and
- Enforcement regulations.

A key element in any Arkansas municipal preservation program is the management of processes related to historic district designation and design review — both administered by the Historic District Commission. The City's Historic Preservation Ordinance (no. 1685, approved in 2004) currently governs designation and design review processes. Some refinement to certain sections of the Ordinance can provide clarity to processes and to integrate preservation best practices:

- **Section 4.** Section 4 of the ordinance provides a list of definitions; however, the list could expand to add new terms and provide clarity to procedures referred to in other ordinance provisions.

- **Section 6.** Section 6 of the ordinance outlines the criteria for the HDC to use in making Certificate of Appropriateness application decisions. The ordinance should clarify that the HDC shall also use the Commercial Historic District Guidelines created by the City of El Dorado, which are an important resource and design review tool.
- **Section 7.** Section 7 outlines the alternatives for the HDC to consider in making Certificate of Appropriateness decisions for demolitions. The outline could include additional alternatives that inform the HDC on the ability of the property to earn a reasonable return and its suitability for adaptive use.
- **Section 8.** Section 8 of the ordinance outlines the requirements obtaining Certificate of Appropriateness for Economic Hardship. Adding specific criteria under which a property owner may demonstrate economic hardship would provide clarity to applicants and the HDC.
- **Section 13.** Section 13 of the ordinance provides the City of El Dorado with the means for enforcing violations of a Certificate of Appropriateness. Adding clarity to this section could involve incorporating new provisions such as:
    1. For properties that violate Certificate of Appropriateness applications through full or partial demolition of a historic property, consider adding provisions which allow the HDC and the City of El Dorado the discretion to require the restoration of the property to its appearance prior to the violation.
    2. Consider reevaluating the penalty fees for violations of the ordinance to promote compliance.

Additional considerations regarding the Historic Preservation Ordinance include:

- The Arkansas Historic District Act provides guidance regarding the procedures for the designation of historic districts. The ordinance provides the HDC with the authority granted it under the Act. Including the specific requirements for designating historic districts within the local ordinance would provide clarity and better inform local officials and citizens of the procedures.
- Inclusion of the criteria for designation of historic districts would also provide clarity.

Design Review

Design review is the process in which the Historic District Commission evaluates both public and private projects for their visual, aesthetic, architectural and urban design qualities, as well as their appropriateness and compatibility to the surrounding environment and setting. In the context of this Historic Preservation Plan, design review is associated with the Historical District Commission's administration of the Certificate of Appropriateness (COA) review process for properties located within the Commercial Historic District.

Although many historic preservation commissions generally follow the Secretary of the Interior's Standards for Rehabilitation to determine the appropriateness of any changes, alterations and additions to historic properties, the Historic District Commission currently uses the Historic District Design Guidelines, which incorporate the Standards, prepared by the Commission, to regulate appropriateness of the use, construction, alteration, repair, improvement, alteration and demolition of buildings, structures, properties, and sites within the Commercial Historic District.

BUILDING AND FIRE CODES

The City of El Dorado has adopted the Arkansas Fire Prevention Code, 2012 Edition, which is based on the 2012 International Fire Code, International Building Code and International Residential Code. The El Dorado Fire Department is responsible for approving commercial permits, compliance inspections, and issuing a Certificate of Occupancy. The El Dorado Public Works Department oversees all non-commercial building permits.

Listed and Designated Historic Resources

A significant number of historic resources in El Dorado are officially designated as local historic districts or are listed in the National Register of Historic Places, either individually or as part of district. Several historic resource surveys and inventories have been undertaken over the last twenty years where properties and structures have been identified for future local designation and National Register listing. Prioritizing future surveys and designations is discussed in a later section of the *State of the City Report*. The types of designations include nomination in the National Register of Historic Places, the Arkansas Register of Historic Places and local historic districts (see Figure 2 on page 73).

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is the nation's official list of buildings, structures, sites and objects worthy of the preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is a program of the National Park Service, U.S. Department of the Interior. The Arkansas Historic Preservation Program, an agency of the Division of Arkansas Heritage, Department of Parks, Heritage and Tourism, a state agency headquartered in Little Rock, administers the National Register in the state of Arkansas. Listing in the National Register recognizes historic resources that are significant at the local, state or national level. National Register designation is also honorary and imposes no restrictions on the use, alteration and disposition of property; however, National Register listing makes available significant financial benefits, including eligibility for the Federal and Arkansas State programs for homeowner and commercial rehabilitation tax credits.

Property listing in the National Register may occur individually or included as part of a historic district within defined geographic boundaries. National Register Districts may also include accessory buildings, such as garages and coach houses; structures such as fences and bridges; objects such as monuments, fountains and statues; and, sites, including parks, cemeteries and designed landscapes. The Arkansas Historic Preservation Program State Review Board and the National Park Service requires the preparation of a formal nomination to the National Register. Once nominated and accepted for National Register listing, the State Review Board also lists the property or district in the Arkansas Register.

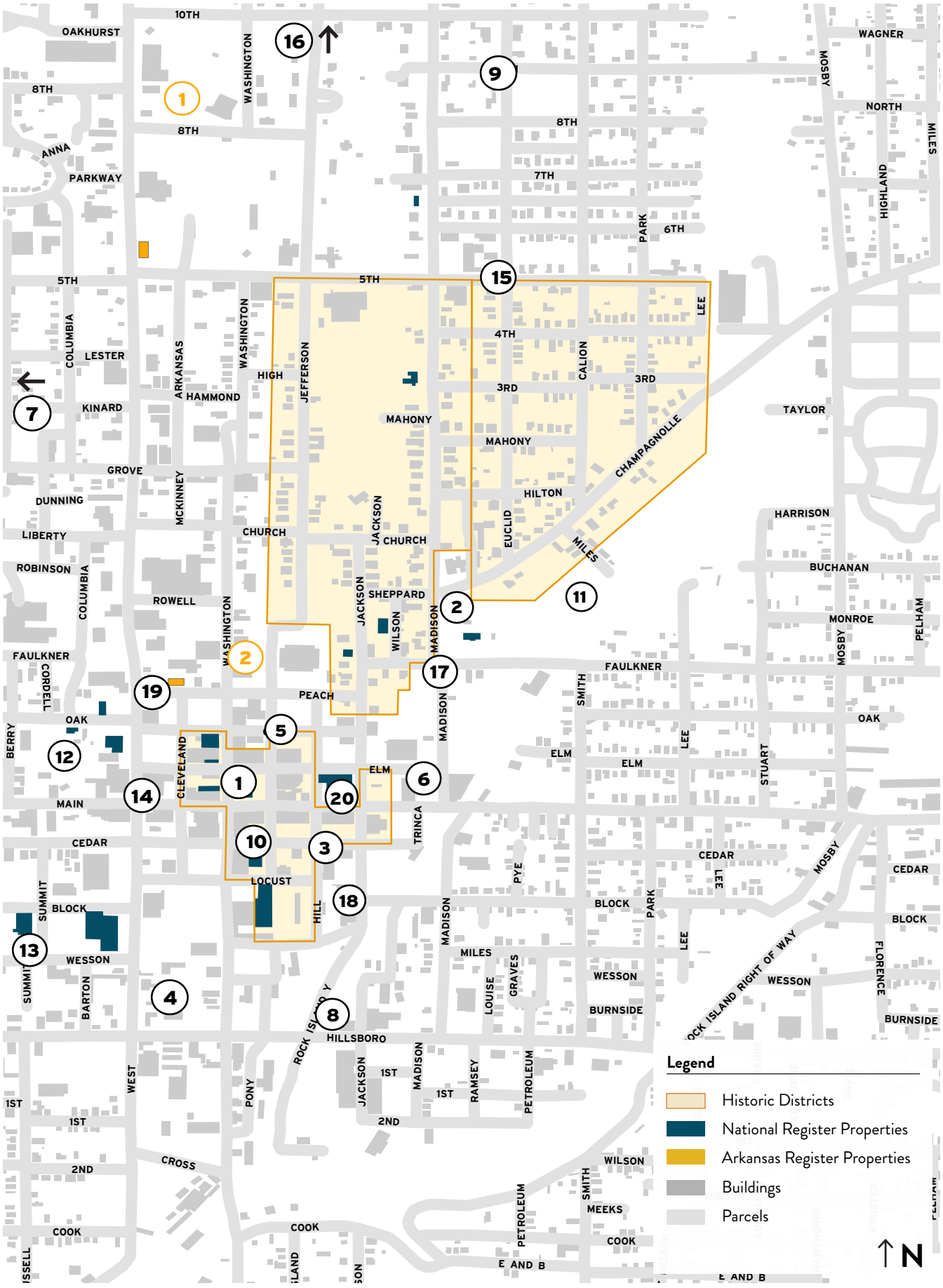
As of June 2020, there are twenty (20) properties individually listed in the National Register of Historic Places within the City of El Dorado, including the city-owned airport located west of the city. The following lists the addresses and National Register reference numbers for El Dorado's National Register properties (see Figure 2):

1. Bank of Commerce (1920, 200 North Washington Avenue, NRHP #82002145, listed 1982)
2. El Dorado Apartments (1926, 420 Wilson Place, NRHP #83003549, listed 1983)
3. El Dorado Confederate Monument (1910, Courthouse Lawn, NRHP #96000463, listed 1996)
4. El Dorado Junior College (1905, 300 South West Avenue, NRHP #78000633, listed 1978)
5. Exchange Bank (1926, 214 North Washington Avenue, NRHP #86003304, listed 1986)
6. First Presbyterian Church (1926, 300 East Main Street, NRHP #91000579, listed 1991)
7. Goodwin Field Administration Building (1950, 418 Airport Drive, NRHP #100002479, listed 2018)
8. Griffin Auto Company Building (1924, 117 East Locust Street, NRHP #01000525, listed 2001)
9. Randolph James House (1927, 1212 North Madison Avenue, NRHP #12000277, listed 2012)
10. Masonic Temple (1924, 106-108 North Washington Avenue, NRHP #01000349, listed 2001)
11. Henry Crawford McKinney House (1925, 510 East Faulkner Street, NRHP #83001157, listed 1983)
12. J. H. McWilliams House (1926, 323 West Oak Street, NRHP #02001044, listed 2002)
13. W. F. and Estelle McWilliams House (1922, 314 Summit Avenue, NRHP #13000791, listed 2013)
14. Municipal Building (1927, 204 North West Avenue, NRHP #83001167, listed 1983)
15. Charles Murphy House, Sr. (1926, 900 North Madison Street, NRHP #83001168, listed 1983)
16. Oakland (1939, 3800 Calion Road, NRHP #100003358, listed 2019)
17. Mathew Rainey House (Newton House Museum) (c. 1852, 510 North Jackson, NRHP #74000501, listed 1974)
18. Rialto Theatre (1929, 117 East Cedar Street, NRHP #86001888, listed 1986)
19. Rumph Mortuary (1927, 312 West Oak Street, NRHP #100001237, listed 2017)
20. Union County Courthouse (1928, Union Square, NRHP #83001169, listed 1983)

As of June 2020, there are four (4) historic districts listed in the National Register of Historic Places within the City of El Dorado. Provided below are addresses and National Register reference numbers:

1. El Dorado Commercial Historic District (Courthouse Square, portions of Main, Jefferson, Washington, Jackson, Cedar and Locust Streets, NRHP #03000773, listed 2003)
2. Henley-Riley Historic District (2523 and 2525 Calion Road, NRHP #100001235, listed 2017)
3. Mahony Historic District (Portions of Champagnolle Road, Madison, Lee and Euclid Avenues, and 5th Street, NRHP #11000899, listed 2011)
4. Murphy-Hill Historic District (Portions of 5th, Jefferson, Peach, Madison and Faulkner Streets, NRHP #07000974, listed 2007)

Figure 2: National and Arkansas Register Properties



Described on the following pages are the architectural and historic resources found in each National Register Historic District:

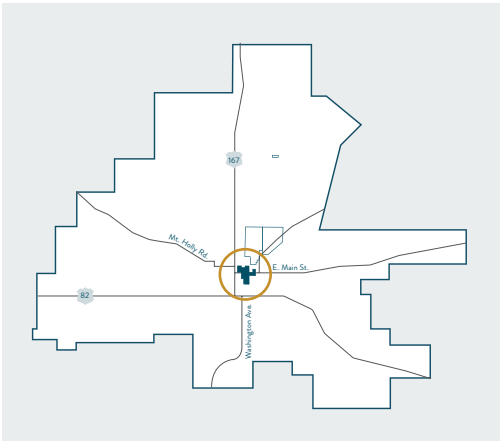
EL DORADO COMMERCIAL HISTORIC DISTRICT (COURTHOUSE SQUARE, PORTIONS OF MAIN, JEFFERSON, WASHINGTON, JACKSON, CEDAR AND LOCUST STREETS, NRHP #03000773, LISTED 2003)

The El Dorado Commercial Historic District includes a major portion of downtown El Dorado including the Courthouse Square and the buildings which face it (see Figure 3). The Historic District consists of sixty-nine buildings and one monument situated on the principal streets and their arteries surrounding the four-story Classical Revival-style Union County Courthouse. Of the 69 properties in the historic district, 67 percent contribute to the historic significance of the district. Construction dates of the buildings in the district span the period from the late 19th century to the early 1950s. A majority of the buildings in the district were constructed in the 1920s, the period of El Dorado's most prolific growth following the discovery of oil. Six buildings and a monument in the proposed district are individually listed on the National Register of Historic Places: Union County Courthouse Confederate Monument (Union Square, listed 1983); the El Dorado Confederate Monument (Union Square, listed 1996); the Exchange Bank (214 North Washington Avenue, listed 1986); Bank of Commerce (200 North Washington Avenue, listed 1982); Masonic Temple (106-108 North Washington Avenue, listed 2001); the Griffin Auto Company Building (117 East Locust Street, listed 2001); and the Rialto Theatre (117 East Cedar Street, listed 1986).

HISTORIC DISTRICT INVENTORY	
Contributing	40
Non-Contributing	23
Total	**63**

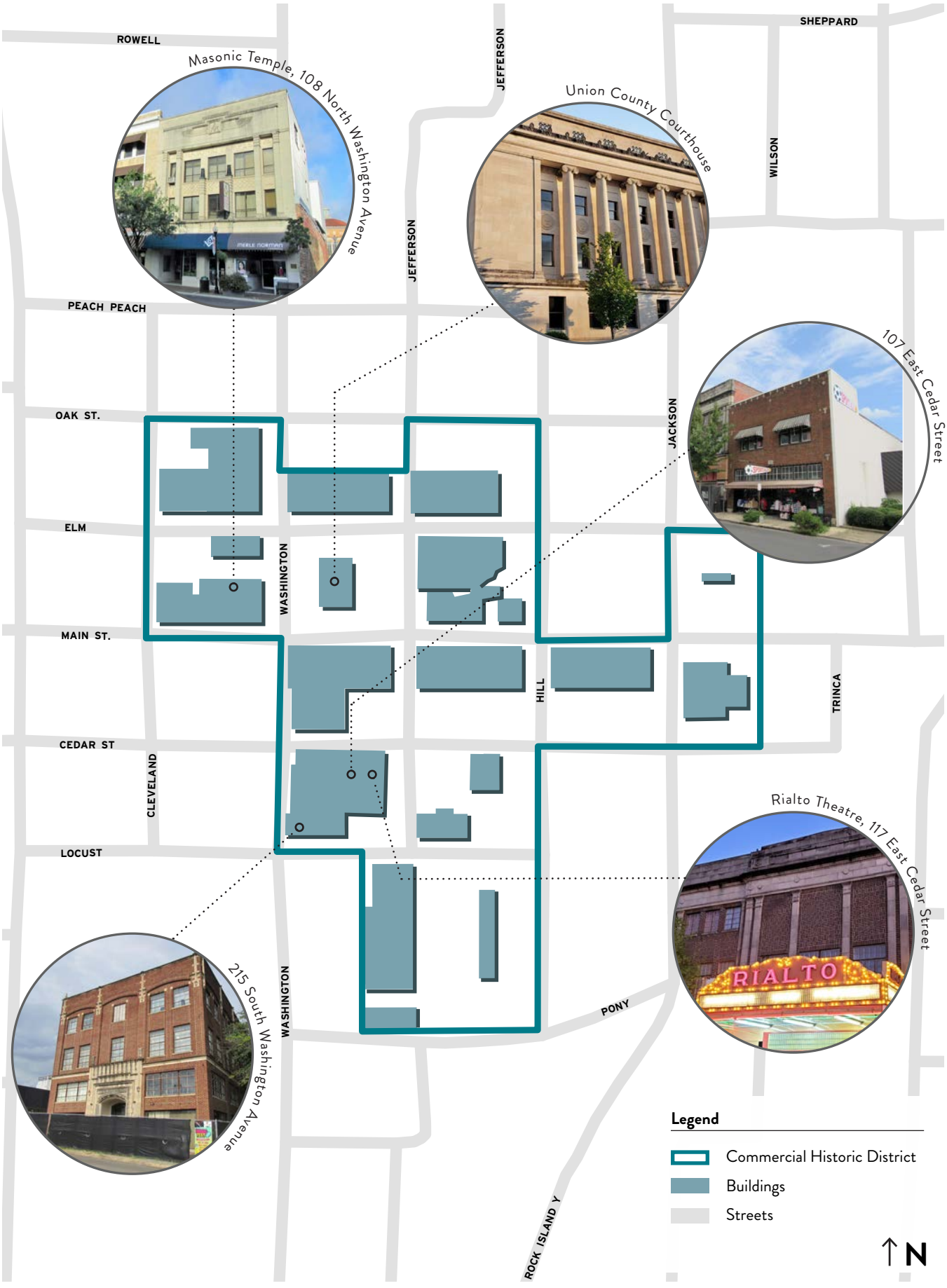
63%
CONTRIBUTING





El Dorado Commercial District

Figure 3: El Dorado Commercial Historic District



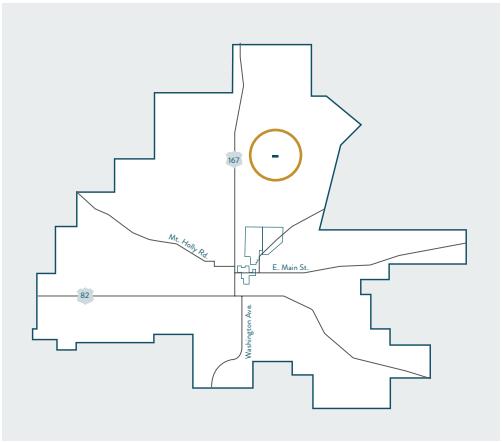
HENLEY-RILEY HISTORIC DISTRICT (2523 AND 2525 CALION ROAD, NRHP #100001235, LISTED 2017)

The Henley-Riley Historic District is located along three acres of wooded land on Calion Road in the northern section of the City of El Dorado (see Figure 4). The district includes two single-family houses, two out-buildings and two objects designed by architect E. Fay Jones; the two houses and two objects are Contributing to the historic district. Both houses are in the Modern style and constructed from 1959 to 1961 at the same time for Dr. Paul Henley and his brother-in-law, James Neal Riley. The Henley House is one-story in a U-shape with a low-pitched gable roof and is covered with wood panels with wood battens; the interior walls of the U are composed of glass. Jones also designed a wood light fixture at the entrance to the house and a metal sculpture in the courtyard. The Riley House is located to the east of the Henley House. It is a one-story T-shaped house covered with low-pitched gable rooflines. Wood panels with battens cover the exterior walls. The house has a T-shaped addition to the house completed around 2005.

HISTORIC DISTRICT INVENTORY	
Contributing	4
Non-Contributing	2
Total	**6**

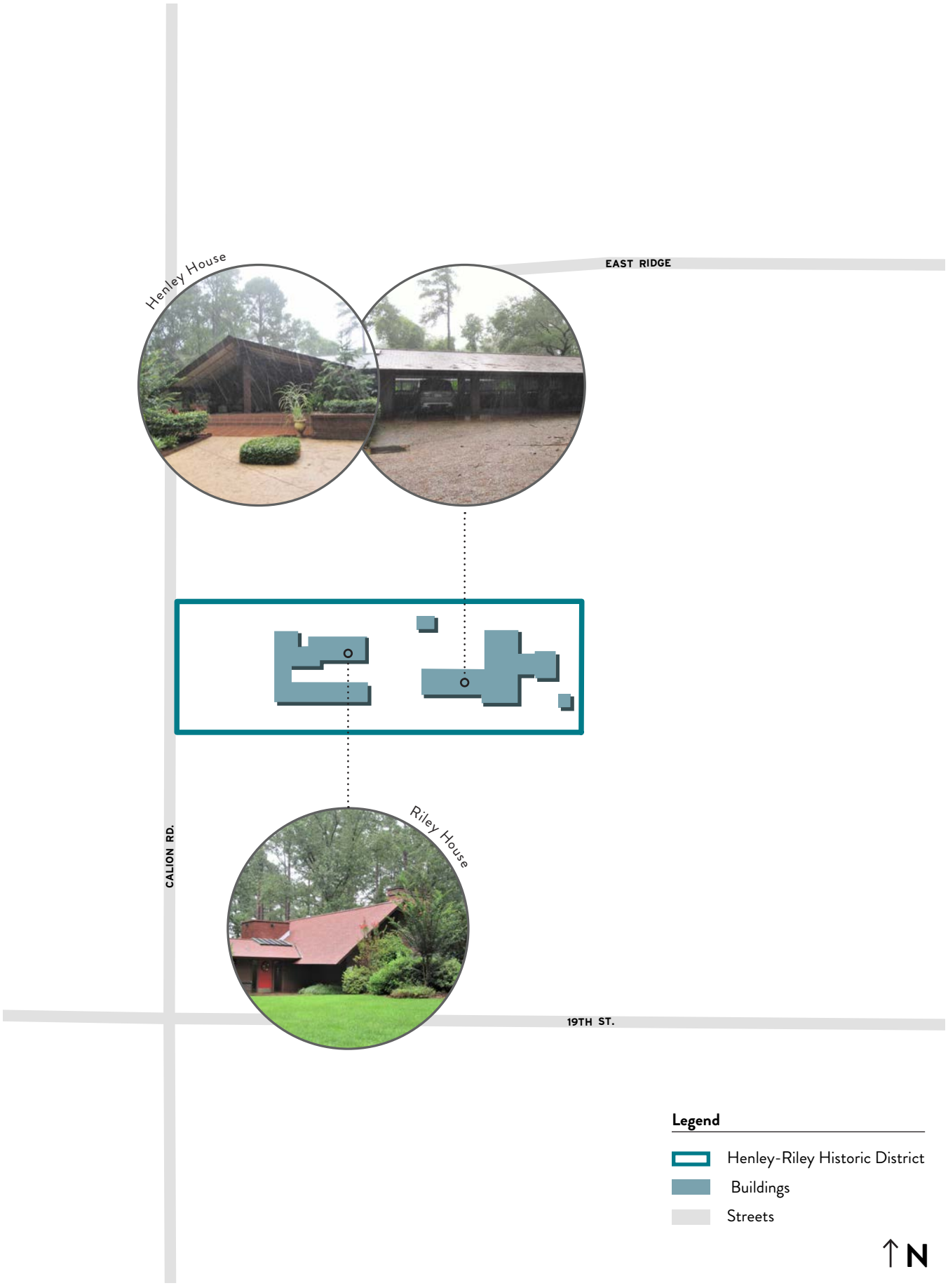
67%
CONTRIBUTING





Henley-Riley Historic District

Figure 4: Henley-Riley Historic District



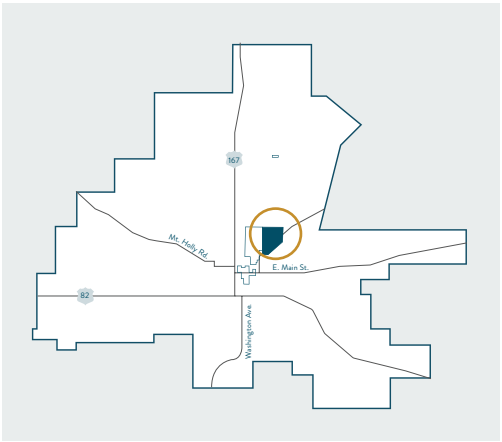
MAHONY HISTORIC DISTRICT (PORTIONS OF CHAMPAGNOLLE ROAD, MADISON, LEE AND EUCLID AVENUES, AND 5TH STREET, NRHP #11000899, LISTED 2011)

The neighborhood comprising the Mahony Historic District contains 163 buildings – of which 58 percent are Contributing to the district – and is located northeast of downtown El Dorado (see Figure 5). The area is residential with one church and one funeral home. Approximately 73 percent of the properties in the neighborhood were constructed during the 1920s. Another period of growth occurred in the 1940s and 50s. The buildings in the Mahony Historic District exemplify varied residential architectural styles popular during the period from 1900-1961 when all but five of the district's buildings were constructed. As an early 20th century working class neighborhood, the district's modest frame and brick homes in the Colonial Revival, Craftsman Bungalow, Minimal Traditional and early Ranch types represent its architectural character.

HISTORIC DISTRICT INVENTORY	
Contributing	94
Non-Contributing	69
Total	**163**

58%
CONTRIBUTING





Mahony Historic District

Figure 5: Mahony Historic District



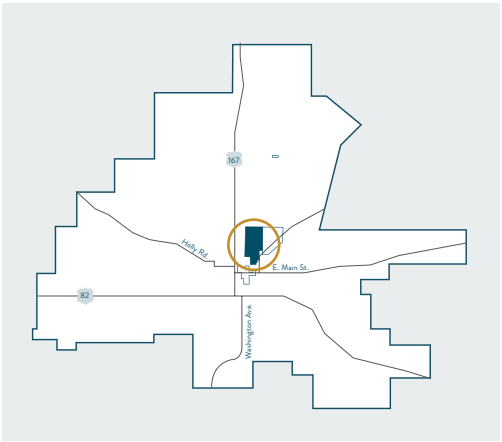
MURPHY-HILL HISTORIC DISTRICT (PORTIONS OF 5TH, JEFFERSON, PEACH, MADISON AND FAULKNER STREETS, NRHP #07000974, LISTED 2007)

Located immediately north of the central business district and the Union County Courthouse, the Murphy-Hill Historic District is one of the oldest residential areas in the city of El Dorado and includes a small number of commercial and multi-family structures and one church (see Figure 6). The area developed between 1880 and 1957. What began as a low-density residential area in the latter half of the 19th century developed into a denser traditional neighborhood between 1920 and 1940. Approximately 76 percent of the buildings in the Historic District were constructed in the first half of the 20th century, while 42 of these buildings were built between 1920 and 1940, the period corresponding with the exponential growth of El Dorado from a small agricultural community to Arkansas's oil boom town. The district also represents a wide array of historic architectural styles ranging from the ornate Queen Anne to early Ranch, as well as the Greek, Classical, Colonial, Gothic, and Spanish Revival homes. A large percentage of properties are homes in the Craftsman style. There are three properties individually listed in the National Register of Historic Places located within the historic district: El Dorado Apartments (420 Wilson Place, listed 1983); the Matthew Rainey House (424 N. Jackson Avenue, listed 1974); and the Charles H. Murphy, Sr,. House (900 N. Madison Avenue, listed 1983).

HISTORIC DISTRICT INVENTORY	
Contributing	76
Non-Contributing	45
Total	**121**

63%
CONTRIBUTING





Murphy-Hill Historic District

Figure 6: Murphy-Hill Historic District



ARKANSAS REGISTER OF HISTORIC PLACES

The Arkansas Register is the state's official record of properties, sites, structures, buildings, landscape areas and objects which are significant to the history, architecture, and culture of the State of Arkansas and its communities. Listing in the Arkansas Register provides recognition of a property's historic significance and in no way restricts the property owner from how it is used, modified or demolished, although Arkansas Register listing may qualify the property owner for certain grant funds as they are available.

