



**DEPARTMENT OF PLANNING AND  
DEVELOPMENT**

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**LITTLE ROCK HISTORIC DISTRICT COMMISSION**

**MINUTE RECORD**

Thursday, April 3, 2025, 4:00 p.m.

Board Room, Little Rock City Hall, 500 W. Markham

**I. Roll Call**

Members Present:

Christina Aleman, Chair  
Amber Jones, Vice Chair  
Tom Fennell  
Dr. Thomas DeGraff III  
Chase Waters

Members Absent:

Scott Green  
Diane Thomas-Holliday

Staff Present:

Hannah Ratzlaff  
Raeanne Gardner  
Cameron Bowden

**II. Finding a Quorum**

A quorum was present being five (5) in number.

**III. Citizen Communication**

Ms. Donna Colon addressed the commission. Ms. Colon expressed concern regarding HDC2025-005 and enforcement action regarding the property at 1420 Commerce Street. The item was deferred to the May 1<sup>st</sup> meeting due to the applicant providing the incorrect hearing date in the public notice letter.

**IV. Minutes**

None

V. National Register Nominations  
None

VI. Deferred Certificates of Appropriateness  
None

VII. New Certificates of Appropriateness

1. HDC2025-004

Joe Tollett  
515 Rock Street  
Rehabilitation, Site Improvements, Front  
Porch Alterations and Reconstruction

2. HDC2025-005

CPA OZ Investments LLC  
1420 S. Commerce Street  
Skylights, Front Porch Alterations, Fencing  
***Deferred to May 1<sup>st</sup>, 2025 meeting due to  
failure to meet public notice  
requirements***

3. HDC2025-006

First Lutheran Church  
700 S. Rock Street  
Rehabilitation, Site Improvements, Rear  
Two-Story Enclosed Porch Alteration

ITEM NO.: 1

FILE NO.: HDC2025-004

NAME: Narkinsky House - Certificate of Appropriateness

LOCATION: 515 S. Rock Street, Little Rock, AR 72201

OWNER/AUTHORIZED AGENT: Joe Tollett

Joe and Eri Tollett  
515 S Rock Street  
Little Rock, AR



*Figure 1. Narkinsky House at 515 S. Rock Street.*

AREA: 0.16 acresNUMBER OF LOTS: 1WARD: 1HISTORIC DISTRICT: MacArthur Park Historic DistrictHISTORIC STATUS: ContributingCURRENT ZONING: UU – Urban Use**A. PROPOSAL/REQUEST/APPLICANT’S STATEMENT:**

The application proposes various exterior alterations, site improvements, and the reconstruction of original front porch elements. Proposed exterior alterations include the enclosure of the brick masonry foundation, installation of crawl space vents and doors, realignment of side elevation baseboards, reconstruction of original chimneys, and replacement of rear porch steps. Proposed porch reconstruction includes the replacement of the porch foundation, porch steps, and porch lighting, the realignment of porch columns and replacement of column bases with a substitute material, the removal of non-historic supports, and the reconstruction of eave brackets. Proposed site improvements include the replacement of the existing concrete sidewalk with brick and the installation of security lighting and cameras.

**B. BACKGROUND***Location*

The subject property is located at 515 South Rock Street. The property’s legal description is “Lot 4, Block 150, Original City of Little Rock, Pulaski County, Arkansas”

*Context*

The subject property is located at 515 S. Rock Street and is the site of the Narkinsky House, a single-story, wood frame Italianate structure built as a

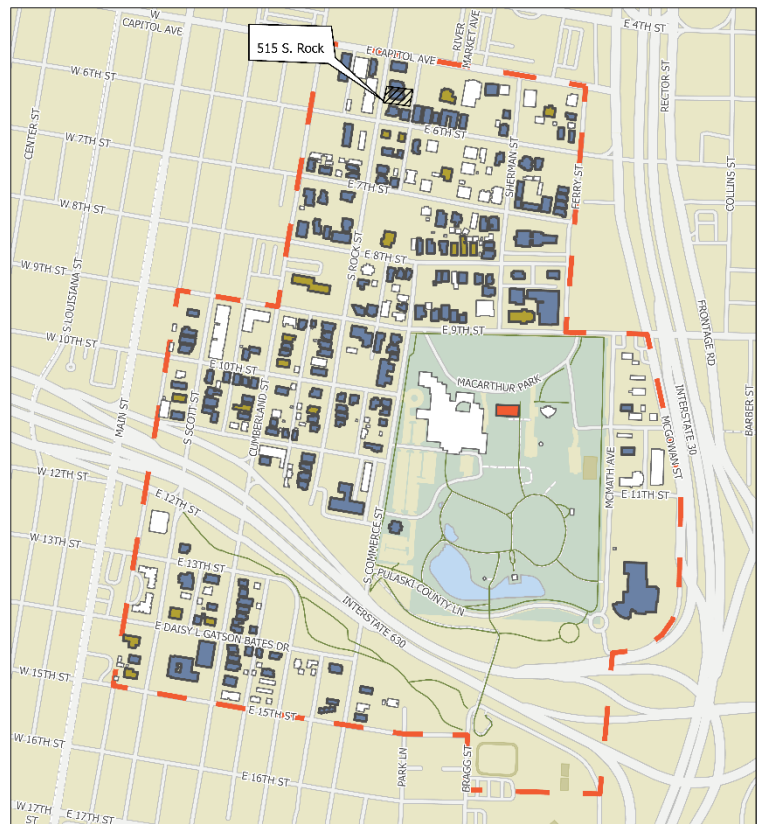


Figure 2. Narkinsky House at 515 Rock Street located in MacArthur Park Historic District.

residence in 1867. The structure is Contributing to the MacArthur Park Historic District and the most recent Arkansas Architectural Resource Form (PU2977, 2007) is provided as Attachment C.

