

April 3, 2025

ITEM NO.: 2

FILE NO.: HDC2025-005

NAME: 1420 Commerce Street - Certificate of Appropriateness

LOCATION: 1420 Commerce Street, Little Rock, AR 72201

OWNER/AUTHORIZED AGENT:

Gabe Holmstrom, CPA OZ Investments LLC
2102 Louisiana Street
Little Rock, AR 72206



Figure 1. 1420 Commerce Street, Little Rock, 2025.

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AREA: 0.10 acres

NUMBER OF LOTS: 1

WARD: 1

HISTORIC DISTRICT: MacArthur Park Historic District

HISTORIC STATUS: Contributing

CURRENT ZONING: R4A – Low Density Residential

A. PROPOSAL/REQUEST/APPLICANT’S STATEMENT:

The application seeks retroactive approval for the installation of two skylights, front porch handrail, and front porch lighting. Additionally, the application proposes the installation of rear yard privacy fencing.

B. BACKGROUND

Location

The subject property is located at 1420 S. Commerce Street. The property’s legal description is “Lot 8, Block 54, Original City of Little Rock, Pulaski County, Arkansas”.

Context

The subject property is the site of the structure at 1420 S. Commerce Street, a single-story wood frame dwelling constructed as a residence circa 1910 in the Folk Victorian style. This residence is the last of originally three Folk Victorian residences on the 1400 block of Commerce Street. The other two residences were demolished in c. 1970 and 1994. In 2012, the structure was determined to be in violation of the City of Little Rock minimum housing code and was identified as unsafe and vacant. The property has been vacant and on the UNV list since then. The current property owner has applied for and

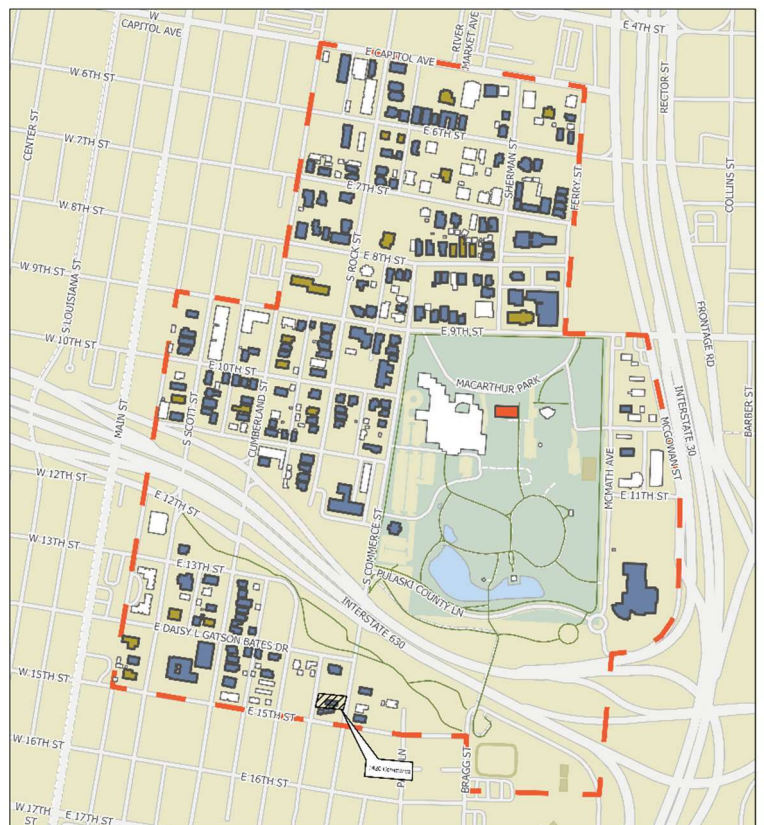


Figure 2. 1420 S. Commerce located in MacArthur Park Historic District.

been issued relevant permits for the restoration of the structure and is concurrently pursuing state and federal historic tax credits. The structure is Contributing the MacArthur Park Historic District and the most recent Arkansas Architectural Resource Form (PU2966, 2007) is provided as Attachment C.