Arkansas Historic Preservation Program (AHPP) administers the Arkansas Register. While the AHPP nominates properties for Arkansas Register listing, private individuals, organizations and local governments may also initiate the process and prepare the necessary documentation. The State Review Board, consisting of eleven individuals appointed by the Governor of Arkansas, considers each property proposed for state listing and makes a recommendation on its eligibility. The Arkansas Register includes all properties listed in the National Register.

As of June 2020, there are two (2) properties listed in the Arkansas Register of Historic Places within the City of El Dorado (see Figure 2 on page 73):

1. American Legion Building /TAC House (1949, 1101 North West Avenue, listed 2017)
2. YWCA Building (1938, 118 West Peach Street, listed 1983)

YWCA Building, 118 West Peach Street



LOCAL HISTORIC LANDMARKS AND DISTRICTS

As of June 2020, there is one (1) Local Historic District designated in the City of El Dorado:

El Dorado Commercial Historic District (Courthouse Square, portions of Main, Jefferson, Washington, Jackson, Cedar and Locust Streets, designated 2004)

The El Dorado Commercial Historic District is also listed in the National Register of Historic Places and the boundaries of both districts are the same (see Figure 3 on page 75). The district includes a major portion of Downtown El Dorado including the Courthouse Square and the buildings which face it. The Historic District consists of sixty-nine buildings and one monument situated on the principal streets and their arteries surrounding the four-story Classical Revival-style Union County Courthouse. Of the 69 properties in the historic district, 67 percent contribute to the historic significance of the district. Construction dates of the buildings in the district span the period from the late 19th century to the early 1950s. A majority of the buildings in the district were constructed in the 1920s, the period of El Dorado's most prolific growth following the discovery of oil.

The Arkansas Historic Districts Act of 1963 does not enable municipalities to designate individual local landmarks; therefore, El Dorado currently does not have any locally designated landmark buildings or properties.

SURVEY AND DOCUMENTATION

As of December 2019, the City of El Dorado and the Historic District Commission completed three existing historic resource surveys. All three surveys were conducted during the process of creating National Register historic districts and include properties within the El Dorado Commercial Historic District (survey conducted in 2002 and district listed in 2003), the Murphy-Hill Historic District (survey conducted in 2006 and district listed in 2007) and the Mahony Historic District (survey conducted in 2010 and district listed in 2011). There were no individual survey reports prepared for each survey as they were in preparation for the listing of the three National Register historic districts.

City Boards and Commissions

The following is a description of City commissions and boards that have specific roles in the management and administration of the City's historic preservation program. This section also describes other preservation partner organizations that have advocacy or community development roles within the preservation program.

CITY OF EL DORADO HISTORIC DISTRICT COMMISSION

In 1984, City Ordinance No. 1391 created the Historic District Commission to complete a subgrant from the Arkansas Historic Preservation Program. At that time, the Commission comprised of five members and given authority to adopt rules and regulations. In 2004, City Ordinance No. 1685 created the Commercial Historic District and provided the Commission additional authority and duties, which includes adopting the design guidelines, conducting surveys of important neighborhoods and places, nominating properties to the National Register of Historic Places, recommending to the City Council designation of local historic districts, conducting COA review, promoting the education of El Dorado's heritage, and maintaining the community's CLG status. In 2001, the Commission expanded to seven members with staffing support provided by the City of El Dorado.

CITY OF EL DORADO PLANNING AND ZONING COMMISSION

The mission of the Planning and Zoning Commission is to interpret and enforce the City of El Dorado Zoning Ordinance, update the Zoning Map and consider rezoning applications.

CITY OF EL DORADO ADVERTISING AND PROMOTION COMMISSION

The mission of the Advertising and Promotion Commission is to increase occupancy, revenues and visitation in area hotels, meeting facilities and attractions; provide superior customer service to all customers; enhance the cultural, recreational and economic environment of the community; stimulate the creation of more tourism-related jobs; and promote and advertise a positive image for El Dorado as an active, inclusive, friendly and prosperous city. The Commission oversees the funding of grants to projects that meet these objectives.

FIRE DEPARTMENT

The El Dorado Fire Department operates four stations within El Dorado. In addition to its duties and responsibilities in suppressing and preventing fires, the Department also conducts fire and building code inspections for properties in commercial use.

PUBLIC WORKS DEPARTMENT

In addition to its ongoing duties in maintaining local roads and infrastructure systems, the Public Works Department also administers building, electrical and plumbing inspections.

BARTON LIBRARY

Barton Library, a unit within the Union County Public Library System, provides information services and resources, as well as educational programs to the El Dorado community. The Library does maintain a history and genealogy room for local residents.


1120 W. Main St



El Dorado Ice and Coal Company Building, 185 South Madison Avenue



SECTION FOUR 4

COMMUNITY ENGAGEMENT

Overview

Section 4 summarizes all community engagement and outreach efforts undertaken during the planning process to gather stakeholder perspectives and insights into local preservation issues and priorities. Outreach activities included stakeholder focus group and listening sessions, an open house and an online survey, and the creation of a project website for posting surveys, draft planning documents and other materials for public access.

STAKEHOLDER INTERVIEWS

More than 60 stakeholders participated in listening sessions and focus group discussions over the course of two days in September 2019. Listening sessions were one hour in duration and covered topics related to historic preservation, economic development, incentives and educational initiatives. Stakeholders interviewed Include:

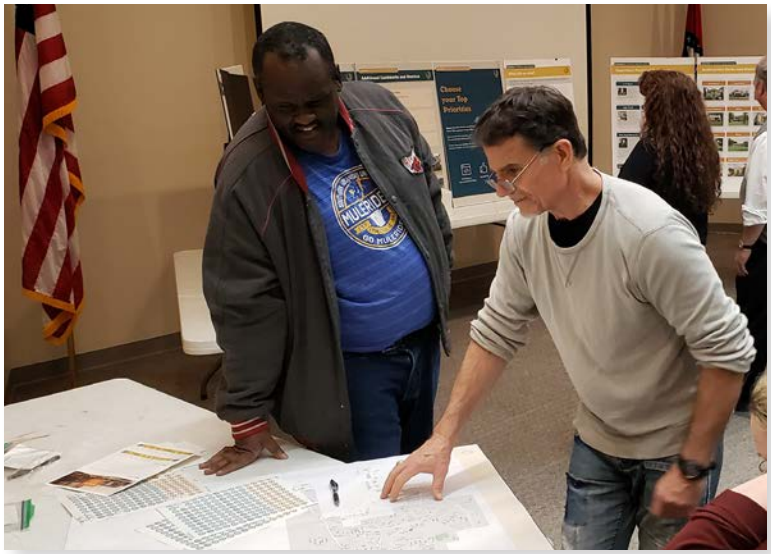
- Mayor of El Dorado and City Council Aldermen and Alderwomen
- Airport Commission
- Arkansas Welcome Center
- Corporations and Industries
- El Dorado Advertising and Promotion Commission
- El Dorado Chamber of Commerce
- El Dorado Fire Marshall
- El Dorado Public Works Department
- Financial Institutions
- Historic Preservation Plan Steering Committee
- Historic District Commission
- Local Appraisers, Realtors and Developers
- Main Street El Dorado
- Murphy Arts and Entertainment District
- Planning and Zoning Commission
- Property Owners
- South Arkansas Community College
- South Arkansas Historical Foundation
- Union County

STAKEHOLDER QUOTES

"We need to emphasize history from the minority perspective"
"We want to see more residential units in upper floor downtown buildings."
"Forty houses were demolished in one year - we need more investment to preserve these properties."
"The City should create markers to identify the historic African American neighborhoods."

COMMUNITY OPEN HOUSE #1

The City of El Dorado and the Historic District Commission hosted a community open house on Tuesday, November 12, 2019 at the South Arkansas Library Auditorium. The workshop presented an overview of El Dorado's historic preservation program, including its National Register properties and districts, and a set of interactive exercises designed to gain feedback from workshop participants of key historic preservation issues.



Big map exercise

ONLINE SURVEY #1

In November 2019, the City and the Historic District Commission launched an online survey posted on the El Dorado Historic Preservation Plan website: ElDoradoHistoricPreservationPlan.com

The following summarizes the responses and results of both the community workshop and online survey:

Warner Brown Hospital, 460 West Oak Street



"Preservation is an amazing opportunity for the El Dorado community to be engaged in decision-making processes."

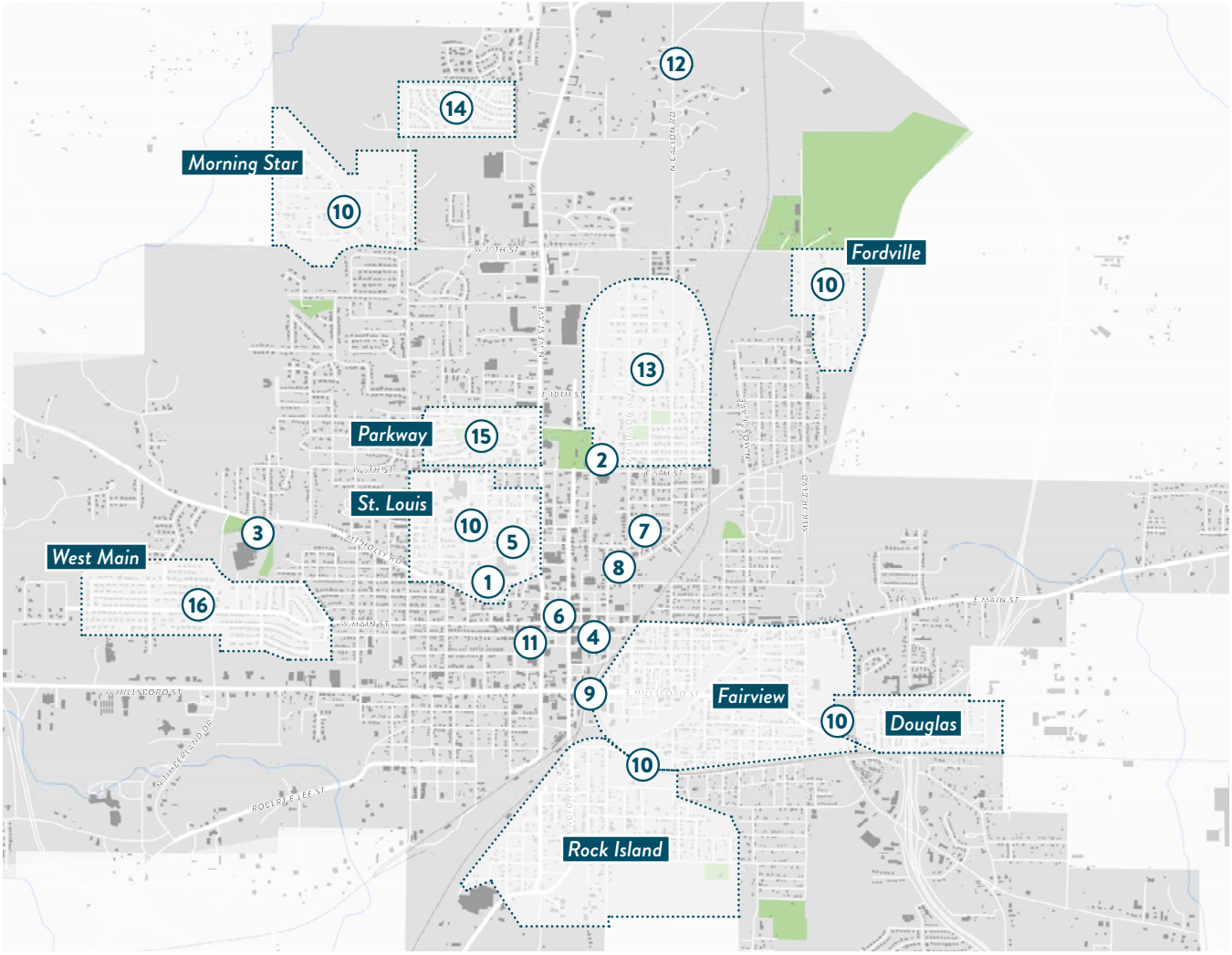
- survey respondent

PEOPLE AND PLACES THAT MATTER

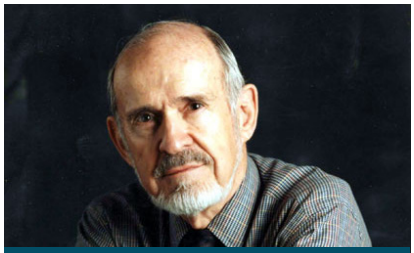
Preserving El Dorado's heritage includes both places and people. Open House attendees and survey participants responded to questions regarding what people, population groups and places should be subject to future documentation and preservation efforts.

Place of importance

1. Warner Brown Hospital
2. Barton Library
3. South Arkansas Arboretum State Park
4. First United Methodist Church
5. First Baptist Cordell
6. BancorpSouth Building
7. St. Mary's Episcopal
8. First Christian Church
9. Hillsboro Viaduct
10. Historic African American districts
11. South Arkansas College Area in downtown
12. North Calion Road
13. Mellor Park Area
14. Country Club Terrace
15. Parkway neighborhood
16. West Main Street

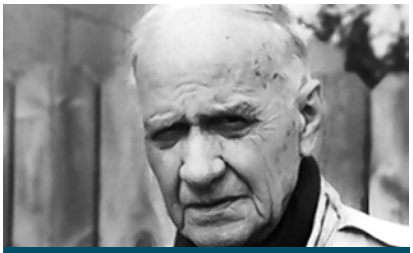


People of Importance



E. FAY JONES
source: Don House, courtesy of Special Collections, University of Arkansas Libraries, Fayetteville

International architect



CHARLES PORTIS
source: Jonathan Portis

American author born in El Dorado



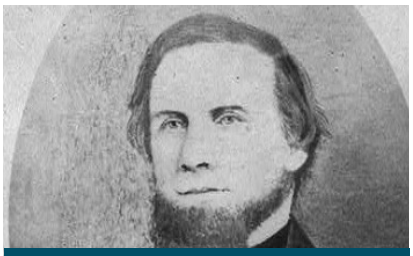
RICHARD MASON
source: Pryor Center, University of Arkansas

Real estate developer



H.L. HUNT
source: Wikipedia

El Dorado oil baron



ALBERT RUST
source: Library of Congress Prints and Photographs Division

Civil War-era politician



JODIE MAHONY
source: NJBrewer

Elected to the Arkansas House of Representatives



DAISEY BATES
source: Wisonsin History Image ID: 31455

Civil rights leader



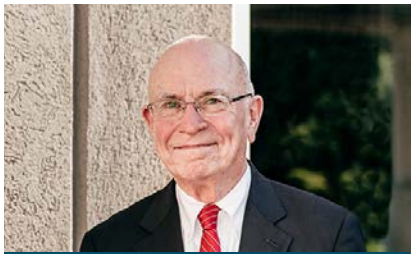
DANIEL GAFFORD
source: ChicagoBulls

First NBA player from El Dorado



T. MURPHY NOLAN
source: The Arkansas Democrat - Gazette

Founding Board member of Preserve Arkansas



KNOX WHITE
source: SHARE foundation

Athlete and adventurer who made a difference in education



CYNTHIA SCOTT
source: Arkansas Black Hall of Fame

Grammy-nominated jazz vocalist

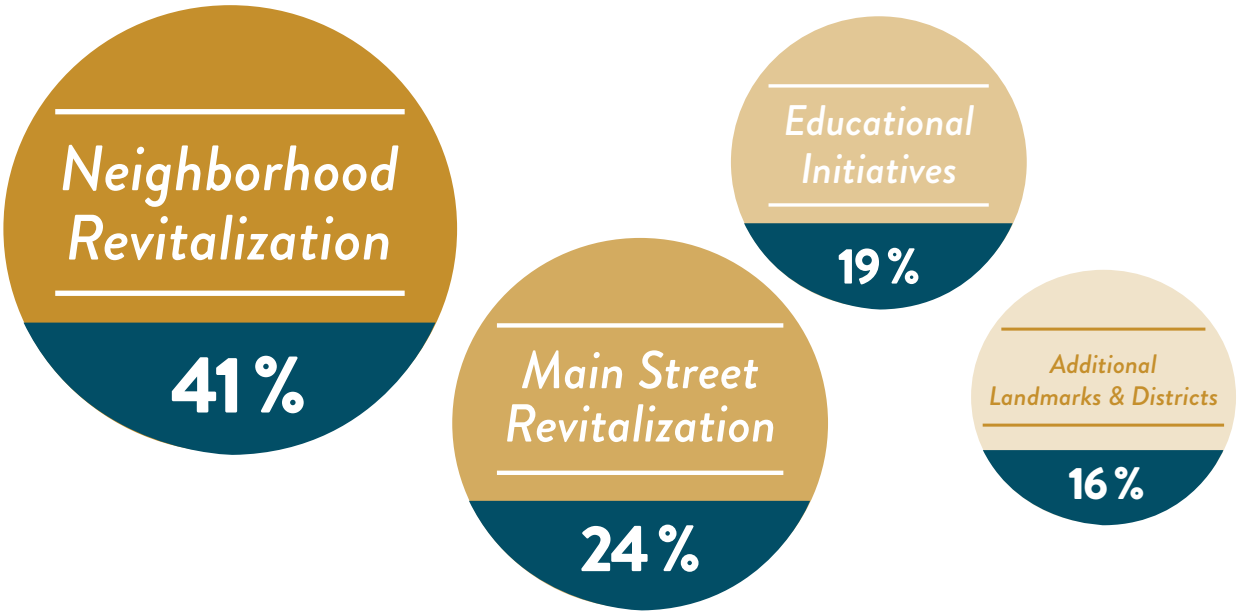


T. H. BARTON
source: Arkansas State archives

President of Lion Oil Company and founder of the Arkansas State Fair

PRIORITY PRESERVATION ACTIONS

El Dorado stakeholders provided feedback and ranked the relative importance on potential preservation-based community development actions. Participants ranked the following initiatives from the most to least important.



Other potential initiatives cited by workshop attendees and survey respondents include:

- Beautification of other areas of the city — like entrances and streets — would really help in making our city more desirable.
- Arts initiatives outside the realm of the Murphy Arts District promoting history and culture.
- More emphasis on diversity and helping residents embrace change rather than fear it.
- Tourism initiatives including El Dorado and Union County-wide tours.

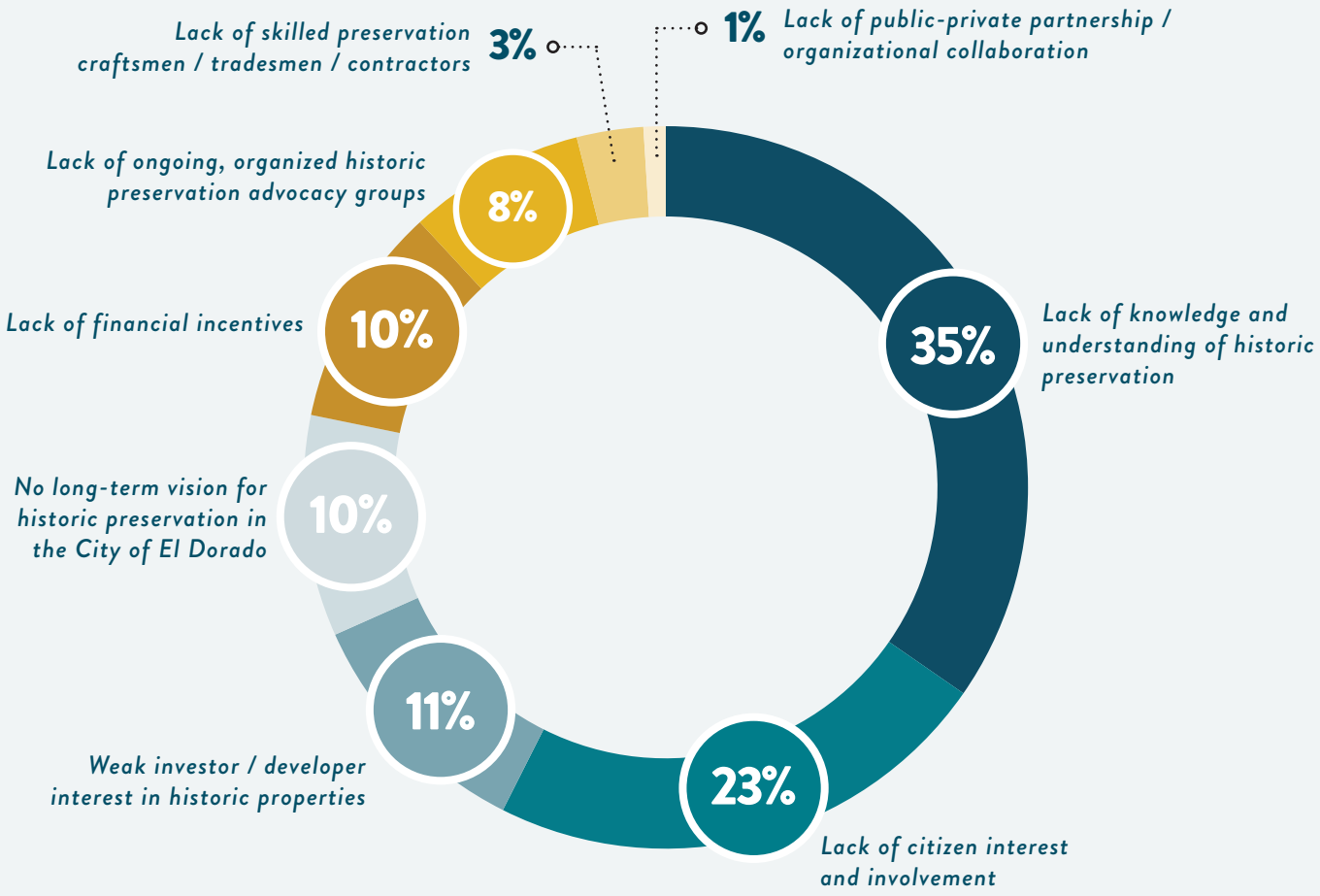
COMMUNITY QUALITY OF LIFE

Historic buildings and places play an integral role in shaping a community's overall quality of life and livability. Survey respondents and workshop attendees provided comments on what roles historic preservation should play in enhancing quality of life. Responses include:

- Attracts economic development
- Attains and preserves more green open spaces
- Supports walkability and biking initiatives
- Gives the community a chance to come together and celebrate their heritage and culture.
- Improves livability, attracts businesses, and retains residents

BARRIERS TO HISTORIC PRESERVATION

Survey respondents and workshop attendees ranked, from most to least, what they believe to be the most significant barriers to historic preservation.



PRESERVATION ISSUES AND CONCERNS

Issues and general concerns expressed by attendees and respondents related to historic preservation in the City of El Dorado include:

- There are several organizations with similar interests, and they need to pool their resources together and focus on a community-based initiative.
- Community understand and involvement in historic preservation.
- It is great to preserve our communities, but it should not be punitive or petty.
- Sometimes historic preservation can be a barrier to improvement or development.
- With a decreasing population, historic preservation is no longer the top priority.
- Residents are not involved in preservation.

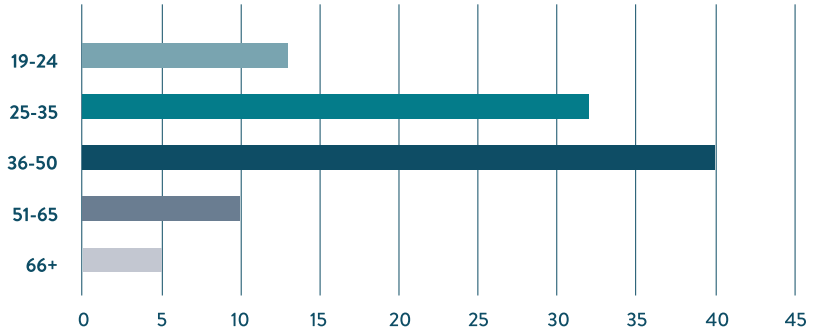
DEMOGRAPHICS

The online survey garnered 70 responses with the majority of respondents from the City of El Dorado (80 percent), 25 percent of which own property in an El Dorado historic districts. The community open house hosted around 20 participants, all of which live in the City of El Dorado.

90

PARTICIPANTS

Age segmentation of survey respondents



non-caucasian residents

18%

80%

El Dorado residents

own property in a Historic District

25%



Masonic Temple Lodge 151, 739 East Cook Street

COMMUNITY VIRTUAL OPEN HOUSE #2

After completion of the First Draft of the El Dorado Historic Preservation Plan in May of 2020, and due to the ongoing impacts of the COVID-19 pandemic, the City and the Historic District Commission presented an online open house and workshop to gain stakeholder feedback on the Draft Preservation Plan goals and action strategies. The online open house garnered 50 participants voicing their thoughts, ideas and concerns through several online interactive exercises.

20
ACTION ITEMS
MEDIUM - HIGH PRIORITY

17
ACTION ITEMS
LOW PRIORITY

The online open house asked participants to prioritize 37 action items, corresponding to the four principal goals of the Draft Preservation Plan. Sixty percent of participants rated 20 action items as a medium to high priority for implementation. Ninety-six percent rated Action 1.3 in the Draft Preservation Plan — **Undertake thematic-based survey and inventory efforts for El Dorado's African American Neighborhoods** — a high level of priority.

Participants also expressed the need to continue to identify and preserve historic assets and resources around the City of El Dorado, such as:

- Charles Murphy House, Sr. (1926, 900 North Madison Avenue)
- Robert Newell House (North Calion Road)
- Rialto Theatre (1929, 117 East Cedar Street)
- Oakland (1939, 3800 Calion Road)



Echoing the first open house results, the community restated the need to highlight important people who have contributed to growing El Dorado's heritage and culture, such as:

- Charles Portis- Author
- E. Fay Jones- Architect
- Lynwood "Schoolboy" Rowe – Athlete
- H.L. Hunt - Oilman
- T.H. Barton- Businessman



800 Eastridge Drive



SECTION FIVE

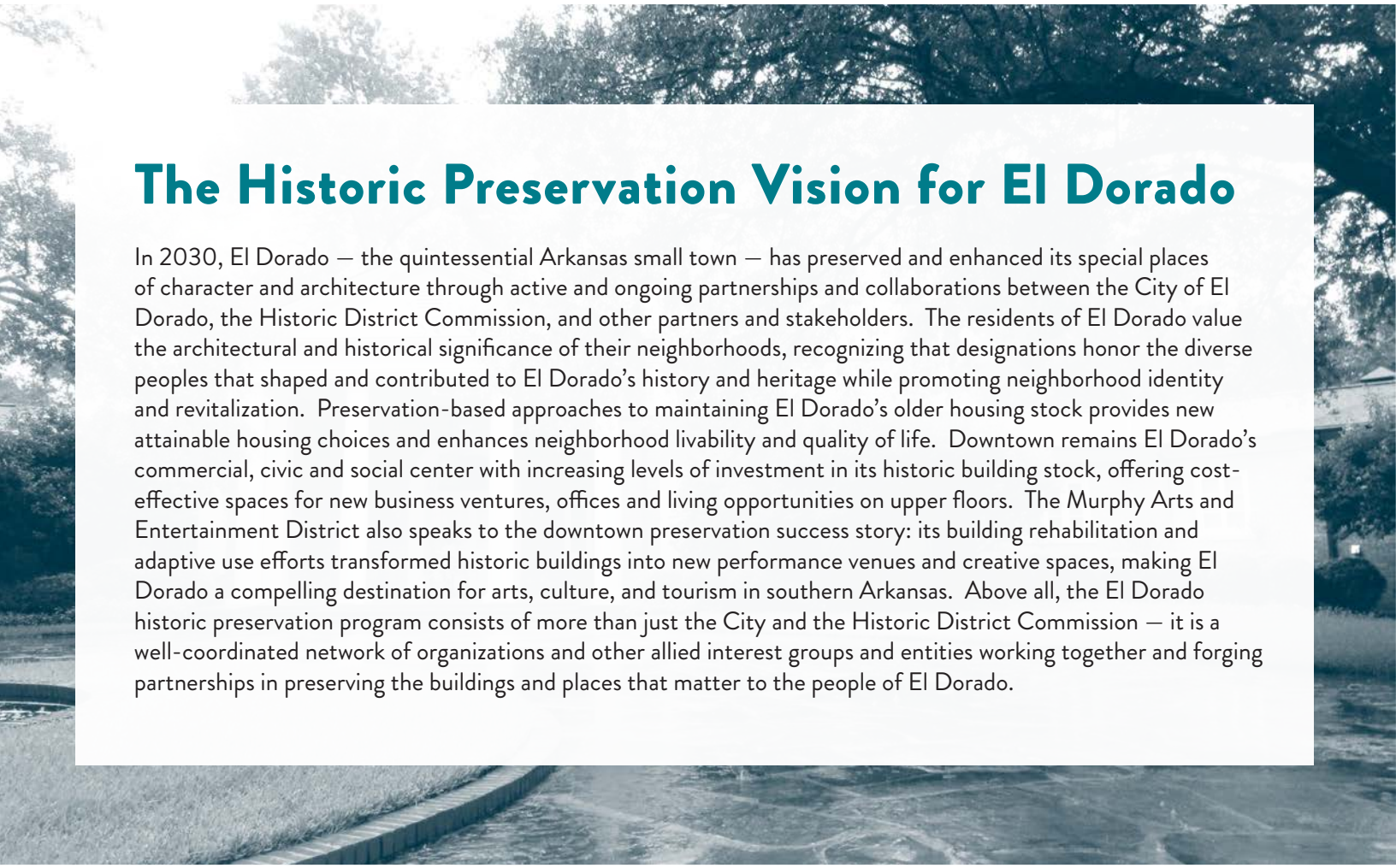
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HISTORIC PRESERVATION PLAN

Overview

The El Dorado Historic Preservation Plan represents the results of a year-long collaboration between the City of El Dorado, the Historic District Commission, preservation advocates and other stakeholder partners to create a compelling vision and strategic direction for El Dorado's future historic preservation program. This Historic Preservation Plan addresses the key preservation issues identified by local stakeholders with priority initiatives and key implementation actions. Such actions will require ongoing participation and collaboration by many preservation partners, including the City of El Dorado, its Historic District Commission and other important preservation partners.