### *Development History*

The Narkinsky House is supported by a brick masonry pier foundation and features a rectangular plan covered by composite shingle, low-pitched hipped roof with gable dormers on the front and side elevations. The home features elaborate Italianate architectural detailing for a one-story dwelling, such as decorative eave brackets, tall, narrow six-over-six wood windows with segmental arches, and a central wood frame porch with Doric columns. The home's historic architectural detail are well documented through photographs of the Narkinsky family, c. 1917-1942 (Attachment D). The Narkinsky's were a Jewish family who lived in the structure during the early 20<sup>th</sup> century.

The structure is first depicted in the 1897 Sanborn map as a single-story frame dwelling with a central, three-quarter front porch covered by non-combustible roofing, likely metal, and a rear Ell wing, and rear porch covered by wood shake roofing (Figure 3). By 1913, the structure's rear wing and porch were removed, an addition was constructed, and the front porch roof was covered with composite shingles (Figure 4). A rear room and stoop were constructed at the rear of the addition and was covered by a wood shake roof. By 1939, the rear stoop was enclosed and all roofing material was composite shingle (Figure 5). Sometime between 1978 and 1987, the structure's front porch floor and foundation was modified sometime between 1978 and 1987 with the original brick masonry pier foundation and wood floor being replaced with a solid brick foundation and brick floor (Figure 6).

### *Previous Action*

On February 12, 2025, a COC (HDC2025-002) was issued to Joe Tollet for window repairs and HVAC unit replacement.

On July 18, 2024, a COC (HDC2024-023) was issued to Joe Tollet for gutter installation along the rear enclosed porch.

On May 3, 2024, a COC (HDC2024-012) was issued to Joe Tollett for the installation of a ridge vent.

On May 29, 2025, a COC (HDC2024-007) was issued to Joe Tollett for the removal of non-historic signage, removal of a handicap ramp on the front façade, and siding repair.



On June 15, 2023, a COC (HDC2023-015) was issued to Jean Madden and Camellia Walker for porch repair, wood siding and trim board repair, wood soffit, fascia, and bracket repair, painting, and roofing repair.

On April 4, 1991, a COA (HDC1991-001) was issued to Jean Madden for the renovation and repair to front porch and an addition of a handicap ramp.

On September 3, 1987, a COA (HDC1987-003) was issued to Jean Madden for restoration of a front porch.

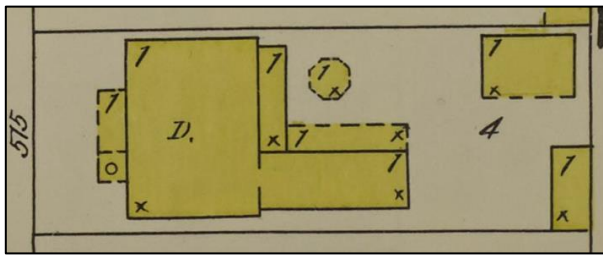


Figure 3. 515 Rock Street, 1987, Sanborn Map, Little Rock.

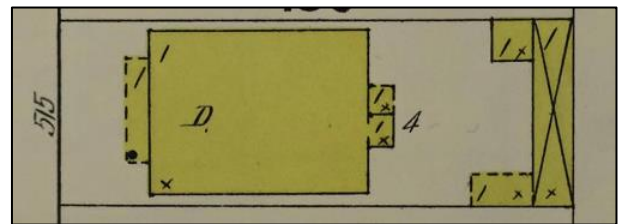


Figure 4. 515 Rock Street, 1913, Sanborn Map, Little Rock.

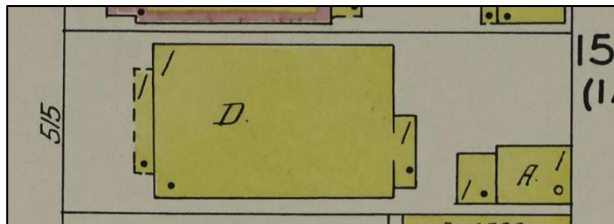


Figure 5. 515 Rock Street, 1939, Sanborn Map, Little Rock.

No previous actions were found on this

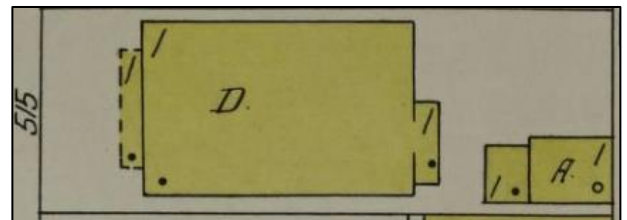


Figure 6. 515 Rock Street, 1950, Sanborn Map, Little Rock.

site.

