



**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. Two.**

DATE: *January 9, 2012*

APPLICANT: *Arlene Sullivan*

ADDRESS: *308 Daisy Bates*

COA REQUEST: *Replacement of all siding and trim repair/replacement*

PROJECT BACKGROUND AND DESCRIPTION:

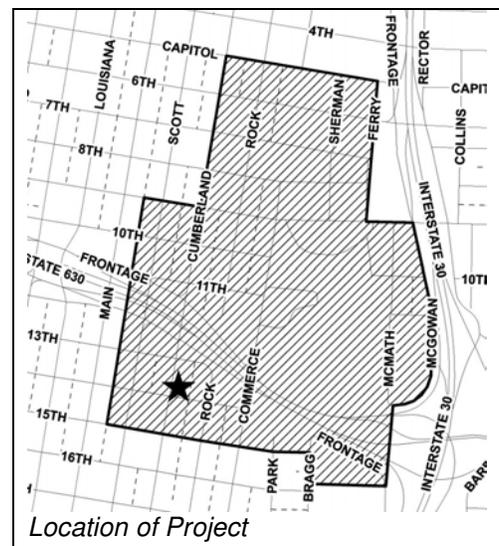
The subject property is located at 308 Daisy Bates Drive. The property's legal description is "part of Lot 5 and Lot 6, Block 48, Original City of Little Rock, Pulaski County, Arkansas."

This building was built in ca. 1890's. The 2006 survey form states: This asymmetrical two-story Colonial Revival house has a decorative, arched top window and detailing in the front facing gable." It is considered a "Contributing Structure" to the MacArthur Park Historic District.

This application is for replacement of all siding and trim repair/replacement. Damaged trim around doors and windows will be replaced with same style and type trim.

PREVIOUS ACTIONS ON THIS SITE:

- On June 26, 2008, a COC was issued to Arlene Sullivan for driveway modifications.
- On March 31, 2008 a COA was issued to Arlene Sullivan for siding, foundation, front porch modifications, replacing windows, filling in eastern window, fencing, gutters and downspouts, new porch over northwest door, and removal of porch and steps on southwest door.
- On March 10, 2008, a COC was issued to Arlene Sullivan for roof, soffit, fascia, walk, grounds, and fencing.
- On October 5, 2000, a COA was denied to Chris Pratt for installing vinyl windows.



Location of Project



Existing south elevation



Existing west elevation



Existing east elevation



Existing north elevation

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

This proposal is to remove all current exterior siding and replace with five-inch cedar boards with two-inch overlap resulting in a three-inch reveal. In addition, there may be framing boards that are rotten and will need to be replaced at the same time. Damaged trim around doors and windows will be replaced. All new wood will be primed and two coats of paint applied.

The Secretary of Interior's Standard #6 is relevant to this application. It states: *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new*

feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

There are numerous places where the siding on this structure is broken, warped and rotted. If the request was to patch the siding where needed, a Certificate of Compliance (COC) would have been issued. However, this application is to replace 100% of the siding on the house, which Staff felt required a public hearing, a COA.



Front door transom and window hood



South facing window detail



South façade gable



Window jamb detail on second floor south facade gable.

There are details on the existing windows that should not be lost if this application is approved. As shown in the photos above, the south gable façade is the most elaborate of the façades because of the detail of the window trim. The trimwork around the second and third floor window should not be replaced, but should be repaired in place with wood putties or epoxy wood preservation techniques if needed. The window hood above the second floor window features dentil molding and is the most elaborate of all. All of the other window and door hoods match and should not be “embellished” to match the elaborate one.



Ca. 1976 photos of house



Ca. 1976 photos of house

The corner trim on the house is suggested to be modified. It features two 1x4's, one on each face with a piece of cove molding in the corner. The two houses to the west, feature a piece of quarter round instead of the cove molding, which is a more typical trim feature. This is shown in the photo to the right.

It is also suggested that the backside of the new siding and trim be primed before installation. This back priming will reduce the chance of water to wick up behind the siding and cause paint to peel prematurely.



Existing corner trim

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 building permit.



