

April 3, 2025

ITEM NO.: 3

FILE NO.: HDC2025-006

NAME: Welch-Cherry House - Certificate of Appropriateness

LOCATION: 700 S. Rock Street, Little Rock, AR 72201

OWNER/AUTHORIZED AGENT:

First Lutheran Church  
314 E 8th Street  
Little Rock, AR, 72202

Edward R. Sergeant,  
Sergeant Architecture PLLC  
1858 S Arch Street  
Little Rock, AR, 72206



*Figure 1. Welch-Cherry House, 700 S. Rock Street.*

AREA: 0.36 acres

NUMBER OF LOTS: 1

WARD: 1

HISTORIC DISTRICT: MacArthur Park Historic District

HISTORIC STATUS: Contributing

CURRENT ZONING: R4A – Low Density Residential

CONSERVATION EASMENT: 2016, Arkansas Historic Preservation Program

**A. PROPOSAL/REQUEST/APPLICANT’S STATEMENT:**

The application requests for the alteration of the rear (west) two-story enclosed porch, the removal and replacement of the existing ADA ramp, the installation of new porch handrails on the south side porch and east front porch, the enclosure of the south porch pier foundation.

**B. BACKGROUND**

*Location*

The subject property is located at 700 S. Rock Street. The property’s legal description is “W40’ of Lot 10 and All of Lots 11 and 12, Block 42, City of Little Rock, Pulaski County, Arkansas.”

*Context*

The subject property sits at the southwest corner of E 7<sup>th</sup> Street and S Rock Street and is the site of the Welch-Cherry House, a two-story brick masonry structure built as a residence in 1881 in the Italianate style. The structure is Contributing to the MacArthur Park Historic District and the most recent Arkansas Architectural Resource Form (PU2830, 2007) is provided as Attachment C.

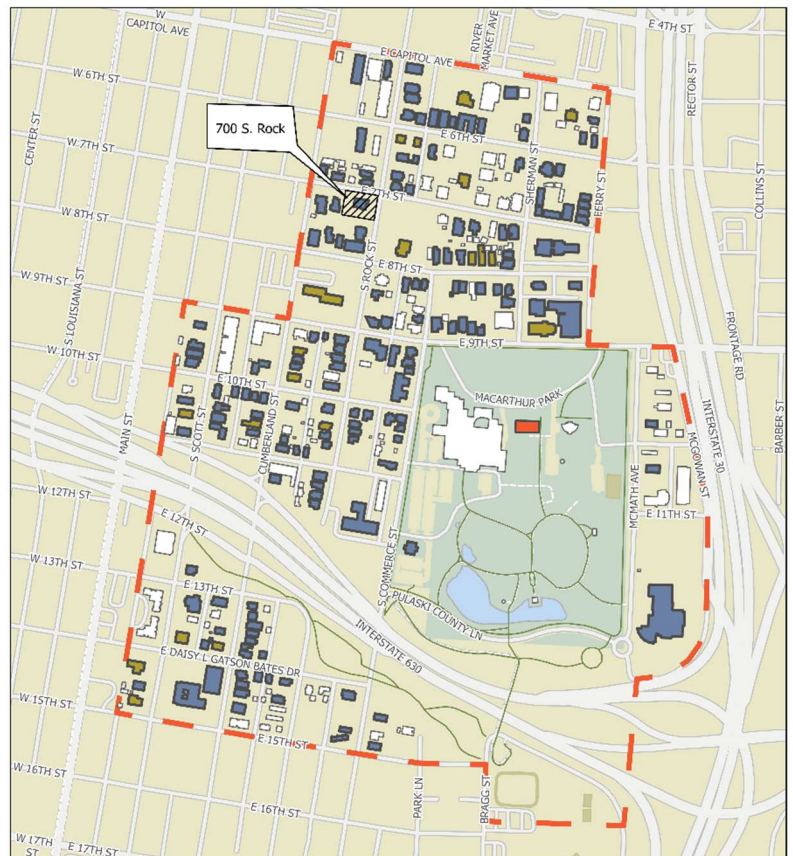


Figure 2. Welch-Cherry House, 700 S Rock Street, located in MacArthur Park Historic District.

*Development History*

The Welch-Cherry House displays a compound front-facing T plan with an asymmetrical front gable and cross-gable roof. The home displays subdued Italianate details, such as tall and narrow two-over-two wood windows with hooded, segmental arches, and simple eaves with built-in gutters. Frame partial porches, single-story and two-story, sit against each elevation with collective square porch supports with beveled (chamfered) corners. Masonry details include brick window hoods and courses parged and painted to appear like stone. The first story belt course along the street facing facades is precast concrete or stone. Uniquely, the home retains its original slate tile roof and five brick chimneys. The home lacks common ornate Italianate details such as cornices and eave brackets.

The structure is first depicted in the 1897 Sanborn map as a two-story brick masonry dwelling with a slate roof with various single-story wood frame porches along each elevation with roofing made of non-combustible material, likely metal (Figure 4). By 1913, the rear (west) elevation porch was replaced with a two-story wood frame porch with roofing made of a non-combustible material, likely metal (Figure 4). By 1939, the south elevation porch was raised to two stories with the upper story enclosed (Figure 5). The second story was enclosed and the first story partially enclosed by the 1980s (Figure 8).

The residence was built for Reverend Thomas R. Welch who was a prominent Mason and served as the pastor of Little Rock's First Presbyterian Church, at 800 Scott Street, for 25 years. Upon his death, Welch left the home to the directors of the Southwestern Presbyterian University in Tennessee. In 1892, the university sold the house to Lewis W. Cherry who was in the ice manufacturing business and later became president of the Peoples Building and Loan and president of the State National Bank in Little Rock. After Cherry's death in 1922, his widow occupied the house until her death in 1957. The home was later converted to apartments. In 1984, the First Lutheran Church, at 314 E 8th Street, received a Conditional Use Permit to convert the structure to office space and utilize the interior land of Block 42 for shared parking between the church, the Winthrop Rockefeller Foundation, and J. Tucker Morse. The Welch-Cherry House was leased by J. Tucker Morse and RPM until recently. The church plans to continue the use of the home as office space.

*Previous Action*

On May 30, 2024, a COC (HDC2024-022) was issued to First Lutheran Church for exterior masonry and wood repairs, installation of handrail on front pathway steps, porch repairs, concrete walkway replacement, box gutter repairs, fencing repair, and HVAC replacement and screening.

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On January 25, 2017, a COC (HDC2017-001) was issued to the First Lutheran Church for replacement of the slate roof with architectural shingle and exterior wood repair.

On August 16, 2002, a COA (HDC2002-010) was issued to the First Lutheran Church for a wood side ADA ramp on the south porch facing the shared parking.

On December 6, 1990, a COA (HDC1990-010) was denied for signage.

On April 5, 1984, a COA (HDC1984-004) was issued to the First Lutheran Church for restoration and repair, rear (west) porch alterations and enclosure, and shared parking lot design for Block 42.

No previous actions were found on this site.

**Sanborn Maps**

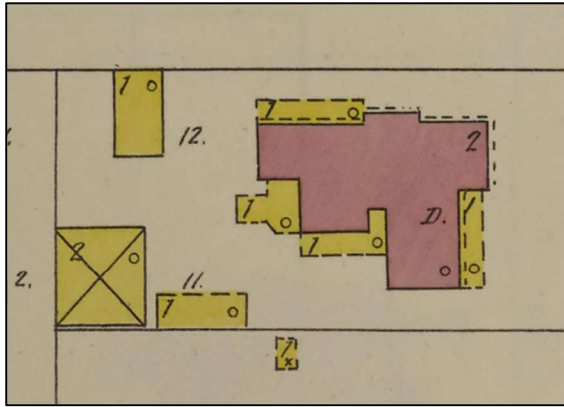


Figure 4. 700 S Rock Street, 1897, Sanborn Map, Little Rock.

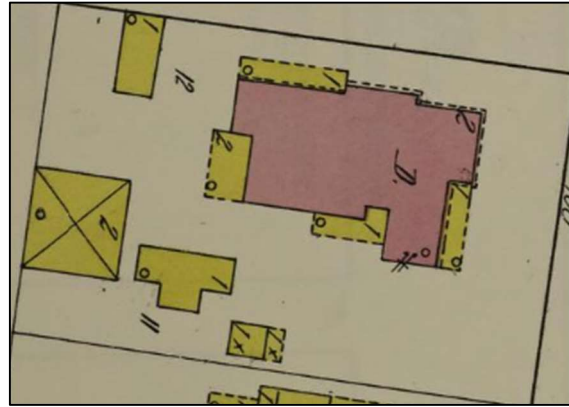


Figure 3. 700 S Rock Street, 1913, Sanborn Map, Little Rock.

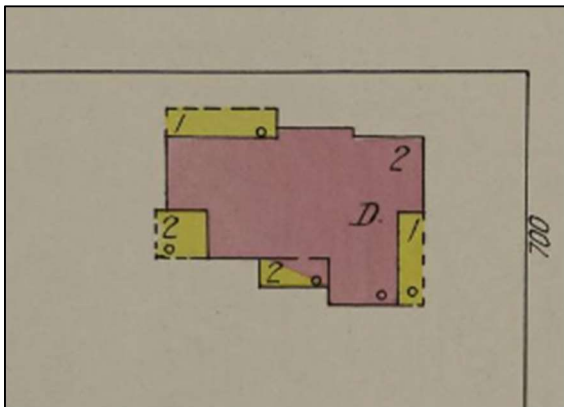


Figure 5. 700 S Rock Street, 1939, Sanborn Map, Little Rock.

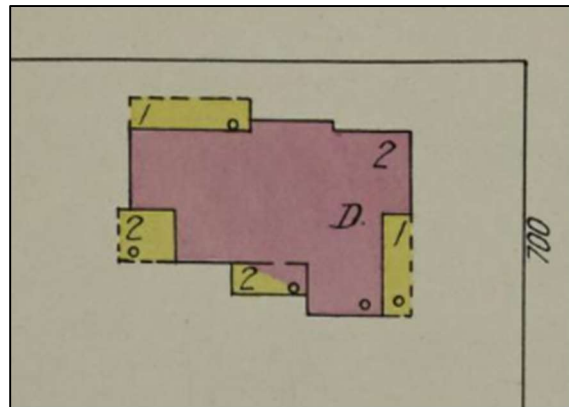


Figure 5. 700 S Rock Street, 1950, Sanborn Map, Little Rock.

### Historic Photographs & Drawings



Figure 6. Welch-Cherry House, 1978, QQA architectural resource survey.

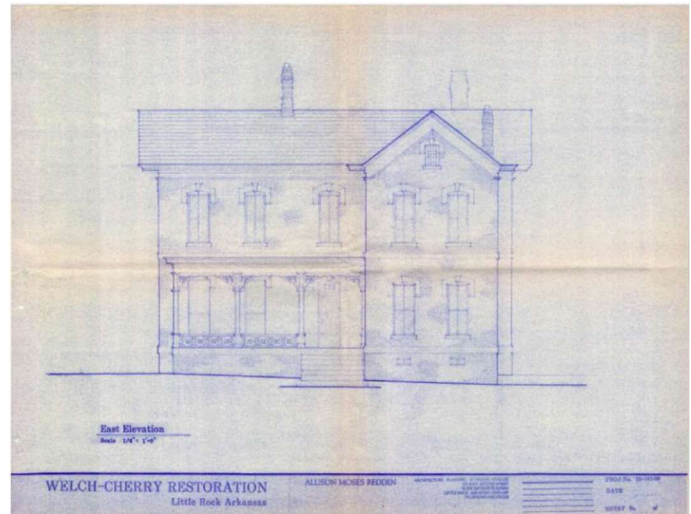


Figure 7. Welch-Cherry East Elevation Drawing, Allison Moses Reddin, 1984.