The Historic Preservation Plan is based on four key planning goals that will guide short and long-term decision-making and preservation action. These goals are based on the El Dorado historic preservation vision statement that captures and summarizes stakeholder aspirations regarding El Dorado's future preservation program.



The Historic Preservation Vision for El Dorado

In 2030, El Dorado — the quintessential Arkansas small town — has preserved and enhanced its special places of character and architecture through active and ongoing partnerships and collaborations between the City of El Dorado, the Historic District Commission, and other partners and stakeholders. The residents of El Dorado value the architectural and historical significance of their neighborhoods, recognizing that designations honor the diverse peoples that shaped and contributed to El Dorado's history and heritage while promoting neighborhood identity and revitalization. Preservation-based approaches to maintaining El Dorado's older housing stock provides new attainable housing choices and enhances neighborhood livability and quality of life. Downtown remains El Dorado's commercial, civic and social center with increasing levels of investment in its historic building stock, offering cost-effective spaces for new business ventures, offices and living opportunities on upper floors. The Murphy Arts and Entertainment District also speaks to the downtown preservation success story: its building rehabilitation and adaptive use efforts transformed historic buildings into new performance venues and creative spaces, making El Dorado a compelling destination for arts, culture, and tourism in southern Arkansas. Above all, the El Dorado historic preservation program consists of more than just the City and the Historic District Commission — it is a well-coordinated network of organizations and other allied interest groups and entities working together and forging partnerships in preserving the buildings and places that matter to the people of El Dorado.

What El Dorado Values

The Historic Preservation Vision for El Dorado sets the stage for strategic action on the part of the City, the Historic District Commission and its preservation partners. El Dorado residents also share core preservation values and beliefs regarding the role historic preservation plays in the community's visual environment, identity, cultural life, the local economy and quality of life. These values and beliefs include:

- Historic preservation encompasses the buildings, sites and environments imbued with special meaning and importance to all citizens of El Dorado, not only those worthy of formal designation.
- El Dorado's heritage is a complete and all-embracing historical narrative inclusive of all peoples and traditions that contributed to the community's economic, social and cultural development over time.
- Historic preservation brings transformative, positive change to El Dorado, helping to revitalize and reinvigorate the downtown and the community's diverse neighborhoods.
- Older and historic buildings represent opportunities for adaptive use, catalytic investment, job creation, and retaining the architecture that defines El Dorado's character and identity.
- Historic buildings provide the spaces and backdrop for community gatherings and events, cultural activities and new creative endeavors that spur and enhance El Dorado's entrepreneurial and community spirit.
- Local stakeholders enthusiastically support historic preservation efforts and the organizations and entities that play key preservation roles, including the City of El Dorado, the Historic District Commission, the South Arkansas Historical Preservation Society, Main Street El Dorado, and others engaged in the stewardship of El Dorado's heritage.
- El Dorado is proactive in telling its heritage story through ongoing community collaborations, the engagement of new participants and diverse populations, and the use of different mediums and tools that reach new audiences in El Dorado and beyond.
- Stakeholders and preservation advocates understand that not all preservation approaches will work on every historic property but will strive to inform and educate the citizens of El Dorado on how historic preservation benefits the community economically, socially and environmentally.
- El Dorado builds on its preservation successes by documenting its important places, designating new local historic districts and listing new properties and historic districts in the National Register, and finds innovative ways in which its historic preservation efforts will contribute to El Dorado's sense of authenticity, and long-term economic and social well-being.

The goals and action initiatives in the following sections reflect the consensus of El Dorado stakeholders on key preservation planning priorities going forward. Implementing the Historic Preservation Plan's action activities will move the El Dorado community closer to achieving its preservation goals, recognizing that some initiatives will take time to implement. In addition, this Plan emphasizes new partnerships and collaborations necessary to carry out specific activities, serving to expand the community's capacity to advance the local preservation program.

GOAL 1 — *DOCUMENT AND RECOGNIZE HISTORIC RESOURCES THAT TELL THE EL DORADO HERITAGE STORY.*

El Dorado's historic buildings and districts reflect the community's past, connecting El Dorado's citizens to their roots. Buildings within the El Dorado Commercial and the Murphy-Hill and Mahony residential Historic Districts, for instance, tell the story of El Dorado's dramatic growth and transformation as a small farming community in the 1800s to its hey-day as an oil boom town in the years before the Great Depression. Other historic buildings are well-known and associated with prominent individuals or events, but others are awaiting discovery to further enrich and illuminate the El Dorado story. The process of surveying and documenting historic resources is the key means in which to discover and document those resources, to determine their worthiness as historic districts and National Register properties, and to inform the community on the importance of preserving such buildings and places for future generations. Surveys can also bring recognition to the overlooked historic resources of underrepresented populations — in El Dorado's case, the African American community that contributed significantly to the city's economic and cultural development.

APPROACH: START THE SURVEY

An architectural and historical survey is the basis for good community preservation planning — surveys identify what historic resources exist in certain districts and neighborhoods and provide the background information necessary to judge their eligibility as Local Historic Districts and National Register properties. Aside from the inventories completed as part of recent National Register district nominations, the Historic District Commission will need to initiate and maintain an ongoing survey program customized to El Dorado's preservation needs and capabilities. Surveys can also help inform other preservation planning objectives, including heritage tourism, real estate marketing and neighborhood revitalization.

APPROACH: DESIGNATE AND RECOGNIZE SIGNIFICANT RESOURCES AND DISTRICTS

Survey work should result in an inventory of properties and resources worthy of some form of recognition, designation and preservation, helping the Historic District Commission and the community understand future designation and National Register listing priorities. In turn, the Commission should incorporate such priorities as part of its annual work plan of activities and initiatives.

APPROACH: EXPLORE EL DORADO'S DIVERSITY AND NEW PERSPECTIVES

Many communities across the country are exploring the rich histories and legacies of America's diverse population groups, as national and local inventories of historic buildings and sites have yet to fully recognize and represent the experiences of African American communities and other underrepresented population groups. For El Dorado, there is a vast need to grasp the depth and significance of the African American story through new research and documentation efforts, which will lead to the acknowledgment and appreciation of sites and places worthwhile of some form of recognition, designation and interpretation.

GOAL 2 — *REVITALIZE EL DORADO THROUGH PLACE-BASED PRESERVATION INITIATIVES.*

Undoubtedly, El Dorado knows how historic preservation can work to regenerate the heart of the community; Downtown El Dorado, through the efforts of its hard-working Main Street revitalization program, has seen considerable success over the decades in rehabilitating historic commercial buildings, attracting new businesses and in leveraging public resources in enhancing the streetscape and public realm. The Murphy Arts and Entertainment District, which adapted several historic buildings to new uses, catalyzed a new level of downtown investment and activity in recent years. With these successes, however, comes the next challenge: how does the community sustain and advance the next level of investment and revitalization in downtown? How does the Arts and Entertainment District achieve its central goals of supporting year-round entertainment events while attracting artists and creatives to enrich and diversify downtown's business and cultural environment? The next frontier for preservation-based community development may be El Dorado's traditional neighborhoods where the older housing stock can provide a broad range of living opportunities in distinctive, authentic places. Specific efforts to rehabilitate and maintain such housing helps to stabilize neighborhoods, enhance their visual character and build local pride-in-place.

APPROACH: ADVANCE DOWNTOWN REVITALIZATION

Going forward, the El Dorado community should continue to support Main Street revitalization efforts and pursue transformative initiatives focused on business development, the reuse of upper floors, and façade and storefront rehabilitations. Increasing use of available incentives and resources to implement such transformative initiatives should be a key strategy.

APPROACH: PROMOTE NEIGHBORHOOD CHARACTER AND LIVABILITY

El Dorado's traditional residential areas contain a variety of property types, from large estate homes and Ranches to the more vernacular bungalows and cottages of the community's middle-class and working-class neighborhoods. Apart from the estate homes, several of El Dorado's older neighborhoods are experiencing disinvestment and could benefit from a preservation-based revitalization approach that not only enhances neighborhood appearances but also maintains the community's source of attainable housing. Building the capacity of the community to undertake new neighborhood revitalization initiatives will be key to success.

APPROACH: INTEGRATE ARTS AND HERITAGE

The arts and historic preservation are natural partners — historic buildings can provide the spaces for a variety of arts activities, from the performing and visual arts to new creative industries, such as design, publishing, film and video, and advertising and crafts. As it completes its building program in the years ahead, the Murphy Arts and Entertainment District has the potential to spur additional creative activities in the downtown, providing the spark for new preservation and adaptive use projects. The arts also afford the opportunity for new placemaking efforts — integrating public art in places and environments that celebrate El Dorado's heritage.

GOAL 3 — *ENGAGE THE BROADER EL DORADO COMMUNITY IN THE PRESERVATION PROGRAM.*

Community engagement is one of the pillars of a good local historic preservation program as it creates opportunities for diverse voices and audiences to participate in the preservation conversation. It also builds a strong community preservation ethic and informed citizens willing to advocate for historic preservation as a means for enhancing local quality of life. Community engagement can take many forms: organizing educational activities and workshops on preservation topics, networking with others to learn and explore El Dorado's history and culture, cultivating youth and young adults as the next generation of preservation leaders, and making information and materials on the community's valuable historic resources more accessible to the broader public. In these times, effective community engagement requires both traditional and innovative approaches — from the community meetings and the awards dinner to the use of digital technologies — which can lower the barriers for more inclusive community participation. New partnerships between the Historic District Commission, the South Arkansas Historical Preservation Society, Main Street El Dorado and local preservation advocates can help leverage resources to implement such efforts.

APPROACH: ADVOCATING FOR PRESERVATION

Expanding the organizational capacity to advocate and educate is key to strengthening the local preservation ethic. While the Historic District Commission can set the agenda for preservation engagement efforts, it will need the institutional knowledge and resources of its preservation partners, such as Main Street El Dorado and the Historical Preservation Society, to bring new resources, insights and energy to engagement work. Preservation stakeholders must also be cognizant that its preservation vision for El Dorado will only succeed when it fosters and encourages a new generation of eager and motivated preservation leaders and advocates to participate in the local preservation movement.

APPROACH: TELL THE EL DORADO STORY

It is one thing to discover and document El Dorado's history through survey and research work, it is another to promote and tell the El Dorado heritage story to wider audiences who may appreciate the community's history, become investors in historic properties or visit El Dorado to explore and enjoy the buildings and places that reflect local heritage. This is where modern digital technologies can help do the storytelling in a more participatory and hands-on fashion.



GOAL 4 | *MANAGE THE PRESERVATION PROGRAM FOR LONG-TERM SUCCESS.*

Like most communities with local historic preservation programs, the methods and processes for designating historic districts and conducting design review rests with the Historic District Commission. Enhancing and "fine-tuning" those processes can provide predictability and clarity to property owners, as well as strengthen the Commission's role in preserving and protecting significant historic resources. Adequate commissioner training and addressing property maintenance and building code administration needs are also key issues that can help the Commission implement best practices, ease against demolition by neglect concerns and promote the preservation of important historic resources. New tools such as an illustrated set of design guidelines can help the Commission in making more informed decisions on the design management of its Downtown Commercial Historic District.

APPROACH: ENHANCE THE LOCAL PRESERVATION ORDINANCE AND ADOPT NEW PRESERVATION TOOLS

The adoption of El Dorado's Historic Preservation Ordinance in 2004 led to the creation of the Commercial Historic District, El Dorado's only designated Local Historic District. The Commercial Historic District helps to manage appropriate design change in the downtown as well as protect past investments in storefront and building rehabilitation and adaptive use projects. Adding and refining provisions to the Ordinance, such as economic hardship and demolition by neglect criteria, would help local stakeholders understand expectations, as well as help add new tools that advance local preservation.

APPROACH: PROMOTE PRESERVATION SUCCESSES

El Dorado is a model community for how historic preservation can contribute to local economic vitality and community quality of life. The work of the Historic District Commission plays an important role in the local success story along with its preservation partners, Main Street El Dorado and the South Arkansas Historical Preservation Society. Going forward, the Commission should explore ways in which to promote its own work and how its designation and design management functions preserve El Dorado's historic places and the responsible treatment of historic resources.



GOAL 1	*DOCUMENT AND RECOGNIZE HISTORIC RESOURCES THAT TELL THE EL DORADO HERITAGE STORY.*

1.1 Pursue identification of future historic districts and individual properties in El Dorado's pre-World War II neighborhoods.

1.2 Survey and inventory El Dorado's mid-20th century residential neighborhoods.

1.3 Undertake thematic-based survey and inventory efforts for El Dorado's African American Neighborhoods.

1.4 Undertake thematic-based survey of El Dorado's educational facilities.

1.5 Undertake thematic-based survey of El Dorado's municipal facilities and sites.

1.6 Create a significant property inventory.

1.7 Conduct a context research project on El Dorado's African American Community.

1.8 List new properties in the National Register of Historic Places.

1.9 Use internet-based technologies and software for future survey and documentation initiatives.

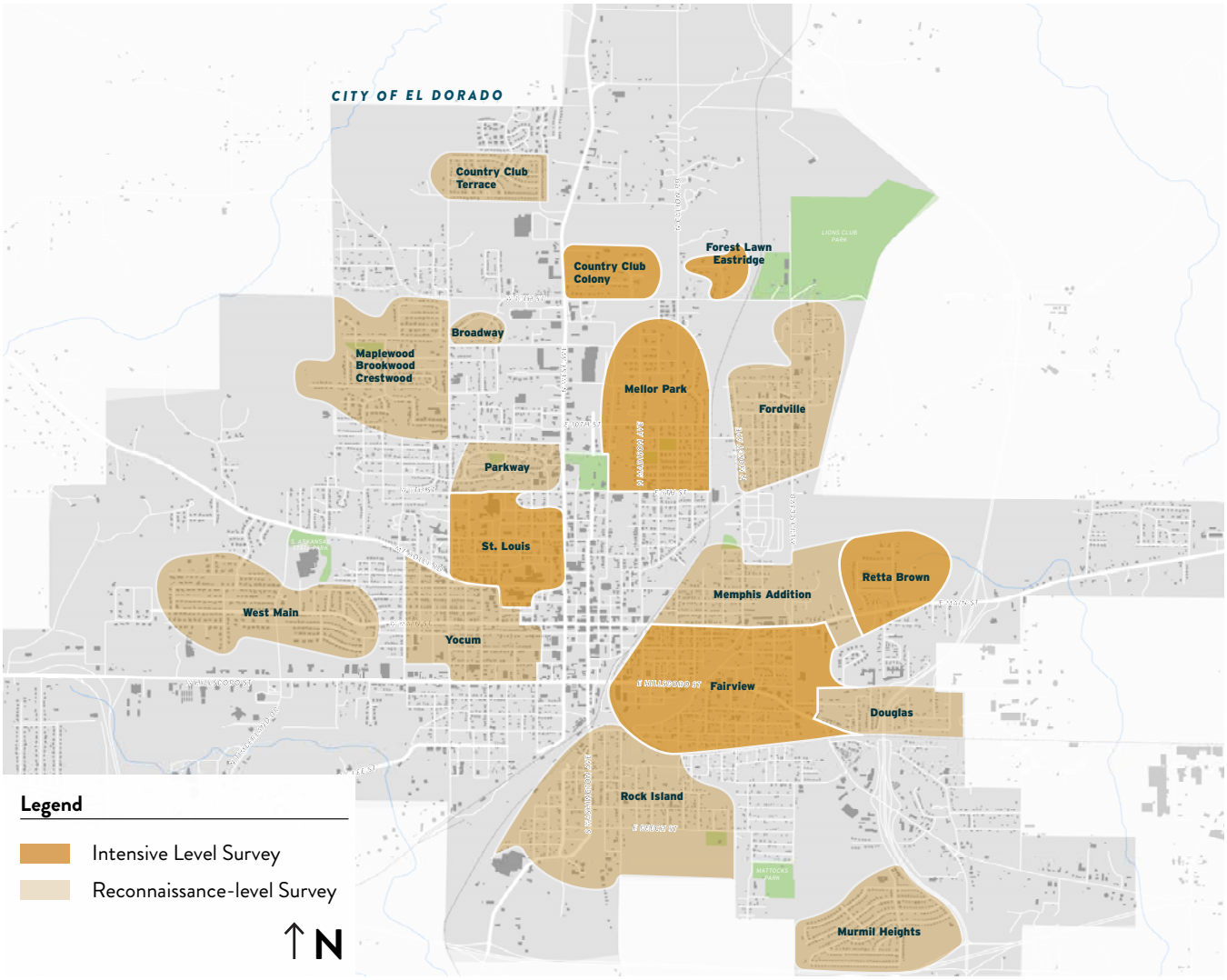
1.10 Incorporate oral histories as part of survey and property documentation projects.

1.11 Create a program to preserve and interpret El Dorado's historic cemeteries.

1.1 Pursue identification of future historic districts and individual properties in El Dorado's pre-World War II neighborhoods.

Future survey work should focus on residential neighborhoods representing El Dorado's pre-World War II development from the late-19th century through the oil boom years of the 1920s – a period of great development in the city – including the neighborhoods of Mellor Park, Country Club Colony, Memphis Addition and Yocum. The historic resources in these areas range from working class Craftsman bungalows and cottages to larger Revival-styled mansions and homes built by El Dorado's elite. The surveys will also assist in understanding the existing building conditions and the nature of alterations in these neighborhoods that could be subject to future conservation measures, such as assisting homeowners with the repair and rehabilitation of their homes in order to maintain the neighborhood's visual character.

Figure 7: Future Survey Areas Map



Future survey areas include (Figure 7 on page 105):

Survey Area #1: Country Club Colony Subdivision



Bounded by the El Dorado Country Club on the north and east, East 19th Street on the south, and North West Avenue on the west, Survey Area #1 consists of Classical, Colonial, and Spanish Revival homes along with Styled Ranches developed on larger lots from the early to mid-20th century. Developed adjacent to the El Dorado Country Club, this subdivision includes homes designed by local architects and constructed for El Dorado's wealthier citizens as they moved from older neighborhoods north of the downtown. The neighborhood has a true suburban character with deep setbacks and curvilinear streets. While several homes have visible additions, overall, the neighborhood's historic building fabric is intact. The Commission should conduct an intensive level survey of this neighborhood given its eligibility as a National Register and Local Historic District.

Survey Area #2: Mellor Park Neighborhood



Bounded by 17th Street on the north; East 5th Street on the south; the railroad right-of-way on the east; and North Jefferson Avenue on the west, this survey area comprises a variety of housing types and styles, including Bungalows, Colonial and Tudor Revivals and Styled Ranches from the late-19th to the mid-20th centuries developed on both small and large lots. This neighborhood developed around Mellor Park and is adjacent to the Murphy-Hill and Mahony historic districts on the north. Resources in the northern section of the neighborhood include large homes with deep setbacks, while the southern section is more urban in character with smaller lots and shallow setbacks. While some homes have artificial exterior siding, the neighborhood retains an intact building fabric with good to high level of integrity. An intensive level survey of this neighborhood may identify potential National Register or Local Historic Districts.

Survey Area #3: Yocum Neighborhood



Unlike Survey Areas #1 and #2, Survey Area #3, the Yocum neighborhood, bounded by Mount Holly Road, West Faulkner and West Oak Streets on the north; West Hillsboro Street on the south; North Berry Avenue and South Arkansas Community College on the east; and, South Bradley Avenue on the west, consists of small lot residential property types dating from the early-20th century. The neighborhood is directly adjacent to Downtown El Dorado on the west and also includes several religious buildings and the

Yocum Elementary School. This neighborhood has a mostly intact collection oil boom era historic resources, including working-class housing consisting of one and one and one-half story frame and brick bungalows, most with front gables and front porches. A significant percentage are Craftsman style bungalows. While artificial exterior siding has altered the appearance of several residential resources, the neighborhood retains a good to high level of integrity. A reconnaissance-level survey may identify eligible portions of the neighborhood as a National Register or Local Historic District.



Survey Area #4: Memphis Addition

Bounded by East Harrison and Buchanan Streets on the north; East Main Street on the south; North Martin Luther King, Jr. Boulevard on the east; and Stuart and North Smith Avenues on the west; Survey Area #4 contains early-20th century frame bungalows and cottages constructed on small lots as working class housing for El Dorado's African American community. The neighborhood also includes several religious buildings. The Addition developed directly east of Downtown and retains a good to high level of integrity despite the installation of artificial siding on several homes. The neighborhood retains a rural character in many areas. A reconnaissance-level survey may determine whether portions of the neighborhood are eligible for designation as a National Register or Local Historic District.







1.2 Survey and inventory El Dorado's mid-20th century residential neighborhoods.

El Dorado experienced a housing boom – as did much of the country – in the years following World War II, expanding the city's footprint in all directions. Most of the historic resources found in these neighborhoods, such as Maplewood/Brookwood/Crestwood, Country Club Terrace and Murmil Heights, have only recently reached the 50-year age threshold for eligibility in the National Register, comprised mainly of Minimal Traditional and Ranch and Styled Ranch property types. Surveying these areas will help evaluate their architectural, historical and cultural significance in telling the story of El Dorado's Post World War II development.

Future survey areas include (Figure 7 on page 105):

Survey Area #5: Forest Lawn/Eastridge Neighborhood

Survey Area #5 includes the neighborhood blocks along North Forest Lawn and Eastridge Drives located north of 19th Street and just east of El Dorado Country Club. Forest Lawn/Eastridge comprises highly intact large lot Ranch property types designed within a secluded wooded environment. An intensive level survey of this neighborhood may confirm its eligibility as a district in the National Register.



Survey Area #6: Retta Brown Neighborhood

The Retta Brown neighborhood is a subdivision bounded by East Hickory Lane on the north; East Main Street on the south; North Byrd Street on the east; and Dixie Drive on the west. Access to this isolated area is limited to East Main Street. The neighborhood consists of modest to large Ranch homes on large lots developed in the mid-20th century and exhibits a wooded suburban character with uniform housing setbacks and front driveways. The focal point of the neighborhood is the Retta Brown Elementary School, and the area has associations with the African American community. The neighborhood has a good to high level of integrity, despite some use of artificial siding and minor alterations. An intensive-level survey may identify the neighborhood's eligibility for listing in the National Register or designation as a Local Historic District.



Survey Area #7: Maplewood/Brookwood/Crestwood Neighborhood

The Maplewood/Brookwood/Crestwood neighborhood contains a mix of larger-lot Styled and Mid-Century Modern Ranch homes, largely constructed of brick, dating to the mid-20th century. The survey area's boundaries include Kenwood Street and Brookwood Drive on the north; Crestwood and Briarwood Drives on the south; and North College Avenue to the east. The sizeable survey area was developed as middle-class housing with a suburban character including evenly spaced one-story Ranch homes, front driveways and generous tree cover. The neighborhood retains a high level of integrity. A reconnaissance-level survey may determine the neighborhood's eligibility for a National Register listing or Local Historic District designation.


2310 N. Gail Place

Survey Area #8: Parkway and Broadway Neighborhoods

These neighborhoods contain similar historic resources with a similar development pattern, which includes Minimal Traditional, cottages and modest Ranch homes on smaller lots in subdivisions with curvilinear streets. The Parkway neighborhood is located along Parkway Drive North and Parkway Drive South; the south side of West 8th Street; the north side of West 5th Street; and the east side of North College Avenue. The Broadway neighborhood is bounded on the north, east and west by North Broadway Boulevard and on the south by South Broadway Boulevard, with Lion Avenue traversing its center. Both areas developed in the mid-20th century for the expanding middle class and exhibit a wooded suburban character. The larger of the two areas, the Parkway neighborhood surrounds Neel Park at its center. Although there are alterations to exterior buildings and artificial siding on some homes in the survey area, a reconnaissance-level survey may determine eligibility of these areas as a Local or National Register Historic District.


413 and 415 Parkway Drive South


508 Parkway Drive North

Survey Area #9: Country Club Terrace Neighborhood

Comprised of Ranch and Split-Level homes largely of brick construction, Survey Area #9 is bounded by Robin Road and Hathaway Drive on the north; Casa Linda Drive on the south; Hathaway Drive on the east; and North College Avenue on the west. The survey area was developed as middle-class housing with a suburban character including evenly spaced one-story Ranch homes with front driveways on curvilinear streets. While there are alterations to some properties, overall, the neighborhood retains a


101 Ondo Lane

high level of integrity. A reconnaissance-level survey may identify sections of the neighborhood eligible for listing in the National Register or designation as a Local Historic District.

Survey Area #10: Murmil Heights Neighborhood

Survey Area #10 is an isolated subdivision in southeast El Dorado accessed from Lorene Street on the east, consisting mainly of modest mid-20th century Ranch homes on larger lots. The survey area was developed as middle-class housing with a suburban character including evenly spaced one-story Ranch homes – largely brick – with mature trees and front driveways on curvilinear streets. While there are alterations to some properties, overall, the neighborhood retains a high level of integrity. A reconnaissance-level survey may identify sections of the neighborhood eligible for listing in the National Register or designation as a Local Historic District.



Survey Area #11: West Main Neighborhood

The West Main neighborhood consists of larger Styled and Mid-Century Modern Ranch homes developed on large lots in the mid-20th century. Bounded by Robinson and West Oak Streets and Parkwood Drive to the north; West Block and West Main Streets on the south; South Bradley Avenue on the east; and Lindell Street to the west; the area was developed as middle-class housing with a suburban character including evenly spaced homes which are largely brick Ranches with mature trees and front driveways. Portions of Survey Area #11 contain curvilinear streets and several homes dating from the early 20th century are located on West Main Street. Overall, the neighborhood retains a high level of integrity. A reconnaissance-level survey may identify portions of the West Main neighborhood as eligible for the National Register or as a Local Historic District.



RANCH HOUSES IN EL DORADO

Constructed in communities across the nation starting after World War II through the early 1970s, the Ranch property type is the quintessential mid-20th century American home. The Ranch home provided a more functional, single-level open floor plan, considered a more modern way of living attractive to the new homeowners of the time period. Housing stock developed in earlier decades provided far different living arrangements with multiple, compact rooms – often on multiple floors. Other Ranch home features included spacious yards and locations to nearby shopping centers and neighborhood schools. As the rise of the automobile coincided with this new house type, most Ranch houses include a garage built into the design. The ease of mass-producing this housing type using modern-day construction methods allowed developers to create new subdivisions at rapid rates.

