



DEPARTMENT OF PLANNING AND DEVELOPMENT

723 West Markham Street
Little Rock, Arkansas 72201-1334
Phone: (501) 371-4790 Fax:(501) 399-3435
www.littlerock.gov

LITTLE ROCK HISTORIC DISTRICT COMMISSION
AGENDA

Thursday, March 5, 2026, 4:00 p.m.

Board Room, Little Rock City Hall, 500 W. Markham

- I. Roll Call
- II. Finding a Quorum
- III. Citizen Communication
- IV. Minutes
 - February 5, 2026 Minutes
- V. National Register Nominations
 - None
- VI. Deferred Certificates of Appropriateness
 - None
- VII. New Certificates of Appropriateness
 - 1. HDC2026-001 Michelle Lynray
1304 Cumberland Street
Exterior alterations
- VIII. Other Matters
 - 1. CLG Grant Updates
 - 2. 2009 Historic Preservation Plan Assessment
 - 3. Enforcement Issues

Lot 9, Block 45 City of Little Rock—unpermitted installation of fencing

524 E. 6th Street – rear alterations (primary) and building code violations (accessory)

4. Certificates of Compliance

None

IX. Adjournment



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LITTLE ROCK HISTORIC DISTRICT COMMISSION

MINUTE RECORD

Thursday, February 5, 4:00 p.m.

Board Room, Little Rock City Hall, 500 W. Markham

1. Roll Call

Members Present:

Christina Aleman, Chair
Amber Jones, Vice Chair
Dr. Thomas DeGraff III
Tom Fennell
Scott Green
Chase Waters
Diane Thomas-Holladay

Members Absent:

None

Staff Present:

Sarah Spakes
Hannah Ratzlaff
Raeanne Gardner

2. Finding a Quorum

A quorum was present being seven (7) in number.

3. Citizen Communication

No citizen chose to speak at this time.

4. Minutes

November 6, 2025 Minutes

The minutes were presented to the commission. Commissioner Waters made a motion to approve the minutes as submitted. Commissioner Scott

seconded. The minutes were approved unanimously by voice vote as submitted.

5. National Register Nominations

None

6. Deferred Certificates of Appropriateness

None

7. New Certificates of Appropriateness

1. HDC2025-030

Edward Haddock
718 & 720 E. 10th Street
Exterior alterations, signage, screening

ITEM NO.: 1

FILE NO.: HDC2025-030

NAME: 718 & 720 E. 10th Street - Certificate of Appropriateness

LOCATION: 718 & 720 E. 10th Street, Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

Edward Haddock (owner)
MacArthur Place LLC
1518 Commerce St.
Little Rock, AR 72202

Gerald Avery Architect (architect)
1921 Scott St.
Little Rock, AR 72206



Figure 1. Apartment building at 720 E. 10th Street, 2025.



Figure 2. Apartment building at 718 E. 10th Street, 2025.

2956, 2007) is provided as Attachment A. North of the site is a historic wood frame, single story Folk Victorian residential structure (b. 1913) with a detached, rear, two-story accessory dwelling. The structure built in 1913 is the last remaining contributing structure on the block. South of the site is a two-story new construction mixed-use office and residential building (b. 2015) that is non-contributing to the district.

The applicant attended a Pre-Application Meeting with the Design Review Committee on December 17, 2025. The Design Review Committee comments are provided as Attachment C.

Development History

The subject structures have been multi-family residences since circa 1978, with eight (8) units at 718 E. 10th and four (4) units at 720 E. 10th. From 1972-1978, the properties were the site of a motel, following the rezoning of the sites to “F” Commercial District and the issuance of a conditional use permit. The motel faced Interstate 30. Before 1972, the subject sites were zoned “C” Two-Family Districts and contained a historic Queen Anne style home addressed at 718 E. 10th St. (demolished circa 1971 for the motel) and a large two-story residence where 720 E. 10th St. now stands that was demolished for Interstate I-30.

Previous Action

On November 10, 2020, a COA (HDC2020-020) was issued to Doug Melkovitz at 923 McMath Ave. to allow for the installation of a new gravel parking lot on the corner of McMath Ave. and E. 10th St., on the parcel with 718 E. 10th St.

On October 14, 2014, a COA (HDC2014-031) was issued to Doug Melkovitz to allow the replacement of the aluminum, single-hung windows with aluminum, single-hung windows of the same sash configuration at 718 and 720 E. 10th St.

On April 21, 2013, a COA (HDC2013-009) was issued to Doug Melkovitz to allow the installation of an additional layer of asphalt shingles to the structure at 718 E. 10th St.

On April 14, 1999, a COA (HDC1999-018) was issued to Quiet Water Development to allow the installation of a new roof system of 720 E. 10th St. following tornado damage.

On December 22, 1977, a variance (Z-3070-A) was issued to P. E. Munnerlyn to allow for no fencing to screen on the north border of parcel at 720 E. 10th St.

On January 24, 1977, a variance (Z-3070) was issued to P. E. Munnerlyn to allow 10-foot front yard setbacks.

On November 20, 1972, conditional use permit (Z-2463-A) was issued to W. A. Saunders for the use of the property at 720 E. 10th St. as a motel.

On March 2, 1972, the Planning Commission recommend approval to rezone (Z-2463) the property at 720 E. 10th St. from “C” Two-family District to “F” Commercial District to allow for a service station, motel, or other “F” commercial uses. The historic Queen Anne style residence on 718 E. 10th St. was demolished.

On July 19, 1971, the Board of Directors denied the appeal to rezone (Z-2463) the property at 720 E. 10th St. from “C” Two-family District to “F” Commercial District.

On June 3, 1971, the Planning Commission denied the rezoning (Z-2463) of the property at 720 E. 10th St. from “C” Two-family District to “F” Commercial District.

No previous actions were found on this site.

Sanborn Maps and Aerials:

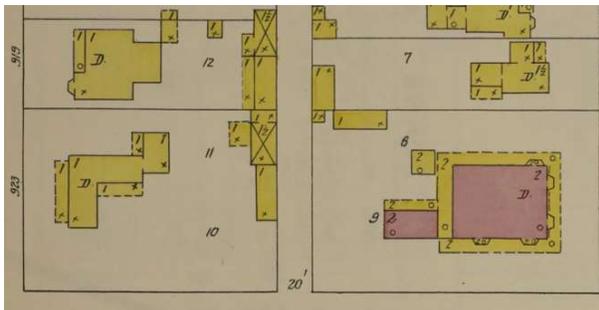


Figure 4: 718 and 720 E. 10th St. (formerly 923 McAlmont St. and 920 McGowan St.), Sanborn Maps, 1897, Volume 1, Sheet 56.

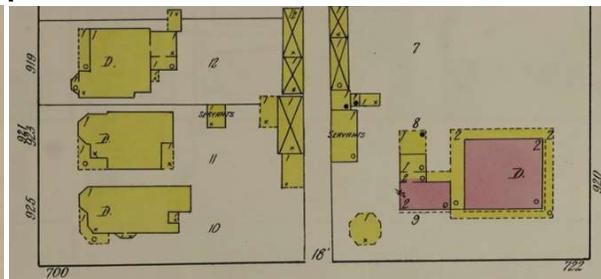


Figure 5: 718 and 720 E. 10th St. (formerly 925 McAlmont St. and 920 McGowan St.), Sanborn Maps, 1913, Volume 2, Sheet 193.

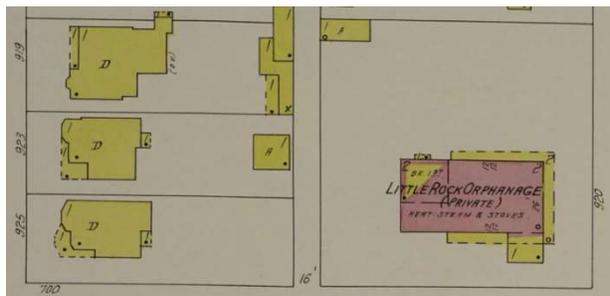


Figure 6: 718 and 720 E. 10th St. (formerly 925 McAlmont St. and 920 McGowan St.), Sanborn Maps, 1939, Volume 1, Sheet 67.



Figure 7: 718 and 720 E. 10th St., 1960 aerial view.



Figure 8: 718 and 720 E. 10th St., 1998 aerial view.

Historical Photographs:



Figure 9: 718 E. 10th St., 2007, photo courtesy of Arkansas Architectural Resources Form.



Figure 10: 720 E. 10th St., 2007, photo courtesy of Arkansas Architectural Resources Form.

C. EXISTING CONDITIONS:

See application packet (Attachment B). The application packet includes a cover letter, application, survey, site plan, architectural plans, product sheets and specifications, current site photos, a project inspiration picture, and clarifying answers.

D. NEIGHBORHOOD COMMENTS:

At 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:

Sec. 23-120(c) of the Little Rock Municipal Code states: “When evaluating the general compatibility of alterations to the exterior of any building in the Historic District, the commission shall consider, but not be limited to, the following factors within the building’s area of influence: (1) Siting. (2) Height. (3) Proportion. (4) Rhythm. (5) Roof area. (6) Entrance area. (7) Wall areas. (8) Detailing. (9) Facade. (10) Scale. (11) Massing.”

Siting

The application does not include a change in siting.

Height

The application does not include a change in height.

Proportion

The application proposes to remove the mansard roofing over buildings’ front facades. The application proposes to construct gabled window bays on the second story front facades of both buildings. On 718 E. 10th St., the corner window bays are approximately 6.8 feet wide, the second and fourth window bays are approximately 5.04 feet wide, and the center window bay is approximately 10 feet wide. On 720 E. 10th St., the corner window bays are approximately 6.8 feet wide, and the middle window bay is approximately 5.04 feet wide. All window bays are approximately 10.8 feet in height from base to the gable peak and project two feet out from the facades.

Staff finds the removal of the mansard roof along the front facades and the addition of gabled bays on the second stories to be consistent with the Design Guidelines, specifically Guideline 7.3. The gabled window bays are compatible in overall proportion with the width and height of the buildings and the transition from mansard to gable improves compatibility with the district.