Development History

The residence is single-story, wood frame structure that is supported by an enclosed brick pier foundation, enclosed with wood weatherboard siding, and topped by a pyramidal architectural shingle roof with front facing and side facing gables. A half front porch sits against the front facing gable, is supported by a parged brick foundation, concrete floor, and thin wood support columns with concrete steps leading up to the entrance. The porch columns and arched brackets are thought to be unoriginal to the structure and are considered a historic modification. The porch is covered by a low-pitched shed roof. The front entrance includes a nine-pane wood door flanked by full view sidelights. The residence displays primarily one-over-one wood windows with the addition of a six-over-one front gable wood window and a vinyl replacement window on the rear elevation. The structure contains simplified architectural detailing reflective of its folk house form. Non-historic modifications to the residence include a full view replacement window at the rear of the north elevation, the addition of a skylight to the rear shed roof form and a rear wood deck (see Attachment A).

The residence is thought to have been constructed in c. 1910 and first appears in the 1913 series of the Sanborn Fire Insurance Maps for Little Rock as a frame dwelling with wood shake roof, an open front porch covered by a non-combustible material—likely metal—an open back porch and closed back room covered by wood shake (Figure 3). Except for the replacement of roofing materials from wood shake and metal to composite shingles by 1939, the structure remained largely unaltered up to 1960 (Figures 4-6). Sometime between 1978 and 2011, the front porch support elements were altered and railings were installed.

Previous Action

On July 4, 2024, a COC (HDC 2024-021) was issued to CPA Oz Investments LLC for exterior repairs, reroof, non-historic rear deck removal, and gutter installation.

On November 4, 2016, a COC (HDC2016-042) was issued to Cleveland Thomas for siding repair.

On December 16, 2014, a COC (HDC2014-033) was issued to Cleveland Thomas of various exterior design repairs.

On December 16, 2014, a COC (HDC2014-033) was issued to Cleveland Thomas for repairs to siding, windows, roofing, soffits and fascia, and porch.

On February 11, 2011, a COC (HDC2011-001) was issued to Cleveland Thomas for various exterior design repairs.

No additional previous actions were found on this site.

Sanborn Maps & Aerials:

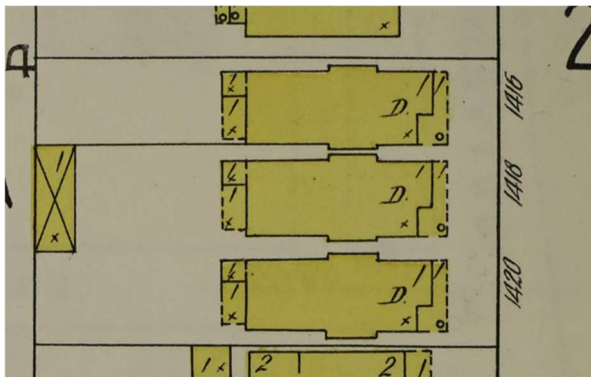


Figure 3. 1420 Commerce, Sanborn Maps, 1913, Sheet 202.

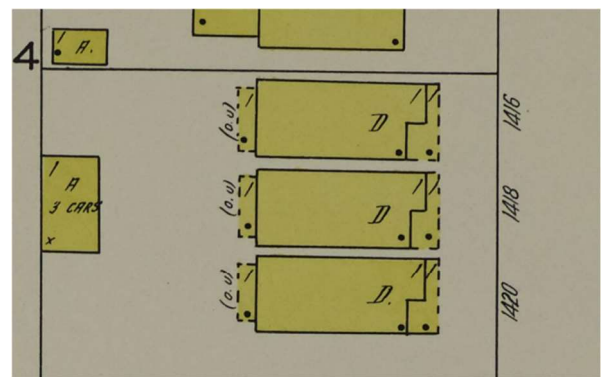


Figure 4. 1420 Commerce, Sanborn Maps, 1939, Sheet 46.

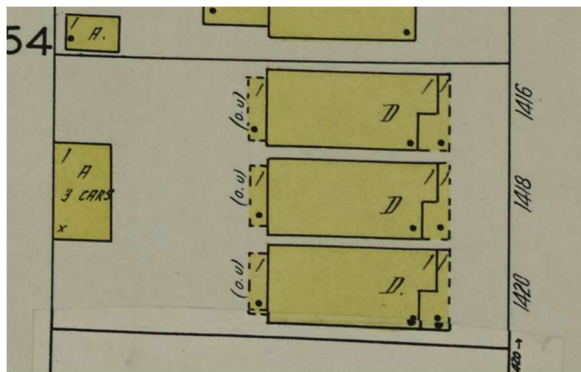


Figure 5. 1420 Commerce, Sanborn Maps, 1950, Sheet 46.



