

CAPITOL ZONING DISTRICT COMMISSION
STAFF REPORT 2023-017
9/21/23
JCL



Location: 2010 S. Spring St.
Applicant: Robinco Holdings, LLC.
Permit Types: Certificate of Appropriates for Demolition

Project Description: The applicant is seeking a Certificate of Appropriates to demolish an existing structure and replat the combined lot back to the original two. The applicant is later planning to build two cottages on the site.

Historic Significance: The Charles S. White House was built circa 1940 in the Ranch style and was the precursor to the suburban post-war model. The house sits on two combined lots and has been significantly altered.

Previous Action: Several permits have been issued for this property, beginning in 1981 with the enclosure of the carport, and subsequent construction of a “sidewall” for an open storage area in 1993. However, the open storage area was instead walled in, and a shed was added to the rear to create an apartment dwelling. Each were carried out without CZDC permits. Later in 1999, a permit to replace the tornado damaged roof was revoked after the roof line was significantly altered.

As of 2016, architectural resource surveys list the structure as contributing within the District, but considering the significant alterations, this designation was questioned by staff and a new survey was conducted by AHPP survey coordinators in August of 2023. The new survey concluded that the

structure had been significantly altered beyond reason to remain as a contributing resource of the District (see attached).

Zoning: This property is in Zone M, “Mansion Area Residential”. This zone, comprising most of the Governor’s Mansion Area, allows for the continuation of traditional neighborhood residential development patterns. Single family residences should be predominant, though not the exclusive...

Review Standards for Certificate of Appropriateness:

Capitol Zoning District Commission Rule and Procedure, Section 2-105 Permit Approval Procedure

C. 1. (c) A Certificate of Appropriateness shall be required for the total or partial destruction of any structure, accessory structure or site improvement. Application for demolition which require approval of the Commission, will first be scheduled for a review by the Design Review Committee which will make a recommendation regarding the architectural, historical, or cultural significance... the impact of demolition on the character of the neighborhood and the District and on the goals of the Master Plans.

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.

(i) Structures and site features 40 years or older are assumed to be historic, unless they have been significantly altered, and reversing the alteration would be impossible or wholly unreasonable.

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 constitutes a request to demolish a primary structure. This requires a Certificate of Appropriateness that must be reviewed by the Design Review Committee, Mansion Area Advisory Committee, and by the Commission.

Section 4-303 Architectural styles of the Capitol and Mansion Areas

This section provides an overview of the architectural styles found in the Capitol and Mansion Areas. Its purpose is to help property owners understand the historic character of their buildings so that well-informed decisions on design issues can be made when work is planned. In addition, sometimes the design standards make reference to the characteristics of styles discussed here, so this information also can assist property owners in understanding and applying the standards.

Of the architectural styles that were most popular in Little Rock during the late 19th and early 20th centuries- Italianate, Queen Anne, Colonial Revival and Neoclassical, Craftsmen, English Revival- the Mansion Area contains many of the city’s premiere examples. Some three-quarters of the Mansion Area’s buildings were constructed from the 1880s to the 1920s, and during much of that time, the neighborhood was the area of choice for Little Rock’s prominent and affluent families...

Ranch- Easily the most popular style for American homes in the post WWII period, a typical ranch style features a single story of split-level configuration, a simple rectangular plan or L-shaped footprint... Though usually associated with the suburban tract developments of the era, a number of Ranch houses were built in the Mansion Area in the post war period...

Staff believes that while the structure is assumed to be historic, it has been significantly altered. The Ranch style is not predominant in the Mansion Area neighborhood, nor does it date to the area's period of significands. Congruently, Sanborn maps indicate more traditional lot development before the structures were removed and the lots were combined.

Mansion Area Master Plan, Section 6-201, Mansion Area Goals & Recommendations

A. Mansion Area Goals

1. To preserve the character of the Mansion Area neighborhood...

The preservation and restoration of significant buildings ... as well as the preservation of the overall character of the Mansion Area, is the primary goal ...

4. To create an improved image and stronger sense of identity.

Neighborhood residents already feel a strong sense of identity but wish this image to extend throughout the community of Little Rock.

9. To establish a sense of visual continuity within the Mansion Area neighborhood.

A theme to visually unify the neighborhood is needed ... It should include ... visual accents that give identity to individual blocks.

Staff concurs with the assessment that the property has been significantly altered, with and without CZDC permits, and the circumstances surrounding the alterations justify non-conforming status.

It is Staff's belief that demolition of the existing structure in favor two cottage dwellings would be more consistent with the area's original character as well keeping with the visual continuity of the surrounding structures.