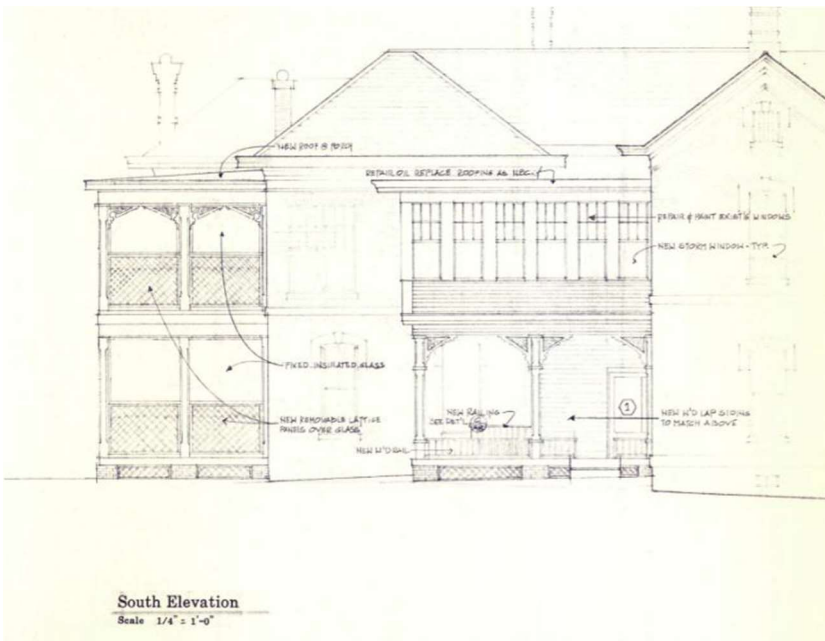


Figure 6. Welch-Cherry, approved alterations to south elevation, Allison Moses Reddin, 1984.

#### C. EXISTING CONDITIONS:

See site photos (Attachment A) and application packet (Attachment B). The application packet includes cover letter, application, architectural plans, and email correspondence related to a state conservation easement, etc.

The property owner has applied for a Historic Preservation Restoration Grant (HPRG) Option 2 with the Arkansas Historic Preservation Program for the same scope of work. The property has an active conservation easement held by the State of Arkansas.

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:

*Rear Enclosed Porch Alteration*

The application proposes to remove existing lattice panels and metal floor-to-ceiling window wall system installed in the 1984-1985 restoration and rehabilitation of the property. The porch enclosure system will be replaced with wood (Spanish cedar) one-over-one non-operable windows with exterior mullions, arranged two and three per bay. Wood horizontal siding and trim in the same dimensions and exposure are proposed beneath the windows to match the south elevation porch.

The proposal includes the restoration of all existing and original chamfered porch columns, pilasters, and remaining brackets. One existing column that is non-original will be replaced with a column that matches the originals in design and material. The four (4) existing brackets are proposed to be relocated from the second story to the first story, south elevation, of the porch. The brick masonry porch foundation will be deconstructed and rebuilt for stabilization with concrete footings and CMU (concrete masonry unit) bearing, with brick veneer salvaged from the existing foundation.

It is staff's understanding that the existing horizontal siding covering the eaves, soffit, fascia, and foundation of the rear porch will be removed. These porch elements will be replaced with wood boards of the appropriate dimensions to be compatible with the other porches on the structure.

Staff finds the proposed rear porch alterations are mostly consistent with the *Design Guidelines*, specifically Section 4.13(5). The proposed alterations preserve identified historic porch features, such as the columns and brackets. The proposed non-historic elements will be installed behind existing architectural details and the existing large single pane windows will be replaced with pairs and groupings of one-over-one wood

windows dimensionally compatible to the existing openings. Staff finds that the proposed wood siding beneath the windows are too similar to the wood siding of the historically enclosed south elevation porch and recommends the use of simple solid panels for this element. Examples of enclosed secondary porches in this configuration in the MacArthur Park Historic District are shown below:



Figure 9. Holtzman-Vinsonhale House, 500 E 8th, 2023.



Figure 10. 601 Rock Street, 2023.



Figure 11. Hanger House, 1010 Scott Street, 2023.



Staff finds the proposal is inconsistent with standard 3 of the Secretary of Interior Standards for Rehabilitation: “Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.”

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

#### *Accessibility Ramp*

The application proposes the removal of the existing wood accessibility ramp on the south elevation and replacement with a concrete ramp and metal handrails. The ramp will connect the south porch to designated handicap parking.

Staff finds the proposed accessibility ramp is mostly consistent with the *Design Guidelines*, specifically Section 4.30, regarding material and screening. The ramp is located on a secondary façade, is visible from Rock Street, and is made of concrete rather than wood. Staff recommends a wood accessibility ramp in consideration of the structure’s architectural style, historic use, and the ability to be more easily removed. Concrete accessibility ramps are more appropriate on commercial and institutional structures that are an extension of the sidewalk to a storefront or entrance.

Staff finds the proposal is inconsistent with standard 9 of the Secretary of Interior Standards for Rehabilitation: “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”

#### *Porch Handrails*

The application proposes the installation of black, metal handrails with lamb’s tongue ends along the porch steps of the front and south porches. One handrail is proposed for the front porch while retaining existing wood rails, two handrails are proposed for the south porch. The handrails are required by building code. Staff finds the proposed accessibility ramp is consistent with Guideline 4.13(7). The

proposed handrails are 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 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. Simple, solid panels shall be used below the windows of the proposed rear enclosed porch to avoid conjecture with the early-20<sup>th</sup> century south elevation porch.
2. The accessibility ramp shall be composed of wood with wood railings and be screened with landscaping to reduce visibility, as viewable from Rock Street.

# Attachment A: Site Photos



*Figure 12. 700 S Rock, south and west elevations, rear porch, 2023.*



*Figure 13. 700 S Rock, west elevation, rear porch, 2023.*

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*Figure 14. 700 S Rock, interior, rear porch, 2023.*



*Figure 15. 700 S Rock, south elevation, side porch and existing accessibility ramp 2023.*

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# **Attachment B**

## **Application Packet**

ED SERGEANT, AIA - PRINCIPAL

Date: February 6, 2025  
m: 501.350.6826  
e: edwardsergeant@sbcglobal.net



Re: **WELCH-CHERRY HOUSE - Cover letter**  
700 South Rock Street / Little Rock, Arkansas 72202

CERTIFICATE OF APPROPRIATENESS for the  
Little Rock Historic District Commission  
SA job no. 23033

## PROJECT RATIONALE

Stabilization and restoration of the existing historic structure by the Owner, First Lutheran Church. All work shall be in compliance with applicable codes and preservation standards.

## INTENT OF USE

Continue leasing for office use.

## SCOPE OF WORK (SOW)

The structure was built circa 1881. The Building was listed in the National Register of Historic Places on July 25, 1977. Historic Preservation Conservation Easement PU2830 was approved August 15, 2016. Conditional Use Permit Z-4176 was granted in 1984 to allow use for professional offices of the property zoned R4A. All work shall be in compliance the Little Rock Historic District Commission, HPRG Option 2 Grant, existing Conservation Easement, Arkansas Rehabilitation Tax Credit, Secretary of the Interior's Standards for Rehabilitation, all applicable codes including but not limited to the IBC (International Building Code) and ADA (Americans with Disabilities Act). The SOW will retain as much of the original historic fabric as possible.

1. **ROOF:** Repair existing roof assembly including flashing, box gutters, downspouts and eaves. Provide theftproof splash blocks. For pictures see Home Buyer's Protection attachment and inspection by Bray Sheet Metal.
2. **MASONRY REPAIR AND STABILIZATION:** According to PU2830, Dr. Welch was a prominent mason which may be a reason all exterior walls are 4 course load bearing brick. Several interior walls are similar construction. Provide stabilization for house and porches including but not limited to walls, foundations and rebuild 2 leaning chimneys. See Attachment 20 below for leaning chimneys. All brick walls are load bearing masonry. All porches indicate vertical foundation movement. Include replacing non-matching mortar in color and strength. Eliminate moisture infiltration. Flashing shall be recessed in brick joints, not adhered to brick. See Home Buyer's Protection attachment and Roberts McNutt attachment.

4. REAR (WEST) ENCLOSED PORCH: Replace foundation which is settling – see attachments 3 and 4a below. Horizontal lines drawn indicate how much movement has occurred since 2007 in attachment 4a. Grade beam visible at column F6 (southwest corner) is deteriorating. Existing windows added in 1985 are breaking and cracking due to stress from movement on the windows presenting a hazardous condition (see 2<sup>nd</sup> floor glass in attachment 3). The 1985 windows do not blend well with the overall historic nature of the house. Sanborn maps in Attachments 30 thru 32 indicate evolution of the west and south porch. The west was originally a one story open porch. A 2<sup>nd</sup> story was constructed by 1913. The porch was not enclosed until 1985. Design shall be reviewed and approved by all applicable agencies. See Attachments 3 & 8 through 12b for existing photos.

See Exterior Elevations in Supplemental Info. The windows are proposed to provide some sense of scale and proportion to blend with the original but will not match. Vertical proportions are proposed so the openings are in scale with vertical proportions similar to the original so blend well with the house. See attachments 12a and 12b below for existing - the large openings are out of scale so need some division. No operable sashes are proposed, simply divide the openings as shown. They are different than the original but much simpler design. The windows are oriented south and west for which the proposed openings will allow easier sun control with window shades. Columns remain in place which references the fact there used to be larger openings.

Also would prefer that the existing brackets align on the 1st floor like the other 3 porches as shown on the drawings. The brackets are early construction but not original since the 2<sup>nd</sup> story was not added later than original construction.

3. FRAMING AND FINISHES: Stabilize for house and porches. Eliminate moisture infiltration & repair damage. See attachments 1, 3 thru 12, 13 thru 16 & 19 for existing photos. See Home Buyer's Protection attachment.

5. EXTERIOR WOOD: Repair and paint existing exterior, replace only if repair is not possible or materials are missing. Repair Eaves. See all attached photos and Home Buyer's Protection attachment.

6. WINDOWS: All original shall remain. Repair sealant to eliminate interior moisture penetration. Repair storm windows, clean and reinstall after painting.

9. REPAIR INTERIOR DAMAGE DUE TO LACK OF MOISTURE STABILIZATION: Repair all existing finishes and substrate. See attachment 17 for damage to lincrusta wall covering.

10. LIGHTING / EXTERIOR: Add exterior for safety from parking to south entrance ramp and front entrance.

11. LIGHTING / INTERIOR: Add general (ambient) lighting where missing without. Upgrade existing lights.

12. ELECTRICAL SYSTEMS: Repair in compliance with applicable codes and provide where insufficient for comfort. See Home Buyer's Protection attachment in Condition Assessment / Master Plan.