Rhythm

The proposed alterations to the second story facades create patterns, spacing, and proportion that are more compatible with the design rhythm of the district. See Proportion section.

Staff finds the proposed project's rhythm to be consistent with the Design Guidelines, specifically Guideline 7.4.

Scale and Massing

The application does not include changes to the scale and massing of the structures.

Entrance Area

The application does not include changes to the entrance areas of the structures.

Wall Areas

The application proposes to apply smooth vertical fiber cement board and batten on the proposed second story bays and smooth horizontal fiber cement siding in between the bays. Windows will be installed within the bays on the upper front façade and window size and location will not be altered for the other facades.

Staff finds the wall areas of the application to be partially consistent with the Design Guidelines, specifically Guideline 7.7. The proportion, rhythm, and scale of the proposed wall areas are compatible with structures within the area of influence. The proposed wall areas reflect the historic context of MacArthur Park while distinguishing the structure through the use of contemporary architectural materials that are inspired by historic materials.

Roof Areas

The application proposes to remove the mansard roof covering the second-story front façades while maintaining the hipped roof on 718 E. 10th St. and the pyramidal roof on 720 E. 10th St.

Staff finds the removal of the mansard roof façade and retention of the existing primary roofs to be consistent with the Design Guidelines, specifically Guideline 7.8.

Facades

Smooth horizontal and smooth board and batten fiber cement siding is proposed for the upper front facades. The existing brick facades are proposed to be painted off-white and the proposed replacement windows are submitted as aluminum. A product specification sheet for the replacement windows was not provided by the

applicant. It is staff's understanding that the applicant intends to use black or dark brown coated aluminum with six-over-six pane configurations.

The existing windows on both buildings are single-pane aluminum windows. The front façade windows have storm windows and a configuration of 8-over-8; the side windows are 6-over-6 with no storm windows. The rear windows on 718 E. 10th St. are 8-over-8 configuration, while the rear windows on 720 E. 10th St. are 6-over-6 configuration. Several rear windows have been altered during repair over the years, changing their configuration.

Staff finds the materials for the proposed facades to be partially consistent with the Design Guidelines, specifically Guideline 7.9. Staff finds the use of board and batten as a front façade material is uncommon and not typically recommended. The use of the material in this circumstance could be appropriate given its application on a non-historic, non-contributing structure and to a limited architectural element of the façade. Staff recommends that if the request to paint the existing non-historic brick is granted, that the applicant considers installing brick matching the size and texture of the existing brick along the upper front façade—in place of the proposed horizontal siding—and the gabled bays be clad with smooth horizontal, shingle, or board and batten fiber cement siding.

Detailing

The application proposes to replace all windows with single-hung dark coated aluminum and matching pane configuration. Staff clarifies that existing windows are eight-over-eight and six-over-six and proposed windows are uniformly six-over-six.

Staff finds the application's architectural details to be partially consistent with the Design Guidelines, specifically Guideline 7.10. Staff recommends that the new windows maintain the existing pane configuration to balance the contemporary design of the proposal with the historic character of the neighborhood. Staff recommends that the new windows have exterior muntin profiles rather than interior divides.

Historic Site Features

No historic site features—including monuments, markers, sidewalks, signs, or stone curbs—exist on the site.

Parking, Lighting, and Landscaping

The application does not include any changes to parking areas, curb cuts, driveways, or lighting. The applicant plans on improving landscaping across the

front of the buildings, around proposed ground mounted signage, and between the street and parking areas.

Staff finds the proposed landscaping to be consistent with the Design Guidelines, specifically Guidelines 9.2 and 9.12.

Mechanical Equipment, Collectors, and Structures

The application proposes to move the dumpster to the northwest corner of the parcel on which 720 E. 10th St. sits and enclose the collector with a decorative, textured, cinder block fence with a closable chain link gate.

Staff finds moving and enclosing the dumpster partially consistent with the Design Guidelines, specifically Guideline 9.23. Moving the garbage collector to the northwest corner is compatible, as it places it farther from the main public right-of-way while still aligning it with the alley. The materials for the screening of the dumpster are inconsistent with Guideline 9.19, as the utilization of non-historic masonry, chain link, and concrete blocks are discouraged for new fencing and screenings. Staff recommends traditional wood privacy fencing or simple aluminum fencing for the screening material.

Signage

The application proposes to add four new signs to the site—one (1) ground mounted sign facing McMath Ave., one (1) ground mounted sign on the corner of E. 10th St. and I-30 Frontage Rd., and two parking signs in between the two parcels. The ground mounted signs are proposed as 35” tall and 67” wide, including the post, which are 4” by 4” polymer-covered posts with caps. It is staff’s understanding that the parking lot signs will be made of the same material and have the same design as the building signs.

Staff finds the proposed signage to be mostly consistent with the Design Guidelines, specifically Guideline 5.21(2). The proposed building signs align with the building’s architectural character. The building signs comply with guidelines concerning scale, location, proportion, design, and lighting. The proposal does not use traditional materials by using a polymer sign face and sign posts. Composite materials—such as high-density polyethylene (HDPE) and medium-density plywood (MDP)—have been used in other signs in the district for durability. However, the sign supports have been traditional wood. Staff recommends using traditional wood posts for the ground mounted signs.



Figure 11: 610 E. 6th St., Burgos Law Firm and Lane Firm signage.



Figure 12: 523 E. Capitol Ave., AGC Arkansas signage.

The property is in the Urban Use Zoning District, where ground mounted signs are only permitted by obtaining a variance from the Board of Adjustments. The sign may require additional review beyond the Historic District Commission before being issued a sign permit.

Secretary of the Interior's Standards for Rehabilitation

Staff finds the proposed exterior alterations, signs, and screening to be consistent with the Secretary of Interior's Standards for Rehabilitation, specifically Standard 9—"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"

F. STAFF RECOMMENDATION:

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

1. Replacement windows shall maintain the existing pane configuration with exterior muntin profiles rather than interior divides.
2. The garbage collector screening and gate material shall be traditional wood privacy fencing or simple aluminum fencing.
3. The ground mounted sign support posts shall be made of a quality traditional material, such as wood. Final architectural drawings, sign designs, material specifications, and site plan shall be submitted to staff for final review and approval, inclusive of conditions.

COMMISSION ACTION: _____ (February 5, 2025)

Staff presented the item to the commission. Mr. Edward Haddock, owner of the property, addressed the commission. Mr. Haddock said he was amenable to staff's recommendations. There was discussion regarding the board and batten vertical siding and horizontal siding. There was further discussion about painting the brick and about bricking the second story in between the gabled bays.

Commissioner Fennell made a motion to approve the application, as submitted and with staff conditions with the proviso that Mr. Haddock can request approval to brick the second story in between the gabled bays and that request be processed as an administrative amendment to the Certificate of Appropriateness.

Commissioner Waters seconded the motion. The motion passed with a vote of 7 ayes, 0 noes, and 0 absent.

8. Other Matters

1. Preserve Arkansas Award Ceremony

Ms. Spakes thanked the Commissioners for attending the Preserve Arkansas Award Ceremony, at which the MacArthur Park Design Guidelines won the Outstanding Service in the Neighborhood Preservation.

2. Bi-fold mailers

Ms. Spakes informed the Commission that the bi-fold mailers were sent to all property owners in the MacArthur Park Local Ordinance Historic District on February 5. They were delayed due to the snow, but property owners should expect them soon.

3. CLG Grant Updates

Ms. Spakes updated the Commission on the 2025-2026 CLG Grant. The Hillcrest Phase V resurvey project is in the survey drafting phase. Ms. Spakes updated the Commission on the 2026-2027 CLG Grant Application. Staff applied for grant funds so staff and commissioners could attend trainings, so the HDC could hire a consultant to create a historic preservation action plan, and so the national organization dues could be paid. The City was awarded grants for trainings but not the historic preservation action plan funds. Ms. Ratzlaff shared that staff talked with the CLG coordinator at the Arkansas Historic Preservation Program, and the City of Little Rock is in good standing with AHPP. However, there were more applicants than in previous years, and many of the applicants have not requested grant funds in many years. Thus, AHPP had to make different choices.

There was discussion about how staff and the HDC could pivot. Staff will analyze status of goals stated in the City's current historic preservation plan (published in 2009) and explore staff's next steps.

4. Enforcement Issues

Lot 9, Block 45 City of Little Rock—unpermitted installation of fencing

Assistant City Attorney Raeanne Gardner updated the Commission that the property owner is appealing the case's dismissal.

525 E. 6th Street – rear alterations (primary) and building code violations (accessory)

Ms. Spakes informed the Commission that 524 E. 6th Street did exterior alterations to the rear porch. The work was only supposed to be interior, but it visibly affected the exterior from the public right-of-way. A stop work order was issued on February 4, 2026. Ms. Spakes informed the Commission that the rear, non-contributing accessory building is leaning over. Staff has been working with the property owner for two years to resolve the issue. The structure reached a point where it was unsafe, and the Building Codes manager labeled it unsafe. Ms. Ratzlaff clarified that while the building is not condemned, this tagging incentivizes the property owner to come before the Commission to take action.

5. Certificates of Compliance

HDC2025-028 — 209-211 E. 10th St. — repair exterior stucco, porch
woodwork, and wood windows.

HDC2025-029 — 506 Ferry St. — asphalt shingle roof replacement.

HDC2025-031 — 1010 Scott St. — wood shake repair along turret and
gables.

9. Adjournment

There being no further business for the commission, the meeting was adjourned at 4:53 p.m.

Attest:

Chair

Date

Secretary

Date

March 5, 2026

ITEM NO.: 1

FILE NO.: HDC2026-001

NAME: 1304 Cumberland St. - Certificate of Appropriateness

LOCATION: 1304 Cumberland St., Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

CCHRE LLC
1302 Cumberland St.
Little Rock, AR

Michelle Lynray (agent)
1302 Cumberland St.
Little Rock, AR

Bradley Baker (Architect)
600 Main St.
North Little Rock, AR



Figure 1: 1304 Cumberland Street, 2026.

