



DEPARTMENT OF PLANNING AND DEVELOPMENT

723 West Markham Street
Little Rock, Arkansas 72201-1334
Phone: (501) 371-4790 Fax: (501) 399-3435

STAFF REPORT
ITEM NO. One.

DATE: *May 9, 2016*

APPLICANT: *Mark Brown and Jill Judy*

ADDRESS: *113 E 9th Street*

COA REQUEST: *Demolition of Structure*

PROJECT BACKGROUND AND DESCRIPTION:

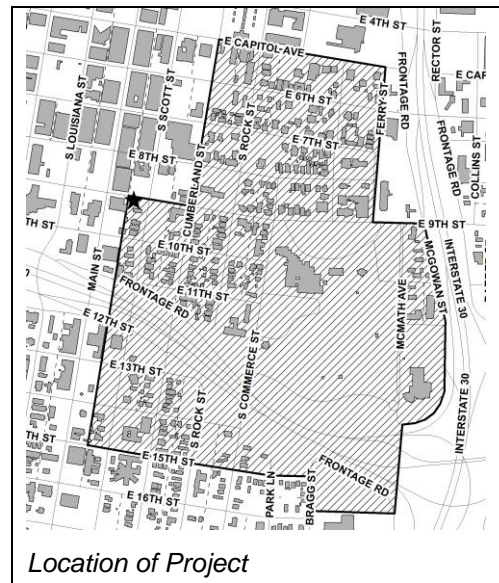
The subject property is located at 113 E 9th Street. The property's legal description is "West 40' of Lots 11 and 12 except the East 11.5' of the south 31' Block 10, Original City of Little Rock, Pulaski County, Arkansas."

The Cohn House was built in 1899 as a single family house. (There is an addition Cohn House at 904 Scott built in 1871.) The 2006 survey form states: "c. 1895 residence with major alterations." Also noted is "first floor façade/ porch addition; rear concrete block addition." It is considered a "Non-Contributing Structure" to the MacArthur Park Historic District.

This application is for demolition of the structure.

PREVIOUS ACTIONS ON THIS SITE:

No previous actions were on this site were located with a search of the files.





Google Street view of north and west elevation



Google Street view of east elevation

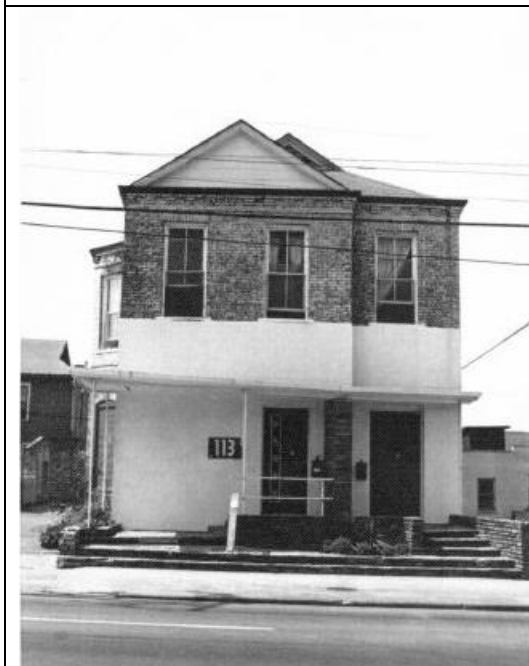
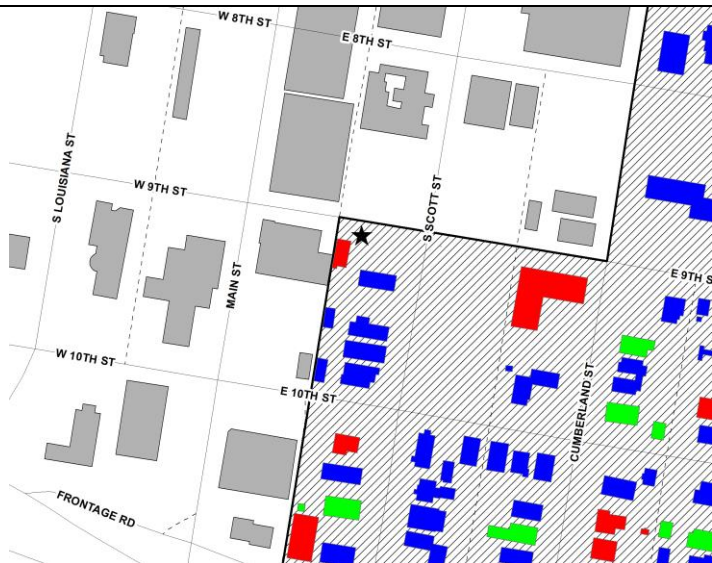