The emergence of the Ranch property type came about with renewed housing demand from returning war veterans, and more widely-available mortgage financing, including the Serviceman's Readjustment Act of 1944 (known as the G. I. Bill), which provided lower-cost mortgages to thousands of veterans. As the preferred housing type during the 1950s and 60s, new neighborhoods expanded the physical footprint and urban form of communities, and El Dorado was no exception.

In El Dorado, there are multiple neighborhoods consisting primarily of Ranch houses, including Murmil Heights, West Main, Country Club Terrace, Forest Lawn/Eastridge, Retta Brown and Maplewood/ Brookwood/ Crestwood. These neighborhoods contain homes ranging in size and subtypes. Many Ranch homes incorporate Modern stylistic features while others have elements of more traditional styles, such as Colonial Revival or Classical Revival, often called Styled Ranches.

Ranch homes are now worthy of further study and evaluation for listing in the National Register of Historic Places. Except for certain circumstances, properties and places must be at least 50 years of age or older. The first step in identifying mid-20th century Ranch home resources in El Dorado is to survey these neighborhoods to identify potential National Register and Local Historic Districts. Understanding and preserving these important historic resources should be a significant part of any future historic preservation efforts in El Dorado. For additional information see Low, Light and Livable: From Modern to Ranch, 1945 to 1970, a publication on mid-20th century architecture in Arkansas prepared by the Arkansas Historic Preservation Program in 2014.



518 E. 17th Street

1.3 Undertake thematic-based survey and inventory efforts for El Dorado's African American Neighborhoods.

The African American community has a rich legacy in El Dorado reflecting an experience typical in many Southern cities. Following emancipation and the Civil War, African Americans would settle in newly developing neighborhoods, open businesses, and establish churches and schools that would contribute to the economic and social diversity of their communities. The following survey areas include El Dorado's legacy African American neighborhoods worthy of additional study and evaluation for potential National Register listing or designation as Local Historic Districts. The surveys will also assist in understand the existing condition of buildings and the nature of alterations in these neighborhoods that could be subject to future preservation and conservation measures, such as assisting homeowners with the repair and rehabilitation of their homes in order to maintain the neighborhood's visual character.

Future survey areas include (Figure 7 on page 105):

Survey Area #12: St. Louis Neighborhood

The St. Louis neighborhood includes a mix of small commercial establishments, religious buildings and modest Bungalows and cottages on small lots dating from the late 1800s to the early decades of the 20th century. The neighborhood's boundaries incorporate West 5th Street on the north; Mount Holly Road, West Faulkner Street and West Oak Street to the south; North West Avenue on the east; and, North College Avenue on the west. Most of the homes in the area are of frame construction, one and one and one-half story in height – many in the Craftsman style – and feature gabled roofs and front porches. The neighborhood's character is both residential and institutional and includes the Medical Center of South Arkansas and the Barton Junior High School within its boundaries. The neighborhood retains a good level of integrity despite the use of artificial exterior siding found on some homes. The neighborhood has significant associations with the early development of the African American community, including the First Baptist Church Cordell and the former Carver Elementary School, now housing the Nile and Marzell Smith Museum of African American History. Some resources are no longer extant. An intensive-level survey may identify portions of the St. Louis neighborhood as eligible for the National Register or as a Local Historic District.



Survey Area #13: Fairview Neighborhood


800 S. Smith Ave.

Bounded by East Main Street on the north; E and B Street, Short Norsworthy and East Cook Streets on the south; South Martin Luther King, Jr. Boulevard to the east; and, South Madison and Jackson Avenues and the Rock Island Railroad right of way on the west, the Fairview neighborhood includes smaller commercial establishments, religious buildings, and small frame and brick homes dating from the late-19th to mid-20th centuries. The East Hillsboro Street commercial corridor bisects the neighborhood at its center. Most homes are of frame construction, one and one and one-half-stories in height and feature gabled roofs and front porches, which retain a good level of integrity despite the use of artificial exterior siding on some properties. The neighborhood has several significant resources associated with the African American community, including the New Bethel Baptist Church, the former Masonic Temple Lodge #151, and Washington Middle School, formerly Washington High School. An intensive-level survey may identify potential individual National Register landmarks or portions of the neighborhood eligible as a National Register or Local Historic District.

Survey Area #14: Douglas Neighborhood


1013 Van

The Douglas neighborhood includes the blocks bounded by East Short Hillsboro Street on the north, East Cook Street on the south, Park Boulevard on the east, and South Oliver to the west. The area includes small frame bungalows and cottages constructed from the early decades of the 20th century and exhibits a semi-rural character with narrow streets and wooded lots. United States Highway 167 bisects the neighborhood. The survey area also includes several religious buildings and has significant associations with the early development of El Dorado's African American community – a neighborhood founded by former slaves Tom and Sarah Douglas. A reconnaissance-level survey may identify individual properties or portions of the neighborhood eligible for the National Register or as a Local Historic District.

Survey Area #15: Fordville Neighborhood


1400 Trinity St.

Like survey areas #13 and #14, the Fordville neighborhood contains small one-story frame homes and cottages constructed during the first decades of the 20th century. The survey area boundaries include West 19th Street on the north, Champagnolle Road on the south, North Clark and North Roselawn Avenues on the east, and North Martin Luther King, Jr. Boulevard and North Mosby Avenue on the west. The character of the area is semirural with small wooded lots on narrow streets and includes several religious buildings. The neighborhood has

significant associations with the early development of the African American community dating back to the early 20th century. A reconnaissance-level survey may identify individual properties or portions of the Fordville neighborhood as eligible for the National Register or as a Local Historic District.

Survey Area #16: Rock Island Neighborhood

Bordered by East Cook Street on the north; Southfield Road and East Beech Street on the south, Neal and Texas Avenues on the east, and the Rock Island Railroad right-of-way on the west, the Rock Island neighborhood's historic resources include small commercial buildings, churches, and frame and brick homes constructed between the 1900s and 1950s. The character of Survey Area #16 is largely residential and includes one and one and one-half-story frame cottages and Craftsman Bungalows on wooded lots. Located south of Downtown El Dorado, South Washington Avenue bisects the neighborhood and is the spine where most of the neighborhood's commercial buildings are located. The Rock Island neighborhood has a good to high level of integrity. A reconnaissance-level survey may identify individual properties or portions of the neighborhood as eligible for the National Register or as a Local Historic District.



SURVEY FUNDING RESOURCES

A number of funding sources are available to underwrite survey projects, including:

- Arkansas Historic Preservation Program Certified Local Government (CLG) grants
- National Park Service's Underrepresented Communities Grant Program (URC)
- National Park Service's African American Civil Rights Grant Program
- National Trust for Historic Preservation African American Cultural Heritage Action Fund
- Municipal general and special funds
- Local historical societies and preservation advocacy organizations
- Local universities and colleges
- Local private foundations

1.4 Undertake thematic-based survey of El Dorado's educational facilities.

Tn the late 1800s, the El Dorado school system created separate school facilities for both White and African American students. Desegregation in 1954 led to one combined public-school system, which is in use today. Currently, there are 14 educational facilities owned by the El Dorado School District, of which all but one is more than 50 years in age. Conducting a survey of existing educational facilities will determine which school buildings are worthy of additional study and evaluation for potential National Register listing or, alternatively, designation as a thematic Local Historic District. Survey information will also assist in educating the public on the historical and architectural significance of these facilities.

IMPLEMENTATION STEPS

- Coordinate research with the El Dorado School District to identify historic schools and educational facilities subject to the survey.
- Conduct research with the El Dorado School District, South Arkansas Historical Preservation Society and the Nile and Marzell Smith Museum of African American History to identify information and data sources associated with local school facilities.
- Apply for a National Park Service Underrepresented Communities Grant and other grant programs to underwrite the services of a professional architectural historian or historian to complete the context research and on-site survey work.







1.5 Undertake thematic-based survey of El Dorado's municipal facilities and sites.

The City of El Dorado owns a diverse collection of historic buildings including the Municipal Building, Memorial Stadium, parks and others. These buildings and sites are vital to telling the stories of El Dorado's history and development. The City and the Historic District Commission should undertake an intensive-level survey inventory of municipal-owned buildings, structures and sites across the community, which will aid in determining their eligibility for the National Register or as a thematic Local Historic District. The survey results then help inform preservation planning efforts, encourage additional research, and increase community awareness of the significance of municipal-owned historic resources.

IMPLEMENTATION STEPS

- Review the inventory of significant buildings identified in previous surveys.
- Coordinate research with the South Arkansas Historical Preservation Society to identify significant historic resources associated with prominent citizens and institutions.
- Coordinate research with the Nile and Marzell Smith Museum of African American History to identify significant historic resources associated with prominent African American citizens and institutions.
- Coordinate research with the El Dorado Public Schools to identify significant historic schools and educational facilities.
- Coordinate research with the City of El Dorado to identify significant historic city-owned buildings, parks and cemeteries





1.6 Create a significant property inventory.

In addition to surveying and documenting areas or neighborhoods for potential eligibility as National Register or Local Historic Districts, such efforts may also identify and inventory individual significant properties worthy of individual listing in the National Register. A significant property inventory would allow the Historic District Commission to consider such properties in future planning efforts as well as provide technical assistance to building owners interested in listing their properties. The inventory will add additional properties as the Commission completes survey and documentation initiatives over time.

IMPLEMENTATION STEPS

- Review the inventory of significant buildings identified in previous surveys.
- Coordinate research with the South Arkansas Historical Preservation Society to identify significant historic resources associated with prominent citizens and institutions.
- Coordinate research with the Nile and Marzell Smith Museum of African American History to identify significant historic resources associated with prominent African American citizens and institutions.
- Coordinate research with the El Dorado Public Schools to identify significant historic schools and educational facilities.
- Coordinate research with the City of El Dorado to identify significant historic city-owned buildings, parks and cemeteries





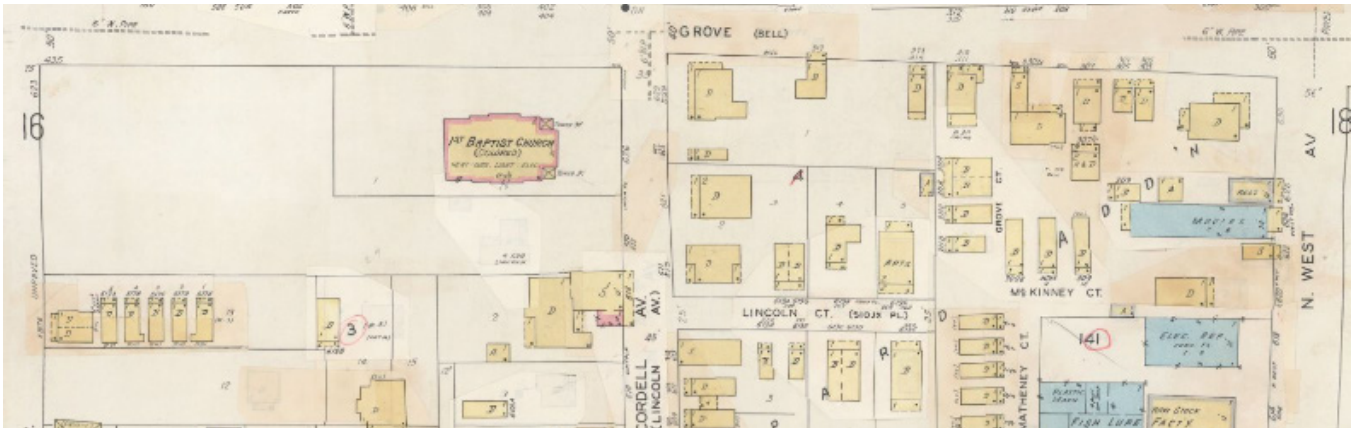


1.7 Conduct a context research project on El Dorado's African American Community.

Prior to undertaking survey work in El Dorado's African American neighborhoods, the Historic District Commission, in partnership with the South Arkansas Historical Preservation Society and other entities, should initiate a context research project that provides a framework for understanding the architectural and historical significance of buildings and places associated with the El Dorado African American experience. Context research helps to identify the important people and prominent citizens, historical events and social forces, institutions and facilities, and other distinct property types representative of African American settlement in El Dorado, in turn informing what buildings or neighborhoods are significant and worthy of future documentation, preservation and conservation efforts. Such research should result in a context statement that summarizes historical themes, including, for example, the roles of African Americans in El Dorado's commercial identity and religious and cultural life, and the extant architecture, cultural landscapes and property types related to those themes. According to El Dorado stakeholders, El Dorado's legacy African American neighborhoods lost much of its historic commercial building fabric over time due to demolition. With the use of a fully developed context statement, future survey work may identify and document remaining resources worthy of preservation due to their historical and cultural importance to the African American community.

IMPLEMENTATION STEPS

- Organize a context research committee, with representation from the Historic District Commission, the Historical Preservation Society, the Nile and Marzell Smith Museum of African American History and other entities, to start and oversee research.
- Apply for a National Park Service Underrepresented Communities Grant or other grant funding programs to underwrite the services of a professional historian to assist in researching and writing the context statement.



1929 Sanborn map, St. Louis Neighborhood

CASE STUDY

THE CAMDEN AFRICAN AMERICAN HERITAGE PROJECT

In 2006, students in the University of South Carolina Public History Program conducted a community-based public history project to research and prepare a historic context statement for Camden's African American community.

The impetus for the project was the Camden community's realization that despite the existence of a long-standing African American population, local history publications chronicled few stories of African American life in the community. During their research, students interviewed community members and conducted research with local and state museums and libraries. The resulting statement provides a first step in understanding Camden's African American community history by exploring its participation in local political, religious and economic life; the impact of Civil War; local African American schools and the remaining built environment related to the African American story. In addition to including a bibliography of sources, the statement offers recommendations on encouraging new African American history educational programs, as well as specific preservation initiatives. The Camden Historic Landmarks Commission and the South Carolina State Historic Preservation Office consulted in the statement's preparation (Crawford, Lindsay; Guinn, Ashley; Kubly, McKenzie; Maybin, Lindsay; Shandor, Patricia; Thompson, Santi; and Venters, Louis, "The Camden African-American Heritage Project" (2006). Accessed June 4, 2020 https://scholarcommons.sc.edu/pubhist_books/2)



Masonic Temple, 108 North Washington Avenue

1.8 List new properties in the National Register of Historic Places.

El Dorado has a variety of individual properties with architectural, historical or cultural significance that may be eligible for listing in the National Register of Historic Places. Currently, there are five properties determined eligible for listing in the National Register; future survey activities may identify other properties worthy of National Register listing. While local historic preservation commissions typically take the lead in sponsoring and preparing National Register Historic District nominations, with some exceptions, listing individual properties is usually the responsibility of the individual building owner. However, the Commission can provide technical assistance to historic building owners on how to start and complete the nomination process, which also involves the Arkansas Historic Preservation Program in determining whether a property is eligible for listing or not. Once the AHPP determines that a property is eligible, a nomination form is then prepared and submitted for review. National Register listing is an honorary designation and properties must meet certain criteria in order to be eligible.

There are currently five properties already determined eligible for listing in the National Register:

- Lee's Chapel AME Church and Parsonage, 1115 East Cook Street (c. 1925)
- New Bethel Baptist Church, 800 South Smith Avenue, Trapp and Clippard Architects (1952)
- Petroleum Building, 315 East Oak Street (c. 1958)
- Royal Crown Cola Bottling Company Building, 201 South Madison Avenue (1950)
- Standard Oil Depot, 520 East Main Street (c. 1925)

The 2016 Hillsboro Gateway Plan identified the following properties as important architecturally, historically or culturally to the El Dorado community. Further evaluation may determine each property's eligibility for listing in the National Register of Historic Places.

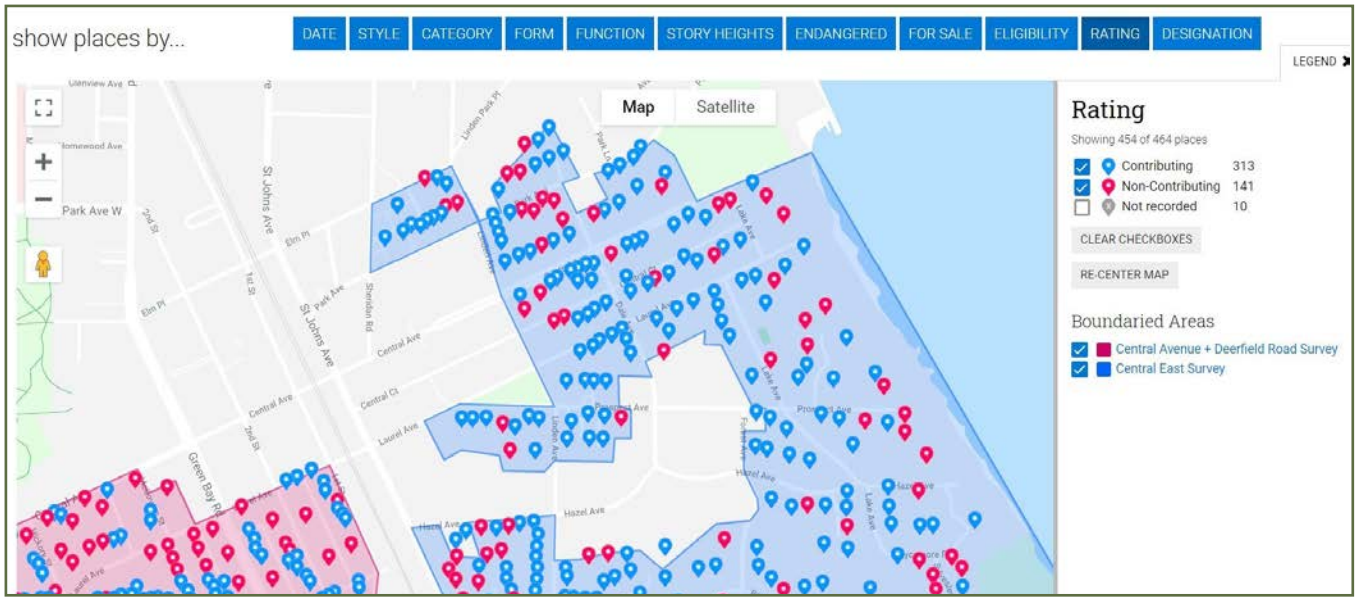
- 606 South College Avenue (residential, c. 1925)
- 1315 East First Street (residential, c. 1925)
- 907 East Hillsboro Street (residential, c. 1925)
- 1334 East Hillsboro Street, Betty's Old Fashion (c. 1950)
- 1335 East Hillsboro Street (auto, c. 1955)
- 308 West Hillsboro Street at Barton Street (auto, c. 1955)
- 542 West Hillsboro Street, Lion Oil Station (c. 1928)
- 1509 West Hillsboro Street, Blackmon's Mini Storage (originally residential, c. 1900)
- 1517 West Hillsboro Street (residential, c. 1925)
- 4116 West Hillsboro Street (residential)
- 4622 West Hillsboro Street (residential)
- McCall Building, 404 South Washington Avenue (1922-24)
- Sarah B. Della Building, 426-428 South Washington Avenue (1929)
- Viaduct – East Hillsboro and South Jackson
- Viaduct – East Hillsboro and South Park
- Viaduct – Junction City Road Railroad

1.9 Use internet-based technologies and software for future survey and documentation initiatives.

Internet-based technologies and other software programs are widely available today for use in historic resource survey projects, allowing a field surveyor to document historic resources using a cellphone, tablet computer or iPad. In turn, documentation information, including photographs, is transmitted from the field to a "cloud-based" database accessible both by surveyors for additional data input or editing on desktop computers, as well as by volunteers or other survey participants conducting property or permit research. The costs of using survey technologies may involve a software licensing purchase and time for technical support and assistance. Other costs may include a yearly server database hosting fee. The database made accessible through an internet portal, perhaps hosted by the Historic District Commission, can allow building owners to locate their properties on a digital map and view information and photos compiled from a recent survey project. As an option, a property owner can also download the survey data into a PDF document. The internet site may have a graphic rich format and design that also includes additional pages on historic context statements, El Dorado's architectural styles, and a gallery for survey photos.

IMPLEMENTATION STEPS

- Investigate existing available survey technologies and programs for future survey and documentation work.
- Coordinate with the Arkansas Historic Preservation Program on compatibility with submittal requirements for survey projects.



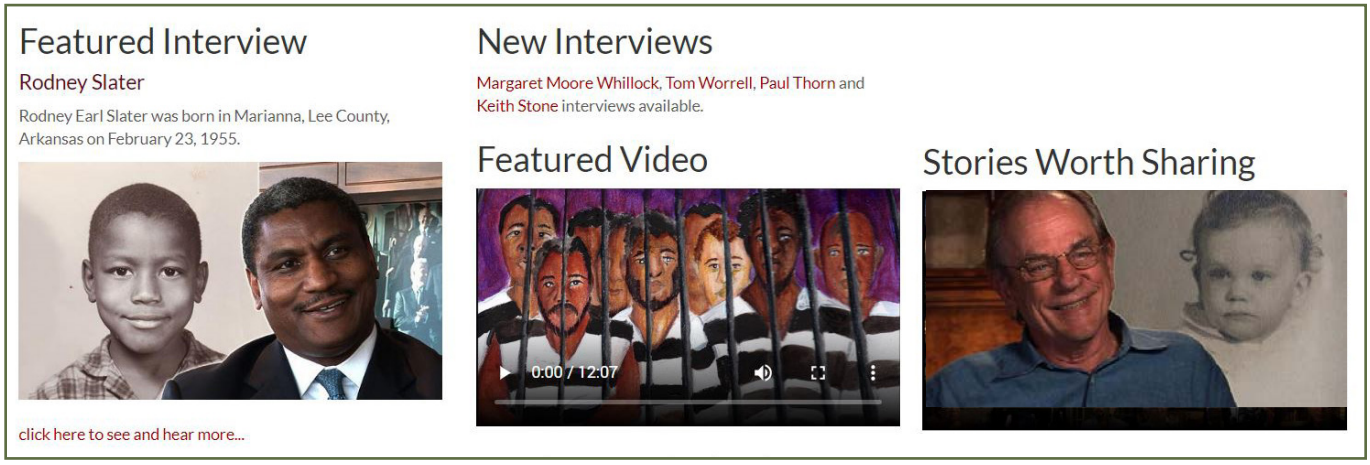
Internet-based survey software, source: City of Highland Park, IL

1.10 Incorporate oral histories as part of survey and property documentation projects.

Oral histories provide valuable insights by local historians, preservationists, business owners and neighborhood residents on the places of architectural, historical and cultural significance to the citizens of El Dorado. They can also capture the stories and perspectives of different ethnic and social groups — stories that other survey and documentation projects may not ordinarily consider and incorporate. In turn, oral histories can then determine what resources are worthy of preservation. Oral histories, conducted through audio recordings and text transcriptions, can help to create exhibits and videos for special events and other activities, and be cataloged and archived at the South Arkansas Historical Preservation Society for public access. Arkansas Heritage, in collaboration with students from Arkansas, has developed "Preserving the Past with Oral Histories," a series of interviews aimed to make history more accessible to the community. The City could partner with the Arkansas Historic Preservation Program, along with the Historical Preservation Society, the Nile and Marzell Smith Museum of African American History, Main Street El Dorado, the Barton Library or the University of Arkansas to undertake the collection of oral histories.

IMPLEMENTATION STEPS

- Identify oral history topics as part of planned survey projects.
- Collaborate with the South Arkansas Historical Preservation Society and other partners on oral histories related to El Dorado's oil boom period, the African American community and the Civil Rights movement, downtown businesses, religious institutions and other topics.



The David and Barbara Pryor Center for Arkansas Oral and Visual History

1.11 Create a program to preserve and interpret El Dorado's historic cemeteries.

Cultural landscapes, such as historic cemeteries, are valuable and often overlooked aspects of a community's heritage — resources that reflect a community's traditions, customs and beliefs. In 2000, the Arkansas Historic Preservation Program published "Grave Concerns: A Preservation Manual for Historic Cemeteries in Arkansas," an in-depth manual designed to help local communities identify and preserve historic cemeteries. The Historic District Commission could partner with South Arkansas Historical Preservation Society, the Nile and Marzell Smith Museum of African American History, the Barton Library and other interested entities and community volunteers, including the Arkansas Historic Preservation Program, to create a program to preserve local historic cemeteries. Key elements of a cemetery preservation program include an existing conditions assessment for the plots and grounds, and a maintenance and management plan. The program may also include interpretive signage, tour brochures and the production of digital databases of grave names.

IMPLEMENTATION STEPS

- Identify cemetery owners and form an ad-hoc committee or work within the Education and Advocacy Committee to prepare and implement a cemetery preservation program work plan.
- Identify and secure funding sources, including the possibility of Certified Local Government grants.
- Conduct an intensive survey of El Dorado cemeteries or site to identify preliminary preservation needs.
- Coordinate research with the Historical Preservation Society, Barton Library, Union County Circuit Clerk and local cemetery associations, as well as the Arkansas Historic Preservation Program.



Presbyterian_Cemetery -
source: Billy Hathorn CC BY-SA (httpscreativecommons.orglicensesby-sa3.0)

GOAL 2	*REVITALIZE EL DORADO THROUGH PLACE-BASED PRESERVATION INITIATIVES.*

2.1 Establish an incentive program for housing repair and rehabilitation.

2.2 Create a community housing development organization.

2.3 Create a historic homeowners handbook.

2.4 Create and implement a quality neighborhoods marketing initiative.

2.5 Organize an annual Rehabarama event.

2.6 Conduct feasibility studies on schools and educational facility re-use.

2.7 Create new downtown incentive and revitalization initiatives that leverage presence of the Murphy Arts and Entertainment District.

2.8 Review and enact municipal policies and programs that support adaptive use.

2.9 Pursue heritage tourism initiatives that promote El Dorado's heritage and cultural arts.

2.1 Establish an incentive program for housing repair and rehabilitation.

In addition to CHDOs, and façade improvement programs offered in Main Street commercial districts, other communities create new incentive programs specific to encouraging housing preservation and rehabilitation in traditional neighborhoods. Funding for such initiatives may derive from a variety of sources, both public and private, and are managed through a municipal or county planning or housing department. In El Dorado's case, the Historic District Commission could administer an incentive program for designated Local Historic Districts or for targeted neighborhood revitalization areas. Incentives common in other Arkansas communities include:

- *Roof and Priority Maintenance Assistance Programs* — Local municipalities or neighborhood development organizations often provide small grants or forgivable loans for homeowners to execute roof repairs or replacements, as well as minor property maintenance projects.
- *Paint Grant Programs* — Similar to roof and maintenance assistance programs, other communities offer a one-time grant of up to $7,000 to assist homeowners with exterior painting projects.
- *Property Tax Exemption for Owner-Occupied Homes in Historic Districts* — Although not used extensively in Arkansas communities, owner-occupied housing in Local Historic Districts may be eligible for a percentage exemption on municipal taxes over a period of time based on a determined level of investment or rehabilitation.
- *Substantial Home Repair Program* — A community may offer a large one-time grant of $20,000 or more for properties in need of substantial repair to address health and safety and other code violations.
- *Green and Healthy Homes* – Communities interested in encouraging "green" enhancements to historic properties may make available small grants for energy-efficiency improvements and alternative energy systems such as solar panels and small wind turbines.

Apart from these common incentive programs, other cities and communities are looking into new incentive tools to encourage rehabilitation of properties with significant structural and deterioration issues, including deferred payment loans that allow property owners to defer loan payments for major repairs until the house is sold or to a fixed date. To discourage housing demolition in historic neighborhoods, other cities implement higher demolition fees and the loss of homeowner homestead property tax exemptions over a period of time.