### **Sanborn Maps:**

#### **C. EXISTING CONDITIONS:**

See site photos (Attachment A) and application packet (Attachment B). The application packet includes cover letter, application, site plan, architectural illustration, and product sheets and specifications. Historical photographs of the site are found in Attachment D.

D. NEIGHBORHOOD COMMENTS:

The time of distribution, there were no comments regarding this application.

All owners of properties located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock that surround the site were notified of the public hearing.

E. ANALYSIS:

*Pier Foundation Enclosure, Crawl Space Vents and Doors*

The application proposes removing the existing painted plywood boards and enclosing the brick masonry pier foundation with salvaged brick, set back by 2 inches. Additionally, the proposal includes installing cast iron crawl space vents and three smooth steel crawl space doors.

Staff finds the proposal is consistent with the *Design Guidelines*, specifically Guideline 4.3 (4). The proposal uses appropriate infill material and sets the new material back a few inches to differentiate between the historic pier system and the new infill material. The crawl space vents and doors will be installed into the infill brick and the products are compatible and subordinate to the historic feature.

Staff finds the proposal is consistent with the SOI Standards, specifically standard 9: “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”

*Front Porch Reconstruction*

The application proposes several improvements and repairs to the front porch. These include installing new flashing and metal roofing, removing the non-historic, existing foundation (Figure 7), and reconstructing the pier and beam foundation displayed in the Narkinsky family photographs (Attachment D). The porch foundation will have a tongue-and-groove floor and foundation openings will be covered in lattice. The front steps will be rebuilt using brick, wood, or concrete, and black handrails will be added to meet code requirements.

The existing columns will be repositioned to align with the original foundation location and roof elements. Missing eave brackets will be reconstructed, and the fascia will be repaired and rebuilt as needed, based on physical evidence of the original fascia found in the structure’s attic (Figure 17, 18). The existing porch light will be replaced (Figure 16), and the porch ceiling will undergo plaster repair (Figure

13, 14). Lastly, the non-original horizontal support beams attaching the columns to the front façade wall will be removed (Figure 15).

Staff finds the reconstruction of missing or altered architectural elements based on physical and pictorial evidence (Attachment D) to be consistent with Guideline 4.13(4). The proposed reconstruction of the missing architectural elements—porch foundation, metal roofing, flooring, column realignment, eave brackets, fascia—are supported by the Narkinsky family photos, the Sanborn maps, and the physical evidence assessed on site. Additionally, the proposed porch handrail is consistent with Guideline 4.13(7) and is simple and subordinate in design and compatible with the historic attributes of the property. Staff finds wood to be the most compatible material for the reconstruction of the front steps, based on pictorial evidence.

Staff finds the proposal is consistent with the SOI Standards, specifically standard 6: “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.”

#### *Porch Column Base Substitute Material*

The application proposed to replace the existing front porch wood column bases with fiber-reinforced polymer to reduce the risk of rot. Fiberglass and the related Fiber Reinforced Polymers (collectively FRP) are synthetic materials that can be molded into decorative shapes and details. They are lightweight and are often used as a substitute for decorative wood or masonry elements. More information regarding FRP can be found on page 56 of the *Design Guidelines*.

Staff finds the proposal to be inconsistent with the *Design Guidelines*. Guideline 3.6(3) discourages the removal of architectural features that are in good condition and Guideline 4.13(1) encourages the replacement of historic materials too deteriorated to repair with in kind materials. Staff finds that the requested substitute material is not inappropriate for this use if replacement was necessary, however the condition of the column bases has not deteriorated to the extent that they cannot be repaired through ordinary maintenance.

Staff finds the proposal is inconsistent with the SOI Standards, specifically standard 6: “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.”

#### *Realignment of Side Elevation Baseboards*

The application proposes realigning the exterior, horizontal trim boards on the historic rear addition with the trim boards of the original structure (Figure 9,12). The addition was constructed sometime between 1897 and 1913 and is considered to be historic. The misaligned trim boards showcase the expansion of the dwelling to accommodate the occupants and is historic in its own right (Attachment D).

Staff finds the realignment of the side elevation baseboards to be inconsistent with Guideline 4.8. The proposal alters an existing historic feature and is not substantiated by documentation.

Staff finds the proposal is inconsistent with SOI Standards, specifically standard 4: “Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.”

#### *Reconstruction of Chimneys*

The application proposes to reconstruct two original chimneys that were once prominent to the exterior: one near the front of the structure along the north elevation and one near the rear of the structure along the south elevation, see front façade illustration in Attachment B. The two chimneys are visible in historic photographs (Figure x and x), were removed by 1978, and the interior elements remain beneath the roofline.

Staff finds the reconstruction of the two prominent chimneys consistent with Guideline 4.26. The proposed reconstruction of the chimneys are supported by the Narkinsky family photos and the physical evidence assessed on site.

Staff finds the proposal is consistent with the SOI Standards, specifically standard 6: “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.”

*Rear Porch Step Replacement*

The application proposes replacing the rear porch steps with brick and the installation of a handrail (Figure 10). The existing wood steps are deteriorated and require replacement. As currently constructed, the steps and risers do not meet code. The rear of the structure, inclusive of the steps, is visible from the public alley.