March 5, 2026

ITEM NO.: 1

FILE NO.: HDC2026-001

AREA: 0.21 acres

NUMBER OF LOTS: 1

WARD: 1

HISTORIC DISTRICT: MacArthur Park Historic District

HISTORIC STATUS: Non-Contributing

CURRENT ZONING: CAPN – Capitol Zoning - N

A. PROPOSAL/REQUEST/APPLICANT’S STATEMENT:

The application proposes exterior alterations on the north, west, and east elevations, including enclosing the garage door opening with siding and a new entrance, altering stairs and porch features, installing shakes on the gable ends, installing new windows, installing brackets under the gable end returns on the porches, replacing wide horizontal boards along the gable ends with new siding, and raising the porch floor. Architectural plans propose three progressive options. The staff report focuses on the most extensive alteration options, recognizing that the options are scalable.

B. BACKGROUND

Location

The subject property is located at 1304 Cumberland Street. The property’s legal description is “The North 41.67 feet of Lot 10 and the South ½ of Lot 1, Block 21, Original City of Little Rock, Pulaski County, Arkansas.”

Context

The subject property is the site of a one-and-a-half story, frame construction residence the Plain/Traditional supported by a continuous brick foundation. Built

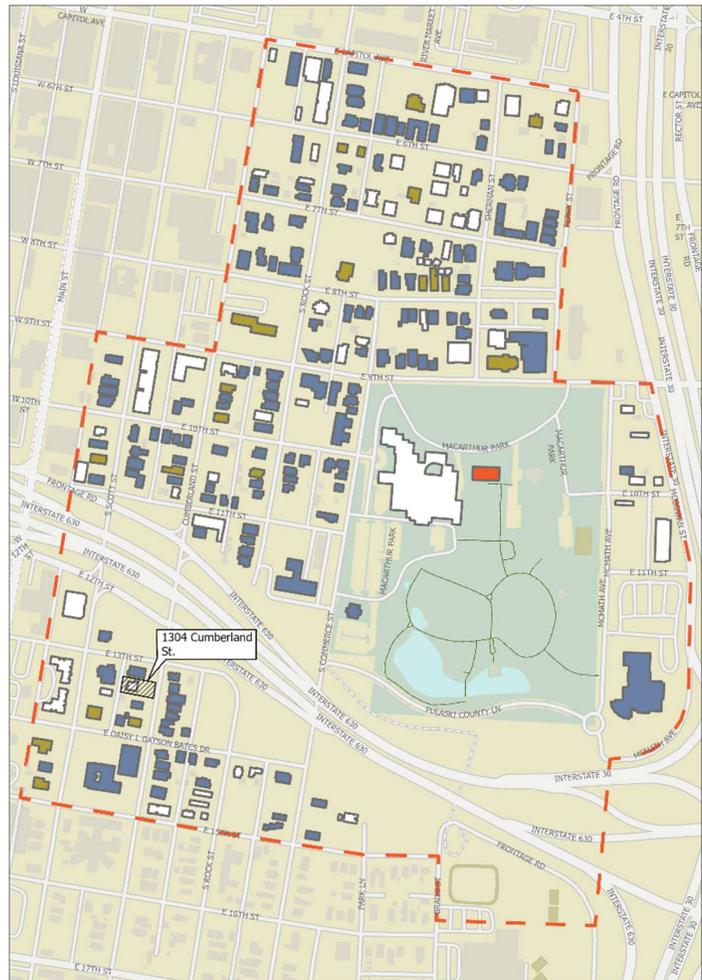


Figure 2. 1304 Cumberland St., located in MacArthur Park Historic District.

in 1998, this structure is considered new construction and is non-contributing to the MacArthur Park Historic District. The most recent Arkansas Architectural Resource Form (PU9944, 1998) is provided as Attachment A.

The applicant attended a Pre-Application Meeting with the Design Review Committee on January 21, 2026. The Design Review Committee comments are provided as Attachment C.

Development History

The subject structure was built in 1998 in the Neotraditional style, with architectural features inspired by traditional historic forms and has been used as office space since it was built in 1998. The subject structure was built as an accessory building to the Bein House at 1302 Cumberland Street, which also is used as office space. By 1998, the address was changed to 1304 Cumberland Street. The building's primary entrance faces the alley between Cumberland Street and Scott Street, and a secondary entrance faces north towards the Bein House. The subject structure is in the Capitol Zoning District, which was created in 1978. In 1970, the lot was vacant. Previous to 1970, the lot was occupied by a two-story frame house according to 1960 aerials, and the 1897, 1913, and 1939 Sanborn Maps.

Sanborn Maps and Aerials

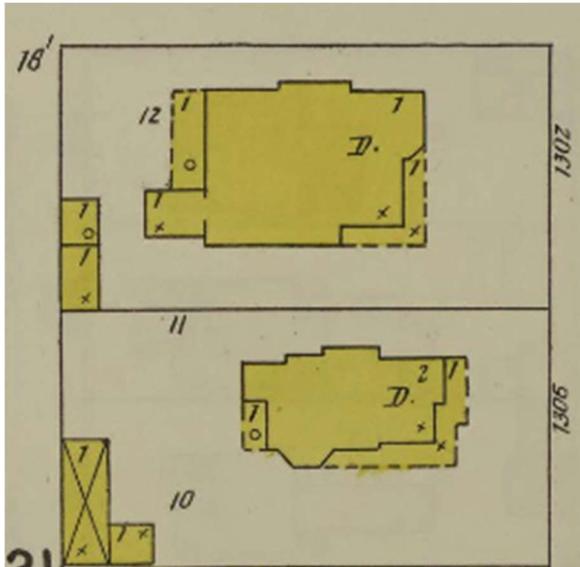


Figure 3: 1304 (formerly 1306) Cumberland St., Sanborn Maps, 1897, Volume 1, Sheet 20.

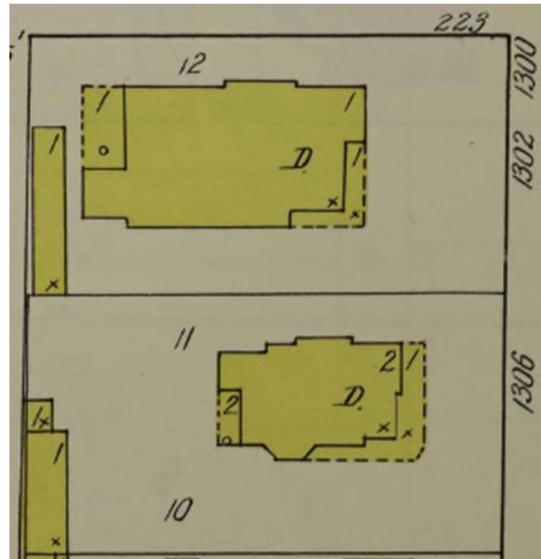


Figure 4: 1304 (formerly 1306) Cumberland St., Sanborn Maps, 1913, Volume 2, Sheet 192.

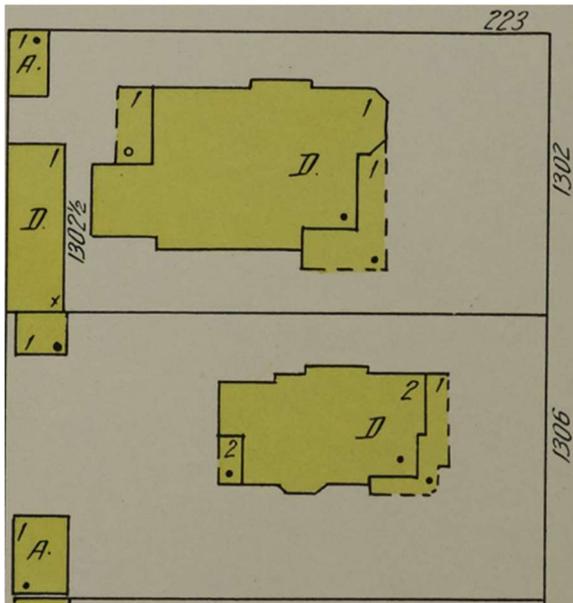


Figure 5: 1304 (formerly 1306) Cumberland St., Sanborn Maps, 1939, Volume 1, Sheet 37.



Figure 6: 1304 (formerly 1306) Cumberland St., Aerial View, 1960.

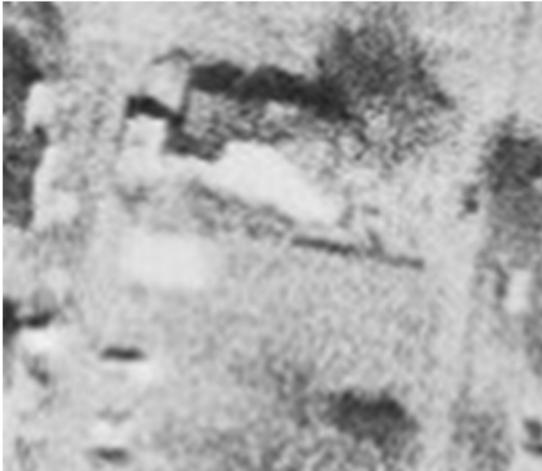


Figure 7: 1304 Cumberland St., Aerial View, 1970.



Figure 8: 1304 Cumberland St., Aerial View, 1998.

Historical Photographs:



Figure 9: 1304 Cumberland St., east elevation, photo courtesy of Arkansas Architectural Resources Form, 1998.



Figure 10: 1304 Cumberland St., southwest elevation, photo courtesy of Arkansas Architectural Resources Form, 1998.

Previous Action

On December 4, 1997, a COA (HDC1997-015) was issued to Jerry McKinnis to build the structure at 1304 Cumberland St. as an accessory structure to the building at 1302 Cumberland St., as approved with conditions by the Historic District Commission and Capitol Zoning District Commission joint public hearing.