Figure 6. 1420 Commerce, 1960 aerial image.



Figure 7. 1420 Commerce, 1998 aerial image.

Historic Photographs:



Figure 8. 1420 Commerce front and south facades, looking northwest. Photo from 1978 Quapaw Quarter Architectural Survey.

C. EXISTING CONDITIONS:

See site photos (Attachment A) and application packet (Attachment B). The application packet includes cover letter, application, site plan, and product sheets and specifications, etc.

D. NEIGHBORHOOD COMMENTS:

The time of distribution, there were no comments regarding this application.

All owners of properties located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock that surround the site were notified of the public hearing.

E. ANALYSIS:

Skylight Installation

The application proposes to install two skylights near and one the south gable end, one rectangular-shaped skylight on the south-facing roof slope and one tubular skylight on the west-facing side gable roof slope. Both skylights are located on roof slopes that are minimally visible from public right-of-way. The south-facing skylight is aluminum and 21 inches x 45 ³/₄ inches with laminated low-E3 glass. The west-facing skylight is acrylic and 10 inches in diameter, with an elevated profile. The skylights bring light into the attic space that has been converted into a half-story loft.

Staff finds the installation of the two skylights to be consistent with the *Design Guidelines*, specifically Guideline 4.26(9). The proposed roof alterations do not alter the front façade and do not destroy historic materials, features, or spatial relationships that characterize the property. The roof alterations are differentiated and compatible with the historic roof form and do not threaten the structure’s historic integrity.

Staff finds the proposal is consistent with the Secretary of Interior’s Standards for Rehabilitation, specifically Standard 9: “New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”

Rear Privacy Fence

The application proposes the installation of a four-foot-tall, solid, traditional wood privacy fence with vertical boards located primarily in the rear yard. Starting at the rear northwest corner of the structure, the fence will follow the property line west to the rear alley, then follow the property line east around a parking area, and following the south property line east to the front southeast corner of the front porch.

Staff finds the installation of the backyard fence to be mostly consistent with the *Design Guidelines*, specifically Guideline 9.19 (3) and (6). The proposed privacy fence is inconsistent with Guideline 9.19 (5) regarding location as rear yard fences should not exceed a point halfway down the side façade of the building.

Guideline 9.19 (5) allows privacy fences up to a height of six (6) feet and the proposed height is four (4) feet. To be consistent with the *Design Guidelines*, staff recommends the relocation of the proposed privacy fence to a point halfway down the south façade, ideally behind the side gable form.

Staff finds the proposal is consistent with the SOI Standards, specifically Standard 9: “New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”

Porch Light

The application proposes the installation of an exterior lighting fixture at the entryway of the front porch. Suspended in front of the front door, the fixture is a pendant light, traditional in design, and features beveled glass.

Staff finds the installation of the exterior lighting fixture to be consistent with the Design Guidelines, specifically Guideline 9.22(1) and (3). No documentary, physical, or pictorial evidence exists of the previous historic porch lighting. The proposed new lighting is compatible with the age, style, and character of the building and is still differentiated from the original historic materials and elements present. The lighting color and intensity is in accordance with the standards.

Staff finds the proposal is consistent with the SOI Standards, specifically Standard 9: “New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”

Porch Step Handrail

The application proposes the installation of one black, metal handrail on the right side of the front porch steps. The handrail is required by building code. Staff finds the installation of the porch step handrail consistent with Guideline 4.13(7), as the handrail is simple and subordinate in design and compatible with the historic attributes of the property.

Staff finds the proposal is consistent with the SOI Standards, specifically Standard 9: “New additions, exterior alterations, or related new construction will not destroy

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historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”

F. STAFF RECOMMENDATION:

Staff recommends the approval of the application, as submitted, with the following conditions:

1. The rear yard fence will not encroach into the front yard beyond a point halfway down the side facades of the structure and the existing fence section will be removed.

Attachment A: Site Photos



Figure 9. 1420 S. Commerce, east and north elevations, 2025.



Figure 10. 1420 S. Commerce, east and south elevations, 2025.

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Figure 11. 1420 S. Commerce, west and south elevations, 2025.



Figure 12. 1420 S. Commerce, east (rear) elevation, 2025.



