



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, June 4, 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
  - April 2, 2026 Minutes
- V. National Register Nominations
  - None
- VI. Deferred Certificates of Appropriateness
  - None
- VII. New Certificates of Appropriateness
  - 1. HDC2026-010
    - Harwell, LLC/ Everett Harwell and Neal Harwell
    - 908 Rock Street
    - Rear porch roof, supports, and handrail installation
- VIII. Other Matters
  - 1. May Recap
  - 2. CLG Grant Updates
  - 3. Enforcement Issues

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

4. Certificates of Compliance

HDC2026-004 – 524 E. 6<sup>th</sup> St. – accessory structure repair and rear porch alterations

HDC2026-005 – 1010 Scott St. – step handrail repair

HDC2026-006 – 1402 Commerce St. – fence relocation

HDC2026-007 – 301 E. 7<sup>th</sup> St. – concrete step repair

HDC2026-008 – 523 E. 7<sup>th</sup> St. – HVAC unit replacement

HDC2026-009 – 908 Rock St. – repair and paint wood trim

IX. Adjournment



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LITTLE ROCK HISTORIC DISTRICT COMMISSION  
**MINUTE RECORD**

Thursday, April 2, 2026, 4:00 p.m.

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

I. Roll Call

Members Present:

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

Staff Present:

Sarah Spakes  
Hannah Ratzlaff  
Raeanne Gardner

II. Finding a Quorum

A quorum was present being five (5) in number. Scott Green and Christina Aleman entered the meeting at the start of the public hearing for HDC2026-002, bringing the quorum to seven (7) in number.

III. Citizen Communication

No citizen chose to speak at this time.

IV. Minutes

March 5, 2026 Minutes

The minutes were presented to the Commission. Commissioner Fennell made a motion to approve the minutes as submitted. Commissioner Waters seconded. The minutes were approved by voice vote as submitted.

V. National Register Nominations

None

VI. Deferred Certificates of Appropriateness

None

VII. New Certificates of Appropriateness

1. HDC2026-002

Apartments at Gracie Mansion,  
LLC/Patricia Blick, Downtown Dwellings  
(agent)  
503 E. 6<sup>th</sup> Street  
Paint brick masonry

ITEM NO.: 1

FILE NO.: HDC2026-002

NAME: Apartments at Gracie Mansion - Certificate of Appropriateness

LOCATION: 503 E. 6<sup>th</sup> Street

OWNER/AUTHORIZED AGENT:

Apartments at Gracie Mansion, LLC  
1101 Cumberland Street  
Little Rock, AR

Patricia Blick, Downtown Dwellings  
1101 Cumberland Street  
Little Rock, AR

O'Gary Construction Group  
7234 Cock of the Walk Lane  
North Little Rock, AR



*Figure 1: 503 E. 6th St., facing south, Absalom Fowler House on left.*



*Figure 2: 503 E. 6th St., facing southeast.*

AREA: 2.65 acres

NUMBER OF LOTS: 1

WARD: 1

HISTORIC DISTRICT: MacArthur Park Historic District

HISTORIC STATUS: Non-Contributing (subject buildings), Listed (Absalom Fowler House, on site)

CURRENT ZONING: R4A – Low Density Residential

A. PROPOSAL/REQUEST/APPLICANT’S STATEMENT:

The application proposes to paint the unpainted brick masonry on six (6) non-contributing apartment buildings on site surrounding the Absalom Fowler House (Listed 1973).

B. BACKGROUND

*Location*

The subject property is located at 503 E. 6<sup>th</sup> Street. The property’s legal description is “Lots 7, 8, and 9 and South 40 feet of Lot 10, Block 151 of the Original City of Little Rock, Pulaski County, Arkansas” and “Lots 1 and 2, Fowler Square Amended, Little Rock, Pulaski County, Arkansas.”

*Context*

The subject property is the site of the Apartments at Gracie Mansion, a set of six, two-story frame construction structures built on continuous cast concrete foundations and constructed as multi-family residences surrounding the Absalom Fowler House (“Gracie Mansion”). Built in 1977, the structures are considered new construction and are non-contributing to the MacArthur Park Historic District. The most recent

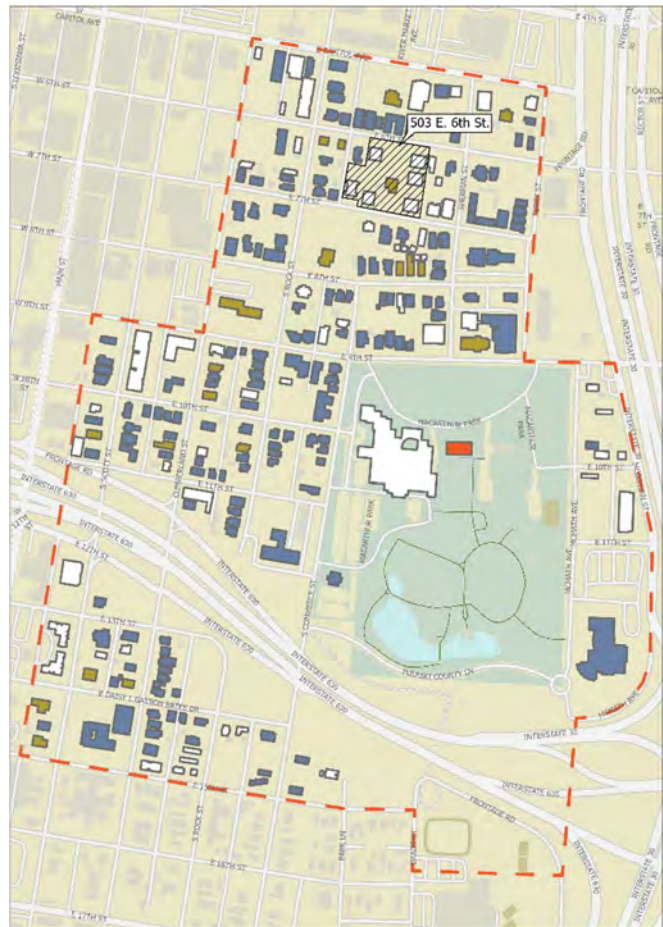


Figure 3: 503 E. 6th Street., located in MacArthur Park Historic District.

Arkansas Architectural Resource Form (PU2804, 2007) is provided as Attachment A. The subject structures are located on the same parcel as the Absalom Fowler House, a two-

story brick structure constructed as a residence for Mr. Fowler. Built in 1840 in the Greek Revival style, the Absalom Fowler House is individually listed on the National Register of Historic Places. The National Register Nomination form (PU3142, 2007) is provided as Attachment B.

*Development History*

The subject structures were built in 1977 using red brick veneer cladding and feature low pitch roofs, 6-over-6 windows, brick quoins, and shutters. In 1976, the Fowler House was converted for office use through a Conditional Use Permit, and the construction of apartment units was allowable by-right as the property was then zoned as High Density Residential. Since 1840, the Absalom Fowler House has sat on this lot, with several accessory buildings. One accessory structure, formerly the kitchen and servants' quarters, shown on the 1897 Sanborn Map still stands. Many of the other accessory buildings were demolished between 1960 and 1970.

**Sanborn Maps and Aerials**

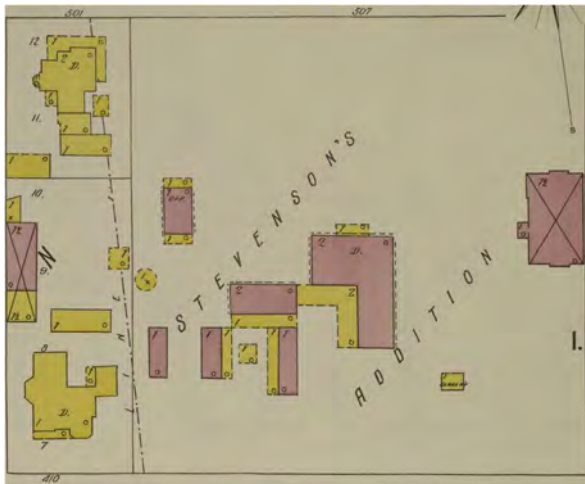


Figure 4: 503 (formerly 507) E. 6th St., Sanborn Maps, 1897, Volume 1, Sheet 9.



Figure 5: 503 E. 6th St., Sanborn Maps, 1913, Volume 2, Sheet 176.

