



DEPARTMENT OF PLANNING AND DEVELOPMENT

723 West Markham Street  
Little Rock, Arkansas 72201-1334  
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## CERTIFICATE OF COMPLIANCE

HDC2025-003

Property Owner/Agent: Kadel-Butler Preservation Fund/Matt Foster Construction LLC

Address of Property: 417 E 10<sup>th</sup> Street

Project Description with Conditions listed:

### 1) Foundation

- a) Install new piers as required by code and support beams with jacks under structure and level home.
- b) Preserve and maintain historic foundation materials that are in good condition, visibility and height above grade, and design features including windows and vents.
- c) Repair rather than replace historic foundation materials. Reconstruct missing features based on evidence.
- d) If replacement is necessary, replace with in-kind materials.
- e) Replace any missing or damaged brick with period correct masonry. Repoint mortar joints with period correct mortar and point style. Use Type N mortar with joint to match existing.
- f) Regrade soil away from foundation walls.

### 2) Brick and Mortar Repair

- a) Replace missing bricks as needed to match existing pattern.
- b) Brick will be repointed, with match mortar in composition, color, strength, and joint style where mortar is missing or cracked.

### 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 Floor Repair
  - i) Repair porch flooring.
  - ii) Remove rotted flooring and replace with tongue and groove boards of same dimension, shape, and profile.
  - iii) Repair floor joist and replace any rotted or damaged porch support floor joists.
- 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) 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.
- 5) 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.
- 6) 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.
- 7) Cleaning of Building**
  - a) Clean exterior of building using mild soap and low pressure to remove mildew and dirt from exterior of building.

**Zoning & Building Code**

1. Project shall adhere to all applicable City of Little Rock zoning and building code regulations.

  
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Staff Signature

2/13/2025  
Issue Date

2/13/2024  
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.