Figure 13. 1420 S. Commerce, west and south elevations, 2025.



Figure 14. 1420 S. Commerce, south elevation new skylights, 2025.

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Attachment B: Application Packet

CPA OZ Investments
1420 Commerce St.
479-409-3329

February 6, 2025

Little Rock Historic District Commission
Little Rock, AR

Subject: Request for Certificate of Appropriateness - 1420 Commerce St.

To: Little Rock Historic District Commission,

This letter constitutes a formal request for a Certificate of Appropriateness for proposed improvements at my property located at 1420 Commerce St., Little Rock, AR.

I am requesting permission to install a 4-foot tall wood fence in my backyard. The proposed location and design are indicated on the attached survey. I believe this fence will enhance the privacy and usability of my backyard while remaining in keeping with the character of the historic district.

In addition to the fence, I am also requesting permission to install two skylights. One skylight is proposed for the south-facing roof and the other for the west-facing roof. These skylights are intended to provide additional natural light to the upstairs living space. Photographs of the existing roof and the proposed skylight locations are attached for your review. I have also included specifications for the skylights themselves.

I believe these improvements will enhance the functionality and livability of my home while respecting the historical integrity of the property and the surrounding neighborhood. I am confident that the proposed fence and skylights will not negatively impact the historical character of the district.

Thank you for your time and consideration of this request. I am available to discuss these proposals further at your convenience and welcome any feedback you may have. I look forward to your response.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gabe Holmstrom', with a long, sweeping horizontal line extending to the right.

Gabe Holmstrom



City of Little Rock
 Department of Planning and Development
 723 West Markham Street
 Little Rock, Arkansas 72201-1334
 Phone: (501) 371-4790 Fax: (501) 371-4546
 www.littlerock.gov



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Address of Property: 1420 Commerce

Legal Description of Property:
530' of n 36' of lot 8

Owner/Agent (Printed Name): C P A O Z Investments

Owner /Agent Street, City, State, & Zip: 2102 Louisiana

Owner /Agent Phone Number: 479-409-3329

Owner /Agent Email: gabr.holmstrom@gmail.com

Name of Applicant as it will appear on all correspondence and in Staff report:

Brief Project Description:

- 1957sll a 4' wood Fence as indicated on the survey.
- addition of sky lights on west and south facing side of roof

Estimated Cost of Improvements: \$3500

Zoning Classification: Is the proposed change a permitted use? Yes No

Signature of Owner or Agent: [Signature]

NOTE: Should there be changes during construction (design, materials, size, etc.) from the approved COA, the applicant shall notify Historic District Commission Staff immediately to allow Staff to review the changes. Approval by the Commission does not excuse the applicant or property from complying with other applicable codes, ordinances, or policies of the City. Responsibility for identifying such codes, ordinances, or policies rests with the owner or authorized agent.

DO NOT FILL IN - FOR STAFF USE ONLY

Application Date: _____ HDC File # _____

HISTORIC DISTRICT COMMISSION DOCKETED _____ at 4:00 p.m.

LITTLE ROCK HISTORIC DISTRICT COMMISSION ACTION:

DENIED WITHDRAWN APPROVED APPROVED WITH CONDITIONS SEE ATTACHED CONDITIONS

DOCUMENTING OFFICIAL SIGNATURE: _____ DATE: _____

DATE OF EXPIRATION (according to Ordinance No. 22,338): _____



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What c...

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Best Seller

348

VELUX

21 in. x 45-3/4 in. Fixed Deck-Mount Skylight with Laminated Low-E3 Glass

★★★★★ (846) Questions & Answers (468)



Hover Image to Zoom

Share Print

- Works with shingle, shake, slate, tile, and metal sloped roofs
- [View More Details](#)

Rough Opening (W x H): 21 in x 45.75 in



What can we help you find?