On October 2, 1967, the Planning Commission withheld a rezoning case (Z-2136) from “D” Apartment to “E” Apartment, which included the subject lot and the lots directly north and south, at the request of the Housing Authority.

No previous actions were found on this site.

C. EXISTING CONDITIONS:

See site photos (Attachment B) and application packet (Attachment D). The application packet includes a cover letter, application, current site photographs, materials list, legal description, architectural plans, survey, and site plan. Architectural plans involve three progressive options. The staff report focuses on the most extensive alteration option recognizing that the options are scalable.

D. NEIGHBORHOOD COMMENTS:

At 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:

Sec. 23-120(c) of the Little Rock Municipal Code states: “When evaluating the general compatibility of alterations to the exterior of any building in the Historic District, the commission shall consider, but not be limited to, the following factors within the building’s area of influence: (1) Siting. (2) Height. (3) Proportion. (4) Rhythm. (5) Roof area. (6) Entrance area. (7) Wall areas. (8) Detailing. (9) Facade. (10) Scale. (11) Massing.”

Siting

The application proposes the construction of a new wrap-around front porch, facing Cumberland Street. The Capitol Zoning District Commission will address zoning setbacks. The proposed orientation towards Cumberland Street is more compatible due to the wraparound porch and proposed new entrance.

Height

The application does not include a change in height.

Proportion

The application proposes to install three windows on the north elevation. The three windows would each measure approximately 3 feet by 5 feet, include faux transoms and aprons, and be placed so that the tops of the transoms align with the top of the existing window on the elevation.

It is staff's understanding that the new windows, excluding the aprons and transoms, are the same size as the existing window. The application proposes the removal of the garage door on the west elevation and enclosure of the opening with double doors. The door system will be 1.5 feet narrower than the garage opening and the remaining wall space will be enclosed with horizontal wood siding. The proposed double doors feature a transom window and a shed awning with brackets.

On the east elevation, the application proposes to remove an existing window and replace the opening with a front door, constructing a wraparound front porch, approximately 42 feet long, with a gabled and hipped combination roof across the east elevation, connecting to the existing porch on the north elevation.

Staff finds the proportions of proposed project to be consistent with the Design Guidelines, specifically Guideline 7.3. Proposed openings and the ratio of wall surface to windows are compatible with the district.

Rhythm

The proposed alterations to the facades create patterns, spacing, and proportion that are compatible with the architectural rhythm to the design of the building and to the area of influence. See *Proportion* and *Entrance Area* sections.

Staff finds the proposed project's rhythm to be consistent with the Design Guidelines, specifically Guideline 7.4.

Scale and Massing

The application proposes to install an approximately 7-foot-wide wraparound porch to the east and north elevations. The application proposes to cover the porch with a hipped roof.

Staff finds the installation of a covered, wrap-around porch to be consistent with the Design Guidelines, specifically Guideline 7.5.

Entrance Areas

The application proposes to remove the garage door in the west elevation, which faces the alley between Cumberland and Scott Streets, and to replace it with a double door that is covered by a shed roof. All new doors are proposed to have transom windows installed to be consistent with existing doors. On the west and

north elevations, the application proposes to remove the inside columns supporting the gabled porch entrance, to remove the porch handrails and lattices, to widen the wood steps to equal porch widths, to add brackets under the gable end returns, and to raise the porch floor to be flush with the threshold. The application also proposes to replace the door under the west elevation gabled porch with a half glass one (1) panel door on the west elevation. Building codes may require railing to be retained or installed along the porches and handrails along the steps.

On the east elevation, the application proposes the option to install a half glass one (1) panel door, which faces Cumberland Street, and to construct a wrap-around porch described in the *Proportion* section of this report using treated wood deck boards and cedar handrails and spindles. The proposal includes the option to cover the new porch with a hipped roof using pine rafters, plywood decking, and asphalt architectural shingles.

Staff finds proposed alterations to be consistent with the Design Guidelines, specifically Guideline 7.6. The design, location, and materials of the entrance areas proposed are compatible with the historic district. Though the structure is considered accessory to the Bein House, entrances facing Cumberland, the interior of the lot, and the rear alley incorporate the functionality of the structure as an office space and improve the compatibility of the existing structure by addressing Cumberland Street.

Wall Areas

The application proposes to remove the garage door on the west elevation and replace it with double doors. It is staff's understanding that the existing garage frame will remain. Faux transom windows are proposed over the three new windows and all the doors. There are no faux transoms along existing windows.

The application proposes to remove the horizontal panels on the east and west facades and install matching horizontal siding. The application proposes to install wood pine shakes on the east and west elevations in the gable tops above the two windows and to the gabled porches on the west, north, and east elevations.

Staff finds the wall area alterations to be consistent with the Design Guidelines, specifically Guideline 7.7. The proposed wall areas reflect the architectural context of the historic district by incorporating historic architectural elements made of traditional materials that are simpler in design to differentiate from more ornate elements on buildings in the area of influence, including the Bein House.

Roof Areas

The proposal does not replace the existing roof form or materials. The application proposes the option to add a covered porch on the east and north elevations using pine rafters, plywood decking, and asphalt architectural shingles. The proposed new porch roofs are gabled and hipped.

Staff finds the addition of a covered porch to the east and west elevations to be consistent with the Design Guidelines, specifically Guidelines 7.8.

Façade

The application proposes to use traditional quality materials—such as wood double-hung windows, pine lap siding and shakes, cedar porch handrails and spindles, pine and fir soffit and fascia, and wood doors—and contemporary materials—such as asphalt architectural shingles and treated wood porch decking. The owner intends to paint the structure in the same color palette as the Bein House.

Staff finds the materials for the proposed facades to be consistent with the Design Guidelines, specifically Guideline 7.9.

Detailing

The application proposes installing three new wood double-hung windows with a one-over-one configuration on the north elevation. The application proposes faux transom windows and apron elements on the three new windows.

The application proposes to repair and install fascia and soffit on current and existing porch roofs. Brackets are proposed to be installed beneath the gable end returns. The proposed brackets are simpler in design, compared to those at the Bein House. The application proposes removing the existing porch railing and installing new railing and spindles. The proposed spindles are simpler in design, compared to those at the Bein House.

Staff finds the detailing to be mostly consistent with the Design Guidelines, specifically Guideline 7.10. Staff recommends that transom windows be excluded from the windows, new windows be aligned to existing window, and new windows have external dividers if the sashes are inoperable. Staff recommends that the fascia and soffit include horizontal boards, rather than perpendicular strips.

Fences and Walls

The application proposes to remove the existing fence and to install a new 4-foot-tall wood picket fence so that it is in line with the front porch of the east elevation.

Staff finds the proposal to replace the existing fence to be mostly consistent with the Design Guidelines, specifically Guideline 9.19. Staff recommends that the new wood picket fence be painted to meet Guideline 9.19(6).

Historic Site Features

No historic site features—including monuments, markers, sidewalks, signs, or stone curbs—exist on the site.

Secretary of the Interior’s Standards for Rehabilitation

Staff finds the proposed exterior alterations and fence relocation to be consistent with the Secretary of Interior’s Standards for Rehabilitation, specifically Standard 9—“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.”

F. STAFF RECOMMENDATION:

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

1. New windows will exclude transoms, be aligned with existing windows, and incorporate external dividers if sashes are inoperable.
2. Soffit and fascia shall be horizontal boards, rather than perpendicular strips.
3. Wood picket fencing shall be painted.
4. Final architectural drawings, sign designs, material specifications, and site plan shall be submitted to staff for final review and approval, inclusive of conditions.

March 5, 2026

ITEM NO.: 1

FILE NO.: HDC2026-001

Attachment A: Arkansas Architectural Resources Form



ARKANSAS ARCHITECTURAL RESOURCES FORM

ARKANSAS HISTORIC PRESERVATION PROGRAM

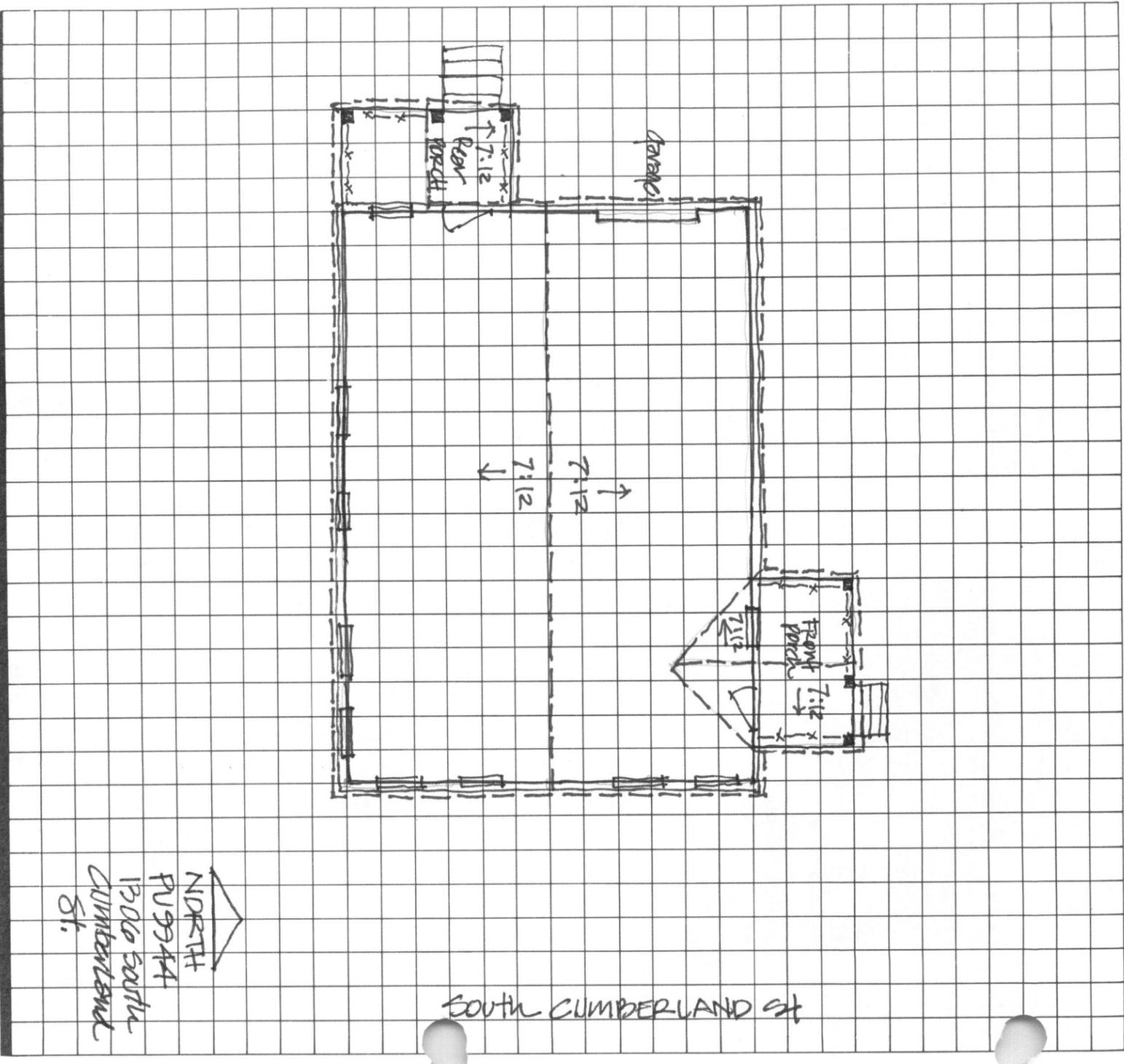
1. Resource Number PU9944
 2. Survey Number MID1-4
 3. Film Numbers

