

**OFFICE OF THE CITY MANAGER  
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION  
JANUARY 17, 2023 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>A resolution to approve the issuance of the Exterior Building Permit for the replacement of historic windows at 2400 West 13<sup>th</sup> Street during the six (6)-month moratorium on the issuance of Demolition and Exterior Building Permits in the Central High School Neighborhood Historic District.</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>Ordinance √ <b>Resolution</b></p>	<p>Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	A resolution to approve the issuance of the Exterior Building Permit for the replacement of historic windows at 2400 West 13 <sup>th</sup> Street during the six (6)-month moratorium on the issuance of Demolition and Exterior Building Permits in the Central High School Neighborhood Historic District.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Denial of the resolution.
<b>BACKGROUND</b>	The Central High School Neighborhood Historic District has become an endangered historical resource suffering from demolitions, property neglect, and inappropriate alterations and is now in jeopardy of losing its national designation on the National Register of Historic Places. For this reason, pursuant to A.C.A. § 14-172-207, the City of Little Rock Planning & Development Department & Historic District Commission are in the process of proposing the creation of a Local Ordinance District to protect the historical assets of the Central High School Neighborhood Historic District.

**BACKGROUND  
CONTINUED**

On July 19, 2022, the Board passed Resolution No. 15,736, to declare a six (6)-month moratorium to protect the District from further loss while a Local Ordinance District was considered.

The residential structure at 2400 West 13<sup>th</sup> Street was constructed c. 1910 as a single-family dwelling in the Folk Victorian Architectural Style. There is financial incentive and assistance to maintain the integrity of Designated Historic Structures. The structure is currently a contributing historical resource to the district and is eligible for State Historic Rehabilitation Tax Credits. The repair of historic wood windows is an eligible expense, and the property owner would have the opportunity to claim 25% of the expense as a tax credit.

The removal of the historic wood windows, rather than repair, would severely alter the historic integrity of the structure to the extent of delisting the structure from the National Register of Historic Places. Following this work, the structure would no longer be eligible for Historic Rehabilitation Tax Credits and current or future property owners could not access this investment incentive. Moreover, the completion of the project would further reduce the number of contributing structures in the Historic District and further jeopardizing the District's designation. For these reasons, staff recommends denial.