

**LITTLE ROCK  
HISTORIC  
DISTRICT  
COMMISSION**

**DEPARTMENT OF PLANNING AND DEVELOPMENT**

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

**LITTLE ROCK HISTORIC DISTRICT COMMISSION  
AGENDA FOR MEETING**

Monday, September 12, 2011, 5:00 p.m.  
Curran Hall, 615 East Capitol Avenue

- I. Roll Call and Finding a Quorum
- II. Approval of Minutes  
August 8, 2011
- III. Deferred Certificates of Appropriateness  
A. 904/906 Commerce Street
- IV. New Certificates of Appropriateness
  1. 1301 Cumberland Street, George DeRoeck
  2. 503 East Ninth, Ron Ross
- V. Other Matters
  - a. Bylaw Revision
  - b. Enforcement issues
  - c. Certificates of Compliance
  - d. Dunbar Survey Update
  - e. Citizen Communication
- VI. Adjournment



**DEPARTMENT OF PLANNING AND  
DEVELOPMENT**

723 West Markham Street  
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**STAFF REPORT  
ITEM NO. A.**

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**DATE:** *September 12, 2011*

**APPLICANT:** *Stefan Vickery, Vickery Construction LLC*

**ADDRESS:** *904-906 Commerce Street*

**COA REQUEST:** *Siding and Trim; Porch Rebuild; and Windows*

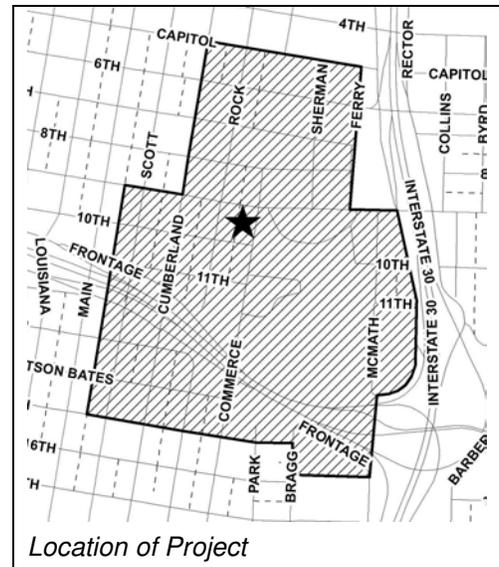
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**PROJECT BACKGROUND AND DESCRIPTION:**

The subject property is located at 904-906 Commerce Street. The property's legal description is "The West 66 feet of Lots 10, 11 and 12, Block 59 Original City of Little Rock, Pulaski County, Arkansas."

This building was built in the 1890's. The 2007 survey form states: "This one-story Queen Anne has a front facing wing with bay windows and segmented roof with the same side facing wing termination. A porch with minimal decoration fills between the front and side wings." It is considered a "Contributing Structure" to the MacArthur Park Historic District.

This application is a result of an enforcement action. The removal of the original weatherboard, replacing the porch decking, and adding railings and columns were started without a COA by the HDC.



The proposal is to replace siding that is different than that removed, replace columns on porch that are different to the original, add spindled frieze detail between columns, replace deck boards on porch, add built in bench on porch and replace all window with vinyl windows.

A letter was sent on June 6, 2011 certified return receipt requested to the owners. It was returned undeliverable. A letter informing the owner that they were in the district was mailed along with others in May 2006 and in January 2011.