4. Date Recorded 03-15-98
 5. Recorder VANDENBERG

NEW 1998

GENERAL DATA

- 6. Historic Name HOUSE
- 7. Alt-Name L1110
- 8. Quad Map L1110
- 9. Geographic Location S11 T01N R12W
- 10. UTM Coordinates 15/566769/3843975
- 11. Town/Nearest Community LITTLE ROCK
- 12. Street Address/Directions to Resource 13036 SOUTH CUMBERLAND ST 1506
- 13. Street Name SOUTH CUMBERLAND
- 14. Owner 0
- 15. Owner Address 0
- 16. Owner Phone Number 0
- 17. Informant and Informant Phone # 0



AHPP USE ONLY

- 52. Ethnic Heritage:
 - A
 - B
 - 01-Asian
 - 02-Black
 - 03-European
 - 04-Hispanic
 - 05-Native American
 - 09-Other

53. Areas of Significance (Refer to Handbook):

- 54. NR Eligibility 1-Eligible 2-Ineligible 3-Listed 4-Delisted

55. Destroyed: (Y or N) Date

56. Archeological Potential

DESCRIPTIVE DATA

18. Use, Original 0101 0309 Other _____

19. Use, Present 0101 0309 Other 1998 structure - vacant when photographed not 100% finished

20. Setting 5 Other _____

21. Threats to Property 7 Other On North East edge of CED

22. Total Number of Site Features & Description 001 horse structures

23. Total Number of Ancillary Structures 0

DESCRIPTIVE DATA OF PRINCIPAL STRUCTURE

24. Style Influence: Primary 01 Secondary 30 Other late 20th century modern (materials)

25. Plan 017 Other _____

26. Height (Stories) 02

27. Basement/Cellar 3 Other _____

28. Wings and/or Projections: A02 B04 C Other _____

29. Construction: A00 B Other side framed / platform framed

30. Wall Material, Original: A02 B Other _____

31. Wall Material, Present: A02 B Other _____

32. Roof Type(s): A01 B C Other _____

33. Roof Features (if present): A0 B Other _____

34. Roof Materials: A02 B Other _____

35. Chimney Placement: A0 B C D Other _____

36. Chimney Material: A0 B C D Other _____

37. Foundation Type 1 Other _____

38. Foundation Material 3 Other _____

39. Porch Type(s): A22 B10 C Other _____

40. Porch Height (Stories): A1 B1 C Other _____

41. Porch Roof Type(s): A B C Other _____

42. Porch Detail(s): A111 D4 B11 C Other _____

43. Window Type(s): A1 B C Other steel column garage door (industrial style)

44. Light/Pane Arrangement: A0111011 B1111 C Other _____

45. Condition 1 Comments: newly constructed

46. Architectural Comments: 1 Integrated garage - very stylized for horse style

In this area. Very few vintage houses, have incorporated garages

in their horse mess. Eave returns are typical for houses this

area.

HISTORIC DATA

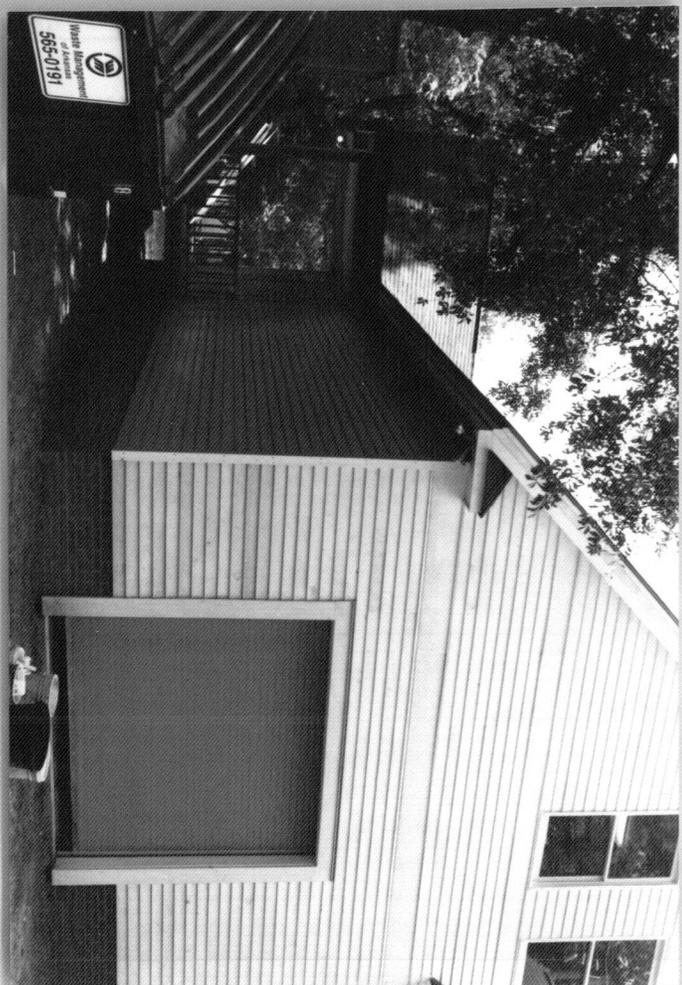
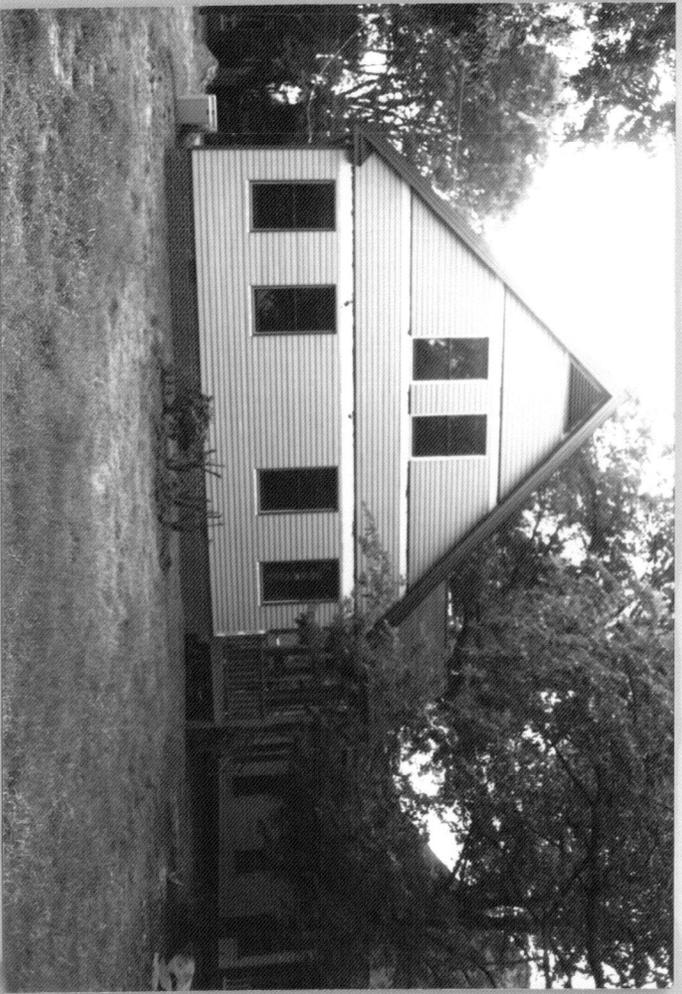
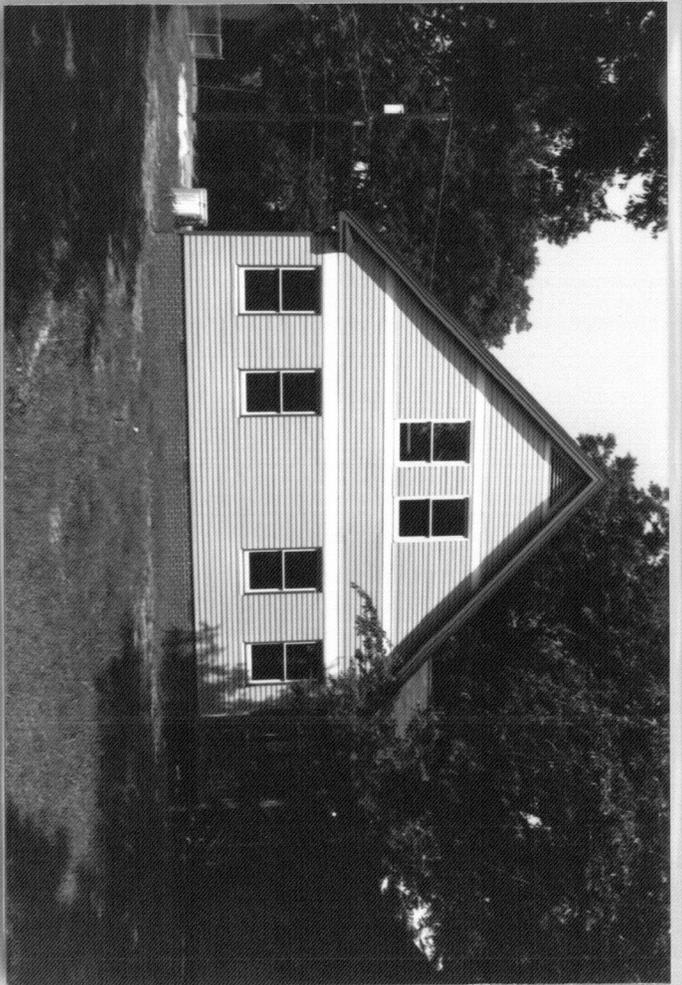
47. Architect _____

