



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. A.**

DATE: September 12, 2016

APPLICANT: Stephanie Roberts

ADDRESS: 1014 Rock

COA REQUEST: Roof modifications on main house and on garage building, replace front doors, replace porch posts, addition of shutters and iron fence

PROJECT BACKGROUND AND DESCRIPTION:

The subject property is located at 1014 Rock. The property's legal description is "Lot 9, Block 45, Original City of Little Rock, Pulaski County, Arkansas."

This structure was built c 1880. The 2006 survey form states: "1880's residence with enclosed porch continuing use a single family residence." It also states that the screening has been removed on the porch and that it is a "Simple Queen Anne style structure of cross gable subset. Two additions have been made to the rear of the structure." It is considered a "Contributing Structure" to the MacArthur Park Historic District.

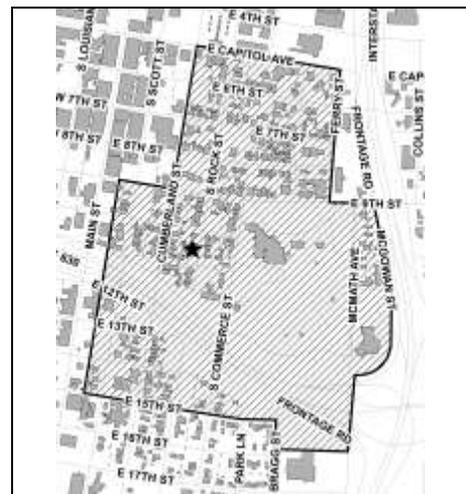
The application is for roof modifications on main house and on garage building, replacing front doors, replacing porch posts, addition of shutters and iron fence.

PREVIOUS ACTIONS ON THIS SITE:

On April 22, 1999, an administrative approval was granted to replace the roof to Stephanie and Greg Roberts. On March 18, 1997, COA was approved to install a picket fence to Stephanie and Greg Roberts.

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

The proposed changes to the house will be described in the following order: Roof modifications on main house and on



Location of Project



Contributing / Non-contributing map

garage building, replace front doors, replace porch posts, addition of shutters and iron fence.

In Section IV Design Guidelines for Rehabilitation, on page 50, the Guidelines state:

6. Roofs: *Roofs should be preserved in their original size, shape, and pitch, with original features (cresting, chimneys, finials, cupolas, etc.) and, if possible, with original roofing material (slate, tile, metal.) Composition shingles may be used if the original material is not economically feasible. Dark colors are best for historic buildings. Dormers should not be introduced on primary façades but may be added to side and rear facades if appropriate with the character and scale of the structure. Balconies, skylights, or decks should not be added to a roof where visible from the street. Roof pitch is expressed as a ratio of the vertical rise to its horizontal run. A 6:12 pitch rises 6' for every 12' of horizontal run.*



Front of house photo from 2006 Survey



Photo from the 1978 Survey

The main house has had roofing problems for some time due to poorly planned additions to the house. This has resulted in a valley over a portion of the rear of the house that is prone to leaking and has caused both interior and exterior water damage to the house. Currently, the house has two gabled wings that extend to the rear of the house that join. A newer addition has been added to the rear that mimics the dual gables and exacerbates the problem.

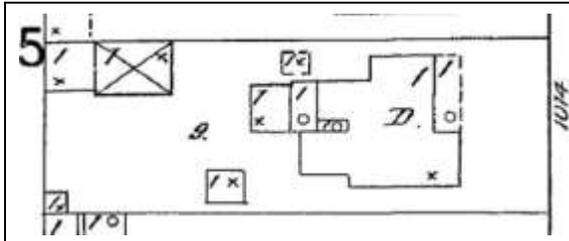


2016 photo of rear of house

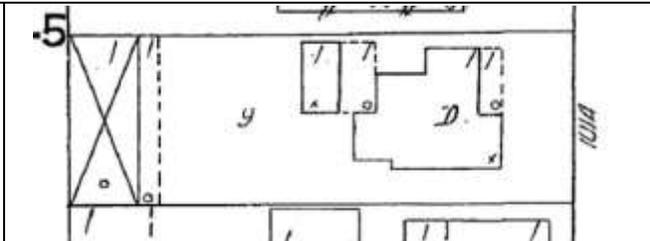


Rear of house photo from 2006 Survey

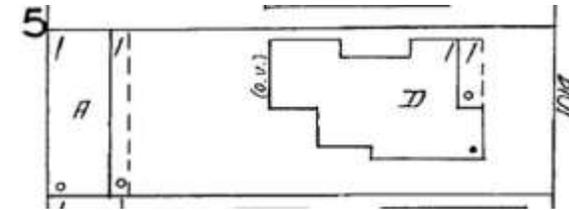
The sanborn maps below are for reference of how the house and site has changed over the years.



