

July 3, 2024

ITEM NO.: TWO

FILE NO.: HDC2024-015

NAME: 1017 S Cumberland – Exterior Alterations, Reconstruction, Rear Addition, and Fencing

LOCATION: Newby House, 1017 S Cumberland, Little Rock, 72202

OWNER/AUTHORIZED AGENT:

Matthew Pekar
1017 S Cumberland
Little Rock, AR 72202



Figure 1. 1017 S Cumberland, front facade, looking east.

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AREA: 0.16 acres

NUMBER OF LOTS: 1

WARD: 1

HISTORIC DISTRICT: MacArthur Park Historic District

HISTORIC STATUS: Contributing

CURRENT ZONING: R4A – Low Density Residential

CONSERVATION EASEMENT: None

A. BACKGROUND

Location

The subject property is located at 1017 S. Cumberland Street. The property's legal description is "Lot 5, Block 54, City of Little Rock, Pulaski County, Arkansas".

Context

The subject property is the site of the Newby House, a single-story wood frame structure supported by a brick masonry foundation built as a residence circa 1890 in the Folk Victorian style. The structure was modified in the 1950s and these alterations are considered historic. The structure is Contributing to the MacArthur Park Historic District and the most recent Arkansas Architectural Resource Form (PU3005, 2007) is provided as Attachment C.



Figure 2. Location of 1017 S Cumberland within the MacArthur Park Historic District.

The Newby House displays a compound front-facing T plan with an asymmetrical front gable and cross-gable roof with a shed addition in the rear. This form is typical of Folk Victorian homes in the area. Pre-1950, the residence displayed wood weatherboard siding, ornamental front porch columns and sun ray brackets, two-over-two wood windows, and two entry doors with transom lights (similar to the residences at 1015

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and 1016 S Rock). The second entrance and both transoms were enclosed post-1940s. The residence was modified in the 1950s by the Newby family.

The Newby family resided in the home from c. 1939 to 2005. Ruth and George Newby rented the home at the time of their daughter's birth, Jeanette Newby, who was apparently born in the home's living room. The Newby's bought the residence sometime between 1945-1950 and made several modifications, including the asbestos siding and porch alterations. Asbestos was installed circa 1950 and vinyl siding was installed in the rear at a later date.

Following Ruth Newby's passing in 1995, Jeanette and her husband lived in the home until her passing in 2005. This was Jeanette's home for possibly her whole life. A majority of what is known about the residence is informed by the Newby Family Photo Album.

Previous Action

On May 23, 2024, a COC (HDC2024-020) was issued to Matthew Pekar for foundation and porch repairs, new roofing, new HVAC, and foundation paint removal.

On August 1, 2011, a COC (HDC2011—19) was issued to Matthew Pekar for brick masonry and porch floor repair.

On May 5, 2003, a COA (HDC2003-008) was issued to Stephen and Jeanette Shields for wood fascia, soffit and eave replacement using white anodized aluminum.

No previous actions were found on this site.

Sanborn Maps

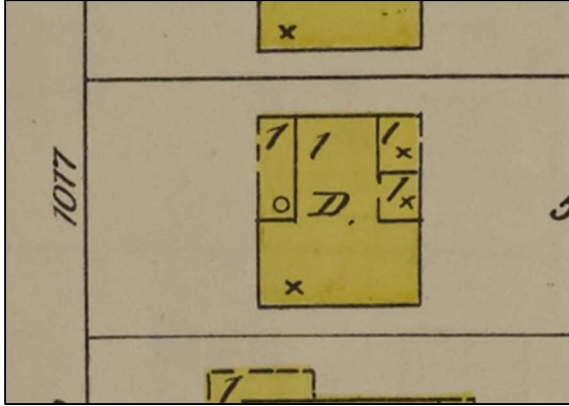


Figure 3. 1017 S Cumberland Street, Sanborn Map, 1897.

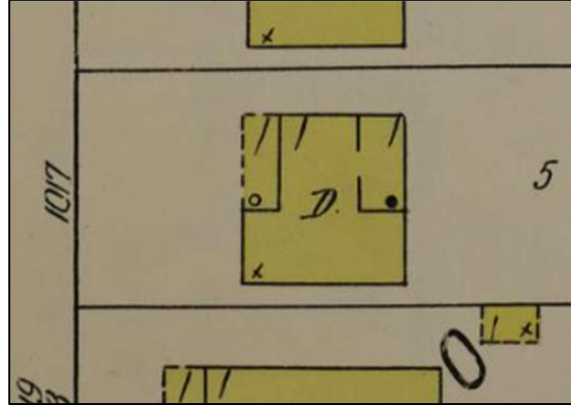


Figure 4. 1017 S Cumberland Street, Sanborn Map, 1913.

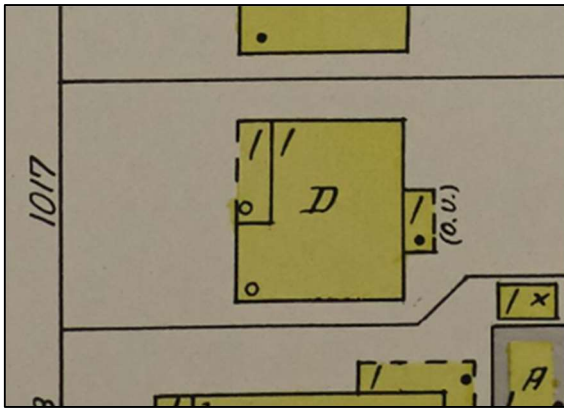


Figure 5. 1017 S Cumberland Street, Sanborn Map, 1939.

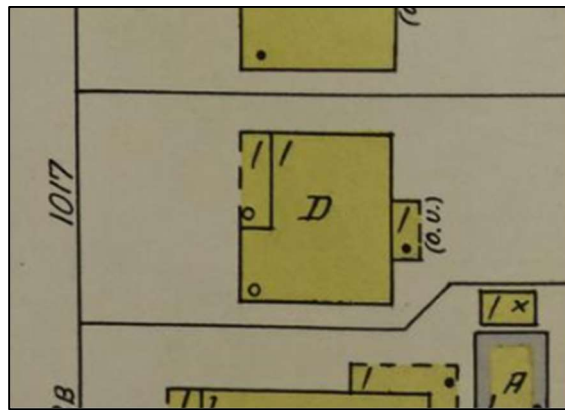


Figure 6. 1017 S Cumberland Street, Sanborn Map, 1950.

Historic Photographs



Figure 7. Original front porch posts shown behind Ruth Newby holding newborn daughter Jeanette Newby, 1939. Newby family photo album, courtesy of Matthew Pekar.



Figure 8. Original front porch shown behind Ruth Newby, Jeanette Newby, and family dog, 1943. Newby family photo album, courtesy of Matthew Pekar.



Figure 9. Original front porch shown behind Jeanette Newby and friends, 1943. Newby family photo album, courtesy of Matthew Pekar.

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Figure 10. Modified front porch and siding, Ruth, George, and Jeanette Newby, 1950. Newby family photo album, courtesy of Matthew Pekar.



Figure 11. Jeanette Newby on backyard swing of 1017 S Cumberland, 1943. Newby family photo album, courtesy of Matthew Pekar.



Figure 12. Jeanette Newby in rear yard with rear porch shown behind, 1941. Newby family photo album, courtesy of Matthew Pekar.

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Figure 13. 1017 S Cumberland Street, QQA Architectural Survey, 1978.

B. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The application requests for the removal of the rear shed addition and rear deck, construction of a rear addition, removal of vinyl siding located along the rear and side elevations and replacement with wood siding, replacement of front gable window, installation of porch step handrails, and installation of rear yard fence. The proposal attempts to restore and reconstruct original character-defining features of the residence while retaining the modified features that have gained significance over time.

The scope of work has received an approved Part 2 Historic Tax Credit application with conditions (Attachment D).

C. EXISTING CONDITIONS:

See site photos (Attachment A) and application packet (Attachment B). The application packet includes a cover letter, application, survey by Trotter Surveying, proposed site plan, and proposed architectural plans and drawings by the owner.

D. NEIGHBORHOOD COMMENTS:

At the time of distribution, staff received one letter of support (Attachment E).

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

E. ANALYSIS:

Vinyl Siding Replacement

The application proposes to remove the existing vinyl siding along the rear elevation and replace with traditional horizontal wood bevel siding, a.k.a weatherboard siding, with a 4 ½ inch exposure. Wood species is proposed as cedar or pine.

The *Design Guidelines* in Section III states:

2.a. Artificial Siding Policy

“For this reason, if the original exterior materials are presently covered with artificial siding or another non-historic material, it is encouraged to remove this material and restore the original beneath.”

5. Walls: Siding, Wall Shingles, Stucco and Masonry

“Historic siding materials, such as weatherboard, wood shingles, and stucco, should be preserved. If original siding materials must be replaced, the new siding should match the original as closely as possible, especially with respect to board size. Original corner boards should be duplicated in their full original dimensions.”