Staff finds the replacement of the rear steps to be necessary and finds the proposed material to be inconsistent with Guideline 4.13 (1). Staff finds that brick steps may appear as conjecture and that concrete steps would be more appropriate. The rear steps are not protected by a covering, were humbly constructed, and are located on the rear façade. Concrete is a more compatible replacement as it is simple in design and affords durability. Additionally, the proposed porch handrail is consistent with Guideline 4.13(7) and is simple and subordinate in design and compatible with the historic attributes of the property.

Staff finds the proposal is mostly consistent with the SOI Standards, specifically standard 6: “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.”

*Sidewalk Replacement*

The application proposes replacing the concrete segment of the public sidewalk for the length of the property with brick masonry based on evidence from historic photographs (Attachment D). The bricks will be laid in a herringbone pattern to reconstruct the pattern visible in the historic photographs. Staff finds the sidewalk replacement consistent with Guideline 9.8(5). The proposal is substantiated by pictorial evidence.

Staff finds the proposal is consistent with the SOI Standards, specifically standard 6: “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.”

**F. STAFF RECOMMENDATION:**

Staff recommends the approval of the application, as submitted, excluding approval for the realignment of the exterior trim boards and the replacement of the column base with substitute materials, with the following conditions:

1. Chimneys: The location and design of the reconstructed chimneys will be based directly on physical and documented evidence. Chimney flashing to be installed in step pattern in the mortar joints of the masonry. Brick masonry and mortar will match existing in dimension, scale, color, texture and other physical attributes.
2. Sidewalk: Reconstruction of the brick masonry sidewalk will be based directly on documented evidence. Additional engineering review and inspection is required by the Planning & Development Department to assure that the resulting sidewalk meets relevant accessibility and environmental codes.
3. Exterior Porch Light: New lighting will conform to Guideline 9.22 and require final review and approval by the staff.
4. Rear porch steps will be constructed of wood or concrete.
5. Front porch steps will be constructed of wood.

**G. STAFF RECOMMENDATION****(APRIL 3, 2025)**

Staff member Ratzlaff presented the application to the commission. Commissioner Fennell asked whether any historic documentation existed regarding the railing along the rear steps. Ratzlaff identified a historic photograph included in the staff report that depicted the railing.

Mr. Joe Tollett, the property owner and applicant, addressed the Commission. He noted that the current railing is made of galvanized pipe and is not original, as shown in the historic photographs.

Commissioner Aleman asked Mr. Tollett whether he was amenable to staff's recommendations. Mr. Tollett responded that most of staff's comments had been anticipated and were addressed during the Design Review Committee meeting. He expressed agreement with all staff recommendations except for one: his request to use a substitute material for the front porch column bases. Mr. Tollett explained that he believed the current bases were not original and had been previously repaired with profiles inconsistent with those shown in the historic photographs. He expressed a desire to recreate the original profile using a substitute material.

Commissioner Jones commended the application for its alignment with the Design Guidelines and the applicant's attention to detail in the restoration effort. She acknowledged that the current column bases were not original and stated that, while restoring the original profiles was appropriate, using wood rather than a substitute material would be more consistent with the Design Guidelines and the Secretary of the Interior's Standards. Commissioner Aleman concurred.

Mr. Tollett also requested an extension of the standard one-year expiration term for the Certificate of Appropriateness (COA) to three years, explaining that he would be completing the work himself. Staff member Ratzlaff confirmed that the request was reasonable given the scope of work and noted that the ordinance permits the commission to extend the COA expiration term at the applicant's request based on project scope.

Commissioner Fennell made a motion to approve the application with staff's recommendations, specifying that wood steps be used for the rear porch, and granting a three-year extension of the COA expiration term. Commissioner Jones seconded the motion. The motion passed with 5 ayes, 0 noes, and 2 absent.

ITEM NO.: 3

FILE NO.: HDC2025-006

NAME: Welch-Cherry House - Certificate of Appropriateness

LOCATION: 700 S. Rock Street, Little Rock, AR 72201

OWNER/AUTHORIZED AGENT:

First Lutheran Church  
314 E 8th Street  
Little Rock, AR, 72202

Edward R. Sergeant,  
Sergeant Architecture PLLC  
1858 S Arch Street  
Little Rock, AR, 72206



*Figure 3. Welch-Cherry House, 700 S. Rock Street.*

AREA: 0.36 acresNUMBER OF LOTS: 1WARD: 1HISTORIC DISTRICT: MacArthur Park Historic DistrictHISTORIC STATUS: ContributingCURRENT ZONING: R4A – Low Density ResidentialCONSERVATION EASMENT: 2016, Arkansas Historic Preservation Program**A. PROPOSAL/REQUEST/APPLICANT’S STATEMENT:**

The application requests for the alteration of the rear (west) two-story enclosed porch, the removal and replacement of the existing ADA ramp, the installation of new porch handrails on the south side porch and east front porch, the enclosure of the south porch pier foundation.

**B. BACKGROUND***Location*

The subject property is located at 700 S. Rock Street. The property’s legal description is "W40’ of Lot 10 and All of Lots 11 and 12, Block 42, City of Little Rock, Pulaski County, Arkansas."