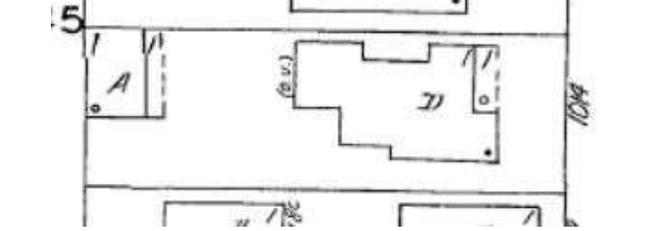
1897 Sanborn map



1913 Sanborn map



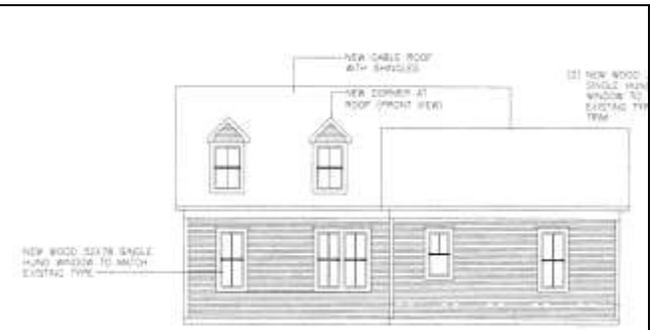
1939 Sanborn map



1939-1950 Sanborn map



Proposed north elevation



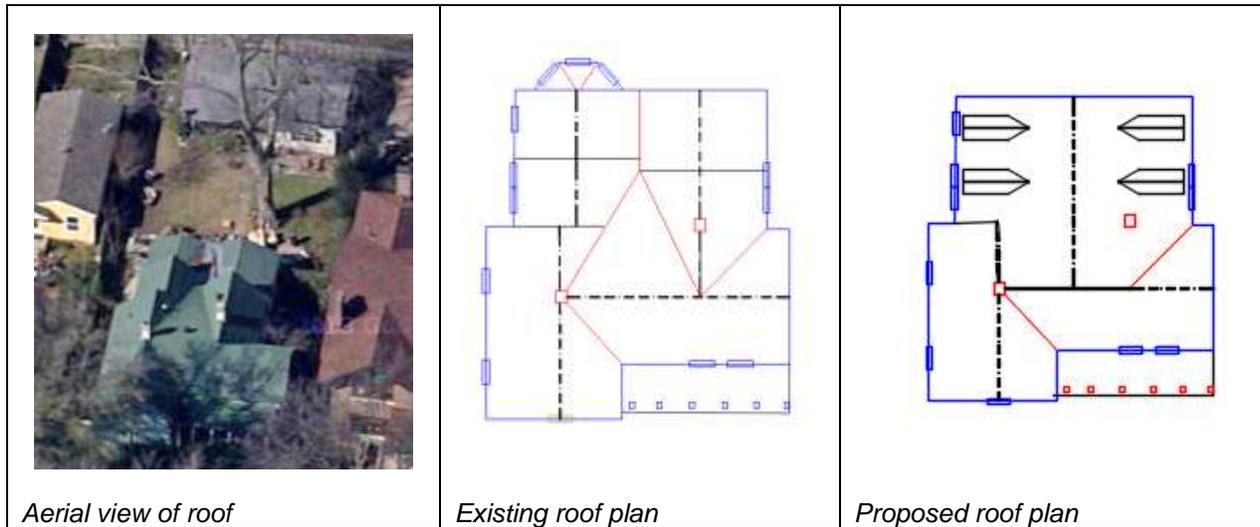
Proposed south elevation

The owners' proposal is to keep the outside pitch of the older additions (12/12) and to extend them skyward to the center of the house until they meet. This will remove a portion of the problem. However, this will affect the front elevation of the house by introducing the top of the gable end which will be almost five feet above the ridge line of the house. They are proposing to put siding in the small gable end and match the soffit and fascia details of the original house. On the newest addition to the house, the shorter section with one bay window, these side walls will be raised to match the older walls and the roof will be raised to match the proposed roof adjacent to the front of the house. There are also four dormers proposed to be added on the side elevations of the house. In elevational view, the ridgeline of the dormers are visible over the ridgeline of the original house. However, when standing on the street, the dormers will



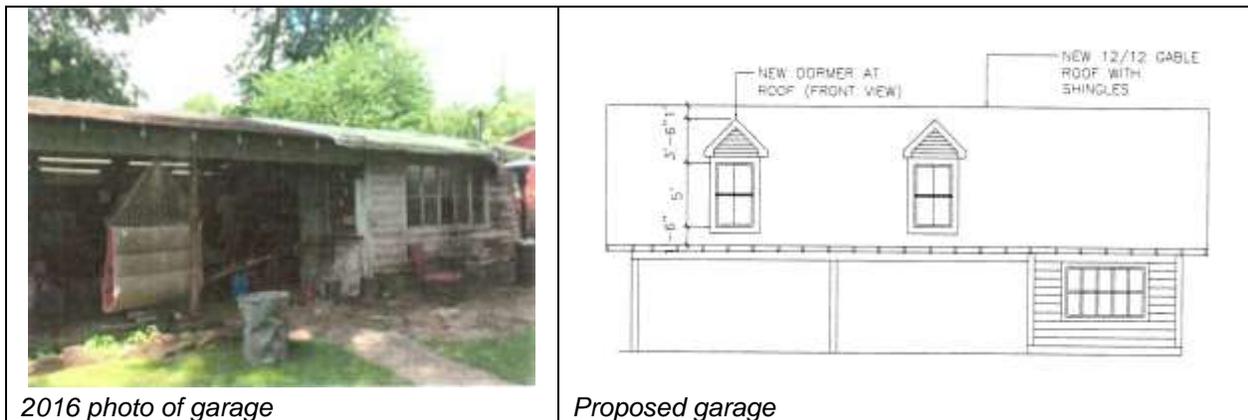
Proposed front elevation

probably not be visible. The dormers would be visible from the street when viewing the house from an angle. Currently, the house does not have any dormers.