Staff finds the removal of the non-historic vinyl siding and replacement with traditional wood siding to be consistent with the *Design Guidelines*. The removal of non-historic features and the repair and necessary in-kind replacement of original features is appropriate. The structure was originally clad with wood weatherboard siding, as shown in historic photographs and seen from the interior side of the gable in the attic (see Attachment A). Original wood siding uncovered beneath the vinyl siding, if existing, should be repaired where possible.

Corner boards should be reconstructed based on physical and documented evidence. If addressed, gable soffits and fascia should be reconstructed based on physical and documented evidence using wood. Soffit vents may be installed oriented parallel to the eaves and designed to be as visually inobtrusive as possible.

Window Replacement

The application proposes to replace the front gable six-over-six vinyl window with a one-over-one wood picture window. The replacement window will be designed in the configuration and dimensions of the original window, as shown in Figure 13. The replacement window will be 28" x 56", is manufactured by Heirloom Windows, and features true divided lights, dimensional muntins, and built-in weather stripping. No other existing windows are proposed for replacement at this time.

The *Design Guidelines* in Section III.B.2. states:

“Windows should be repaired rather than replaced. However, if replacement is necessary due to severe deterioration, the replacement should match, as closely as possible, the original in materials and design. Replacement windows should not have snap-on or flush muntins. Wood clad windows may be appropriate if the structure originally had wood windows. Wood clad windows are wood construction windows with an outer coating of vinyl or metal that facilitates easier maintenance. Windows of 100% vinyl are not appropriate in the historic district since they were not historically installed in the structures.”

The *Design Guidelines* and the Little Rock Historic Preservation Code, encourage the restoration and reconstruction of lost historic character-defining features based on physical and documentary evidence.

Staff find the proposed window replacement is consistent with the *Design Guidelines*. The existing, historic window frame and casing should be retained.

Porch Step Handrail

The application proposes installing a metal iron pipe handrail along the left side of the front porch steps.

The *Design Guidelines* in “Section III.B.5. states:

“Stair railings may be required to meet city building codes. If historical evidence of style and placement exists, duplicate the original handrails. Many times, however, none existed or wooden rails deteriorated and were removed early in the history of the building. If no historical evidence exists, railings may be constructed of simple metal pipe or flat bars and painted to match the trim color. In essence, the least obtrusive yet functional option may be used.”

Staff finds the proposed handrail to be consistent with the *Design Guidelines*. New handrails must meet building code requirements.

Rear Yard Fence

The application proposes the installation of new fencing along the perimeter of the rear yard. The proposed fencing will be 40 inches tall and made of wood pickets in the still of the existing wood picket fence. The fence will be setback to from the front façade of the principal structure and roughly follow the property lines of the lot.

The Design Guidelines in Section VII.A.3. states, regarding new rear yard fences:

“On wood fences, pickets should be no wider than four inches (4”) and set no farther apart than three inches (3”). Support posts may exceed the allowable fence or wall height by no more than six inches (6”). The design should be compatible with and proportionate to the building. [...]

Fences in the rear yards and those on side property lines without street frontage may be 72” tall.”

Staff finds the proposed fence to be consistent with the Design Guidelines.

Rear Addition

The application proposes the removal of the existing, non-historic rear addition and the construction of a new addition roughly following the same footprint. The new

attached addition will extend from the east rear wall into the rear yard, will be frame construction clad with wood weatherboard siding supported by a parged concrete block foundation, have one-over-one wood windows, and be covered by a standing seam metal roof with a shed slope.

The *Design Guidelines* in “Section IV.A. Additions to Historic Structures” states:

“An older addition to a historic structure that has achieved historic significance in its own right should be preserved. A more recent existing addition that is not historically significant may be removed.

If a new addition to a historic building is to be constructed, the addition should be of a compatible design, in keeping with the original structure’s character, roof shape, materials, and the alignment of window, door, and cornice height. Additions include porches and bay windows, as well as entire wings or rooms. They should be located and scaled to be subordinate to the original structure.

Additions should be constructed in a manner that avoids extensive removal or loss of historic materials and should be accomplished without destroying or damaging character-defining details, including front or side porches.

Additions should not hinder the ability to interpret the design character of the structure’s historic period. Avoid imitating an earlier historic style or architectural period. Also avoid copying exactly the historic structure; instead, distinguish the new from the original, perhaps by simplifying or streamlining the new design. If possible, keep original exterior walls and utilize existing openings for connecting an addition with the original structure. Excavation adjacent to historic foundations should take care to avoid undermining the structural stability of the historic structure.”

The *Secretary of Interior’s Standards for Rehabilitation* states, regarding new additions:

“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.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

Staff finds the existing addition to be non-historic and has not achieved historic significance based on physical evidence and historical documentation. Staff finds the proposed new addition to be consistent with the *Design Guidelines* and the *Secretary of Interior's Standards for Rehabilitation*.

The proposed new addition uses a shed roof consistent with the traditional form of rear additions to single-story Folk Victorian residences in the District. The proposed standing seam metal roofing material is consistent with traditional material use and placement and has historic precedence related to the site's development history. The proposed roofing material manufactured by Rheinzink has a width of 16 inches between seams, which is compatible in design with the character of historic standing seam metal roofing (tin or copper) visible in the historic photographs of the rear of the structure.

The massing, scale, and placement of the addition is subordinate to the historic residence, will be minimally visible from S. Cumberland, and will not disrupt the historic roof form of the residence. The addition is compatible with applicable zoning requirements for setbacks. The addition avoids extensive removal and loss of historic materials.

Two-over-two wood windows are placed in alignment with historic window openings where adjacent. Addition details are simple and streamlined. Balustrades and porch railings along the rear stoop are simple and similar to the existing front porch railings. Wood siding is proposed as the cladding material for the new addition.

Staff is concerned that the use of wood weatherboard siding for the new addition will not provide enough visual distinction between the historic section of the residence and the new addition. Staff recommends the use of horizontal fiber cement lap siding, or another appropriate substitute material, with a smooth texture to distinguish between old and new.

F. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. All wood elements will be painted.
2. Obtain required building permits and meet required building codes.

Attachment A: Site Photos



Figure 14. Front facade of 1017 S Cumberland.



Figure 15. Front facade facing northeast of 1017 S Cumberland.



Figure 16. Rear of 1017 S Cumberland.



Figure 17. Rear yard of 1017 S Cumberland.

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Figure 4. Rear gable of 1017 S. Cumberland.



Figure 3. Front porch of 1017 S. Cumberland.

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Attachment B

Application Packet

Cover letter for 1017 Cumberland St Restoration

* Project Rationale *

Perform needed maintenance and restoration of structure to bring it up to a livable standard. Expand living space by reworking the rear additions to the home.

* Intent of Use *

Residential rental.

* Description of Rehabilitation *

This proposal was adjusted from an earlier version to incorporate the fact that the structure's historicity is derived from the age of its 1950's era modifications rather than the original structure underneath. This revision has been approved by NPS.

* Rework rear addition of home as shown in drawings. Porch space would be converted to interior space. A different window pane configuration, blocking, and shed roof slope for this part of the house will visually differentiate it from the original structure.

* On the rear addition, use a simple profile, standing seam metal roof (see material photos) for the shallow slope.

* Replace the front 6 over 6 window with a 1 over 1 picture window that matches the style seen in the 1977's survey photo of the home.

* Repair the front porch in the same style it currently is.

* Add simple handrails to the porch for safety.

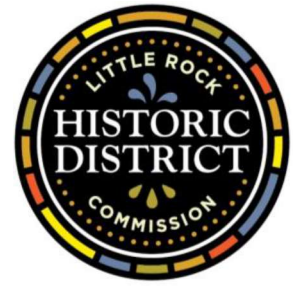
* Windows, doors, and vinyl coverings (e.g. on 2nd front door) would be retained to preserve their historicity as currently defined.



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

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: 1017 Cumberland St

Legal Description of Property:
Lot 5, Block 54, of the Original City of Little Rock, Pulaski County, Arkansas

Owner/Agent (Printed Name): Matthew Pekar

Owner /Agent Street, City, State, & Zip: 1017 Cumberland St, Little Rock, AR, 72202

Owner /Agent Phone Number: 646-750-2913

Owner /Agent Email: matt@peasanttech.com

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

Brief Project Description:
Perform needed maintenance and restoration of structure to bring it up to a livable standard.

Expand living space by reworking the rear additions to the home.

Estimated Cost of Improvements: \$350,000

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

Signature of Owner or Agent:

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): _____

-- Front Porch Railing

It appears the home hasn't had a rail before so I thought a simple black steel pipe would be a practical choice that would be clearly identified as not original to the home.

<https://www.homedepot.com/p/VEVOR-6-ft-Pipe-Stair-Handrail-440-lbs-Load-Capacity-Wall-Mounted-Handrail-Round-Corner-Handrails-for-Outdoor-Steps-in-Black-TZBGSLTFSGYG6G9AAV0/319872155#overlay>

-- Exterior Walls

11/16 x 6" smooth lap siding. Cedar or pine or similar. Horizontal orientation. Something like this:

<https://www.menards.com/main/building-materials/siding/cedar-siding/11-16-x-6-red-cedar-bevel-siding/1077966/p-5832605973465985-c-5826.htm>

Another possibility that seems to have the same characteristics:

<https://www.themouldingcompany.com/product/rab-smooth-siding/>

-- Rear Door

Our intent is to copy the original wood front door that we found buried behind the wall (see photo frontdoor2.jpg). This door is wood, painted, with a single light 32"x78". Our hope would be to find a similar one locally or have one made to match.

