

**CAPITOL ZONING DISTRICT COMMISSION
STAFF REPORT 2023-022**

11/29/23

JCL

(all page numbers reference the CZDC Rules and Master Plan)



Location: 1300 W. 4th St.

Applicant: Bailey Pearison for Pulaski Fourth Holdings, LLC

Permit Types: Certificate of Appropriateness

Project Description: The applicant is seeking a Certificate of Appropriateness to rehabilitate an existing brick cottage for continued office use. The scope of work includes both interior and exterior alterations (see below). It should be noted that the existing brick (wire cut) is not original to the structure. Some renovations will require new brick to be blended into the existing and painted.

Exterior:

- Demo brick enclosed porch - return period appropriate wood porch (composite decking).
- Demo rear concrete stair - build new code complaint wood stair.
- Demo paved yard - repave driveway.
- Return period appropriate doors, windows and trim to match adjacent structures.
- Replace roof in-kind.
- Move condenser unit from south to north elevation.
- New paved walkway.

Historic Significance: The cottage at 1300 W. 4th Street (originally 322 Pulaski) was built circa 1895 in the Colonial Revival style, similar to the row of houses of the same block. Not associated with any particular family, the house was probably built as a rental property, once the predominant land use in the dense, working-class neighborhood that originally developed around the State Capitol and Union Station. By the 1970's, the house had been significantly altered to include new brick facades, windows, and enclosure of the front porch. The front entrance was moved to face 4th Street and assigned its

current address. The structure has continued to be used as an office/storage space and is currently ineligible for NR listing.

Previous Action: Numerous permits have been issued for this property beginning in 1986 for the continued use as a quiet office and/or beauty salon. In 2004, CZDC issued a permit to remove the rear chimney, and later permitted the addition of an awning and gutters in 2006.

Zoning: This property is in Zone B “Capitol Area Residential”. This zone encompasses what remains of the early neighborhoods that once surrounded the State Capitol. It allows for some light commercial and office uses, but the predominant building form should continue to be residential.

Review Standards for Certificates of Appropriateness:

Capitol Zoning District Commission Rule and Procedure, Section 2-105 Permit Approval Procedure (Page 7)

C. 1. (a) A Certificate of Appropriateness must be obtained prior to effecting any major modification or addition to a structure, site or improvements within the district. Major modifications are those which substantially alter, from the public right-of-way, the appearance of a structure or site feature. Applications for major modifications requiring Commission review will first be scheduled for a review by the Design Review Committee which will make a recommendation regarding proposed work’s appropriateness of the modification to the historical style of the structure...and its consistency with the goals of the Commission’s Master Plan and Standards.

(b) A Certificate of Appropriateness shall be required for the total or partial destruction of any structure, accessory structure or site improvement... Capitol Zoning staff may issue Certificates of Appropriateness for demolition only when;

(i) the structure, or site feature proposed for demolition is not historic and not the primary building on site.

F.1. All changes in the Capitol Zoning District will be evaluated according to the General Standards and the applicable Area Master Plan. Also,

(a) Changes to historic structures or site features shall be evaluated according to the Rehabilitation Standards for Historic Properties.

F.5. (a) In reviewing the application, the Commissioners shall consider the application and base their decision upon the report of the Staff, the recommendations of the Design Review Committee, advice from Advisory Committees, impact of the proposal on the property, neighboring properties, the District as a whole, the goals of the Master Plan, any applicable review criteria, and the evidence or testimony presented by the applicant(s) and other interested parties. The Commission shall approve the permit(s) if it finds the proposal to be substantially consistent with the applicable review criteria.

Staff finds the proposal warrants a request for partial demolition of a primary structure and requires a Certificate of Appropriateness that must be reviewed by the Design Review, Mansion Area Advisory Committee, and by the Commission. Staff also finds that the proposal should be evaluated using the Rehabilitation Standards as well as the Mansion Area Master Plan.

Capitol Zoning Rehabilitation Standards, Section 4-201, Historic Streetscape & Site Design Features (Page 59)

Policy: Historic streetscape and site features that survive should be preserved. In addition, new features should be compatible with the historic context.

R1.4 Maintain the established progression of public-to-private spaces in front yards.

- This includes a sequence of experience, beginning with the “public” sidewalk, proceeding along a “semipublic” walkway, to a “semiprivate” porch or entry feature, and ending in the “private” spaces beyond.
- Provide a walkway running perpendicular from the street to the front entry.

R1.5 Use paving designs that are similar to those employed historically for front yard walkways.

- Stone, concrete or brick are appropriate materials for private, front yard walks.
- The paving design should be compatible with the building style.

R1.15 Preserve the traditional character of residential front yard.

- The front yard should be predominantly lawn, with planting material.
- The use of paved surfaces should be minimized.

The removal of the paved yard, return of a walkway, and removal of the concrete block retaining wall on the south façade are substantially consistent with these standards and is encouraged.

Capitol Zoning Rehabilitation Standards, Section 4-202, *Historic Building Materials* (Page 65)

Policy: Primary historic building materials should be preserved in place where feasible. When the material is damaged, limited replacement which matches the original should be considered. Primary historic building materials should never be covered or subjected to harsh cleaning treatments.

R2.4 Generally, brick or stone that was not painted historically should remain unpainted.

- Masonry naturally has a water protective layer, or patina, to protect it from the elements. Painting masonry walls can seal moisture already in the masonry, thereby not allowing it to breathe and causing extensive damage over the years.
- Some earlier masonry buildings may be constructed of a very soft brick that lacks a water protective outer glaze. In these instances, painting the brick may be appropriate to provide protection.

R2.5 Repair deteriorated primary building materials by patching, piecing-in, consolidating or otherwise reinforcing the material.

- Avoid the removal of damaged materials that can be repaired.

R2.8 Match the original material in composition, scale and finish when replacing materials on primary surfaces.

- If the original material was wood clapboard, for example, then the replacement material should be wood as well.
- If brick is to be replaced, match the original in size, color and finish. Mortar joints for patched areas also should match those of the historic wall.
- Replace only the materials that is required. If a few boards are damaged beyond repair, then only they should be replaced, not the entire wall.

R2.11 Consider removing later covering materials that have not achieved historic significance.

- If a property already has a non-historic building material covering the original, it is not appropriate to add another layer of new material, which would further obscure the original.

Staff finds the existing brick to be covering the original lap siding and is a later alteration to the building. The brick itself is a common brick with a textured finish likely from the mid-late 20th century. It is unclear if the brick has any significance apart from its age, thus the removal of the brick porch but the retention of other facades may be appropriate. If any siding is to be exposed, it should be repaired or maintained in-kind.

Any new construction should incorporate reclaimed brick where possible, or brick/mortar to match the existing in dimensions, color, and texture. Painting brick is generally not recommended.

Capitol Zoning Rehabilitation Standards, Section 4-203, *Windows* (Page 70)

Policy: The character defining features of historic windows and their distinctive arrangement on a wall should be preserved. In addition, a new window should be in character with the historic building. This is especially important on primary facades.

R3.5 Match a replacement window to the original in its design.

- If the original is double hung, then the replacement window also should be double hung or, at a minimum, appear to be so. Match the replacement also in the number and position of glass panes.
- Matching the original design is particularly important on key character-defining facades.

R3.6 In a replacement window, use materials that appear similar to the original.

- Using the same material as the original is preferred, especially on character defining facades. However, a substitute material may be considered if the appearance of the window components will match those of the original in dimension, profile and finish.
- The finish must appear similar to that of painted wood.
- Match, as closely as possible, the profile of the sash and its components to that of the original window.