Neighborhood Reaction: At the time of distribution, there has been several neighbor reactions in favor of demolition.

Design Review Recommendations: Design Review Advisory Committee met at their regular meeting on September 6th, 2023, and motioned to approve staff recommendations. The motion passed unanimously.

Discussion points included how the alterations confirm the structures non-contributing status, as well as how replating back to the traditional lot size is not only appropriate, but desirable. Demolition of the structure is to take place within 60 days of approval. Other discussion points include substandard construction, encroachment on the neighbors, the intent build two new cottages on the site, and reusing the existing front yard fence.

Mansion Area Recommendations: Mansion Area Advisory Committee met at their regular meeting on September 14th, 2023, and motioned to approve staff recommendations. The motion passed unanimously. Many of the same discussion points from Design were reiterated.

Staff Recommendation: Staff recommends Approval of a Certificate of Appropriateness to demolish the aforementioned structure.

- 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;

Robinco Holdings, LLC

1906 S Spring St

Little Rock, AR 72206

David@block2.com, 501-960-1400

8.21.23

Capital Zoning District Commission

Subject: Application for Demolition of 2010 S Spring Street, Little Rock, Arkansas

Dear Members of the Capital Zoning District Commission,

I am writing to formally apply for the demolition of the property located at 2010 S Spring Street, Little Rock, Arkansas. After careful assessment and consultation with the relevant experts, it has been determined that the property in question is non-contributing for the purposes of the Historic District.

The property, constructed in the early 1950s, has undergone significant changes over the years and, per Mr. Wilcox, should never have been included as contributing to the district. A recent resurvey conducted by the Department of Heritage and Ralph Wilcox confirmed its non-contributing status. Furthermore, the property sustained substantial damage during the 1998 tornado, and the subsequent repair work, undertaken at that time, was found to be sub-standard and not in compliance with the current building codes.

Over the years, several non-contributing additions, including a cinder block enclosure that created two separate garages, have been made to the property. The simulated stone exterior materials, added in the late 1970s or early 1980s, are inconsistent with the original design. Moreover, the property encroaches on neighboring properties, and its boundaries do not conform to property lines.

It is worth noting that historical records indicate that prior to the construction of the current non-contributing structure, two other homes stood at the site. The property itself consists of two lots that were combined into a larger lot, further altering its historical context.

Considering these factors, and considering the property's non-contributing status, sub-standard repairs, non-compliant additions, and encroachment issues, we respectfully request the Commission's approval for the demolition of 2010 S Spring Street. This step will allow for future development that aligns with the current zoning regulations and maintains the integrity of the Historic District.

It is our desire to remove the structure and work to replat the lots back into their original format. Once we get permission to remove the structure and this work has been completed, we expect to file with the City of Little Rock for a replat into the original lots. It is our intention to then provide an application to the Commission for two new cottages that will fit the lot in mass and scale and be designed to complement the surrounding cottages and homes. Each of these steps requires us to come back to the Commission for review and approval.

We appreciate the Commission's attention to this matter and look forward to the opportunity to discuss our application further if needed. Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. A. Robinson", with a long horizontal flourish extending to the right.

David A. Robinson, Manager – Robinco Holdings, LLC

Joseph LaRue

From: Ralph Wilcox
Sent: Monday, August 21, 2023 1:46 PM
To: Joseph LaRue
Subject: Property at 2010 Spring Street...

Joseph-

I met with David Robinson on Friday, August 4th to resurvey and look at the property at 2010 South Spring Street. After my visit, it is my belief that the property should really be non-contributing in the historic district. The property's open carport has been enclosed and an additional garage bay has been built on the south end of the house. Furthermore, the roofline of the front porch has been altered. The columns, which appear to be older than the house, would not have fit with the original porch roofline. As a result, the porch roof was raised in order to accommodate the columns that are present on the house today. Also, it is unknown if the Permastone is original, and it may be that it was added over wood siding at some point.

In summary, the house has had several large-scale alterations over the years, and really should not be contributing to the historic district. If you have any questions, please let me know.