The roof modifications would change the rear façade of the house making it substantially higher. The proposal is to remove the existing door and windows and replace with two sets of patio doors. A double window would be added to the second floor and an attic vent.

This roof modification would solve the water issue but the house would lose some of the visual history of the multiple additions to the rear.



The outbuildings in the rear yard has changed over the years. On the first Sanborn map, there were three outbuildings in the rear yard. In 1913, it was shown to extend the full property width. In 1939, the notion of an "A" noted it as automobile storage. Later, a garage was only on the north side of the lot. See Sanborn maps above. Sometime after 1950, the current garage was constructed which is closer in scale and location to the 1913 outbuilding.

The proposal from the owner is to remove the low pitched roof (approximately 4/12) and to replace it with a 12/12 roof which would add storage space over the garage. A stair would be placed on the north side of the structure for entry. Dormers would be added to the roof facing the house. This would make this garage a one and one-half story structure. In the area of

influence, there are two one story garages, and one two story in addition to the subject property. The two story garage carriage house at 1001 Cumberland was approved and received a COA in 1999. Overall in the district, there are 18 garages placed along the alley and eight other garages in rear yards. 4 of the total of 26 are two story or 15% of the total. When referencing the scaled drawings that were presented to the Commission, the garage is noticeably wider than the house. The scale and massing of a two story equivalent of a three car garage is too large.

This garage is not visible from the street, however with the proposed changes, it would be. The garage has a significant enough roof pitch to shed water as it exists today.

In Section IV Design Guidelines for Rehabilitation, on page 44, the Guidelines state:

1. Doors: *Original doors and/or their entranceway surrounds, sidelights, transoms, and detailing should not be removed or changed. Replacement of missing original doors should be like or very similar to the original in style, materials, glazing (glass area), and lights (glass pane configuration.) Doors should not be added to the primary façade or to a secondary façade where readily visible from the street. If doors are added to an inconspicuous secondary or rear wall, they should be similar to the original doors.*

The proposal is to replace both front doors with a matching pair. The door selected is a JELD-WEN Steel Glass panel exterior door with $\frac{3}{4}$ window on the top and two panels below. Currently, there are mismatched doors, one 15 lite French door and one with half glass on the top which are not historic on the house. This ratio of glass and solid on the proposed door is appropriate for this Folk Victorian house.



In Section IV Design Guidelines for Rehabilitation, on page 47, the Guidelines state:

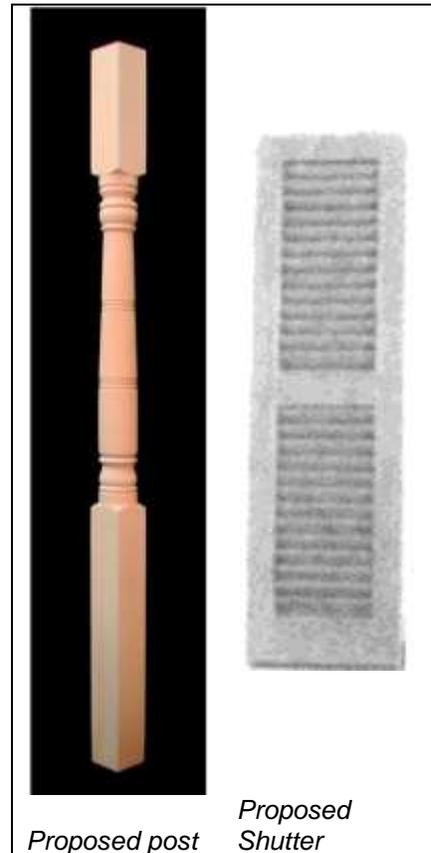
Porch details and steps: *Porch details should be retained intact, with repair or replacement of missing parts (columns, posts, railings, balusters, decorative molding and trimwork) to match the original in design, materials, scale, and placement. Porch columns and rails should not be replaced with decorative iron work. Porch floors should have wood tongue and groove flooring running perpendicular to the façade, unless the original floor was concrete. Porches may be screened if the structural framework for the screen panels is minimal and the open appearance of the porch is maintained. Ceiling fans should be mounted high enough to minimize view from the street. Porch steps, which are original to a property, should be retained and maintained. Brick and concrete steps are rarely original.*

Stair railings: *Stair railings may be required to meet city building codes. If historical evidence of style and placement exists, duplicate the original hand rails. Many times, however, none existed or wooden rails deteriorated and were removed early in the history of the building. If no historical evidence exists, railings may be constructed of simple metal pipe or flat bars and painted to match the trim color. In essence, the least obtrusive yet functional option may be used.*

