

**OFFICE OF THE CITY MANAGER  
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION  
NOVEMBER 15, 2022 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>Approval of an Exterior Building Permit for new construction for 1515 West 21<sup>st</sup> Street during the six (6)-month moratorium on the issuance of Demolition Permits and Exterior Building Permits within the Central High School Neighborhood Historic District.</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>Ordinance √ <b>Resolution</b></p>	<p>Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	A resolution to approve the new construction of residential structure located at 1515 West 21 <sup>st</sup> Street during the six (6)-month moratorium on the issuance of Demolition and Exterior Building Permits in the Central High School Neighborhood Historic District of Little Rock.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of Exterior Building Permit No. 202219674.
<b>BACKGROUND</b>	The Central High School Neighborhood District has become an endangered historical resource suffering from demolitions, property neglect and inappropriate alterations and is now in jeopardy of losing its national designation on the National Register of Historic Places. For this reason, pursuant to A.C.A. § 14-172-207, the Planning & Development Department, is in the process of proposing the creation of a Local Ordinance District to protect the historical assets of the Historic District.

**BACKGROUND  
CONTINUED**

A six (6)-month moratorium on Demolition and Exterior Building Permits was passed by Resolution No. 15,736 (July 19, 2022) to protect the District from further degradation while the City considered the creation of a Local Ordinance District. The six (6)-month moratorium is set to expire on January 19, 2022.

The parcel located at 1515 West 21<sup>st</sup> Street is a vacant lot and has been vacant since approximately 1998, according to aerial photos of the neighborhood. The lot has been considered non-contributing to the Historic District since it was first surveyed in 1996 because there is no longer a structure to identify or measure historic integrity or significance. According to the Sanborn Fire Insurance Maps of Little Rock, the original structure was a one (1)-story wood frame and wood-clad residence with a symmetrical façade and centered front porch, built as early as 1913. The existing historic residential structures adjacent to the property are contributing structures to the Historic District.

The proposed one (1)-story residential structure displays a brick veneer façade dominated by a two (2)-car garage. The elevation drawings show a side front porch supported by a box column, and the exterior walls beneath the porch are clad with shake siding. The front gables are clad in shake siding and the roof material is architectural shingles. The side and rear elevations are clad in brick veneer with a decorative soldier course beneath the fascia, and rowlock sill courses are shown beneath fenestration.

Though the proposed new construction is out of character with the surrounding historic fabric, the construction of the residence will provide infill to a long-term vacant lot and bring the property into active use when occupied, contributing to the revitalization of the surrounding neighborhood.