Staff finds the return of the historic window openings is consistent with these standards and is encouraged. Window type and material has remained undecided; however, it is staff's recommendation they match the adjacent structures. Either 1-over-1 or divided, wood windows and trim are preferable.

Capitol Zoning Rehabilitation Standards, Section 4-204, *Doors* (Page 74)

Policy: The character defining features of a historic door and its distinct materials and placement should be preserved. In addition, a new door should be in character with the historic building. This is especially important on primary facades.

R4.3 When replacing a door, use a design that appears similar to the original or to one associated with the style of the house.

- Use materials that appear similar to that of the original. Wood is preferred.
- A simple paneled door is appropriate for many buildings styles.

Staff finds the return of the historic door openings are consistent with these standards. This is especially important around the front porch, where two doorways would be found historically. The proposal plan is to return both doors, however, fix the "secondary" door into

place. Staff's recommendation is the new doors be made from wood, either three-quarter or half lite rectangular is encouraged.

Capitol Zoning Rehabilitation Standards, Section 4-205, Porches (Page 76)

Policy: Where the porch is a primary character defining feature of a front façade, it should be maintained. If the original porch is missing, a replacement porch should be constructed to be in character with the original in terms of its scale, materials and detailing.

R5.4 If a porch replacement is necessary, reconstruct it to match the original in form and detail.

- Use materials similar to the original.
- The height of the railing and the spacing of balusters should appear similar to those used historically.
- Speculative construction of a porch is discouraged. Avoid applying elements that are not known to have been on such houses.

Staff finds the reconstruction of the wood porch to be in character of the original in terms of scale, materials, and detailing. Return of a wood porch is consistent with these standards and is encouraged.

Capitol Zoning Rehabilitation Standards, Section 4-207, Roofs (Page 82)

Policy: The character of a roof should be preserved, including its form and materials, whenever feasible.

R7.7 New or replacement roof materials should convey a scale and texture similar to those used traditionally.

- When replacement is necessary, use materials that are similar to the original in both style as well as physical qualities and a color that is similar to that seen historically.
- Composite shingles are appropriate for most building types in the Mansion Area.
- Roof materials should be earth tones and have a matte, non-reflective finish.
- When choosing a roof replacement material, the architectural style of the structure should be considered.

Staff finds the replacement of the roof to be in-kind and is substantially consistent with these standards.

Capitol Area Master Plan, Section 5-201, Capitol Area Goals & Recommendations (Page 108)

A. Capitol Area Goals

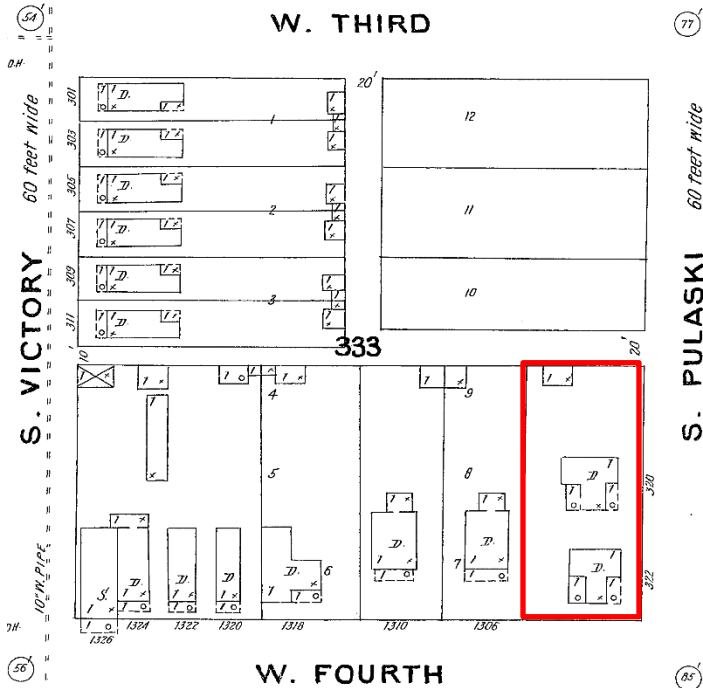
1. To activate the area with a mix of uses...
2. To promote the development of more institutional and professional offices...
5. To establish a distinct identity for the neighborhood.
6. To provide an attractive foreground for the Capitol.
8. To enhance the character of individual neighborhoods within the Capitol Area.
9. To enhance the pedestrian experience throughout.
10. To establish a sense of visual continuity within individual neighborhoods.

Staff believes the proposal to rehabilitate the cottage at 1300 W. 4th Street is substantially consistent with these goals and recommendations. The goals of the project would of course rehabilitate the property, but also enhance the visual continuity with the other remaining cottages on the same block.

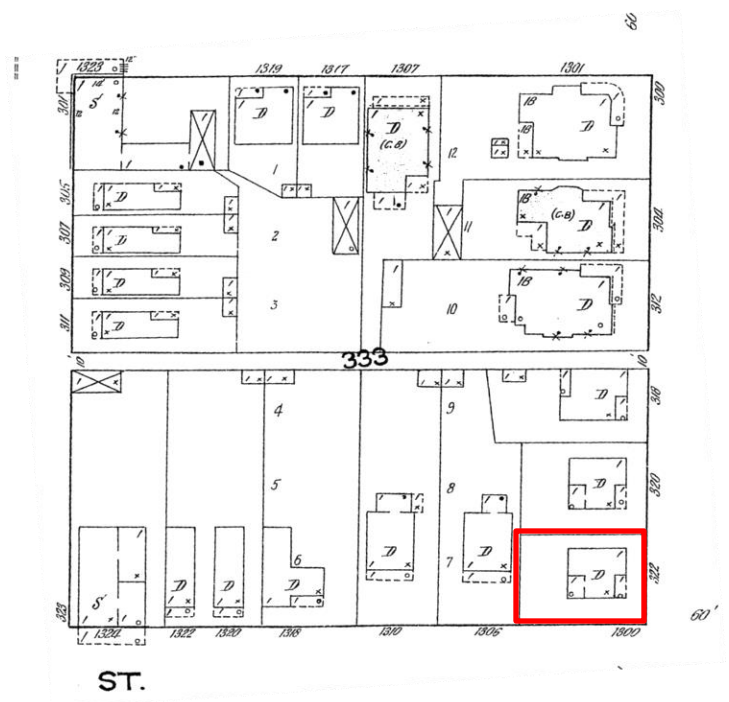
Neighborhood Reaction: At the time of distribution, there has been no neighborhood reactions.

Staff Recommendation: Staff recommends Approval of a Certificate of Appropriateness to rehabilitate the cottage at 1300 W. 4th St. with the following conditions:

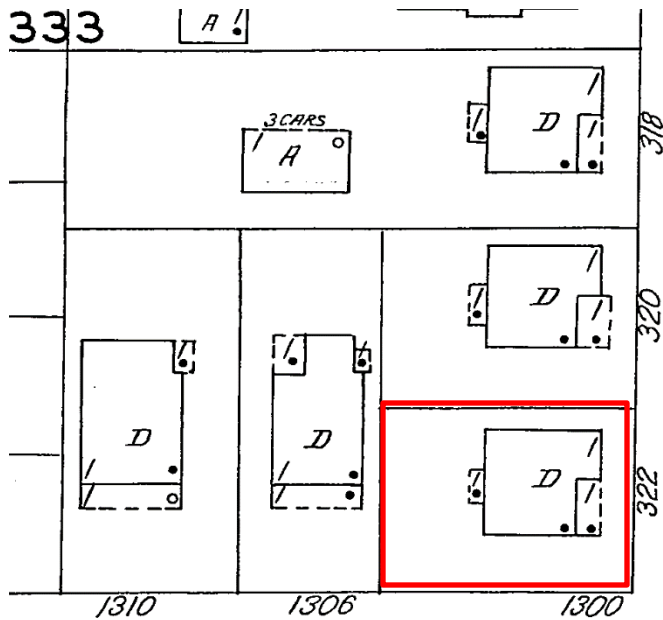
- 1) That all state and city codes be followed at all times.
- 2) That the property be maintained in a neat and safe condition at all times.
- 3) Windows & doors be period appropriate, and be submitted to staff for approval.
- 4) Any brick infill to match the existing as close as possible.