*Context*

The subject property sits at the southwest corner of E 7<sup>th</sup> Street and S Rock Street and is the site of the Welch-Cherry House, a two-story brick masonry structure built as a residence in 1881 in the Italianate style. The structure is Contributing to the MacArthur Park Historic District and the most recent Arkansas Architectural Resource Form (PU2830, 2007) is provided as Attachment C.

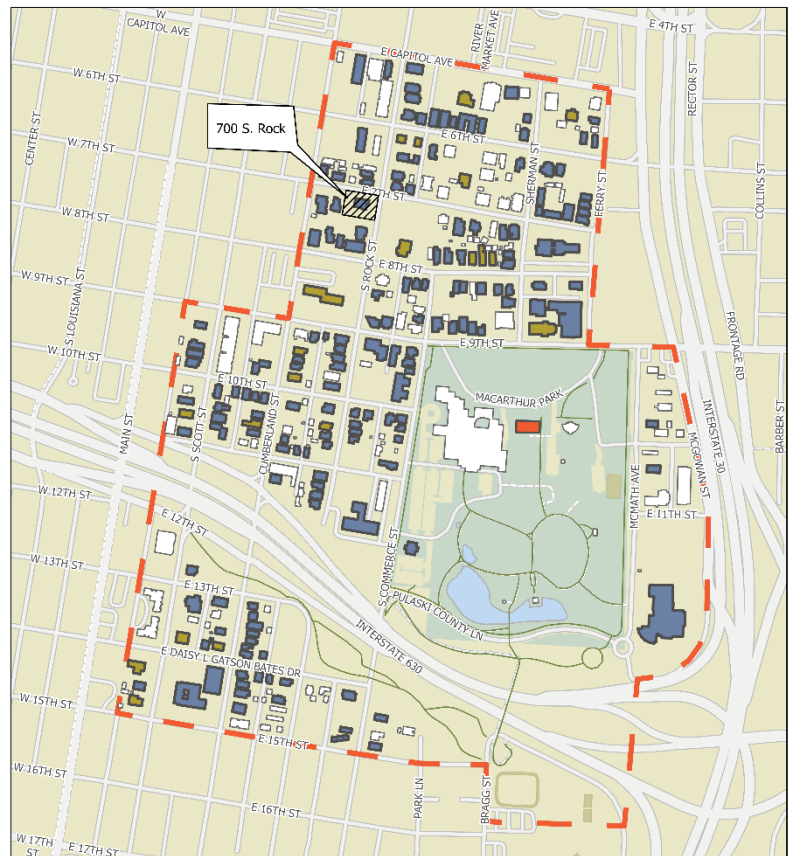


Figure 4. Welch-Cherry House, 700 S Rock Street, located in MacArthur Park Historic District.



*Development History*

The Welch-Cherry House displays a compound front-facing T plan with an asymmetrical front gable and cross-gable roof. The home displays subdued Italianate details, such as tall and narrow two-over-two wood windows with hooded, segmental arches, and simple eaves with built-in gutters. Frame partial porches, single-story and two-story, sit against each elevation with collective square porch supports with beveled (chamfered) corners. Masonry details include brick window hoods and courses parged and painted to appear like stone. The first story belt course along the street facing facades is precast concrete or stone. Uniquely, the home retains its original slate tile roof and five brick chimneys. The home lacks common ornate Italianate details such as cornices and eave brackets.

The structure is first depicted in the 1897 Sanborn map as a two-story brick masonry dwelling with a slate roof with various single-story wood frame porches along each elevation with roofing made of non-combustible material, likely metal (Figure 4). By 1913, the rear (west) elevation porch was replaced with a two-story wood frame porch with roofing made of a non-combustible material, likely metal (Figure 4). By 1939, the south elevation porch was raised to two stories with the upper story enclosed (Figure 5). The second story was enclosed and the first story partially enclosed by the 1980s (Figure 8).

The residence was built for Reverend Thomas R. Welch who was a prominent Mason and served as the pastor of Little Rock's First Presbyterian Church, at 800 Scott Street, for 25 years. Upon his death, Welch left the home to the directors of the Southwestern Presbyterian University in Tennessee. In 1892, the university sold the house to Lewis W. Cherry who was in the ice manufacturing business and later became president of the Peoples Building and Loan and president of the State National Bank in Little Rock. After Cherry's death in 1922, his widow occupied the house until her death in 1957. The home was later converted to apartments. In 1984, the First Lutheran Church, at 314 E 8th Street, received a Conditional Use Permit to convert the structure to office space and utilize the interior land of Block 42 for shared parking between the church, the Winthrop Rockefeller Foundation, and J. Tucker Morse. The Welch-Cherry House was leased by J. Tucker Morse and RPM until recently. The church plans to continue the use of the home as office space.

*Previous Action*

On May 30, 2024, a COC (HDC2024-022) was issued to First Lutheran Church for exterior masonry and wood repairs, installation of handrail on front pathway steps, porch repairs, concrete walkway replacement, box gutter repairs, fencing repair, and HVAC replacement and screening.

On January 25, 2017, a COC (HDC2017-001) was issued to the First Lutheran Church for replacement of the slate roof with architectural shingle and exterior wood repair.