The front porch was screened in at one time and the 4x4 post that currently support the posts were part of that modification. The 1978 survey shows it screened in, but the 2006 survey does not. When the porch was screened in, it made sense where the posts were located. Now, the porch is no longer screened and the owner wishes to replace the 4x4s with more appropriate posts. The proposed posts are from Century Porch Posts, “Urban” model and are made of wood. All of the company’s posts are made from wood and they offer a variety of widths. The house across the street is also a Folk Victorian and the posts requested are similar to theirs. It features a post split vertically on the ends of the porch. Staff believes that the posts proposed are an appropriate style for this house. Width of post should be similar to the posts across the street and the number of posts can be reduced. Staff recommends adding the vertically split post on the ends of the porch to mimic house across the street.

In Section IV Design Guidelines for Rehabilitation, on page 45, the Guidelines state:

Shutters: *Shutters should be retained, if original to the building. They should be of louvered wood and should fill the window opening, if closed. Shutters should not be added if no historic evidence exists. Shutters that are too large, too small or of the wrong design are not recommended.*



The proposal is to add shutters to the front of the house. There is evidence that there were shutter hinges on the front windows at one time. The proposed shutters are from Timberline Exterior Shutters in a faux louvered shutter. The shutter is milled from a solid sheet of composite material. They are 1 ¼ inches thick and are available in ½ inch increments from 12-24 inches wide and from 30-96 inches tall. Shutters should be purchased to cover the entirety of the window opening and should be mounted with the appropriate hinges or at least in the spot where they would be if hinges were there. Staff believes that the design of the shutters is appropriate.

In Section VI Design Guidelines for Site Design, on page 58, the Guidelines state:

3. Fences and Retaining Walls:

Fencing on street frontage & front yard—36”

Rear yard fencing—72”

Iron, wood, stone, or brick fences or walls that are original to the property (at least 50 years old) should be preserved. If missing, they may be reconstructed based on physical or pictorial evidence. Sometimes a low stone or brick wall supports an iron or wooden fence. Fencing material should be appropriate to the style and period of the building. Cast iron fences were common through the Victorian period and should be retained and maintained. Wrought iron and bent wire fences are also historic.

Fences may be located in front, side, or rear yards, generally following property lines. Fences with street frontage should be no taller than three feet (36") tall. On wood fences, pickets should be no wider than four inches (4") and set no farther apart than three inches (3"). The design shall be compatible with and proportionate to the building. For larger scale properties, fence heights should be appropriate to the scale of the building and grounds. Fences in the rear yards and those on side property lines without street frontage may be 72" tall. The privacy fence should be set back from the front façade of the structure at least halfway between the front and back walls of the main structure. Wood board privacy fences should be made of flat boards in a single row (not stockade or shadowbox), and of a design compatible with the structure. Chain-link fences may be located only in rear yards, where not readily visible from the street, and should be coated dark green or black. Screening with plant material is recommended.

Fences should not have brick, stone, or concrete piers or posts unless based on pictorial or physical evidence. Freestanding walls of brick, stone, or concrete are not appropriate.

New retaining landscape walls are discouraged in front yards. Certain front yards that are in close proximity to the sidewalk may feature new walls that match the materials of the building and be consistent with historic walls in the neighborhood. Landscaping walls should match the materials of the building and be consistent with historic walls in the neighborhood.

The proposal is to add a metal fence to the front of the property. The owner is concerned that if a wood picket fence was installed with the two adjacent neighbors on each side having a picket fence that a "compound" appearance would evolve. The 2006 survey shows a picket fence at the property. The fence was approved in 1997, but Staff does not know when it was removed.

Picket fences come in a variety of styles that would fit the guidelines. The width and spacing of the pickets and the design on the top of the picket give variation to the streetscape. A fence could be designed and built that were not like the two neighboring fences.

The metal fence that is shown in the application is quite ornate for a Folk Victorian house. This house was more of a 'blue collar' type house, not a high style mansion. The proposed fence is not appropriate style-wise with this house. If a metal fence was desired, a much more simple fence with two cross rails instead of three and very simple finials would be more appropriate.



Proposed Fence

In summary, the roof on the main house is obviously a problem. The proposed changes could be appropriate. Staff is concerned about the visibility of the dormers and the proposed ridge of the rear roof being visible from the front of the house.

Staff does not believe that the changes to the roof of the garage are appropriate to the area of influence. The majority of the outbuildings in that area, as well as the district, is one-story and if built, the garage would be much more visible than it is now.

Staff believes that the proposed front doors are an appropriate choice for the structure.

Staff believes that the replacement front porch posts are appropriate to the house and that a split vertical post should be installed on each end of the porch and that the overall number of posts could be reduced since there is no longer screening on the porch.

Staff believes that the shutter design is appropriate, although the material may not be. Shutters should be installed with historic hinges or where the shutters would be if hinges were present.

Staff does not believe that the proposed metal fence is appropriate for this property. A simpler metal fence or a wood picket fence that could be different than the neighbors would be appropriate.