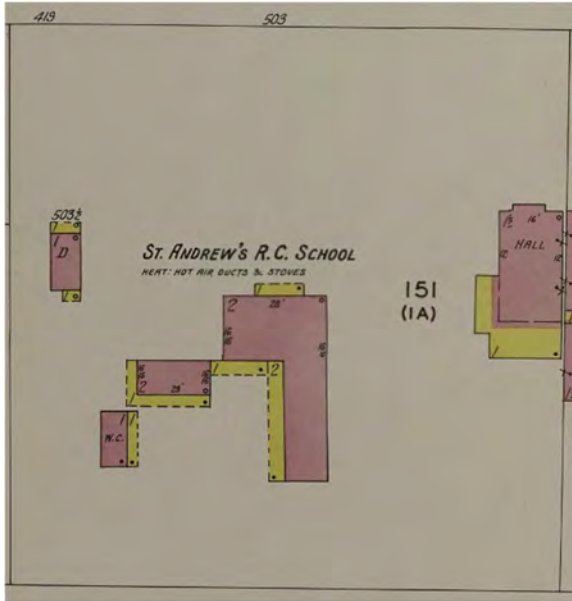


Figure 6: 503 E. 6th St., Sanborn Maps, 1939, Volume 1, Sheet 64.



Figure 7: 503 E. 6th St., Aerial View, 1960.



Figure 8: 503 E. 6th St., Aerial View, 1970.



Figure 9: 503 E. 6th St., Aerial View, 1998.

**Historical Photographs**



*Figure 10: 503 E. 6th St., photo courtesy of Arkansas Architectural Resources Form, 2007.*



*Figure 11: 503 E. 6th St., photo courtesy of Arkansas Architectural Resources Form, 2007.*



*Figure 12: 503 E. 6th St., photo courtesy of Arkansas Architectural Resources Form, 2007.*



*Figure 13: 503 E. 6th St., drawing from zoning case file Z-3052.*

***Previous Action***

On October 31, 2011, the Board of Adjustments approved a variance (Z-3052-A) for the construction of a 6-foot-tall steel picket fence.

On October 10, 2011, a COA (HDC2011-029) was issued to HMF, LLC to construct a 6-foot-tall steel picket fence with gates, to add signage, AC unit screens, removing shutters from the Fowler House and storing them, and masonry repair.

On April 1, 2011, a COC (HDC2011-010 and HDC2011-011) was issued to Fowler Square Apartments for a temporary chain link construction fence.

On December 19, 2008, a COC (HDC2008-036) was issued to Fowler Square Apartments to repair trim boards on apartment buildings.

On December 2, 1997, a COC (HDC1997-016) was issued to Fowler Square Apartments for maintenance and repainting.

On June 6, 1995, a COA (HDC1995-004) was issued to Barnes, Quinn, Flake, & Anderson for a roof repair for all 8 structures on the lot, both contributing and non-contributing.

On August 16, 1976, the Board of Adjustments issued a Conditional Use Permit (Z-3052) to allow for the property to be used as professional offices, to decrease the off-street parking spaces provided, and to waive the yard setback for the new apartment buildings.

No previous actions were found on this site.

C. EXISTING CONDITIONS:

See application packet (Attachment C). The application packet includes a cover letter, the application, site photos, a notarized authorization of representation, and a paint sample sheet.

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:

*Painting Non-historic Brick Masonry*

The application proposes to paint the brick masonry of the six (6) non-contributing apartment buildings. Sherwin-Williams's Greek Villa (SW 7551) is the proposed color, which is an off-white.

Staff finds the proposal to paint the unpainted brick masonry of the 1977 non-contributing structures to be consistent with the Design Guidelines, specifically Guidelines 3.9 and 3.32., and inconsistent with the Secretary of Interior Standards for Rehabilitation, specifically Standard 9. Guidelines 3.9 and 3.32 state that paint and coatings should not be applied to historic masonry that was not originally painted or coated. The applicant proposes to only paint the non-historic brick masonry associated with the non-contributing apartment buildings.

SOI Standard 9 states, “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.” Currently, the Fowler House is the visual focal point of the site. Staff is concerned that the proposed paint color (SW 7551) is not differentiated enough from the traditional off-white of the Absalom Fowler House and that the impact of a large parcel of clustered off-white buildings interrupts the rhythm of the area of influence which includes historic and traditional building materials and textures.

To make the proposal more consistent with the SOI Standards, Staff recommends that the approved paint color be complementary to and differentiated from the Fowler House. This would preserve the existing visual differentiation from the 1977 non-contributing buildings and the historic Fowler House.

F. STAFF RECOMMENDATION:

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

1. The paint color is conditioned to be complementary to and differentiated from the Fowler House, to be submitted to staff for final review and approval.

COMMISSION ACTION: \_\_\_\_\_ (April 2, 2026)

Staff presented the item to the commission. Commissioners Aleman and Green entered the record in attendance. Staff announced that the agent desired to bring into record an additional submittal document—a two-page letter responding to staff’s recommendation. Mrs. Patricia Blick, agent for the owners of the Apartments at Gracie Mansion, LLC, read the letter to the Commission.

There was discussion regarding the ability of the Commission to regulate paint color. Ms. Ratzlaff clarified the Commission has the authority to regulate paint color per A.C.A §§ 14-172-208 and Sec. 23-115 of the Little Rock Municipal Code, as applying paint to an unpainted material is considered an alteration. The Commission has chosen not to regulate color in the instances of repainting, which is considered in the MacArthur Park Local Ordinance Historic District to be ordinary maintenance. Where the painting of unpainted non-historic masonry may negatively impact the historic site, the Commission may allow the application of paint in its best judgement and place conditions on the color

to reduce negative impact to the affected historic site. Ms. Ratzlaff asserted that in this specific case, the sites requesting to be painted are sited surrounding the Absalom Fowler House (Listed 1973). The Fowler House was built in 1840 in the Greek Revival style and is painted off-white. As the historic site would be less differentiated if the six surrounding buildings were painted a similar color, taking the site further from conformance with the intent of the Design Guidelines, the staff recommendation presents a compromise to allow painting of the non-historic sites by a condition that mitigates impact.

Ms. Ratzlaff clarified that this case was not similar to the recent approval to paint unpainted non-historic brick at 718 and 720 E. 10<sup>th</sup> Street as these sites are not sited on the same parcel as, and surround, a significant historic site. There was continued discussion regarding this. Commissioner DeGraff asked Mrs. Blick if they were experiencing occupancy issues due to the brick being unpainted. Mrs. Blick said that they've only owned the property since December, there is a total of 75 units, and at that time there were about a dozen vacant units. There was a lot of deferred maintenance and the work to address that was recently administratively approved. Mrs. Blick said occupancy was not an issue right now but they think it could be better and tenants seem to care more about improvements to the interior space. There was additional discussion.

Commissioner Fennell asked Mrs. Blick if they were not going to entertain the compromise provided in the staff recommendation. Mrs. Blick said they were amenable to the compromise but disagreed with the implementation of the regulations.

Commissioner Fennell made a motion to approve the application with staff recommendations. Commissioner Green seconded the motion. The motion passed with a vote of 4 ayes (DeGraff, Fennell, Green, Waters) and 3 noes (Aleman, Jones, Thomas-Holladay).

VIII. Other Matters

1. CLG Grant Updates

Ms. Spakes updated the Commission on the 2025-2026 CLG Grant. Clifton Historic Services, the consultant, is finished with survey drafting and is now digitizing the surveys and drafting the survey report. Ms. Spakes updated the Commission on the 2026-2027 CLG Grant. The grant is being reviewed by the City Attorney's Office as a contract, and they should be returning that to staff in 30-60 days. Ms. Spakes updated the Commission that staff is currently working to register for FORUM 2026 attendance.

2. 2009 Historic Preservation Plan Assessment

Ms. Spakes outlined the Assessment to the Commission. Staff highlighted recommendations that were successful and were not accomplished, explanations for success and lack of accomplishment, and the graphs. Staff answered questions and requests from commissioners

3. Social Media Feature

Ms. Spakes reminded the Commission that since the social media presence has picked up and since more visibility for the Commission's work is part of the 2009 plan, she requests short biographies and headshots from the commissioners to be featured on social media. She will be sending the commissioners the information she requests via email.

4. Certificates of Compliance

HDC2026-003 – 503 E. 6th St. – stair replacement and wood trim repair

IX. Adjournment

There being no further business for the commission, the meeting was adjourned at 4:58 p.m.