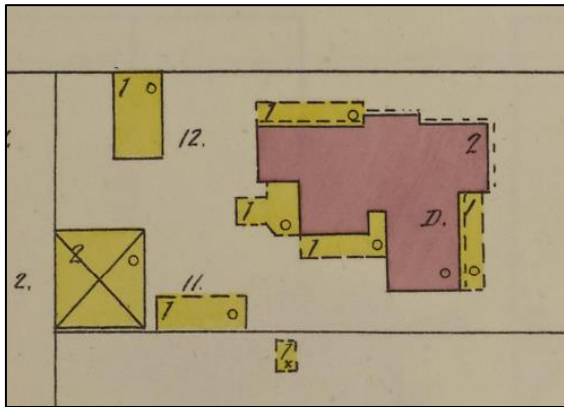
On August 16, 2002, a COA (HDC2002-010) was issued to the First Lutheran Church for a wood side ADA ramp on the south porch facing the shared parking.

On December 6, 1990, a COA (HDC1990-010) was denied for signage.

On April 5, 1984, a COA (HDC1984-004) was issued to the First Lutheran Church for restoration and repair, rear (west) porch alterations and enclosure, and shared parking lot design for Block 42.

No previous actions were found on this site.

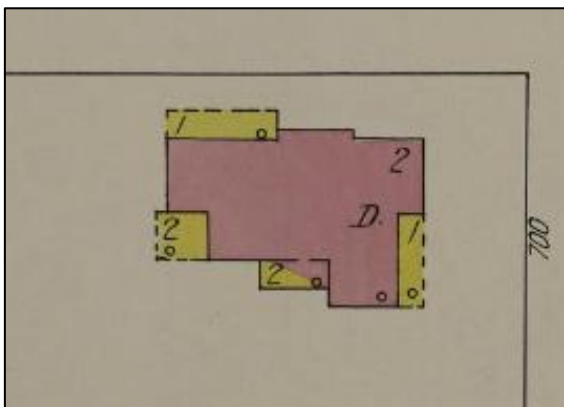
**Sanborn Maps**



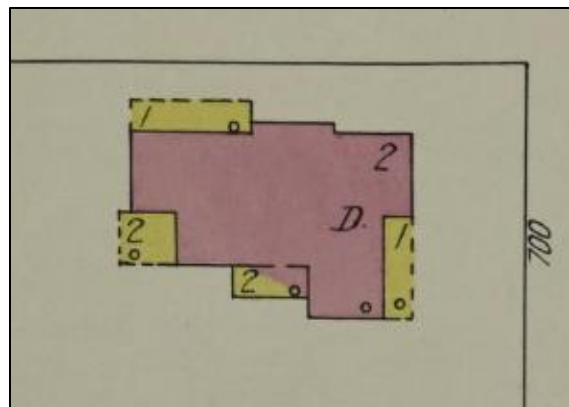
*Figure 6. 700 S Rock Street, 1897, Sanborn Map, Little Rock.*



*Figure 5. 700 S Rock Street, 1913, Sanborn Map, Little Rock.*



*Figure 7. 700 S Rock Street, 1939, Sanborn Map, Little Rock.*



*Figure 5. 700 S Rock Street, 1950, Sanborn Map, Little Rock.*

## Historic Photographs & Drawings

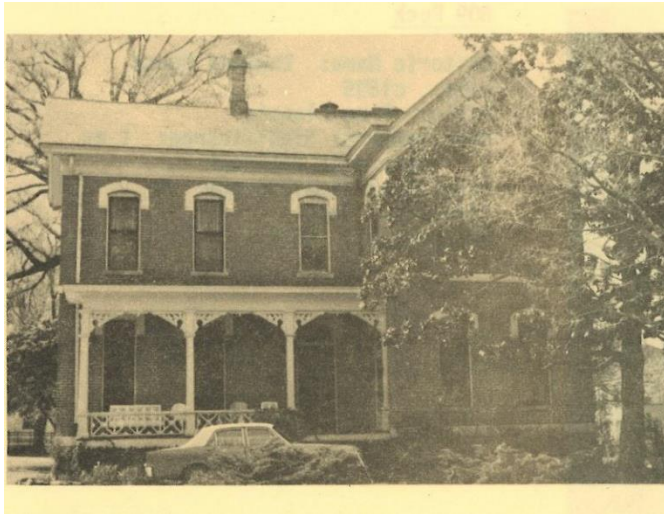


Figure 6. Welch-Cherry House, 1978, QQA architectural resource survey.

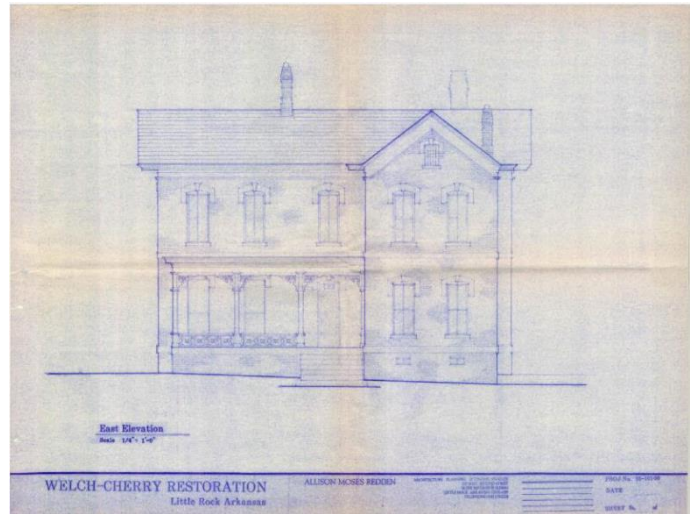


Figure 7. Welch-Cherry East Elevation Drawing, Allison Moses Reddin, 1984.