48. Builder _____

49. Construction Date 1998 Comments: Completed May June

50. Historic Context Built to the rear of the lot. Not typical for urban lots

51. Are any significant archaeological features located on the property? N



March 5, 2026

ITEM NO.: 1

FILE NO.: HDC2026-001

Attachment B: Site Photos



PUBLIC HEARING NOTICE

1394







March 5, 2026

ITEM NO.: 1

FILE NO.: HDC2026-001

Attachment C: Design Review Committee Comments

C Aleman



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



Design Review Committee Comment Sheet

The Design Review Committee (DRC) will review your project in the meeting based on eleven design factors to assess compatibility, according to Sec. 23-120 (d) of the Little Rock Municipal Code. Further information on the design factors can be obtained in the *MacArthur Park Historic District Design Guidelines* available online or at the Planning & Development office. Please familiarize yourself with the design factors when project planning and in preparation for the DRC meeting.

1. **Siting** means the location of a building in relationship to the legal boundaries and setbacks, adjacent properties, and the natural conditions of the site.

Comments: no changes

2. **Height** means the vertical distance as measured through the central axis of the building from the elevation of the lowest finished floor to the highest point of the building.

Comments: no changes

3. **Proportion** means the relationship of height to width of the building outline as well as individual components.

Comments: proposed changes will help w/ current proportions

4. **Rhythm** means a harmonious or orderly recurrence of compositional elements at regular intervals, including the location of doors and the placement of windows, symmetrically or asymmetrically and their relative proportion.

Comments: recommend matching additional windows to the front windows

5. **Scale** means the relative dimension, size, degree, or proportion of parts of a building to each other or group of buildings.

Comments: okay

6. **Massing** means volume, magnitude or overall size of a building.

Comments: no changes

7. **Entrance Area** means the area of access to the interior of the building including the design, location, and materials of all porches, stairs, doors, transoms, and sidelights.

Comments: no issue w/ remaining garage door & adding new proposed entrance where garage door was. like removing

8. **Wall Areas** means the vertical architectural member used to define and divide space including the kind and texture and exposure of wall sidings and trims, and the location, number and design of all window and door openings.

Comments: don't recommend flat door but instead colonial door that matches other doors on property.

2 of the 4 columns.
ADA options were discussed w/ applicant.



City of Little Rock

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Little Rock, Arkansas 72201-1334
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www.littlerock.gov



9. **Roof Areas** means the outside covering of a building or structure extending above the vertical walls including the form, material, and texture of the roof, and including the slope and pitch, spacing of roof covering, size, design, number and location of dormers, the design and placement of cornices, and the size, design material and location of chimneys.

Comments: no comments but keeping current cornices
was discussed.

10. **Façade** means the face of the building.

Comments: no issues w/ proposed changes
to the facade.

11. **Detailing** means architectural aspects that, due to particular treatments, draw attention to certain parts of features of a building.

Comments: fish scales at top under roof pitch in front & back.
Plan to keep the existing brackets on porch roof line (right & left side).
Appreciate adding brackets - short no eyelets - in proposed drawing.



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

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- 1. **Siting** means the location of a building in relationship to the legal boundaries and setbacks, adjacent properties, and the natural conditions of the site.

Comments: existing - fine

- 2. **Height** means the vertical distance as measured through the central axis of the building from the elevation of the lowest finished floor to the highest point of the building.

Comments: N/A

- 3. **Proportion** means the relationship of height to width of the building outline as well as individual components.

Comments: N/A

- 4. **Rhythm** means a harmonious or orderly recurrence of compositional elements at regular intervals, including the location of doors and the placement of windows, symmetrically or asymmetrically and their relative proportion.

Comments: windows should align with existing

- 5. **Scale** means the relative dimension, size, degree, or proportion of parts of a building to each other or group of buildings.

Comments: Existing

- 6. **Massing** means volume, magnitude or overall size of a building.

Comments: N/A

- 7. **Entrance Area** means the area of access to the interior of the building including the design, location, and materials of all porches, stairs, doors, transoms, and sidelights.

Comments: Good

- 8. **Wall Areas** means the vertical architectural member used to define and divide space including the kind and texture and exposure of wall sidings and trims, and the location, number and design of all window and door openings.

Comments: like to see one over one windows
Do like the trims and textures in the gables
which harken to Victorian design like the neighborhood



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9. **Roof Areas** means the outside covering of a building or structure extending above the vertical walls including the form, material, and texture of the roof, and including the slope and pitch, spacing of roof covering,: size, design, number and location of dormers, the design and placement of cornices, and the size, design material and location of chimneys.

Comments: _____

10. **Façade** means the face of the building.

Comments: _____

11. **Detailing** means architectural aspects that, due to particular treatments, draw attention to certain parts of features of a building.

Comments: _____



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DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

Michelle Lyaray - owner

Design Review Committee Comment Sheet

The Design Review Committee (DRC) will review your project in the meeting based on eleven design factors to assess compatibility, according to Sec. 23-120 (d) of the Little Rock Municipal Code. Further information on the design factors can be obtained in the *MacArthur Park Historic District Design Guidelines* available online or at the Planning & Development office. Please familiarize yourself with the design factors when project planning and in preparation for the DRC meeting.

- 1. **Siting** means the location of a building in relationship to the legal boundaries and setbacks, adjacent properties, and the natural conditions of the site.

Comments: N/A

- 2. **Height** means the vertical distance as measured through the central axis of the building from the elevation of the lowest finished floor to the highest point of the building.

Comments: N/A

- 3. **Proportion** means the relationship of height to width of the building outline as well as individual components.

Comments: Proportions are improved

- 4. **Rhythm** means a harmonious or orderly recurrence of compositional elements at regular intervals, including the location of doors and the placement of windows, symmetrically or asymmetrically and their relative proportion.

Comments: windows could use mullions for detail

- 5. **Scale** means the relative dimension, size, degree, or proportion of parts of a building to each other or group of buildings.

Comments: Horizontal Bands would be good @ the top w/ fish scales @ the top.

- 6. **Massing** means volume, magnitude or overall size of a building.

Comments: N/A

- 7. **Entrance Area** means the area of access to the interior of the building including the design, location, and materials of all porches, stairs, doors, transoms, and sidelights.

Comments: Good entrance features
ADA issues need resolving

- 8. **Wall Areas** means the vertical architectural member used to define and divide space including the kind and texture and exposure of wall sidings and trims, and the location, number and design of all window and door openings.

Comments: Raise windows to match other window and ore overore. - the make sure the two square are as new tall as wide.
- Door could be a more traditional unit



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9. **Roof Areas** means the outside covering of a building or structure extending above the vertical walls including the form, material, and texture of the roof, and including the slope and pitch, spacing of roof covering, size, design, number and location of dormers, the design and placement of cornices, and the size, design material and location of chimneys.

Comments: N/A match shingles

10. **Facade** means the face of the building.

Comments: Nice details add interest because of porches

11. **Detailing** means architectural aspects that, due to particular treatments, draw attention to certain parts of features of a building.

Comments: Use one over one windows like existing upper windows. Existing roof has return eaves on gable end. Nice to keep.

[Signature]
Tom Fennell
LRHDC
1-21-26

March 5, 2026

ITEM NO.: 1

FILE NO.: HDC2026-001

Attachment D: Application Packet

Cumberland Crest

— H O U S E —

February 2, 2026

City of Little Rock
Department of Planning and Development
Historic District Commission / Historic District Staff
723 W. Markham Street
Little Rock, Arkansas 72201

Re: Request for Historic District Review / Certificate of Appropriateness (COA)
1304 Cumberland Street, Little Rock, AR 72202 (MacArthur Park Local Ordinance
Historic District)

Dear Commission Members and Staff,

My name is Michelle Lynray, and I am an owner of the property at 1304 Cumberland Street, along with Cindy Brown. I am submitting this cover letter to request Historic District review and approval for proposed exterior changes affecting three elevations of the structure and associated fence/survey line updates, as shown in the attached scope notes and forthcoming architectural drawings. Proof of ownership is included with this submittal.

Property background

1304 Cumberland was originally built as an annex to 1302 Cumberland. We purchased 1304 in September 2025 and are seeking approval to improve the building's exterior character and function so it can support our planned operational needs and restore a cohesive relationship between 1302 and 1304.