-Ralph

RALPH S. WILCOX

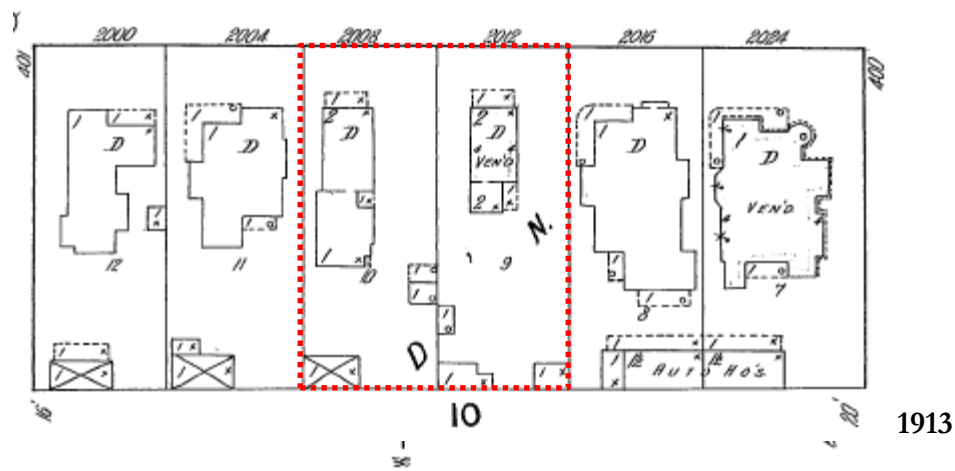
National Register & Survey Coordinator
Deputy State Historic Preservation Officer

Arkansas Historic Preservation Program
1100 North Street
Little Rock, AR 72201
ralph.wilcox@arkansas.gov
p: 501.324.9880 | f: 501.324.9184

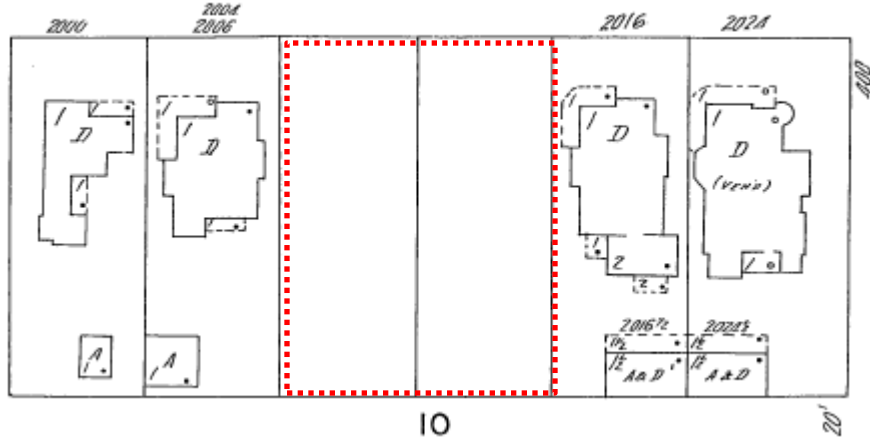
<https://www.arkansasheritage.com/arkansas-historic-preservation-program>



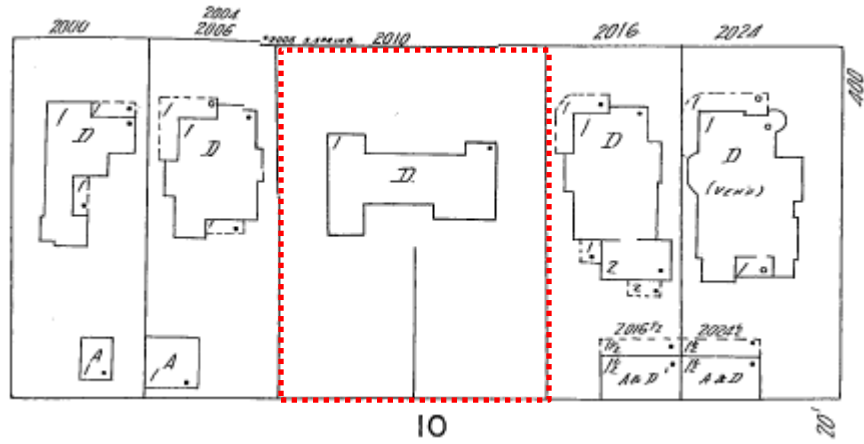
Sanborn Maps (1913/1937/1947)