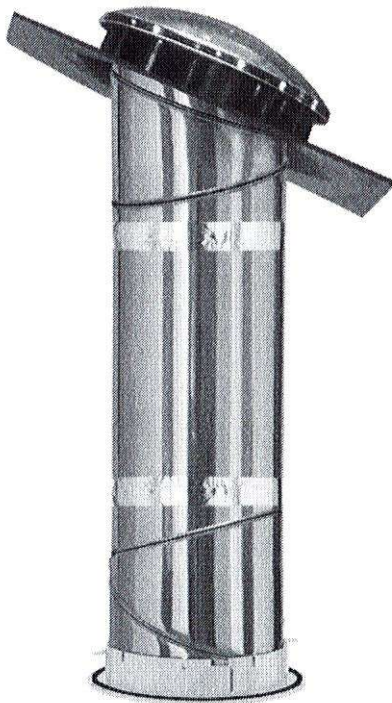
- Shop All
- Appliances
- Bathroom
- Building Supplies
- Flooring
- Lawn & Garden
- Lighting
- Outdoor
- Tools
- Plumbing
- Doors & Windows
- Organization Up

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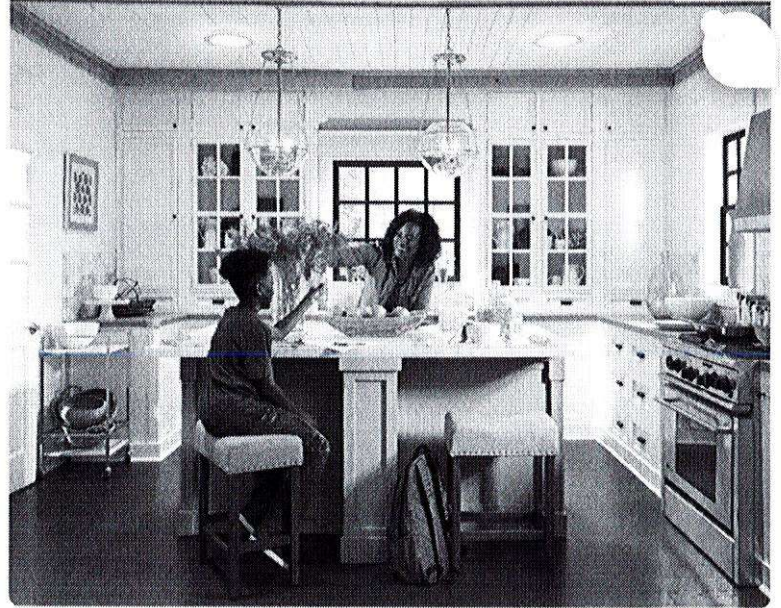


VELUX TSR 10-in x 48-in Acrylic Rigid Self-flashing Aluminum Tubular Skylight

[Shop VELUX](#)

★★★★☆ 4.3 155

\$219.00



[View All Images](#)

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VELUX TSR 10-in x 48-in Acrylic Rigid Self-flashing Aluminum Tubular Skylight

Item #361367 | Model #TSR 010 0000B

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★★★★☆ 4.3 155



Purchased 1 time

Last Purchased Sep 16, 2024 | Qty 1

\$219.00



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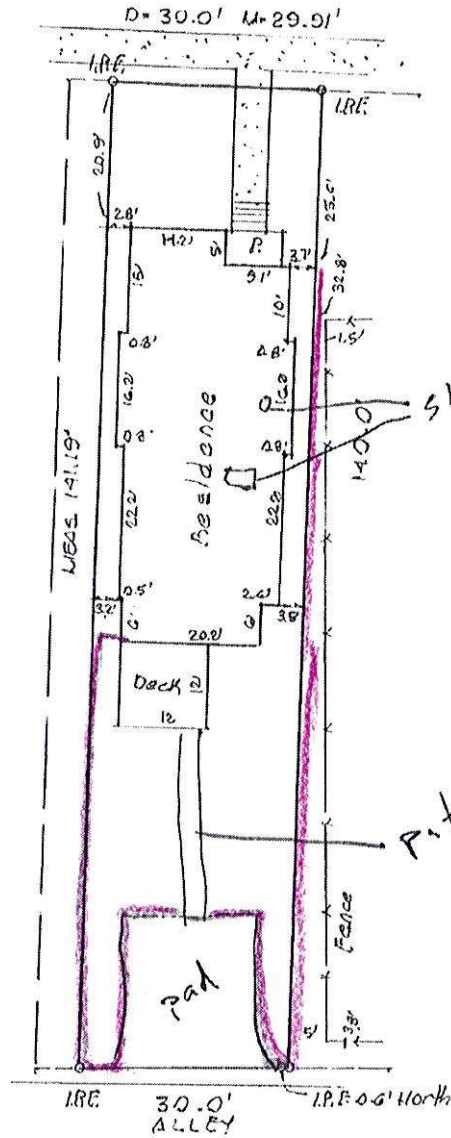


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 20820 Arch Street Pike
 Hensley, AR 72065
 501-888-5336/brookssurveying@att.net



S. COMMERCE STREET



LEGAL DESCRIPTION

The South 30 feet of the North 36 feet of Lot 8, Block 54, ORIGINAL CITY OF LITTLE ROCK, Pulaski County, Arkansas.