<https://www.vintagedoors.com/product.php?id=486>

--- New Windows for Rear Addition

Heirloom Windows, Classic or Ultima line, painted wood finish, single hung. 28x56 for each window on the rear addition. 50x86 for the picture window on the front.

<https://www.heirloomwindows.com/windows/single-hung>

--- Front Porch

Porch elements would be rebuilt in exact same dimensions with #1 grade pine, cedar, or similar.

--- Roofing (Asphalt, front sections)

<https://www.menards.com/main/building-materials/roofing-soffits-gutters/roofing-shingles/owens-corning-reg-trudefinition-reg-duration-reg-designer-limited-lifetime-warranty-architectural-shingles-32-8-sq-ft/1513188/p-1444450484347.htm>

--- Roofing (Metal, rear low slope section)

Rheinzink, classic model/finish. Low profile version.

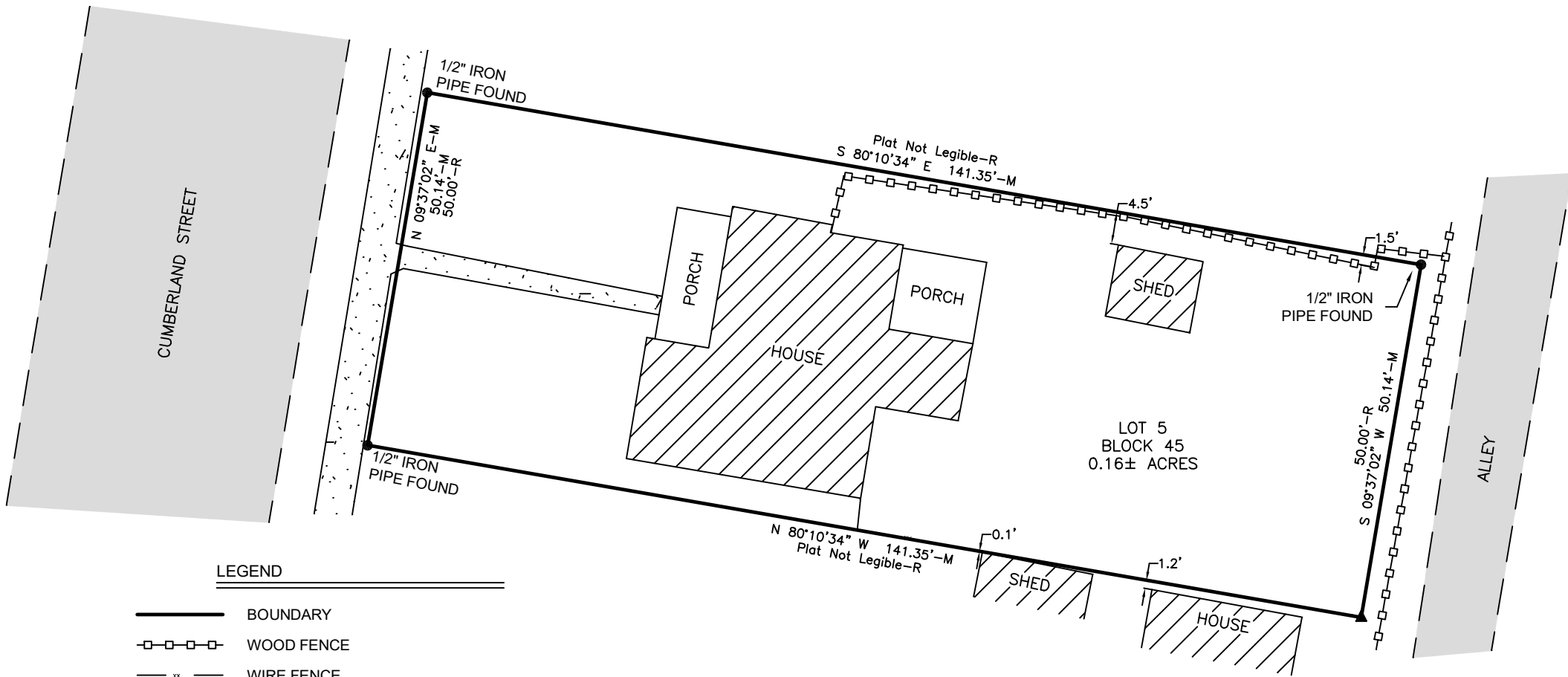
https://www.rheinzink.us/fileadmin/redaktion/RHEINZINK_US/Downloads/Technical-Documents/us-17031-division-7-binder-volume-8.1-chapter-3-standing-seam-roof-02-13-21.pdf

Raw material is 19", leaving roughly 16" gaps between ridges.

<https://www.rheinznk.us/products/materials-surfaces/classic/>

-- Fence

Dimensions of proposed fence are 4' high, in pattern shown in Materials/fence.png. Treated pine for material.

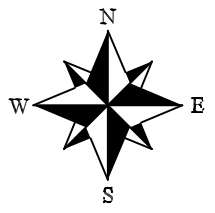


LEGEND

- BOUNDARY
- WOOD FENCE
- WIRE FENCE
- MONUMENT FOUND (AS NOTED)
- 1/2" IRON ROD SET
- M MEASURED
- R RECORD
- ASPHALT
- CONCRETE

NOTES:
 NO INDEPENDENT SEARCH FOR EASEMENTS, COVENANTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT A TITLE SEARCH MAY DISCLOSE WAS PERFORMED

THIS CERTIFICATION IS FOR AND LIMITED TO THE PARTIES SHOWN HEREON



SCALE: 1"=20'

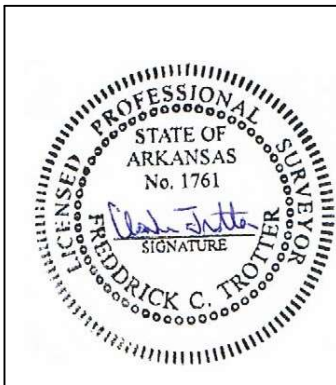
DATE OF FIELD SURVEY
 03/24/2024

BASIS OF BEARING
 ARKANSAS STATE PLANE
 NORTH ZONE

CLASS "C" SURVEY

REFERENCE MATERIAL
 DEED FROM OWNER

DESCRIPTION: Lot 5, Block 54, of the Original City of Little Rock, Pulaski County, Arkansas.



BOUNDARY SURVEY

FOR USE & BENEFIT OF:
 MATT PEKAR
 1017 CUMBERLAND STREET
 LITTLE ROCK 72202
 PULASKI COUNTY, ARKANSAS

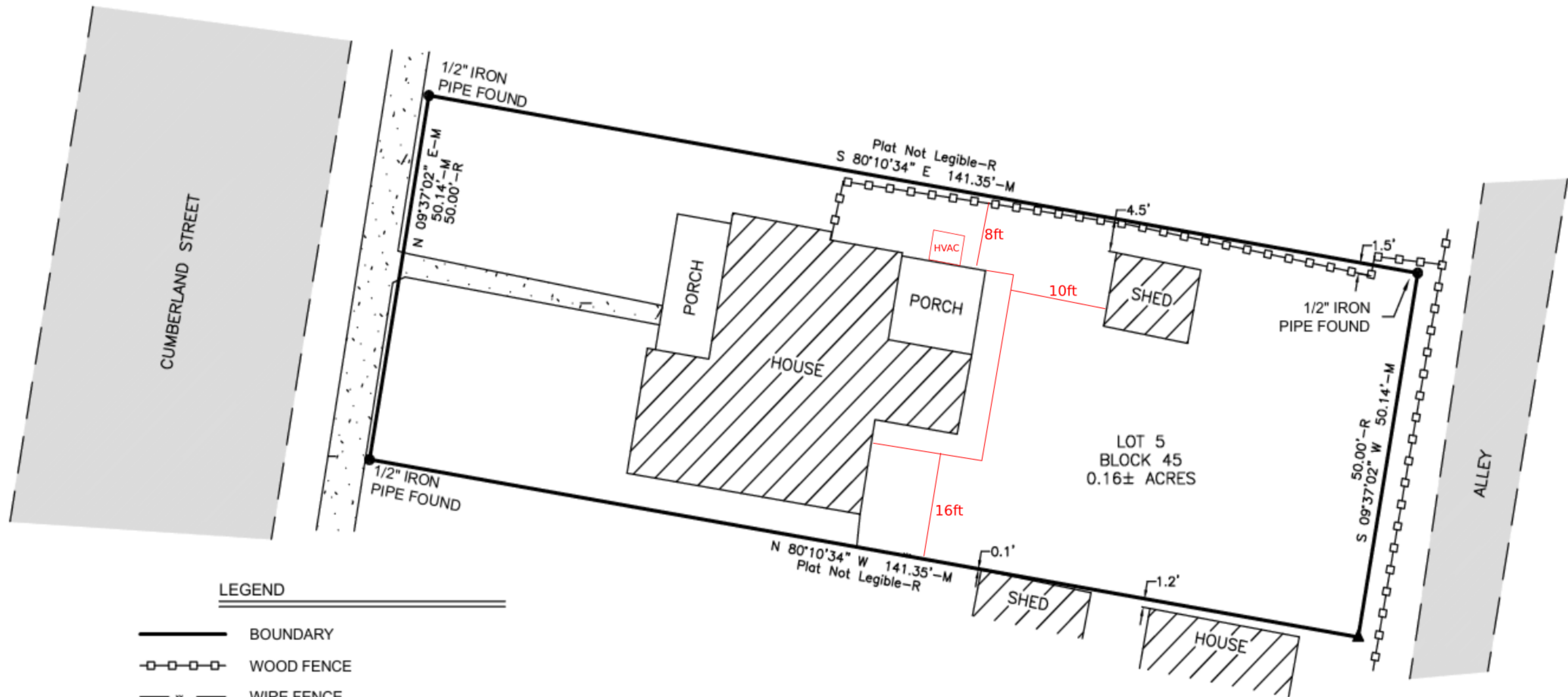
CERTIFICATE:
 TO ALL THE PARTIES INTERESTED IN THE ABOVE SURVEYED PARCEL, I, FREDDRICK C. TROTTER, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE HEREON PLAT AND DESCRIBED SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND ABILITY.