13. HVAC: Repair in compliance with applicable codes and provide where insufficient for comfort. See Home Buyer's Protection attachment in Condition Assessment / Master Plan. Stabilize basement temperature to prevent freezing and provide automatic vent closers at vent openings.

14. PLUMBING: Repair in compliance with applicable codes. See Home Buyer's Protection attachment in Condition Assessment / Master Plan.

6. SITE:

- a. ADA COMPLIANCE: Replace existing south ramp due to wear. Add handrails for front (east) porch. Provide striping connecting ramp to driving lane and handicap parking sign at designated parking space. Move handicap parking space next to ramp, add handicap parking sign and add logo on asphalt. Add code compliant handrails. See attachments 4,5,7,10,15, 17,19.
- b. SIDEWALKS: Replace existing for safe travel where damaged including the front steps. See attachment 20.
- c. FENCES: Repair existing.
- d. SITE STONE RETAINING WALLS: Repair existing.
- e. SITE DRAINAGE: Slope site away from exterior walls, provide below grade drainage to prevent water from entering basement.
- f. HISTORIC MARKER: Add new pole mounted for better visibility from the street, keep existing mounted to the sidewalk.

#### GENERAL NOTES

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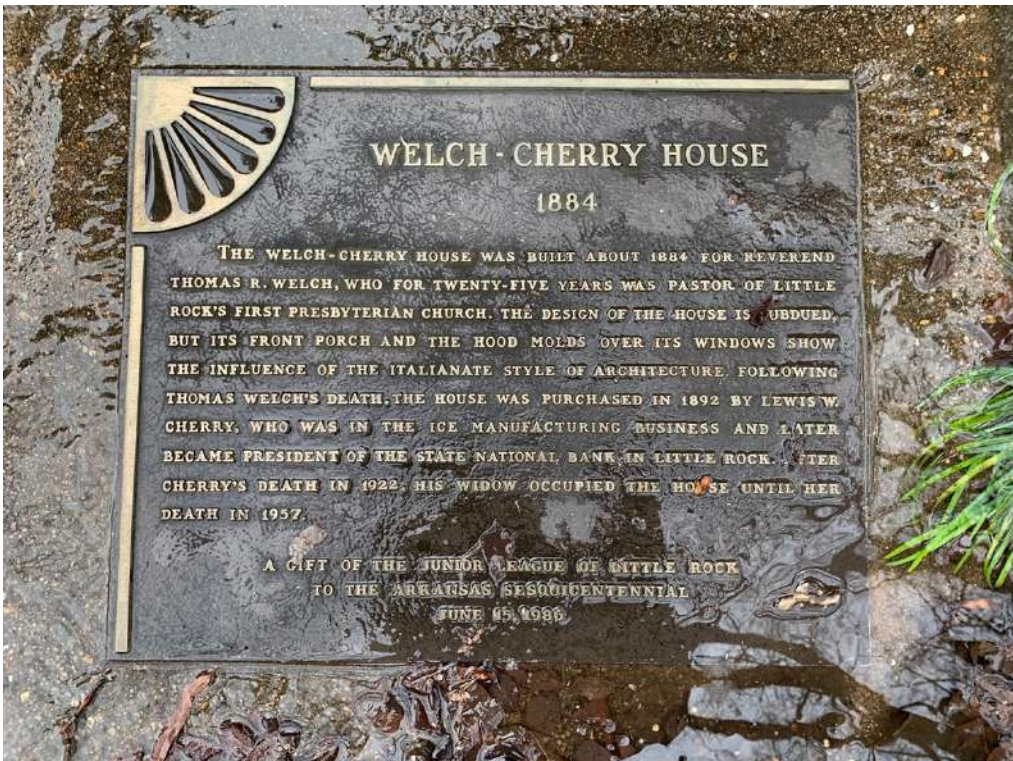
1. Work shall include scope for compliance with all applicable codes.
2. NOT INCLUDED: Hazardous Material Survey and abatement (which shall be by owner), historic paint color analysis and all other testing and inspections.



ATTACHMENTS:



1. EAST ELEVATION (FRONT)



2. HISTORIC MARKER



3. SOUTH ELEVATION



4. SOUTH ELEVATION



4a. SOUTH ELEVATION circa 2007



5. SOUTH PORCH



6. SOUTH PORCH



7. SOUTH ELEVATION RAMP



8. WEST ELEVATION



9. WEST PORCH FOUNDATION



**9a.** WEST PORCH GRADE BEAM @ SOUTHWEST CORNER



**10.** WEST PORCH NORTHWEST CORNER



**11.** WEST PORCH NORTHWEST CORNER



**12.** WEST PORCH NORTH ELEVATION





**12a.** WEST PORCH - SOUTH INTERIOR ELEVATION



**12b.** WEST PORCH - WEST INTERIOR ELEVATION



**13.** NORTH PORCH – EAST AREA



**14.** NORTH PORCH – NORTHEAST CORNER



**15.** NORTH PORCH – NORTHWEST CORNER



**16.** NORTH PORCH – NORTHWEST FOUNDATION CORNER



17. LINCRUSTA



18. EAST (FRONT) GATE AND HANDRAIL



**19.** FRONT STEPS (EAST FAÇADE)



**20.** DAMAGED SIDEWALKS – NORTHEAST CORNER



30. SANBORN MAP 1897



31. SANBORN MAP 1913



32. SANBORN MAP 1939

**NOTICE OF PUBLIC HEARING BEFORE THE  
LITTLE ROCK HISTORIC DISTRICT COMMISSION ON AN APPLICATION FOR A  
CERTIFICATE OF APPROPRIATENESS**

To all owners of land lying within 200 feet of the boundary of property at:

LEGAL DESCRIPTION: W40' of 10 & ALL 11 & 12 BLK 2 11 1N 12W

STREET ADDRESS: 700 South Rock Street, Little Rock, Arkansas 72202

OWNED BY: First Lutheran Church, Little Rock, Arkansas 72202

NOTICE IS HEREBY GIVEN THAT an application for a Certificate of Appropriateness on the above described property has been filed with the City of Little Rock's Department of Planning and Development requesting the following changes:

Stabilization of existing circa 1881 house, including exterior load bearing masonry, roof, trim, interior due to moisture infiltration, all building systems and improve accessibility in compliance with the ADA. Replace infill window walls in rear (southwest) porch. The Owner, First Lutheran Church, will continue to lease as office space in compliance with Conditional Use Permit Z-4176.

A **Public Hearing** on said application will be held by the **Historic District Commission** at: Little Rock City Hall, 500 West Markham Street, (location address) on April 3, 2025 (date) at 4 pm (time).

**ALL PARTIES IN INTEREST MAY APPEAR** and be heard at said time and place or may notify the Little Rock Historic District Commission of their views on this matter by letter. All persons interested in this application are invited to call or visit the Department of Planning and Development to review the application with Commission Staff.

*The City of Little Rock complies with all civil rights provisions of federal laws and related authorities that prohibit discrimination in programs and activities receiving federal financial assistance. The City of Little Rock does not discriminate on the basis of race, color, creed, religion, sex, national origin, age, disability, income status, marital status, sexual orientation, gender identity, genetic information, political opinions or affiliation, in admission or access to and treatment in the City's programs and activities, as well as the city's hiring or employment practices. Complaints of alleged discrimination and inquiries regarding the City's nondiscrimination policies may be directed to: Title VI Coordinator, 500 West Markham Street, Little Rock, AR 72201, 501- 371-4475.*

*This notice is available from the Title VI Coordinator in large print or recording. Free language assistance for those with Limited English Proficiency is available upon request.*

*La ciudad de Little Rock cumple con todas las disposiciones de derechos civiles de los estatutos federales y autoridades relacionadas que prohíben la discriminación en programas y actividades que reciben asistencia financiera federal. La ciudad de Little Rock no discrimina por motivos de raza, color, credo, religión, sexo, origen nacional, edad, discapacidad, estado de ingresos, estado civil, orientación sexual, identidad de género, información genética, las opiniones políticas o afiliación, en la admisión o acceso y tratamiento en los programas y actividades de la ciudad, así como de contratación de empleados de la ciudad. Las quejas de supuesta discriminación y consultas sobre la política antidiscriminatoria de la ciudad pueden ser dirigidas a Coordinador del Título VI, 500 West Markham Street, Little Rock, AR 72201, 501-371-4475.*

**AFFIDAVIT**

I hereby certify that I have notified all the property owners as reflected on the abstract company's list and all those that are not reflected on that list that I have knowledge of within 200 feet of the above-described property that a Certificate of Appropriateness application has been filed regarding the subject property and that a Public Hearing has been scheduled to be held before the Little Rock Historic District Commission at the time and place described on the notice.

 (Edward T. Sergeant)

Applicant (Owner or Authorized Agent):

February 27, 2025

Date:



## Ratzlaff, Hannah K.

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**From:** Edward Sergeant <edwardsergeant@sbcglobal.net>  
**Sent:** Monday, February 24, 2025 5:43 PM  
**To:** Ratzlaff, Hannah K.  
**Subject:** Review for facade easement compliance - Welch-Cherry House - 700 South Rock Street, Little Rock

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Hi Hannah,  
Thank you for meeting with me for the Pre-Application Review, very helpful. Please see below for review by Mollie Waldon regarding facade easement.  
Ed

Begin forwarded message:

**From:** Mollie Waldon <Mollie.Waldon@arkansas.gov>  
**Subject: Re: Welch-Cherry House - 700 South Rock Street, Little Rock**  
**Date:** February 4, 2025 at 10:55:41 AM CST  
**To:** Edward Sergeant <edwardsergeant@sbcglobal.net>

Good morning,

I'm sorry for the delay in response. This slipped through amid a busy last few weeks. Regarding the proposed alterations relevant to the easement- they were initially looked at last year and appeared in line with design preferences, so our easement coordinator and I were happy with them. Technically for HPRG projects more of that review just goes to me, even when there is an easement, but we do talk. Thank you for sharing the plans again to check for review. If the grant portal supports the file size, it would be nice to have the plans showing the elevations of the porch work in the grant application.

Best,

**MOLLIE WALDON**  
Technical Assistance Coordinator  
Arkansas Historic Preservation Program

Division of Arkansas Heritage  
1100 North Street  
Little Rock, AR 72201  
[mollie.waldon@arkansas.gov](mailto:mollie.waldon@arkansas.gov)  
p: 501.324.9881 | f: 501.324.9184

[ArkansasPreservation.com](http://ArkansasPreservation.com)



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**From:** Edward Sergeant <[edwardsergeant@sbcglobal.net](mailto:edwardsergeant@sbcglobal.net)>  
**Sent:** Tuesday, January 21, 2025 10:18 AM  
**To:** Katherine Nash <[Katherine.Nash@arkansas.gov](mailto:Katherine.Nash@arkansas.gov)>  
**Cc:** Mollie Waldon <[Mollie.Waldon@arkansas.gov](mailto:Mollie.Waldon@arkansas.gov)>  
**Subject:** Re: Welch-Cherry House - 700 South Rock Street, Little Rock

Hi Katherine and Mollie,  
The rear enclosed porch is being changed some as I mentioned in item 2 below. Here are existing pictures followed by proposed.  
Thank you,  
Ed

EDWARD SERGEANT, AIA

## SERGEANT ARCHITECTURE, PLLC

1858 SOUTH ARCH STREET

LITTLE ROCK, AR 72206

B: 501.350.6826

E: [edwardsergeant@sbcglobal.net](mailto:edwardsergeant@sbcglobal.net)

[www.sergeantarchitecture.com](http://www.sergeantarchitecture.com)







On Jan 21, 2025, at 8:41 AM, Katherine Nash <[Katherine.Nash@arkansas.gov](mailto:Katherine.Nash@arkansas.gov)> wrote:

Ed,

What exactly do you mean by updating the easement? We don't revise the legal contract unless something was done incorrectly.