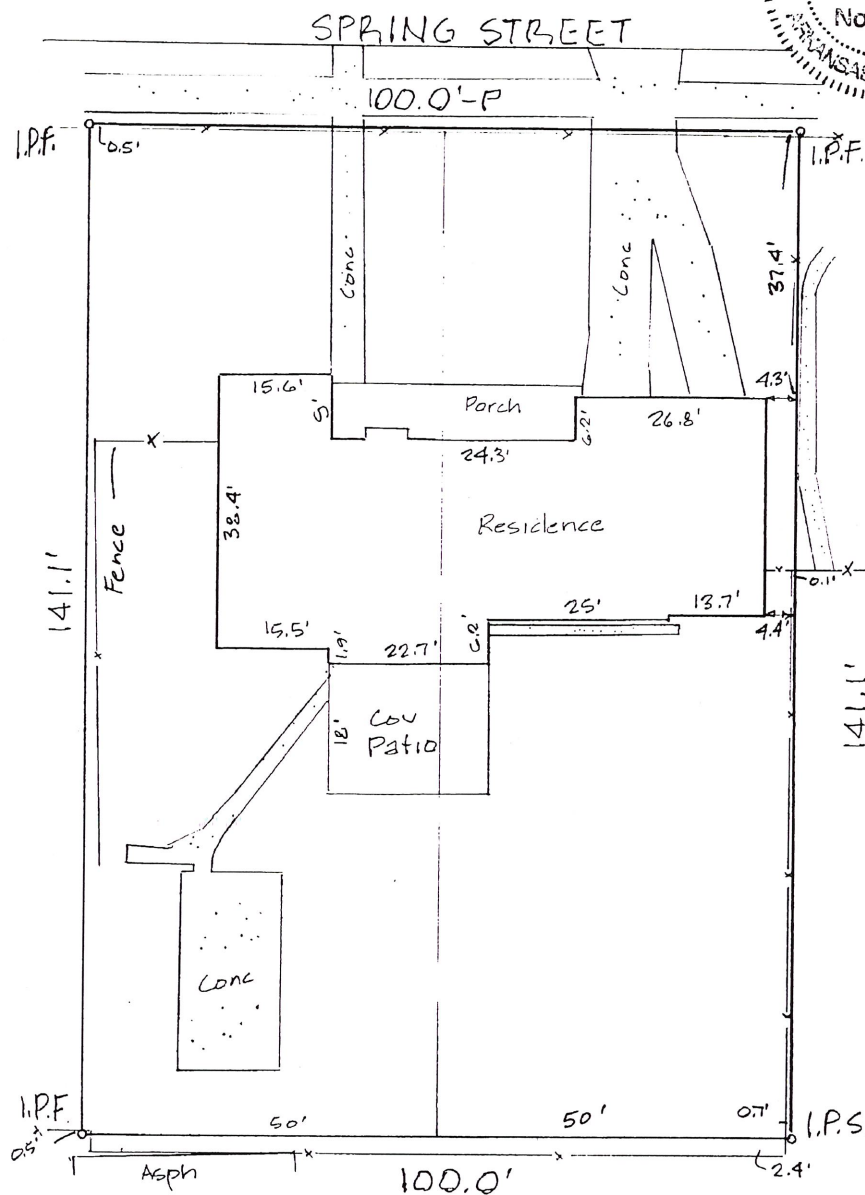
1913



1937

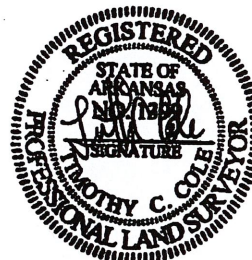


1947



Lots 9 and 10, Block 10, FULTON'S ADDITION to the City of Little Rock, Pulaski County, Arkansas.

Date of Survey: June 28, 2023
Scale: 1" = 20'
Property Address: 2010 Spring Street
For Use & Benefit of: Robinco Holdings LLC



This is to certify that the above described land has been surveyed. The corners are marked as shown and are in accordance with existing monuments in the area. Survey makes no statement concerning flood status of property unless otherwise stated. **THIS SURVEY IS CERTIFIED TO AND LIMITED TO THE PARTIES SHOWN HEREON.**

The following photos were taken from architectural resource forms showing conditions before and after the 1998 tornado.















From: [Amy Jones \(ADPHT\)](#)
To: [Capitol Zoning](#)
Subject: FW: 2010 Spring
Date: Thursday, August 24, 2023 1:16:48 PM
Attachments: [image001.png](#)

From: Juli Brandenberger <juli.brandenberger@gmail.com>
Sent: Thursday, August 24, 2023 1:15 PM
To: Amy Jones (ADPHT) <Amy.E.Jones@arkansas.gov>
Cc: david@block2.com
Subject: 2010 Spring

Good afternoon Amy,

This email is intended to provide public comment on the application pending for 2010 Spring submitted by David Robinson. My understanding is the application is a request for removal of the structure on the property. As homeowners residing less than a block of this property, we are **in support of removal**.