TROTTER SURVEYING

Servicing Agricultural, Commercial and Residential Properties in Arkansas and Mississippi

18640 CONGO FERNDAL RD.
 LITTLE ROCK, AR 72210
 PHONE: (501) 492-9450
 EMAIL: clarke@trottersurveying.com

SCALE: 1" = 20' DATE: 04/01/24 DRAWN BY: FCT



LEGEND

- BOUNDARY
- WOOD FENCE
- * — WIRE FENCE
- MONUMENT FOUND (AS NOTED)
- ▲ 1/2" IRON ROD SET
- M MEASURED
- R RECORD
- ASPHALT
- CONCRETE

SCALE: 1"=20'

DATE OF FIELD SURVEY
03/24/2024

BASIS OF BEARING
ARKANSAS STATE PLANE
NORTH ZONE

CLASS "C" SURVEY

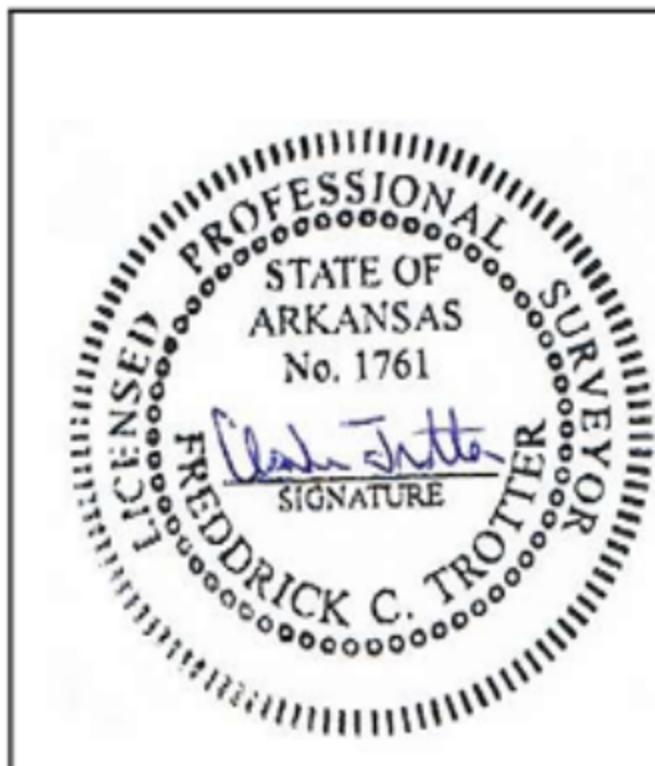
REFERENCE MATERIAL
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FACTS THAT A TITLE SEARCH MAY DISCLOSE
WAS PERFORMED

THIS CERTIFICATION IS FOR AND LIMITED
TO THE PARTIES SHOWN HEREON



DESCRIPTION: Lot 5, Block 54, of the
Original City of Little Rock, Pulaski
County, Arkansas.



BOUNDARY SURVEY

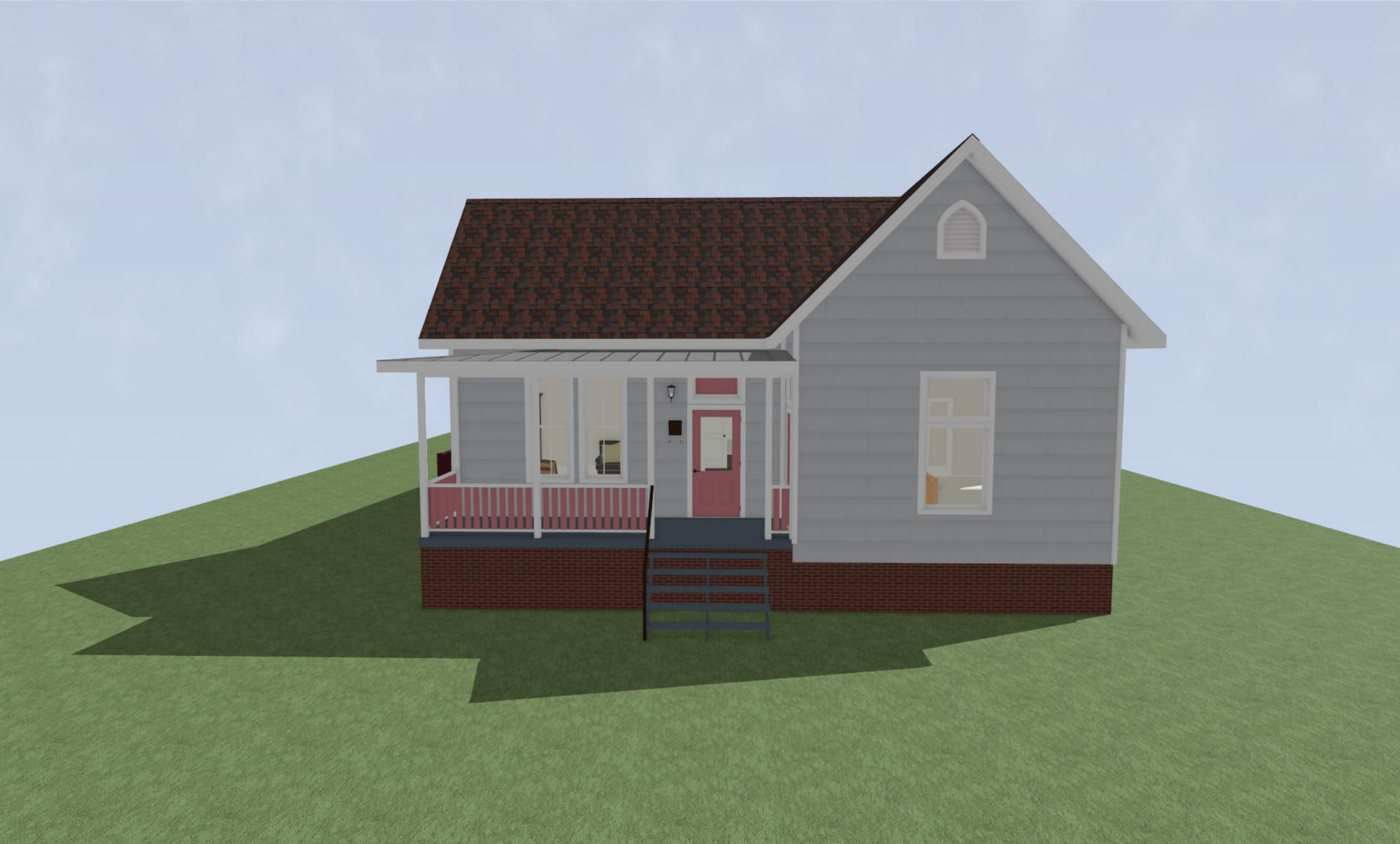
FOR USE & BENEFIT OF:
MATT PEKAR
1017 CUMBERLAND STREET
LITTLE ROCK 72202
PULASKI COUNTY, ARKANSAS

CERTIFICATE:
TO ALL THE PARTIES INTERESTED IN THE
ABOVE SURVEYED PARCEL, I, FREDRICK C.
TROTTER, PROFESSIONAL LAND SURVEYOR,
HEREBY CERTIFY THAT THE HEREON PLAT AND
DESCRIBED SURVEY IS TRUE AND CORRECT TO
THE BEST OF MY KNOWLEDGE AND ABILITY.