As far as drawings, those would be Mollie's purview since it is an HPRG grant.

Thanks,

**KATHERINE NASH**

Technical Services and Easement Coordinator  
Arkansas Historic Preservation Program

Division of Arkansas Heritage  
1100 North Street  
Little Rock, AR 72201  
[katherine.nash@arkansas.gov](mailto:katherine.nash@arkansas.gov)  
p: 501.683.6672 | f: 501.324.9184

[ArkansasPreservation.com](http://ArkansasPreservation.com)

<image001.jpg>

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**From:** Edward Sergeant <[edwardsergeant@sbcglobal.net](mailto:edwardsergeant@sbcglobal.net)>  
**Sent:** Friday, January 17, 2025 7:03 AM  
**To:** Katherine Nash <[katherine.nash@arkansas.gov](mailto:katherine.nash@arkansas.gov)>  
**Cc:** Mollie Waldon <[mollie.waldon@arkansas.gov](mailto:mollie.waldon@arkansas.gov)>; Dean Vlisides <[cvlisides@gmail.com](mailto:cvlisides@gmail.com)>; Mark Hagge <[mhagge58@gmail.com](mailto:mhagge58@gmail.com)>  
**Subject:** Welch-Cherry House - 700 South Rock Street, Little Rock

Hello Katherine,

When should we update the facade easement? We are in process of filing for the HPRG Grant, review by the Little Rock Historic District Commission and State Tax Credits. The project schedule is below. I have drawings I can share with you any time. The Scope of Work (SOW) is:

1. Miscellaneous roof repairs including a chimney rebuild.
2. Stabilization of the rear enclosed porch which has settlement problems. Replacement of existing c. 1985 aluminum storefront windows and infill sill walls is also proposed. Replacement would be for windows that blend better with the original house but simpler design. The proposed windows would also provide better interior light since exterior walls face south and west.

Thank you,  
Ed

EDWARD SERGEANT, AIA

**SERGEANT ARCHITECTURE, PLLC**

1858 SOUTH ARCH STREET

LITTLE ROCK, AR 72206

B: 501.350.6826

E: [edwardsergeant@sbcglobal.net](mailto:edwardsergeant@sbcglobal.net)

[www.sergeantarchitecture.com](http://www.sergeantarchitecture.com)



# WELCH - CHERRY HOUSE

700 SOUTH ROCK STREET, LITTLE ROCK, ARKANSAS

## CERTIFICATE OF APPROPRIATENESS APPLICATION

DATE: FEBRUARY 26, 2025

NOT FOR CONSTRUCTION

CERTIFICATE OF APPROPRIATENESS  
APPLICATION  
DATE: FEBRUARY 26, 2025  
PROJECT NUMBER: 23033

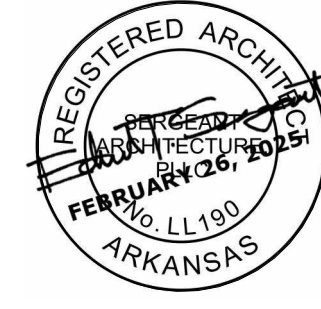
REVISIONS:

WELCH - CHERRY HOUSE  
700 SOUTH ROCK STREET, LITTLE ROCK, ARKANSAS

SERGEANT ARCHITECTURE PLLC | 1858 SOUTH ARCH STREET, LITTLE ROCK, AR. 72206 T:501.350.6826

TITLE SHEET

A0.0







**WELCH-CHERRY HOUSE**  
700 SOUTH ROCK STREET, LITTLE ROCK, ARKANSAS

1858 SOUTH ARCH STREET, LITTLE ROCK, AR. 72206 T: 501.350.6826

PROJECT INFORMATION

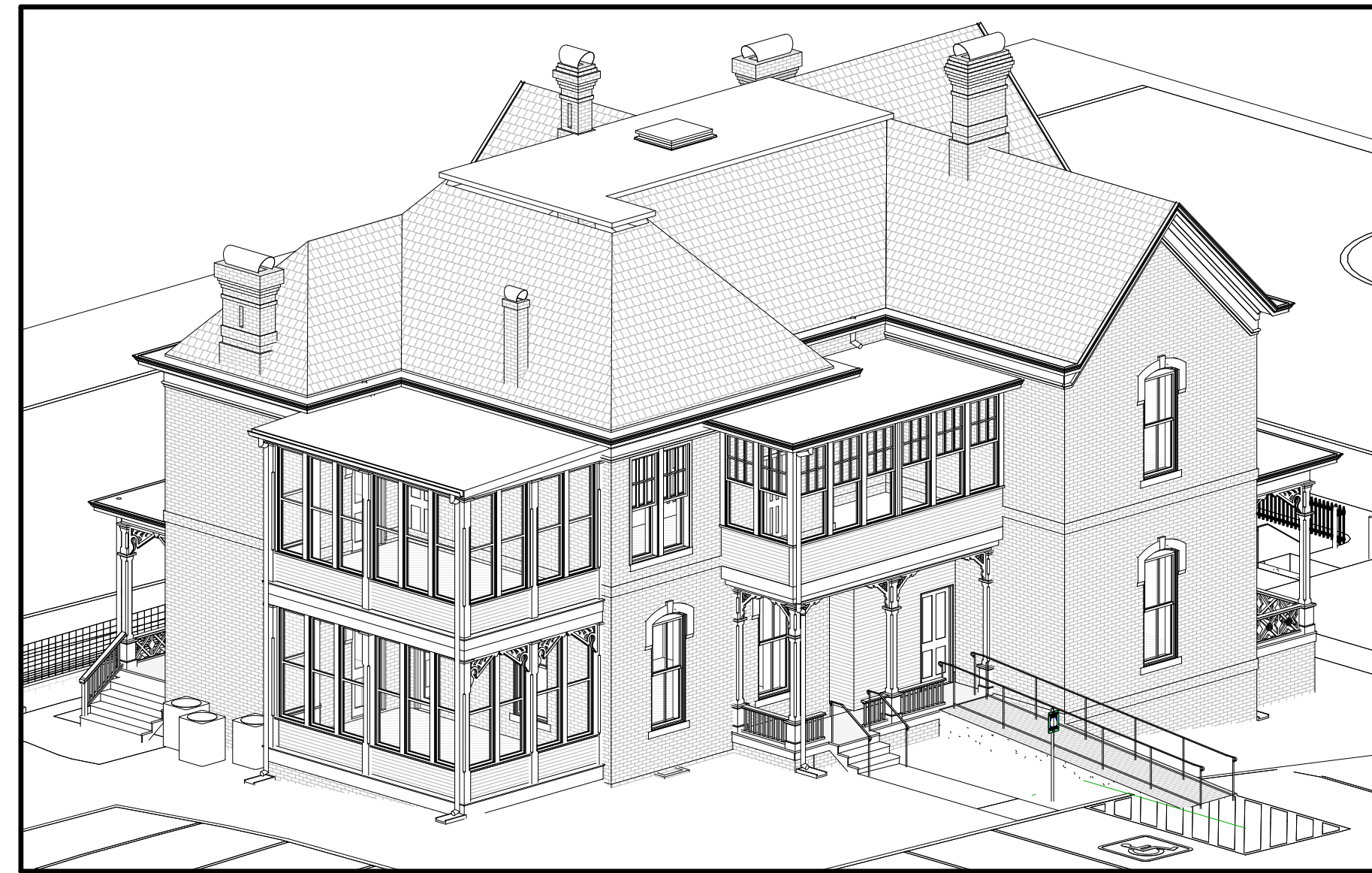
CERTIFICATE OF APPROPRIATENESS APPLICATION REVISIONS:  
DATE: FEBRUARY 26, 2025  
PROJECT NUMBER: 23033

**A0.1**

**NOT FOR CONSTRUCTION**

**GENERAL PROJECT NOTES**

1. ALL EXISTING CONSTRUCTION SHALL REMAIN UNLESS INDICATED OTHERWISE.
2. ALL NOTES ARE FOR NEW SCOPE OF WORK. WHERE EXISTING CONSTRUCTION MUST BE INDICATED FOR REFERENCE, IT SHALL BE NOTED AS "EXISTING".
3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL ESTABLISH LOCATION OF ALL PARTITIONS. LARGER SCALE DRAWINGS HAVE PRIORITY OVER SMALLER SCALE DRAWINGS. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS BEFORE PROCEEDING WITH CONSTRUCTION.
4. NOTES TO "ALIGN" SHALL MEAN TO ALIGN FINISHED FACE OF PARTITION UNLESS OTHERWISE NOTED AND SHALL HAVE PRIORITY OVER A DIMENSIONED LOCATION.
5. PROVIDE WOOD BLOCKING AS SHOWN OR AS REQUIRED FOR ATTACHMENT OF WALL MOUNTED HARDWARE, TOILET ACCESSORIES, CASEWORK, MILLWORK, FINISH CARPENTRY AND WHEREVER ELSE IT MAY BE REQUIRED FOR THE SECURE ATTACHMENT OF ADJOINING WORK.
6. PLAN DIMENSIONS SHOWN ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE ON DETAILS.
7. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS. WORK PERFORMED WITHOUT CLARIFICATION FROM ARCHITECT IS ENTIRELY AT CONTRACTOR'S RISK.
8. SALVAGE EXISTING MATERIALS FOR RE-USE INCLUDING BUT NOT LIMITED TO SIDING, DOORS, WINDOWS, TRIM, FINISHED FLOOR, BEAD BOARD CEILING.