Photo from 1988 Survey



Contributing and Non-contributing map

PROPOSAL AND WRITTEN ANALYSIS OF THE APPLICATION BASED OFF OF INTENT AND GUIDELINES:

On page 65 of the Guidelines it states under the “Guidelines of Relocation and Demolition”:
Preserving and restoring buildings on their original sites should be a priority for all significant structures, which contribute to the overall character of an historic district. However, if the use of the land, on which the building is situated, must significantly change and therefore requires removal of an historic structure, relocating the building within the district is an acceptable alternative to demolition.

Many historic districts encourage vacant lots to be filled with historic structures, which need to be moved from their original sites. This may be appropriate if the

building is compatible with the district's architectural character in regards to style, period, height, scale, materials, and the setting and placement on the new lot. The new foundation walls should be compatible with the architectural style of the building and the surrounding buildings. The Little Rock Office of Planning can advise anyone contemplating relocating a building of the applicable regulations and permits.

Demolition of significant buildings, which contribute to the historic or architectural integrity of an historic district, should not occur. The loss of a "contributing" historic building diminishes the overall character of the district and could jeopardize the National Register Historic District status. Demolition by neglect occurs when routine maintenance procedures are not followed, allowing damage from weather, water, insects or animals. Proper routine maintenance and/or rehabilitation are strongly recommended.

Care should be taken when reviewing for an application for demolition of a structure that was not 50 years old at the time of the survey, but are now or close to 50 years old at the time of application. If the district was resurveyed, these buildings may be contributing, but may not be contributing. These applications should be taken on a case by case basis and carefully examine the architecture of the individual building as well as their context within the district.

Under certain conditions, however, demolition permits may be granted by the Historic District Commission:

- 1. The public safety and welfare requires the removal of the building, as determined by the building or code inspector and concurring reports commissioned by and acceptable to the LRHDC from a structural engineer, architect, or other person expert in historic preservation.*
- 2. Rehabilitation or relocation is impossible due to severe structural instability or irreparable deterioration of a building.*
- 3. Extreme hardship has been demonstrated, proven, and accepted by the LRHDC. Economic hardship relates to the value and potential return of the property, not to the financial status of the property owner.*
- 4. The building has lost its original architectural integrity and no longer contributes to the district.*
- 5. No other reasonable alternative is feasible, including relocation of the building.*

In principal, it is undesirable to demolish buildings in the Historic District partly because that part of the urban fabric is removed. A house removed in a blockface of six houses results in a gap tooth appearance. Corner buildings are important.

The applicant has provided two pieces of documentation concerning the condition of the structure. The first is from Curry's Pest control that states that there is active termite activity occurring in two locations of the building noted by (A) on the plan. There are also notes of water rot to subfloor and joists around plumbing lines. Termite activity is also noted in those areas of rotted joists and subfloors. There is old termite damage to the plate and sill on the west wall. On the cover letter, it states that these areas will require extensive repairs.

The second letter is from Matt Foster, MWF Construction. It states that the foundation has not

been repaired or maintained over the lifetime of the house and that the joist and support beams would need to be replaced. He also notes termite damage. He continues that if the house were to be leveled, extensive plaster repair would be needed. Another point is that the brick veneer is damaged and missing in some spots. The roof has allowed for water intrusion and compromising the floor on the second level.