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LITTLE ROCK, AR 72210
PHONE: (501) 492-9450
EMAIL: clarke@trottersurveying.com

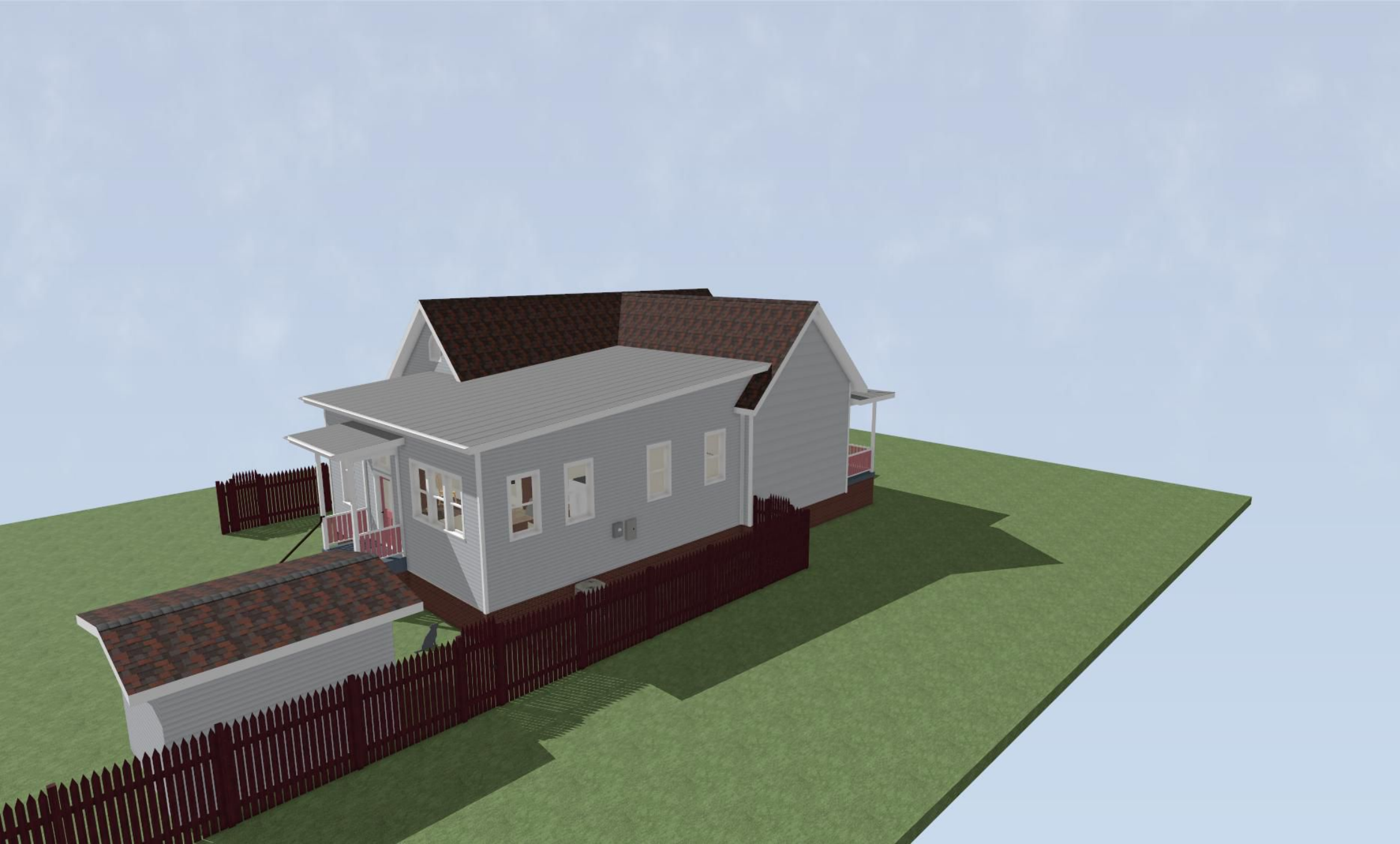
SCALE: 1" = 20' DATE: 04/01/24 DRAWN BY: FCT

















THE HISTORIC WOOD WINDOW SOLUTION



Ultima Windows

With the combination of thin "Spacia" Vacuum Insulated Glass (VIG) and extremely durable and long lasting "Accoya" wood, our Ultima Windows are by far the most historically accurate and energy efficient wood windows on the market today.

The Ultima has five extremely important advantages over it's competitors.

- * Thin VIG allows direct sash replacement old sash for new sash, even keeping original stops
- * Since it resembles a single piece of glass, muntins on VIG look just like True Divided Lite
- * Thin VIG allows preservation of historic profiles and deep shadow lines that define old sash
- * Accoya wood fabric with 50 yrs warranty allows worry free, all wood sash construction
- * Tricoya glazing beads, also with a 50 yr warranty eliminates glazing putty maintenance

Ultima windows are available as a complete replacement sash system (into existing traditional jambs) or as "new construction" configuration using the same sash as Ultima replacement but pre-hung in all Accoya jambs. Ultima windows are available with classic 2 1/4" and 1 3/8" sash sizes.

[REQUEST A QUOTE](#)

ULTIMA WOOD WINDOW **ADVANTAGES**



Thin Spacia Vacuum Insulated Glass

Thin and Efficient allows for more prominent historic details.

[LEARN MORE](#)

Historic Sash Millwork Profiles

We use sash profiles from the period your home was constructed.

[LEARN MORE](#)

Minimally Invasive Install

No jamb modifications or jamb liners required for install.

[LEARN MORE](#)

Eliminates Air Infiltration

Our Window Logic weather stripping system keeps windows air tight.

[LEARN MORE](#)

Hidden Balance System

We use the Constant Force Balance System for "stay put" operation.

[LEARN MORE](#)

Mortise & Tenon Joinery

We use strong, durable, and time tested mortise and tenon joinery.

[LEARN MORE](#)

Historically Accurate Replica

Modern efficiency, but indistinguishable from your original windows.

[LEARN MORE](#)

TRADITIONAL HISTORIC WOOD WINDOWS



Classic Windows

Our Classic Window Series with monolithic glass is the closest thing you will find to an exact duplicate of your existing windows. With the possible exception of the actual sash molding profile (which we can duplicate also with an up charge), the Classic will have the same rail, stile and glass dimensions as well as any geometric shapes and muntin configurations as your current windows or as you specify. True divided lite (TDL) and wavy glass is available upon request!

[REQUEST A QUOTE](#)



Monolithic or Wavy Glass

Historically accurate glass used to create historic appearances.

[LEARN MORE](#)

Historic Sash Millwork Profiles

We use sash profiles from the period your home was constructed.

[LEARN MORE](#)

Minimally Invasive Install

No jamb modifications or jamb liners for needed to install.

[LEARN MORE](#)

Eliminates Air Infiltration

Our Window Logic weather stripping system keeps windows air tight.

[LEARN MORE](#)

Hidden Balance System

We use the Constant Force Balance System for "stay put" operation.

[LEARN MORE](#)

Mortise & Tenon Joinery

We use strong, durable, and time tested mortise and tenon joinery.

[LEARN MORE](#)

Historically Accurate Replica

Monolithic glass built just like your original wood windows.

[LEARN MORE](#)



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Attachment C

AARF 2007 PU3005



ARKANSAS ARCHITECTURAL RESOURCES FORM

ARKANSAS HISTORIC PRESERVATION PROGRAM

- 1. Resource Number: PU3005
2. Survey Number: 0231
3. District Name:
4. Contributing/Non-Contributing:

ABOVE FOR AHPP USE ONLY

5. Date Recorded: 06 / 15 / 07

6. Recorded By: Tim Heiple

GENERAL DATA

- 7. Historic Name: House At 1017 South Cumberland St.
8. Alternate Name: N/A
9. Quad Map: L110
10. Geographic Location: S 11 T 01N R 12W
11. UTM Coordinates: Z 15 E 560868 N 3844258
12. Town/Nearest Community: Little Rock
13. Street Address/Directions to Resource: 1017 South Cumberland Street
14. Street Name: South Cumberland Street
15. Owner: STEPHEN G JR & J. SHIELDS
16. Owner Address: 1017 CUMBERLAND Zip 72202
17. Owner Phone Number: (501) 375-2515
18. Informant Name & Phone Number: PULASKI CO ASSESSOR (501) 340-6170

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: 1 Other: _____
1-None/Property Stable 2-Neglect/Deterioration 5-Private Development
7-Urban Encroachment 9-Other

23. Total Number of Site Features: 001 Stone walk
(e.g. concrete walls, ponds, statuary)

24. Total Number of Ancillary Structures: 001
(e.g. outbuildings, etc.)

25. Style Influence: Primary: 99 Secondary: Other: Folk Victorian
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: 11 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 14 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 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: Piers w/ brick fill between
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 2 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 4 B C Other: _____
1-Gable 2-Hip 3-Flat 4-Shed 5-Clipped Gable 9-Other

43. Porch Detail(s): A 11 B C Other: A: 04
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 C Other: _____
1-Double-hung 2-Triple-hung 3-Casement 4-Stationary 9-Other

45. Light/Pane Arrangement: A 06 / 06 B / C /

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

47. Architectural Comments: The cross gabled folk Victorian house is very simple with no decoration. The porch between the front wings has been rebuilt with modified details. Shed addition has been added to the back.