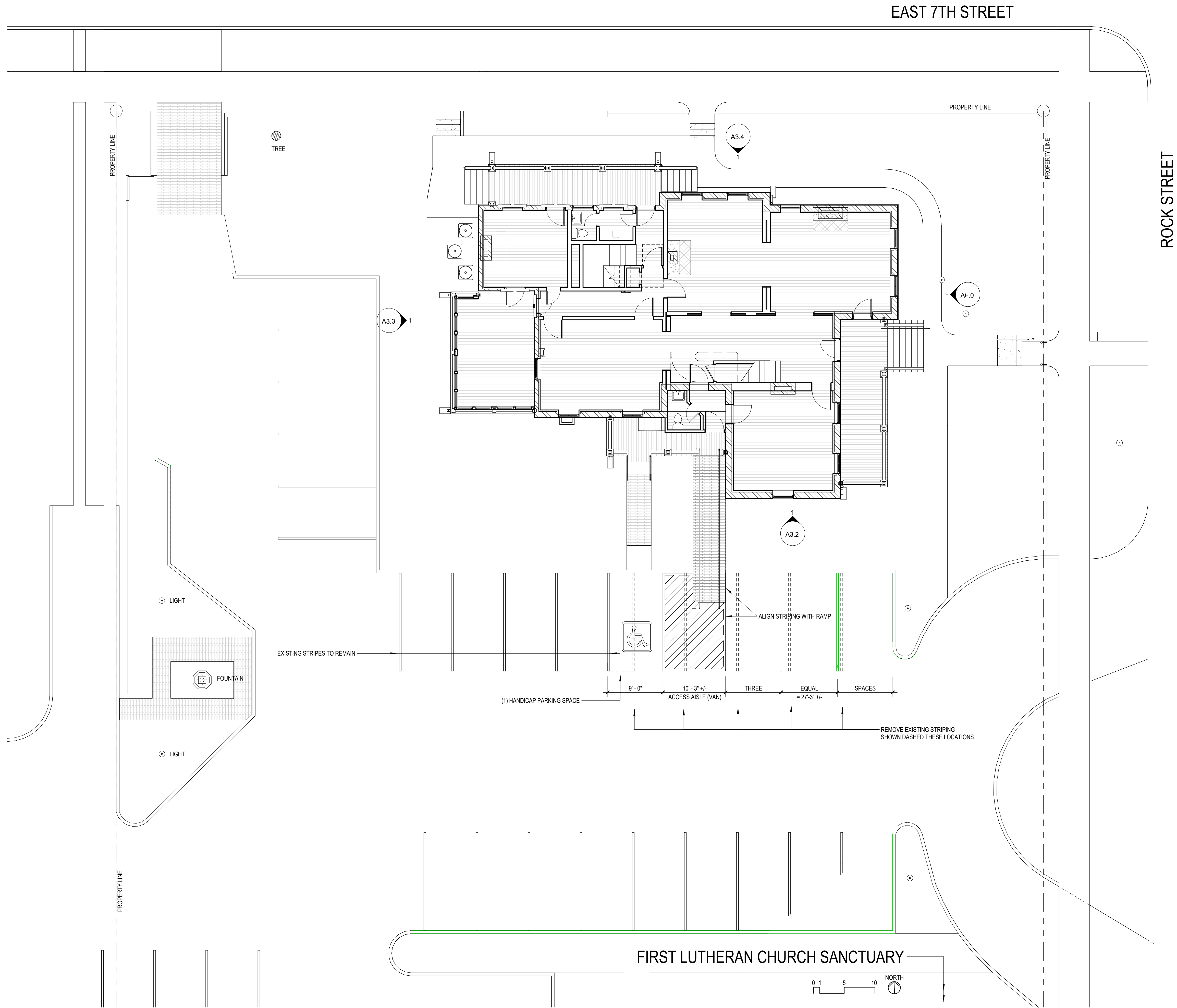


**SYMBOL LEGEND**  
1 1/2" = 1'-0"

- Name Elevation
- FLOOR ELEVATION
- DRAWING NUMBER SHEET NUMBER 1 A101
- DETAIL KEY
- DOOR TAG
- GRID TAG
- ROOM NUMBER OFFICE
- ROOM TAG
- DRAWING NUMBER SHEET NUMBER 1 A101
- BUILDING AND WALL SECTION
- 8'-6" AFF
- CEILING ELEVATION
- PARTITION TYPE
- WINDOW TYPE
- DRAWING NUMBER SHEET NUMBER A1.0
- ELEVATION TAG
- ACCESSORY TAG
- CENTERLINE
- CONTROL JOINT

SHEET LIST	
SHEET NO.	SHEET NAME
A0.0	TITLE SHEET
A0.1	PROJECT INFORMATION
A0.2	SITE PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	ROOF PLAN
A3.1	EAST ELEVATION (FRONT)
A3.2	SOUTH ELEVATION
A3.3	WEST ELEVATION
A3.4	NORTH ELEVATION

**1 SITE PLAN**  
1/8" = 1'-0"



**NOT FOR CONSTRUCTION**

CERTIFICATE OF APPROPRIATENESS APPLICATION REVISIONS:

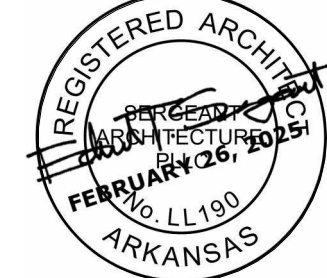
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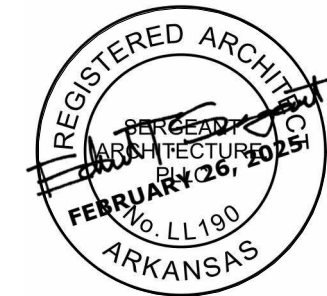
**WELCH-CHERRY HOUSE**  
700 SOUTH ROCK STREET, LITTLE ROCK, ARKANSAS

**SERGEANT ARCHITECTURE PLLC** | 1858 SOUTH ARCH STREET, LITTLE ROCK, AR. 72206 T: 501.350.6826

SITE PLAN

**A0.2**





WELCH-CHERRY HOUSE

700 SOUTH ROCK STREET, LITTLE ROCK, ARKANSAS

1858 SOUTH ARCH STREET, LITTLE ROCK, AR. 72206 T:501.350.6826

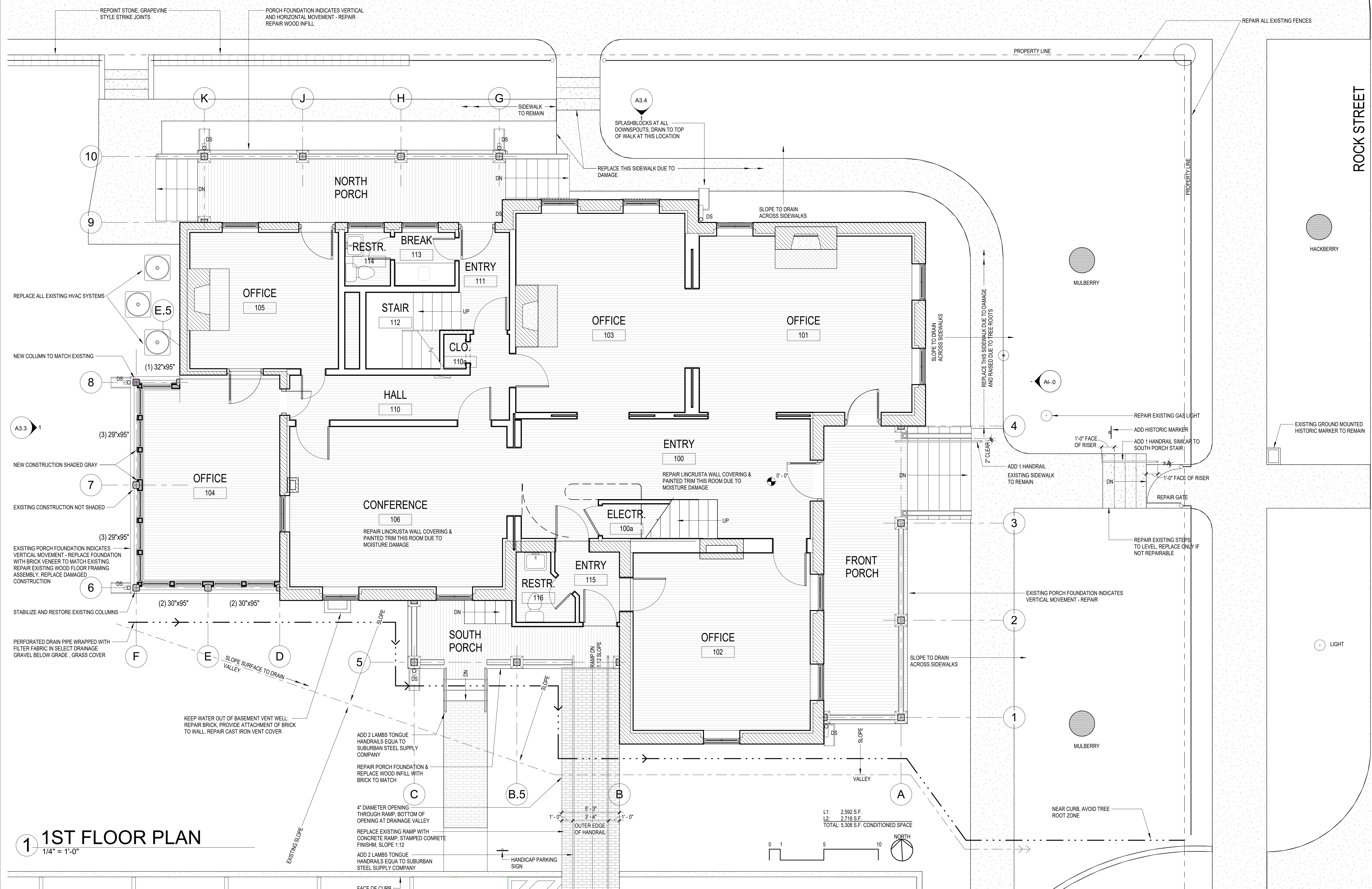
CERTIFICATE OF APPROPRIATENESS APPLICATION REVISIONS:

DATE: FEBRUARY 26, 2025  
PROJECT NUMBER: 23033

FIRST FLOOR PLAN

A1.1

NOT FOR CONSTRUCTION



1 1ST FLOOR PLAN  
1/4" = 1'-0"

L1: 2,592 S.F.  
L2: 2,716 S.F.  
TOTAL: 5,308 S.F. CONDITIONED SPACE



**WELCH-CHERRY HOUSE**  
700 SOUTH ROCK STREET, LITTLE ROCK, ARKANSAS

CERTIFICATE OF APPROPRIATENESS APPLICATION REVISIONS:

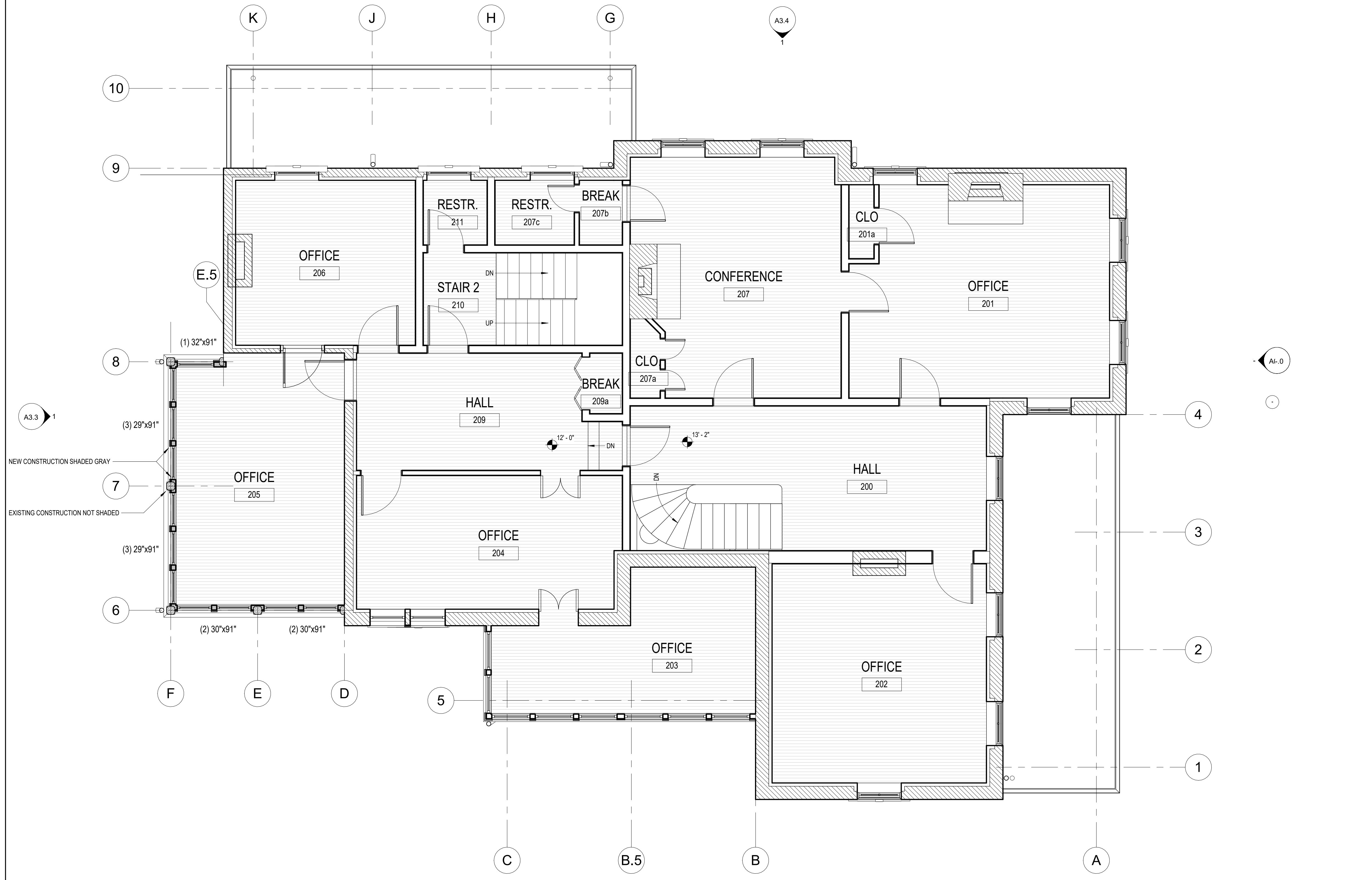
DATE: FEBRUARY 26, 2025  
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**SERGEANT ARCHITECTURE PLLC** | 1858 SOUTH ARCH STREET, LITTLE ROCK, AR. 72206 T:501.350.6826

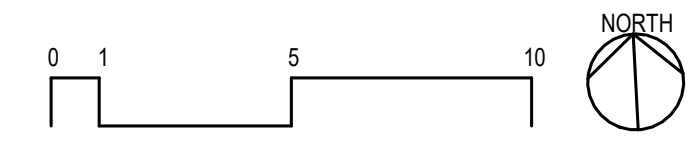
SECOND FLOOR PLAN

**A1.2**

**NOT FOR CONSTRUCTION**

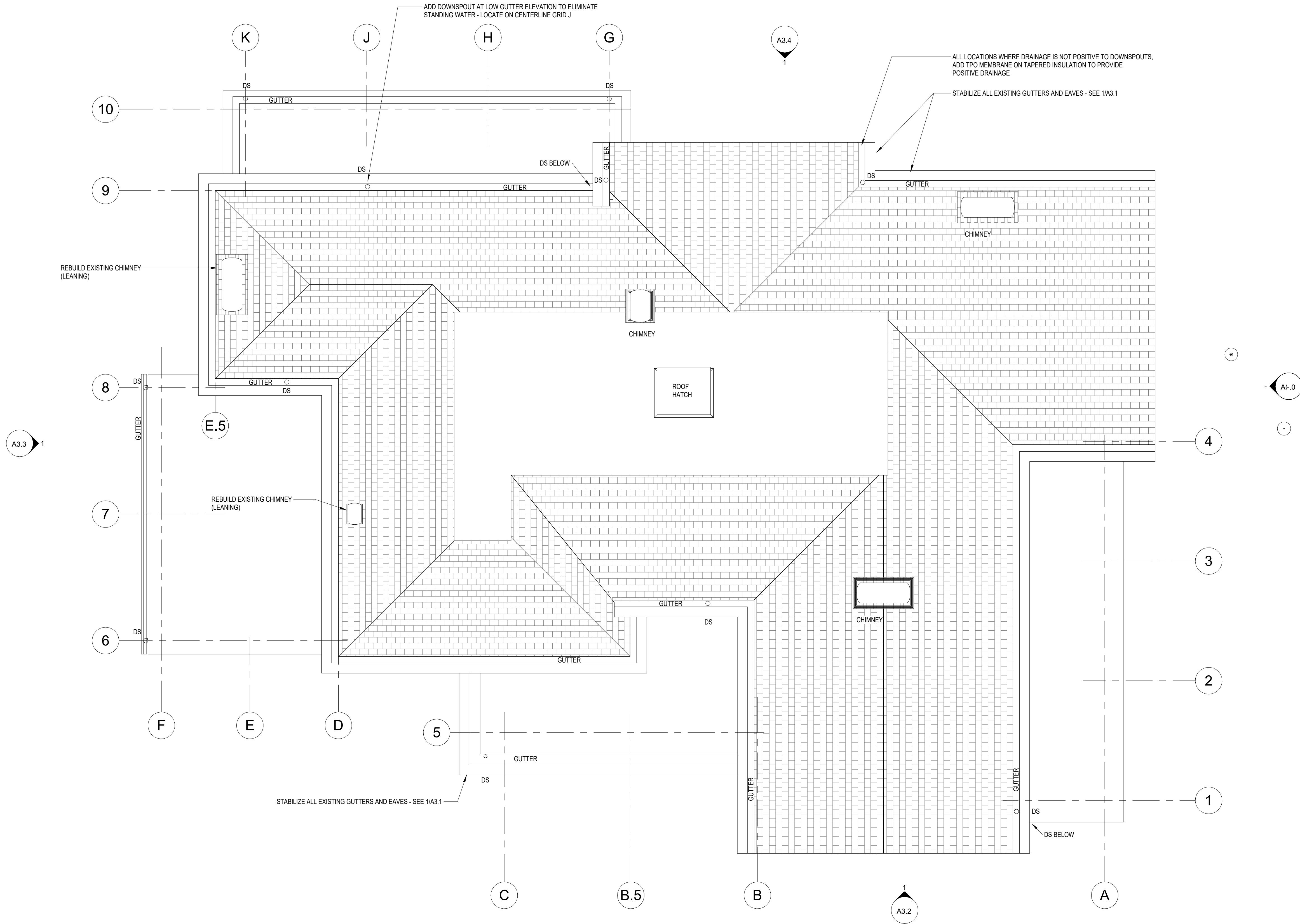


**1 2ND FLOOR PLAN**  
1/4" = 1'-0"

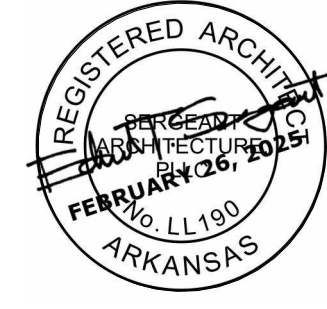


**GENERAL ROOF NOTES**

1. FIELD VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION.
2. ALL ROOF SLOPES SHALL MATCH ORIGINAL UNLESS NOTED OTHERWISE.
3. NEW ROOF SHALL MATCH EXISTING.



**1 ROOF PLAN**  
1/4" = 1'-0"



**WELCH-CHERRY HOUSE**  
700 SOUTH ROCK STREET, LITTLE ROCK, ARKANSAS

**SERGEANT ARCHITECTURE PLLC** | 1858 SOUTH ARCH STREET, LITTLE ROCK, AR. 72206 T:501.350.6826

ROOF PLAN  
**A1.3**

**NOT FOR CONSTRUCTION**

CERTIFICATE OF APPROPRIATENESS APPLICATION REVISIONS:  
DATE: FEBRUARY 26, 2025  
PROJECT NUMBER: 23033

**GENERAL EXTERIOR NOTES**

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS ARE SOUND AND IN GOOD CONDITION. SHOULD REPAIRS BE NEEDED, NEW CONSTRUCTION IS SHOWN FOR METHODS TO BE USED. ALL EXISTING MATERIALS SHALL BE RE-USED OR SALVAGED FOR RE-USE WHERE POSSIBLE UNLESS NOTED OTHERWISE.
2. PROVIDE MOCK-UP "IN PLACE" OF ALL WORK EXPOSED TO VIEW FOR APPROVAL BY ARCHITECT BEFORE PROCEEDING.
3. STABILIZE REAR (WEST) PORCH STRUCTURE INCLUDING FINISHES. ELIMINATE MOISTURE INFILTRATION. THIS INCLUDES PORCH FOUNDATION WHICH INDICATES VERTICAL MOVEMENT. NOTE: ALL BRICK WALLS OF HOUSE ARE LOAD BEARING MASONRY.
4. REPAIR EXISTING ORIGINAL MATERIALS RATHER THAN REPLACE. REPLACE ONLY IF NOT REPAIRABLE IN COMPLIANCE WITH NATIONAL PARK SERVICE STANDARDS. FINISH DIMENSIONS SHALL MATCH EXISTING UNLESS NOTED OTHERWISE.
5. CLEAN, STABILIZE, REPAIR AND PAINT EXTERIOR WOOD WHERE INDICATED ON THE DRAWINGS. REMOVE ALL LOSE PAINT. USE ABATRON FOR WOOD REPAIR. SAND FOR A SMOOTH CONSISTENT SURFACE. PRIME WITH OIL BASED PRIMER. PROVIDE 2 FINISH COATS WITH SEMI-GLOSS FINISH. PAINT SHALL BE BEHR MARQUEE EXTERIOR, BEHR ULTRA EXTERIOR OR CLARK + KENSINGTON EXTERIOR. ALTERNATES MAY BE SUBMITTED FOR APPROVAL BEFORE APPLICATION. APPLICATION SHALL BE BY BRUSH, NOT BY SPRAY.
6. REPAIR EXISTING FLASHING WHERE DAMAGED. FLASHING SHALL BE RECESSED COPPER IN MORTAR JOINTS, NOT ADHERED.
7. ALL NEW EXTERIOR WOOD SHALL BE TULIP POPLAR OR SPANISH CEDAR UNLESS NOTED OTHERWISE.
8. ALL NEW WINDOWS AND TRIM SHALL BE SPANISH CEDAR INTERIOR AND EXTERIOR WITH PAINTED FINISH. WIDTH OF ALL MEMBERS SHALL BE SIMILAR TO EXISTING.
9. HANDRAILS SHALL BE EQUAL TO AID (ARCHITECTURAL IRON DESIGN INC.) 1-3/4" WIDE ALUMINUM LATERAL SCROLL AND FITTINGS.
10. INSTALL AUTOMATIC VENT CLOSURES FOR ALL VENTS IN EXTERIOR WALLS TO BASEMENT & CRAWL SPACE.