April 2, 2026

Historic District Commission

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Chair

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Date

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Secretary

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Date

June 4, 2026

ITEM NO.: 1

FILE NO.: HDC2026-010

NAME: House at 908 S. Rock Street - Certificate of Appropriateness

LOCATION: 908 S. Rock Street

OWNER/AUTHORIZED AGENT:

Harwell, LLC  
4760 Brandywine Cove  
Sherwood, AR 72120

Everett Harwell and Neal Harwell  
4760 Brandywine Cove  
Sherwood, AR 72120



*Figure 1. House at 908 Rock Street.*

AREA: 0.15 acres

NUMBER OF LOTS: 1

WARD: 1

HISTORIC DISTRICT: MacArthur Park Historic District

HISTORIC STATUS: Contributing

CURRENT ZONING: R4A – Low Density Residential

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

The application requests retroactive approval for the installation of a rear stoop, including shed roof, supports, and handrails on the existing rear porch. The new stoop is visible from the public right-of-way via the alley.

**B. BACKGROUND**

*Location*

The subject property is located at 908 S. Rock Street. The property’s legal description is “The South 47.85 feet Lot 10, Block 44, Original City of Little Rock, Pulaski County, Arkansas.”

*Context*

The subject property is the site of the House at 908 S. Rock Street, a single-story frame structure supported by a continuous brick foundation constructed as a residence circa 1880 in the Queen Anne style. The structure is Contributing to the MacArthur Park Historic District. The most recent Arkansas Architectural Resource From (PU2996, 2007) is provided as Attachment A.

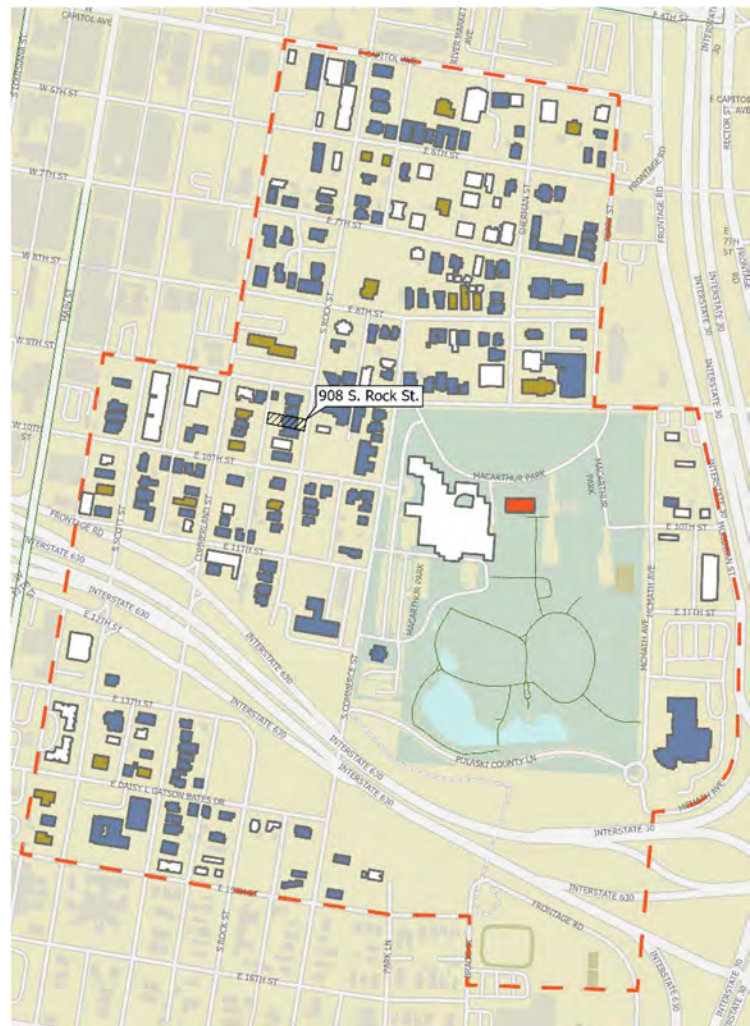


Figure 2: House at 908 S. Rock St., located in MacArthur Park Historic District.

*Development History*

The subject structure was built circa 1880 in the Queen Anne style using frame construction and weatherboard siding. The structure features a detailed half porch with a turret; front gable with arrowhead shingles; and tall, narrow windows. In 1897, it originally featured an open porch on the rear western elevation, and the site featured two rear accessory structures. By 1913, the rear porch was enclosed, the south elevation was squared off, the structure was elongated, and a small rear stoop was installed. By 1939, the rear stoop was removed, and an interior wall was demarcated.

By 1998, an enclosed rear porch was installed that features a non-historic paneled door, a transom covered by lattice over the door, and three short windows in wall with a single-pane 5-over-5 layout and decorative brackets. The enclosed porch is covered by a hipped roof. By 2007, a side porch with a shed roof was installed on the north elevation towards the rear. The siding on the front (east) elevation is wood, while the siding on the sides and rear is wood siding alternative. There is an accessory structure aligned with the north elevation of the primary structure.

**Sanborn Maps and Aerials**

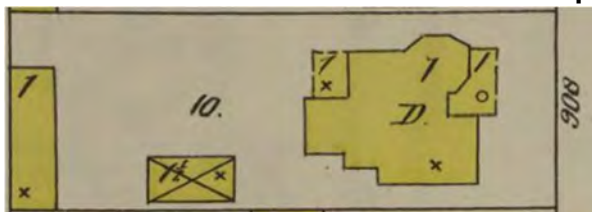


Figure 3: 908 S. Rock St., Sanborn Maps, 1897, Volume 2, Sheet 23.

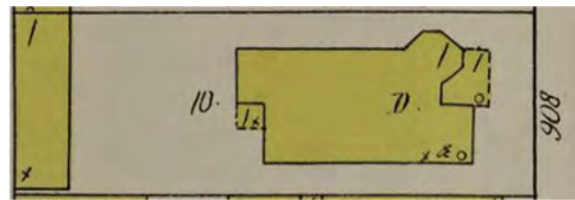


Figure 4: 908 S. Rock St., Sanborn Maps, 1913, Volume 2, Sheet 187.

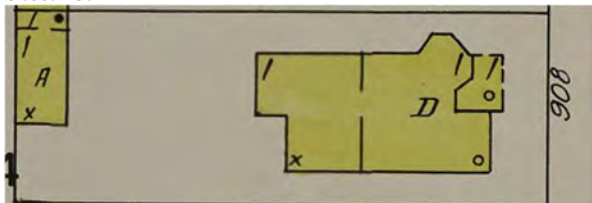


Figure 5: 908 S. Rock St., Sanborn Maps, 1939, Volume 1, Sheet 66.



Figure 6: 908 S. Rock St., Aerial View, 1960.



Figure 7: 908 S. Rock St., Aerial View, 1998.

### Historical Photographs



908 Rock

Figure 8: 908 S. Rock St., photo courtesy of the Quapaw Quarter Association, 1978.



Figure 9: 908 S. Rock St., photo courtesy of Arkansas Architectural Resources Form, 2007.



Figure 10: 908 S. Rock St., photo courtesy of Arkansas Architectural Resources Form, 2007.

### Previous Action

On April 13, 2026, a Stop Work Order was issued to Harwell, LLC/Everett Harwell for unpermitted rear porch roof, supports, and railing installation.

On June 6, 2025, a COC (HDC2025-013) was issued to Harwell, LLC/Everett Harwell for a roof and gutter replacement.

On March 20, 2000, a COC (HDC2000-005) was issued to Everett and Helles Harwell for a roof replacement.

On January 22, 1979, a CUP (Z-3304) was issued to Mary Penick Brandon for use as professional and theatrical offices.

C. EXISTING CONDITIONS:

See site photos (Attachment B) and application packet (Attachment C). The application packet includes the application packet, a cover letter, site survey, and site photographs.

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:

*Rear Stoop Installation*

The application requests approval for the installation of a stoop, including a shed roof, supports, and railings. The porch ceiling, roof decking, and fascia are wood. The roof is a shed roof, and it is covered by dark gray roll roofing. The porch supports are treated wood with simple details. The porch railings are wood with simple details, are 36 inches tall, and the spindles are 4 inches apart. The railings are installed along the north and west sides of the stoop. The porch floor is composite decking.

Staff finds the rear stoop installation to be mostly consistent with the Guidelines, specifically Guideline 3.4, Guideline 4.13, and Guideline 7.6. The use of wood for the porch ceiling, roof decking, and fascia aligns with the Guidelines. The materials and design of the supports and railings maintain appropriate proportions to the historic structure.

Due to the slope of the stoop roof, staff finds the use of roll roofing inconsistent with the Guidelines and recommends the use of architectural shingles similar to the main roof. Additionally, the new wood elements installed are unpainted. According to Guideline 3.4, exterior wooden architectural features shall be painted rather than stained or untreated. Staff recommends that the wood be painted to meet Guideline 3.4(2).