HISTORIC DATA: added to the back.

48. Architect: Unknown

49. Builder: Unknown

50. Construction Date: C C-circa D-date 1890 Other: _____

51. Historic Context: Unknown

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

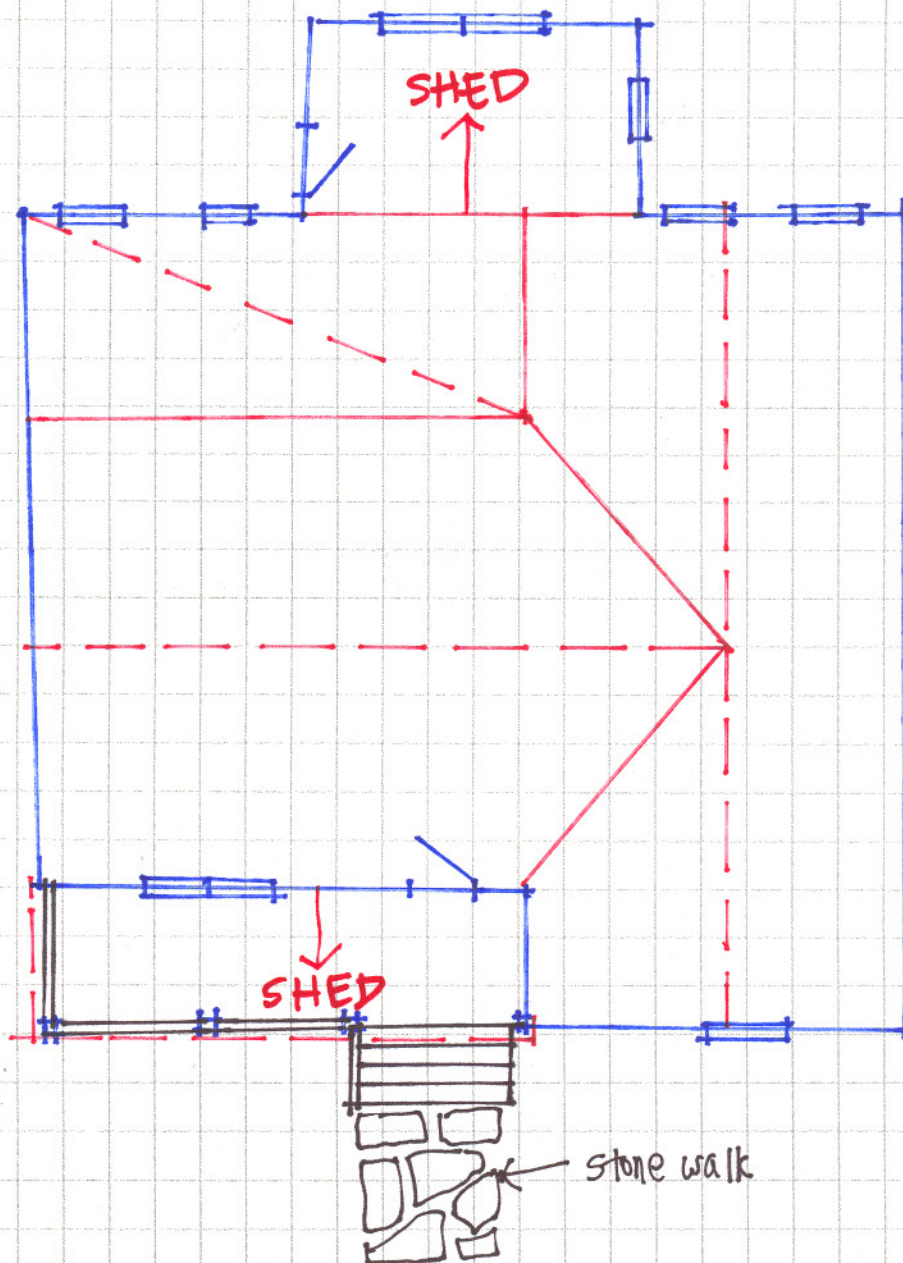
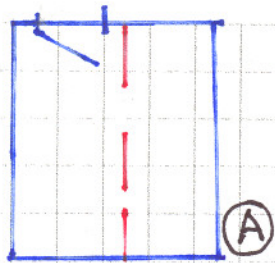
53. Are any significant archeological features located on the property? N NONE KNOWN

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

56. Destroyed: (Y or N) Date:



SOUTH CUMBERLAND STREET



ANCILLARY STRUCTURES FORM

ADC-CDC-2303

ARKANSAS
HISTORIC
PRESERVATION
PROGRAM

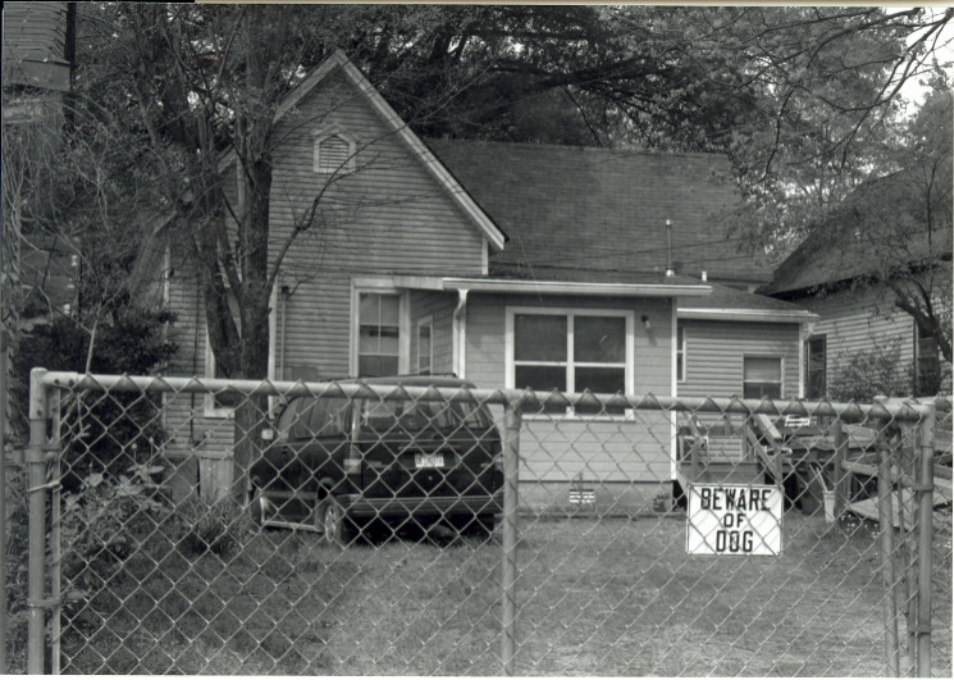
1. Resource Number PU3005
2. Survey Number 0231
3. Ancillary ID A

4. Use 0204 Other _____
 0203-Garage/Carriage Hse 0204-Storage/Equip. Shed 0205-Privy 0206-Well/Cistern
 0209-Storm Cellar 0302-Smokehouse 0306-Grain Crib 0308-Barn (Feed)
 0404-Barn (Livestock) 9700-Unknown 9900-Other
5. Plan 06 Other _____
 06-Square 07-Rectangular 11-Single Crib 12-Side Drive Crib 15-Double Crib Barn
 17-Four Crib Barn 18-Transverse Crib 19-Transverse Crib w/Side Additions 99-Other
6. Height (Stories) 01 Other _____
 01-One 02-One & One-Half 03-Two 04-Two & One-Half 99-Other
7. Cellar 3 Other _____
 1-Full 2-Partial 3-No Cellar 8-Unknown 9-Other
8. Construction 12 Other _____
 01-Log 04-Box 05-Brick 06-Stone 08-Concrete Block 12-Frame 99-Other
9. Wall Material 02 Other _____
 01-Log 02-Weatherboard 03-Novelty Siding 04-Board/Batten 05-Brick 12-Cut Stone
 13-Field Stone 14-Asbestos 15-Vertical Board 99-Other
10. Roof Type 01 Other _____
 01-Gable 02-Gambrel 03-Hip 04-Pyramid 07-Flat 10-Shed 99-Other
11. Roof Material 01 Other _____
 01-Wood 02-Asbestos 03-Metal 04-Slate 05-Tile 06-Tar/Built Up 99-Other
12. Chimney Placement A B Other _____
 1-Exterior End 2-Interior End 3-Other Exterior 4-Interior Central 5-Other Interior
 9-Other
13. Chimney Material A B Other _____
 1-Brick 5-Cut Stone 6-Field Stone 7-Metal 9-Other
14. Foundation Type 1 Other _____
 1-Continuous 2-Piers 9-Other
15. Foundation Material 4 Other _____
 1-Wood Block 2-Stone 3-Brick 4-Cast Concrete 5-Concrete Block 9-Other
16. Condition 4 Comments _____
 1-Excellent 2-Good 3-Fair 4-Deteriorated 5-Ruin
17. Construction Date C 1950 Comments _____
18. Comments N _____