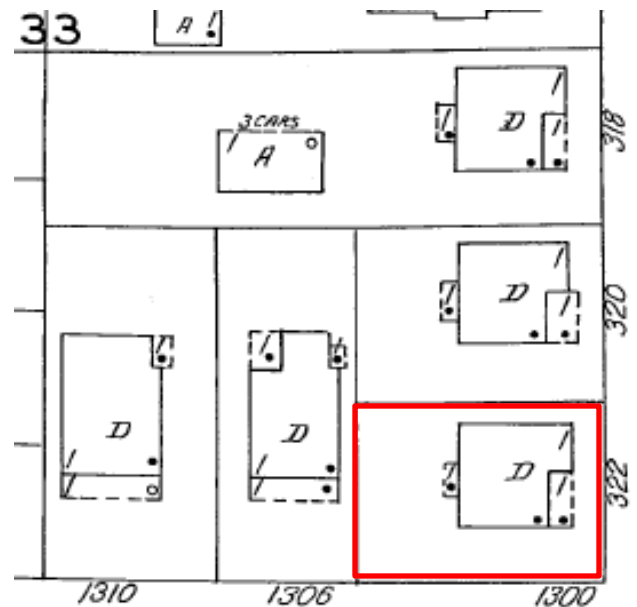
1895 – By the end of the 19th Century, this block was filling up with working class housing. The house at 320 S. Pulaski shares a lot with its “twin” at 322 (now 1300 W. 4th).



1913 – After extensive subdividing, only one alley remains through the block.

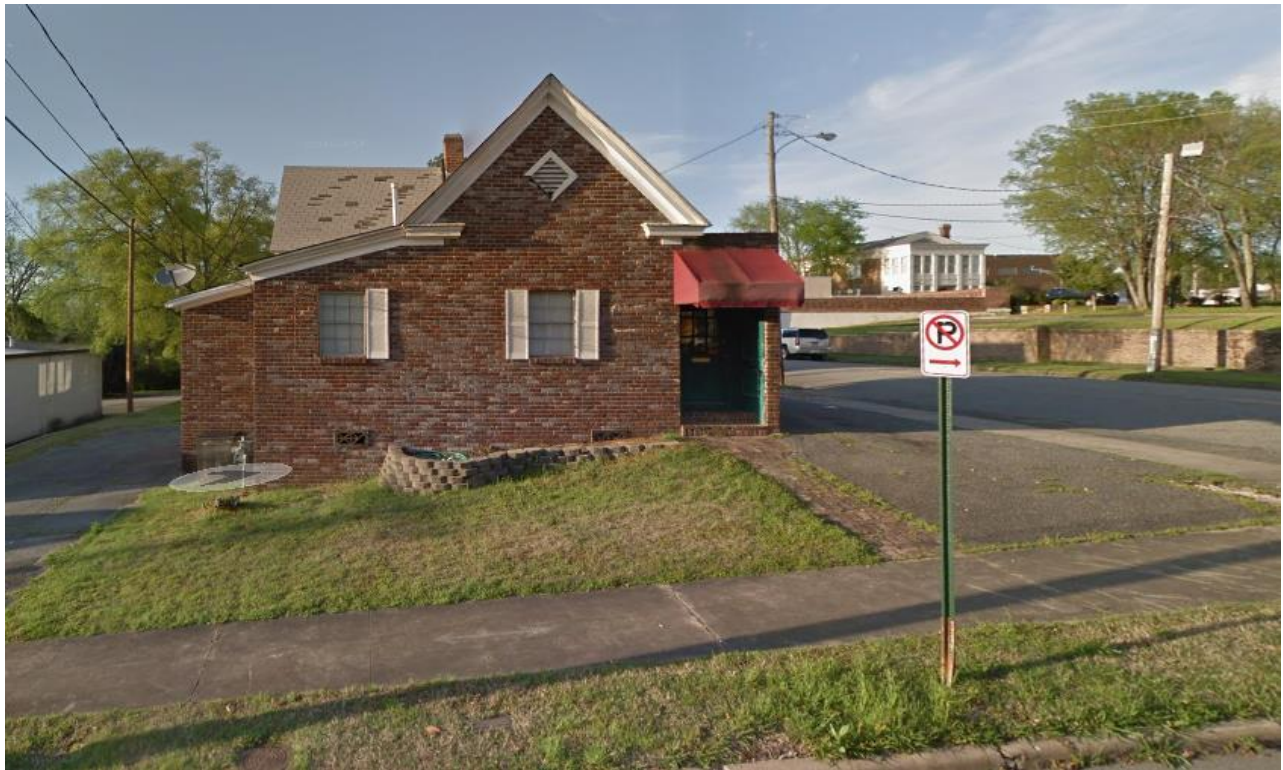


1939 – The original back porches on both houses have been enclosed, and new, smaller rear porches added. Note the east-west alley has been abandoned.



1950 – no apparent changes

Existing South Elevation (2019)



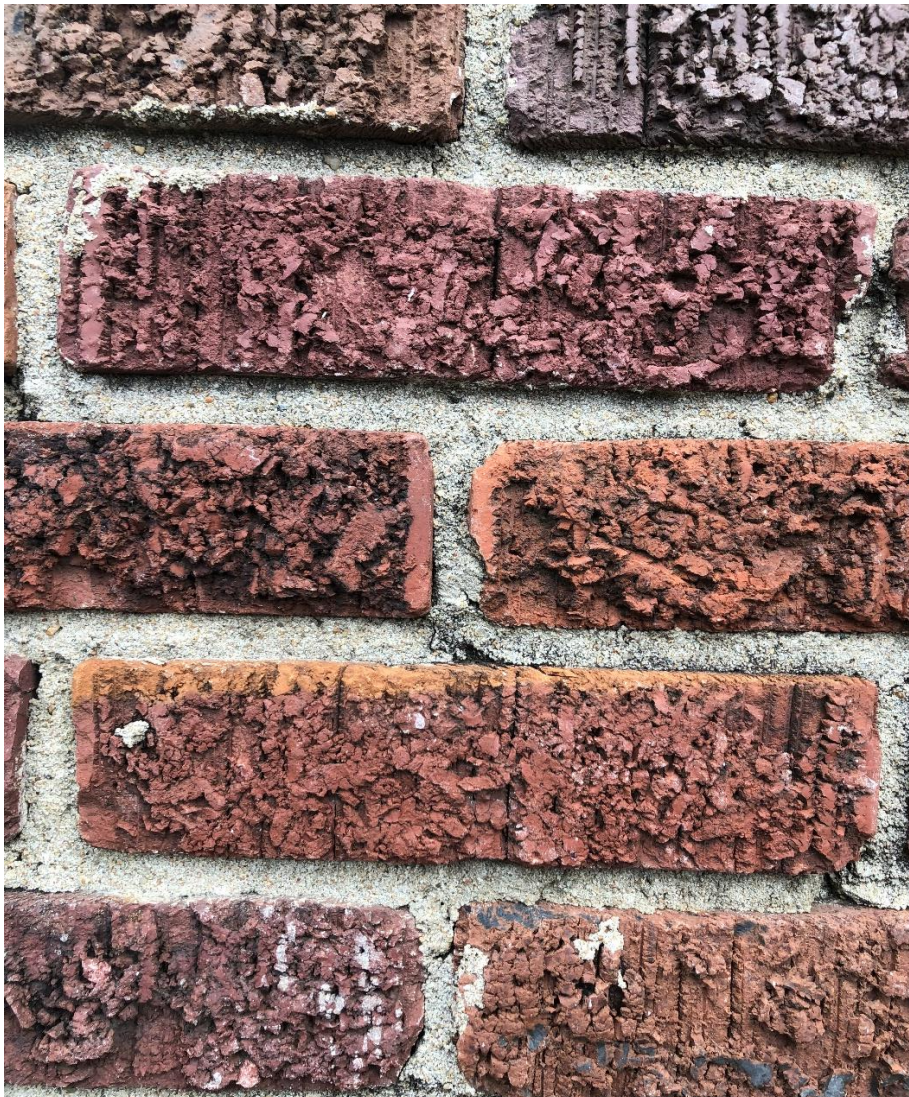
Existing East Elevation (2023)