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

STAFF RECOMMENDATION: Denial of the changes to the garage building and fencing, Approval with the following conditions on the remainder of the items:

1. Obtaining a building permit.

COMMISSION ACTION:

July 11, 2016

Commissioner Becky Pekar recused from this item and left the meeting.

Brian Minyard, Staff, made a brief presentation of the item and the staff recommendations on each item. Commissioner Toni Johnson asked if the changes would make it non-contributing. She particularly asked about the changes in the roof and since additions can make a property non-contributing, that is a red flag for her. She also noted the scale of the garage and asked if the footprint changed.

Stephanie Roberts, the owner, stated that they had been having trouble with the room for some time. They had replaced the roof only to have the damage come back. They builder suggested the change in the roof and they are willing to accept guidance from the commission. She stated that they had asked for the dormers to use the attic for future space. Ms. Roberts said they wanted the roof of the garage to match the house and they were open to modifying or adjusting to keep with the neighborhood.

Commissioner Johnson asked if they wanted a two story house. Ms. Roberts said to fix the roof was the main objective and that a byproduct was to gain the extra space. They considered a shed dormer originally and thought the two dormers would be attractive. They would benefit the attic space.

Commissioner Dick Kelley asked if they were hung up on the 12/12 pitch on the rear of the house. Ms. Roberts said they were trying to match the older portion of the house. Commissioner Kelley asked if they had discussed lowering the pitch so that the ridge of the new roof would be at the same height of the ridge of the front of the house. Ms. Roberts said that

they could consider that. Mr. Gary Roberts said they would work with the architect to lower the pitch.

Commissioner Johnson suggested a deferral to make sure that AHPP thought that the addition would not make the house non-contributing. Ms. Roberts said that she would get input from them.

Commissioner BJ Bowen suggested that they work with staff to design or pick a fence that would be more appropriate for the house. Ms. Roberts said that she would look at other metal fences.

Vice Chair Russell stated the following: 1) you would never see dormers on this style of house. 2) All of the dormers would be visible. 3) The attic space will be high enough to use a second story without the dormers. 4) The portion of the gable visible from the front is appropriate for a spindle style home. He is not as bothered by the height. Ms. Roberts responded that she got the message that dormers are bad.

On the garage, Vice Chair Russell suggested lowering the pitch of the roof. Mr. Roberts said that an 8/12 would provide storage. Vice Chair Russell said that the proportion of walls and roof was backwards on the garage, you want taller walls and less roof.

Chair BJ Bowen stated that they needed a simple fence and that it would be less maintenance than a wood fence. He agrees with Staff on the front doors.

Ms. Roberts asked about the shutters. Vice Chair Russell said that they should choose a functional shutter and make them out of real wood. He said that they likely had shutters on the house and it would be keeping with the integrity of the house. He continued that the posts are appropriate.

Ms. Roberts stated that she would like to accept the offer of the commission to defer her application.

Vice Chair Russell made a motion to defer the item to the August 8th agenda for the purpose of additional information and updated drawings. Commissioner Toni Johnson seconded the motion passed 4 ayes, 1 recusal and 2 open positions.

STAFF UPDATE:

August 8, 2016

Staff requested AHPP look at the proposed drawing as submitted originally along with the staff report for all of the proposed changes. Staff asked if the proposed changes would make the house non-contributing. The response from Ralph Wilcox of AHPP was: *"We would prefer for the proposed design to not include the dormers and to also lower the roof height on the back section. However, the ultimate decision does lie with the HDC."*

The applicant has submitted new drawings for the house and garage. In an email dated 7/22/16, Ms. Roberts stated that they removed the dormers on both buildings and lowered the pitch on the garage roof to an 8/12. The pitch on the main house roof remains the same as originally proposed. She stated that they will order the working shutters in wood and use original styled hardware to mount them. She did not provide any drawings or specifications on the metal fence.

On the main house, Staff believes that the removal of the dormers will lessen the mass and bulk of the rear additions to the house. It would still be better if the pitch of the roof in the back was adjusted so that the ridge of the new roof would be at the same height as the original ridge of the house. This would make the addition not be visible from the front of the house.

Staff believes that the 8/12 pitch roof on the garage is more appropriate. This will lessen the scale and not overpower the site.

Staff believes that operable wooden shutters are appropriate to the house with the design as shown above. These would need to be attached with working historically accurate hinges.

With no further information to review on the fence, Staff recommends denial.

STAFF RECOMMENDATION: Denial of the fencing and approval with the following conditions on the remainder of the items:

1. Obtaining a building permit.

COMMISSION ACTION:

August 8, 2016

Brian Minyard, Staff, noted that Commissioner Becky Pekar was recusing herself from the item and left the room. He then made a presentation of the item with all changes made from the last hearing. Vice Chair, Jeremiah Russell clarified that the recommendation was for the new pitch being visible over the top of the front of the house.

Stephanie Roberts, the applicant, did review the options of the roof. She prefers the original pitch of the roof but brought both ideas to share. She added that she was not able to find a metal fence and would like to take that off of her application. She stated that she had lowered the pitch of the garage.

