



DEPARTMENT OF PLANNING AND DEVELOPMENT

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CERTIFICATE OF COMPLIANCE

HDC2024-022

Property Owner/Agent: First Lutheran Church/Edward T. Sergeant, Sergeant Architecture
PLLC

Address of Property: 700 Rock Street

Project Description with Conditions listed:

1) Foundation

- a) Install new piers and support beams with jacks under the structure to level porch foundations.
- b) 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.
- c) 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.
- d) Regrade soil away from foundation walls.
- e) Repair cast iron vent covers.
- f) Repair or replace in kind existing wood lattice panels along porch foundations.

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.
- c) Paint and parge coating will not be removed where existing from belt course and window and door hoods without Commission review.

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) Concrete Steps**
- a) Repair and replace concrete steps and footing along front and side yards.
 - b) Replace steps with code compliant concrete steps where necessary.
 - c) Broom finish on concrete treads is appropriate for safety. All other surfaces should be a smooth trowel finish to match existing.
- 5) Handrail**
- i) Install handrail at front concrete steps, and side steps as needed.
 - ii) Handrails must be constructed of simple metal or ornamental iron components. Materials should be black.
 - iii) The design of the handrails must be the least obtrusive yet functional option.
 - iv) Posts must be square block and top rail must shed water.
 - v) Handrail must be installed only at steps. No installation is approved on flat or sloped surfaces or at porch steps. Handrails for porch steps require Commission review.
 - vi) Railing height must be not less than 36" above nosing of step. Nosing is defined at the leading front edge of the tread.
- 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** for wood elements that have been previously painted.
- 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. The application of coatings to existing masonry requires Commission review.
- 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 Window & Metal Storm Window Repair**

- 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.
- c) Repair existing metal storm windows. New or replacement storm windows are not approved.

10) Roofing

- a) Remove damaged slate shingles where necessary.
- b) No changes will be made to the roof pitches, gables, or valleys.
- c) Replace damaged slate shingles with salvaged slate that is similar in design, color, texture, and dimension.

11) Chimney and Chimney Caps

- a) Repair, stabilize, and reconstruct chimneys as necessary utilizing existing brick or appropriate replacement brick.
- b) Copper chimney flashing to be installed in step pattern in the mortar joints of the masonry.

12) Gutters – repair box gutters

- a) Repair existing box gutters.
- b) Downspouts to be in same location as before. Install new downspout at proposed north elevation porch location.
- c) Paint downspouts as desired to camouflage.

13) Fencing Repair

- a) Repair existing metal fencing and gates.
- b) Do not remove, replace, or relocate existing metal fencing. Do not install new fencing.

14) Mechanical Units – Heating and Air units-

- a) Repair or replace unit with unit in same location as existing.
- b) 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.
- c) Place condensing units at the back of the building away from the street view.

15) Walkways

- a) Repair and replace damaged concrete walkways.

16) Retaining Wall Repair

- a) Repair stone retaining wall.
- b) 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.

17) Gas Lamplight Pole Repair

- a) Repair front yard gas lamplight pole.
- b) Do not remove or replace.


Staff Signature

06/17/2024
Issue Date

06/07/2025
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 one month prior to the expiration date.