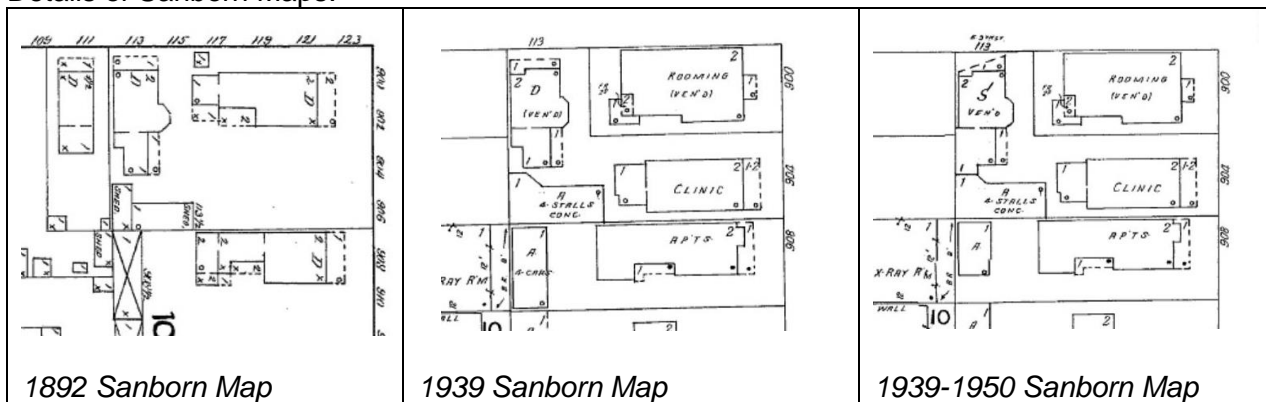
Staff inspected the interior and exterior of the structure on March 31, 2016. The house was separated into three apartments, one upper and two lower. The one story portion of the house in the rear is a separate apartment. The stairwell has been walled in and the banister has been removed or is hidden. There is little historic door trim and window trim left in the structure. The floors are very uneven, but there are no gaping holes.

The brick on the house had been sandblasted in the past by a previous owner, Mary Buchanan. She told Staff that after she sandblasted it, the brick fell off of the bay on the east of the house. She subsequently painted the rest of the brick in an effort to waterproof it.

The porch on the front of the house was renovated by Yandell Johnson, a modernist architect that practiced locally. This is shown in the 1939-1950 Sanborn map. No historic photos of the house, prior to the Johnson remodeling, are known to exist.

The house may not be salvageable due to the termite and water damage and lack of preventative maintenance over the years. If the building is demolished, care should be taken to remove all construction debris and maintain a clean site afterwards. Removal of any architectural fragments for reuse would be positive.

Details of Sanborn Maps:



The Sanborn maps above show the changes to the area. In 1892, there was another house at 111 E. 9th to the west of the project site that also faced north. There are two one story sheds in the rear of the property. By 1939, the sheds had been replaced by the concrete structure that is there now for automobile storage and stalls. The house at 111 E 9th had been removed. Staff has been told that the house at 900 Scott had been moved south sometime between 1892 and 1939 to 904 Scott and was turned into a clinic. A new building (rooming house) was built on the corner. By the 1939-1950 map, the house at 113 E 9th had been altered on the front and an addition on the southwest corner of the house had been completed. Since the last map, the structure at 900 Scott has been removed, the house at 908 burned last year, the shed at 908 was removed, and the roof at the concrete garage stalls on the site had been removed.

NEIGHBORHOOD COMMENTS AND REACTION: At the time of distribution, there were no comments regarding this application.

STAFF RECOMMENDATION: Approval with the following conditions:

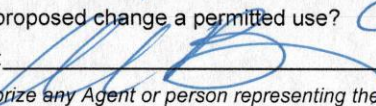
1. Obtaining a demolition permit.



DEPARTMENT OF PLANNING AND DEVELOPMENT

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**APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS**

1. Application Date: 3-18-2016
2. Date of Public Hearing: May 9, 2016 at 5:00 p.m.
3. Address of Property: 113 E 9th
4. Legal Description of Property: _____
5. Property Owner (Printed Name, Address, Phone, Email):
Mark Brown + Jill Judy - 400 W. 18th St. L.R. Ar. 72206
jillandmarkbrown@yahoo.com
6. Owner's Agent: (Printed Name, Address, Phone, Email): _____
7. Brief Project Description: demolition of building
8. Estimated Cost of Improvements: \$1500
9. Zoning Classification: Is the proposed change a permitted use? Yes No
10. Signature of Owner or Agent: 
(The owner will need to authorize any Agent or person representing the owner at the public hearing).