Staff finds the rear stoop installation to be mostly consistent with the Secretary of the 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. Architectural shingles shall be used on the rear stoop roof.
2. Wood elements shall be painted.

June 4, 2026

ITEM NO.: 1

FILE NO.: HDC2026-010

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# **Attachment A: Arkansas Architectural Resources Form**



**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: 908 Rock St, Little Rock, AR 72202

Legal Description of Property:  
LOT 10, BLOCK 44, City of Little Rock  
L3

Owner/Agent (Printed Name): Everett "Eddie" Harwell (Harwell, LLC)

Owner /Agent Street, City, State, & Zip: 4760 Brandywine Cove, Sherwood, AR 72120

Owner /Agent Phone Number: 501 398-4452

Owner /Agent Email: hharwell@sbcglobal.net

Name of Applicant as it will appear on all correspondence and in Staff report:  
Everett "Eddie" Harwell - Harwell, LLC

Brief Project Description:  
(Back Porch) Remove and replace rotten molding, fascia, gutter, and paint. Replace deteriorated boards and steps on porch and put 4 x 6 roof over porch.

Estimated Cost of Improvements: 2000

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

Signature of Owner or Agent: Everett Harwell

**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): \_\_\_\_\_



ARKANSAS ARCHITECTURAL RESOURCES FORM

ARKANSAS HISTORIC PRESERVATION PROGRAM

- 1. Resource Number: PU2996
2. Survey Number: 0222
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 908 South Rock Street
8. Alternate Name: N/A
9. Quad Map: 4110
10. Geographic Location: S 02 T 01N R 12W
11. UTM Coordinates: Z 15 E 566967 N 3844374
12. Town/Nearest Community: Little Rock
13. Street Address/Directions to Resource: 908 South Rock Street
14. Street Name: South Rock Street
15. Owner: ANGEL PROPERTIES LLC
16. Owner Address: 65 ROBINWOOD DRIVE Zip 72207
17. Owner Phone Number: (501) 225 - 3355
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:  0  0  1 \_\_\_\_\_  
(e.g. concrete walls, ponds, statuary)

24. Total Number of Ancillary Structures:  0  0  1 \_\_\_\_\_  
(e.g. outbuildings, etc.)

25. Style Influence: Primary:  09 Secondary:   Other: \_\_\_\_\_  
01-Plain/Traditional 04-Greek Revival 05-Italianate 09-Queen Anne/Eastlake 10-Classical Revival  
15-Craftsman 19-Art Moderne 24-English Revival 25-Colonial Revival 26-American Foursquare  
21-Standard Commercial 19<sup>th</sup> Century 22-Standard Commercial 20<sup>th</sup> Century 18-Art Deco 99-Other

26. Plan:  09 Other: \_\_\_\_\_  
01-One Room/single-pen 03-Double-pen 04-Dogtrot 05-Single Pile w/Central Hall  
07-Rectangular 08-Square 09-Irregular 11-T-shaped 12-L-shaped 99-Other

27. Height (Stories):  0  1 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  0  1 B  1  2 C   Other: \_\_\_\_\_  
01-Rear Shed 02-Rear L 03-Rear T 04-Side 05-Prow 08-Bay Projection 99-Other

30. Construction: A  0  6 B   Other: \_\_\_\_\_  
01-Log 06-Frame 07-Box 08-Brick 09-Stone 12-Reinforced Concrete 99-Other

31. Wall Material/Original: A  0  2 B   Other: \_\_\_\_\_

32. Wall Material/Present: A  0  9 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  0  7 B  0  1 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  0  7 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  0  2 B   Other: \_\_\_\_\_  
01-Wood 02-Composition Shingle 03-Metal 05-Tile 06-Tar Built-up 99-Other

36. Chimney Placement: A  0 B   C   D   Other: \_\_\_\_\_  
1-Exterior End 2-Interior End 3-Other Exterior 4-Interior Central 5-Other Interior 9-Other

37. Chimney Material: A  0 B   C   D   Other: \_\_\_\_\_  
1-Brick 4-Cut Stone 5-Field Stone 6-Metal 7-Other

38. Foundation Type: A  1 Other: \_\_\_\_\_  
1-Continuous 2-Piers 9-Other

39. Foundation Material: A  3 Other: \_\_\_\_\_  
1-Wood Block 2-Stone 3-Brick 4-Cast Concrete 5-Concrete Block 9-Other

40. Porch Type(s): A  07 B  C  Other: \_\_\_\_\_  
01-Full, Front 02-Three-quarter, Front 03-One-Bay, Central Front 05-Wrap-around  
06-Awning 07-One-Half, Front 08-Recessed, Front 09-Side 10-Full, Rear 99-Other

41. Porch Height (Stories): A  1 B  C  Other: \_\_\_\_\_  
1-One 2-One & One-Half 3-Two 4-Two & One-Half 9-Other

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

43. Porch Detail(s): A  02 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  01 /  01 B  /  C  /

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

47. Architectural Comments: This one story Queen Anne house has a central pyramid roof with cross gables and a corner tower. Typical details include shingled front gable, tall narrow windows and turned ornamental porch columns and roof support brackets

HISTORIC DATA:

48. Architect: UNKNOWN

49. Builder: UNKNOWN

50. Construction Date:  C C-circa D-date 1880 Other: \_\_\_\_\_

51. Historic Context: Unknown

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

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

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

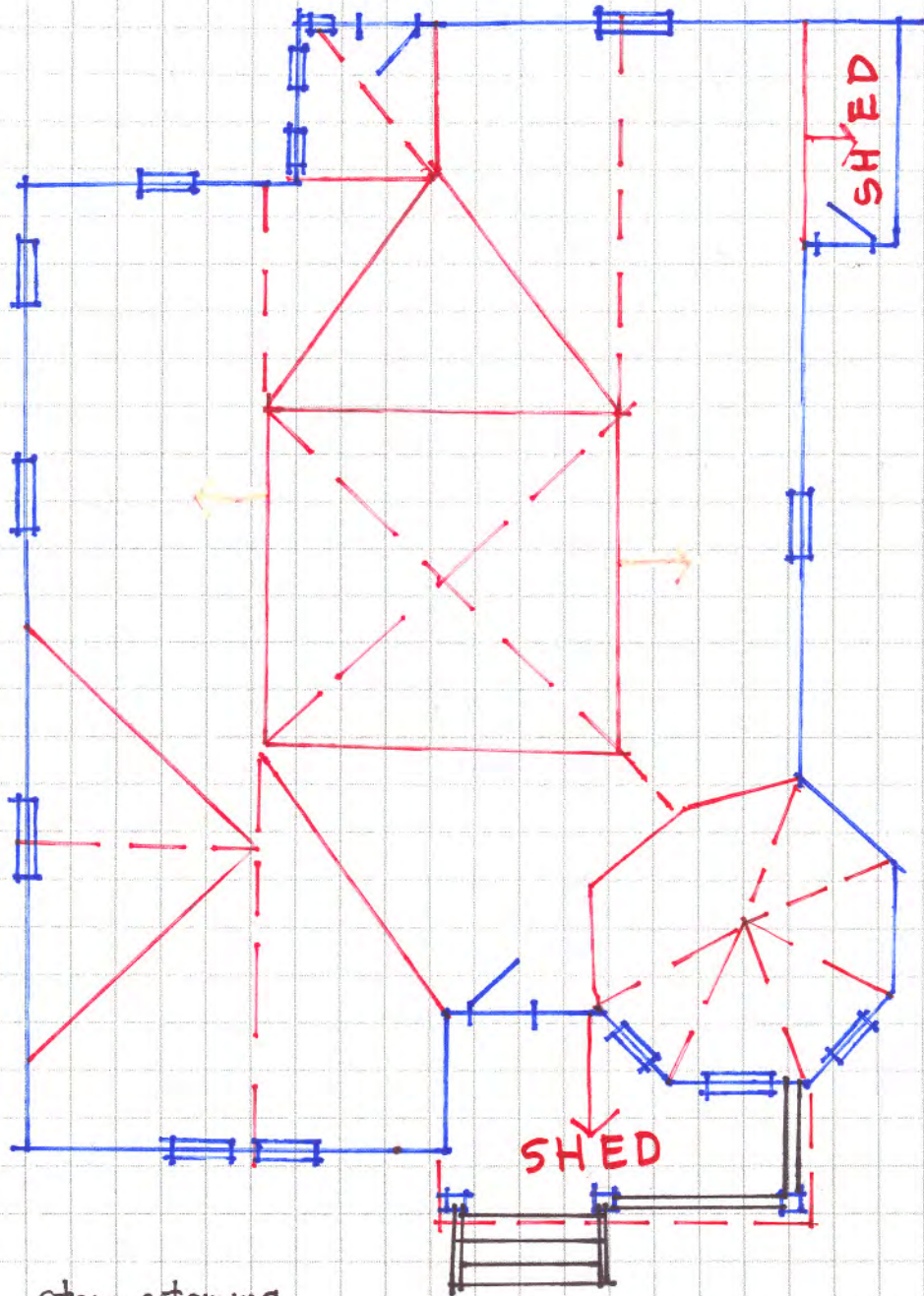
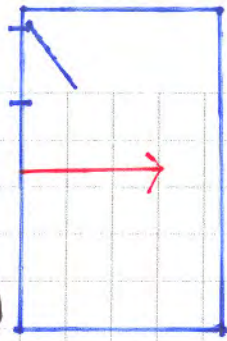
BELOW FOR AHPP USE ONLY

