



**Guidelines  
for  
Rehabilitation  
and New  
Construction  
for**



**Fort Smith  
Arkansas**



## BELLE GROVE HISTORIC DISTRICT

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All photographs were taken within the Belle Grove Historic District.

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**Foreword**

The Guidelines for Rehabilitation and New Construction for Belle Grove Historic District have been developed for several purposes. One important purpose is to educate the general public, and especially the residents of the Belle Grove Historic District, as to the importance of this very special place and how to care for the district and the exteriors of buildings and sites which are an important part of the heritage of Fort Smith and the State of Arkansas.

In developing this guidelines document, references to building exteriors and sites from the Secretary of the Interior's Standards for Rehabilitating Historic Buildings have been incorporated. They have been transformed into sections and numerical order for ease of reference. Modifications to some of the secretary's recommended and not recommended items have been incorporated to fit circumstances within this historic district.

This document should provide for historic district property owners to properly submit Certificate of Appropriateness (COA) applications and for the district commissioners to properly evaluate and review the COA's.

**Guidelines Format**

Guideline's information is presented in the format as illustrated below in order to create a user-friendly, easily accessible reference. Photographs have been inserted in various sections, which will aid in visualizing the written portions. Each section contains pertinent information and provides for it to be useful if used independently.

In Sections 2, 3, 4 & 5, on the left page when opening the guideline's book is general information and helpful suggestions on things to consider when undertaking work of that particular section. The right page, when opening the guideline's book, provides specific guidelines, recommended and not recommended points, which apply to the work discussed in the section.

<p>BELLE GROVE HISTORIC DISTRICT</p> <hr/> <p><b>3.7 Windows, Shutters, Awnings and Doors</b></p> <p><b>A. Windows</b></p> <p><b>(From the Secretary of the Interior's Standards)</b></p> <p>Technology and prevailing architectural styles have shaped the history of windows in the United States. Starting in the 17th century with wooden casement windows with tiny glass panes sealed in lead came from the transitional single-hung sash in the early 1700s to the true double-hung sash later in the century, these early wooden windows were characterized by small panes, wide muntins, and decorative trim. As the sash thickness increased, muntins took on a thinner appearance as they narrowed in width but increased in thickness.</p> <p>Changes in technology led to larger panes of glass so that by the mid-19th century, two-over-two lights were common; the manufacture of plate glass in the United States allowed for use of large sheets of glass in commercial and office buildings by the late 19th century. With mass-produced windows, mail order distribution, and changing architectural styles, it was possible to obtain a wide range of window designs and light patterns in sash. Early 20th Century designs frequently utilized smaller lights in the upper sash and also casement windows. The desire for fireproof building construction in dense urban areas contributed to the growth of a thriving steel window industry along with a market for hollow metal and metal clad wooden windows.</p> <p>As one of the few parts of a building serving as both an interior and exterior feature, windows are nearly always an important part of a historic building.</p> <p><b>B. Shutters</b></p> <p>Shutters have been used historically as a device to close an opening and provide protection from intruders and weather. It is not proper to install shutters on window openings that historically did not have them; to do this would be false architecture. If used, they should be reinstalled properly.</p> <p><b>Awnings</b></p> <p>Like shutters, awnings have played an important role as an element of a building facade. Awnings have been used on commercial storefronts for many years; most generally, of fabric (canvas) type material. They were used to protect pedestrians from inclement weather and sun and to shade the displays in their store windows from the intense sun. Awnings were also used to add color and sign area to advertise the store name or logo. When used on a storefront or other opening, the awning should fit the opening in size, shape and scale.</p> <p><b>C. Doors</b></p> <p>Much like windows, exterior doors of buildings have evolved through the years and are an important part of the building's history. The size, location and material of a door and its related components, such as a transom, sidelights, or both, are character defining elements and, as such, should be retained and preserved during rehabilitation work. If an exterior door were removed to make an entrance to an addition, it should be saved for possible future use if the addition were ever removed.</p> <p>3.7-1</p>	<p>BELLE GROVE HISTORIC DISTRICT</p> <hr/> <p><b>3.7 Windows, Shutters, Awnings &amp; Doors: Guidelines</b></p> <p><b>Recommended</b></p> <ol style="list-style-type: none"> <li>1. <b>Identifying, retaining, and preserving</b> windows and doors - and functional and decorative features - that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hood-molds, paneled or decorated jambs and moldings, and interior and exterior shutters and blinds.</li> <li>2. Conducting an in-depth survey of the condition of existing windows and doors early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.</li> <li>3. <b>Protecting and maintaining</b> the wood and architectural metals which comprise the window and door frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.</li> <li>4. Making windows and doors weather tight by re-caulking and replacing or installing weatherstripping. These actions also improve thermal efficiency.</li> <li>5. Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, i.e., if repairs to windows and window features will be required.</li> <li>6. <b>Repairing</b> window and door frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind - or with compatible substitute material - of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hood-molds, sash, sills, and interior or exterior shutters and blinds.</li> <li>7. <b>Replacing</b> in kind an entire window or door that is too deteriorated to repair using the same sash and pane configuration of the window and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered. Replacement windows should accurately replicate the appearance of the existing historic windows, including the profiles, muntins, sash, frames and moldings.</li> <li>8. Maintain historically significant building openings. The size and shape of original doors and windows are important characteristics that contribute to the integrity of historic buildings. Avoid altering the size or shape of these features.</li> <li>9. Retain the original shape of the transom glass. If the original glass is missing, installing new glass is preferred. However, if the transom must be blocked out, use it as a sign panel or a decorative band, but retain the original proportions.</li> <li>10. Preserve historic windows. The proportions of windows contribute to the character of each building. Do not block windows or alter their size. Consider re-opening windows that are currently closed. Replace missing glass.</li> </ol> <p>3.7-2</p>
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