*2007 Survey photo front*



*Current Photo front*



*2007 Survey photo south side*



*Current Photo front with tower*



*2007 Survey photo north side*



*Front view after siding removal*

**PREVIOUS ACTIONS ON THIS SITE:**

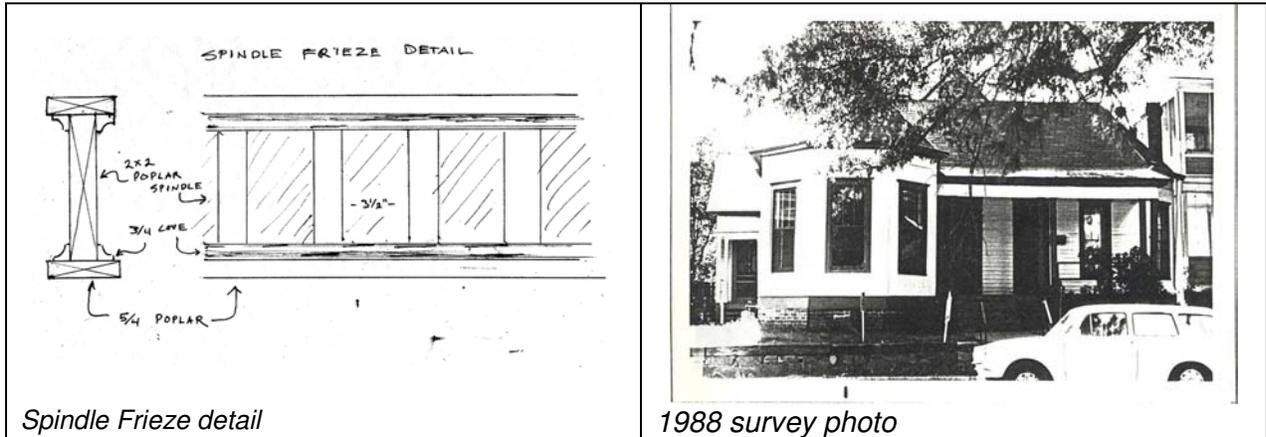
On January 13, 1988, an action was noted to replace partially burned roof, remove chimney, replace windows and replace front door by the Applicant Lanelle McCollum. No notation was found in the file to say if the COA was approved or not.

**PROPOSAL:**

The proposal is divided into three parts. The first part is "Siding and Trim." Most of this normally could have been handled with a COC, but the applicant has desired to replace the vertical shiplap siding that is evident on the front bay with horizontal 6" weatherboard to match the rest of the house. This is shown in the photos above and particularly in the photo labeled "2007 Survey photo south side" and "Current Photo front with tower." In the 1988 photo, the

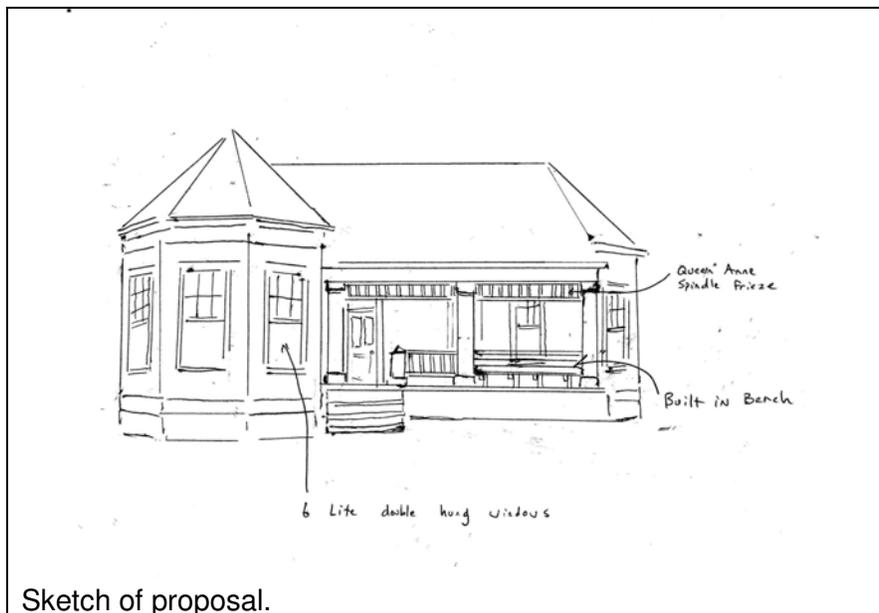
vertical siding was evident. This vertical siding was approximately 9-12" wide and had a shiplap edge. To replace with horizontal 6" weatherboard would be a change in materials and design and would require a COA.