IMPLEMENTATION STEPS

- Explore and secure potential funding sources with the City, other agencies and private sector partners.
- Create program and application guidelines.
- Market the incentive program through neighborhood meetings and workshops, social media and other outreach efforts.
- Consider targeting the incentives to Local Historic Districts and specific neighborhoods in need of stabilization and revitalization.
- Monitor progress and effectiveness of the program annually.

2.2 Create a community housing development organization.

Many communities establish Community Housing Development Organizations (CHDOs), non-profit entities that partner with local municipalities or participating governmental jurisdictions to build and sustain capacity to supply attainable housing and implement preservation-based housing activities in targeted areas of traditional neighborhoods. A CHDO may adopt as its mission to provide affordable housing for low to moderate income individuals, form a board of directors that includes representation from the community's disadvantaged communities and demonstrate the technical and financial capacity to rehabilitate and create housing opportunities. In addition, a CHDO must have full-time executive staff to be eligible to receive certain forms of funding, including the HOME Investment Partnership Program, sponsored by the U.S. Department of Housing and Urban Development (USHUD) and the Arkansas Development Financing Authority (ADFA), which disburses such funds to local Arkansas CHDO's for housing initiatives. Beyond housing rehabilitation activities, a CHDO may also construct new housing as well as provide funding through grants and loans, sometimes forgivable, to existing homeowners related to minor home repair and maintenance projects. Other CHDO's offer homeowner counseling services. A CHDO may raise funds from a number of sources, including municipal and private contributions, developer fees, rental income, state and federal grants and loans, and other sources of funding.

For El Dorado, establishing a CHDO will require procuring start-up funds, recruiting a qualified and representative board of directors and hiring an executive experienced in housing rehabilitation, finance and real estate development. Potential convenors and funders of a local CHDO could include El Dorado's religious institutions, service organizations, or existing neighborhood organizations. An existing organization may also serve as a CHDO if it also meets the same CHDO requirements as determined by USHUD and the ADFA. The work of the CHDO should concentrate in neighborhoods where housing rehabilitations can help stabilize neighborhoods experiencing disinvestment as well as enhance neighborhood identity.

IMPLEMENTATION STEPS

- With participation from the City and Historic District Commission convene interested partners and entities to determine interest in forming a task force on establishing a local CHDO.
- Request and receive training on CHDO activities and operations from the Arkansas Housing Development Finance Authority or other appropriate entity.
- Form a board of directors, secure initial funding sources and hire qualified executive staff.
- Seek certification as a CHDO by the ADFA for purposes of receiving HOME Investment Partnership Program funds.
- Target key historic neighborhoods for CHDO housing rehabilitation activities.
- Consider creating a contractor's training program operated and managed through the CDHO in partnership with local unions.

CASE STUDY

COMMUNITY DEVELOPMENT HOUSING ORGANIZATION – UNIVERSAL HOUSING DEVELOPMENT CORPORATION, RUSSELLVILLE, ARKANSAS

Established in 1971, the Universal Housing Development Corporation is a private, non-profit community housing development organization dedicated to supporting and facilitating housing rehabilitation efforts in nine West Central Arkansas counties, including Conway, Franklin, Johnson, Logan, Perry, Polk, Pope, Scott and Yell. The Corporation provides low-interest housing rehabilitation loans, as well as grants, and coordinates volunteer 'construction supervisors" to assist homeowners undertake their own property improvement projects. The Corporation also offers homebuying education classes and counseling. Funding sources for such programs come from Community Development Block Grants, the HOME Investment Partnership Program, other federal and state financial sources, and private sector donations and contributions (Universal Housing Development Corporation, 2020. "Frequent Questions." Accessed June 4, 2020. https://www.uhdchousing.org/who_we_are /frequent_questions.html)



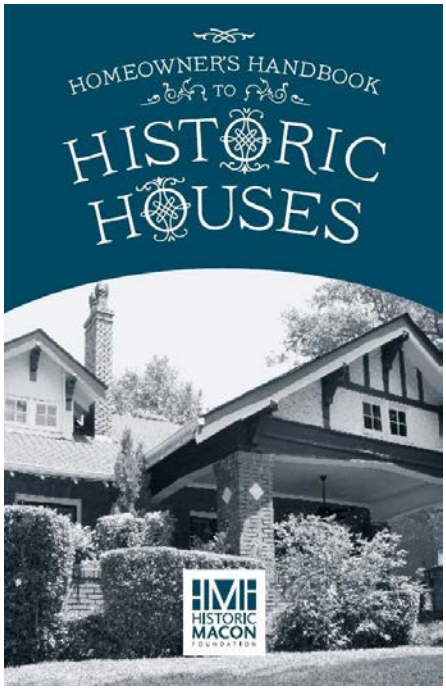
Residential dwellings on West Cedar Street, El Dorado

2.3 Create a historic homeowners handbook.

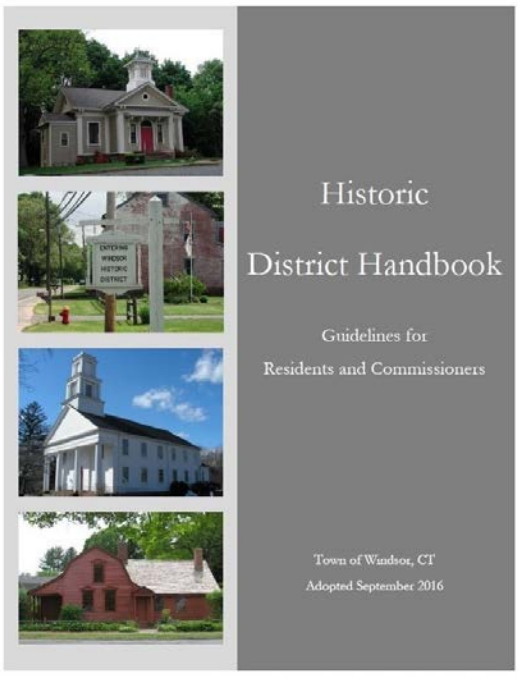
Frequently prepared and distributed by many local historic preservation commissions, homeowner associations and non-profit preservation advocacy groups, historic homeowner handbooks provide basic guidance and assistance to owners of historic properties on maintenance issues related to roofs, exterior siding, foundations, windows, and interior floors and features. Other handbooks include annual maintenance checklists and information regarding available historic designation opportunities, how to work with the Secretary of the Interior's Standards for Rehabilitation, and incentives for property rehabilitation. The main emphasis on homeowner handbooks is to promote good property maintenance as a cost-effective means to avoid more expensive repairs and replacements to house features and elements.

IMPLEMENTATION STEPS

- Place creation of a historic homeowner's handbook as a priority Historic District Commission work plan item.
- Explore and secure outside funding sources for handbook development and publication.
- Consult with qualified preservation architects and contractors on handbook guidelines, procedures and checklists.
- Print and distribute handbook copies as well as make a PDF version available on local websites.



Macon Homeowner Handbook
source: Historic Macon / Town of Windsor, CT



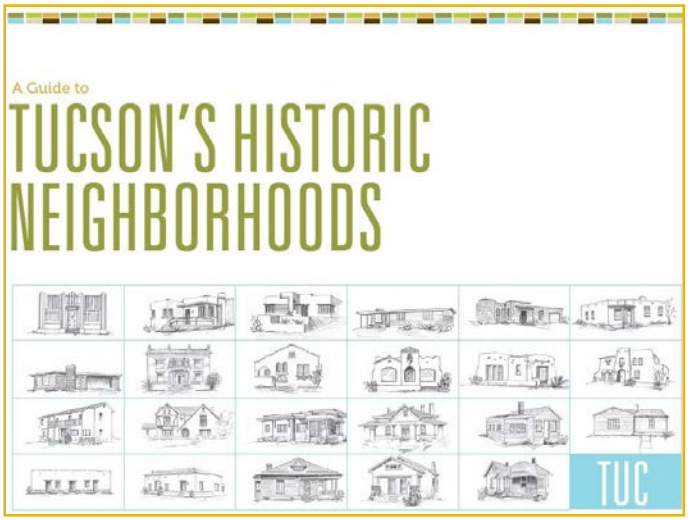
source: Windsor CT Handbook
source: Historic Macon / Town of Windsor, CT

2.4 Create and implement a quality neighborhoods marketing initiative.

Creating and implementing an engaging and on-going marketing program for El Dorado's historic neighborhoods can help to attract new homebuyers and long-term renters to the community, as well as keep existing residents from leaving. The marketing program may consist of newsletters, flyers, booths at community events, special newspaper articles, and annual neighborhood fairs. In addition, the marketing program may incorporate an active website that hosts information about El Dorado's historic neighborhoods, listed properties, home buying incentive programs, area schools, and nearby parks and amenities. The website, especially, can be an effective tool in promoting the affordability and quality of life opportunities offered by El Dorado's distinct neighborhoods. The Historic District Commission can partner with the area realtors, neighborhood groups and other entities to create and manage the marketing program.

IMPLEMENTATION STEPS

- Convene a working committee of local realtors, neighborhood entities and stakeholders, the City of El Dorado and members of the Historic District Commission to discuss the objectives and content of a neighborhood marketing program and its funding, staffing and management.
- Explore potential funding sources, including participation from realtor associations, corporations and businesses, and from local and regional foundations and philanthropic organizations.
- Create a marketing campaign brand image and coordinated website design and other collateral materials.
- Consider organizing new neighborhood festivals as a key element to the neighborhood marketing campaign.
- Evaluate annually the marketing initiative's effectiveness by measuring the number of information downloads and referrals to realtors made from the website.



Tucson's Historic Neighborhoods
source: Blenman-Elm Neighborhood Association

2.5 Organize an annual Rehabarama event.

First started in Dayton, Ohio in the early 1990s, "rehabaramas" are public-private partnerships, usually between a municipal historic preservation office or community development department and local homebuilders, to target one or several homes in a historic district or neighborhood for rehabilitation and resale. Typically, the partnership forms a development team of contractors, brokers and developers to first purchase the properties, rehabilitate them following the Secretary of the Interior's Standards for Rehabilitation, furnish the interior and then open the properties for public tours with the aim to attracting neighborhood visitors and ultimately new homebuyers. The partnership often organizes block parties and other marketing and media activities as part of the public tours. In other cities like San Antonio, Texas, rather than purchasing properties, the city's historic preservation office recruits volunteers rather than contractors to perform the rehabilitation work. For El Dorado, the City and the Historic District Commission could lead such a partnership and target vacant or foreclosed historic properties in key neighborhoods.

IMPLEMENTATION STEPS

- Convene an exploratory committee with local realtors, contractors and developers, and other partners on the potential for organizing a local rehabarama event.
- Explore options for financing property purchases, receiving properties through foreclosures, or the potential for working with a CHDO on property disposition.
- Explore a volunteer-based approach to undertaking a neighborhood rehabarama.
- Form a development team to undertake the first rehabarama ensuring that any and all contractors have adequate training and knowledge of the Secretary of the Interior's Standards for Rehabilitation.
- Include volunteers with event and marketing expertise to help organize the public tours, block parties and other special events.
- Create a fundraising plan that includes contributions and sponsorships for various rehabarama activities.



Rehabarama | source: City of San Antonio, Texas

2.6 Conduct feasibility studies on schools and educational facility re-use.

When determining the future disposition of historic school properties in El Dorado, the City and the Historic District Commission can collaborate with the El Dorado School District on commissioning feasibility studies that outline potential cost and rehabilitation scenarios for retaining such facilities as schools or adapting them to new uses. Such studies should also consider the impact that closing such schools may have on the adjacent neighborhoods. School closures often have significant impacts to surrounding neighborhoods, especially if local school districts or subsequent property owners leave school facilities vacant for an extended period of time or demolish them entirely. Qualified preservation architects and educational facility experts should conduct the feasibility study in concert with the School District as well as a study committee of neighborhood stakeholders. If the feasibility study demonstrates possible adaptive use scenarios, the School District can work with the City, the Historic District Commission and the neighborhood study committee on implementing study recommendations.

IMPLEMENTATION STEPS

- With the Historic District Commission as lead, engage the El Dorado School District on completing a thematic survey of all school properties and consider the need to commission feasibility studies on school facilities targeted for potential closure (see Goal 1 - Action 1.4).
- Form neighborhood study committees to work in partnership with the Commission and School District on feasibility study initiatives.
- After completion of a feasibility study, the City and Commission, the School District and the neighborhood study committee should pursue implementation of viable reuse options.

CASE STUDY

HOT SPRINGS HIGH SCHOOL ADAPTIVE USE

In 2006, the old Hot Springs High School building in Hot Springs, Arkansas, listed in the National Register and designed in the Late Gothic Revival, was adapted and converted into 32 independent living units for people with disabilities. The developer, ARC of Arkansas, a Little Rock-based non-profit social service organization, made use of several different funding and underwriting sources, including CDBG and HOME Partnership monies, as well as the Federal Historic Preservation Tax Credit program to make the adaptive use initiative financially feasible (U.S. Department of Housing and Urban Development Archives, 2011. "From High School to Lofts." Accessed June 4, 2020. https://archives.hud.gov/local/ar/goodstories/2006-01-19.cfm)

2.7 Create new downtown incentive and revitalization initiatives that leverage presence of the Murphy Arts and Entertainment District.

The Murphy Arts and Entertainment District is an excellent model for how the adaptive use of historic buildings can accommodate cultural arts and entertainment uses, serving to build on the revitalization momentum generated by the work of Main Street El Dorado over the years. Going forward, as the Murphy Arts and Entertainment District expands its programming and facilities to include the Rialto Theatre and the McWilliams Building, there may be opportunities to leverage the presence of the Arts District to attract arts-related businesses and creative industries to the downtown, potentially leading to the rehabilitation and adaptive use of other buildings and spaces. Furthermore, the arts can serve as a key revitalization strategy that can also incorporate other as aspects and initiatives of the Main Street revitalization program, including marketing and promotion, design and economic vitality. Such initiatives and activities may include:

- Partnering with the South Arkansas Arts Center to host a yearly downtown arts fair as part of the Arts Center's yearly juried competition. The Center may also collaborate with the Murphy Arts and Entertainment District on new art instructional workshops in collaboration with the Arts District.
- Assessing the need for additional creative and artists live-work spaces in the downtown and identifying existing buildings as future adaptive use candidates as the McWilliams Building achieves full occupancy and use after its rehabilitation. As part of that assessment, Main Street El Dorado and the Arts District can explore the need for new incentives and development approaches to convert spaces for arts-related uses.
- Consider a downtown building or the Arts and Entertainment District as a suitable location for an arts makerspace oriented to all age groups in the community.
- Offer incentives to attract art galleries and other arts related businesses such as permit and business license fee waivers and an abatement of sales taxes for one year.
- Re-tool the downtown promotion calendar to offer more arts-related events.
- Explore a cooperative marketing program involving downtown restaurants once the Rialto Theatre reopens.

IMPLEMENTATION STEPS

- Convene the Main Street Economic Vitality committees on exploring and creating new incentives for arts-based business development.
- Convene the Promotion Committee to consider new arts-related events and promotions with an aim to attract potential arts-friendly target markets attracted.
- Involve the Design and Economic Vitality Committees on inventorying buildings and upper-story spaces suitable for artist live-work and creative space use.

2.8 Review and enact municipal policies and programs that support adaptive use.

Downtown El Dorado continues to be the community's mixed-use center with a diverse range of businesses and services along with a high level of building investment and occupancy. Reusing vacant and underutilized storefronts and upper-story spaces remains an important goal for the community, spearheaded by the ongoing efforts of the Main Street El Dorado program. To facilitate new investment and adaptive use projects, the City of El Dorado, the Historic District Commission and Main Street El Dorado could consider methods and programs to encourage new adaptive use and building rehabilitation activity and to remove any barriers to investment. Such initiatives may include:

- *Promoting Use of Existing Incentive Programs* — Both Main Street El Dorado and the Historic District Commission can work together and market the Federal and State of Arkansas Historic Preservation Tax Credit Programs to local property owners and developers.
- *Reduce or recalibrate parking requirements* — Flexibility in administering local parking requirements and implementing shared parking efforts can help to incentivize investment in adaptive use projects where supplying parking can be a significant challenge.
- *New capital sources* — In smaller markets like El Dorado, expenses like pre-development costs and gap financing may prevent local developers from investing in large and white-elephant buildings. Creative sources of gap financing may include grant monies, crowd-sourced funds, easements, tax abatements, HOME Partnership funds, and the Low-Income Housing and New Markets Tax Credits.
- *Building codes* — Although maintaining life-safety requirements will always take priority, many communities are pursuing flexible "outcome-based" building code compliance approaches that customizes solutions to meeting life-safety issues while retaining as much as the original historical architectural fabric, using Chapter 34: Existing Buildings and Structures, of the 2012 International Building Code.

IMPLEMENTATION STEPS

- Form an ad-hoc joint committee, including representatives from the City, the Historic District Commission, and the Main Street Design and Economic Restructuring committees to review current policies and practices related to parking and building code requirements.
- Create and distribute marketing and information pieces and organize periodic workshops for property owners regarding available incentive programs.
- Develop and maintain a "best practices" database on how to meet building code challenges in adaptive use projects.

2.9 Pursue heritage tourism initiatives that promote El Dorado's heritage and cultural arts.

El Dorado has many assets and attractions that already draw visitors to the community — its vibrant downtown and the Murphy Arts District chiefly among them, as well as other cultural and historical sites such as the South Arkansas Arts Center and the Newton House Museum, operated by the South Arkansas Historical Preservation Society. The Arts District and the Main Street El Dorado, the downtown revitalization organization, already organize and carry out regular marketing and promotion activities to attract visitors through festivals, concerts and performing arts events. With such organizational assets in place, the El Dorado community could undertake new collaborative efforts that promote tourism based on the heritage and cultural arts themes that connect El Dorado's heritage and arts resources together, as well as to specific time periods and places that resonate with visitors, such as the Oil Boom era and El Dorado's African American neighborhoods. While other action recommendations in this plan focus on interpretative signage, public art and educational initiatives that also form key elements of a heritage tourism strategy, the following activities could also enhance local heritage tourism efforts:

- Walking and driving audio tours and podcasts of El Dorado's historic districts, neighborhoods, cemeteries and other sites made available through the South Arkansas Historical Preservation Society.
- Work with downtown merchants on cooperative marketing their distinctive products, especially for existing and future arts-related businesses.
- Create a guide that discusses El Dorado's African American history, with material taken from a historic context research project.
- Augment the annual Juneteenth Festival with activities and events located in Downtown El Dorado and the Murphy Arts and Entertainment District.
- Use ArcGIS StoryMaps or other digital technologies to create a dedicated website, virtual tours or tourism guides about El Dorado's history and architectural heritage. Other websites, including Travel Arkansas, could host links to virtual tours and tourism guides.

IMPLEMENTATION STEPS

- Convene local preservation partners to determine who may take the lead on new tourism initiatives and the need for preparing a heritage and arts tourism plan. Preservation partners may consider the need for a local tourism committee, potential affiliated or managed by the El Dorado-Union County Chamber of Commerce.
- Prepare a strategic heritage and arts tourism plan focused on any needed tangible improvements that enhances the local visitor experience — such as wayfinding, parking, and public facilities, as well as marketing activities that attract target visitor markets and generates sales for local merchants.
- Evaluate heritage and cultural arts tourism strategies on a regular basis by measuring impacts to the local economy, audiences attracted, organizational capacity to meet new tourism needs, and increases in attendance to historic and cultural sites and attractions.



Murphy Arts and Entertainment District

GOAL 3 — *ENGAGE THE BROADER EL DORADO COMMUNITY IN THE PRESERVATION PROGRAM.*

3.1 Form a joint education and advocacy committee between the Historic District Commission and its preservation partners.

3.2 Create educational toolkits.

3.3 Create information brochures, publications and marketing and collateral materials.

3.4 Provide preservation training to local developers, realtors, and bankers.

3.5 Engage the next generation in historic preservation activities.

3.6 Enhance the Historic District Commission website with information on El Dorado's architecture and heritage.

3.7 Develop a historical marker program.

3.8 Develop an African American interpretive signage program.

3.9 Create and install public art celebrating local history and culture.

3.10 Use digital technologies to engage a broader cross-section of the El Dorado community.

3.11 Host an annual historic house tour Commission.

3.1 Form a joint education and advocacy committee between the Historic District Commission and its preservation partners.

Ongoing education and advocacy efforts are critically important to building and maintaining local support for historic preservation activities. Advocacy initiatives must always inform local stakeholders about preservation's benefits, which in turn encourages long-term investment and stewardship in historic properties. Collaboration with stakeholders and existing organizations and entities, such as the El Dorado Historic District Commission, Main Street El Dorado and the South Arkansas Historical Preservation Society, is essential to successful advocacy and educational efforts. In most communities, the local historic preservation commission, as part of their annual work plan, often takes the lead in organizing various educational and outreach efforts, such as training workshops, annual awards programs, lectures and historic house tours. However, time and staffing constraints often limit the ability of commissions to provide needed learning programs and to cultivate relationships with property owners and other stakeholders on key preservation initiatives. Therefore, the Commission should explore the creation of a standing Education and Advocacy Committee, with representation from the Commission, the Historical Preservation Society, Main Street El Dorado and other entities, to leverage partnership opportunities and resources in producing new educational programs. Such initiatives may include:

- Hands-on preservation workshops with local craftsmen
- Social mixers that build relationships with those interested in historic preservation
- Marketing campaigns and collateral pieces on preservation benefits
- Ongoing lecture series on El Dorado history
- Creation of educational toolkits (see Action 3.2 below)
- Downtown upper-story living and office space tours
- A yearly "State of the City" report that summarizes key historic preservation activities and investment statistics
- A history fair as part of the annual Mayhaw Festival.

In addition to educational work and outreach, the committee can pursue advocacy initiatives that support the designation of new historic districts, the ongoing work of Main Street El Dorado, the Murphy Arts and Entertainment District, tourism and preservation-based economic development efforts, and other preservation projects that benefit El Dorado.

IMPLEMENTATION STEPS

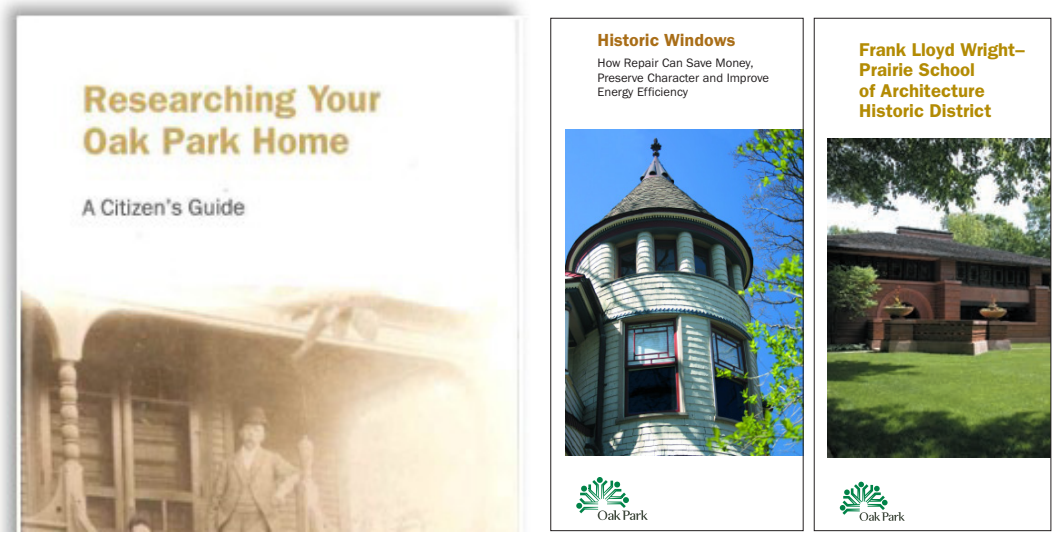
- The Historic District Commission should initiate discussions with the Historical Preservation Society and Main Street El Dorado on assembling a standing advocacy committee.
- Create an advocacy and education plan that prioritizes activities and initiatives.
- Create a public relations plan to find creative ways to engage the El Dorado community and promote preservation initiatives.

3.2 Create educational toolkits.

The Historic District Commission could work collaboratively with its preservation partners, including the South Arkansas Historical Preservation Society and Main Street El Dorado, to create educational toolkits such as researching house histories or conducting energy efficiency and appropriate "green" home improvements. The house history toolkit would focus on how to research and locate property and permit records utilizing the resources of the El Dorado Public Library and the Historical Preservation Society. Another toolkit could provide guidance on determining a property's eligibility to the National Register of Historic Places and the steps to preparing a National Register nomination. An energy efficiency toolkit would focus on maintaining original building materials and installing alternative energy systems, such as geothermal and solar panels in historic homes. Such a toolkit may also include guidance for historic commercial buildings. The City's website could host toolkits in downloadable PDF formats for public access and use.

IMPLEMENTATION STEPS

- Determine toolkit topics and schedule individual toolkit development on an annual basis.
- Develop toolkit content.
- Consider professional graphic design assistance in toolkit production or collaborate with the City's Advertising and Promotion Commission to prepare and produce the toolkits.
- Work with the Education and Advocacy Committee to determine best ways to share, distribute and update the toolkits as needed over time.



source: Village of Oak Park, Illinois

3.3 Create information brochures, publications and marketing and collateral materials.

Creating marketing materials and information pieces can be an effective way in which to inform El Dorado residents and stakeholders on the community's significant architecture, historic districts and neighborhoods, as well as the many economic, environmental, placemaking and cultural benefits of historic preservation. Publication topics could include the National and Arkansas Register of Historic Places, El Dorado historic district tour guidebooks, applying for the Federal and Arkansas historic preservation tax credit programs, and a guide to seeking permits and approvals from the Historic District Commission. Digitally-produced publication formats with rich image and graphic content will help make such publications more appealing and readily accessible to the public.

IMPLEMENTATION STEPS

- Work and collaborate with the Education and Advocacy Committee and the City's Advertising and Promotion Commission to select and develop content for future publications.
- Determine potential funding sources, including Certified Local Government grants.
- Work with local organizations to promote and market publications.



Downtown Frederick | source: Preservation Maryland



Cornerstones Inc. | source: Pinterest

3.4 Provide preservation training to local developers, realtors and bankers.

Organize and conduct training programs that educate the developer community, realtors, and bankers on El Dorado's historic districts, preservation procedures, available incentives, and the overall benefits of historic preservation. Realtors and bankers in particular are key intermediaries in the sale and disposition of historic properties and should be aware of El Dorado's important historic resources, available incentives, such as the Arkansas Historic Preservation Tax Credit program for residential property rehabilitation, as well as the benefits of historic districts and National Register listings, including how districts stabilize property values and promote investment in older neighborhoods. Realtors and bankers who participate in the training can be "certified" by the Historic District Commission as "historic house specialists." Such training could assist local realtors and brokers in meeting their continuing education credits mandated by the Arkansas Realtors Association.

IMPLEMENTATION STEPS

- Seek potential partners in local preservation training activities such as the El Dorado Board of Realtors, the Arkansas Bankers Association and the Arkansas Historic Preservation Program.
- Work with the Arkansas Historic Preservation Program.
- Collaborate with local organizations and community stakeholders on engaging local developers, realtors, and bankers.
- Solicit feedback from attendees of training programs to better cater to these different groups.



James Madison Lecture - source: Wisconsin Historical Society

3.5 Engage the next generation in historic preservation activities.

Cultivating the next generation of preservation leaders is key to ensuring long-term support and stewardship of El Dorado's historic preservation program. Going forward, the next generation should continue to be representative of the diverse age and racial groups that make up the El Dorado community and who have led and participated in the local preservation success story. The Historic District Commission and its preservation partners should develop and organize ongoing initiatives and activities to engage local youth and young adults in preservation activities involving local schools and colleges, existing youth organizations, religious institutions, as well as Main Street El Dorado and the South Arkansas Historical Preservation Society. Based on national surveys, the younger generations, including millennials, have deep interests in celebrating heritage and in spending time in places of character and authenticity. Ways in which to foster the next generation include integrating preservation and El Dorado history into local school curriculums and field trips; offering heritage education opportunities to youth and young adults in different settings, such as local historic sites, parks, Downtown El Dorado, and the Public Library; and, organizing a preservation leadership group affiliated and sponsored by the local religious institutions.

