RESOLUTION NO. _____________

A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER
INTO A CONTRACT WITH V. R. SMITH & SONS, INC., FOR
SELECTIVE DEMOLITION AND STABILIZATION OF THE WILLIAM
E. WOODRUFF HOUSE IN LITTLE ROCK, ARKANSAS, IN AN AMOUNT
NOT TO EXCEED FIFTY-FOUR THOUSAND, ONE HUNDRED
SEVENTY-THREE DOLLARS ($54,173.00); AND FOR OTHER
PURPOSES.

WHEREAS, On December 19, 2014, the City of Little Rock purchased a Historic Preservation
Easement on the façade of the property described as the William E. Woodruff House (“Woodruff House”),
located at 1017 East 8th Street in Little Rock, Arkansas; and,

WHEREAS, the Historic Preservation Easement requires that the property owner maintain the
structural soundness of the building in order to protect the integrity of the exterior façade, and allows the
City to correct a violation of the Building Maintenance Covenant upon thirty (30) days’ notice to the
property owner; and,

WHEREAS, upon inspection and report, staff delivered notice to current property owner Quapaw
Quarter Association that the integrity of the historic façade was at risk due to roof damage and termite
damage and that the owner was in violation of the easement’s Building Maintenance Covenant; and,

WHEREAS, upon the property owner’s failure to correct the violation, City staff solicited bids for
selective demolition and stabilization of the Woodruff House, and the bid submitted by V. R. Smith & Sons,
Inc., was selected as the lowest responsible bid for the required services; and,

WHEREAS, the Little Rock Board of Directors wishes to protect the City’s Historic Preservation
Easement on the Woodruff House through enforcement of the easement’s Building Maintenance Covenant.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY
OF LITTLE ROCK, ARKANSAS:

Section 1. The City Manager is hereby authorized to enter into an agreement with V.R. Smith & Sons,
Inc., for selective demolition and stabilization of the first floor and the exterior of the Woodruff House,
located at 1017 East 8th Street in Little Rock, in an amount not to exceed Fifty-Four Thousand, One Hundred
Seventy-Three Dollars ($54,173.00).

Section 2. Funding for this repair is from Arkansas Historic Preservation Program Grant No.15-RETT-
CLG-04 ($44,173.00) and from the City’s Grant Match Account ($10,000.00).
Section 3. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of the resolution which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the resolution.

Section 4. Repealer. All laws, ordinances, resolutions, or parts of the same, that are inconsistent with the provisions of this resolution, are hereby repealed to the extent of such inconsistency.

Section 5. This resolution will be in full force and effect from and after the date of its adoption.

ADOPTED: February 2, 2016

APPROVED:

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Susan Langley, City Clerk            Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM

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Thomas M. Carpenter, City Attorney