Replacing rotten soffit, fascia, frieze detailing, corner boards, and "mud boards" with the same profile wood is not normally subject to a COA.



The second part is "Front Porch Rebuild." This was the original violation observed by Staff. The front porch decking was removed and replaced without a COA or COC. It was replaced with 5/4" pressure treated wood. New stairs were added along with new handrails along stairs. The new handrails are made of 4x4 posts with 2x4 rails and 2x2 poplar spindles. The double columns, as shown in the photos above, were replaced with square 8x8 fiberglass columns. The detailing of the posts caps and bases were eliminated.

A built-in bench forms the railing along the front of the porch. The 1988 photo shows a very utilitarian railing on the porch, one that was probably not original to the house. See photo above labeled 1988 Survey Photo. A handrail was installed on the south half of the porch as described.



A spindle frieze detail is proposed along the top of the porch to be constructed out of 5/4 poplar, 2x2 poplar spindles and 3/4 cove molding.

The third portion of the application is the replacement of the all sashes with “Atrium vinyl white double hung windows with 6 lite upper sash. Low E/Argon (U factor 0.31, SHGC 0.29). These windows would replace the original wood windows in the structure.

**ANALYSIS:**

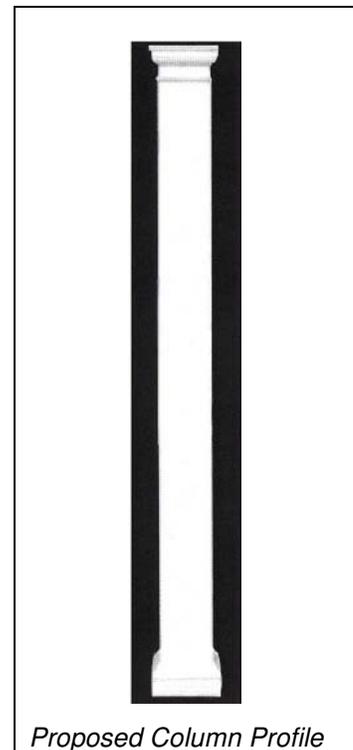
The Secretary of Interior stands that apply to the application are a follows:

- 2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
- 3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
- 5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- 6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
- 9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The first part of the application is the Siding and Trim. Again, the replacement of broken cracked and warped pieces of siding and trim with pieces of same profile and size is usually a matter of COC’s. However, the removal of a large characteristic accent siding as the vertical shiplap siding is not appropriate for a contributing house. The vertical siding is a defining element on the façade of this house. Replacing it with horizontal weatherboard is not appropriate.

The second portion of the application is the Front Porch Rebuild. The replacing of the porch decking and handrails is simple enough to blend with the structure. The replacing of the posts on the porch with ones that are twice the size of the original also removed character-defining elements of the house. The built-in in bench in not in keeping whatsoever with the period of the house. The bench should be removed and replaced with more handrails to match the new handrails. The new columns should also be removed and the older posts replicated.

This house was, as far as our records show, a rather plain utilitarian house without all of the fretwork as typical of the more extravagant Victorian houses. To add a spindle frieze to a house that did not have on originally is to add a false sense of history to the structure.



The third portion of the application is the replacement of the original windows. The 2007 survey states that there is a combination of 6/1, 6/6 and 1/1 windows on the house. The Proposal is to replace all the windows with 6/1 windows regardless of the original lite arrangement. As stated in the research done for the Commission on replacement windows, a storm windows in addition to a repaired original wood window will have a combined U-value of .50 with a 4.5 year payback in energy savings. Vinyl windows, as proposed, would have a 0.31 U value, but a 240 year payback in energy savings, and the original historic fabric is lost. Replacement of these windows with vinyl windows is not appropriate when a similar energy saving can be had with the addition of storm windows.