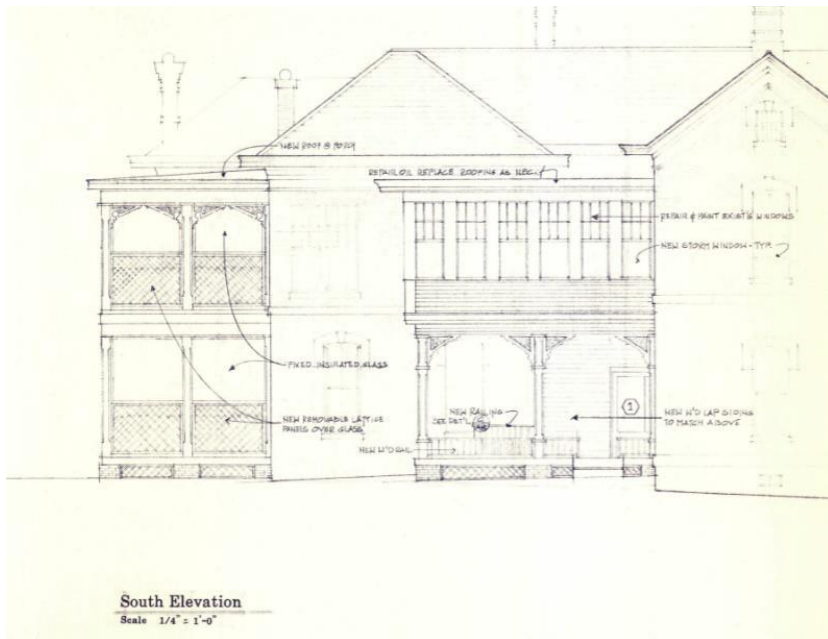


Figure 8. Welch-Cherry, approved alterations to south elevation, Allison Moses Reddin, 1984.

C. EXISTING CONDITIONS:

See site photos (Attachment A) and application packet (Attachment B). The application packet includes cover letter, application, architectural plans, and email correspondence related to a state conservation easement, etc.

The property owner has applied for a Historic Preservation Restoration Grant (HPRG) Option 2 with the Arkansas Historic Preservation Program for the same scope of work. The property has an active conservation easement held by the State of Arkansas.

D. NEIGHBORHOOD COMMENTS:

The time of distribution, there were no comments regarding this application.

All owners of properties located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock that surround the site were notified of the public hearing.

E. ANALYSIS:

*Rear Enclosed Porch Alteration*

The application proposes to remove existing lattice panels and metal floor-to-ceiling window wall system installed in the 1984-1985 restoration and rehabilitation of the property. The porch enclosure system will be replaced with wood (Spanish cedar) one-over-one non-operable windows with exterior mullions, arranged two and three per bay. Wood horizontal siding and trim in the same dimensions and exposure are proposed beneath the windows to match the south elevation porch.

The proposal includes the restoration of all existing and original chamfered porch columns, pilasters, and remaining brackets. One existing column that is non-original will be replaced with a column that matches the originals in design and material. The four (4) existing brackets are proposed to be relocated from the second story to the first story, south elevation, of the porch. The brick masonry porch foundation will be deconstructed and rebuilt for stabilization with concrete footings and CMU (concrete masonry unit) bearing, with brick veneer salvaged from the existing foundation.

It is staff's understanding that the existing horizontal siding covering the eaves, soffit, fascia, and foundation of the rear porch will be removed. These porch elements will be replaced with wood boards of the appropriate dimensions to be compatible with the other porches on the structure.



Staff finds the proposed rear porch alterations are mostly consistent with the *Design Guidelines*, specifically Section 4.13(5). The proposed alterations preserve identified historic porch features, such as the columns and brackets. The proposed non-historic elements will be installed behind existing architectural details and the existing large single pane windows will be replaced with pairs and groupings of one-over-one wood windows dimensionally compatible to the existing openings. Staff finds that the proposed wood siding beneath the windows are too similar to the wood siding of the historically enclosed south elevation porch and recommends the use of simple solid panels for this element. Examples of enclosed secondary porches in this configuration in the MacArthur Park Historic District are shown below:



Figure 9. Holtzman-Vinsonhaler House, 500 E 8th, 2023.



Figure 10. 601 Rock Street, 2023.



Figure 11. Hanger House, 1010 Scott Street, 2023.



Staff finds the proposal is inconsistent with standard 3 of the Secretary of Interior Standards for Rehabilitation: “Each property shall 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 architectural elements from other buildings, shall not be undertaken.”

Staff finds the proposal is consistent with standard 9 of the Secretary of Interior Standards for Rehabilitation: “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”

#### *Accessibility Ramp*

The application proposes the removal of the existing wood accessibility ramp on the south elevation and replacement with a concrete ramp and metal handrails. The ramp will connect the south porch to designated handicap parking.

