

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 15, 2022 AGENDA**

Subject:	Action Required:	Approved By:
<p>Approval of an Exterior Building Permit for new construction for 2324 West Daisy L. Gatson Bates Drive during the six (6)-month moratorium on the issuance of Demolition Permits and Exterior Building Permits within the Central High School Neighborhood Historic District.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Ordinance √ Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	A resolution to approve the exterior work necessary to restore the original porch configuration of 2324 West Daisy L. Gatson Bates Drive during the six (6)-month moratorium on the issuance of Demolition and Exterior Building Permits in the Central High School Neighborhood Historic District of Little Rock.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of Exterior Building Permit No. 202220350.
BACKGROUND	The Central High School Neighborhood District has become an endangered historical resource suffering from demolitions, property neglect and inappropriate alterations and is now in jeopardy of losing its national designation on the National Register of Historic Places. For this reason, pursuant to A.C.A. § 14-172-207, the Planning & Development Department, is in the process of proposing the creation of a Local Ordinance District to protect the historical assets of the Historic District.

**BACKGROUND
CONTINUED**

A six (6)-month moratorium on Demolition and Exterior Building Permits was passed by Resolution No. 15,736 (July 19, 2022) to protect the District from further degradation while the City considered the creation of a Local Ordinance District. The six (6)-month moratorium is set to expire on January 19, 2022.

The residential structure located at 2324 West Daisy L. Gatson Bates Drive was constructed circa 1905 as a single-family dwelling in the Folk Victorian/Colonial Revival architectural styles. Due to alterations occurring post-1960's, *i.e.*, the enclosure of the front porch and the addition of a carport which restructures the roofline, the structure is not a contributing resource to the Historic District. For this reason, the structure is not eligible for State and Federal Historic Rehabilitation Tax Credits and Grants. Historic Rehabilitation Tax Credits often make restoration projects financially feasible for homeowners and investors.

The removal of the enclosed porch and carport and the restoration of the previously lost porch elements—exterior wood siding, wood porch supports and exterior window—would restore the historic integrity of the structure and allow it to be a contributing structure on the National Register of Historic Places. Following this work, the structure will then be eligible for State and Federal Tax Credits. The owner plans to utilize tax credits to complete the full restoration of the structure. The completion of the full project will bring a long-term vacant structure into active use, provide two (2) additional residential units for rent in a Historic District, contribute to the revitalization of the neighborhood surrounding the Central High School National Historic Landmark, and strengthen the historic integrity of the existing Historic District.