



DEPARTMENT OF PLANNING AND DEVELOPMENT

723 West Markham Street  
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## CERTIFICATE OF COMPLIANCE

HDC2025-015

Property Owner/Agent: Marshall Peters

Address of Property: 507 E 8<sup>th</sup> Street

Project Description with Conditions listed:  
Repair in-kind from storm damage.

### 1) Rear porch repair

- a) General
  - i) Repair damaged pieces where possible by patching deteriorated wood with wood putty, repair larger areas using wood epoxies, and repair significantly deteriorated areas by removing damage and fitting with a new piece of wood, i.e. a dutchman repair.
- b) Porch Floor Repair
  - i) Repair porch flooring.
  - ii) Remove rotted flooring and replace with tongue and groove boards of same dimension, shape, and profile.
  - iii) Repair floor joist and replace any rotted or damaged porch support floor joists.
- c) Porch ceiling Repair
  - i) Remove damaged ceiling and replace with wood elements of same dimension, shape and profile.
  - ii) Caulk, prime, and paint.
- d) Porch Rafters Repair
  - i) Repair porch rafters as needed from below.
- e) Porch Support and Railing Repair
  - i) Repair porch supports, railing, and architectural details.
  - ii) Remove rotted elements and replace with wood elements of same dimension, shape, and profile.

### 2) Wood Siding and Trim Board Repair

- a) Trim Boards and Siding Repair
  - i) Repair damaged trim boards and siding where possible by patching deteriorated wood with wood putty, repair larger areas using wood epoxies, and repair significantly

deteriorated areas by removing damage and fitting with a new piece of wood, i.e. a dutchman repair.

**b) Trim Boards and Siding Replacement**

- i) Remove irreparably damaged trim boards and siding pieces and replace with boards of same dimension, shape and profile.
- ii) High grade cedar or cypress is recommended as replacement material for rot resistance.
- iii) Caulk, prime, and paint. Back prime new boards by applying a coat of primer to the reverse side and edges.

**c) Trim Boards around Windows**

- i) Repair damaged trim boards and siding where possible by patching deteriorated wood with wood putty, repair larger areas using wood epoxies, and repair significantly deteriorated areas by removing damage and fitting with a new piece of wood, i.e. a dutchman repair.
- ii) Remove damaged trim boards and replace with boards of same dimension, shape and profile. Match details of existing windows.
- iii) Caulk, prime, and paint. Back prime new boards by applying a coat of primer to the reverse side and edges.

**3) Wood Soffit and Fascia Repair**

**a) General**

- i) Repair damaged pieces where possible by patching deteriorated wood with wood putty, repair larger areas using wood epoxies, and repair significantly deteriorated areas by removing damage and fitting with a new piece of wood, i.e. a dutchman repair.

**b) Remove damaged soffit and fascia pieces and replace with wood boards of same dimension, shape and profile.**

**c) Caulk, prime, and paint. Back prime new boards by applying a coat of primer to the reverse side and edges.**

**4) Painting**

**a) Scrape areas as needed.**

**b) Apply one coat of primer, and two coats of paint.**

**c) Back prime new boards by applying a coat of primer to the reverse side and edges.**

**d) Avoid non-breathable coatings which trap moisture.**

**5) Wood Windows**

**a) General: Retain historic windows and window features, including window components and surrounds, preserving their historic character and functionality. Repair rather than replace historic windows.**

**b) Repair wood windows to an operating state, if originally operable.**

- i) Replace sashes only when more than one member of the sash is rotten.
- ii) Clean, repair, reglaze and repaint sashes and jambs.
- iii) Replace cord and weights where needed.

**c) See Sections 4.19—4.21 of the Design Guidelines for a full list of standards.**

**6) Roofing**

**a) Remove multiple layers of asphalt roofing and/or additional layers of roofing materials.**

- b) Repair decking with boards of same thickness, (plywood, chipboard, or 1x6 boards for decking.)
- c) Drip edge may be installed. Paint exposed edge to match fascia.
- d) Gutters may be removed and replaced if necessary for roof installation.
- e) No changes will be made to the roof pitches, gables, or valleys.
- f) Reroof with architectural shingles.
- g) Chimney flashing to be installed in step pattern in the mortar joints of the masonry.
- h) A new roof ornament will be fabricated to match the other gables scrolls and will be installed on the uppermost gable.
- i) See Sections 4.23—4.26 of the Design Guidelines for a full list of standards.

**7) Gutters**

- a) Replace existing gutters with gutters of same type and location.
- b) Downspouts to be in same location as before.
- c) Paint downspouts as desired to camouflage.

**8) Garage Door/Exterior Door**

- a) The overall appearance of the door is to reflect vertical slats held together by diagonal slats with alternating interior angles on every other door.
- b) The applicant shall provide detailed drawings of the rear doors of the structure when design is complete.

**9) Fencing Repair/Replace.**

- a) Wooded replacement boards to be same size, material and shape as existing. New fence to be in same location as previous with same number and size of gates.

**10) Mechanical Units – Heating and Air units-**

- a) General: Place mechanical equipment, including meters, panels, and HVAC units, in areas not visible from the public right of way using appropriate screening materials or plantings.
- b) Remove and replace existing mechanical units.
- c) Install HVAC mechanical unit where not readily visible from the street towards the rear of the building and away from the front façade, screen with existing fencing or shrubbery.
- d) Eliminate any condenser units and supply/condensate lines that are replaced when visible from the street. Do not run supply or condensate lines on the exterior of the building.
- e) Place condensing units at the back of the building away from the street view.
- f) See Sections 9.23—9.24 of the Design Guidelines for a full list of standards.

**Zoning & Building Code**

- 1. Project shall adhere to all applicable City of Little Rock zoning and building code regulations.

  
Staff Signature

05/20/2025  
Issue Date

05/20/2024  
Expiration Date (Ord. No. 22,338)

*The original is printed on pale orange paper.*

**POSTING OF COC ON PROPERTY DURING PROJECT:** Pursuant to Little Rock, Ark. Ordinance No. 22,338, a Certificate of Compliance, or copy, shall be posted, available for inspection, and prominently displayed on the site of the work at the front of the property to be seen from the street until the completion of the project.

**COC EXPIRATIONS AND EXTENSIONS:** Pursuant to Little Rock, Ark. Ordinance No. 22,338, a Certificate of Compliance shall expire and be considered null and void on the expiration date noted above. If an extension is needed to complete work, please review terms of extension and expiration in Ord. No. 22,338 and contact Planning & Development staff at least one month prior to the expiration date.