Our rationale is twofold:

1. Return the building to its original intent as an annex serving 1302 by expanding our offices from 1302 into 1304 (see "Intended Use" below).
2. Improve compatibility, character, and craftsmanship so the newer structure reads more appropriately alongside the historic context, using restrained details that tie the properties together while still allowing each to stand on its own.
 - The exterior changes remove non-compatible elements and unify materials using simple, traditional porch and trim features and a cohesive color scheme so the structure appears more appropriate alongside the neighborhood's historic context.
 - Improve the building's entry sequence, safety, and weather protection while keeping the changes modest and appropriately scaled.
 - Enhance compatibility through consistent siding and carefully limited traditional detailing rather than direct replication of historic features.

1302 Cumberland Street, Little Rock, Arkansas 72202

Cumberland Crest

— HOUSE —

- The intent is compatibility and craftsmanship rather than dramatic alteration.

Intended use

Upon approval and completion of the improvements, 1304 Cumberland will be used as professional office space, with client visits by appointment only, to support and expand the operations currently housed at 1302 Cumberland. This will return the structure to an office/annex function consistent with its original relationship to 1302. Appointments will be scheduled in advance (no walk-in traffic), and client activity is expected to occur primarily during standard business hours. Parking will be accommodated via existing on-site parking located in the alleyway or local street parking.

East side elevation options

After attending the pre-design review, we learned that we could potentially build on the house's east side, pending approval from the Capitol Zoning Commission. The only difference between options 1, 2 and 3 are the east side elevation. Option 1 has the least change on the east side, but that would allow us to build there in the future. Option 2 would include a new entrance on the east side without a covered porch. Option 3 would include a new entrance on the east side with a covered porch. We were advised to submit all 3 designs in the event we can get funding and approval from the Capitol Zoning Commission to build on the east side. Both the architectural drawings and materials are attached as Options 1, 2 and 3 in kind.

In clarification of the design, please note that with the removal of the 3 frieze board panels (on the east and west side elevations), the top and bottom ones will be replaced with half-width frieze board and painted as trim, with the middle one being replaced with matching side panels. This change is to further align the 1302 structure with a simple second-floor frieze board design and to reinstate the window aprons on the two upper windows, matching those on all current lower windows.

Attachments included with this application

- Cover letter
- COA Application
- Check for the filing fee of \$100
- Photographs
- List of Materials (Options 1, 2 and 3)
- Proof of ownership (showing owners Michelle Lynray and Cindy Brown)
- Scaled Drawings (Options 1, 2 and 3)

Cumberland Crest — H O U S E —

Thank you for reviewing this request. We appreciate your guidance in advancing a compatible design that supports the building's intended use while respecting the MacArthur Park Local Ordinance Historic District.

Sincerely,



Michelle Lynray
Owner, 1304 Cumberland Street
matlynray@gmail.com
1-501-859-2389



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: 1304 Cumberland St.

Legal Description of Property (as shown on deed):
10,11 21CITY/LITTLE ROCK2 01N1210,11 21CITY/LITTLE ROCK10,11 21CITY/LITTLE
ROCK10,11 21CITY/LITTLE ROCK10 49LAKEWOOD10,11 21CITY/LITTLE ROCK10,11 21CITY/
LITTLE ROCK

Owner/Agent (Printed Name): CCHRE, LLC

Owner /Agent Street, City, State, & Zip: 1302 Cumberland St. Little Rock, AR 72202

Owner /Agent Phone Number: (702) 332-9944

Owner /Agent Email: matlynray@gmail.com

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

Brief Project Description:

This project proposes exterior alterations to 1304 Cumberland St to return to annex office.

Estimated Cost of Improvements: \$90,000

Capitol Zoning Jurisdiction: Is the subject property located within the boundaries governed by the Capitol Zoning
District Commission? [X] Yes [] No

Conservation Easement Status: Is the subject property encumbered by a recorded conservation easement?
[] Yes [X] No

Historic Rehabilitation Tax Credits: Is the property owner seeking federal or state historic rehabilitation tax credits
in connection with the proposed scope of work? [] Federal [] State [X] None

Signature of Owner or Agent: [Handwritten Signature]

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

DO NOT FILL IN - FOR STAFF USE ONLY

APPLICATION DATE: _____ HDC FILE # _____

HISTORIC DISTRICT COMMISSION DOCKETED _____ (DATE) AT _____ (TIME)

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): _____



EAST SIDE - CUMBERLAND ST.



EAST SIDE - CUMBERLAND



WEST SIDE ALLEY



NORTH WEST SIDE



NORTH SIDE



NORTH SIDE

ESTIMATE

Riley's Handy Hands
2302 County Line Rd
Little Rock, AR 72210

residentialrepairartist@gmail.com
+1 (501) 350-5518



Bill to

Cindy Brown
1304 Cumberland street
Little Rock, Ar 72202
United States

Ship to

Cindy Brown
1304 Cumberland street
Little Rock, Ar 72202
United States

Estimate details

Estimate no.: 1216
Estimate date: 01/31/2026

EAST SIDE - OPTION 1

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	description #1 -change band width -add dog ear siding to gable	1	\$3,000.00	\$3,000.00
2.		Materials		1	\$1,000.00	\$1,000.00
3.		Dump Fee		1	\$200.00	\$200.00
					Total	\$4,200.00

Accepted date

Accepted by

ESTIMATE

Riley's Handy Hands
2302 County Line Rd
Little Rock, AR 72210

residentialrepairartist@gmail.com
+1 (501) 350-5518



Bill to

Cindy Brown
1304 Cumberland street
Little Rock, Ar 72202
United States

Ship to

Cindy Brown
1304 Cumberland street
Little Rock, Ar 72202
United States

Estimate details

Estimate no.: 1217
Estimate date: 01/31/2026

EAST SIDE OPTION-2

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	East side description #2 -7'x10' front porch addition with gable roof, dog ear and lap siding -add 4'x24'raised walkway that connects East porch and North porch together. -add front exterior entry door - add dog ear siding to gable roof on house	1	\$16,000.00	\$16,000.00
2.		Materials	footings- fast set concrete -porch piers 6'x6' treated post to match existing -2'x10' rim joist treated -2'x8' floor joist treated - 5\4" deck boards decking treated -handrail top/bottom- cedar -spindles- cedar -roof rafters 2" x6" pine -roof decking 3/4" Plywood -architectural shingles -facia/ soffit #1 pine -gable siding-dog ear pine	1	\$10,000.00	\$10,000.00
3.		Dump Fee		1	\$500.00	\$500.00
					Total	\$26,500.00

ESTIMATE

Riley's Handy Hands
2302 County Line Rd
Little Rock, AR 72210

residentialrepairartist@gmail.com
+1 (501) 350-5518



Bill to

Cindy Brown
1304 Cumberland street
Little Rock, Ar 72202
United States

Ship to

Cindy Brown
1304 Cumberland street
Little Rock, Ar 72202
United States

Estimate details

Estimate no.: 1209
Estimate date: 01/12/2026

FAST SIDE OPTION -3

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	East side -7'x10' front porch addition with gable roof, dog ear and lap siding -add 4'x24' raised walkway with roof that connects East porch and North porch together. -add front exterior entry door - add dog ear siding to gable roof on house	1	\$18,000.00	\$18,000.00
2.		Materials	-footings- fast set concrete -porch piers 6'x6' treated post to match existing -2'x10' rim joist treated -2'x8' floor joist treated - 5\4" deck boards decking treated -handrail top/bottom- cedar -spindles- cedar -columns- treated -roof rafters 2"x6" pine -roof decking 3/4" Plywood -roofing asphalt shingle architectural -facia/ soffit #1 pine -gable siding-dog ear pine	1	\$12,000.00	\$12,000.00
3.		Dump Fee		1	\$500.00	\$500.00
					Total	\$30,500.00

ESTIMATE

Riley's Handy Hands
2302 County Line Rd
Little Rock, AR 72210

residentialrepairartist@gmail.com
+1 (501) 350-5518



Bill to

Cindy Brown
1304 Cumberland street
Little Rock, Ar 72202
United States

Ship to

Cindy Brown
1304 Cumberland street
Little Rock, Ar 72202
United States

Estimate details

Estimate no.: 1213
Estimate date: 01/31/2026

NORTH SIDE

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	North side exterior renovation -remove 2 center columns add header -expand stairs to 12' wide -change out handrails --add dog ear siding to gable -add 3- 3'x5' double hung wood with transoms on top window	1	\$9,000.00	\$9,000.00
2.		Materials	-2'x 12" stair stringers treaded - 5\4" deck boards decking treated -handrail top/bottom-cedar -spindles-cedar -facia/ soffit #1 pine -gable siding dog ear pine -double hung wood windows	1	\$7,500.00	\$7,500.00
3.		Dump Fee		1	\$500.00	\$500.00
					Total	\$17,000.00

Accepted date

Accepted by

ESTIMATE

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Little Rock, AR 72210

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Bill to

Cindy Brown
1304 Cumberland street
Little Rock, Ar 72202
United States

Ship to

Cindy Brown
1304 Cumberland street
Little Rock, Ar 72202
United States

Estimate details

Estimate no.: 1215
Estimate date: 01/31/2026

WEST SIDE

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	West side exterior renovation -enclose garage door area with exterior lap siding and exterior entry door -add awning over entry door -remove 2 columns add header on porch -remove and replace handrails and spindles- cedar -remove stairs and expand to length of porch 13' - add dog ear siding to both gables	1	\$10,000.00	\$10,000.00
2.		Services	-Exterior lap siding/dog ear -pine - awning stick framed/ architectural shingles -soffit/facia - pine/fur -2'x12' stair stringers -treated -5/4 treaded stair treads -handrails/spindles -cedar			\$7,000.00
					Total	\$17,000.00