BEWARE
OF
DOG



July 3, 2024

ITEM NO.: TWO

FILE NO.: HDC2024-015

Attachment D

Approved Part 2 – HTC - Conditions



HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number

1. Historic Property Name 1017 Cumberland St

Street 1017 Cumberland St

City Little Rock County Pulaski State AR Zip 72202

Name of Historic District or National Register property MacArthur Park Historic District

Listed individually in the National Register of Historic Places; date of listing _____

Located in a Registered Historic District; name of district MacArthur Park Historic District

Part 1 – Evaluation of Significance submitted? Date submitted _____ Date of certification _____

2. Project Data (for phased projects, data entered in this section must be totals for entire project)

Date of building N/A Estimated total rehabilitation costs (QRE) \$350,000

Number of buildings in project 1 Floor area before / after rehabilitation 1,400 / 1,766 sq ft

Start date (estimated) 06/01/2024 Use(s) before / after rehabilitation Residential / Residential

Completion date (estimated) 01/01/2026 Number of housing units before / after rehabilitation 1 / 1

Application includes phase(s) 2 of 2 phases Number of low-moderate income housing units before / after rehabilitation 1 / 1

Intend to apply the IRS 60-month measuring period for the purposes of substantial rehabilitation

3. Project Contact (if different from applicant)

Name _____ Company _____

Street _____ City _____ State _____

Zip _____ Telephone _____ Email Address _____

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or

if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Matthew Pekar Signature Matthew Pekar Digitally signed by Matthew Pekar
Date: 2023.08.09 03:10:02 -05'00' Date 04/29/2024

Applicant Entity Individual SSN _____ or TIN _____

Street 1017 Cumberland St City Little Rock State AR

Zip 72202 Telephone (646) 750-2913 Email Address matt@peasanttech.com

Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date

National Park Service Authorized Signature

NPS conditions or comments attached

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Historic Property Name 1017 Cumberland St NPS Project Number _____

Property Address 1017 Cumberland St, Little Rock, AR

5. Detailed Description of Rehabilitation Work. Use this page to describe all work or create a comparable format with this information.

Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number <u>1</u>	Feature <u>Roof</u>	Date of Feature <u>est. < 30 yrs</u>
------------------------	----------------------------	--

Describe existing feature and its condition

Three-tab asphalt shingle and asphalt roll roof. Aluminum gutters. Roof is due for replacement.

Photo Numbers 1-5 Drawing Numbers 1-4

Describe work to feature

Phase 1:

Replace with asphalt shingles as shown in drawings. In low-pitch regions of the home, where the replacement addition is, replace with low-profile, standing-seam metal roofing.

Clean and retain existing gutter system. Replace w/like gutters as needed.

Number <u>2</u>	Feature <u>Siding</u>	Date of Feature <u>est. < 30 yrs</u>
------------------------	------------------------------	--

Describe existing feature and its condition

The siding on the home is a mix of cement fiber, vinyl, aluminum, and low grade wood lap siding.

On the main structure the original wood siding of the home is present in unknown condition, underneath.

The fiber siding and aluminum trim originate from the 1940s and appear to be contributing elements and as I understand the current guidelines, should be retained.

The siding of on the rear of the home appears to be newer: a combination of vinyl and an inexpensive wood lap siding.

Photo Numbers 1-6 Drawing Numbers 1-4

Describe work to feature

Phase 1:

On front-facing portions of home, retain all vinyl trim and fiber siding.

For the small areas on the back of the home that use vinyl, replace with wood lap siding.

For the reworked rear addition of the home, use wood lap siding.

Number <u>3</u>	Feature <u>Windows & burglar bars</u>	Date of Feature <u>> 1940</u>
------------------------	--	---

Describe existing feature and its condition

All original windows and doors on the home have been removed, w/the possible exception of the door that has been covered over in photo 6.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Historic Property Name 1017 Cumberland St NPS Project Number _____

Property Address 1017 Cumberland St, Little Rock, AR

Doors are aluminum and windows are vinyl w/imitation muntins. Some of the windows have fogged over.

However, all windows on the main structure--with the exception of the front-most picture window--appear to be from the restoration in the 1940s, and are thus considered contributing features.

The main windows have burglar bars added and those are also from the 1940s restoration and so would be contributing features.

Photo Numbers 1-6 Drawing Numbers 1-4

Describe work to feature

Phase 1:

On front facing portions of home, retain windows and doors as they are, with the exception of the picture window in the front.

For the picture window, replace w/a one over one window as shown in the 1977 survey.

Number 4	Feature Porch	Date of Feature est. < 30 yrs
-----------------	----------------------	--------------------------------------

Describe existing feature and its condition

Porch is damaged and in need of repairs.

Photo Numbers 1,2,6 Drawing Numbers 1-2

Describe work to feature

Phase 1:

Repair and replace porch elements in the same style and materials as it currently is.

Add a simple iron pipe handrail along steps for safety.

Number 5	Feature Fence	Date of Feature est. < 30 yrs
-----------------	----------------------	--------------------------------------

Describe existing feature and its condition

Chainlink fence.

Photo Numbers 1-4,20 Drawing Numbers 1-4

Describe work to feature

Phase 1:

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Historic Property Name 1017 Cumberland St NPS Project Number _____

Property Address 1017 Cumberland St, Little Rock, AR

Replace with a wooden fence that matches the neighboring property. Use the same boundary lines that are currently in place. 4 foot height.

Number 6	Feature Walls & Ceilings	Date of Feature <u>mixed</u>
-----------------	---------------------------------	-------------------------------------

Describe existing feature and its condition

Ceiling have been lowered in several rooms and filled with insulation. Plaster has been removed in most areas and replaced with textured drywall.

Photo Numbers 10-16 Drawing Numbers _____

Describe work to feature

Phase 2:

Removed dropped ceilings. Insulation will be moved to attic space. Remove textured drywall and replace with untextured.

Number 7	Feature Flooring	Date of Feature <u>mixed</u>
-----------------	-------------------------	-------------------------------------

Describe existing feature and its condition

Original flooring is present in two rooms. Other rooms have been floored over or tiled.

Photo Numbers 10-16 Drawing Numbers _____

Describe work to feature

Phase 2:

Re-finish original flooring if not termite-damaged. Otherwise replace with similar wood flooring.

Number 8	Feature Rear Additions	Date of Feature <u>unknown</u>
-----------------	-------------------------------	---------------------------------------

Describe existing feature and its condition

At unknown dates the back porch of the home was recreated as a kitchen, 1/2 bath, and utility room. An additional utility room was added to that (see the cinder blocks in photos 4 and 5). New deck space was then nested between the porch and utility room.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Historic Property Name 1017 Cumberland St NPS Project Number _____

Property Address 1017 Cumberland St, Little Rock, AR

Photo Numbers 4, 5, 10, 13, 14 Drawing Numbers _____

Describe work to feature

Phase 1:

Replace these three areas (porch/kitchen, utility room, deck) with new floor plan as shown in drawings. This space includes a kitchen, bath & laundry area, and small utility room.

This change expands the living square footage of the building slightly by converting the back porch area to living space, but in terms of the footprint it's the same.

This change is hidden from view except from the back of the home. It is differentiated from the original core structure by its siding, roof, and offsets from the original structure.

Number 9	Feature Plumbing/HVAC/Electric	Date of Feature _____
-----------------	---------------------------------------	------------------------------

Describe existing feature and its condition

Extensive damage to water lines. HVAC is present but in need of replacement. Electric is present and working in some rooms.

Photo Numbers _____ Drawing Numbers _____

Describe work to feature

Phase 1:

Install new water & electric lines as needed.

Phase 2:

Install fixtures, electrical outlets, and other related finish work. Install new HVAC.

Number 10	Feature Insulation	Date of Feature _____
------------------	---------------------------	------------------------------

Describe existing feature and its condition

Some blown-in insulation in dropped ceilings and maybe walls.

Photo Numbers _____ Drawing Numbers _____

Describe work to feature

Phase 2:

Add foam insulation in attic and walls of new work.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Historic Property Name 1017 Cumberland St NPS Project Number _____

Property Address 1017 Cumberland St, Little Rock, AR

Number 11	Feature Foundation	Date of Feature mixed
------------------	---------------------------	------------------------------

Describe existing feature and its condition

The original brick foundation appears to be present. The utility room--which is likely the newest part of the house--has a short cinder block foundation.

The foundation under the back porch area is very patchwork and could use improvement.

Photo Numbers _____ Drawing Numbers _____

Describe work to feature

Phase 1:

Repaint and repair brick on the core structure as needed. Attempt to remove paint.

On the rear addition, create a new cinder block foundation with parge overlay.

Number 12	Feature Kitchen	Date of Feature unknown
------------------	------------------------	--------------------------------

Describe existing feature and its condition

Small, basic kitchen. Nothing historic to the home.

Photo Numbers 13,14 Drawing Numbers _____

Describe work to feature

Phase 2:

Install new sink, cabinets, countertops, appliances, and storage.

