1	ORDINANCE NO.
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3	AN ORDINANCE TO AMEND § 1 (2) OF LITTLE ROCK, ARK.,
4	ORDINANCE NO. 21,561 (MARCH 20, 2018), TO REMOVE THE
5	PROPERTY LOCATED AT 2901 DR. MARTIN LUTHER KING, JR.,
6	DRIVE FROM THE DEMOLITION LIST; TO DECLARE AN
7	EMERGENCY; AND FOR OTHER PURPOSES.
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9	WHEREAS, the Board of Directors, after proper notice, determined that the property at 2901 Dr.
10	Martin Luther King, Jr., Drive was run-down, dilapidated, unsightly, dangerous, obnoxious, and detrimental
11	to the public welfare and, despite a request to permit the structure to continue to stand, found that demolition
12	of the structure was appropriate; and,
13	WHEREAS, on April 3, 2019, the property was listed in the Arkansas Register of Historic Places; and,
14	WHEREAS, among the significant historical aspects of the structure are the fact that it was built in
15	1929, and later acquired by Mr. Andrew Jeffries, Sr., who was the first African-American realtor within the
16	City, and was used for several purposes until September 1, 2016; and,
17	WHEREAS, the structure was also the location of the law office of Christopher C. Mercer, one of the
18	six (6) pioneers as the initial African-American students at the University of Arkansas School of Law, and
19	who during the 1957 Central High Crisis was responsible to drive the Little Rock Nine; and,
20	WHEREAS, the property is currently owned in a Trust; however, the Trustees wish to renovate the
21	structure and restore it to its status when Mr. Jeffries first purchased the building.
22	NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY
23	OF LITTLE ROCK, ARKANSAS:
24	Section 1. Section 1 (2) of Little Rock, Ark., Ordinance No. 21,561 (March 20, 2018), is hereby
25	repealed to the extent that the property located at 2901 Dr. Martin Luther King, Jr., Drive is removed from
26	the list of demolitions of property because of their threat to public safety.
27	Section 2. This repeal is made at the request of The Helen Williams Jeffries Revocable Trust, the
28	owner of the building, but will be reviewed by the Board of Directors no later than the meeting on August
29	18, 2020, to determine what progress has been made on the restoration of the structure, and of the
30	acquisition of sufficient resources to complete the restoration project.
31	Section 3. The Helen Williams Jeffries Revocable Trust shall execute an appropriate document that
32	waives notice of further action of the City to demolish this structure, except for one (1) mailed notice to the
33	trust, if both restoration and finances for the restoration are not provided; further, substantial restoration

needs to be completed before August 27, 2021, which at a minimum brings the structure into compliance
 with all relevant City Building, Fire and other Code Provisions.

Section 4. The Helen Williams Revocable Trust shall take all actions, and execute all documents,
deemed necessary by the City Attorney to permit inspection upon reasonable notice of all parts of the
building during the restoration work allowed by this ordinance.

6 Section 5. To accommodate the work called for in this ordinance, the City shall provide appropriate 7 permits for this restoration work which will expire no later than August 27, 2021, and shall remain in effect 8 while work is underway and, as necessary, inspected and approved by City Staff.

9 Section 6. If at any time after March 26, 2021, work on the restoration of the structure at 2901 Dr. 10 Martin Luther King, Jr., Drive ceases for a continuous period of ten (10) calendar days, then any other 11 provisions of this ordinance notwithstanding, this matter may be placed back on the agenda for the Board 12 of Directors to approve demolition of this structure.

Section 7. *Severability*. In the event any title, section, paragraph, item, sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the ordinance.

Section 8. *Repealer*. All resolutions, bylaws, and other matters inconsistent with this ordinance are
hereby repealed to the extent of such inconsistency including, but not limited to, Section 1(2), Little Rock,
Ark., Ordinance No. 21,561 (March 20, 2018).

21 Section 9. *Emergency Clause*. The possibility of restoration of a structure that has some historic value

22 to the City, but which is currently set to be demolished pursuant to law, would be essential to the public

23 *health, safety and welfare; an emergency, is therefore, declared to exist and this ordinance shall be in full*

24 *force and effect from and after the date of its passage.*

25 ADOPTED: November 17, 2020

ATTEST:	APPROVED:
Susan Langley, City Clerk	Frank Scott, Jr., Mayor
APPROVED AS TO LEGAL FORM:	
Thomas M. Carpenter, City Attorney	
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