1300 W. 4th St. / 320-312 S. Pulaski St.



Existing brick



Amy, Joseph,

Attached is a new application for 1300 W. 4th St.

To summarize:

The owner wants to make alterations to the exterior of the building as well as slight changes in layout to the interior to serve as private office space. These changes will accomplish three main objectives:

1. The current building has been altered significantly from its original appearance. Two buildings adjacent to the site are done to period; the changes the owner is wanting to make will try to match those adjacent buildings and bring back as much of the original features as possible.
2. These changes to the exterior and interior will provide an ADA accessible restroom and entry.
3. These overall changes will allow more realistic, flexible and long-term use for the building and site.

From the photos you can see the exterior shows brick; this is not original and was done using modern course brick. From what we can gather, the original lap siding remains underneath. However, we do not know its condition nor do we want to damage it any further. It is our opinion that the brick detracts from what original features do still remain of the building; we believe that painting it would help make it less so. That and the fact that some of our renovations will require new brick to be placed, which will not be able to match what is there currently, means that painting would provide an even appearance for the façade. We want to fix up the exterior true to its period—which includes changing the front porch (in the photos and plan you should be able to see that it was added much later and is experiencing water issues). A new roof is needed and new windows that are period appropriate (the windows that exist currently are not original). Any original wood siding and trim will be kept and repaired with in-kind matching materials—likely new paint color scheme of colors more appropriate to its time.

Much of the interior is kept with its current layout, though some significant remodel is needed, particularly to make it ADA accessible and more appropriate for office use. Much of the interior has been altered from its original appearance, however we will be restoring any original materials as much as possible. Intent is to do this well.

Bailey Pearson Assoc. AIA

REVIVAL ARCHITECTURE

P.O. Box 400, Scott, AR 72142

o: 501-951-3316 c: 501-951-2080

www.revivalarch.com

REHABILITATION OF 1300 W. FOURTH ST.

1300 W. FOURTH ST. ; LITTLE ROCK, AR 72201

NOVEMBER 13, 2023

REVIVAL
ARCHITECTURE

P.O. Box 400 Scott, AR 72142
501.951.3316
www.revivalarch.com

AARON C. RUBY, AIA
REVIVAL ARCHITECTURE, INC.
ARKANSAS LICENSE # C774

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME, OR UNDER MY SUPERVISION.
I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LAW AND IN COMPLIANCE WITH THE ARKANSAS FIRE PREVENTION CODE.