Commissioner Toni Johnson wanted to discuss the roof pitches. She thinks the new plan is better but would not want to support something that would make it non-contributing. Vice Chair Russell asked Commissioner Johnson how a gambrel roof was appropriate for a Victorian home. She stated that it was unusual, but it did allow leaving more of the older fabric in place. The conversation continued between the two discussing if the addition in the back becomes larger than the front, if it should be visible, the character of the home when viewed from the front and what would be seen from the street to the side.

Commissioner Dick Kelley stated that he was against the gable showing over the top of the house because the house never had it to start with. He would support a roof that did not show from the front of the house that would be of a lower pitch. Ms. Roberts said that she did not believe that she could agree to that without her architects input. Commissioner Kelley asked if she had to have the 12/12 pitch.

Vice Chair Russell stated that the house is a gable front end and front with two sets of double gables. The addition that they have proposed is appropriate to the house where some of the additions currently on the house are not.

Commissioner Toni Johnson worries about when the house will be resurveyed and if it will still be contributing. There was a discussion on that the emails said and what they did not say. She said that she thought that AHPP was suggesting not having the gable on top of the house that was visible from the front of the house.

Commissioner Ted Holder said that what was behind the house was not correct and were bad additions. What is important was what is seen from the street. It was obvious to him that the posts were part of the screened porch. If what is behind the house now is not appropriate, what is the difference in replacing it with something else that is not appropriate? This would prohibit the new roof poking out over the top of the house. He believes that there is more leeway with things that are not visible from the street.

Ms. Roberts has looked at a lot of houses and this matches a lot for them. We want something that is right, but unsure what the middle ground is.

There were no citizen comments.

Ms. Roberts amended her application to remove the fencing portion from her application. Mr. Greg Roberts stated that he would like to get resolution on the issue.

Mr. Minyard asked Debra Weldon, City Attorney's office, to explain the procedures for expanding votes and she did.

Vice Chair Russell made a motion to approve the item as amended (with the gable visible over the roof visible from the front) and Commissioner Johnson seconded. The motion failed with a vote of 2 ayes (Russell and Bowen), 3 noes (Holder, Kelley and Johnson), 1 recusal (Pekar) and one open position. A motion was made to expunge the item and that passed with a vote of 5 ayes, 1 no (Russell) and one open position.

Ms. Roberts stated that she wanted to defer to the next hearing and a motion was made to defer to the September 12, 2016 meeting and that vote passed with a vote of 5 ayes, 1 no (Russell) and one open position.

STAFF UPDATE:

September 12, 2016

The applicant has amended her application by formally submitting the gambrel roof for the renovation area. While the gambrel roof is not a style roof associated with a Victorian style house, there are factors that make this roof more palatable. First, the historic eaves of the house will be able to be saved on the north and south facades of the building. Secondly, approximately three-quarters of the pitches of the roof will also be saved which will be saving historic fabric. This amendment preserves the look of the front of the house, preserves most of the roof slopes in the rear that may be visible from the street, while remedying the water issues in the rear.

The application stands as such:

1. Garage roof amended to an 8/12 roof with no dormers.
2. Construct gambrel type roof on the rear portion of the house
3. Replace both front doors with a matching pair.
4. Replace front porch posts.
5. Install operable wood shutters with historically accurate hinges.

The fence has been removed from this application.

STAFF RECOMMENDATION: Approval as amended with the following conditions:

1. Obtaining a building permit.
2. Approval of final shutter design and hardware prior to installation.



DEPARTMENT OF PLANNING AND DEVELOPMENT

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

APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

- 1. Application Date: June 10, 2016
2. Date of Public Hearing: July 11, 2016 at 5:00 p.m.
3. Address of Property: 1014 South Rock Street
4. Legal Description of Property:
5. Property Owner (Printed Name, Address, Phone, Email): Greg and Stephanie Roberts, 1014 South Rock, Little Rock, Arkansas 72202 - Stephanie Roberts 31@gmail.com
6. Owner's Agent (Printed Name, Address, Phone, Email):
7. Brief Project Description: New roof on main house, new pitch and roof on garage, outside staircase on garage, new front door, new columns on front porch, shutters added, new iron fence.
8. Estimated Cost of Improvements: \$70,000
9. Zoning Classification: Is the proposed change a permitted use? Yes No
10. Signature of Owner or Agent: Stephanie Roberts

(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

June 7, 2016

Historic Commission
723 West Markham Street
Little Rock, Arkansas 72201

Commissioners:

My husband Greg Roberts and I would like to petition to have permission to change several items on our house. We live in a Victorian cottage on Rock Street between 10th and 11th streets. Our house was built in 1887. We believe at one point the kitchen had a flat roof and at some time in the early 90's was altered to a gabled roof (one on each side). The house was also sided with aluminum siding and the front porch was screened in.