**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.
2. Approval of the following items:
  1. Replacement of broken cracked and warped pieces of siding and trim with pieces of same profile and size.
  2. Decking on front porch.
  3. Railings on front porch with extension to location of removed bench.
3. Denial of the following items:
  1. Replacing vertical siding with horizontal weatherboard.
  2. Built-in bench on front porch.
  3. 8x8 fiberglass columns on front porch.
  4. Spindle frieze detail.
  5. Replacement vinyl windows.

**STAFF RECOMMENDATION:**

Staff recommends this item be deferred to the August 8, 2011 hearing because the applicant did not receive his list form the abstract company in time, therefore, letters were not mailed to property owners in a timely manner.

**COMMISSION ACTION:** July 11, 2011

A motion was made to defer the item to the August 8, 2011 agenda and was passed with a vote of 5 ayes and 0 noes.

**COMMISSION ACTION:** August 8, 2011

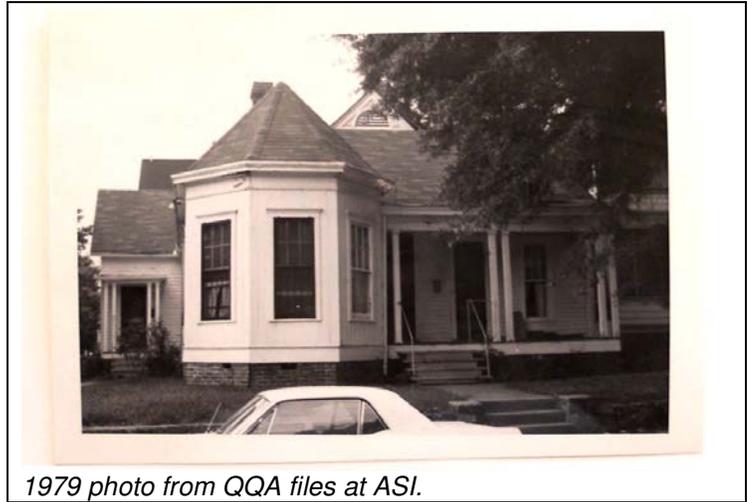
A discussion was held on the applicant being required to get four votes out of the entire commission to get his item passed. The applicant conferred with the owners and decided to take the deferral that the commission offered. A motion was made to defer the item to the September 12, 2011 agenda and was passed with a vote of 4 ayes and 1 absent.

**STAFF UPDATE:** September 11, 2011

Staff has researched the address from the QQA files at the ASI. General photos of the park did not reveal any photos of the structure in question. A photo was found from 1979 and is shown below. The photo shows that the house has not had major improvements since 1979, except for the work that is the subject of this COA. It does show that there was not a railing on the porch at that time. It does clearly shows the dual column treatment on the porch.

There is evidence that this house used to face Ninth Street, but at some time between the 1897 and the 1913 Sanborn fire maps, the house was moved to its' current location. A porch on the south side of the house had been removed after the moving of the house, but that is the extent of the information that can be gleaned from the fire insurance maps.

The house is a contributing structure to the MacArthur Park National Register Historic District. The district was designated in 1977 and resurveyed in 2006. It is a contributing structure "as is." To add additional ornamentation to this structure would not comply with the Secretary of interiors Standards #3, which states: "Each property shall be



1979 photo from QQA files at ASI.

*recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken."*

**NEIGHBORHOOD COMMENTS AND REACTION:** One email has been received in opposition to the vinyl windows.

**STAFF RECOMMENDATION:** Approval with the following conditions:

3. Obtaining a building permit.
4. Approval of the following items:
  1. Replacement of broken cracked and warped pieces of siding and trim with pieces of same profile and size.
  2. Decking on front porch.
  3. Railings on front porch with extension to location of removed bench.
3. Denial of the following items:
  1. Replacing vertical siding with horizontal weatherboard.
  2. Built-in bench on front porch.
  3. 8x8 fiberglass columns on front porch.
  4. Spindle frieze detail.
  5. Replacement vinyl windows.

