

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 2, 2016 AGENDA**

<p>Subject:</p> <p>Selected demolition and stabilization of the Woodruff House</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">Ordinance √Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
<p>SYNOPSIS</p> <p>FISCAL IMPACT</p> <p>RECOMMENDATION</p> <p>CITIZEN PARTICIPATION</p> <p>BACKGROUND</p>	<p>Staff is requesting approval to enter into a contract with V.R. Smith & Sons, Inc., to perform selected demolition and stabilization work at the Woodruff House located at 1017 East 8th Street.</p> <p>The cost of the Selective Demolition and Stabilization is \$53,173.00. Funding will come from a grant from Arkansas Historic Preservation Program (AHPP) and match money from the City.</p> <p>Approval of the resolution.</p> <p>N/A</p> <p>The City of Little Rock purchased a historic preservation easement on the façade of the property described as the William E. Woodruff House located at 1017 East 8th Street in Little Rock on December 19, 2014, from the Quapaw Quarter Association (QQA). The Historic Preservation Easement requires that the property owner maintain the structural soundness of the building in order to protect the integrity of the exterior façade, and allows the City to correct a violation of the Building Maintenance Covenant upon thirty (30) days' notice to the property owner.</p>	

**BACKGROUND
CONTINUED**

Staff delivered notice to current property owner Quapaw Quarter Association that the integrity of the historic façade was at risk due to roof damage, masonry issues, and termite damage and that the owner was in violation of the easement’s maintenance covenant.

In May 2015, the City of Little Rock was awarded a grant of \$49,500 for work on the Woodruff House. Some of this money has already been spent on removing dead trees from the property that threatened the house and other money is slated to be used on termite control and repair. The Planning and Development Department, QQA and AHPP have discussed the grant and believe that this funding source and work to be done would satisfy the exterior easement requirements.