Accepted date

Accepted by

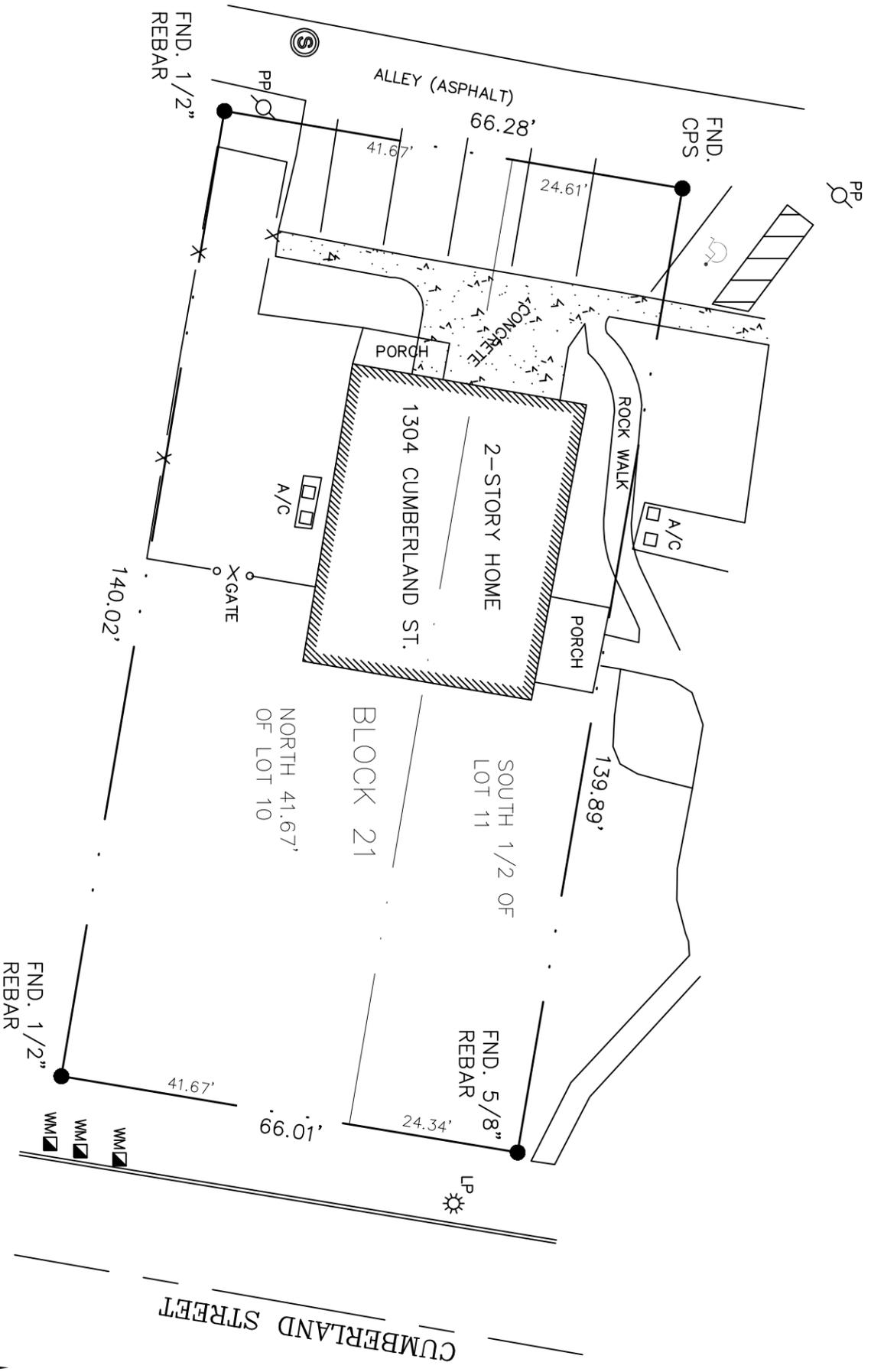
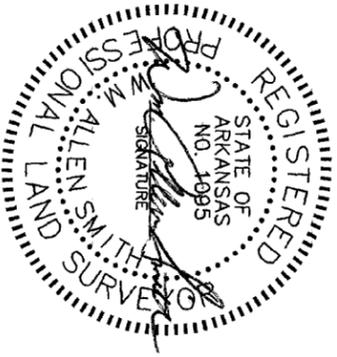


File No.: 187-13272-RWS

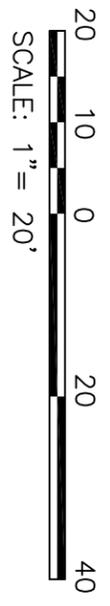
The Land referred to herein below is situated in the County of Pulaski, State of Arkansas and is described as follows:

Tract 1: The North 41.67 feet of Lot 10 and the South 1/2 of Lot 11, Block 21, Original City of Little Rock, Pulaski County, Arkansas.

Tract 2: Lot 12 and the North 1/2 of Lot 11, Block 21, Original City of Little Rock, Pulaski County, Arkansas.



PROPERTY DESCRIPTION
 The North 41.67 feet of Lot 10 and the South 1/2 of Lot 11,
 Original City of Little Rock, Pulaski County, Arkansas.



Date	Notes	By

Designed	WAS
Checked	SDG
Drawn	WAS
Approved	WAS

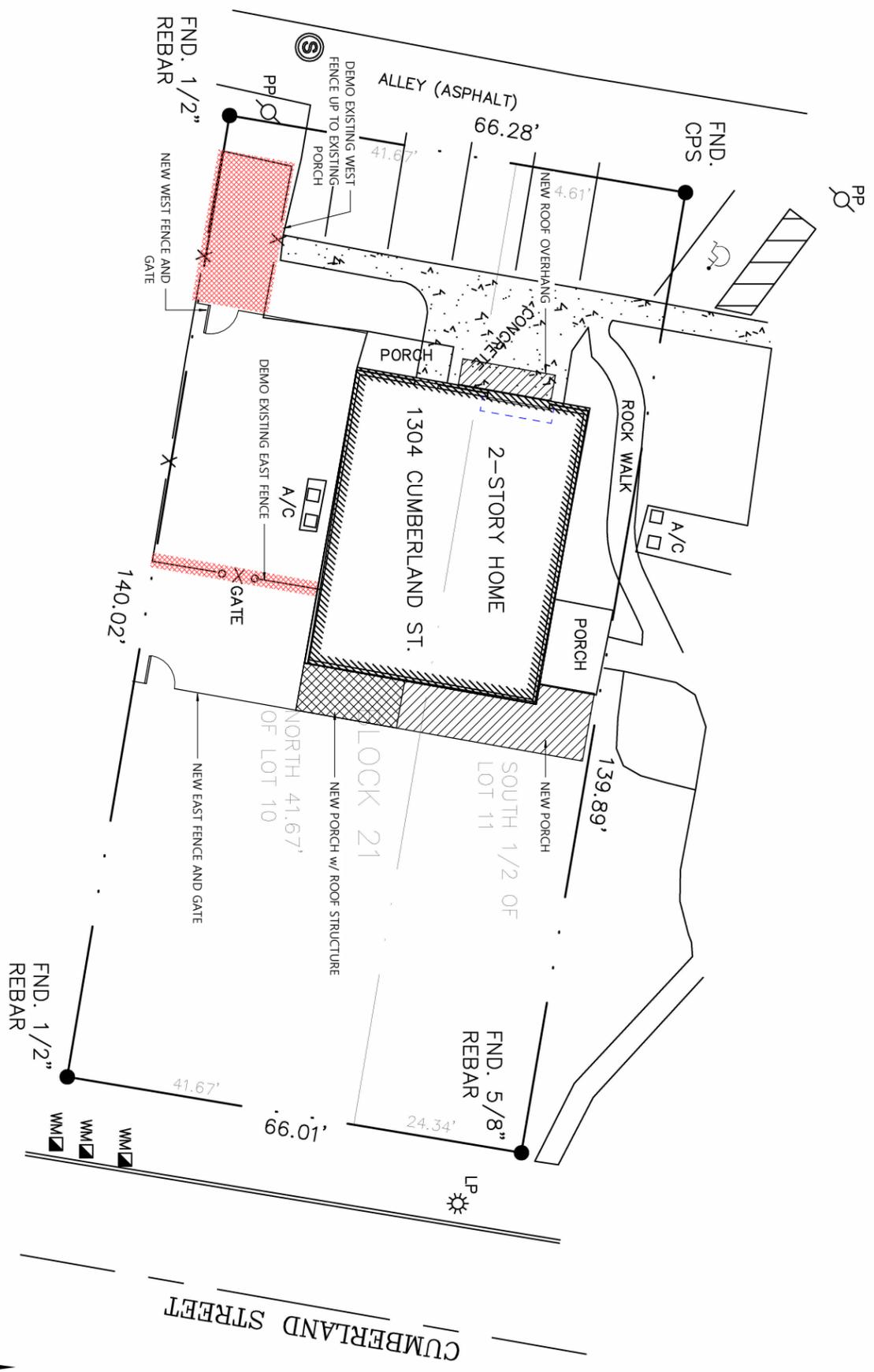


SMITH AND GOODSON
 PLLC
 CIVIL ENGINEERING AND LAND SURVEYING
 10826 12TH STREET
 PARON, ARKANSAS 72122
 501-749-2850

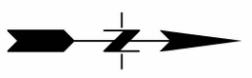
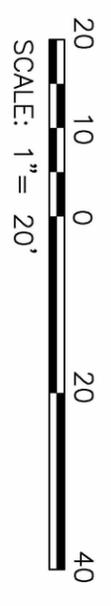
LOT SURVEY

FOR THE USE AND BENEFIT OF:
CCHRE, LLC

Job: 25-082
Scale: 1"=20'
Date: 10-28-2025
Sheet: 1-1



PROPERTY DESCRIPTION
 The North 41.67 feet of Lot 10 and the South 1/2 of Lot 11,
 Original City of Little Rock, Pulaski County, Arkansas.



Date	Notes	By

Designed	WAS
Checked	WAS
Drawn	SDG
Approved	WAS

SMITH AND GOODSON
 PLLC
 CIVIL ENGINEERING AND LAND SURVEYING
 10828 12TH STREET
 PARON, ARKANSAS 72122
 501-749-2850

LOT SURVEY

FOR THE USE AND BENEFIT OF:
 CCHRE, LLC

Job: 26-082
Scale: 1"=20'
Date: 10-28-2025
Sheet: 1-1