**WELCH-CHERRY HOUSE**  
700 SOUTH ROCK STREET, LITTLE ROCK, ARKANSAS

**SERGEANT ARCHITECTURE PLLC** | 1858 SOUTH ARCH STREET, LITTLE ROCK, AR. 72206 T:501.350.6826

**A3.1**  
EAST ELEVATION (FRONT)  
NOT FOR CONSTRUCTION  
CERTIFICATE OF APPROPRIATENESS APPLICATION REVISIONS:  
DATE: FEBRUARY 26, 2025  
PROJECT NUMBER: 23033

**1 EAST ELEVATION (FRONT)**  
3/8" = 1'-0"



# WELCH-CHERRY HOUSE

700 SOUTH ROCK STREET, LITTLE ROCK, ARKANSAS

1858 SOUTH ARCH STREET, LITTLE ROCK, AR. 72206 T:501.350.6826

CERTIFICATE OF APPROPRIATENESS APPLICATION REVISIONS:

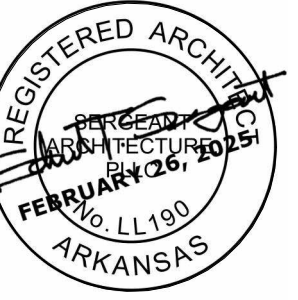
DATE: FEBRUARY 26, 2025  
PROJECT NUMBER: 23033

A3.2



1 SOUTH ELEVATION  
3/8" = 1'-0"

SOUTH ELEVATION



# WELCH-CHERRY HOUSE

700 SOUTH ROCK STREET, LITTLE ROCK, ARKANSAS

1858 SOUTH ARCH STREET, LITTLE ROCK, AR. 72206 T:501.350.6826

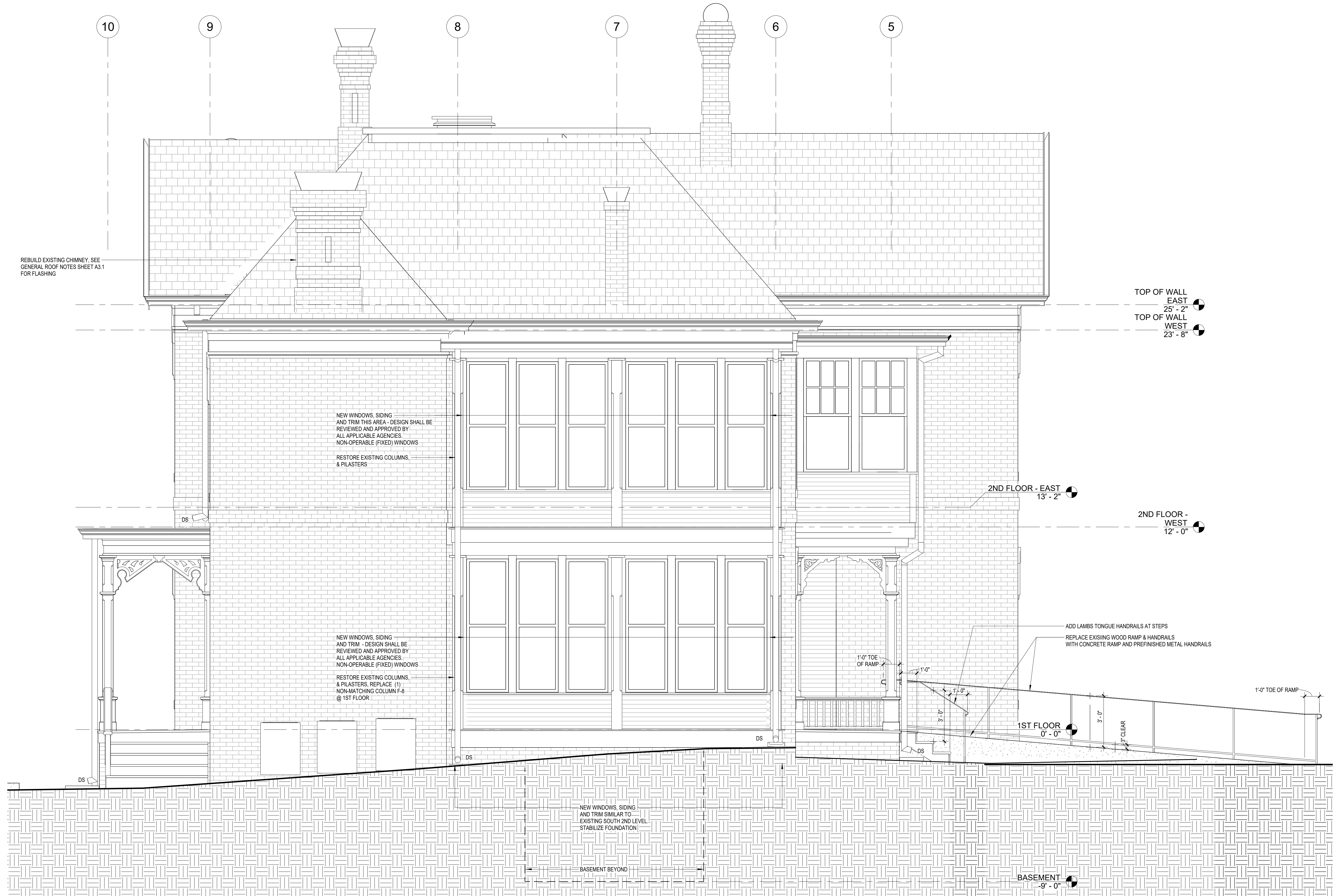
CERTIFICATE OF APPROPRIATENESS APPLICATION REVISIONS:

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PROJECT NUMBER: 23033

WEST ELEVATION

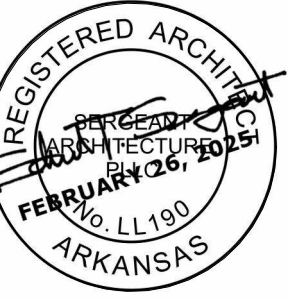
A3.3

**NOT FOR CONSTRUCTION**



**1 WEST ELEVATION**  
3/8" = 1'-0"





# WELCH-CHERRY HOUSE

700 SOUTH ROCK STREET, LITTLE ROCK, ARKANSAS

1858 SOUTH ARCH STREET, LITTLE ROCK, AR. 72206 T:501.350.6826

CERTIFICATE OF APPROPRIATENESS APPLICATION REVISIONS:

DATE: FEBRUARY 26, 2025  
PROJECT NUMBER: 23033

NORTHELEVATION

# A3.4



# 1 NORTH ELEVATION

3/8" = 1'-0"

April 3, 2025

ITEM NO.: 3

FILE NO.: HDC2025-006

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# **Attachment C**

## **AARF 2007 PU2830**



# ARKANSAS ARCHITECTURAL RESOURCES FORM

## ARKANSAS HISTORIC PRESERVATION PROGRAM

- 1. Resource Number: PWZB30
- 2. Survey Number: 0055
- 3. District Name:
- 4. Contributing/Non-Contributing:

### ABOVE FOR AHPP USE ONLY

5. Date Recorded: 02 / 15 / 07

6. Recorded By: T HEI PLE

### GENERAL DATA

7. Historic Name: WELCH-CHERRY HOUSE

8. Alternate Name: CHERRY HOUSE

9. Quad Map: L110

10. Geographic Location: S 02 T 01N R 12W

11. UTM Coordinates: Z 15 E 567006 N 3844622

12. Town/Nearest Community: LITTLE ROCK

13. Street Address/Directions to Resource: 700 SOUTH ROCK STREET

Zip 72202

14. Street Name: SOUTH ROCK STREET

15. Owner: FIRST LUTHERAN CHURCH

16. Owner Address: 314 EAST EIGHTH LR Zip 72202

17. Owner Phone Number: (501) 372-1073

18. Informant Name & Phone Number: PULASKI CO ASSESSOR

(501) 340-6170

### DESCRIPTIVE DATA

19. Use/Original: 0101 Other: \_\_\_\_\_

20. Use/Present: 0309 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: **1** 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: **05** 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 19<sup>th</sup> Century 22-Standard Commercial 20<sup>th</sup> Century 18-Art Deco 99-Other

26. Plan: **09** 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): **03** 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 **08** B  Other: \_\_\_\_\_  
01-Log 06-Frame 07-Box 08-Brick 09-Stone 12-Reinforced Concrete 99-Other

31. Wall Material/Original: A **05** B  Other: \_\_\_\_\_

32. Wall Material/Present: A **05** 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 **01** B  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 **04** B  Other: \_\_\_\_\_  
01-Wood 02-Composition Shingle 03-Metal 05-Tile 06-Tar Built-up 99-Other

36. Chimney Placement: A **4** B **2** C **2** D  Other: \_\_\_\_\_  
1-Exterior End 2-Interior End 3-Other Exterior 4-Interior Central 5-Other Interior 9-Other

37. Chimney Material: A **1** B **1** C **1** 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  02 B  09 C  09 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  1 C  1 Other: \_\_\_\_\_  
1-One 2-One & One-Half 3-Two 4-Two & One-Half 9-Other

42. Porch Roof Type(s): A  4 B  4 C  4 Other: \_\_\_\_\_  
1-Gable 2-Hip 3-Flat 4-Shed 5-Clipped Gable 9-Other

43. Porch Detail(s): A  02 B  02 C  02 Other: A, B, C, 04, 05  
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  02 /  02 B  06 /  01 C  /

46. Condition:  1  
1-Excellent 2-Good 3-Fair 4-Deteriorated 5-Ruin

47. Architectural Comments: An Italianate ~~Victorian~~ structure with decorative porches and cast stone window & horizontal banding trim.