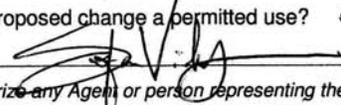


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**APPLICATION FOR A  
CERTIFICATE OF APPROPRIATENESS**

1. Application Date: 6-10-11
2. Date of Public Hearing: ~~6-13-11~~ 7-11-11 at 5:00 p.m.
3. Address of Property: 904 South Commerce St.
4. Legal Description of Property: City of LR S35 7' OF E74' OF LT 11 & N16 3' OF E74' OF LT 10 59
5. Property Owner (Printed Name, Address, Phone, Email): CARR Enterprises  
11219 Financial Centre Parkway Little Rock, AR
6. Owner's Agent: (Printed Name, Address, Phone, Email): Stefan Vicker  
5413 C. St. Little Rock, AR (479) 236 2323 vickeryconstructionLLC@gmail.com
7. Brief Project Description: (FRONT PORCH) Repair porch flooring, Replace Columns and hand rails, (Exterior) Replace rotten siding and trim (Windows) Sash Replacement.
8. Estimated Cost of Improvements: \$16,500
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 7/2009

Stefan Vickery (Owner's Agent)  
(479)236-2323  
vickeryconstructionllc@gmail.com  
5413 C Street  
Little Rock, AR 72205

June 6, 2011

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

To whom it may concern:

It is the intent of CARR Enterprises to repair the exterior of the property located on 904 South Commerce Street. A recent inspection of the property has revealed that much of the exterior is severely damaged to the point where if repairs are not made the structure of the building will be seriously compromised.

The overall goal of this project is to preserve the basic integrity of this property and upgrading its energy savings while improving the aesthetics of the house.

In consideration of the state of the property and the budget allowed for repairs we request that leniency be made in the selection of some materials, methods and design aspects of the overall project.

All installations and construction designs have been made with regard to local building codes.

The scope of the proposed repairs are in three parts: 1. Siding and trim 2. Front porch rebuild 3. Window replacement.

Siding and Trim:

- Replace all rotten or damaged siding with matching beveled yellow pine ½" X 6" weatherboards. -----
- Replace all rotten or damaged soffit with 1 X 6 select yellow pine.
- Replace all rotten or damaged fascia with 1 X 6 select yellow pine.
- Replace all rotten or damaged fascia detail with 1 ¼" poplar cove crown.
- Replace all rotten or damaged frieze detail with 1 ¼" poplar cove crown.
- Replace all rotten or damaged corner boards with 5/4 finger joint radiata pine.
- Replace all rotten or damaged "mud boards" with 1 X 12" finger joint cedar.

Front Porch Rebuild:

- Replace existing 4 X 4 columns with square 8 X 8 fiberglass with base and cap.
- Add spindled frieze detail between columns as to integrate Queen Anne architectural elements. Frieze cap and base to be made from 5/4 poplar and 2 X 2 poplar spindles.
- Replace existing pressure treated 5/4 deck boards with new pressure treated pine 5/4 deck boards for flooring and stairs.

*Cover Letter*

-Install new hand rail with pressure treated pine 2 X 4 upper and lower rails and 2 X 2 square spindles.  
-Install built in bench between north set of columns. Pressure treated pine 2 X 4 framing with pressure treated pine 5/4 deck boards for seat and back rest.

Window Replacement:

-Replace all sashes with Atrium vinyl white double hung with 6 lite upper sash. Low-E/Argon (U Factor: 0.31, SHGC: 0.29)

I look forward to working with the historical committee.

Thanks,

Stefan Vickery

*Cover Letter continued*



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**STAFF REPORT  
ITEM NO. One.**

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**DATE:** *September 12, 2011*

**APPLICANT:** *George DeRoeck*

**ADDRESS:** *1301 Cumberland*

**COA REQUEST:** *Iron fence*

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**PROJECT BACKGROUND AND DESCRIPTION:**

The subject property is located at 1301 Cumberland. The property's legal description is "Lot 1, Block 48, Original City of Little Rock, Pulaski County, Arkansas."