NOT FOR CONSTRUCTION



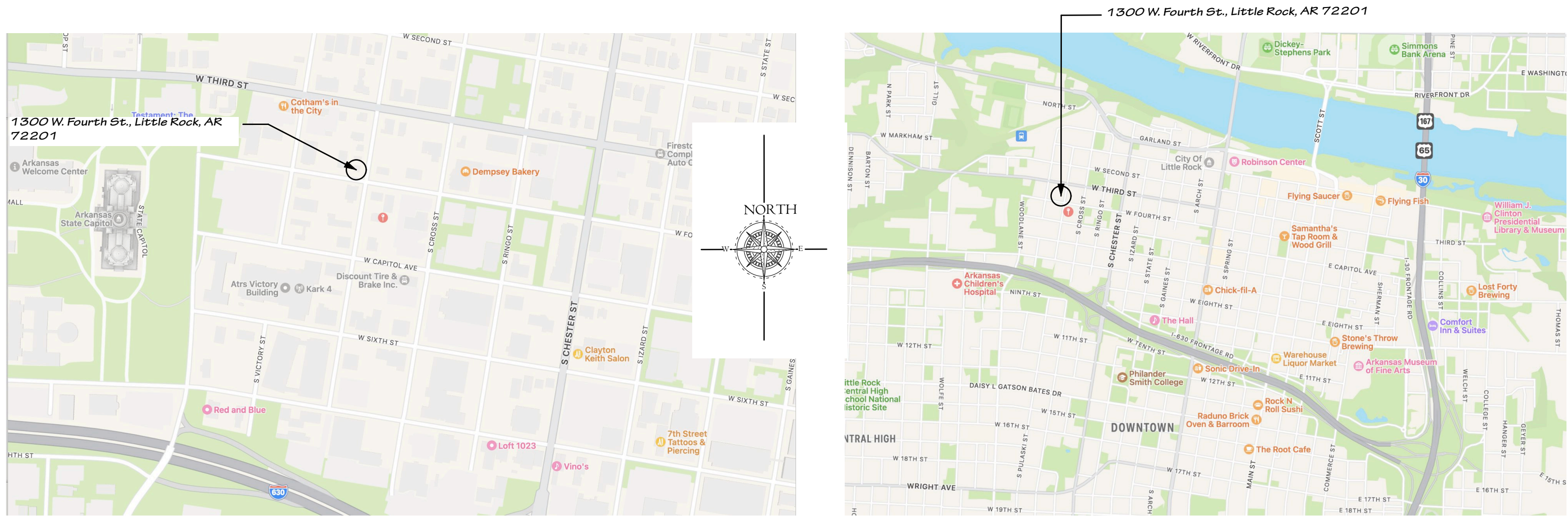
SHEET INDEX

A-0.I	TITLE SHEET
A-I.I	SITE PLAN
A-I.2	EXISTING DEMO PLANS
A-I.3	PROPOSED PLANS

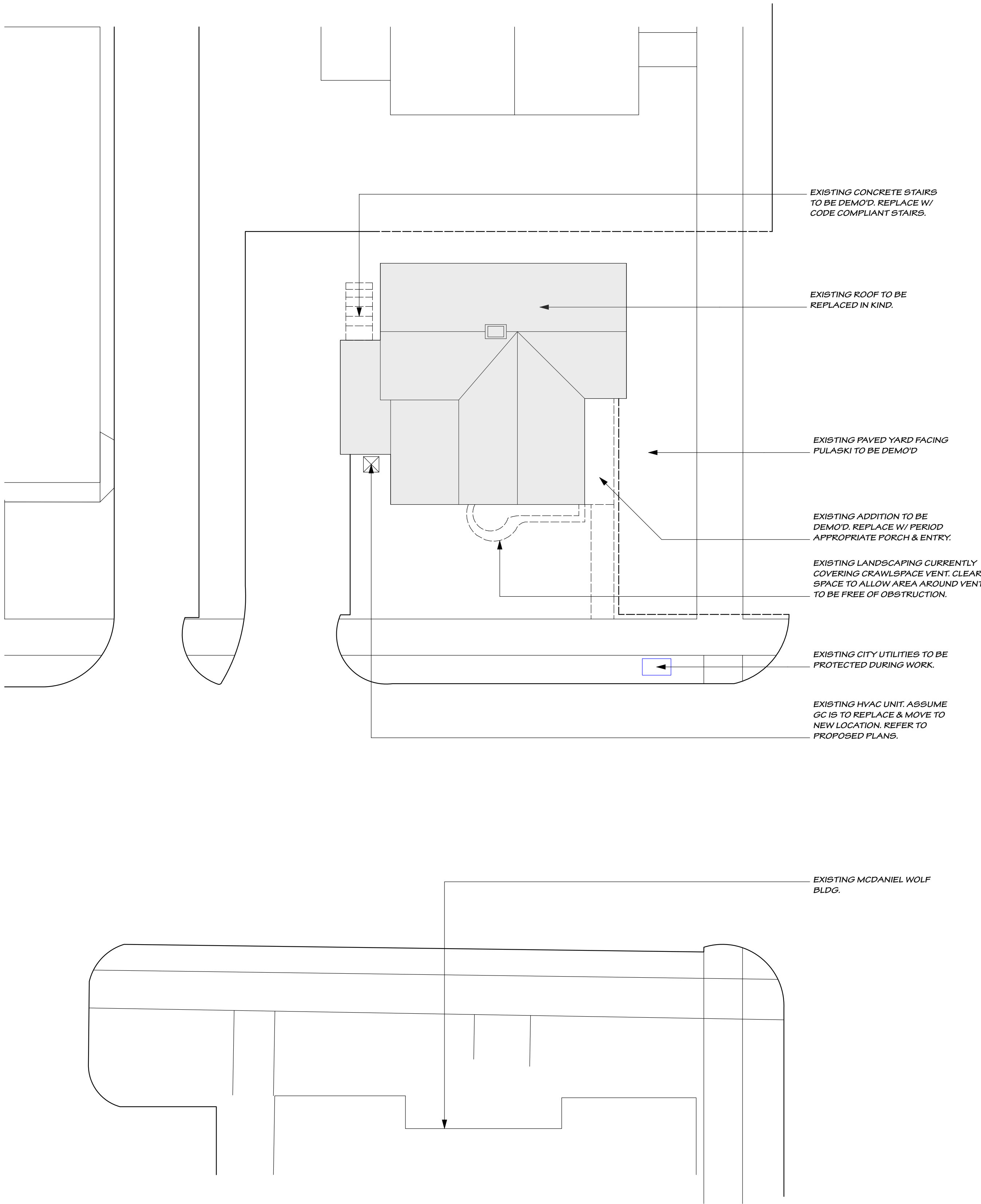
General Notes

1. It should be noted that the existing brick seen is not original to the building. It is a modern brick that has been placed over the original lap siding. There are moments (i.e. storage room) where the original lap siding is exposed. Since we do not know the condition of this siding, nor do we want to damage it any further, we have chosen to keep the modern brick and paint it to a less distracting color and try to match the adjacent buildings of the same time period to the best of our abilities. If the General Contractor runs into any instance in which he finds original siding, they are to patch (only if necessary), clean and paint in kind.
2. The contractor is expected to take great care in minimizing damage to existing material that is to remain during selective demolition. This includes lap siding, interior wood paneling, interior wood flooring and trim.
3. Contractor shall assume top quality painting and necessary preparation work will be required on all surfaces, interior and exterior.
4. All air handling units and HVAC are to be moved to a new location shown on the proposed plans. Existing vents and ductwork are to be demo'd and new vent locations along with new ductwork shall be installed in more appropriate locations.
5. All existing windows are not original and will be replaced with new period appropriate windows to match adjacent buildings.

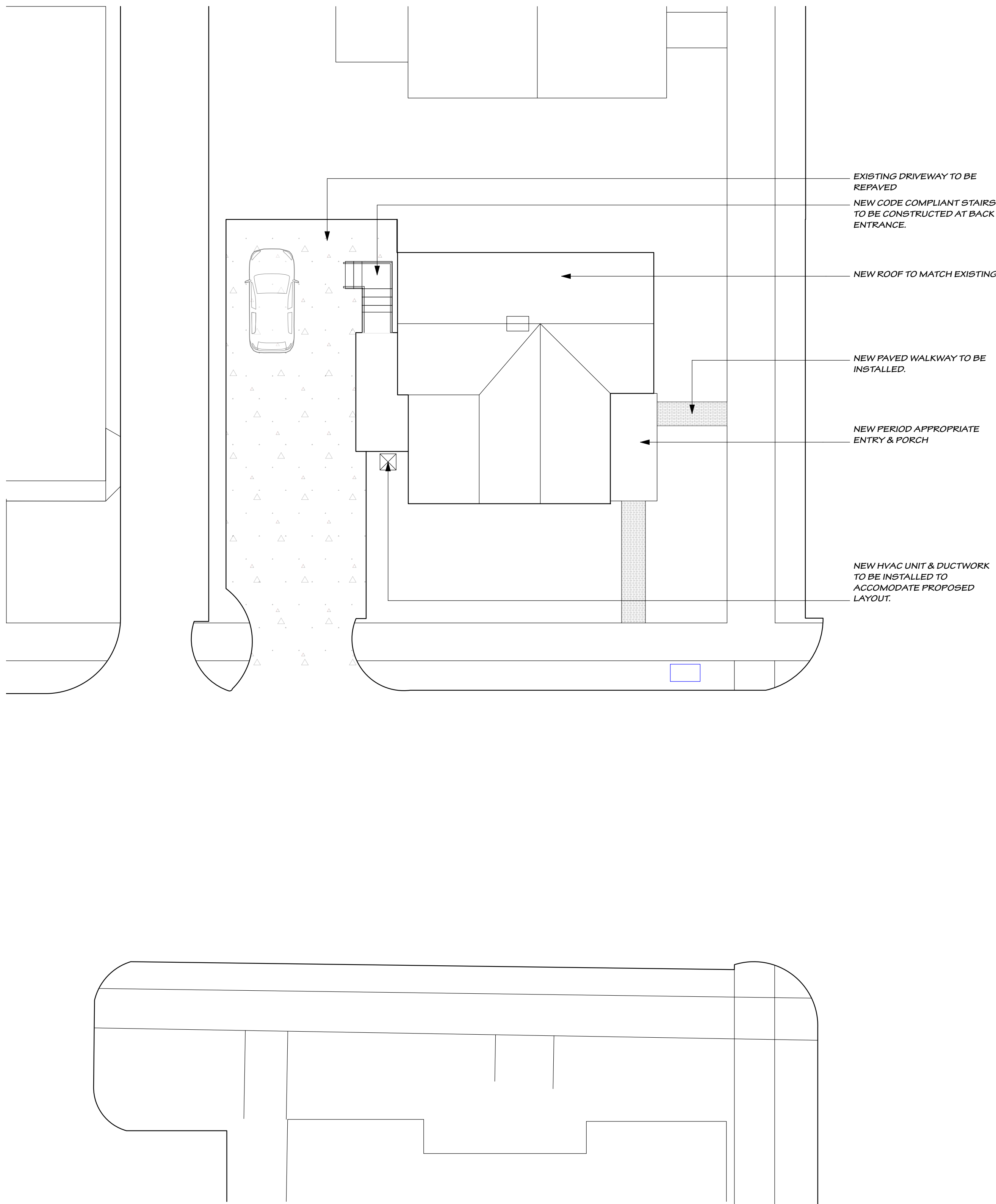
VICINITY MAP:



1 **EXISTING SITE PLAN**
Scale: 1/8" = 1'-0"



2 **PROPOSED SITE PLAN**
Scale: 1/8" = 1'-0"



Project Title

Date

Revisions

Sheet Title

Sheet No.