Date of Survey: May 21, 2024
 Scale: 1" = 20'
 Property Address: 1420 Commerce Street
 For Use & Benefit of: CPA OZ Investments



This is to certify that the above described land has been surveyed. The corners are marked as shown and are in accordance with existing monuments in the area. Survey makes no statement concerning flood status of property unless otherwise stated. THIS SURVEY IS CERTIFIED TO AND LIMITED TO THE PARTIES SHOWN HEREON.







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Attachment C: PU2966



ARKANSAS ARCHITECTURAL RESOURCES FORM

ARKANSAS
HISTORIC
PRESERVATION
PROGRAM

- 1. Resource Number: PH 2966
- 2. Survey Number: 0192
- 3. District Name:
- 4. Contributing/Non-Contributing:

ABOVE FOR AHPP USE ONLY

5. Date Recorded: 05 / 15 / 07

GENERAL DATA

6. Recorded By: T HEIPLE

7. Historic Name: House At 1420 South Commerce St.

8. Alternate Name: N/A

9. Quad Map: L110

10. Geographic Location: S 11 T 01 N R 12 W

11. UTM Coordinates: Z 15 E 566985 N 3843809

12. Town/Nearest Community: Little Rock

13. Street Address/Directions to Resource: 1420 South Commerce

Street

Zip 72202

14. Street Name: South Commerce Street

15. Owner: CLEVELAND THOMAS

16. Owner Address: 1420 S. COMMERCE Zip 72202

17. Owner Phone Number: (870) 735 - 3625

18. Informant Name & Phone Number: PULASKI CO. ASSESSOR

(501) 390 - 6170

DESCRIPTIVE DATA

19. Use/Original: 0101 Other: _____

20. Use/Present: 0101 Other: _____

0101-Single Family Dwelling 0102-Multi-Family Dwelling 0301-General Retail Store
 0308-Bank 0401-Church 0601-School 9800-Structure Aban/Unocc. 9900-Other

21. Setting: 5 Other: _____
 1-Rural, Undisturbed 2-Rural, Built-Up 3-Urban Encroachment 4-Small Town 5-Urban
 9-Other
22. Threats to Property: 2 Other: _____
 1-None/Property Stable 2-Neglect/Deterioration 5-Private Development
 7-Urban Encroachment 9-Other
23. Total Number of Site Features: 000 _____
 (e.g. concrete walls, ponds, statuary)
24. Total Number of Ancillary Structures: 000 _____
 (e.g. outbuildings, etc.)
25. Style Influence: Primary: 09 Secondary: Other: _____
 01-Plain/Traditional 04-Greek Revival 05-Italianate 09-Queen Anne/Eastlake 10-Classical Revival
 15-Craftsman 19-Art Moderne 24-English Revival 25-Colonial Revival 26-American Foursquare
 21-Standard Commercial 19th Century 22-Standard Commercial 20th Century 18-Art Deco 99-Other
26. Plan: 12 Other: _____
 01-One Room/single-pen 03-Double-pen 04-Dogtrot 05-Single Pile w/Central Hall
 07-Rectangular 08-Square 09-Irregular 11-T-shaped 12-L-shaped 99-Other
27. Height (Stories): 01 Other: _____
 01-One 02-One & One-Half 03-Two 04-Two & One-Half 99-Other
28. Basement/Cellar: 3 Other: _____
 1-Full 2-Partial 3-No Cellar 8-Unknown 9-Other
29. Wings and/or Projections: A 01 B C Other: _____
 01-Rear Shed 02-Rear L 03-Rear T 04-Side 05-Prow 08-Bay Projection 99-Other
30. Construction: A 06 B Other: _____
 01-Log 06-Frame 07-Box 08-Brick 09-Stone 12-Reinforced Concrete 99-Other
31. Wall Material/Original: A 02 B Other: _____
32. Wall Material/Present: A 02 B Other: _____
 01-Log 02-Weatherboard 03-Novelty Siding 04-Board/Batten 05-Brick 09-Synthetic Siding
 10-Stucco 12-Cut Stone 13-Field Stone 14-Asbestos 97-Unknown 99-Other
33. Roof Type(s): A 06 B 01 C Other: _____
 01-Gable 02-Gable w/Parapet 03-Clipped Gable 04-Gable on Hip 06-Hip
 07-Pyramid 08-Gambrel 12-Flat 13-Flat w/Parapet 99-Other
34. Roof Features (if present): A 00 B Other: _____
 01-Dormer(s) 02-Steeple 03-Cupola 04-Cresting 05-Clock Tower 07-Tower/Turret
 08-Belfry 99-Other
35. Roof Materials: A 02 B Other: _____
 01-Wood 02-Composition Shingle 03-Metal 05-Tile 06-Tar Built-up 99-Other
36. Chimney Placement: A 0 B C D Other: _____
 1-Exterior End 2-Interior End 3-Other Exterior 4-Interior Central 5-Other Interior 9-Other
37. Chimney Material: A 0 B C D Other: _____
 1-Brick 4-Cut Stone 5-Field Stone 6-Metal 7-Other
38. Foundation Type: A 1 Other: _____
 1-Continuous 2-Piers 9-Other