This house was built in ca. 1885. The 2006 survey form states: "This simple Tudor style structure has arched openings, large dominant chimney and steep roof slopes typical of this style." It is considered a "Contributing Structure" to the MacArthur Park Historic District.

This application is for the installation of an iron fence. The fence will be 34-36" tall. It will be installed along the Cumberland Street frontage, the western portion of the 13th Street frontage, and part of the south property line starting at the southwest corner of the property. The existing fence at the northwest corner of the house will be reinstalled along the 13th Street frontage.

**PREVIOUS ACTIONS ON THIS SITE:**

On September 3, 2008, a COC was approved and issued to Karen Butler Miller Reddig for the painting of the non-masonry portions of the rear structure. It also acknowledged her restoring the two windows on the west façade of the house that were under enforcement.

On September 11, 2008, a COC was approved and issued to Karen Butler Miller Reddig for the painting of the trim on the main house.

On May 8, 2006, a COA was issued to Karen Butler Miller Reddig for an amendment to the COA per the letter issued by the City Attorney's office for violations of the previous COA.

On February 12, 2004 a COA was issued to Karen Butler Miller Reddig for addition of a secondary structure.



*Location of Project*



West (front) elevation from 2006 Survey



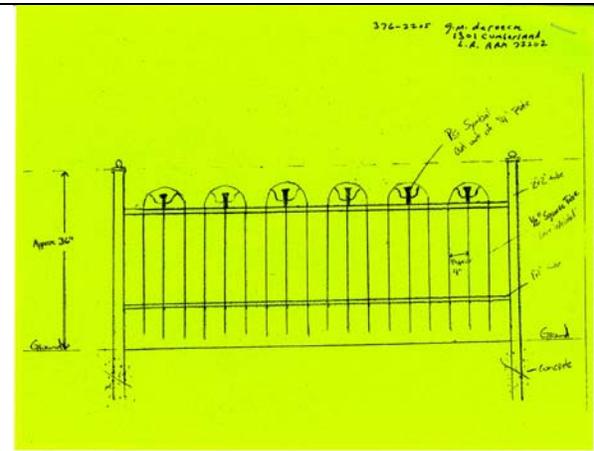
North (side) elevation from 2006 Survey

**PROPOSAL:**

The fence will be made of tubular steel. There will be a 2" square steel post every seven feet. The rails are one-inch square tube. The vertical pickets are one-half inch and face welded to the rails. The existing fence, which has one-half inch square pickets, will be modified and places by the 13th Street entrance. The fence will be painted a satin black.



Existing fence in front yard to be moved.



Sketch of fence to be installed.

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

The guideline state on page 66: 3. *Fences and Retaining Walls:*  
*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 house. Cast iron fences were common through the Victorian period and should be retained and maintained. Wrought iron and bent wire fences are also historic.*

*Wood picket fences may be located in front, side, or rear yards, generally following property lines. They should be no taller than three feet (36") tall; 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 house.*

*Wood board privacy fences should be located in rear yards. They should be no taller than six feet (72"), of flat boards in a single row (not stockade or shadowbox), and of a design compatible with the structure. The privacy fence should be set back from the front façade of the structure at least halfway between the front and back walls.*

*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. Free-standing 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.*



*Existing fence at front porch*

The fence that is proposed is different from the fence that is located on the front porch, which is also different from the fence that is to be modified and moved to the side of the structure along 13<sup>th</sup> Street. (There is a similar fence to the one proposed at the southeast corner of 13<sup>th</sup> and Scott Streets, although the fence there is more ornate than the one proposed here.) Since this is to be a new fence, it may be appropriate for the fence at the street to be different from the fence at the front porch.