55. NR Eligibility:  0  
1-Eligible 2-Ineligible 3-Listed 4-De-listed 5-Arkansas Register 6-Eligible in a District

56. Destroyed: (Y or N)  Date:



(A)



stone retaining wall

SOUTH ROCK STREET



# ANCILLARY STRUCTURES FORM

ADC-CDC-2303

ARKANSAS  
HISTORIC  
PRESERVATION  
PROGRAM

1. Resource Number PW 29916  
 2. Survey Number 0222  
 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 07 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 17 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 10 Other \_\_\_\_\_  
 01-Gable    02-Gambrel    03-Hip    04-Pyramid    07-Flat    10-Shed    99-Other

11. Roof Material 02 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 2 Comments \_\_\_\_\_  
 1-Excellent    2-Good    3-Fair    4-Deteriorated    5-Ruin

17. Construction Date C 1980 Comments \_\_\_\_\_

18. Comments N \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



908 ROCK









June 4, 2026

ITEM NO.: 1

FILE NO.: HDC2026-010

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## **Attachment B: Site Photos**











June 4, 2026

ITEM NO.: 1

FILE NO.: HDC2026-010

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## **Attachment C: Application Packet**

April 17, 2026

Re: 908 Rock St. Little Rock, AR

Dear Department of Planning and Development (Little Rock),

This renovation project is needed in order to remove and replace rotten molding, fascia, and gutter, on the rear of home. Also, to replace deteriorated boards and step and put a 4x6 roof over porch to protect. Exterior painting needed as well.

Thank you for your assistance on this matter.

Everett "Eddie" Harwell

Harwell, LLC



## Materials List (Rear Porch)

2 – 8ft 4x4

1 – ½ OSB (4 ft by 4 ft)

6- 8ft 2x4

3- 10 ft 1x6

4 pieces of crown molding 16ft long

Glue back roll roofing – approx. 24ft.

Dear Little Rock Dept. Of Planning and Development.

This projects goal is to paint entirety of exterior of home (including fascia, soffit, trim, moldings), repair/replace rotten wood, and caulk as needed.

The house and trim colors of the house will remain the same as it is today (Tan with Cream colored trim, but will be adding a third color for accent (SW 0020 - Peacock Plume) onto the more decorative trim on the house, front door, and window frames in front of home to make it resemble the Queen Anne style of the 1800s when home was built.

The exterior of the home has been neglected for years, has water damage and needs repairs and cosmetic attention. The front porch is quite ornate and some wood needs repair and paint. Wooden steps and decking of front porch in need of repair and paint (gray color). Plan to paint the ceiling of front porch Sky Blue (era appropriate). Handrail from street and security door covering front door to be painted black.



Everett Harwell



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: 908 Rock St. Little Rock, AR 72202

Legal Description of Property (as shown on deed):  
Lot 10 Block 44 City of LR L3

Owner/Agent (Printed Name): Everett "Eddie" Harwell Harwell LLC

Owner /Agent Street, City, State, & Zip: 4760 Brandywine Cove, Sherwood, AR 72120

Owner /Agent Phone Number: 501-398-4452

Owner /Agent Email: hharwell@sbcglobal.net

Name of Applicant as it will appear on all correspondence and in Staff report:  
Everette Harwell - HarwellLLC

Brief Project Description:

Paint and repair exterior of home. Add third accent color. Caulk, repair, paint around windows and por

Estimated Cost of Improvements: \$7000

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

Conservation Easement Status: Is the subject property encumbered by a recorded conservation easement?  Yes  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  None

Signature of Owner or Agent: Everette Harwell *Everett Harwell*

**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 # \_\_\_\_\_

## Materials List

15 Gallons Base colored paint.

10 gallons trim colored paint.

5 gallons accent colored paint.

24 tubes of caulk.

Wood trim to replace rotten where needed.

Additional Info for COA

RE: 908 Rock

Little Rock, AR 72202

Please add to original COA regarding rear porch project.

**A handrail would be repaired and or added on two sides of the porch.**

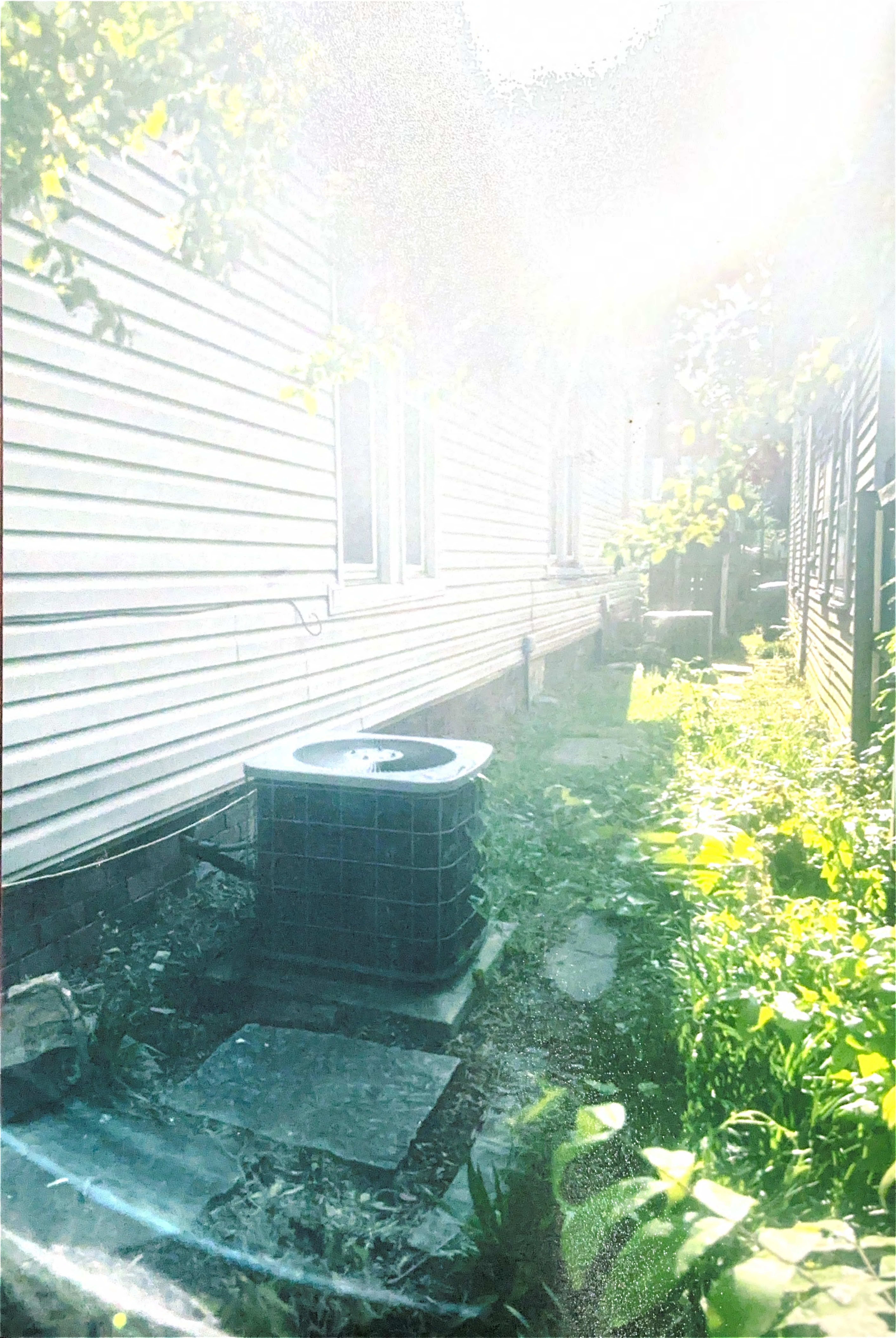
Thank You.