**LITTLE ROCK
HISTORIC
DISTRICT
COMMISSION**

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**APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS**

1. Application Date: December 9, 2011
2. Date of Public Hearing: January 9, 2011 at 5:00 p.m.
3. Address of Property: 308 East Daisy Bates Dr LL 72202
4. Legal Description of Property: _____
5. Property Owner (Printed Name, Address, Phone, Email): (S+S Renovation, LLC)
Dennis and Arlene Sullivan
9 Cambay Ct LL 72211 #501-590-2426 mbsullivan@yahoo.com
6. Owner's Agent: (Printed Name, Address, Phone, Email): _____
7. Brief Project Description: Remove all exterior siding and replace with 5" cedar board with 2" overlap. Wood trim around windows will be replaced
8. Estimated Cost of Improvements: 67,744
9. Zoning Classification: Is the proposed change a permitted use? Yes No
10. Signature of Owner or Agent: Dennis R Sullivan

(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 7/2009

December 9, 2011

Brian Minyard
Department of Planning and Development
723 West Markham Street
Little Rock, Arkansas, 72201-1334

Dear Brian,
Please find enclosed the proposed alteration to 308 East Daisy Bates Drive, Lot 5, Block 48 in the MacArthur Park Historic District.

1. We propose to remove all current exterior siding and replace with 5 inch cedar boards with 2 inch overlap. This is consistent with the siding that is currently in place. In addition, there may be rotted and damaged wood boards that will be replaced. We also propose to replace damaged trim around windows and doors. The current siding and wood trim has been patched and repaired over the years giving the exterior a non-uniform appearance. The siding and wood trim will be primed and two coats of paint applied. We feel that re-siding the entire structure will greatly enhance the appearance of the house and enhance the neighborhood.

Thank you for your help and time to guide us through this process.

Sincerely,

Arlene Sullivan
Dennis Sullivan, M.D.
S and S Renovation, LLC

Cover Letter

STALLMANN

Siding, Windows, & Doors
Stallmann Construction, Inc
 610 Hwy 5 N. Benton, AR 72019
 Office: 501-316-3345 Fax: 501-316-0821

[Empty Box]

**Serving Arkansas
 for over 30 Years**

Licensed, Bonded and Insured

Name / Address
 DENNIS SULLIVAN
 308 E DAISY BATES DR
 LITTLE ROCK AR 72202
 501-920-2619
Don Sullivan 9 @ Yahoo . Com

| Date | Estimate # | Salesperson | P.O.# |
|------------|------------|-------------|-------|
| 11/21/2011 | | DON | |

| Description of Work | Total |
|---|---|
| 1. REMOVE ALL CURRENT SIDING ND WRAP HOUSE WITH TYVACK | |
| 2. REPLACE SIDING WITH 5" CEDAR BOARD WITH 2" OVER LAP | |
| 3. PRIMER AND APPLY 2 COATS OF PAINT. | |
| 4. REPLACE ONE WOOD GABLE VENT. | |
| 5. TRIM ALL CORNERS BACK TO PRESENT LOOK. | |
| 6. TRIM AND PAINT WINDOW AND DOOR TRIM. | |
| 7. TESTING AND ABATEMENT DONE TO EPA STANDARDS. | \$ 66,799.00 |
| OPTION A. COLUMNS AND RAILS WITH CUT OUTS ON EACH OF COLUMNS ON FRONT PORCH | \$ 5,040.00 |
| OPTION B. BACK PORCH ADDED 6'X6' WITH GABLE ROOF AND COLUMNS | \$ 7,180.00 |
| <i>\$32,000 deposit</i> | |
| <i>3 Headers</i> | |
| <i>20 wood Trim w/ Windows</i> | <i>945</i> |
| Total | \$ 79,928.00 <i>67,744</i> |

Note: Price includes Instalation, accessory package, permit costs. Taxes, and haul off all job related debris. Also, replace or repair bad and rotten wood in work area before covering it.

If you have any questions, please call DON GREGORY 501-350-0525

For information on materials, go to: www.gostallmann.com

All material is guaranteed to be as specified. All work to be completed in a workman like manner to standard practices. Any alterations or deviations from the above specifications involving extra work or material will be an additional charge and may be executed upon written or verbal orders. All agreements are contingent upon weather, accidents or other delays beyond our control. Owner will provide fire, tornado and other required insurance. Stallmann will provide General liability and Workman Compensation exemptions and coverage.

This proposal may be withdrawn by us if not accepted in 5 days.

Acceptance of Proposal: The prices, specifications and conditions are satisfactory and hereby accepted by the rightful homeowner.

Authorization is granted to perform work as specified. I agree to pay the balance in full upon completion of work.

[Signature]
 Salesman Signature & Date *12-2-11*

Homeowner Signature & Date

Project description of work