

**CAPITOL ZONING DISTRICT COMMISSION
STAFF REPORT 2023-010**

4/5/23

JCL



Location: 1315 W. 2nd St.

Applicant: Johnny Wilson for Iron Workers #321

Permit Types: Certificate of Appropriateness

Project Description: This application is for a Certificate of Appropriateness to retroactively permit the construction of an awning detail, and replacement of a retaining wall along the front façade. Details include replacement of an original brick retaining wall for textured block, capped by steel I-beams. Above the stoop, square steel beams create an open-air entryway.

Historic Significance: Built in 1954, this midcentury modern commercial building has continued to be used as a union hall. Architectural resource forms indicate the neon sign over the entry was permitted in 1983.

Previous Action: No previous action has occurred at this property. Work was carried out without CZDC permits.

Zoning: This property is in Zone “A” State Capitol Foreground. Capitol Avenue should develop as the state’s principal ceremonial thoroughfare, linking the State Capitol with downtown Little Rock. This area should develop as a professional office center with supporting commercial uses.

Review Standards for Certificates of Appropriateness:

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

C.1. (a) A Certificate of Appropriateness must be obtained prior to effecting any major modification or addition to a structure, site or improvements in the District... Applications for major modifications requiring Commission review will first be scheduled for review by the Design Review Committee

which will make a recommendation regarding the proposed work's appropriateness of the modification to the historical style of the structure and neighboring structures; compatibility with its architectural, historical or cultural significance and level of intactness; and its consistency with the goals of the Commission's Master Plan and Standards.

C. 1. (b) A Certificate of Appropriateness shall ... be required for the erection of any new structure ... Applications for new construction requiring Commission approval will first be scheduled for a review by the Design Review Committee which will make a recommendation regarding proposed work's appropriateness in historical style in the context of adjoining or neighboring structures; and its consistency with the goals of the Commission's Master Plan and Standards.

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(s) would be impossible or wholly unreasonable.

(ii.) The Commission may waive the Rehabilitation Standards for cause (see Section 4-101 C.), in which case a proposed change to a historic structure or site feature shall be evaluated according to applicable Design Standards.

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 existing work was carried out without a permit and requires a Certificate of Appropriateness that must be reviewed by Design Review Committee, Capitol Area Advisory Committee, and approved by the Commission. Staff also finds the property to be historic and should be evaluated using the General, Rehabilitation, and Capitol Area Design Standards, as well as the Capitol Area Master Plan.

Rehabilitation Standards for Historic Properties, Section 4-201, *Historic Streetscape & Site Design*

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

R1.11 Preserve original retaining walls.

- If repointing is necessary, use mortar mix that is similar to that used historically and apply it to joint design that matches the original.
- Replace only those portions that are deteriorated beyond repair. Any replacement materials should match the original in color, texture, size and finish.

R1.13 For replacement of a retaining wall, use materials that appear similar to that of the original.

- The color and finish of the brick or stone, as well as its mortar style, are distinctive features that should appear in replacement walls.

R1.14 New retaining walls should be similar in height, depth, apparent construction and function to historic retaining walls in the area.

- Materials for new retaining walls should be those used historically in the area for this purpose; i.e. stone and brick.

- In some cases, alternate materials, such as textured concrete block, may be appropriate when the material substantially resembles the materials used for this purpose historically.

Rehabilitation Standards for Historic Properties, Section 4-202, *Historic Building Materials*

Policy: Primary historic building materials should be preserved in place whenever 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.

R2.1 Preserve original building materials.

- Avoid removing siding that is in good condition or that can be repaired in place.
- Remove only siding which is deteriorated and must be replaced.
- Masonry features that define the overall historic character, such as walls, cornices, pediments, steps and foundations, should be preserved.
- Avoid rebuilding a major portion of exterior masonry walls that could be repaired. Reconstruction may result in a building which is no longer historic.

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.
- Isolated areas of damage may be stabilized or fixed using consolidates. Epoxies and resins may be considered for wood repair, and special masonry repair components also may be used.

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. It should match the original in size, the amount of exposed lap and in finish.
- Replace only the material that is required. If a few boards are damaged beyond repair, then only they should be replaced, not the entire wall.

Rehabilitation Standards for Historic Properties, Section 4-206, *Architectural Details*

Policy: Architectural details help establish a historic building's distinct visual character; thus, they should be preserved whenever feasible. If architectural details are damaged beyond repair, their replacement, matching the original detailing is recommended.

R6.2 Avoid adding elements or details which were not part of the historic design.

- For example, details such as decorative millwork or shingles should not be added to buildings if they were not original features of the structure.

Staff finds that existing work is not consistent with these standards. While the existing work is pertinent to the use of the building, the historic character should be maintained.

The previous retaining wall should have been repaired or reinforced, if possible, and or replaced with a material like brick. Furthermore, adding non-original elements such as the steel entryway are discouraged. The return of an awning similar that seen historically, as not to obscure sightlines to the neon sign, would be most appropriate.

Capitol Area Master Plan, Section 5-201, Capitol Area Goals & Recommendations

A. Capitol Area Goals & Recommendations

1. To activate the area with a mix of uses.
2. To promote the development of more institutional and professional offices uses.
3. To promote the development of housing compatible with the scale of the neighborhood.
4. To provide reliable public transportation...
5. To establish a district identity for the neighborhood.
6. To provide an attractive foreground for the Capitol.
7. To define and enhance views of the Capitol
8. To enhance the character of individual neighborhood within the Capitol Area.
9. To enhance the pedestrian experience throughout.
10. To establish a sense of visual continuity within individual neighborhood.

Staff finds that existing work is less consistent with these goals. While existing work signals continued use of the building, as well as its continued development, new materials and design should be compatible in the context of the building itself, but also the neighborhood.

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

Staff Recommendation: Staff recommends **denial** of the application 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. Return of a more period appropriate awning, not to detract from views of the sign;

August 2011



July 2015

March 2023







CAPITOL ZONING
DISTRICT COMMISSION

CAPITOL ZONING DISTRICT COMMISSION PERMIT APPLICATION FOR ALTERATIONS

PROPERTY ADDRESS 1315 West second Little Rock

PROPERTY OWNER IRON Workers #321

PERSON FILING APPLICATION Johnny Wilson
if other than owner, complete the Authorization of Representation statement provided.

APPLICANT PHONE 501-374-3705 EMAIL Ironworkers321

MAILING ADDRESS 1315 West second Little Rock @
Gahoo.
Com.

APPLICANT SIGNATURE Johnny Wilson DATE _____

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.

INSTRUCTIONS ON NEXT PAGE:



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



CAPITOL ZONING
DISTRICT COMMISSION

CAPITOL ZONING DISTRICT COMMISSION PERMIT APPLICATION FOR ALTERATIONS

AFFIDAVIT

I, Johnny Wilson certify by my signature below that I
hereby authorize Johnny Wilson to act as my agent regarding
the proposed work of the below described property.

Property described as:

Iron Workers Union 321 Hall -
adding awning in front of building and concrete
slab in the rear. Re-doing retaining wall in
front of building

Signature of Title Holder

Date

2/17/2023

Subscribed and sworn to me a Notary Public on this 17th day of

February 2023

Notary Public

My Commission Expires:

June 14, 2029

ERIN B KOENIG
Notary Public - Arkansas
Jefferson County
Commission # 12708124
My Commission Expires Jun 14, 2029



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