Staff finds the proposed accessibility ramp is mostly consistent with the *Design Guidelines*, specifically Section 4.30, regarding material and screening. The ramp is located on a secondary façade, is visible from Rock Street, and is made of concrete rather than wood. Staff recommends a wood accessibility ramp in consideration of the structure’s architectural style, historic use, and the ability to be more easily removed. Concrete accessibility ramps are more appropriate on commercial and institutional structures that are an extension of the sidewalk to a storefront or entrance.

Staff finds the proposal is inconsistent with standard 9 of the Secretary of Interior Standards for Rehabilitation: “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”

#### *Porch Handrails*

The application proposes the installation of black, metal handrails with lamb’s tongue ends along the porch steps of the front and south porches. One handrail is proposed for the front porch while retaining existing wood rails, two handrails are proposed for the south porch. The handrails are required by building code. Staff finds the proposed handrails are consistent with Guideline 4.13(7). The proposed

handrails are simple and subordinate in design and compatible with the historic attributes of the property.

Staff finds the proposal is consistent with the SOI Standards, specifically Standard 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.”

F. STAFF RECOMMENDATION:

Staff recommends the approval of the application, as submitted, with the following conditions:

1. Simple, solid panels shall be used below the windows of the proposed rear enclosed porch to avoid conjecture with the early-20<sup>th</sup> century south elevation porch.
2. The accessibility ramp shall be composed of wood with wood railings and be screened with landscaping to reduce visibility, as viewable from Rock Street.

G. STAFF RECOMMENDATION (APRIL 3, 2025)

Staff member Ratzlaff presented the application to the Commission. Mr. Ed Sergeant, representative of the property owner and project architect, addressed the Commission and advocated for the use of brick on the accessibility ramp and siding that matched the 20th-century enclosed porch for the proposed rear porch enclosure.

Commissioner Aleman inquired how the proposed siding was inconsistent with the Design Guidelines. Ratzlaff explained that staff found the siding to be inconsistent with the Secretary of the Interior’s Standards, specifically Standard 3, as it could create a false sense of historical development. She further referenced Section 4.13(5) of the Design Guidelines, which encourages simplified architectural features for enclosed porches to avoid conjectural designs.

Commissioners Fennell and Jones discussed the proposed siding. Commissioner Aleman asked Mr. Sergeant whether the applicant would be amenable to staff’s recommendations or to using vertical beadboard. Mr. Sergeant confirmed the applicant’s openness to using beadboard.

The Commission also discussed materials for the accessibility ramp. Commissioner Jones expressed opposition to the use of brick or concrete. Ratzlaff cited Section 4.30 of

the Design Guidelines, which states: “Accessibility ramps shall be simple in design, constructed of wood that is stained or painted, and be screened with landscaping where visible from the public right-of-way.” She noted that if the Commission wished to grant a waiver of this guideline, it would need to provide a justification.

Following discussion, Commissioner Fennell made a motion to approve the application with the following conditions:

- Simple solid panels or vertical beadboard shall be used below the windows of the rear enclosed porch.
- The accessibility ramp shall feature wood railings, and the surface may be composed of a wood composite material, on the bases of durability.

Commissioner Jones seconded the motion. The motion passed with 5 ayes, 0 noes, and 2 absent.

## VIII. Other Matters

### 1. Bi-Fold Mailer Design

Staff provided an update on the design of bi-fold mailers that would be mailed out to local ordinance district property owners twice a year. The mailers were designed in-house by Arjun Saatia, Communications and Marketing Coordinator. The commission expressed satisfaction with the design, describing the design as “beautiful”, “engaging”, and “well done”.

### 2. Grant Updates

Ratzlaff provided an update to the commission regarding active grant projects and their status. Ratzlaff reported that the 2024 CLG grant project to resurvey a section of the Hillcrest Historic District was on schedule and the consultant team, SWCA Environmental Consulting, had submitted the first 10 draft Arkansas Architectural Resource Forms (AARF) for the Arkansas Historic Preservation Program’s (AHPP) review. The next project milestone is the submission of the full draft report and all draft AARFs by May 9, 2025.

Ratzlaff reported that the Underrepresented Communities Grant project to write a new National Register Nomination for the Dunbar Jr & Sr High School & Junior College site submitted with national significance was on schedule and the consultant, Clifton Historic Resources, LLC, completed drafting 75% of the nomination and was working towards the next milestone deadline of April 11<sup>th</sup> for a full draft.

Ratzlaff announced there would be two funded training opportunities available this year:

Destination Downtown, September 10<sup>th</sup>-12<sup>th</sup>, El Dorado, AR  
NAPC Past Forward Conference, September 15<sup>th</sup>-19<sup>th</sup>, Milwaukee, WI

### 3. Enforcement Issues

Lot 9, Block 45 City of Little Rock—unpermitted installation of fencing

Cameron Bowden, Deputy City Attorney, addressed the commission and provided a summary of the parties involved, and stated that the City had filed a motion to dismiss regarding the case filed in Pulaski County Circuit Court on the matter.

4. Certificates of Compliance

HDC2025-007—922-924 Cumberland—reroof  
HDC2025-008—518 E 7<sup>th</sup> Street—fencing repair

VIII. Adjournment

There being no further business for the Commission, the meeting was adjourned at 5:34 P.M.

Attest:

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date