Thank you,

Juli Brandenberger

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Juli Brandenberger, CPA

1202 Main St, Suite 220
Little Rock, AR 72202
501.350.3064

From: [Amy Jones \(ADPHT\)](#)
To: [Capitol Zoning](#)
Subject: FW: 2010 Spring
Date: Friday, August 25, 2023 9:49:32 AM

-----Original Message-----

From: JOHN JARRARD <jarrardarch2@yahoo.com>
Sent: Thursday, August 24, 2023 3:55 PM
To: Amy Jones (ADPHT) <Amy.E.Jones@arkansas.gov>
Subject: 2010 Spring

[You don't often get email from jarrardarch2@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I have been informed that there is an application from David Robinson to remove the building at 2010 Spring. I support Mr. Robinson. I have owned 2023 Spring since 1983 and I have wished someone would do something with 2010.

Besides being poorly maintained, the building is a visual blight on the neighborhood. The style is not in keeping with the nature of other buildings here. Part of it seems to be a mismatched addition which compounds the problem. Its removal would improve historic nature of this area.

I hardly support the removal of 2010 Spring.

John Jarrard

From: [ralph ponder](#)
To: [Amy Jones \(ADPHT\)](#)
Subject: 2010 s Spring St. Little Rock
Date: Friday, August 25, 2023 4:53:03 PM

[You don't often get email from ralph.pon39@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Ms. Jones

Just wish to inform you that I am in concurrence with David Robinson removing the structure at subject location. David's real estate actions have always benefitted the neighborhood and I'm sure that will continue. Thanks for your time.

Ralph Ponder
1917 S Spring St. Little Rock, Ar.
501-475-6995

Sent from my iPad

From: [Sarah Smith](#)
To: [Amy Jones \(ADPHT\)](#)
Subject: 2010 S Spring St property
Date: Friday, August 25, 2023 6:14:54 PM

[You don't often get email from nhoodwatcher@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I am in FULL support of the removal of this house. David Robinson has my wholehearted backing to redevelop the lot.

This is an exciting project for our neighborhood! That house has been an eyesore for years and now it is a vacant decaying mess.

Sarah V Smith
322 W 21st St.

Best, Sarah

From: [Matilda Louvring](#)
To: [Amy Jones \(ADPHT\)](#)
Cc: david@block2.com
Subject: Support of demolition of 2010 spring
Date: Thursday, August 24, 2023 1:55:40 PM

You don't often get email from matilda.louvring@gmail.com. [Learn why this is important](#)

Hello, I am a neighbor at 2023 Broadway (new build, circa 2008 I think). I support Mr. Robinson's plan to have this house demolished as it does not fit in with the other houses on the block and a newer structure(s) could be designed to fit better

I would also add a request that the new owner have the fence on the alley moved back into and on the property line with proper setback as the previous owner put up the new fence and extended it over the setback. This causes some vehicles/trailers issues in the alley as there is a narrowing of the alley because of where the fence was put.

Thank you,
Matilda Louvring

From: [susan probasco](#)
To: [Amy Jones \(ADPHT\)](#)
Subject: Landscaping
Date: Monday, August 28, 2023 12:23:24 PM

You don't often get email from seprobas@yahoo.com. [Learn why this is important](#)

Hello Amy,

I hope this finds you well! I am starting to plan some landscaping for our yard on West Charles Bussey. We have quite a bit of erosion on both sides of our concrete front stairs. It has been suggested to us that a stacked rock wall that tapers up from the bottom stair level to a height even with the second stair from the top would serve to mitigate the erosion. We are planning to use natural stone to create beds in the yard, so the stacked stone would be consistent with what we're going to use elsewhere. Is this something that I will need staff approval for?

Also, I wanted to mention that I had heard that David Robinson had purchased and applied to demolish 2010 Spring Street. As close neighbors, the house is visible from our sidewalk, John and I are both in full support of the house being removed and replaced with architecture more in keeping with the historic homes surrounding the lot. The house is an eyesore, and we're excited by the prospect of a new structure built to historic guidelines.

Thank you so much for your attention to this matter, have a good afternoon-

Susan Probasco



CAPITOL ZONING
DISTRICT COMMISSION

CAPITOL ZONING DISTRICT COMMISSION PERMIT APPLICATION

PROPERTY ADDRESS 2010 S. Spring St.

PROPERTY OWNER Robirco Holdings LLC

PERSON FILING APPLICATION David Robinson - manager Robirco Holdings LLC
if other than owner, complete the Authorization of Representation statement provided.

APPLICANT PHONE 501-960-1400 EMAIL david@BlockZ.com

MAILING ADDRESS 1406 S. Spring St, LR, AR 72206

APPLICANT SIGNATURE David Robinson DATE 8/21/23

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 general work.

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