IMPLEMENTATION STEPS

- Convene the Education and Advocacy Committee to determine appropriate engagement activities and potential partners.
- Meet with the El Dorado School District, South Arkansas Community College and private schools to discuss new ways to integrate local history and preservation topics into curricula.
- Work with the El Dorado Ministerial Alliance on forming a youth or young adults preservation group focused on religious building preservation projects, archival work, and cemetery stewardship.
- Collaborate with Main Street El Dorado on social mixers and events for young adults.
- Ensure that the Historic District Commission represents a diverse range of age and racial groups.



source: Village of Oak Park, Illinois



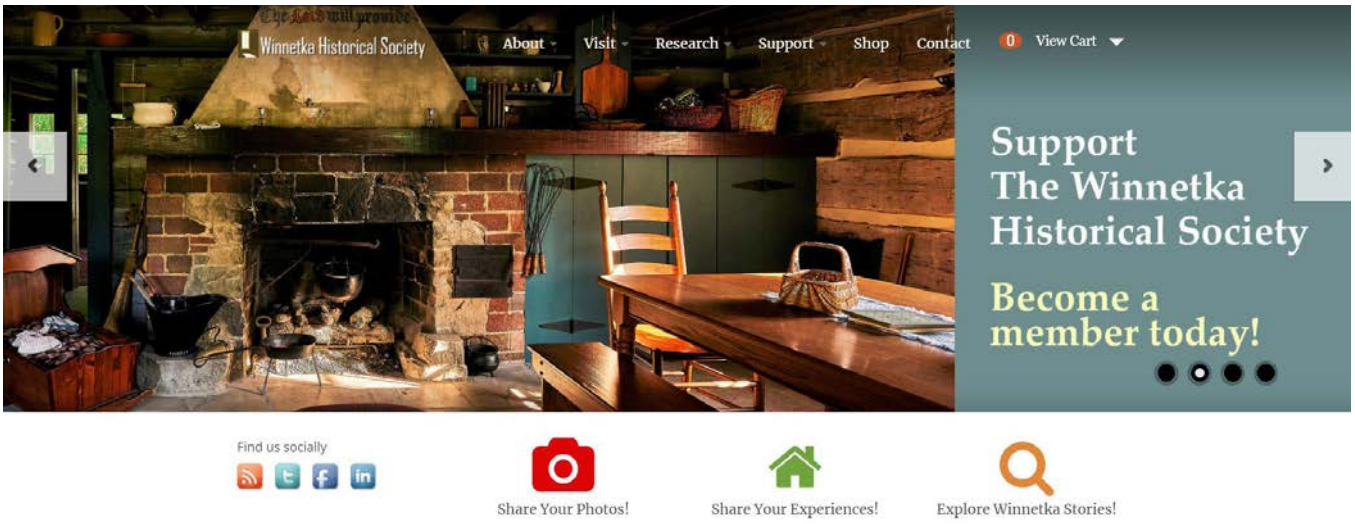
source: Saving Places - We Are The Next

3.6 Enhance the Historic District Commission website with information on El Dorado's architecture and heritage.

The City of El Dorado's website, currently hosted by the El Dorado Chamber of Commerce, already provides a basic overview of El Dorado's history and the three existing historic districts, as well as downloadable copies of the Historic District Ordinance and the Historic District Design Guidelines. Going forward, the Historic District Commission can enhance the website's value as an educational tool by incorporating new features and information, such as pages on the benefits of National Register listing and local district designation, portal links to future survey inventory databases, and downloadable PDF copies of National Register nominations. To provide additional background on El Dorado's history, the Commission, in partnership with the Historical Preservation Society and other organizations, could employ ArcGIS StoryMaps, a software program that uses digital maps and images along with narrative to tell the story of El Dorado's growth and development of its neighborhoods, the downtown and significant historic sites. The Commission should also link the website to others, such as Main Street El Dorado and the South Arkansas Historical Preservation Society.

IMPLEMENTATION STEPS

- Convene the Education and Advocacy Committee with participation from the Chamber of Commerce to discuss webpage updates.
- Consider engaging a website designer to prepare a new webpage format and outline.
- Digitize all relevant documents in PDF format.
- Coordinate with the City of El Dorado and the Chamber of Commerce on ongoing technology and staffing needs to maintain the website.
- Apply for grant funding to assist in implementation.



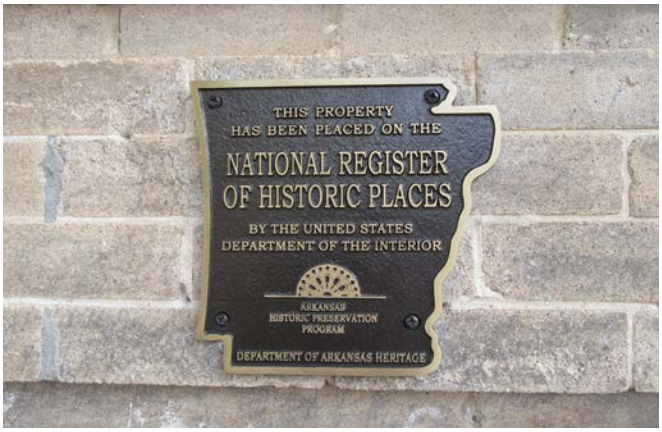
source: Winnetka Historical Society

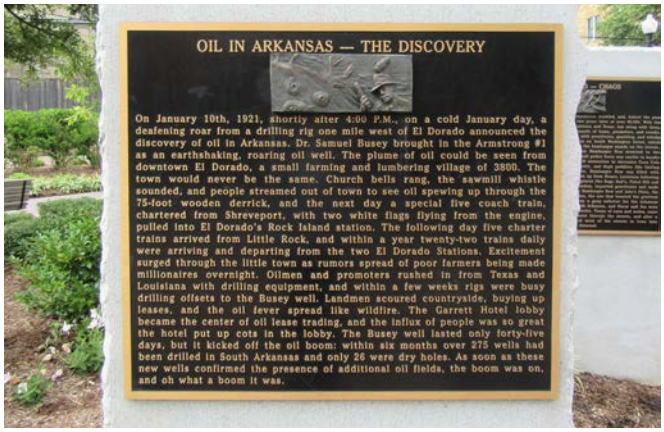
3.7 Develop a historical marker program.

Established by state and local governments across the country, historical marker programs help preservationists inform and educate the public about significant places and people. While the Division of Arkansas Heritage already manages a statewide Historical Marker Program recognizing places significant to the history of Arkansas, a local marker initiative can identify and interpret the buildings and sites important to El Dorado's history, including properties listed in the National Register and those not eligible for National Register listing but considered central to understanding El Dorado's broader historical, architectural and cultural development. Without the expressed ability by the Commission to locally landmark properties, a historical marker program can be an appropriate medium to communicate a property or site's significance to the broader El Dorado community and help build pride in El Dorado preservation efforts. Each marker would include, at the least, basic information about the building, such as its historic name and original owner and builder, original construction date, and a brief description or narrative of the building or site's history and significance. Many communities employ Quick Response codes on markers, permitting people with smartphones to download additional narratives and information about the property. The Historic District Commission and the South Arkansas Historical Preservation Society could jointly administer the program with an established set of eligibility criteria.

IMPLEMENTATION STEPS

- Form a Historical Marker Program Committee, with representatives from the Historic District Commission, the Historical Preservation Society and other preservation partners, with responsibilities to administer and manage the initiative.
- Establish eligibility and application criteria.
- Create marker design and identify a local fabricator for marker production.
- Engage a specialized firm to design and manufacture a standard marker under the supervision and management of the Historic District Commission.





3.8 Develop an African American interpretive signage program.

Exploring and discovering the rich history and stories of African American contributions to the local economic, social and cultural fabric of the community is an important priority for many historic preservation commissions. Such stories often stretch from the times of slavery, through the Jim Crow era and up to the Civil Rights movement of the 1960s. Many communities explore these stories through interpretive signage programs. For El Dorado, an interpretive program would serve to reflect and inform local residents and visitors on the community's unique African American experience in El Dorado centered on the neighborhoods they settled; churches, schools and cemeteries established; and, the significant people and entities that played key roles in El Dorado's commercial, cultural and civic life. Such a program would entail identifying important buildings, sites and places; conducting background research; formulating tour maps; and, integrating technologies, such as podcasts and QR codes, to help the story in the digital age. In this way, El Dorado can join the national movement in preserving African American heritage.

IMPLEMENTATION STEPS

- Establish a volunteer committee with participation from the Historic District Commission, the Historical Preservation Society, the Nile and Marzell Smith Museum of African American History and other partners to plan and implement the interpretive signage programs.
- Conduct background research on key sites and buildings and consider participation from local high school and college students
- Create a map and master signage plan that identifies specific events, sites, buildings, or objects with interpretive signage.
- Engage firms and companies to design and manufacture interpretive signs with a special brand image and layout.
- Explore potential grants to help fund interpretive sign design, construction and installation.



source: City of St. Petersburg, Florida



credit: Untapped Cities

3.9 Create and install public art celebrating local history and culture.

In addition to markers and interpretive signs, the City, the Historic District Commission and other partners should encourage new public art installations that recognize and celebrate El Dorado's unique heritage, historical events and people. Public art also serves a placemaking function in animating blank walls, public spaces and gateway entrances into the El Dorado community. With the Murphy Arts and Entertainment District, new public art can also help promote El Dorado as a prime destination for experiencing the arts in all its dimensions, from the performing to the creative and visual arts. Main Street Arkansas currently offers a Public Art Grant Program that focuses on strengthening the importance of public art in revitalizing historic downtown commercial districts.

IMPLEMENTATION STEPS

- Collaborate with the Murphy Arts and Entertainment District, Main Street El Dorado, the South Arkansas Arts Center and other partners on funding and preparing a public art plan focused on telling the El Dorado story.
- Apply to the Main Street Arkansas Public Art Grant Program and other sources to help underwrite public art projects.
- Consider a locally funded program that commissions local artists to paint murals or create other public art depicting El Dorado's heritage.
- Create tour guides of heritage-related public art.



Oil Heritage Park, El Dorado, Arkansas



The Freedom Wall, 2017—by John Baker, Julia Bottoms, Chuck Tingley, and Edreys Wajed—on the corner of Michigan Avenue and East Ferry Street, Buffalo, New York | photograph: MK Photo

3.10 Use digital technologies to engage a broader cross-section of the El Dorado community.

Audio guides, software applications, and various digital technologies have the potential to make the El Dorado story and historic preservation narrative more accessible to the community. They also allow El Dorado residents to share their own stories through photos, documents and materials through crowdsourced internet applications managed and curated by a local organization, religious institution, historical society or preservation advocacy entity. Other digital methods include virtual tours of El Dorado's significant historic resources, such as the Bank of Commerce or the Rialto Theatre. It is important to note that such technologies can also keep the community updated on preservation projects and success stories.

One way to educate and inspire people about El Dorado history and the community's preservation efforts is to conduct virtual storytelling activities using online tools including ArcGIS StoryMaps, described below, and Vamonde, to name a few. StoryMaps is a Geographic Information System (GIS) tool that relies on imagery, maps, timelines and other visual tools to communicate the story of a place. However, using the platform will require some expertise in GIS at the local level. Alternatively, Vamonde allows users to create their own placed-based multimedia and imaged-based stories without requiring significant technical knowledge.

IMPLEMENTATION STEPS

- Convene the Education and Advocacy Committee to discuss and determine potential use of digital applications in storytelling activities.
- Collaborate with faculty and students from South Arkansas Community College, Arts and Science Department to garner interest in digital storytelling applications, including ArcGIS StoryMaps.
- Seek funding for a short, engaging film and podcast series about the history of African Americans in El Dorado or other local history and architecture-related topics.
- Collaborate with local historians and the Historical Preservation Society to administer the "crowdsourced" El Dorado history website.
- Encourage property owners to create and share their virtual tours online.
- Coordinate with the City's Advertising and Promotion Commission to create an email Newsletter template for periodic news about historic preservation.
- Consider establishing a Vamonde account for use in creating storytelling adventures.
- Apply for grants and other funding opportunities to support engagement and storytelling activities.

CASE STUDY

NAUCK-GREEN VALLEY HERITAGE PROJECT

Arlington County, Virginia, along with the Arlington Public Library, the Drew School, and the Nauck Civic Association, initiated the Nauck-Green Valley Heritage Project to document the rich history of Nauck, an African American neighborhood also known as the Green Valley. The Project consists of an online database and repository of documents and images that helps to preserve the stories and memories of the gentrifying Nauck neighborhood. Green Valley Heritage Project is a living and breathing database that allows locals residents, historians, and researchers to upload and contribute images and information. The project currently features three main collections, including Photos from the Negro Recreation Section, The Dr. Alfred Taylor Jr. and Delores Taylor Collection, and Charles R. Drew Collection, along with two other exhibits. Recent additions to the collections include historic street view images and other portraits and photos.

3.11 Host an annual historic house tour.

Preservationists and historians are natural storytellers and willing organizers and participants in historic house tours. Such tours are opportunities to introduce and familiarize the community with its historic architecture, famous architects and diverse neighborhoods. House tours also promote El Dorado's identity, economic benefits and heritage tourism.

IMPLEMENTATION STEPS

- Convene the Education and Advocacy Committee or form a new Historic House Tour Committee charged with tour planning and volunteer recruitment.
- Train local volunteers to give guided walking tours.
- Create an interactive self-guided house tour using applications such as StoryMaps or Vamonde.





GOAL 4 *MANAGE THE PRESERVATION PROGRAM FOR LONG-TERM SUCCESS.*

4.1 Update the El Dorado Historic Preservation Ordinance.

4.2 Create an annual historic preservation awards program.

4.3 Establish neighborhood heritage or conservation areas to promote neighborhood revitalization.

4.4 Encourage easements and land trusts as key historic preservation tools.

4.5 Create a strong social media presence for the Historic District Commission.

4.6 Update the El Dorado Historic District Design Guidelines to incorporate Historic Residential Resources.

4.1 Update the El Dorado Historic Preservation Ordinance.

The City of El Dorado's Historic Preservation Ordinance, adopted in 2004, currently governs the procedures for designating Local Historic Districts and for reviewing proposed exterior changes to buildings located within such districts by the Historic District Commission. A key element in any municipal preservation program is to ensure that designation and design review processes are straightforward, unambiguous and predictable, and incorporate best practices so that property and business owners clearly understand expectations and requirements. Included in Appendix 3 is the complete El Dorado Historic Preservation Ordinance with text and comments identifying all recommended changes.

The following summarizes key recommended changes to the Historic Preservation Ordinance:

- Section 2 — Consider amending Section 2(h) with the following language: *"Advise and assist owners of historic properties, including those within **Local and National Register** historic districts and **listed in the National Register**, on physical and financial aspects of preservation, renovation, rehabilitation, and reuse, and on procedures for inclusion in the National Register of Historic Places."*
- Section 4 — Section 4 of the Ordinance provides a list of definitions; however, an expanded list of terms may add clarity to procedures referred in other Ordinance provisions.
- Section 6 — Section 6 of the Ordinance outlines the criteria for the Historic District Commission to use in making Certificate of Appropriateness application decisions. The Ordinance should clarify that the Commission shall also create and adopt guidelines to educate the public regarding historic preservation best practices, which can help guide the Commission's decision-making.
- Section 7 — Section 7 outlines the alternatives for the Commission to consider in making Certificate of Appropriateness decisions for demolitions but does not include provisions for addressing economic issues and demolition by neglect.
- Section 8 — Section 8 spells out the requirements in obtaining a Certificate of Appropriateness for Economic Hardship. Adding specific criteria under which a property owner may demonstrate economic hardship would provide clarity in determining whether an applicant meets the requirements for receiving a certificate.
- Section 13 — Section 13 of the Ordinance provides the City of El Dorado with the means for enforcing violations of a Certificate of Appropriateness. This section needs additional clarity and could involve incorporating new provisions, such as:
    1. For properties that violate Certificate of Appropriateness applications through full or partial demolition of a historic property, consider adding provisions that allow the Commission and the City of El Dorado the discretion to require the restoration of the property to its appearance prior to the violation.
    2. Consider reevaluating the penalty fees for violations of the Ordinance to promote compliance.

- Additional considerations regarding the Historic Preservation Ordinance include:
    1. *The Arkansas Historic District Act provides guidance regarding the procedures for the designation of historic districts. The Ordinance provides the Historic District Commission with the authority granted it under the Act. Including the specific procedures for designating historic districts within the local ordinance would better inform local officials and citizens.*

IMPLEMENTATION STEPS

- Form an ad-hoc subcommittee of the Historic District Commission and members of the El Dorado City Council to review updates to the Historic Preservation Ordinance.
- Consult with the Arkansas Historic Preservation Program regarding potential Historic Preservation Ordinance changes.

4.2 Create an annual historic preservation awards program.

During National Historic Preservation Month in May, the City's Historic District Commission, Historical Preservation Society, Main Street El Dorado and other organizations should organize an annual "Historic Preservation Awards" program to recognize property owners who have completed preservation projects worthy of recognition. Award eligibility would not necessarily be limited to those who own properties in historic districts. The awards ceremony could be part of a luncheon or a dinner as an opportunity to highlight historic preservation to local officials and the public.

IMPLEMENTATION STEPS

- Work with the Historical Preservation Society, Main Street El Dorado and other interested entities on awards ceremony planning.
- Determine the awards program format, including award categories, eligibility requirements and who can nominate a project.





Daily Collegian-James Leavy

4.3 Establish neighborhood heritage or conservation areas to promote neighborhood revitalization.

To advance preservation-based revitalization efforts in El Dorado's historic and traditional neighborhoods that may not qualify as National Register and Local Historic Districts, the City and the Historic District Commission could explore the use of special Heritage or Neighborhood Conservation Districts. Employed extensively by communities in Colorado, Massachusetts, North Carolina, Texas and other states, conservation districts help to manage and preserve historic residential neighborhoods and their character defining features, such as setbacks and lawns, house porches, carriage walks and brick streets. Conservation districts also encourage appropriate infill construction through design guidelines and other zoning measures. The key difference between Local Historic Districts and Neighborhood Conservation Districts is that residents in conservation neighborhoods determine what aspects of the neighborhood's physical character is subject to review. In Local Historic Districts, design review applies uniformly to all properties.

While other states permit local communities to enact demolition controls and some form of design review for existing buildings and new construction as part the conservation district, Arkansas state law currently limits local cities and towns from adopting new design review rules that might less than is what already authorized in Local Historic Districts. In other words, neighborhood conservation districts cannot accomplish the same as Local Historic Districts in terms of managing demolitions, alterations to existing buildings and guiding the design of new construction. They can, however, "fine-tune" existing zoning to ensure new construction fits the overall physical character of an existing neighborhood in terms of height, setback and lot coverage.

Apart from these limitations, a Neighborhood Conservation District can benefit El Dorado neighborhoods in several other ways, including the creation of a neighborhood conservation district plan that outlines future neighborhood streetscape and infrastructure improvements, a design manual to inform residents on proper housing rehabilitation, potential housing rehabilitation incentives, and the formation of a neighborhood association that can promote and coordinate revitalization efforts. The district plan can also suggest changes and revisions to the local zoning code.

IMPLEMENTATION STEPS

- Evaluate potential for local heritage or conservation districts by reviewing results of neighborhood survey activities and by gauging the interest of local stakeholders on the need and application of conservation neighborhoods in El Dorado.
- Explore options for establishing a conservation district through new zoning design standards or overlay.
- Consider creating a neighborhood design manual to inform and guide local property improvements and new construction.
- Work with a community housing development organization or neighborhood group on housing and revitalization efforts.
- Determine the need to establish local neighborhood association to help guide neighborhood conservation and revitalization efforts.

4.4 Encourage easements and land trusts as key historic preservation tools.

State of Arkansas historic preservation enabling laws currently do not expressly permit municipalities to landmark individual buildings as they do for historic districts, making the protection and long-term preservation of significant individual properties more challenging. An alternative to local landmark designation is easements or covenants, voluntary agreements between the property owner and a suitable non-profit organization or government agency that guarantees a property's protection over a period of time. An easement generally applies to a building's exterior where the easement holding organization reserves the right to review any proposed exterior changes. Review may also extend to the land property itself, including the location, design, construction or replacement of buildings. Easements do not restrict the ongoing property use. In return for the easement donation, a property owner receives a federal tax deduction, resulting in substantial tax savings depending on the property type. Currently, the Arkansas Historic Preservation Program has a formal easement program and accepts easements from around the state.

An alternative to easements is the land trust, a privately funded non-profit organization dedicated primarily to conserving natural areas and agricultural land but also heritage resources through voluntary land purchase or easement transactions. In some parts of the country, land trusts play pivotal roles in acquiring properties in historic neighborhoods to address attainable housing and property rehabilitation needs. While there are no known land trusts operating in Union County, the Nature Conservancy operates a statewide office based in Little Rock, although the focus of their work is land and natural resource protection. Apart from seeking other land trust involvement from entities in Arkansas or elsewhere, El Dorado and regional stakeholders could explore and pursue establishment of a local land trust that may provide options to owners of significant historic resources to sell, lease or donate their landmark properties, as well as address land conservation needs in the local area and region.

IMPLEMENTATION STEPS

- Use the significant property inventory to develop a target list of property owners receptive to easement donations.
- Conduct ongoing information meetings with El Dorado property owners and the Arkansas Historic Preservation Program.
- Explore potential need for a Union County or regional land trust among key preservation partners to determine initial organizational funders and sponsors and potential beneficiaries


Henry Crawford McKinney House

ESTABLISHING LOCAL HISTORIC DISTRICTS

The principal tool for preserving and protecting historic neighborhoods and places in Arkansas is the Local Historic District established through a municipal historic preservation ordinance. El Dorado currently has only one Local Historic District, the Downtown El Dorado Commercial Historic District, designated in 2004 by the Historic District Commission and the El Dorado City Council. Local Historic Districts help to manage demolitions and alterations to historic resources considered significant to a community's heritage and cultural fabric. For El Dorado, the Downtown Commercial Historic District has helped provide a tangible economic boost through sensitive building and storefront rehabilitation.

While El Dorado stakeholders acknowledge that Local Historic Districts has its role in preserving El Dorado's heritage, establishing new residential historic districts is not an immediate community priority as maintaining preservation-based economic development efforts in the downtown. However, key residential historic resources remain vulnerable to unsympathetic alterations and demolition, including resources within the Murphy Hill and Mahoney National Register Historic Districts. The City of El Dorado and the Historic District Commission may determine at some point in the future that a Local Historic District has its purpose and value and that steps to build consensus and support among neighborhood property owners and residents is necessary and appropriate. These steps include:

- *Get Organized and Make the Case.* Neighborhood property owners need to understand the purpose behind a Local Historic District, its benefits, and how it works to manage design change in the neighborhood. One-on-one interviews, and focus group and neighborhood meetings, along with appealing and engaging presentations, are the best ways to inform residents, receive input and gain consensus. Forming a steering committee or task force comprised of residents and interested stakeholders can help sell the message and bridge the communication gap between property owners and the Historic District Commission.
- *Tell the Neighborhood Story.* Alongside neighborhood stakeholder engagement, active publicity efforts that tell the neighborhood's heritage story and the positive impact of a Local Historic District designation will help build local support and awareness.
- *Find Allies and Partners.* Local historical societies, preservation groups and advocates, and even elected officials can be strong and effective allies for Local Historic District designation. They can help supply information, host meetings, poll residents for support, and provide extra staffing assistance for the designation effort.

*Adapted from Julia Rocchi, 2016, "10 Steps to Establish a Local Historic District," National Trust for Historic Preservation, accessed 1 July 2020, https://savingplaces.org/stories/10-steps-to-establish-a-local-historic-district#.XwXjMihKiM8.

4.5 Create a strong social media presence for the Historic District Commission.

Social media is an effective communication tool in today's digital age. Social media allows for quick engagement with its concise and easily accessible information formats and images and videos provide weekly or monthly updates about National Register listings, rehabilitation projects, endangered buildings and new grant opportunities, among others. Through Facebook, Instagram, and other social media platforms, the Commission can share stories as they happen and offer a more personal connection with the El Dorado community.

IMPLEMENTATION STEPS

- Through the Education and Advocacy Committee, create a social media plan that defines key activities, targeted audiences and posting calendar.
- Schedule and organize social media live video events showcasing preservation events and successes.



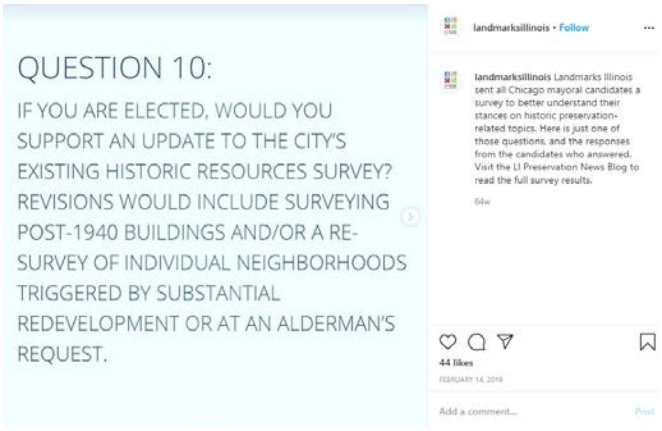
source: Landmarks Illinois Instagram



source: KingschapelBoston instagram



source: NPTRestoration instagram



source: Landmarks Illinois Instagram

4.6 Update the El Dorado Historic District Design Guidelines to incorporate historic residential resources.

The Historic District Commission currently uses the Historic District Design Guidelines for reviewing projects seeking a Certificate of Appropriateness and located within the downtown Commercial Historic District. Since there are no Local Historic Districts in residential neighborhoods, the Design Guidelines focus exclusively on historic commercial buildings. While there is potential for designating residential Local Historic Districts in the future, where homeowners would desire a level of design review to maintain a neighborhood's architectural character, the Commission could update the Historic District Design Guidelines to include and address residential resource preservation mainly as an educational resource for local homeowners. Such guidelines would concentrate on building material maintenance, roof repair and replacement, additions, windows, energy efficiency and landscape elements, among others. Furthermore, the guidelines would augment information provided in the historic homeowners handbook (Action 2.3), which focuses principally on home maintenance methods and procedures. The Commission could make the residential portion of the Design Guidelines available as a separate Portable Digital Document (PDF) to homeowners interested in planning a house rehabilitation project. Promoting the Design Guidelines as an educational tool outside of the downtown Commercial Historic District could spur local interest in the preservation of the City's residential neighborhoods.

IMPLEMENTATION STEPS

- Seek and identify outside funding sources, such as a Certified Local Government Grant, to help underwrite development of residential design guidelines.
- Secure professional design and architectural service for design guidelines preparation.
- Coordinate with local organizations, the Barton Library and the El Dorado News-Times to promote the alternate Design Guidelines to property owners outside the Historic District.
- Coordinate with Main Street El Dorado to promote updated Design Guidelines to property owners.
- Upload the updated Design Guidelines to the Historic District Commission and other websites.



2705 Parnell Road



SECTION SIX

6

IMPLEMENTATION

Achieving Preservation Goals

The El Dorado Historic Preservation Plan offers a framework for local action to strengthen the local preservation program, broaden program participation among El Dorado citizens and stakeholders, and enhance community appearances and quality of life through preserved places and neighborhoods. The following section provides guidance regarding Historic Preservation Plan implementation, including preservation partners, funding sources for local preservation activities, committees and organizational capacity needs, and a summary implementation chart of all Preservation Plan action items.

Preservation Partners and Advocates

The following is a list of potential preservation partners in future implementation of preservation actions and initiatives proposed in this Historic Preservation Plan.