Eddie Harwell



SW 0020  
Peacock Plume  
Victorian







**FOR  
RENT**

















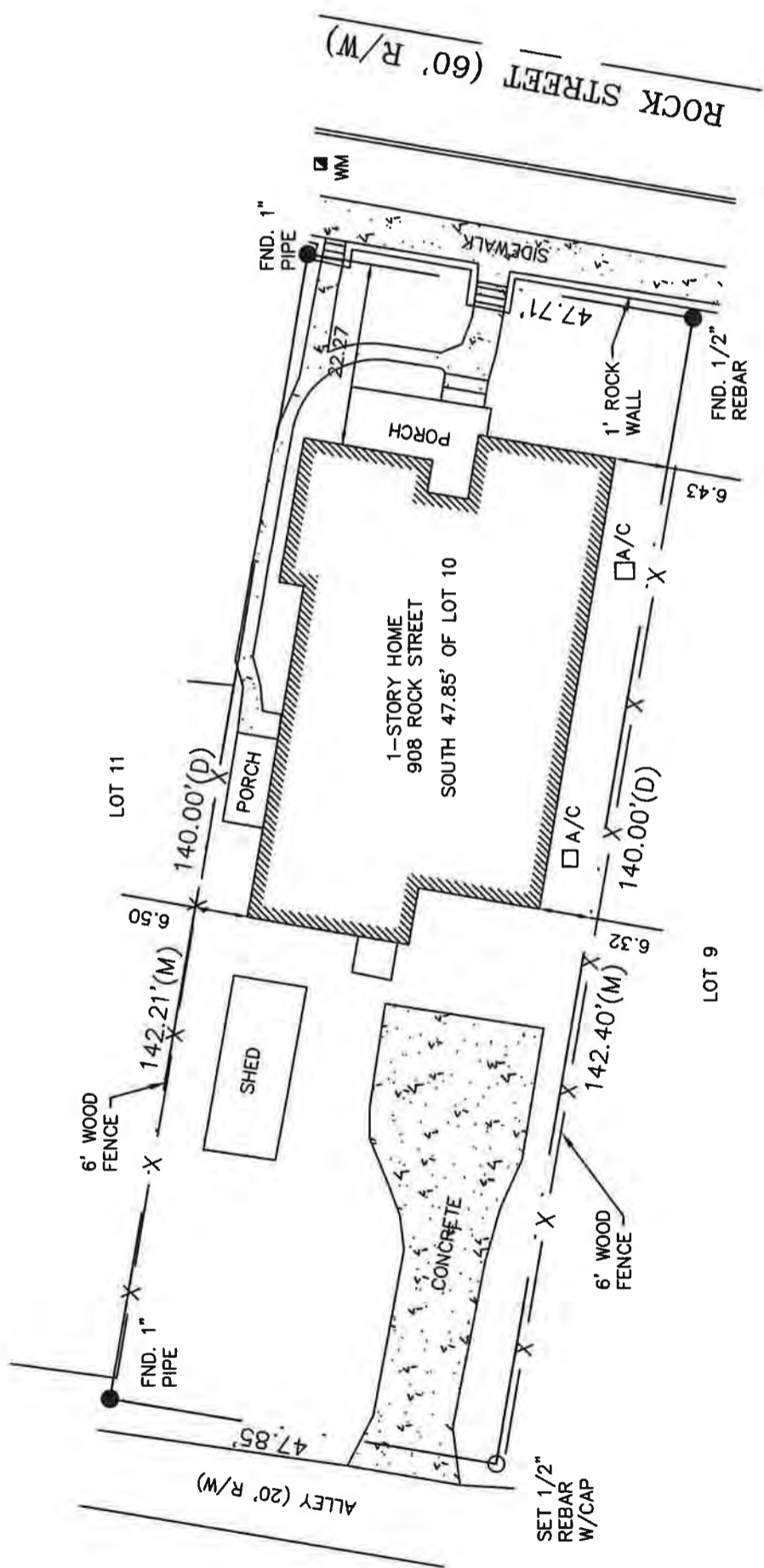












**PROPERTY DESCRIPTION**  
 The South 47.85 feet of Lot 10, Block 44, Original City of Little Rock,  
 Pulaski County, Arkansas.

Date	Notes	By

Designed	WAS
Checked	SDG
Drawn	WAS
Approved	WAS

**SMITH AND GOODSON**  
 PLLC  
 CIVIL ENGINEERING AND LAND SURVEYING  
 7509 CANTRELL ROAD, SUITE 227  
 LITTLE ROCK, ARKANSAS 72207  
 501-414-8498

**LOT SURVEY**

**FOR THE USE AND BENEFIT OF:**  
 Harwell, LLC  
 &  
 Everett Harwell

Job: 26-038
Scale: 1"=20'
Date: 4-17-2026
Sheet: 1-1



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

## CERTIFICATE OF COMPLIANCE

HDC2026-004

Property Owner/Agent: Maceo, LLC/Jeremiah Russell, Rogue Architects

Address of Property: 524 E. 6<sup>th</sup> Street

Project Description with Conditions listed:

### 1) **Repair Non-Contributing Accessory Structure**

#### a) Roofing

- i) Remove multiple layers of asphalt roofing and/or additional layers of roofing materials.
- ii) Repair decking with boards of same thickness, (plywood, chipboard, or 1x6 boards for decking.)
- iii) Drip edge may be installed. Paint exposed edge to match fascia.
- iv) Gutters may be removed and replaced if necessary for roof installation.
- v) Replace new rafters as needed.
- vi) Reroof with three-tab shingles.
- vii) See Sections 4.23—4.26 of the Design Guidelines for a full list of standards.

#### b) Wood Siding Repair

- i) Repair damaged siding where possible by patching deteriorated wood with wood putty, repair larger areas using wood epoxies, and repair significantly deteriorated areas by removing damage and fitting with a new piece of wood, i.e. a dutchman repair.
- ii) Siding Replacement
  - (1) Remove irreparably damaged siding pieces and replace with boards of same dimension, shape and profile.
  - (2) High grade cedar or cypress is recommended as replacement material for rot resistance.
  - (3) Caulk, prime, and paint. Back prime new boards by applying a coat of primer to the reverse side and edges.

#### c) Foundation

- i) Install new concrete footings in place.
- ii) Regrade soil away from foundation walls.

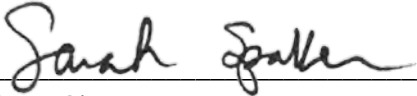
### 2) **Rear Porch Repair**

#### a) General

- i) Repair damaged pieces where possible by patching deteriorated wood with wood putty, repair larger areas using wood epoxies, and repair significantly deteriorated areas by removing damage and fitting with a new piece of wood, i.e. a dutchman repair. Avoid altering or damaging the contributing brick masonry primary structure.
- b) Porch Windows Replacement
  - i) Remove existing aluminum windows and replace with the same aluminum windows in dedicated window slots.
- c) Porch Doors Replacement
  - i) Remove existing doors and replace with Steves & Sons 36 in. x 80 in. 9-Lite Clear Glass White Primed Steel Prehung Front Doors in same location as previous doors.
- 3) **Repair Wood Stairs That Lead to Second Story**
  - a) Repair damaged wooden steps and rails where possible.
  - b) Replace steps with wooden steps of same size, location, number of steps, height of riser, length of tread, etc.
  - c) Replace handrails with new handrails with same design, location, materials, etc. as the updated steps from previous owner.
  - d) Caulk, prime, and paint. Back prime new wood by applying a coat of primer to the reverse side and edges.

**Zoning & Building Code**

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

  
 \_\_\_\_\_  
 Staff Signature

4/2/26  
 Issue Date

4/2/27  
 Expiration Date (Ord. No. 22,338)

**POSTING OF COC ON PROPERTY DURING PROJECT:** Pursuant to Little Rock, Ark. Ordinance No. 22,338, a Certificate of Compliance, or copy, shall be posted, available for inspection, and prominently displayed on the site of the work at the front of the property to be seen from the street until the completion of the project.

**COC EXPIRATIONS AND EXTENSIONS:** Pursuant to Little Rock, Ark. Ordinance No. 22,338, a Certificate of Compliance shall expire and be considered null and void on the expiration date noted above. If an extension is needed to complete work, please review terms of extension and expiration in Ord. No. 22,338 and contact Planning & Development staff at least one month prior to the expiration date.



