



DEPARTMENT OF PLANNING AND DEVELOPMENT

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CERTIFICATE OF COMPLIANCE

HDC2024-021

Property Owner: Gabriel Holmstrom, CPA OZ Investments LLC

Address of Property: 1420 S Commerce Street

Project Description with Conditions listed:

1) Foundation

- a) Repoint mortar joints with period correct mortar and point style. Match mortar in composition, color, strength, and joint style where mortar is missing or cracked.
- b) Replace only damaged or deteriorated brick using compatible salvaged brick. If salvaged brick is not available, replace any missing or damaged brick with period correct masonry, matching existing masonry in material, size, and appearance.
- c) Regrade soil away from foundation walls.

2) Brick and Mortar Repair

- a) Repoint mortar joints with period correct mortar and point style. Match mortar in composition, color, strength, and joint style where mortar is missing or cracked.
- b) Replace only damaged or deteriorated brick using compatible salvaged brick. If salvaged brick is not available, replace any missing or damaged brick with period correct masonry, matching existing masonry in material, size, and appearance.

3) 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 ceiling Repair
 - i) Remove damaged ceiling and replace with wood elements of same dimension, shape and profile.
 - ii) Caulk, prime, and paint.
- c) Porch Rafters Repair
 - i) Repair porch rafters as needed from below.
- d) 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.

4) Front Entry (Front Door & Side Lights)

- a) The overall appearance of the door is to remain the same as before construction.
- b) Damaged pieces to have custom milled pieces replaced as needed.
- c) Strip and stain front door if desired.

5) 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.

6) 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.

7) 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.

8) Cleaning of Building

- a) Clean exterior of building using mild soap and low pressure to remove mildew and dirt from exterior of building.

9) Wood Windows

- a) Repair wood windows to an operating state.
 - 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.
- b) No existing windows shall be replaced without additional approval.

10) 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.

11) Mechanical Units – Heating and Air units-

- a) Remove and replace existing mechanical units.
- b) 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 fencing or shrubbery. New fencing must be approved by the Commission.
- c) 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.
- d) Place condensing units at the back of the building away from the street view.

12) Gutters

- a) Install hang on gutters to rear eaves avoiding damage or alteration of eaves.
- b) Downspouts will be located away from significant architectural features.
- c) Paint downspouts as desired to camouflage.

13) Rear deck removal

- a) Rear deck may be removed, avoiding damage to historic materials and features of the rear façade.


Staff Signature

06/04/2024
Issue Date

06/05/2025
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 onemonth prior to the expiration date.