**HISTORIC DATA:**

48. Architect: UNKNOWN

49. Builder: UNKNOWN

50. Construction Date:  C-circa D-date 1881 Other: \_\_\_\_\_

51. Historic Context: Italianate residence that has been renovated for office use

52. Please rate the level of significance of this property compared to others within survey area:  1  
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?  NONE KNOWN

54. Ethnic Heritage: A  3 B  Other: \_\_\_\_\_  
01-Asian 02-African American 03-European 04-Hispanic 05-Native American 09-Other

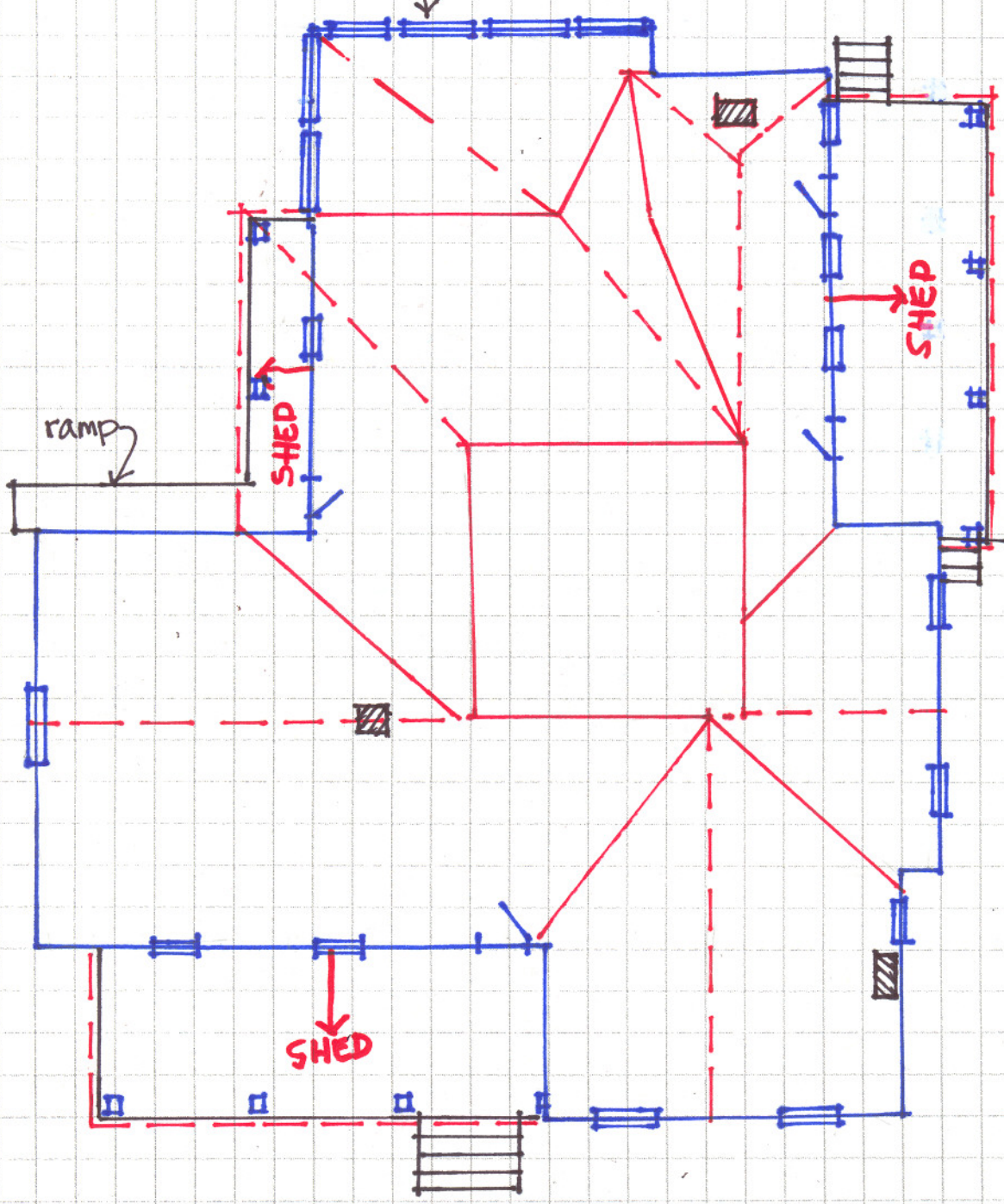
**BELOW FOR AHPP USE ONLY**

55. NR Eligibility:  1  
1-Eligible 2-Ineligible 3-Listed 4-Delisted 5-Arkansas Register 6-Eligible in a District

56. Destroyed: (Y or N)  Date:



glass/lattice openings



EAST SEVENTH STREET

SOUTH ROCK STREET

PU JUD  
2830

ARKANSAS HISTORIC PRESERVATION SURVEY  
INVENTORY FORM

60-91

Inventory Number: \_\_\_\_\_

**NAME**

Common: WELCH-CHERRY HOUSE County: PULASKI

And/or Historic: CHERRY HOUSE Date Built: c. 1880

**LOCATION:**

Street and Number: 700 ROCK STREET

City or Town: LITTLE ROCK

Owner's Name: FIRST LUTHERAN CHURCH Street and Number: 314 E. 8TH

City or Town: LITTLE ROCK State: ARKANSAS

**DESCRIPTION AND CATEGORY (Check One or More)**

Historic:  Architectural:  Archeological: \_\_\_\_\_ Cultural: \_\_\_\_\_

District: \_\_\_\_\_ Site: \_\_\_\_\_ Building:  Structure: \_\_\_\_\_ Object: \_\_\_\_\_

Describe: SEE ATTACHED INFORMATION

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Approximate Acreage: LESS THAN ONE

Period/Style: ITALINATE VICTORIAN Architect: \_\_\_\_\_ Builder: \_\_\_\_\_

Wall Construction: \_\_\_\_\_ No. of Stories: \_\_\_\_\_

**STATEMENT OF SIGNIFICANCE (Include Personages, Dates, Events, Etc.)**

SEE ATTACHED INFORMATION

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DOCUMENTATION**

References: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Maps: \_\_\_\_\_ Photos: \_\_\_\_\_

Prepared by: DIANNA KIRK Organization: AHPP Date: 1975

When I came to the Cherry House as a child occasionally to a birthday party and in the 1950"s when my mother and I took Mrs. Cherry to political meetings, I never thought that I was visiting a house years later to be named a "historic spot" and certainly I never dreamed I would be a speaker when a plaque so designating it was being presented.

Along with countless others I thought of this house as just another beautiful home in "old Little Rock" and gave little consideration to what the house could mean to historic Little Rock and the preservation movement, which was to come later.

It is only by a stroke of fate, or maybe the will of God, that the house is still standing. The First Lutheran Church intended to use this and adjoining property it owned for a new school to ready at least by 1968. The the city moved West, and so did the young people with children. The church wisely decided to build the school now composed of 9 grades and a kindergarten on South Hughes - and the old house was spared.

We are happy the church made this decision because here the house stands, even if not in its glory, to lend stability to an everchanging part of the city. With its Italianate Victorian architecture, its rooms decorated with ornate moldings, high ceilings, windows reaching the floor, mantle pieces of ceramic Rockwood pottery, fitted bookcases, corner what-nots, double sliding doors and ceiling fans it stands as an outstanding example of a background for the gracious living of its era.

From the point of view of history alone, the house and property here are significant. Margaret Frick, formerly a member of 1st Lutheran, now a translator for the Wycliff Bible Translators, thought so too. Her feature article in the Arkansas Democrat, December 28, 1958, gave the historical background of the house, and many of the facts I am going to tell you come from her research.



This land is historically linked with men and events of Territorial days. It was homesteaded by 7 men. It is described as a parcel of land some half mile inland from the river, immediately west of the Quapaw Line, the line dividing the Indian's land from the boundary of Little Rock. The line marking that boundary is said to be Rock Street. The 7 men, all known in Arkansas history were William Russell, William Trimble, Henry W. Conway, Robert Crittenden, Robert C. Oden, Thomas Eskridge and Joseph Hardin Crittenden, for whom the County in East Arkansas is named, lived where the Albert Pike Hotel is now.

On March 11, 1822, 14 years before Arkansas became a State, a deed for the land was conveyed to Chester Ashley. As time went on and the town grew the property changed hands many times. Carl Keller will give you a run down on that.

Court records show that in 1884 the property on which the house stands was in the hands of Dr. Thomas R. Welch, minister of the 1st Presbyterian Church for 25 years. Miss Fricks' article stated that it was thought the house was built for him in 1874. I believe that this must have been a misprint in her article because in my research of an 1883-84 City Directory I find Dr. Welch living at 612 East 5th. And also the amount Dr. Welch paid for the property in 1884 was such that we can conclude there was no house on it at the time. I remember my mother, the late Emma Reichardt Hoeltzel, telling me that the house was built when she was a child. She was born March 1, 1875.

The story of the owner of this house impressed me as a child because his name was the same as that of the street on which our old home, the Edward Reichardt house, was standing - yes, my street, Welch Street., was named for Dr. Welch, who was a prominent Mason, along with Barber, McAlmont and McGowan, for whom other streets nearby were named in the Masonic addition to Little Rock.

When Dr. Welch died, he left the house and land to the directors of the Southwestern Presbyterian University in Clarksville, Tenn. In 1892 the school sold the property to Lewis W. Cherry for \$18,500. Final papers on the transaction are dated May 21, 1907, according to Miss Frick.

Mr. Cherry had come to Little Rock from Memphis in 1885 and according to the 1887 City Directory boarded at 1302 Cumberland and was secretary for the Drystal coal and Ice Company at 403 Main. Later he was Vice President of the Peoples Building & Loan and still later Pres. of the State National Bank at 500 Main. In 1891 Mr. Cherry married Miss Lina Denison. Miss Frick reports that Miss Denison was born and reared in the house on the Southwest corner of 6th & Rock. Mr. Cherry died in 1922. He left the property to his wife, who lived in this house 65 years until her death at age 84 on October 21, 1957.

The 2 lots South of the house, now parking space, were not part of the Welch - Cherry transaction. Miss Frick's research shows that in 1909 Mrs. Cherry received title to them at a cost of \$7,250 from John Boddeker. Records show that Boddeker received ownership of the lots in 1880 from William B. Wait, who owned them as far back as 1870. At the price of \$7,250 Mrs. Cherry paid, there must have been a house on the lots, which the Cherrys tore down for garden space. I will remember as a young girl the beautiful gardens on the South. They were a real show place for passers-by, and according to Mrs. Wm. A. McDonnell of St. Louis, Mrs. Cherry's daughter, the Cherry's gardens were once so beautiful they took a state prize.

In a telephone conversation Wednesday, January 8, Mrs. Ann Cherry, widow of Lewis W. Cherry, Jr., I learned that Mrs. Cherry left this and all her other properties in a trust, to be used equally by her three children: Lewis, Jr., Carolyn, and Denison. It was through a long-standing "neighbor" agreement that 1st Lutheran, for 90 years at 8th and Rock, was able to buy this property from the estate.

So here we have the Cherry house today, standing as Stella Payne Crow described it in a poem published in the Democrat with Margaret Frick's article, "Fading Landmark" Here is the poem. I wrote it:

### The Old Cherry Home Speaks

Why should I wish to linger on  
In a changing world with loved ones gone?  
For decades I have faced Rock Street  
With open doors, so all could greet  
The many friends from far and near.  
Oh, those were joys of yester year.  
Old houses, too, can dream you know,  
And keep a cherished memory  
Like that of my dear family  
Whose heirs will yield me to expand  
For future progress on this land.  
Why should I wish to linger on  
In a changing world, with loved ones gone?

Stella Payne Crow

But it is necessary that the Welch - Cherry House and other like it linger on. Future generations have a right to know what part of Little Rock was the "Pleasant Valley" of the last quarter of the last century, what the best architects and decorators of the period produced, how house construction furnished its own air-conditioning, and what the signs of gracious living were. Yes, my friends, all this is history, just as much as Little Rock's part in four wars, Mac Arthur's birthplace in the Arsenal Building, the events in the Territorial Center, the construction of two State Capitols - yes, houses are history too. Don't let us forget it.

We of the Quapaw Quarter Association and many other citizens hope the Welch - Cherry House will stand for years to come in a section of Little Rock that can reflect our past for our children and grandchildren, along with the Lincoln House, the Pike Fletcher - Terry Mansion and other houses on 7th St., and in the immediate neighborhood. Future generations should know that their forebearers built sturdily, that people in high rises, in an apartment jungle, surrounded by plaster. Thanks to 1st Lutheran for keeping this house for us all. Let us agree with a December 1974 statement in Nation's Business Week: "Tradition Breeds Stability" -