DEPARTMENT OF PLANNING AND DEVELOPMENT

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## CERTIFICATE OF COMPLIANCE

HDC2026-005

Property Owner/Agent: Thomas DeGraff III

Address of Property: 1010 Scott Street

Project Description with Conditions listed:

### 1) Step Handrail

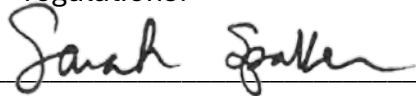
- a) Repair damaged pieces where possible by patching deteriorated wood with wood putty, repair larger areas using wood epoxies, and repair significantly deteriorated areas by removing damage and fitting with a new piece of wood, i.e. a dutchman repair.
- b) Avoid damaging historic materials.
- c) Wood shall be painted.

### 2) Painting

- a) Scrape areas as needed.
- b) Apply one coat of primer, and two coats of paint.
- c) Avoid non-breathable coatings that trap moisture.

### Zoning & Building Code

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



Staff Signature

05-04-2026

Issue Date

05-04-2027

Expiration Date (Ord. No. 22,338)

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Phone: (501) 371-4790 Fax:(501) 399-3435  
www.littlerock.gov

## CERTIFICATE OF COMPLIANCE

HDC2026-006

Property Owner/Agent: Danny Brickey

Address of Property: 1402 Commerce Street

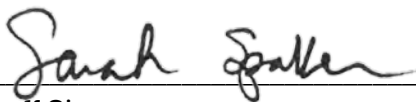
Project Description with Conditions listed:

**1) Fencing Repair/Replace.**

- a) Wood fence boards to be same size, material, profile, and shape as existing. New fence to be in location shown on the submitted site plan in Attachment A with same number and size of gates.
- b) Avoid altering or damaging the concrete retaining wall.
- c) Final approval is conditional on the issuance of a franchise permit from the Public Works Department.

**Zoning & Building Code**

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



Staff Signature

5/12/2026

Issue Date

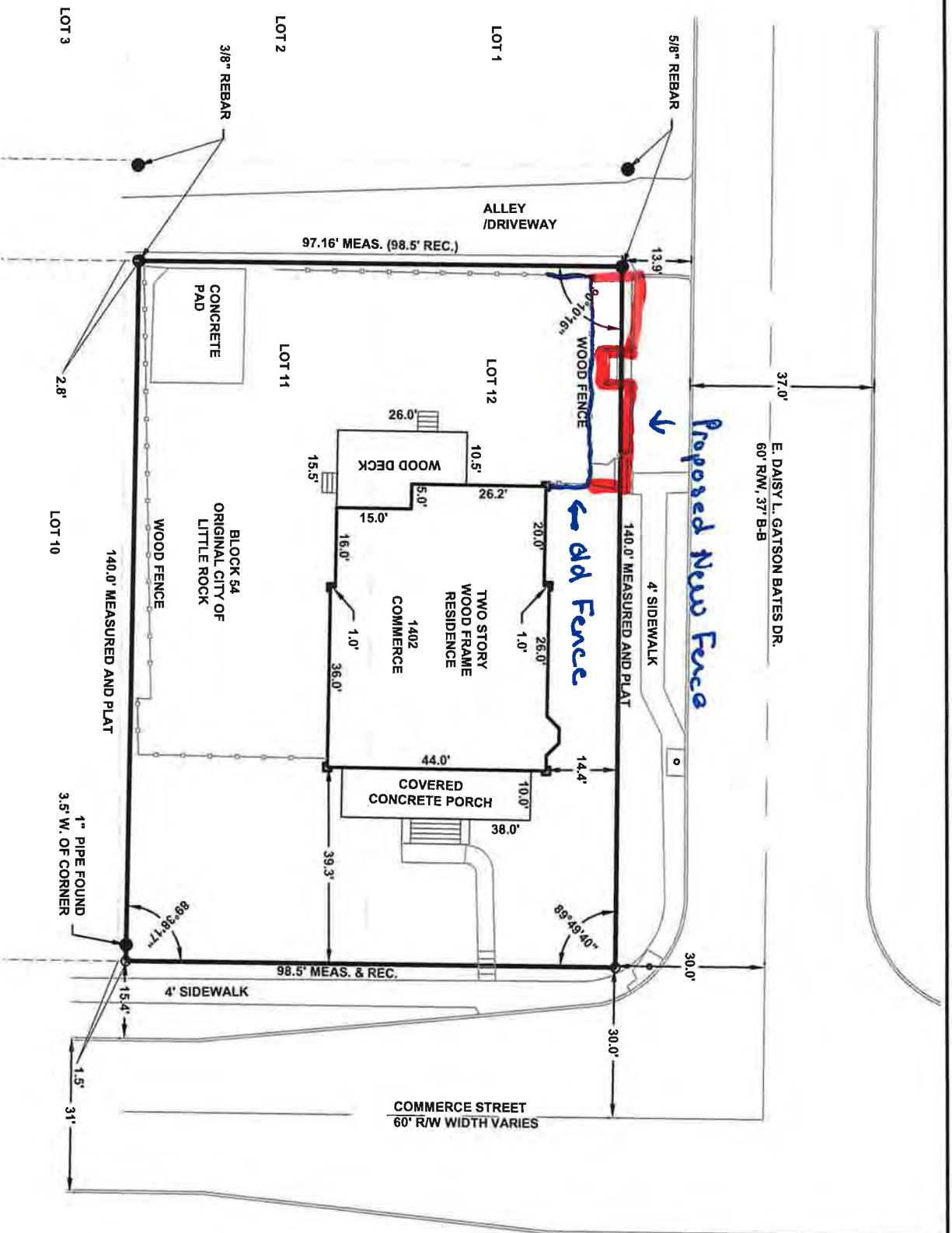
5/12/2027

Expiration Date (Ord. No. 22,338)

**POSTING OF COC ON PROPERTY DURING PROJECT:** Pursuant to Little Rock, Ark. Ordinance No. 22,338, a Certificate of Compliance, or copy, shall be posted, available for inspection, and prominently displayed on the site of the work at the front of the property to be seen from the street until the completion of the project.

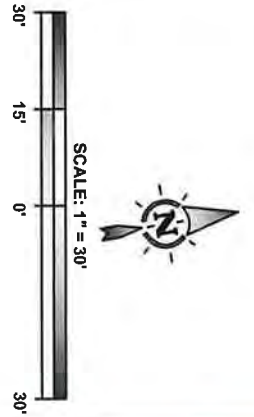
**COC EXPIRATIONS AND EXTENSIONS:** Pursuant to Little Rock, Ark. Ordinance No. 22,338, a Certificate of Compliance shall expire and be considered null and void on the expiration date noted above. If an extension is needed to complete work, please review terms of extension and expiration in Ord. No. 22,338 and contact Planning & Development staff at least one month prior to the expiration date.

# Attachment A



FOR USE AND BENEFIT OF:  
**DANNY AND JANNETTE BRICKEY**  
 PO BOX 358  
 LITTLE ROCK, AR 72203

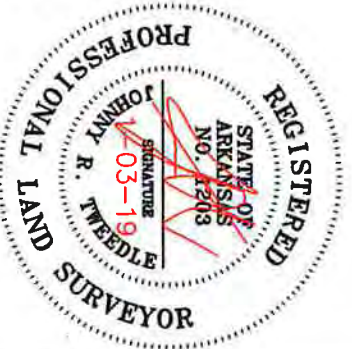
LEGAL DESCRIPTION  
 THE NORTH 48 1/2' OF LOT 11 AND ALL OF LOT 12,  
 BLOCK 54 OF THE ORIGINAL CITY OF LITTLE ROCK,  
 PULASKI COUNTY, ARKANSAS.



I hereby certify that the above described land has been surveyed by me or under my direction. The corners are marked as shown and are in accordance with existing monuments in the area. This certification is for the exclusive use and benefit of the parties shown hereon.