NOTE: Should there be changes during construction (design, materials, size, etc.) from the approved COA, applicant shall notify Commission staff and take appropriate actions. Approval by the Commission does not excuse applicant or property from compliance with other applicable codes, ordinances or policies of the city unless stated by the Commission or staff. Responsibility for identifying such codes, ordinances, or policies rests with the applicant, owner, or agent.

(This section to be completed by staff):
Little Rock Historic District Commission Action
__ Denied __ Withdrawn __ Approved __ Approved with Conditions __ See Attached Conditions

Staff Signature: _____ Date: _____

Revised 8/2012

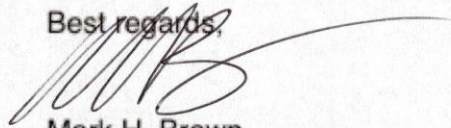
Application

April 25, 2016

In regard to the application for a certificate of appropriateness, please find attached for 113 E. 9th St.

- (1) Termite inspection letter
- (2) Termite inspection report
- (3) Affidavit for Notice of Public Hearing
- (4) List of property owners within 150 feet
- (5) Certified mail receipts for having sent Notices of Public Hearing
- (6) Professional assessment letter from contractor, MWF Construction

Best regards,

A handwritten signature in black ink, appearing to read 'MHB', with a long, sweeping horizontal line extending to the right.

Mark H. Brown

Cover Letter

OWNER/OPERATOR
Scott Pinney
OWNER/OFFICE MANAGER
Tammy Curry Pinney
DIVISION MANAGERS
David Foster
Richard Sims



202 Bishop Street
Little Rock, AR 72201
(501) 372-2847
Fax (501) 376-8336
Conway (501) 470-2847
Benton (501) 778-2847
www.curryspestcontrol.com

4/25/16

To whom it may concern:

The results of our inspection show termite activity up the stiff leg to the plate, sill, joists and subfloor. All of these areas have damage and in our opinion need extensive repairs. There is water rot around all plumbing areas with damage to subfloors and joists which all are needing repairs. Wood debris throughout crawl also needs to be removed.

Sincerely,

Julie Suhm

Curry's Pest Control

375-0788

Letter from Curry's Pest Control

"Arkansas' First - Arkansas' Best"