Number 13	Feature Bathroom	Date of Feature unknown
------------------	-------------------------	--------------------------------

Describe existing feature and its condition

Just a single toilet. No faucet. It's in the side room of photo 14.

Photo Numbers 14 Drawing Numbers _____

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Historic Property Name 1017 Cumberland St NPS Project Number _____

Property Address 1017 Cumberland St, Little Rock, AR

Describe work to feature

Phase 2:

Install shower, sink, and toilet. Install laundry appliances.

Number 3	Feature _____	Date of Feature _____
-----------------	----------------------	------------------------------

Describe existing feature and its condition

Interior fixtures, hardware, trim, and finishing.

Photo Numbers _____ Drawing Numbers _____

Describe work to feature

Phase 2:

Retain original trimwork where it exists. Install new trimwork in similar but differentiable style in addition rooms. Repaint. Install new fixtures & hardware (lighting, faucet, door handles, locks, etc.) in addition rooms.

Number 2	Feature _____	Date of Feature _____
-----------------	----------------------	------------------------------

Describe existing feature and its condition

Photo Numbers _____ Drawing Numbers _____

Describe work to feature

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

NOTICES

Privacy Act Statement

Authority: 26 U.S. Code § 47 - Rehabilitation credit; 26 U.S. Code § 170 - Charitable, etc., contributions and gifts.

Purpose: To enable the Secretary of the Interior to evaluate the historic significance of structures and whether the rehabilitation of such structures preserves their historic character. The primary use of this information by the Secretary of the Interior will be to certify to the Secretary of the Treasury that the applicant is eligible for Federal tax incentives for historic preservation. This application is used by the Internal Revenue Service to confirm that applicants for the tax incentives have obtained the certification concerning historic structures and historic rehabilitations that are required by law.

Routine uses: The information will be used by the National Park Service and the State Historic Preservation Offices and disclosed to the Internal Revenue Service to determine if the applicant is eligible for Federal tax incentives.

Disclosure: Voluntary, however, failure to provide the requested information may prevent or impede you from receiving consideration for the requested benefit.

Information Regarding Disclosure of Your Social Security Number Under Public Law 93-579 Section 7(b):

Your Social Security Number (SSN) is needed to identify records unique to you. Applicants are required to provide their social security or taxpayer identification number for activities subject to collection of fees and charges by the National Park Service. Failure to disclose your SSN may prevent or delay the processing of your application. The authority for soliciting your SSN is 31 U.S.C. 7701. The information gathered through the use of the SSN will be used only as necessary for processing this application and collecting and reporting any delinquent financial obligations. Use of the SSN will be carried out in accordance with established regulations and published notices of system of records.

Paperwork Reduction Act Statement

We are collecting this information subject to the Paperwork Reduction Act (44 U.S.C. 3501) through the State Historic Preservation Officer in order to enable the Secretary of the Interior to gain the benefit of the State review of applications for Federal tax incentives for historic preservation by owners of historic properties. Information collected on this form, including names and all written comments, is subject to disclosure. All applicable parts of the form must be completed in order to receive consideration for the requested benefit. A Federal agency may not conduct or sponsor, and a person is not required to respond a collection of information unless it displays a currently valid OMB control number. OMB has approved this collection and assigned it control number 1024-0009.

Estimated Burden Statement

Public reporting burden for this form is estimated to average 51 hours per response including the time it takes to read, gather and maintain data, review instructions and complete the form. Direct comments regarding these burden estimates, or any aspects of this form, to the Information Collection Clearance Officer, National Park Service, 12201 Sunrise Valley Drive, Mail Stop 242, Reston, VA 20192. Please do not send your form to this address.

Records Retention Statement

Permanent. Transfer all permanent records to NARA 15 years after closure. (NPS Records Schedule, Resource Management and Lands (Item 1.A.2) (N1-79-08-1))

FOR APPLICANT RECORDS ONLY – THIS PAGE DOES NOT NEED TO BE PRINTED FOR APPLICATION



HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

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NPS Project Number

1. Historic Property Name 1017 Cumberland St

Street 1017 Cumberland St

City Little Rock County Pulaski State AR Zip 72202

Name of Historic District or National Register property MacArthur Park Historic District

Listed individually in the National Register of Historic Places; date of listing _____

Located in a Registered Historic District; name of district MacArthur Park Historic District

Part 1 – Evaluation of Significance submitted? Date submitted _____ Date of certification _____

2. Project Data (for phased projects, data entered in this section must be totals for entire project)

Date of building 1890 Estimated total rehabilitation costs (QRE) \$350,000

Number of buildings in project 1 Floor area before / after rehabilitation 1,400 / 1,766 sq ft

Start date (estimated) 03/03/2024 Use(s) before / after rehabilitation Residential / Residential

Completion date (estimated) 01/03/2025 Number of housing units before / after rehabilitation 1 / 1

Application includes phase(s) 3 of 3 phases Number of low-moderate income housing units before / after rehabilitation 1 / 1

Intend to apply the IRS 60-month measuring period for the purposes of substantial rehabilitation

3. Project Contact (if different from applicant)

Name _____ Company _____

Street _____ City _____ State _____

Zip _____ Telephone _____ Email Address _____

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or

if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Matthew Pekar Signature Matthew Pekar Digitally signed by Matthew Pekar
Date: 2023.08.09 03:10:02 -05'00' Date 12/13/2023

Applicant Entity Individual SSN [REDACTED] or TIN _____

Street 1017 Cumberland St City Little Rock State AR

Zip 72202 Telephone (646) 750-2913 Email Address matt@peasanttech.com

Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date _____ National Park Service Authorized Signature _____

NPS conditions or comments attached



HISTORIC PRESERVATION CERTIFICATION APPLICATION NATIONAL PARK SERVICE CONDITIONS

Historic Property Name _____ Project Number 47463

Property Address, City, State 1017 Cumberland St. Little Rock AR

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

1. **Front Picture Window:** Replacement windows must be compatible with the character of the house. In order to ensure the proposed window meets the Standards, detailed dimensioned drawings of the proposed replacement picture window, showing it in relation to the wall assembly, must be submitted for review.
2. **Flooring:** The historic wood flooring is a character-defining feature and must be preserved. Where that is not possible or the historic flooring is missing, the new floor finish must be compatible with the historic character of the house. In order to ensure that the work will meet the Standards, new floor finishes proposed to be installed in the primary spaces (living room, and bedrooms 1 and 2) must be submitted for review.
3. **Ceilings:** New ceilings must be installed at the height of the historic ceiling in order to preserve the historic character and volume of spaces.
4. **New Mechanical, Electrical, and Plumbing Systems:** New mechanical, electrical, and plumbing systems must be installed in a manner that has minimal effect on the historic character of the building. It is preferable to locate systems within walls and ceilings or in attics and basements to minimize visibility. Because walls and ceilings are being replaced this should be readily achieved. Where this is not possible, alternative strategies must be employed including enclosing systems in soffits or minimally lowering ceilings in secondary spaces. Enclosures or lowered ceilings must be held well back from the windows. In order to ensure the handling of the systems meets the Standards, plans and, where necessary, sections detailing the location of ducts and utility lines, and the soffits or enclosures for them, must be submitted for review.
5. **Phasing:** The phasing plan as proposed is sufficient for the project to qualify as a phased project. However, the phases as currently defined will not allow the NPS to evaluate each phase for a phase advisory determination. Such evaluations must be defined by easily distinguishable segments in which the work completed meets the Standards and no additional work is anticipated within the spaces. As proposed, interior floorplan changes, rehabilitation of interior finishes, installation of kitchen and bath fixtures, and installation of new systems would be spread across all three phases. Because aspects of the work on the interior would be accomplished during each phase and rehabilitation of the interior would not be fully complete until Phase 3, the NPS would not be able to evaluate the work and determine whether it meets the Standards until Phase 3 is completed. Therefore, if you plan to seek a phase advisory determination for initial phases, please submit a revised phasing plan in which the work in each phase represents the completed work for the space.



**HISTORIC PRESERVATION CERTIFICATION APPLICATION
NATIONAL PARK SERVICE
CONDITIONS**

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards.

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.

Date

National Park Service Signature

July 3, 2024

ITEM NO.: TWO

FILE NO.: HDC2024-015

Attachment E

Public Comments



PRESERVING THE PAST.
SHAPING THE FUTURE FOR 55 YEARS.

TO: Hannah Ratzlaff, Urban Designer, City of Little Rock
FROM: Brian Minyard, Interim Executive Director, QQA
RE: Comments for HDC Hearing, July 3, 2024
DATE: June 25, 2024

The QQA Advocacy Committee met on Tuesday, June 11, 2024. Please share these comments with the Commission and enter them into the record. The Committee reviewed the revised summary for **the renovation work at 1017 Cumberland Street.**

The Advocacy Committee recommends approval of all of the items listed in the cover letter and the part 2 of the tax credit documents. The committee applauds the applicant for working within the Tax Credit Program, the Secretary of Interior Standards, and the Little Rock Historic District Commission.

The Advocacy Committee supports the application as filed.