SOUTH ARKANSAS HISTORICAL PRESERVATION SOCIETY

Founded in 1976, the South Arkansas Historical Preservation Society (SAHPS, formerly known as the South Arkansas Historical Foundation) is a non-profit organization providing public education and study of the history of southern Arkansas, Union County and El Dorado. Created in 2009, the Preservation Society serves as a friends and fundraising arm for the South Arkansas Historical Preservation Society and its activities. Several major projects and ongoing responsibilities include the restoration of the Newton House and its operation as a museum, and the creation of an 1,100 square feet exhibition space within its administration building at 412 East Faulkner Street.

NILE AND MARZELL SMITH MUSEUM OF AFRICAN AMERICAN HISTORY

Nile E. and Marzell Smith Museum of African American History is a non-profit organization founded in 2003 for the collection, organization and dissemination of African American history in South Arkansas. The Museum endeavors to inform and educate the public about Black achievements in education, housing, religious life, civic organizations, employment, business and civil rights. The Museum is located in the former Carver School at 700 North Columbia Avenue.



"Partners help make this Preservation Plan a reality"

MAIN STREET EL DORADO

Main Street Arkansas, created in 1984, is an advocate and resource for Arkansas communities seeking to revitalize their downtown commercial districts. It is the statewide representative of the national Main Street Program, created by the National Trust for Historic Preservation in 1980. Established as a non-profit, membership-based organization, Main Street El Dorado promotes the revitalization of Downtown El Dorado through historic preservation-based economic development and is an accredited program of the National Main Street Center.

MURPHY ARTS DISTRICT

Formed in 2001 as El Dorado Festival and Events, a 501 (c)3 non-profit organization, the Murphy Arts District produces a variety of performing and visual arts activities and events within two downtown facilities, including the Griffin Music Hall and the MAD Amphitheater. The Arts District plans to open the Rialto Theatre and the nearby McWilliams Building as additional arts and entertainment buildings and venues, housing live performances and artist live-work spaces. The Arts District also hosts arts educational activities and the summertime Farmers Market at the MAD Amphitheater.

SOUTH ARKANSAS ARTS CENTER

Located to the west of the Barton Library at North Jefferson and East Fifth Streets, the South Arkansas Arts Center comprises three gallery spaces, a ballet studio, classrooms and studios, and a multi-purpose black box theater. The Center's mission is to serve and facilitate cultural arts needs and arts appreciation for all residents in southern Arkansas and northern Louisiana. The Center hosts numerous arts exhibitions — several highlighting El Dorado's history — and produces several art-related events, including an annual film festival.

EL DORADO SCHOOL DISTRICT

The El Dorado School District consists of four elementary schools, two middle schools and one high school with active programs in history and arts and music education. The District also manages the El Dorado Promise program, funded by the Murphy Oil Corporation, which provides college scholarships to students and graduate from El Dorado Public Schools.

SOUTH ARKANSAS COMMUNITY COLLEGE

Formed from the merger of Oil Belt Technical Collage and Southern Arkansas University-El Dorado Branch, South Arkansas Community College offers a variety of academic programs, including curricula in history, entrepreneurship, and arts an entertainment media. The west campus of the Community College includes the former El Dorado Junior College Administration Building, constructed in 1905 and listed in the National register in 1978.

EL DORADO FIFTY FOR THE FUTURE

El Dorado – Fifty for the Future exists to promote city and county government for El Dorado and Union County, assist in voter education and promote the design, acceptance and implementation of a master city plan for El Dorado. The organization encourages city growth, beautification and amenities that will encourage existing business and populations to remain in the area and promote new businesses and populations to locate in the area.

EL DORADO RELIGIOUS INSTITUTIONS / MINISTERIAL ALLIANCE

El Dorado has many religious institutions and denominations that can play important implementation roles, including participation in housing preservation initiatives, and property documentation and context research activities. The El Dorado Ministerial Alliance may also play a convening or facilitator role in involving congregations in local preservation activities.

EL DORADO FINANCIAL INSTITUTIONS

Local banks and credit unions can work with the City of El Dorado and the Historic District Commission on developing new incentive programs, securing sponsorships for preservation activities and participating in financing building and adaptive use projects.

ARKANSAS HISTORIC PRESERVATION PROGRAM

The Arkansas Historic Preservation Program (State Historic Preservation Office – SHPO) was created by the Arkansas General Assembly in 1969 and is the agency of the Division of Arkansas Heritage, Department of Parks, Heritage and Tourism, charged with preserving the buildings, sites, neighborhoods, and structures that constitute the state's heritage. The Arkansas Historic Preservation Program (AHPP) documents and registers the state's cultural resources and provides grants, tax credits and technical assistance to property owners and local communities to help leverage investments in these resources. The AHPP also oversees the Main Street Arkansas program and offers tours, workshops and publications documenting Arkansas history.

PRESERVE ARKANSAS

Founded in 1981, Preserve Arkansas is the only statewide non-profit organization focused on preserving Arkansas's architectural and cultural resources. They provide educational programs centered on architectural heritage, advocates for statewide and local preservation legislation, and assists owners of historic properties to in preserving and restoring historic structures. Preserve Arkansas receives funding through membership dues, contributions from individuals, foundations, and corporations, and annual fundraising events.

ARKANSAS HISTORICAL ASSOCIATION

Founded in 1941, the purpose of the Arkansas Historical Association is to promote interest in the history of Arkansas; to locate, collect, and preserve historical material; and to publish scarce and important source material, historical articles, news, and notes. The Association holds an annual conference and published the Arkansas Historical Quarterly. The Association is a non-profit organization housed at the University of Arkansas, Fayetteville.

ARKANSAS DEVELOPMENT FINANCE AUTHORITY

The Arkansas Development Finance Authority (ADFA), created in 1985, is the successor agency to the Arkansas Housing Development Agency, responsible for underwriting attainable housing projects in Arkansas using HOME Investment Partnership Funds, housing bonds and other trust funds. The Authority also administers various business and economic development and capital improvement initiatives for other state agencies.

Local, State and Federal Incentives and Funding Programs

Summarized in this section are several financial incentive programs offered by the City of El Dorado and other state and federal agencies.

MAIN STREET EL DORADO MINI-GRANT PROGRAM

Main Street El Dorado provides mini grants to commercial properties within the downtown commercial district for building rehabilitation. Revenue generated by Main Street El Dorado events and promotions funds the mini-grant program; the Arkansas Historic Preservation Program underwrites funding for the Main Street Downtown Revitalization grant program.

ARKANSAS HISTORIC PRESERVATION TAX CREDIT

The Arkansas Historic Preservation Program administers the State of Arkansas rehabilitation tax credit program. The program offers owners of historic properties (commercial, industrial and residential) a state income tax credit equal to 25 percent of the rehabilitation costs. National Register-listed properties are eligible, and the proposed work must meet the Secretary of the Interior's Standards for the Treatment of Historic Properties. The required minimum investment for income- producing properties is $25,000 and is $5,000 for non-income-producing properties.

ARKANSAS COUNTY COURTHOUSE GRANT PROGRAM

The Arkansas Natural and Cultural Resources Council (ANCRC) currently funds the Courthouse Grant program. The AHPP must advocate for ANCRC funding each year and will continue to make the best case for this successful and popular program.

ARKANSAS HISTORIC PRESERVATION RESTORATION GRANT PROGRAM

The Historic Preservation Restoration Grant program receives funding from the AHPP's dedicated portion of the Arkansas Real Estate Transfer Tax. The program provides grants for three main projects types: for Arkansas Register listed properties and non-contributing properties within National Register historic districts to correct alterations that prevent them from being listed in the National Register of Historic Places; for general rehabilitation and restoration work available to properties owned by non–profits and local units of government; and for cemetery restoration work. Properties must be listed in the National Register for certain types of funding. While Real Estate Transfer Tax funding is a dedicated income stream for the agency, it could be reallocated by the state legislature in the future. The AHPP must advocate strongly for continued access to this important funding source. These efforts must include communicating the benefit of these programs to decision makers and the general public.

ARKANSAS HISTORIC PRESERVATION EASEMENT PROGRAM

The Historic Preservation Easement Program is administered by the Arkansas Historic Preservation Program and offers individual property owners the opportunity to preserve the exterior facades of their historic

buildings. While the property owner would retain ownership, they would donate a preservation easement to the AHPP, which provides AHPP with the legal authority to review changes to the easement areas in order to maintain the historic character of the property. Easements are in perpetuity which permanently preserve historic buildings and sites. Federal tax benefits may be available for donations that qualify under the Internal Revenue Code.

FEDERAL HISTORIC PRESERVATION TAX CREDIT PROGRAM

Since 1976, the National Park Service, in partnership with the Internal Revenue Service and the Arkansas Historic Preservation Program, administers the Federal Historic Preservation Tax Credit Program to encourage rehabilitation and reinvestment in historic buildings. A 20 percent tax credit provides owners and developers of income producing historic buildings who undertake a substantial rehabilitation project. An eligible building must be a certified historic structure; a qualified building rehabilitation project must also meet the Secretary of the Interior's Standards for Rehabilitation. The AHPP and the National Park Service review all projects for compliance to the Standards.

CERTIFIED LOCAL GOVERNMENT GRANT PROGRAM

As a Certified Local Government (CLG), El Dorado is eligible for pass-through grants from the federal Historic Preservation Fund. The Arkansas Historic Preservation Program must allocate at least 10 percent of its annual federal appropriation to CLGs each year. CLG pass-through grants can be used for a variety of local historic preservation projects, including architectural surveys of historic sites or districts, preparation of nominations for the National Register of Historic Places, development of educational materials for historic property owners, and rehabilitation of local historic structures. CLG grants can provide training and support to local historic district commissions. The City of El Dorado has benefited from this grant program and should continue to apply for CLG grants annually to implement its historic preservation program.

UNDERREPRESENTED COMMUNITIES GRANT PROGRAM

The National Park Service's Underrepresented Communities Grant Program (URC) works towards diversifying the nominations submitted to the National Register of Historic Places. The National Park Service administers URC grants, which receives its funding through the Historic Preservation Fund (HPF). Projects include surveys and inventories of historic properties associated with communities underrepresented in the National Register, as well as the development of nominations to the National Register for specific sites. The National Park Service awards grants through a competitive process and does not require a local match. As a Certified Local Government, the City of El Dorado is eligible to apply.

AFRICAN AMERICAN CIVIL RIGHTS GRANT PROGRAM

The African American Civil Rights Grant Program (AACR) supports projects which document, interpret, and preserve the sites related to the African American struggle to gain equal rights as citizens in the 20th century. Grants are funded by the Historic Preservation Fund, administered by the National Park Service, and fund a broad range of planning, preservation and research projects for historic sites including: survey, inventory, documentation, interpretation, education, architectural services, historic structure reports, preservation plans, and bricks and mortar repair. The National Park Service awards grants through a competitive process and do not require a local match. Local governments and non-profit organizations are eligible to apply.

PAUL BRUHN HISTORIC REVITALIZATION GRANTS PROGRAM

The Paul Bruhn Historic Revitalization Grants Program is a Historic Preservation Fund grant program created in 2018 that supports subgrant programs that enable the rehabilitation of historic properties and rehabilitate, protect, and foster economic development of rural communities. This program funds preservation projects for historic sites, including architectural and engineering services and physical building preservation through subgrants to rural communities. Eligible properties must National Register listed or determined eligible for listing and located within rural (non-urban) communities with populations less than 50,000. Certified Local Governments, of which El Dorado is one, as well as non-profit organizations may apply for funding that will in turn be sub granted to projects in rural communities in their jurisdictions.

AFRICAN AMERICAN CULTURAL HERITAGE ACTION FUND

Advancing ongoing preservation activities for historic sites, museums, and landscapes representing African American cultural heritage are key goals of the National Trust for Historic Preservation's African American Cultural Heritage Action Fund grant program. The fund supports work in four primary areas: Capital Projects, Organizational Capacity Building, Project Planning, and Programming and Interpretation.

NATIONAL TRUST PRESERVATION FUND GRANTS

Preservation Fund Grants, offered by the National Trust for Historic Preservation, seek to encourage preservation at the local level by providing seed money for preservation projects. These grant funds underwrite technical assistance initiatives and in facilitating private-sector involvement in preservation projects. Specific initiatives may relate to community sustainability, stewardship of historic places, promoting cultural diversity and preservation, and protecting heritage resources located on public land.

Working Committees

El Dorado has a long and robust tradition of volunteerism and community collaboration that has led to successful efforts in revitalizing its historic downtown district, in advancing its local historic preservation program, and is supporting its various non-profit historical and cultural arts organizations. Various action items presented in this Historic Preservation Plan reference the need for standing and ad-hoc committees to lead or advance action item implementation. Recognizing that many volunteers and volunteer committees already assist various organizations, such as Main Street El Dorado and the South Arkansas Historical Preservation Society, the Historic District Commission will need to form effective partnerships and leverage existing volunteer pools with other entities, especially for those action items requiring new participants and skill sets to the preservation program. New skill sets will be key for undertaking preservation-based neighborhood revitalization efforts, new advocacy and education activities, and in engaging new and diverse audiences.

The Historic Preservation Plan recommends several standing and ad-hoc committees to assist in implementation. In most cases, the Historic District Commission will take the lead in convening stakeholders and volunteers to form committees. In other cases, partner organizations will lead and manage

the effort. Ideally, each committee, whether standing or ad-hoc, will need to prepare an annual work plan that outlines specific tasks and timelines to complete the project during a given year.

- ***Context Research Committee.*** A Context Research Committee, formed on an ad-hoc or standing basis, focuses on background research related to identifying significant properties, districts or neighborhoods worthy or recognition. Another aspect of the committee's work is to lead efforts in preparing a historic context statement for El Dorado's African American heritage. Members of the Context Research Committee could include representatives from the Historic District Commission, the South Arkansas Historical Preservation Society, the El Dorado School District, South Arkansas Community College and El Dorado residents.
- ***Neighborhood Revitalization and Marketing Committee.*** Several Historic Preservation Plan action items relate to preservation-based neighborhood revitalization initiatives, including a marketing program, a Rehabarama event, and the creation of potential incentives. The City of El Dorado, neighborhood entities, realtors, developers and contractors, other governmental agencies, local foundations and religious institutions would make suitable committee members.
- ***Historical Marker Program Committee.*** A Historical Marker Program Committee would administer a new local marker program that recognizes buildings and places important to understanding El Dorado's heritage. Members of the Historic District Commission and the South Arkansas Historical Preservation Society could comprise the principal committee participants.
- ***Historic House Tour Committee.*** The Historic House Tour Committee would have primary responsibility in organizing and coordinating with local property owners and entities an annual historic house tour, if not undertaken by the Education and Advocacy Committee as part of its work plan.
- ***Education and Advocacy Committee.*** Composed of various representatives from the Historic District Commission, the South Arkansas Historical Preservation Society, Main Street El Dorado, and various other entities and stakeholders, the main duties of the Education and Advocacy Committee include creating a media presence for the Commission and community historic preservation activities in general, developing educational programs and tools, brochures and publications, and organizing youth-related activities.
- ***Ad-Hoc Committees.*** Several Historic Preservation Plan action items, such as historic school re-use and an African American interpretive signage initiative, do not involve the need for a standing committee. The Historic District Commission could facilitate and manage ad-hoc committee arrangements unless other preservation partners come forward to lead such efforts.


1401 N. Jefferson Ave

Implementation Program

The matrix on the following pages recommends a timeline for implementation of the goals and action initiatives identified in the Historic Preservation Plan by prioritizing the actions, identifying the parties responsible for implementation, and providing an estimated funding amount.

Below is a list of abbreviations referenced in the **partners column** of the implementation chart:

- A: Architects
- AHA: Arkansas Historical Association
- ADFA: Arkansas Development Finance Authority
- AHPP: Arkansas Historic Preservation Program
- APC: Advertising and Promotions Commission
- BL: Barton Library
- BR: Board of Realtors
- C: Contractors
- CC: Chamber of Commerce
- CED: City of El Dorado
- D: Developers
- EDMA: El Dorado Ministerial Alliance
- ESD: El Dorado School District
- FD: Fire Department
- FFF: Fifty for the Future
- FI: Financial Institutions
- HDC: Historic District Commission
- LT: Land Trust
- MAAH: Nile and Marzell Smith Museum of African American History
- MAD: Murphy Arts District
- MS: Main Street El Dorado
- PA: Preserve Arkansas
- PR: Parks and Recreation
- PW: Public Works Department
- SAAC: South Arkansas Arts Center
- SACC: South Arkansas Community College
- SAHPS: South Arkansas Historic Preservation Society
- UA: University of Arkansas
- Volunteers: Community Volunteers

GOAL 1

DOCUMENT AND RECOGNIZE HISTORIC RESOURCES THAT TELL THE EL DORADO HERITAGE STORY.

ACTIONS	IMPLEMENTATION TIMELINE	PRIORITY SCALE (RECOMMENDED)	PARTNERS	FUNDING
Action 1.1: *Pursue identification of future historic districts and individual properties in El Dorado's Pre-World War II neighborhoods.*				
Survey Area #1: Country Club Colony Subdivision	*1-3*	**HIGH**	*HDC, SAHPS, AHPP*	*$*
Survey Area #2: Mellor Park Neighborhood	*1-3*	**HIGH**	*HDC, SAHPS, AHPP*	*$$*
Survey Area #3: Yocum Neighborhood	*4-6*	**MEDIUM**	*HDC, SAHPS, AHPP*	*$$*
Survey Area #4: Memphis Addition	*4-6*	**LOW**	*HDC, SAHPS, AHPP, MAAH*	*$*
Action 1.2: *Survey and inventory El Dorado's mid-20th century residential neighborhoods.*				
Survey Area #5: Forest Lawn/ Eastridge Neighborhood	*1-3*	**HIGH**	*HDC, SAHPS, AHPP*	*$*
Survey Area #6: Retta Brown Neighborhood	*1-3*	**HIGH**	*HDC, SAHPS, AHPP, MAAH*	*$*
Survey Area #7: Maplewood / Brookwood / Crestwood Neighborhood	*4-6*	**MEDIUM**	*HDC, SAHPS, AHPP*	*$$*
Survey Area #8: Parkway and Broadway Neighborhoods	*7-10*	**LOW**	*HDC, SAHPS, AHPP*	*$*
Survey Area #9: Country Club Terrace Neighborhood	*7-10*	**LOW**	*HDC, SAHPS, AHPP*	*$$*
Survey Area #10: Murmil Heights Neighborhood	*7-10*	**LOW**	*HDC, SAHPS, AHPP*	*$$*

ACTIONS	IMPLEMENTATION TIMELINE	PRIORITY SCALE (RECOMMENDED)	PARTNERS	FUNDING
Survey Area #11: West Main Neighborhood	*7-10*	LOW	*HDC, SAHPS, AHPP*	$$
***Action 1.3:** Undertake thematic-based survey and inventory efforts for El Dorado's African American Neighborhoods.*				
Survey Area #12: St. Louis Neighborhood	*1-3*	HIGH	*HDC, SAHPS, AHPP, MAAH*	$$
Survey Area #13: Fairview Neighborhood	*1-3*	HIGH	*HDC, SAHPS, AHPP, MAAH*	$$
Survey Area #14: Douglas Neighborhood	*4-6*	MEDIUM	*HDC, SAHPS, AHPP, MAAH*	$
Survey Area #15: Fordville Neighborhood	*4-6*	MEDIUM	*HDC, SAHPS, AHPP, MAAH*	$$
Survey Area #16: Rock Island Neighborhood	*7-10*	LOW	*HDC, SAHPS, AHPP, MAAH*	$$
***Action 1.4:** Undertake thematic-based survey of El Dorado's educational facilities.*	*4-6*	MEDIUM	*HDC, SAHPS, AHPP, MAAH, ESD*	$
***Action 1.5:** Undertake thematic-based survey of El Dorado's municipal facilities and sites.*	*4-6*	MEDIUM	*HDC, SAHPS, AHPP, MAAH, PR*	$
***Action 1.6:** Create a significant property inventory.*	*Ongoing*	HIGH	*HDC, SAHPS*	$
***Action 1.7:** Conduct a context research project on El Dorado's African American Community.*	*1-3*	HIGH	*HDC, SAHPS, AHPP, MAAH, PA, Volunteers*	$
***Action 1.8:** List new properties in the National Register of Historic Places.*	*Ongoing*	MEDIUM	*HDC, SAHPS, AHPP*	$

ACTIONS	IMPLEMENTATION TIMELINE	PRIORITY SCALE (RECOMMENDED)	PARTNERS	FUNDING
Action 1.9: *Use internet-based technologies and software for future survey and documentation initiatives.*	*1-3*	**HIGH**	*HDC, SAHPS, MAAH, AHPP*	*$*
Action 1.10: *Incorporate oral histories as part of survey and property documentation projects.*	*Ongoing*	**HIGH**	*HDC, SAHPS, MAAH, PA, SACC, Volunteers*	*NA*
Action 1.11: *Create a Program to Preserve and Interpret El Dorado's Historic Cemeteries.*	*4-6*	**MEDIUM**	*HDC, SAHPC, EDMA*	*$*

GOAL 2

REVITALIZE EL DORADO THROUGH PLACE-BASED PRESERVATION INITIATIVES.

ACTIONS	IMPLEMENTATION TIMELINE	PRIORITY SCALE (RECOMMENDED)	PARTNERS	FUNDING
Action 2.1: *Establish an incentive program for housing repair and rehabilitation.*	*1-3*	**HIGH**	*CED, HDC, PW, FD, FI*	*$$$*
Action 2.2: *Create a community housing development organization.*	*1-3*	**HIGH**	*CED, FI, FFF, ADFA, BR*	*$$$*
Action 2.3: *Create a historic homeowners handbook.*	*1-3*	**HIGH**	*HDC, CED, PW, SAHPS, PA, A, C*	*$*
Action 2.4: *Create and implement a quality neighborhoods marketing initiative.*	*1-3*	**HIGH**	*CED, BR, HDC, APC, FFF, SAHPS*	*$*
Action 2.5: *Organize an annual Rehabarama event.*	*Ongoing*	**HIGH**	*CED, HDC, APC, A, C, D, FI, PW*	*$$*
Action 2.6: *Conduct feasibility studies on schools and educational facility re-use.*	*As needed*	**MEDIUM**	*CED, HDC, ESD, PW, FD*	*$*

ACTIONS	IMPLEMENTATION TIMELINE	PRIORITY SCALE (RECOMMENDED)	PARTNERS	FUNDING
Action 2.7: *Create new downtown incentive revitalization initiatives that leverage presence of the Murphy Arts and Entertainment District.*	*1-3*	**HIGH**	*CED, HDC, PW, FD, MS, MAD, FI, CC*	*$$$*
Action 2.8: *Review and enact municipal policies and programs that support adaptive use.*	*Ongoing*	**HIGH**	*CED, HDC, PW, MS, CC, FD, APC*	*NA*
Action 2.9: *Pursue heritage tourism initiatives that promote El Dorado's heritage and cultural arts.*	*Ongoing*	**HIGH**	*HDC, SAHPS, MAAH, CC, MAD, MS, SAAC, APC*	*$*

GOAL 3

ENGAGE THE BROADER EL DORADO COMMUNITY IN THE PRESERVATION PROGRAM.

ACTIONS	IMPLEMENTATION TIMELINE	PRIORITY SCALE (RECOMMENDED)	PARTNERS	FUNDING
Action 3.1: *Form a joint education and advocacy committee between the Historic District Commission and its preservation partners.*	*1-3*	**HIGH**	*HDC, SAHPS, MAAH, MS, APC, BL, PA*	*NA*
Action 3.2: *Create educational toolkits.*	*Ongoing*	**HIGH**	*HDC, SAHPS, MAAH, MS, APC, BL, PA*	*$*
Action 3.3: *Create information brochures, publications and marketing and collateral materials.*	*Ongoing*	**HIGH**	*HDC, SAHPS, MAAH, MS, APC, PA*	*$*
Action 3.4: *Provide preservation training to local developers, realtors and bankers.*	*1-3*	**HIGH**	*HDC, A, C, D, BR, FI, AHPP, BL, PA*	*$*
Action 3.5: *Engage the next generation in historic preservation activities.*	*1-3*	**HIGH**	*HDC, SAHPS, MAAH, ESD, SACC, EDMA, BL, PA, UA*	*NA*

ACTIONS	IMPLEMENTATION TIMELINE	PRIORITY SCALE (RECOMMENDED)	PARTNERS	FUNDING
Action 3.6: *Enhance the Historic District Commission website with information on El Dorado's architecture and heritage.*	*1-3*	**HIGH**	*CED, HDC, SAHPS, MAAH, MS, APC, BL, Volunteers*	*$*
Action 3.7: *Develop a historical marker program.*	*Ongoing*	**HIGH**	*HDC, SAHPS, MAAH, MS, AHPP, Volunteers*	*$$*
Action 3.8: *Develop an African American interpretive signage program.*	*1-3*	**HIGH**	*HDC, SAHPS, MAAH, MS, BL, AHPP*	*$$*
Action 3.9: *Create and install public art celebrating local history and culture.*	*Ongoing*	**MEDIUM**	*CED, HDC, MS, MAD, SAAC, SAHPS, MAAH*	*$$*
Action 3.10: *Use digital technologies to engage a broader cross-section of the El Dorado community.*	*1-3*	**HIGH**	*HDC, SAHPS, MAAH, MS, BL, SACC, APC*	*$*
Action 3.11: *Host an annual historic house tour.*	*Ongoing*	**HIGH**	*HDC, SAHPS, MAAH, MS, APC, CED, PW*	*$*

GOAL 4

MANAGE THE PRESERVATION PROGRAM FOR LONG-TERM SUCCESS.

ACTIONS	IMPLEMENTATION TIMELINE	PRIORITY SCALE (RECOMMENDED)	PARTNERS	FUNDING
Action 4.1: *Update the El Dorado Historic Preservation Ordinance.*	*1-3*	**HIGH**	*CED, HDC, AHPP*	*NA*
Action 4.2: *Create an annual historic preservation awards program.*	*Ongoing*	**HIGH**	*HDC, SAHPS, MS*	*$*

ACTIONS	IMPLEMENTATION TIMELINE	PRIORITY SCALE (RECOMMENDED)	PARTNERS	FUNDING
Action 4.3: *Establish neighborhood heritage or conservation areas to promote neighborhood revitalization.*	*4-6*	**MEDIUM**	*CED, HDC, Volunteers*	*NA*
Acton 4.4: *Encourage easements and land trusts as key historic preservation tools.*	*4-6*	**LOW**	*HDC, AHPP, SAHPS, LTs*	*NA*
Action 4.5: *Create a strong social media presence for the Historic District Commission.*	*1-3*	**HIGH**	*CED, HDC, APC, CC, MS*	*NA*
Action 4.6: *Update the El Dorado Historic District Design Guidelines to incorporate Historic Residential Resources.*	*4-6*	**MEDIUM**	*HDC, AHPP*	*$*



510 E. Faulkner St, Henry Crawford McKinney House



311 E. Peach St



APPENDICES

Appendix 1:
The National Register Criteria for Evaluation

This appendix is adapted from Section 2 of National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, National Park Service, U.S. Department of the Interior.

CRITERIA FOR EVALUATION

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

a. That are associated with events that have made a significant contribution to the broad patterns of our history; or
b. That are associated with the lives of significant persons in our past; or,
c. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or,
d. That have yielded or may be likely to yield, information important in history or prehistory.

CRITERIA CONSIDERATIONS

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or,
b. A building or structure removed from its original location, but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or,
c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or,
e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or,
f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or,
g. A property achieving significance within the past 50 years if it is of exceptional importance.

Appendix 2:
The Arkansas Register Criteria for Evaluation

The following criteria have been adopted by the Arkansas Historic Preservation Program (AHPP) for the inclusion of properties in the Arkansas Register of Historic Places, the state's official record of those properties, sites, structures, buildings, landscapes areas and objects significant in the history, architecture, and culture of the state of Arkansas and its communities. Listing in the Arkansas Register provides recognition of a property's historic significance and does not restrict an owner's right to use, modify or dispose of the property. Listing in the Arkansas Register may qualify the property owner for certain grant funds as they are available. The Arkansas Register is administered by the AHPP. While the AHPP nominates properties for Arkansas Register listing, private individuals and organizations and local governments often initiate the process and prepare the necessary documentation. The Arkansas State Review Board, consisting of eleven individuals appointed by the Governor of Arkansas, considers each property proposed for state listing and makes a recommendation on its eligibility.