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ARCHITECTURE

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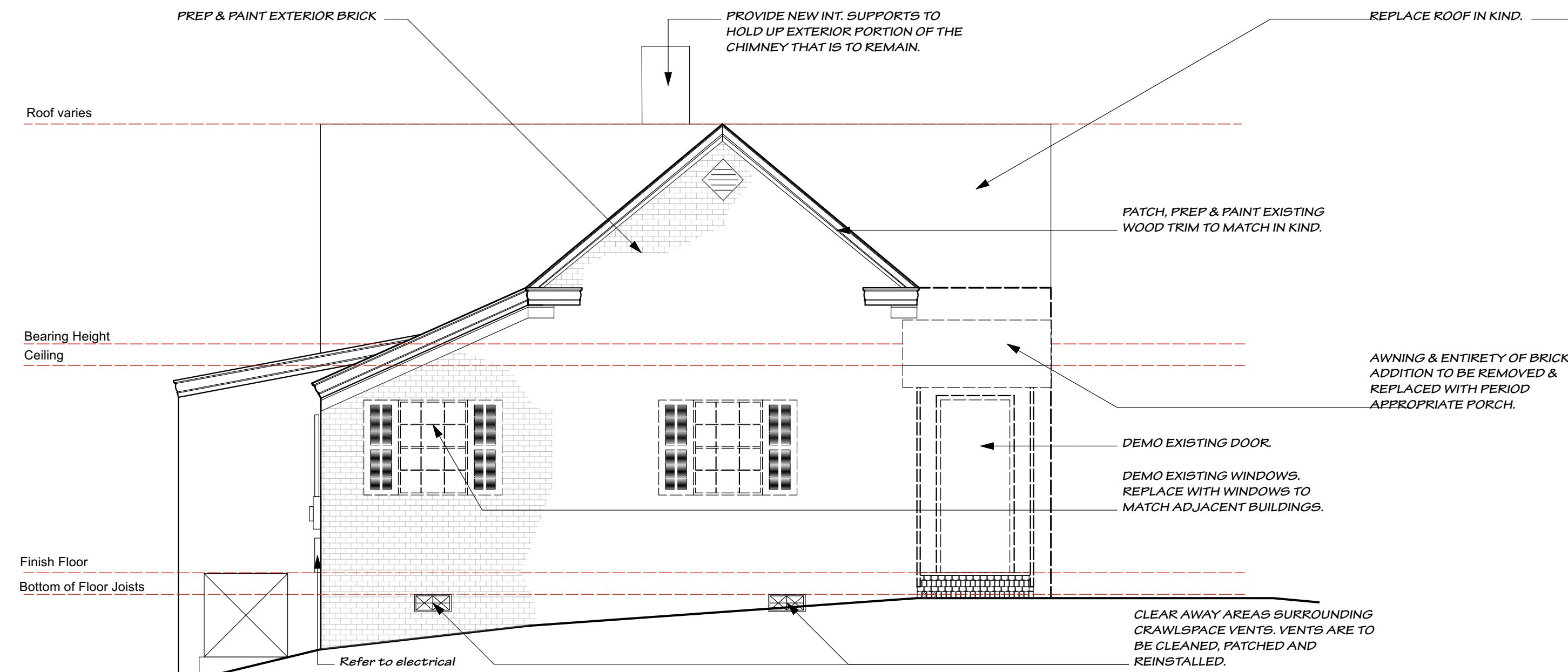
REHABILITATION OF 1300 4th St.
1300 4th St. Little Rock, AR 72201