Several small items we would like to address with the front of the house are:

1. Replace the front and side door of the front porch with a more appropriate door that match each other
2. Replace the four by fours that currently act as columns for our front porch (left over from the screened in porch) with appropriate turned columns
3. Put up a black, wrought iron fence across the front of the house with a gate. Our neighbors existing wood fence would run down the side of our two house on the North side.
4. Install shutters on all windows that at one time had shutters (as confirmed by Brian Minyard)

I have found and attached photos of the type of front door we would like to use and the turned columns. I will have to have some guidance from staff on the style and size of shutters that would have been used on our house but have attached photos of the type of shutter we are assuming would have been used. In reference to the fence, I have attached a photo of the style fence we would like to install but I do not have the actual fence at this time. We would like to find an antique fence to use if possible. Brian did suggest that a wood fence may be more appropriate for our style of house. My concerns are that my neighbors have a beautiful wood fence that runs along the front of their house that we would like to extend down the side of the house between our two houses. If we were to also put a wood fence up in front of our house we might start looking a little bit like a compound. I also prefer the ease of maintenance that an iron fence affords but rely of the committee to guide us on this.

When my husband and I bought the house in 1992, we updated many things in the house that had been neglected over the years and finished what had been left incomplete with the back of the house alternations. For the first few years we did not realize there was any problem with the roof. We then started to notice a small leak when it would rain. We attempted countless repairs and gutters and finally put a new roof which included all new decking. After a while the leak came back. It has been years of patches and everything you can think of to stop the leak and damage being done. We have replaced the interior wall twice and a rotten seal once. We have finally come to the conclusion that the problem with the roof cannot be repaired with any type of patch.

We have had two contractors look at the house and both agree that with the way the roof is designed right now, too much water flow is created in the valley and that if left unchanged we will never have a

Cover Letter

resolution. The two options offered to us were flat roof or removing the back two gables and making one big gable. Basically we will be scooping out the inside and joining the two outsides in the middle at a higher point and bringing them out to the back of the house. This new height will be able to be seen over the front roof line of the house. At the final drawings it looks like this new piece to the roof will peak over about 4 ½ feet over the existing roof line.

The new gable would have the same trim and relief as the other gables. We would also like to add dormers on each side of the new gable. These dormers would also have the same trim and relief as the existing gables. The line drawings provided indicate dormers with much longer windows that are required. At the time of drawings we thought the windows in the dormers had to be the same size as the existing windows so they are sketched with 77" windows. As the windows get smaller so will the dormers to a more appropriate size. The last piece we would like to address is the pitch on our garage space behind the house. We would like to increase the pitch of the roof to 12 x 12 to match the house. We would also like to add an exterior stair case on the north side if possible for access to what we would like to use as storage space. The garage cannot be seen from the street except for a small patch of roof. All siding and trim will match what is original to the house.

One last note about the roof, the option of the flat roof did not leave us with the ceiling height we wanted inside nor the aesthetic that we were looking for outside. I have spent countless hours driving our downtown neighborhoods looking for inspiration and guidance as to what style would have been appropriate had the change been made correctly from the beginning. Although what we are proposing may not have been the builder's original intention, we feel address our modern day needs while still recognizing the history and style of the neighborhood in which we live and love.

Best regards,



Stephanie Roberts

enclosures

Cover Letter continued

August 22, 2016

DEPARTMENT OF PLANNING AND DEVELOPMENT
Mr. Brian Minyard
723 West Markham Street
Little Rock, Arkansas 72201-1334

Brian,

I apologize for the lateness of this letter. We have been busy trying to find a new solution to our roof problems. The first drawings we submitted with the gable peaking over the front roof line is still, in my opinion, the most historically accurate fit for our house. However, no one but Greg and I seem to feel this way. Based on the amount of resistance we have received from that plan Greg and I would like to amend our application.

Dick Kelly had originally asked to see a notched roof concept that we presented at the last meeting. At the time, we felt that the vote was split and half the committee would not vote for the plans that had the new gable over the front roof line and the other half would not vote for the Dutch Colonial addition on my Folk Victorian. With your help we were able to avoid a potentially disastrous vote.

I was also asked to contact the Historic Preservation Program to gauge whether or not our work would have any serious impact on our contributing status. The answer that I received from them was really more of a non-answer but one that caused even more disagreement between the commissioners. However, based on comments made, it sounds like it was the type of answer the commissioners were expecting from this group.

We have had several people reach out to help us and have met with our own architect and contractor along with a very helpful neighbor and are trying to work on some different solutions. A flat roof only gives us six foot ceilings in the kitchen because of the pitch or fall for water. Changing the overall pitch of the roof to something less than it is now would entail ripping everything off behind the front gable. This would destroy too much original structure and add too much cost to the project. We also explored taking the two original gables and simply bring them out the back of the house. This option solves two of the problems (correct pitch and style for our house and can't be seen from the front) but it doesn't solve the biggest problem which is the water. With this, the water would fall like a curtain at the back of my house which could lead to a whole separate set of issues. With the notched roof we would be able to keep one of the original gables and much of the structural pieces to the other two gables. Keeping as much of the original structure is what we prefer to do if possible.

Right now I have a missing ceiling in my daughter's bedroom where the roof fell in. There is no point in fixing it because the damage is still happening. So we have just emptied the room and shut it off. I have mold on the wall in my kitchen and water literally runs down the walls when it rains. I don't really know what is holding the sheetrock up in my kitchen and we won't even talk about the slugs. So I don't have the luxury of spending a lot more time on this. I must get repairs done before winter gets here. Which means a decision has to be made.

