

RESOLUTION NO. _____

A RESOLUTION TO APPROVE THE ISSUANCE OF THE EXTERIOR PERMIT FOR HISTORIC WINDOW REPLACEMENT AT 2400 WEST 13TH STREET, LITTLE ROCK, ARKANSAS DURING THE SIX (6)-MONTH MORATORIUM ON THE ISSUANCE OF DEMOLITION PERMITS AND EXTERIOR BUILDING PERMITS IN THE CENTRAL HIGH SCHOOL NEIGHBORHOOD HISTORIC DISTRICT OF LITTLE ROCK; AND FOR OTHER PURPOSES.

WHEREAS, the Little Rock Central High School and its surrounding neighborhood is of significant historical, cultural and aesthetic importance to the City of Little Rock (“City”); and,

WHEREAS, the Central High Neighborhood Historic District (“Central High District”) was listed in the National Register of Historic Places on August, 16, 1996; and,

WHEREAS, the Central High District has become an endangered historical resource suffering from demolitions, property neglect, and inappropriate alterations, with twenty-three (23) historically significant structures being lost through demolition since 2010, and the National Register designation of the Central High District is now in jeopardy; and,

WHEREAS, the City is working to establish a Local Ordinance District pursuant to the authority granted by the Historic Districts Act (Ark. Code Ann. §§ 14-172-201, et seq.) which has the same boundaries as the Central High School Neighborhood Historic District; and,

WHEREAS, the Board of Directors passed Resolution No. 15,736 (July 19, 2022) to declare a six (6)-month moratorium on the issuance of Demolition and Exterior Building Permits in the Central High School Neighborhood Historic District; and,

WHEREAS, Resolution No. 15,736 allows for an owner, authorized agent, or Contractor aggrieved by the moratorium to place their application on the regular agenda of the Little Rock City Board of Directors for permit review; and,

WHEREAS, the property located at 2400 West 13th Street, Little Rock, Arkansas, is a contributing historic resource to the Central High School Neighborhood Historic District; and,

WHEREAS, Windows USA, LLC (“Applicant”), has submitted an Exterior Building Permit application to remove sixteen (16) multi-pane wood casement windows original to the structure and replace with double hung, one-over-one vinyl windows; and,

WHEREAS, the structure is eligible for State Historic Rehabilitation Tax Credits and the repair of the sixteen (16) original wood windows would be a qualifying expense to retain the structure’s historic integrity with the opportunity to claim 25% of the expense as a tax credit; and,

1 **WHEREAS**, National Register Staff at the Arkansas Historic Preservation Program confirm these
2 window replacements would result in the delisting of the structure from the National Register of Historic
3 Places, and, for this reason, staff of the City’s Planning & Development Department and staff of the City’s
4 Historic District Commission recommend denial of the Exterior Building Permit application.

5 **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF NOW,**
6 **THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE**
7 **ROCK, ARKANSAS:**

8 **Section 1.** The City of Little Rock Planning & Development Department is authorized to issue an
9 Exterior Building Permit to Windows USA, LLC, for the removal of original historic features and
10 replacement with vinyl on a residential structure located at 2400 West 13th Street, Little Rock, Arkansas.

11 **Section 3. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or
12 word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or
13 adjudication shall not affect the remaining portions of the resolution which shall remain in full force and
14 effect as of the portion so declared or adjudged invalid or unconstitutional were not originally a part of the
15 resolution.

16 **Section 4. Repealer.** All laws, ordinances, resolutions, or parts of the same, that are inconsistent with
17 the provisions of this resolution, are hereby repealed to the extent of such inconsistency.

18 **ADOPTED: January 17, 2023**

19 **ATTEST:**

APPROVED:

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22 **Susan Langley, City Clerk**

_____ **Frank Scott, Jr., Mayor**

23 **APPROVED AS TO LEGAL FORM:**

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26 **Thomas M. Carpenter, City Attorney**

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