39. Foundation Material: A 3 Other: _____
 1-Wood Block 2-Stone 3-Brick 4-Cast Concrete 5-Concrete Block 9-Other
40. Porch Type(s): A 07 B C Other: _____
 01-Full, Front 02-Three-quarter, Front 03-One-Bay, Central Front 05-Wrap-around
 06-Awning 07-One-Half, Front 08-Recessed, Front 09-Side 10-Full, Rear 99-Other
41. Porch Height (Stories): A 1 B C Other: _____
 1-One 2-One & One-Half 3-Two 4-Two & One-Half 9-Other
42. Porch Roof Type(s): A 3 B C Other: _____
 1-Gable 2-Hip 3-Flat 4-Shed 5-Clipped Gable 9-Other
43. Porch Detail(s): A 11 B 04 C Other: not original
 01-Chamfered Posts 02-Turned Posts 03-Columns 04-Balustrade 05-Wood Ornament
 06-Lattice 08-Columns on Piers 11-Posts 13-Screened-in 99-Other
44. Window Type(s): A 1 B 1 C Other: _____
 1-Double-hung 2-Triple-hung 3-Casement 4-Stationary 9-Other
45. Light/Pane Arrangement: A 01 / 01 B 06 / 01 C /
46. Condition: 4
 1-Excellent 2-Good 3-Fair 4-Deteriorated 5-Ruin
47. Architectural Comments: Simple Queen Anne structure with asymmetrical front, front porch between front and side wing is rebuilt or added

HISTORIC DATA:

48. Architect: Unknown
49. Builder: Unknown
50. Construction Date: C-circa D-date 1930 Other: _____
51. Historic Context: 1900's Residence which remains as single family residence

52. Please rate the level of significance of this property compared to others within survey area: 2
 1-Very Significant 2-Moderately Significant 3-Significant Within a Group Context
 4-Marginal 5-Non-Significant

53. Are any significant archeological features located on the property? N NONE KNOWN

54. Ethnic Heritage: A 03 B C Other: _____
 01-Asian 02-African American 03-European 04-Hispanic 05-Native American 09-Other

BELOW FOR AHPP USE ONLY

55. NR Eligibility: 6
 1-Eligible 2-Ineligible 3-Listed 4-Delisted 5-Arkansas Register 6-Eligible in a District
56. Destroyed: (Y or N) Date:



ARKANSAS ARCHITECTURAL RESOURCES FORM

ARKANSAS
HISTORIC
PRESERVATION
PROGRAM

1. Resource Number Pu2966
2. Survey Number 0192
3. Film Numbers 230: 23-
 : -
4. Date Recorded 06-07-88
5. Recorder TAH

GENERAL DATA

6. Property Name 1420 S COMMERCE
7. Quad Map L110
8. Geographic Location S 11 T 01 N R 12 W
9. Town/Nearest Community LITTLE ROCK
10. Street Address/Directions to Resource 1420 S COMMERCE
11. Owner MICHAEL & GLENDA WILLIAMS
12. Owner Address 1420 S COMMERCE
13. Informant