Site Plan

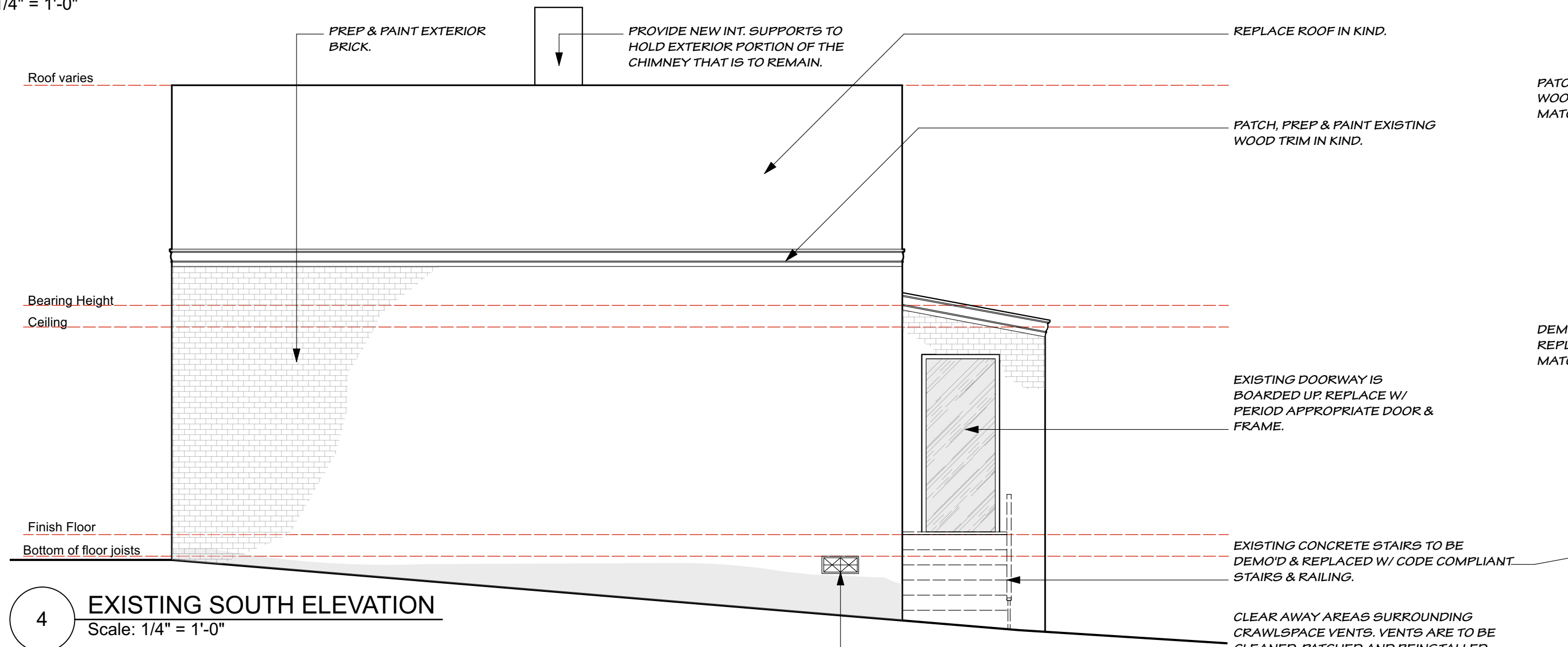
AI.I

1 EXISTING FLOOR PLAN
Scale: 1/4" = 1'-0"

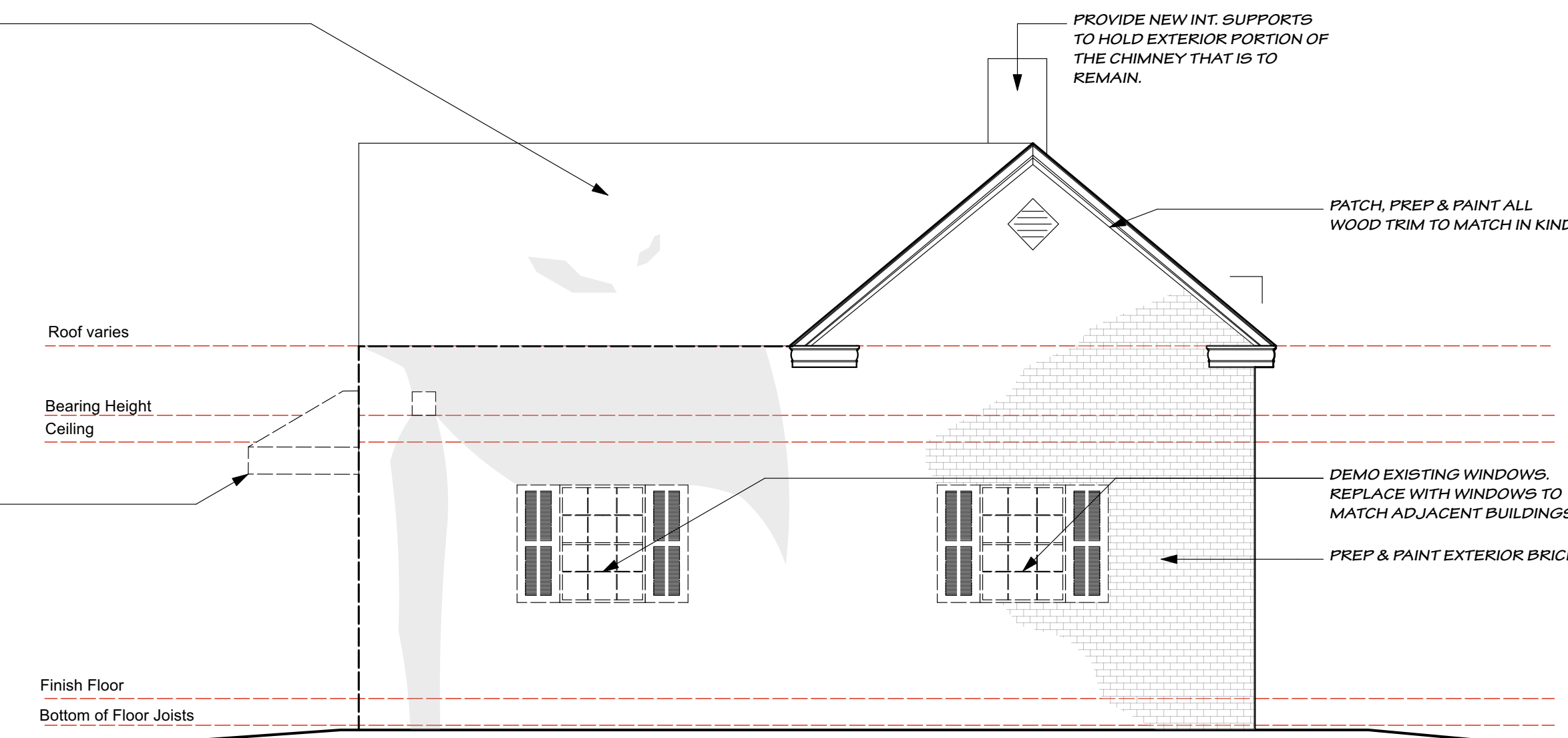
2 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0"



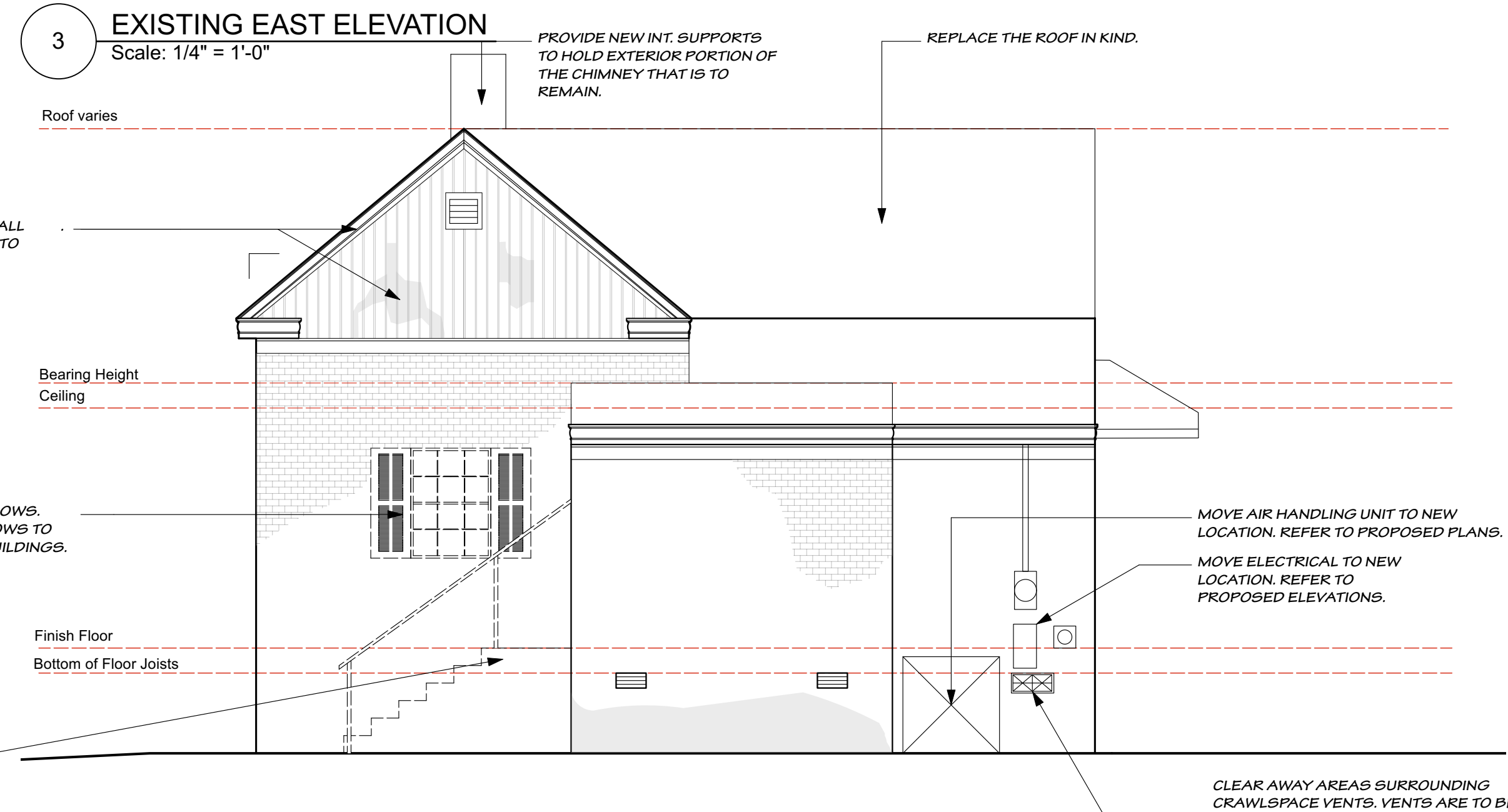
4 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0"



3 EXISTING EAST ELEVATION
Scale: 1/4" = 1'-0"



5 EXISTING WEST ELEVATION
Scale: 1/4" = 1'-0"



General Notes

1. It should be noted that, where exposed, the siding behind the brick seems to be original to the building. The brick that is covering this up, appears to be a much later addition. Where siding is exposed-patch, prep & paint in kind. If peices need to be replaced-replace in kind. The brick will be prepped and painted to owner's choice of color.
2. All windows are to be replaced to match adjacent buildings that are period appropriate.
3. All existing HVAC is to be demo'd. All new vents will be placed according to the proposed plan.