202 Bishop Street
Little Rock, AR 72201

372-BUGS
Little Rock



TERMITE, PEST & ANIMAL CONTROL

www.curryspetcontrol.com

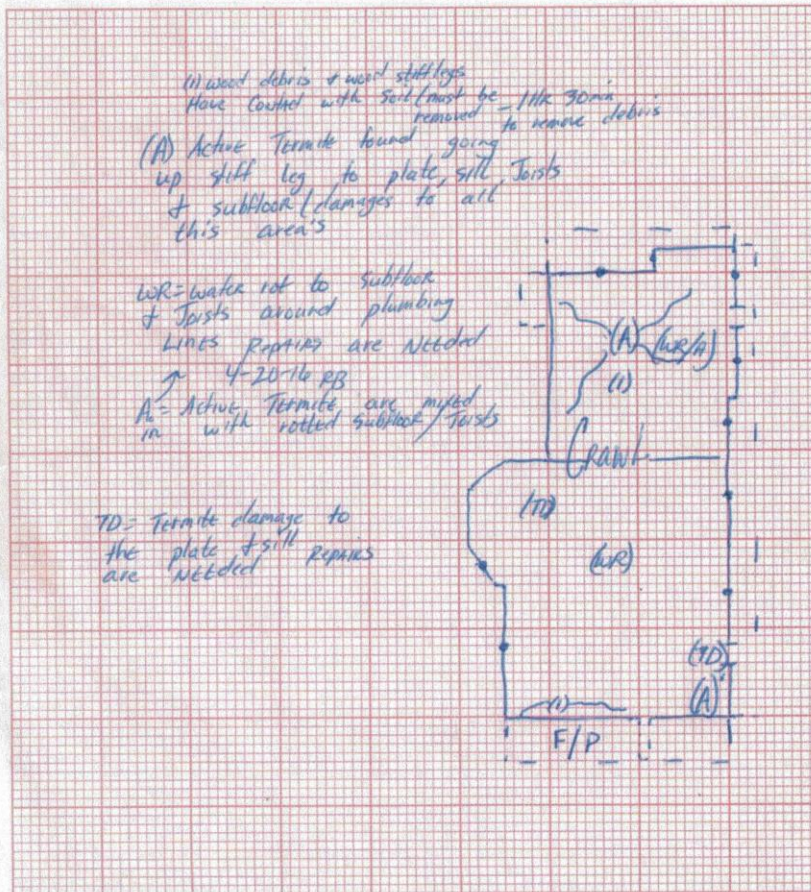
470-BUGS
Conway

778-BUGS
Benton

IN OUR FOURTH GENERATION

ESTIMATE & INSPECTION SHEET

Inspection Date 4-20-2016 Name Jill Judy
Address 113 East 9th Street Little Rock, ARK 72202



Termites Found Yes No
Beetles Found Yes No

EXTERIOR TYPE
 Brick Rock Stucco
 Siding: Wood, Vinyl, Other

STRUCTURE SPECIFICATIONS
CRAWL SPACE FOUNDATION TYPE
 Block Brick
 Solid Other

Avg. Clearance _____
Ducts in crawl: Yes No
Vapor Barrier: Yes No
SLAB FOUNDATION TYPE
 Monolithic Supported
 Basement Floating Other
Evidence of previous treatment
 Yes No

Evidence: _____
TREATMENT SPECIFICATIONS
Drill & treat the following:
 Carport Garage Porch
 Driveway Patio Steps
 Sidewalks Piers Veneer
 Foundation Other:

Trench/Rod & treat soil at:
 Exterior foundation Piers
 Interior foundation Pipes
 Skirting/underpinning Decks
 Other

Remove wood debris / forms
Wipe / scrape down termite tubes

- MISCELLANEOUS WORK**
1. Visqueen Vapor Barrier
 2. Borate Treatment
 3. Dig scuttle holes
 4. Install vents
 5. Screen Vents
 6. Seal holes
 7. Install curbs
 8. Build/repair service door
 9. Enlarge/make access
 10. Cap Stiff Legs
 11. Lower soil
 12. Other: _____
 13. Repair: _____
 14. Repair: _____
 15. _____
- Remarks: _____

Chemical Used _____
Annual Premium \$ 130

Termite Treatment	\$ 520.00
	\$
	\$
Subtotal	\$
Tax	\$ 46.80
State Fee	\$ 80
TOTAL	\$ 646.80

Inspected by: X Roy Brown

Accepted by: _____ Phone Number: 414-3241

Sketch from Curry's Pest Control



TO: Whom it may concern
FROM: Matt Foster
DATE: April 25, 2016
SUBJECT: 113 E 9th Street

Jill Judy and Mark Brown solicited my professional opinion regarding the structural integrity of the structure at 113 E 9th Street and below are my cursory findings:

- The foundation has not been repaired or maintained over the house's lifetime. Joists and support beams have irreparable damage and will need to be replaced. Sub-floor near plumbing is rotten and there is heavy termite damage,
- The structure will need to be leveled due to sagging joist issues mentioned above. It is my opinion that this will cause any existing plaster to crack or fall and it will need to be replaced,
- The brick veneer is damaged and in some places missing. I recommend complete replacement of brick façade. Other brick issues include poor repairs above lintel on north façade, brick walls dangerously bowed on north side of house, and all brick has been painted.
- Poor roof condition has allowed for water-intrusion, compromising floor integrity on the second level. Floors are currently covered with carpet and vinyl flooring so extent of exact damage is unknown. Roof and decking will need to be replaced.
- All interior historic features, such as mantles, stairwell woodwork or moldings have been removed. There is minimal existing picture railing.
- All electrical wiring and plumbing will have to be replaced.

In summary, very little of this structure would remain if its life-safety issues are addressed. My company has restored numerous historic buildings in this town with impressive results; however, I believe that to try to rebuild 113 E 9th Street would result in recreating a "new construction" home at a rebuild cost much greater than the end result would merit.

Sincerely,

A handwritten signature in black ink that appears to read "Matt Foster".

Matt Foster

MWF Construction

Letter from MWF Matt Foster