PROPERTY LISTING ELIGIBILITY

Properties deemed eligible for inclusion in the Arkansas Register generally must be 50 years old or older, shall possess integrity of design materials, workmanship, feeling, and association and meet at least one of the following criteria:

- Association with events of state or local historical significance; or
- Association with the lives of persons of significance in the history of the state or locality; or
- Represent a type, style or period of architecture; or
- Association with important elements of Arkansas's history or pre-history

Unlike the National Register, the Arkansas Register does not specifically preclude the nomination of commemorative properties, structures that have been moved from their original locations, and reconstructed buildings, nor does the inclusion require that eligible properties retain 51% of the historic integrity. Properties that fall into one or more of these categories may qualify for the Arkansas Register providing they meet at least one of the four criteria for evaluation. Buildings with non-historic synthetic siding may be deemed eligible for inclusion in the Arkansas Register providing that National Register criteria A, B, or C requirements can be satisfied. All historic places within the state listed in or nominated to the National Register will automatically be placed in the Arkansas Register.

Appendix 3:
El Dorado Historic Preservation Ordinance

Ordinance No. 1685: An Ordinance Establishing Procedures for the Protection and Preservation of the Character of and Properties Within the Historic District

Action 4.1 on page 141 recommends updating the Historic Preservation Ordinance to ensure that designation and design review processes are straightforward, unambiguous and predictable, and incorporate best practices so that property and business owners clearly understand expectations and requirements. Appendix Three includes the complete El Dorado Historic Preservation Ordinance. Those sections where recommended changes occur are followed by comments in italicized and bold text.

SECTION 1 – PURPOSE: It is hereby declared as a matter of public policy that the protection, enhancement, perpetuation, and use of such areas, improvements and districts of special character or special historic or aesthetic interest or value are public necessities and are required in the interest of the health, prosperity, safety and welfare of the people of this City.

The purpose of this Ordinance is to:

a. effect and accomplish the proportion, enhancement, and perpetuation of such areas and improvement of districts which represent or reflect elements of the City's cultural, social, economic, political and architectural history;
b. safeguard the City's historic, aesthetic and cultural heritage, as embodied and reflected in such areas;
c. stabilize and improve property values in such districts;
d. foster civic pride in the beauty and accomplishments of the past;
e. protect and enhance the City's attractions to tourists and visitors;
f. strengthen the economy of the City; and
g. promote the use of historic districts and landmarks for the education, pleasure and welfare of the people of the City.

SECTION 2 – COMMISSION POWER: Without limiting the generality of the other provisions of this Ordinance by reason of the following enumeration, the Historic District Commission (hereafter referred to as HDC) shall have, in addition to the duties enumerated in Ordinance No. 1391 dated September 23, 1984, the authority but not be limited to:

a. adopt design review guidelines to be used when considering Certificate of Appropriateness applications. These guidelines will be based upon the Secretary of the Interior's Standards for Rehabilitation and adapted specifically to El Dorado;
b. conduct surveys and studies of neighborhoods, areas, places, structures, objects and improvements in the City of El Dorado for the purpose of determining those of distinctive historic, community, architectural, or archeological interest or value;

c. nominate buildings, structures, objects and historic districts to the National Register of Historic Places;

d. recommend to the City Council the adoption of Ordinances designating areas as having special historic community or architectural value as "historic districts" and add these historic districts to the provisions of this ordinance;

e. keep a register of all properties and structures that have been designated as historically significant including all information required for each designation;

f. obtain the services of qualified persons to direct, advise and assist the Historic District Commission;

g. request and receive any appropriate information, cooperation, assistance or studies from any City departments, boards, agencies or commissions and any joint city-county departments, boards, agencies or commissions;

h. advise and assist owners of historic properties within historic districts on physical and financial aspects of preservation, renovation, rehabilitation and reuse, and on procedures for inclusion in the National Register of Historic Places;

i. promote the education and understanding of El Dorado's heritage;

j. hold public hearings to review applications for Certificates of Appropriateness;

k. periodically review the El Dorado Zoning Ordinance and recommend to the Planning Commission and the City Council any amendments appropriate for the protection and continued use of property within historic districts;

l. review and make recommendations to the Planning Commission for all conditional uses, rezonings and variances that affect properties within historic districts;

m. testify before relevant boards and commissions on any matter affecting architecturally and/or historically significant properties;

n. destroy, exchange or otherwise dispose of in accordance with the law, any materials in its possession, except borrowed materials, which it may find to be worthless or surplus to its needs;

o. establish and make reasonable charges for furnishing copies of materials in its possession or for sales of historic memorabilia or signs;

p. expend any moneys arising from grants, contributions or gratuities, and receive bequests or donations of real or personal property and convert into money any such property which cannot be used in the form received, and expend the same for any of the functions performable by it;

q. cooperate with the Arkansas Historic Preservation Program, historical associations and other non-profit organizations devoted to the history of this city and state;

r. take such other action, not inconsistent with law, as it shall deem necessary in the performance of any of its functions; and

s. adopt (or amend) its own rules and regulations by a vote of not less than two-thirds of all members present and voting.

(Consider amending Section 2(h) with the following language: "Advise and assist owners of historic properties, including those within Local and National Register historic districts and listed in the National Register, on physical and financial aspects of preservation, renovation, rehabilitation, and reuse, and on procedures for inclusion in the National Register of Historic Places."

SECTION 3 – EL DORADO COMMERCIAL HISTORIC DISTRICT: The Historic District hereby created shall consist of that area of the City shown on Exhibit 1, which is attached hereto and made a part hereof.

The El Dorado Commercial Historic District in El Dorado, Arkansas, is more particularly described as follows:

Verbal Boundary Description (as amended in Ordinance No. 1861, August 18, 2016):

The boundaries of the El Dorado Commercial Historic District begin at the intersection of N. Cleveland Avenue and W. Oak Street where it runs east along the centerline of W. Oak Street to the intersection with N. Washington Avenue. At N. Washington Avenue and W. Oak Street, the boundary runs south along the centerline of N. Washington Avenue ½ block to the alley north of the 100 block of E. Elm Street (block 2) and runs east along the centerline of the alley to its intersection with N. Jefferson Avenue. At this juncture, the boundary runs north along the centerline of N. Jefferson Avenue to its intersection with E. Oak Street. At the intersection of N. Jefferson Avenue and E. Oak Street, the boundary runs east along the centerline of E. Oak Street to its intersection with N. Hill Avenue where it turns and runs south along the centerline of N. Hill Avenue to its intersection with E. Main Street. At the intersection of N. Hill Avenue and E. Main Street, the boundary turns and runs east along the centerline of E. Main Street to its intersection with N. Jackson Avenue where it runs north along the centerline of N. Jackson Avenue to the intersection with E. Elm Street. Here the boundary runs east along the centerline of E. Elm Street to the rear (east) property lines of buildings in the 100 block of N. Jackson Avenue. The boundary runs south along these rear property lines, across E. Main Street then continues south to its intersection with the centerline of E. Cedar Street. At E. Cedar Street the boundary turns west and runs west along the centerline of E. Cedar Street to its intersection with S. Hill Avenue. At the intersection of S. Hill Avenue and E. Cedar Street, the boundary turns and runs south on S. Hill Avenue to the rear (south) property line of the building located at 117 E. Locust Street (Griffin Auto Building). At this point the boundary turns and runs west along the rear (south) property line to the west property line of the building located at 117 E. Locust Street (Griffin Auto Building). The boundary turns north and runs along the west property line of the building located at 117 E. Locust Street (Griffin Auto Building) to its intersection with the centerline of E. Locust Street. At the intersection of the west property line and the centerline of E. Locust Street, the boundary turns and runs west along the centerline of E. Locust Street to its intersection with S. Washington Avenue. At this point the boundary turns and runs north along the centerline of S. Washington Avenue to its intersection with E. Main Street where it turns and runs one block west along the centerline of W. Main Street to N. Cleveland Avenue where it turns and runs due north along the centerline of N. Cleveland Avenue to the point of beginning at N. Cleveland Avenue and W. Oak Street.

Legal Boundary Description:

The El Dorado Commercial Historic District encompasses Block I, the south ½ of Block 2, Block 3, 4, 5, 6, 7, 15, 18, 19, 20, 22, 23, 40 of the Original City of El Dorado

SECTION 4 – DEFINITIONS: Unless specifically defined below, words or phrases shall have the same meaning they have in common usage.

(Section 4 of the ordinance provides a list of definitions; however, the list should be expanded to add clarity to procedures and terms referred in other ordinance provisions. Consider adding the following definitions found in bold and italics.)

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

ADDITION: New construction added to an existing building or structure.

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

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

ARKANSAS HISTORIC PRESERVATION PROGRAM: The Arkansas Historic Preservation Program serves as the State Historic Preservation Office (SHPO) in Arkansas and manages and administers statewide preservation planning and cultural resource management programs, including the National Register of Historic Places and the Certified Local Government program.

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

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

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

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

CONTEMPORARY: Reflecting characteristics of the current period. Contemporary denotes characteristics, 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.

COMMISSION: The El Dorado Historic District Commission established by the City of El Dorado.

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

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 by preservation commissions to identify design concerns in an area and to help property owners ensure that rehabilitation and new construction respect the character of designated buildings and districts.

DESIGN REVIEW: Design review is the formal process of reviewing proposed projects seeking a Certificate of Appropriateness from the Historic District Commission.

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

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

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

FAÇADE: A face of a building.

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

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

HISTORIC RESOURCE: A historic resource is an aspect of a cultural system that is valued by or significantly representative of a culture, or that contains significant information about a culture. Historic resources are categorized as districts, sites, buildings, structures, and objects for the National Register of Historic Places. Archaeological sites are also considered historic resources.

HISTORIC RESOURCES SURVEY: A study designed to identify and evaluate properties in a community, district or area to determine whether they may be of historic, architectural, archeological, engineering or cultural significance and the resulting list of evaluated properties that may be consulted for future designation. All surveys shall be conducted in accordance with the Secretary of the Interior's Standards and Guidelines for Identification and Evaluation, as may be amended.

INVENTORY: A listing of properties located within a Local or National Register historic district or individually listed in the National Register of Historic Places. Inventories are derived from field surveys. Inventories of National Register properties and historic districts shall be conducted in accordance with the Secretary of the Interior's Standards and Guidelines for Identification and Evaluation, as may be amended.

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

MASSING: Volume, magnitude or overall size of a building.

NATIONAL REGISTER OF HISTORIC PLACES (NRHP): The official inventory of the nation's historic properties, districts, sites, districts, structures, objects and landmarks which are significant in American history, architecture, archaeology, and culture, maintained by the Secretary of the Interior under the authority of the Historic Sites Act of 1935 and the National Historic Preservation Act of 1966 (54 USC §300101 et seq).

ORDINARY MAINTENANCE: Those improvements which do not change but simply upgrade a structure.

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

PRESERVATION: The maintenance of a property without significant alteration to its current condition.

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

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

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

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

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

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

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

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

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

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

VACANT: A building, building portion, or property that is unoccupied and left unsecure, not in use, is in temporary use, or lacks permanent improvement.

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.

SECTION 5 – CERTIFICATE OF APPROPRIATENESS REQUIRED: No building or structure, including but not limited to masonry walls, fences, light fixtures, steps and paving, other appurtenant fixtures, or other elements set forth in design guidelines shall be erected, altered, restored, moved, or demolished within said Historic District until after an application for a Certificate of Appropriateness as to the exterior architectural features has been submitted to and approved by the HDC.

a. No building permit or other permit shall be granted for purpose of constructing or altering structures until an application for a Certificate of Appropriateness as to the exterior architectural features has been submitted to and approved by the HDC.
b. A Certificate of Appropriateness shall be required whether or not a building permit is required.
c. In its deliberations under this Ordinance, said HDC shall not consider interior arrangement or use.

SECTION 6 – DETERMINATION ON AN APPLICATION: Within a reasonable amount of time, not to exceed thirty (30) days after the filing of an application for a Certificate of Appropriateness, the HDC shall make a preliminary determination as to the properties, if any, that will be materially affected by any of the changes proposed in said application. The HDC shall promptly send by mail, postage prepaid, to the applicant and to the owners of all such affected properties, a notice of hearing to be held by the HDC on said application. A notice of the public hearing shall be published at least one (1) time in a newspaper having circulation throughout the City of El Dorado a minimum of fifteen (15) days prior to the hearing.

a. The HDC, at the public hearing, shall hear all persons desiring to present information regarding the application. The HDC shall act on such application for Certificate of Appropriateness within a reasonable period of time. The HDC shall determine withere the restoration, rehabilitation, renovation, preservation, alteration, construction, moving or demolition of buildings, structures, or appurtenant fixtures involved will be appropriate to the preservation of the Historic District. If the HDC determines that a Certificate of Appropriateness should not be issued, it shall place upon its records the reasons for such determination. The HDC shall immediately notify the applicant of its determination.
b. Proposed repairs, alterations, new construction, moving or demolition in the Historic District shall respect and relate to the special character of the District. In making its determination, the HDC shall consider without being limited to the following criteria:
    1. The purpose of this Ordinance;
    2. The architectural or historic value or significance of a building and its relationship to the surrounding area;

3. The general compatibility of proposed changes; and
4. Any other factor, including visual and aesthetic, considered pertinent.

(In addition to these criteria, it is recommended to include any local guidelines created and adopted by the HDC to educate the public regarding historic preservation best practices, which may also be used to guide the Commission's decision-making.)

c. The HDC shall encourage proposed changes which reflect the original design of the structure, based on photographs, written description or other historical documentation, and shall be guided by the following preferences:
    1. 1It is preferable to preserve by maintenance rather than to repair original features of the building.
    2. It is preferable to repair rather than to reconstruct if possible.
    3. It is preferable to restore by reconstruction of original features rather than to remove or remodel.
    4. Contemporary design shall not be excluded from consideration.
d. When evaluating the general compatibility of alterations to the exterior of any building in the Historic District, the HDC shall consider, but not be limited to, the following factors within the building's area of influence:
    1. Siting
    2. Height
    3. Proportion
    4. Rhythm
    5. Roof Area
    6. Entrance Area
    7. Wall Areas
    8. Detailing
    9. Façade
    10. Scale
    11. Massing
e. New construction shall be judged on its compatibility with the existing neighborhood and area of influence.
f. Additions to existing buildings shall be judged in the same manner as new construction and shall complement the design of the original building.
g. No change shall be made in the scope of work for any building permit after issuance of a Certificate of Appropriateness without resubmitting to the HDC and receiving approval in the same manner as provided above.

SECTION 7 – DEMOLITION: If the application for a Certificate of Appropriateness involves the demolition of a building which the HDC initially determines to be an inappropriate demolition, then the HDC may defer the matter until such time as it has had an opportunity to consider alternatives to the demolition of subject property:

1. Sources of funding for preservation and restoration activities if lack of such funds is the reason for the request to demolish.
2. Adaptive use changes.
3. An attempt to find a purchaser for the property who would maintain the building in a suitable and acceptable manner.
4. The feasibility of moving the building to another appropriate location.
5. Any such other solution as may be deemed advisable and in keeping with the spirit and intent of this Ordinance.

(In addition to the above alternatives, the HDC should also consider the following alternatives or change in language:

- ***The property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible.***
- ***The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return.***
- ***In deciding upon such application for demolition, the commission may consider whether the owner has created his/her own hardship through waste and neglect, thereby permitting the property to fall into a serious state of disrepair.)***

a. The owner or other person having legal custody of any building or structure within a historic district shall keep the structure properly maintained and repaired in order to prevent demolition by neglect. However, during the time the HDC is considering any one of the alternatives above, the HDC and/or its staff at its regularly scheduled meeting shall make progress reports. If, at the expiration of six (6) calendar months from the date of the first public hearing of an application for demolition, the HDC has not found a viable alternative to the demolition of the property, the HDC shall reschedule the matter for public hearing requiring notice as aforesaid, and upon said public hearing, make its final determination as to the application. In such cases, the public hearing for final determination shall be held within one (1) calendar month after the expiration of the six (6) months from the date of the first public hearing; and at the second public hearing, the HDC may hear such matters as are considered necessary or desirable to be fully advised of all facts and circumstances pertaining to the proposed demolition. At the second public hearing, the HDC may immediately announce its decision or take the matter under advisement to its next regularly scheduled meeting but in no event longer than two (2) calendar months after the expiration of the six-month period after the first public hearing. If the HDC has rendered no decision on the application for demolition within two (2) calendar months after the expiration of the six (6) months following the first public hearing, the HDC shall consider the application as having been approved and shall issue a Certificate of Appropriateness.

SECTION 8 – ECONOMIC HARDSHIP: In addition to considering the matters brought to the attention of the HDC ad the criteria set out above, the HDC may determine that failure to issue a Certificate of Appropriateness will involve a substantial economic hardship to the applicant.

a. It shall be the incumbent on the applicant to demonstrate economic hardship to the HDC.

(It is recommended that specific submittal requirements to demonstrate economic hardship be listed in the ordinance for clarity and due process. Typical submittal requirements include:

- ***Current level of economic return;***
- ***Amount paid for the property, date of purchase, party from whom purchased, and relationship between the owner of record, the applicant, and person from whom property was purchased;***
- ***Annual gross and net income from the property for the previous three years; itemized operating and maintenance expenses for the previous three years, and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;***
- ***Remaining balance on the mortgage or other financing secured by the property and annual debt-service, if any, during the prior three years;***
- ***Real estate taxes for the previous four years and assessed value of the property according to the two most recent assessed valuations;***
- ***All appraisals obtained within the last two years by the owner or applicant in connection with the purchase, financing, or ownership of the property;***
- ***Form of ownership or operation of the property, whether sole proprietorship, for-profit or non-profit corporation, limited partnership, joint venture, or other;***
- ***Any state or federal income tax returns relating to the property for the last two years;***
- ***Any listing of property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents regarding: (a) any real estate broker or firm engaged to sell or lease the property, (b) reasonableness of price or rent sought by the applicant, or (c) any advertisements placed for the sale or rent of the property;***
- ***Feasibility of alternative uses for the property that could earn a reasonable economic return;***
- ***Report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any buildings on the property and their suitability for rehabilitation;***
- ***Cost-estimates for the proposed construction, alteration, demolition, or removal, and an estimate of any additional cost that would be incurred to comply with the requirements for a certificate of appropriateness;***
- ***Estimated market value of the property: (a) in its current condition; (b) after completion of the proposed alteration or demolition; and (c) after renovation of the existing property for continued use;***
- ***Expert testimony or opinion on the feasibility of rehabilitation or reuse of the existing structure by an architect, developer, real estate consultant, appraiser, and/or other real estate professional experienced in historic properties and rehabilitation;***
- ***Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property; and***
- ***Economic incentives and/or funding available to the applicant through federal, state, city, or private programs.)***

b. If the property is a significant historic and community resource, the HDC may invoke up to a ninety (90) day delay of proposed work. During this period of delay, the HDC shall propose suitable alternatives to the proposed work for the applicant to investigate. The applicant, with the assistance of the HDC and/or City staff, shall investigate the feasibility of the proposed alternatives, and report

their findings to the HDC. If the applicant fails such, the HDC may consider this failure in their deliberations.

c. If, after the end of the ninety (90) day delay period, no reasonable use can be found or economic return can be obtained and there has been no substantial detriment to the Historic District, the HDC may issue a Certificate of Economic Hardship approving the proposed work. If the HDC finds otherwise, it shall deny the application for Certificate of Economic Hardship, and record in its records the reasons therefore.

SECTION 9 – DEMOLITION BY NEGLECT: The owner or other person having legal custody of any building or structure within a historic district shall keep the structure properly maintained and repaired. It will be the responsibility of such owners to repair a structure if it is found to have deterioration, including but not limited to:

a. The deterioration of exterior walls or other vertical supports;
b. The deterioration of external chimneys;
c. The deterioration of roofs or other horizontal members;
d. The deterioration or crumbling of exterior plasters or mortar;
e. The ineffective waterproofing of exterior walls, roofs, foundations, including broken windows or doors;
f. The peeling of paint, rotting, holes and other forms of decay;
g. The lack of maintenance of surrounding environment, e.g., fences, gates, sidewalks, steps, signs, ancillary structures, and landscaping; and
h. The deterioration of any feature so as to create or permit the creation of any hazardous or unsafe condition or conditions.

The HDC shall notify the property owner of any violations of these maintenance requirements by mail, giving details of the violation along with a time period for remedy of the violation and consequences of failure to remedy the violation.

SECTION 10 – WORK NOT REQUIRING A CERTIFICATE OF APPROPRIATENESS:

a. Nothing in this Ordinance shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in the Historic District which does not involve a change in design, materials, or outer appearance. Such ordinary maintenance will not require a Certificate of Appropriateness.

    1. For the purposes of this Ordinance, proposed work consisting only of a change in exterior paint color shall be considered ordinary maintenance.

b. This Ordinance shall not prevent the restoration, rehabilitation, renovation, preservation, alteration, construction, or demolition of any such feature that the building inspector or similar agent of the City shall certify is required for the public safety. In emergency situations, threatening life, limb or significant property damage, work may be authorized by the City of El Dorado without a Certificate of Appropriateness. Such work shall be done in accordance with the principles and specific criteria adopted under this Ordinance. When work is performed by city staff or utility companies under this emergency clause, the HDC shall be so notified by the next business day.

c. This Ordinance shall not prevent the restoration, rehabilitation, renovation, preservation, alteration, construction or demolition of any such feature under a permit issued by a building inspector or similar agent of the City prior to the effective date of the establishment of said Historic District.

SECTION 11 – APPLICABILITY TO CITY AND UTILITIES: Work done by the City of El Dorado and by public utility companies within historic districts shall be subject to the provisions of this Ordinance. The HDC shall consider these certificates in accordance with the procedures and standards applicable to individual certificates.

SECTION 12 – APPEALS: The HDC may adopt, within its own rules, procedures for addressing aggrieved applicants or reconsidering prior decisions. Any applicant still aggrieved by the determination of the HDC may, within thirty (30) days after the making of such decision, appeal the determination of the HDC to the Circuit Court of Union County, Arkansas.

SECTION 13 - ENFORCEMENT: In the event that work being performed is found not to be in accordance with the Certificate of Appropriateness or upon notification of such fact by the Historic District Commission and/or City staff, the building inspector shall issue a stop work order and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop work order is in effect. Stop work orders and penalties for non-compliance with such will be enforced according to other applicable laws. A decision shall be made by the HDC concerning the stop work order within five (5) business days.

Any person who violates any of the provisions of this Ordinance shall be guilty of a misdemeanor, and upon conviction thereof shall be fined ten dollars ($10.00) to five hundred dollars ($500) per day, in accordance with state statute. Each day that a violation continues to exist shall constitute a separate offense.

(Consider adding the following language regarding the restoration of work done in violation of the ordinance:

Any owner or person in charge of a property who demolishes, alters, constructs, or permits a designated property to fall into a serious state of disrepair in violation of this local law in the absence of a certificate of appropriateness, a finding of economic hardship, or other approval by the HDC, may be required by the City of El Dorado City Council to restore the property and its site to its appearance prior to the violation.)

(Consider increasing the minimum penalty from $10.00 per day to $50.00 per day to help cover administrative costs and for additional deterrence.)

SECTION 14 – OTHER ORDINANCES: All Ordinances and parts of Ordinances in conflict herewith are hereby repealed. This Ordinance is mendatory to the El Dorado Municipal Code.

SECTION 15 – STATE LAW: It is the legislative intent of the El Dorado City Council to grant to the El Dorado Historic District Commission authority to the extent allowed under the Arkansas Historic Districts Act, Act 484 of 1963 as amended and codified at Arkansas Code Annotated §14-172-101 et seq. Should Arkansas law hereafter be amended, this Ordinance shall conform to state law.

SECTION 16 – EMERGENCY: The City Council has found and determined that the creation and establishment of a Historic District Commission for the City of El Dorado is essential in order to assure the preservation of historic districts and buildings related to the history of the City. In consideration of the public interest to be preserved, an emergency is hereby declared to exist and this Ordinance being necessary for the immediate preservation of the public peace, healthy and safety, shall be in full force and effect immediately from and after the date of its passage.

(Consider adding a new section between SECTION 2 and SECTION 3 that outlines the criteria and procedures for designating new historic districts. That section could look something like this:

SECTION X: CRITERIA AND DESIGNATION OF HISTORIC DISTRICTS:
The Historic District Commission shall study, prepare an inventory and recommend a historic district to the City of El Dorado City Council for designation under local law and in accordance with the Arkansas Historic Districts Act, Act 484 of 1963.

Criteria for Historic DistrictDesignation:

- ***a. An area which includes special character, or historic, aesthetic or cultural interest of value as part of the political, economic, or social history of the City of El Dorado;***
- ***b. An area which is identified with persons or events significant in local, state, or national history;***
- ***c. An area which includes the distinguishing characteristics of a type, period or method of construction or design style, or includes valuable examples of the use of indigenous materials or craftsmanship; or is representative of the work of a designer, architect or builder;***
- ***d. An area which includes established and familiar visual features of the community by virtue of their unique location or singular physical characteristic, or***
- ***e. An area which yielded or may be likely to yield information important in prehistory or history.***

Historic District: The HDC may study and recommend to the City Council a group of properties within the City of El Dorado as an historic district if a majority of properties therein:

- ***a. Meet one or more of the criteria for designation and which may have within its boundaries other properties or structures that contribute to the overall visual characteristics of the historic district; and***
- ***b. Constitute a unique section of the City of El Dorado by reason of possessing those qualities that would satisfy such criteria.***

Procedures for Designation:

- ***a. The HDC shall make an investigation and report on the historic significance of the buildings, structure, features, sites or surroundings, including in any such proposed historic district and shall transmit copies of its report to the Arkansas Historic Preservation Program and the Planning Commission for their consideration and recommendation. Each such body or individual shall give its recommendation to the HDC within sixty (60) days from the date of receipt of such report. Such recommendations shall be read in full at the public hearing to be held by the HDC as hereinafter specified. Failure to make recommendations within sixty (60) days after date of receipt shall be taken as approval of the report of the HDC.***

b. The HDC shall hold a public hearing on the establishment of a proposed historic district after giving notice of such hearing by publication in a newspaper of general circulation in the municipality once a week for three consecutive weeks, the first such publication to be at least twenty (20) days prior to said public hearing. Such notice shall include the time and place of said hearing, specify the purpose and describe the boundaries of the proposed historic district.

c. The HDC shall submit a final report with its recommendations to the City of El Dorado City Council within sixty (60) days after the public hearing. The report shall contain the following:

1. *A complete description of the area to be included in the proposed historic district. Any single historic district may embrace non-contiguous lands.*
2. *A map showing the exact boundaries of the area to be included within the proposed historic district.*
3. *Such other matters as the Commission may deem necessary and advisable.*
4. *An inventory of properties to be included within the proposed historic district:*
5. *A historic context of the proposed historic district to include:*
    a. *dates of significance;*
    b. *relevance to the political, economic or social history of the City of El Dorado;*
    c. *prominent architects and/or builders;*
    d. *prominent individuals; and*
    e. *prominent architectural styles and building types.*
6. *Such other matters as the Commission may deem necessary and advisable.*

d. The El Dorado City Council, after reviewing the report and recommendations of the HDC, shall take one of the following steps:

1. *Accept the report and recommendations of the HDC and amend the Historic Preservation Ordinance to include the proposed historic district.*
2. *Return the report and recommendations to the HDC with such amendments and revisions thereto as it may deem advisable, for consideration by the Historic District Commission and a futher report to the El Dorado City Council within ninety (90) days of such return.*
3. *Reject the report and recommendations of the HDC stating its reasons therefor.*

e. The HDC may, from time to time, by following the public hearing procedures aforesaid, suggest proposed amendments to any ordinance adopted hereunder or suggest additional ordinances to be adopted hereunder.

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