In the letter from the applicant dated August 16, 2011, the applicant states that the existing fence will be modified and placed at the end of the proposed fence. The applicant has not stated how that fence will be modified. If the fence materials were to be used to create more linear footage of the new proposed fence, that could be appropriate. Staff does not feel that it is appropriate have three discernable types of fencing on the property. Staff does support the addition of the proposed fence in the locations noted on the submitted plan as shown at the end of this report. Staff does not support additional locations of fences that are not shown in the submitted plans.

**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.
2. Removal of the existing fence at the northwest corner of the house with the first phase of the fence installation.
3. Gate and gateposts shall be same height as the fence. Gateposts may be larger in width, but not in height to the other posts.



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**APPLICATION FOR A  
CERTIFICATE OF APPROPRIATENESS**

1. Application Date: July 10, 2011
2. Date of Public Hearing: Sept. 12, 2011 at 5:00 p.m.
3. Address of Property: 1301 Cumberland
4. Legal Description of Property: LOT 1 - BLOCK 48 - ORIGINAL CITY
5. Property Owner (Printed Name, Address, Phone, Email): George M. DeRoock  
2 Ferncrest, Little Rock, ARK. 72223 CKderoock@Yahoo.com
6. Owner's Agent: (Printed Name, Address, Phone, Email): \_\_\_\_\_
7. Brief Project Description: 73 L.F. Custom Victorian style fence  
36-34" tall SATIN BLACK - SET IN CONCRETE WITH  
SIMILAR "GATE"
8. Estimated Cost of Improvements: \$,840.00
9. Zoning Classification: Is the proposed change a permitted use?  Yes  No
10. Signature of Owner or Agent: George M. DeRoock

*(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

Application

August 22, 2011

Mr. Brian Minyard  
Department of Planning and Development  
723 W. Markham  
Little Rock, AR 72201

Dear Mr. Minyard,

Per the application, I am sending a cover letter regarding changes proposed at 1301 Cumberland Street. Specifically, as I forwarded information to this end, I am anticipating installing a Victorian-style fence approximately 34 inches tall around the property. There is a property approximately 100 yards to the south that has a fence the same size from the 1890's.

There is currently a steel fence butting from the front entrance which was placed to prevent pedestrians from "cutting through" the yard when walking from Cumberland Street to 13<sup>th</sup> Street requiring pedestrians to walk on the sidewalk. This fence will no longer be necessary and I anticipate having it placed at the back entrance on 13<sup>th</sup> Street at the end of the proposed new fencing.

As per the requirements, I have obtained information from residents within 150 feet of the property. In addition, the residents were sent letters regarding the proposed change and I have here to date not received any questions or concerns from the residents. In addition, a letter was sent to the Arkansas Department of Highway and Transportation also informing them of the proposed changes, as two sides of the property are within 150 feet.

As per the letter, the fence is to be made of tubular steel. The proposed cost is approximately \$5,800 and will be completed in stages, as I can afford it. As indicated on the drawing, there will be a gate in place, as well. It is my understanding that the posts will be set in concrete though the concrete will not be visible due to grass around the foundations. At this point, the color is to be dull satin black. There are a couple antique white fences in the neighborhood though the black fence is in keeping with the one closest to my property.

The work is to be done by Accent Ironworks of Benton and they are a reputable dealer in this area.

If you have other questions, please contact me at the office (501) 376-2205 or on my cell (870) 530-0933.

I look forward to meeting with you on September 12, 2011 at 5:00 p.m. in the boardroom at City Hall.

  
George M. DeRoeck, Psy.D.

GMD/jw

Cover Letter



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August 16, 2011

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

RE: Victorian Fence to be installed at 1301 Cumberland Street

Dear Mr. Minyard,

The drawing notes 2" by 2" stud post tube (large one every 7'). The horizontal bottom tube is 1" by 1". The vertical tube is ½" by ½" face welded. The other fence is to be modified and placed by the 13<sup>th</sup> Street entrance.

If feel free to contact me if you should have other questions.