**CERTIFICATION**

*Johnny R. Tweedle*  
**JOHNNY R. TWEEDLE, RLS #1203**



**Harbor**  
 5800 Evergreen Drive  
 Little Rock, AR 72205  
 Ph (501) 663-8800  
 Fax (501) 588-0123  
 www.harborctv.com

**LOT SURVEY**

**DANNY AND JANNETTE BRICKEY**  
 P.O. BOX 358  
 LITTLE ROCK, AR

**PROPERTY ADDRESS**  
 1402 COMMERCE STREET  
 LITTLE ROCK, AR  
 72201

LEGEND	
○ (I.P.S.) SET 1/2" REBAR W/ CAP (R.L.S. 1203)	
● (I.P.F.) IRON PIN FOUND	
— — — — — PROPERTY LINE	
— — — — — PROPERTY LINE ADJ	
— — — — — ROW	
— — — — — BLDG SETBACK LINE	
— — — — — UTILITY EASEMENT	
⊕ WATER VALVE	
⊕ WATER METER	
⊕ SANITARY SEWER MH	
• DEGREES	
• MINUTES (FEET)	
• SECONDS (INCH)	
N NORTH	
S SOUTH	
E EAST	
W WEST	

Surveyed By:	Date:
JRT/DLF	1-2-19
Drawn By:	Date:
JRT/DLF	1-2-19
Checked By:	Scale:
JRT	NOTED
Project Number:	
CRET-19020	



DEPARTMENT OF PLANNING AND DEVELOPMENT

723 West Markham Street  
Little Rock, Arkansas 72201-1334  
Phone: (501) 371-4790 Fax:(501) 399-3435  
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## CERTIFICATE OF COMPLIANCE

HDC2026-007

Property Owner/Agent: John Bush IV & Constance Sarto

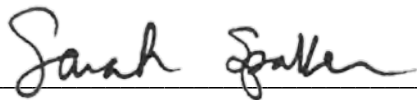
Address of Property: 301 E. 7<sup>th</sup> Street

Project Description with Conditions listed:

- 1) **Concrete Steps** at front of building by the porch
  - a) Repair concrete steps, footing, and side rails in same size, location, number of steps, height of riser, length of tread, profile, and appearance.
  - b) Broom finish on concrete treads is appropriate for safety. All other surfaces should be a smooth trowel finish to match existing.
  - c) Avoid damaging other historic features.

### Zoning & Building Code

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



Staff Signature

03/27/2026

Issue Date

03/27/2027

Expiration Date (Ord. No. 22,338)

**POSTING OF COC ON PROPERTY DURING PROJECT:** Pursuant to Little Rock, Ark. Ordinance No. 22,338, a Certificate of Compliance, or copy, shall be posted, available for inspection, and prominently displayed on the site of the work at the front of the property to be seen from the street until the completion of the project.

**COC EXPIRATIONS AND EXTENSIONS:** Pursuant to Little Rock, Ark. Ordinance No. 22,338, a Certificate of Compliance shall expire and be considered null and void on the expiration date noted above. If an extension is needed to complete work, please review terms of extension and expiration in Ord. No. 22,338 and contact Planning & Development staff at least one month prior to the expiration date.



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www.littlerock.gov

## CERTIFICATE OF COMPLIANCE

HDC2026-008

Property Owner/Agent: Melissa Woods

Address of Property: 523 E. 7<sup>th</sup> Street

Project Description with Conditions listed:

1) **Mechanical Units – Heating and Air units**

- a) General: Place mechanical equipment, including meters, panels, and HVAC units, in areas not visible from the public right of way using appropriate screening materials or plantings.
- b) Remove and replace existing mechanical units.
- c) Install HVAC mechanical unit where not readily visible from the street towards the rear of the building and away from the front façade, screen with existing fencing or shrubbery.
- d) Do not move any condenser units and supply/condensate lines.
- e) See Sections 9.23—9.24 of the Design Guidelines for a full list of standards.

**Zoning & Building Code**

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

A handwritten signature in black ink, appearing to read "Sarah Spiller", is written over a horizontal line.

Staff Signature

04/09/2026

Issue Date

04/09/2027

Expiration Date (Ord. No. 22,338)

**POSTING OF COC ON PROPERTY DURING PROJECT:** Pursuant to Little Rock, Ark. Ordinance No. 22,338, a Certificate of Compliance, or copy, shall be posted, available for inspection, and prominently displayed on the site of the work at the front of the property to be seen from the street until the completion of the project.

**COC EXPIRATIONS AND EXTENSIONS:** Pursuant to Little Rock, Ark. Ordinance No. 22,338, a Certificate of Compliance shall expire and be considered null and void on the expiration date noted above. If an extension is needed

*to complete work, please review terms of extension and expiration in Ord. No. 22,338 and contact Planning & Development staff at least one month prior to the expiration date.*



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

## CERTIFICATE OF COMPLIANCE

HDC2026-009

Property Owner/Agent: Harwell, LLC/Neal Harwell

Address of Property: 908 S. Rock Street

Project Description with Conditions listed:

### 1) Front Porch Repair

- a) General
  - i) Repair damaged wood pieces where possible by patching deteriorated wood with wood putty, repair larger areas using wood epoxies, and repair significantly deteriorated areas by removing damage and fitting with a new piece of wood, i.e. a dutchman repair.
- b) Porch Floor Repair
  - i) Repair porch flooring.
  - ii) Remove rotted flooring and replace with tongue and groove boards of same dimension, shape, and profile.
  - iii) Repair floor joist and replace any rotted or damaged porch support floor joists.
- c) Porch ceiling Repair
  - i) Remove damaged ceiling and replace with wood elements of same dimension, shape and profile.
  - ii) Caulk, prime, and paint.
- d) Porch Rafters Repair
  - i) Repair porch rafters as needed from below.
- e) Porch Support and Railing Repair
  - i) Repair porch supports, railing, and architectural details.
  - ii) Remove rotted elements and replace with wood elements of same dimension, shape, and profile.

### 2) Wood Siding and Trim Board Repair

- a) Trim Boards and Siding Repair
  - i) Repair damaged trim boards and siding where possible by patching deteriorated wood with wood putty, repair larger areas using wood epoxies, and repair significantly deteriorated areas by removing damage and fitting with a new piece of wood, i.e. a dutchman repair.
- b) Trim Boards and Siding Replacement

- i) Remove irreparably damaged trim boards and siding pieces and replace with boards of same dimension, shape and profile.
- ii) High grade cedar or cypress is recommended as replacement material for rot resistance.
- iii) Caulk, prime, and paint. Back prime new boards by applying a coat of primer to the reverse side and edges.
- c) Trim Boards around Windows
  - i) Repair damaged trim boards and siding where possible by patching deteriorated wood with wood putty, repair larger areas using wood epoxies, and repair significantly deteriorated areas by removing damage and fitting with a new piece of wood, i.e. a dutchman repair.
  - ii) Remove damaged trim boards and replace with boards of same dimension, shape and profile. Match details of existing windows.
  - iii) Caulk, prime, and paint. Back prime new boards by applying a coat of primer to the reverse side and edges.

### **3) Wood Soffit and Fascia Repair**

- a) General
  - i) Repair damaged pieces where possible by patching deteriorated wood with wood putty, repair larger areas using wood epoxies, and repair significantly deteriorated areas by removing damage and fitting with a new piece of wood, i.e. a dutchman repair.
- b) Remove damaged soffit and fascia pieces and replace with wood boards of same dimension, shape and profile.
- c) Caulk, prime, and paint. Back prime new boards by applying a coat of primer to the reverse side and edges.

### **4) Painting**

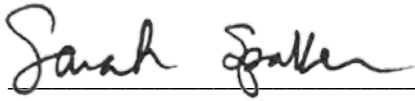
- a) Scrape areas as needed.
- b) Apply one coat of primer, and two coats of paint.
- c) Back prime new boards by applying a coat of primer to the reverse side and edges.
- d) Avoid non-breathable coatings which trap moisture.

### **5) Wood Windows**

- a) General: Retain historic windows and window features, including window components and surrounds, preserving their historic character and functionality. Repair rather than replace historic windows.
- b) Repair wood windows to an operating state, if originally operable.
  - i) Replace sashes only when more than one member of the sash is rotten.
  - ii) Clean, repair, reglaze and repaint sashes and jambs.
  - iii) Replace cord and weights where needed.
- c) Caulk, prime, and paint. Back prime new boards by applying a coat of primer to the reverse side and edges.
- d) See Sections 4.19—4.21 of the Design Guidelines for a full list of standards.

### **Zoning & Building Code**

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



Staff Signature

5/11/26

Issue Date

5/11/27

Expiration Date (Ord. No. 22,338)

**POSTING OF COC ON PROPERTY DURING PROJECT:** Pursuant to Little Rock, Ark. Ordinance No. 22,338, a Certificate of Compliance, or copy, shall be posted, available for inspection, and prominently displayed on the site of the work at the front of the property to be seen from the street until the completion of the project.

**COC EXPIRATIONS AND EXTENSIONS:** Pursuant to Little Rock, Ark. Ordinance No. 22,338, a Certificate of Compliance shall expire and be considered null and void on the expiration date noted above. If an extension is needed to complete work, please review terms of extension and expiration in Ord. No. 22,338 and contact Planning & Development staff at least one month prior to the expiration date.