Project Title

Date
November 13, 2023

Revisions

Sheet Title
Existing Demo Plan

Sheet No.
AI.2

REHABILITATION OF 1300 4th St.

1300 4th St. Little Rock, AR
72201

NOT FOR CONSTRUCTION

REVIVAL
ARCHITECTURE

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501.951.3316
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REHABILITATION OF 1300 4TH. ST.

1300 4th St., Little Rock, AR
72201

Project Title

Date

November 13, 2023

Revisions

Sheet Title

Proposed Floor Plan

Sheet No.

AI.3

NEW LOCATION FOR AIR
HANDLING UNIT. CONTRACTOR
IS TO PROVIDE NEW HOLE INTO
CRAWLSPACE FOR NEW
DUCTWORK.

NEW CODE COMPLIANT STAIRS
FOR BACK ENTRY

NEW MOP SINK TO BE
INSTALLED
NEW HOT WATER HEATER TO
BE INSTALLED

NEW PLUMBING FIXTURES &
ACCESSORIES TO BE
INSTALLED.

NEW APPLIANCES TO BE
PROVIDED BY OWNER.

NEW WINDOWS & TRIM TO
MATCH ADJACENT BUILDINGS.
TYP.

NEW DUCTWORK & VENTS TO
BE INSTALLED IN NEW
LOCATIONS.

NEW T&G COMPOSITE DECKING
& STAIRS. PREP & PAINT.

NEW APPLIANCES & FURNITURE
TO BE PROVIDED BY OWNER.

1 PROPOSED FLOOR PLAN
Scale: 1/4" = 1'-0"

Roof varies

Bearing Height
Ceiling

MOVE ELEC. TO THIS LOCATION

Finish Floor
Bottom of Floor Joists

PATCH & CLEAN CRAWLSPACE
VENTS. KEEP FREE OF
OBSTRUCTION.

REPAVE EXISTING DRIVEWAY

2 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"

Roof varies

Bearing Height
Ceiling

Finish Floor
Bottom of floor joists

PATCH, PREP & PAINT TRIM &
BRICK. REFER TO SPECS. TYP.

PERIOD APPROPRIATE
DOOR. REFER TO DOOR
SCHEDULE.

NEW CODE COMPLIANT STAIRS
TO BE CONSTRUCTED.

NEW LOCATION FOR NEW AIR
HANDLING UNIT & DUCTWORK.
CONTRACTOR IS TO PROVIDE
NEW HOLE INTO CRAWLSPACE.

4 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"

Roof varies

Bearing Height
Ceiling

NEW FASCIA, TRIM & SOFFIT TO
BE ADDED TO NEW EXTERIOR
WALL TO MATCH EXISTING.
PREP & PAINT ON ALL SIDES
FOR EVEN APPEARANCE.

NEW EXTERIOR WALL BEYOND
PORCH. PREP & PAINT BRICK
OVERALL.

NEW T&G COMPOSITE DECKING
& STAIRS. PREP & PAINT.

ADA RAMP FOR MAIN ENTRY.

3 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0"

Roof varies

Bearing Height
Ceiling

Finish Floor
Bottom of Floor Joists

CHIMNEY TO BE SEALED OFF.
PATCH, PREP & PAINT.

TRIM TO BE PATCHED &
PAINTED

BRICK TO BE PATCHED,
PREPPED & PAINTED. REFER TO
SPECS.

NEW WOOD FRAMED PORCH TO
MATCH ADJACENT BLDGS.
PREP & PAINT.

NEW WINDOWS & TRIM TO
MATCH ADJACENT BUILDINGS.
TYP.

REFER TO DOOR SCHEDULE

NEW LANDSCAPING TO
MANAGE WATER RUNOFF

CHIMNEY TO BE SEALED OFF.
PATCH, PREP & PAINT.

NEW ROOF TO MATCH EXISTING

PATCH, PREP & PAINT WOOD
SIDING & TRIM

NEW CODE COMPLIANT STAIR
TO BACK ENTRY.

NEW WINDOWS & TRIM TO
MATCH ADJACENT BUILDINGS.
TYP.

MOVE ELEC. TO THIS LOCATION.

PATCH HOLE AT OLD LOCATION
FOR AIR HANDLING UNIT. PREP
& PAINT

REPAVE EXISTING DRIVEWAY.
REFER TO SITE PLAN

5 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0"































CAPITOL ZONING
DISTRICT COMMISSION

CAPITOL ZONING DISTRICT COMMISSION PERMIT APPLICATION FOR ALTERATIONS

PROPERTY ADDRESS 1300 W. Fourth St.; Little Rock, AR 72201

PROPERTY OWNER Pulaski Fourth Holdings, LLC

PERSON FILING APPLICATION Bailey Pearson *if other than owner,*
complete the Authorization of Representation statement provided.

APPLICANT PHONE 501-951-3316

EMAIL bailey@revivalarch.com

MAILING ADDRESS P.O. Box 400, Scott, AR 72142

APPLICANT SIGNATURE  **DATE** 11/13/23

Signature certifies that applicant is authorized to represent this property, and that all information presented in this application, as well as in any supporting materials, is true and correct to the best of the signatory's knowledge.

DESCRIPTION OF PROPOSED WORK

This application is for alterations on existing buildings that do not change the footprint of the building or add space to the building.

Attach as many pages or supporting materials as necessary (see attached for more information). An application is not complete and will not be scheduled for Commission review until all applicable supporting materials have been submitted to staff. Electronic submittals (email, scanned documents, PDFs, digital images, etc.) are welcome. You may submit the application in person or by mail at 1100 North St., Little Rock, AR, or via email at capitol.zoning@arkansas.gov. Please call 501.324.9644 for assistance.



Capitol Zoning District Commission
1100 North Street • Little Rock, AR 72201



CAPITOL ZONING
DISTRICT COMMISSION

CAPITOL ZONING DISTRICT COMMISSION PERMIT APPLICATION FOR ALTERATIONS

The staff is pleased to help you make sure your project proceeds as smoothly as possible and that no misunderstandings arise. Investing time in making sure both the staff and the property owner are clear on what work is planned and what work has been approved before work starts is the best way to head off misunderstandings or costly mistakes.

AFFIDAVIT

I, Pulaski Fourth Holdings, LLC certify by my signature below that I hereby authorize Revival Architecture, Inc. to act as my agent regarding the application for rehabilitation of the below described property.

Property described as:

A Rehabilitation of 1300 W. Fourth St., Little Rock

Pulaski Fourth Holdings, LLC

[Signature]
Signature of Title Holder

11/13/23

Date

Subscribed and sworn to me a Notary Public on this 8th day of

November, 2023

[Signature]

Notary Public

My Commission Expires: 07/23/2027

DANIELLE CARROLL
Pulaski County - Arkansas
Notary Public # 12701387
My Comm. Expires July 23, 2027