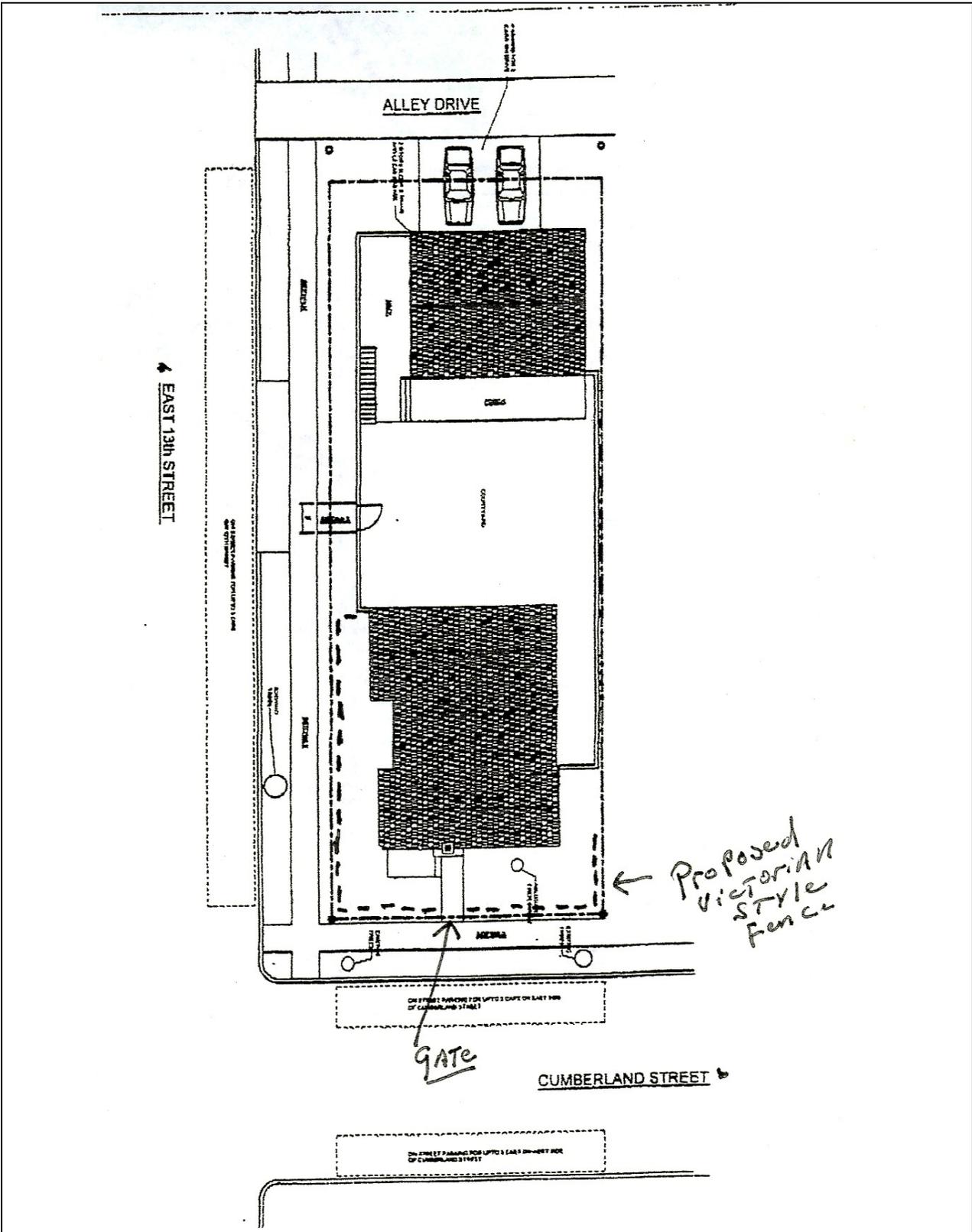
Sincerely,

George M. DeRoeck

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P.O. Box 24638 Little Rock, AR 72221  
(501) 376-2205 Office (501) 376-2209 Fax  
Psycarecenter@att.net

*Cover Letter continued*



Fencing Plan