Amended Cover letter August 22, 2106

I so appreciate all of the guidance and help you have given us. I know I sound a bit bitter but I am still a huge supporter of what the Historic District Commission is here to protect. And Greg and I truly do believe that you all are essential to our beautiful historic neighborhood. I would like to formally amend my application and submit the notched roof option as the roof plans for our house. These plans were presented at the second hearing but I will also attach a copy to this letter for your review.

If there is anything else that you need from me please do not hesitate to call. I have three people working on this and if we come up with another option that we think is better than what is on the table, I will contact you and you can advise. Thank you again for everything.

Sincerely,

Stephanie Roberts

Attachments

Amended Cover letter August 22, 2106 continued



DEPARTMENT OF PLANNING AND DEVELOPMENT

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

June 28, 2016

Stephanie Roberts
1014 Rock Street
Little Rock, Arkansas 72202

Dear Ms. Roberts,

Your application for Roof modifications on main house and on garage building, replace front doors, replace porch posts, addition of shutters and iron fence, at 1014 Rock will be heard before the Historic District Commission on July 11, 2016. The hearing will be held in the Board Room at City Hall at 500 West Markham on the second floor. The meeting will begin at 5:00 p.m.

Your amendment will be item Three on the agenda. You or your agent must be present in order for the item to be heard. If you do not have a sign for the property, please let me know. You need to have it displayed no later than July 1, 2016.

Sincerely,

Brian Minyard
Urban Designer



DEPARTMENT OF PLANNING AND DEVELOPMENT

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

July 6, 2016

Stephanie Roberts
1014 Rock Street
Little Rock, Arkansas 72202

Dear Mrs. Roberts,

Enclosed is a copy of your item that is a part of the agenda for the July 11, 2016 Little Rock Historic District Commission meeting. The Staff recommendation is denial of the changes to the garage building and fencing, and approval with the following conditions on the remainder of the items. Please take this opportunity to familiarize yourself with the staff report before the hearing.

Your application for Roof modifications on main house and on garage building, replace front doors, replace porch posts, addition of shutters and iron fence, at 1014 Rock will be heard before the Historic District Commission on July 11, 2016. The hearing will be held in the Board Room at City Hall at 500 West Markham on the second floor. The meeting will begin at 5:00 p.m.

Your amendment will be item Three on the agenda. You or your agent must be present in order for the item to be heard.

If there are any questions, please call me.

Sincerely,

Brian Minyard
Urban Designer



DEPARTMENT OF PLANNING AND DEVELOPMENT

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

August 4, 2016

Stephanie Roberts
1014 Rock Street
Little Rock, Arkansas 72202

Dear Mrs. Roberts,

Enclosed is a copy of your item that is a part of the agenda for the August 8, 2016 Little Rock Historic District Commission meeting. The Staff recommendation is denial of the fencing and approval with the following conditions on the remainder of the items. Please take this opportunity to familiarize yourself with the staff report before the hearing.

Your application for Roof modifications on main house and on garage building, replace front doors, replace porch posts, addition of shutters and iron fence, at 1014 Rock will be heard before the Historic District Commission on July 11, 2016. The hearing will be held in the Board Room at City Hall at 500 West Markham on the second floor. The meeting will begin at 5:00 p.m.

Your amendment will be first item on the agenda. You or your agent must be present in order for the item to be heard.

If there are any questions, please call me.

Sincerely,

A handwritten signature in cursive script that reads "Brian Minyard".

Brian Minyard
Urban Designer

xxx, 2013

Stephanie Roberts

1014 Rock Street
Little Rock, Arkansas 72202

Re: Roof modifications on main house and on garage building, replace front doors, replace porch posts, addition of shutters and iron fence

Dear **Mr./Ms.** Stephanie Roberts,

The Little Rock Historic District Commission has reviewed the Roof modifications on main house and on garage building, replace front doors, replace porch posts, addition of shutters and iron fence Roof modifications on main house and on garage building, replace front doors, replace porch posts, addition of shutters and iron fence at the July 11, 2016 meeting. The Little Rock Historic District Commission has **approved/denied** your Certificate of Appropriateness of the Roof modifications on main house and on garage building, replace front doors, replace porch posts, addition of shutters and iron fence. The final vote was _ ayes, _ noes and _ recusals.

Enclosed is your Certificate of Appropriateness. The original (printed on blue paper) should be kept with your important papers. I have also enclosed a copy for your use.

Thank you,

Brian Minyard
Urban Designer



DEPARTMENT OF PLANNING AND DEVELOPMENT

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

July 19, 2016

Dear Sir or Madam:

The item at 1014 Rock for Roof modifications on main house and on garage building, replace front doors, replace porch posts, addition of shutters and iron fence, that was heard before the Historic District Commission on July 11, 2016 was deferred at that meeting to the **August 8, 2016** hearing. The hearing will be held in the **Board Room at City Hall** at 500 West Markham on the second floor. The meeting will begin at 5:00 p.m. You were previously notified via certified mail of this application.

The staff report should be online at the following link one week in advance of the hearing:

<http://www.littlerock.org/citydepartments/planninganddevelopment/boardsandcommissions/historicdistrictcomm/>

Thank you,

Brian Minyard
Urban Designer