South Park Street Residential Properties and Daisy Bates House National Historic Landmark

CONDITION ASSESSMENT / TREATMENT RECOMMENDATIONS REPORTS

Little Rock Central High School National Historic Site
Little Rock, Arkansas

June 15, 2021

NATIONAL PARK SERVICE

Cover Photo: South Park Street, view looking east. (STRATA 2020)

Table of Contents

Introduction and Summary

Overview 1.1
Project Purpose and Report Organization 1.3
Setting and Study Area 1.3
Study Area Resources 1.5
Summary of Findings and Recommendations 1.5
Research and Investigation Methodology 1.15
Project Team Members 1.16
Acknowledgments 1.16

House 1 – 1411 South Park Street

Site and House Overview 2.1
- Significant Character-Defining Features
- Architectural and Structural Existing Conditions
- Mechanical, Electrical, Plumbing Existing Conditions
- Graphic Plan of the House

Maintenance, Repair, and Rehabilitation Recommendations 2.33
- Estimate of Probable Costs
- Plumbing Review and Proposal – Diamond State Plumbing

House 2 – 1415 South Park Street

House 2 Site and House Overview 3.1
- Significant Character-Defining Features
- Architectural and Structural Existing Conditions
- Mechanical, Electrical, Plumbing Existing Conditions
- Graphic Plan of the House

Maintenance, Repair, and Rehabilitation Recommendations 3.33
- Estimate of Probable Costs
- Plumbing Review and Proposal – Diamond State Plumbing

House 3 – 1417 South Park Street

Site and House Overview 4.1
- Significant Character-Defining Features
- Architectural and Structural Existing Conditions
- Mechanical, Electrical, Plumbing Existing Conditions
- Graphic Plan of the House

Maintenance, Repair, and Rehabilitation Recommendations 4.37
- Estimate of Probable Costs
- Plumbing Review and Proposal – Diamond State Plumbing

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House 5 – 1421 South Park Street

Site and House Overview 5.1
Significant Character-Defining Features
Architectural and Structural Existing Conditions
Mechanical, Electrical, Plumbing Existing Conditions
Graphic Plan of the House
Maintenance, Repair, and Rehabilitation Recommendations 5.35
Estimate of Probable Costs
Plumbing Review and Proposal – Diamond State Plumbing

House 6 – 1501 South Park Street

Site and House Overview 6.1
Significant Character-Defining Features
Architectural and Structural Existing Conditions
Mechanical, Electrical, Plumbing Existing Conditions
Graphic Plan of the House
Maintenance, Repair, and Rehabilitation Recommendations 6.31
Estimate of Probable Costs
Plumbing Review and Proposal – Diamond State Plumbing

House 7 – 1507 South Park Street

Site and House Overview 7.1
Significant Character-Defining Features
Architectural and Structural Existing Conditions
Mechanical, Electrical, Plumbing Existing Conditions
Graphic Plan of the House
Maintenance, Repair, and Rehabilitation Recommendations 7.41
Estimate of Probable Costs
Plumbing Review and Proposal – Diamond State Plumbing

Daisy Bates House

Daisy Bates House Site and House Overview 8.1
Significant Character-Defining Features
Architectural and Structural Existing Conditions
Mechanical, Electrical, Plumbing Existing Conditions
Maintenance, Repair, and Rehabilitation Recommendations 8.39
Estimate of Probable Costs
Plumbing Review and Proposal – Diamond State Plumbing

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View of South Park Street looking northeast. (STRATA 2020)

INTRODUCTION AND SUMMARY

Introduction and Summary

Overview

This study includes six historic South Park Street residential properties in the Central High School National Register District and the Daisy Bates House National Historic Landmark, located within the city of Little Rock, Arkansas. The residential properties are associated with the Civil Rights school desegregation events that took place at Little Rock Central High School from 1957 to 1960. Therefore, the period of significance is 1957-1960, which includes the lost year and the eventual reopening of the high schools within the Little Rock School District and the resumption of school. Throughout this study, it is abundantly clear that all of the property owners are passionate about the history of the neighborhood and their properties and desire to see their houses preserved for future generations.

The six South Park Street residential properties are single- and two-story wood-frame houses constructed between the late 19th-century and early 20th-century. The houses are located on South Park Street between West Daisy L. Gatson Bates Drive and West 16th Street, across the street from the front/main entrance to Little Rock Central High School. In 1957-1960, Little Rock High School was the epicenter of conflict as nine African American students (Little Rock Nine) attempted to attend Central High School and desegregate the school. Central High School was the first big test of the United States' determination to enforce African American Civil Rights and the desegregation of schools in defiance of southern backlash in the period following the Brown v Board of Education of Topeka decisions.

The six residential properties on South Park Street included in this study are privately owned and are located within the Little Rock Central High School National Historic Site boundary, which is operated by the National Park Service. Four of the six properties are contributing properties within the Central High School Neighborhood National Register Historic District. All of the properties are located within the City of Little Rock Central High School Design Overlay District.

The Daisy Bates House National Historic Landmark is located at 1207 West 28th Street in Little Rock, Arkansas. The single-story brick masonry ranch house was constructed in 1955. That year, L.C. and Daisy Bates purchased and moved into the newly built ranch home. As the state president of the NAACP and a Little Rock resident, Daisy Bates became the official mentor of the Little Rock Public Schools desegregation battle. In September 1957, her house became the de facto command post for the Central High School desegregation crisis in Little Rock. The Bates' house was also the meeting place for the Little Rock Nine on the morning of September 23, 1957, when they attempted to attend school at Central High School and two days later when they were escorted to school by federalized troops from the 101st Airborne and Arkansas National Guard. The Daisy Bates House was designated as a National Historic Landmark in 2001. It is currently a house museum owned by the Christian Ministerial Alliance and is operated by the Daisy Bates Museum Foundation, Inc.

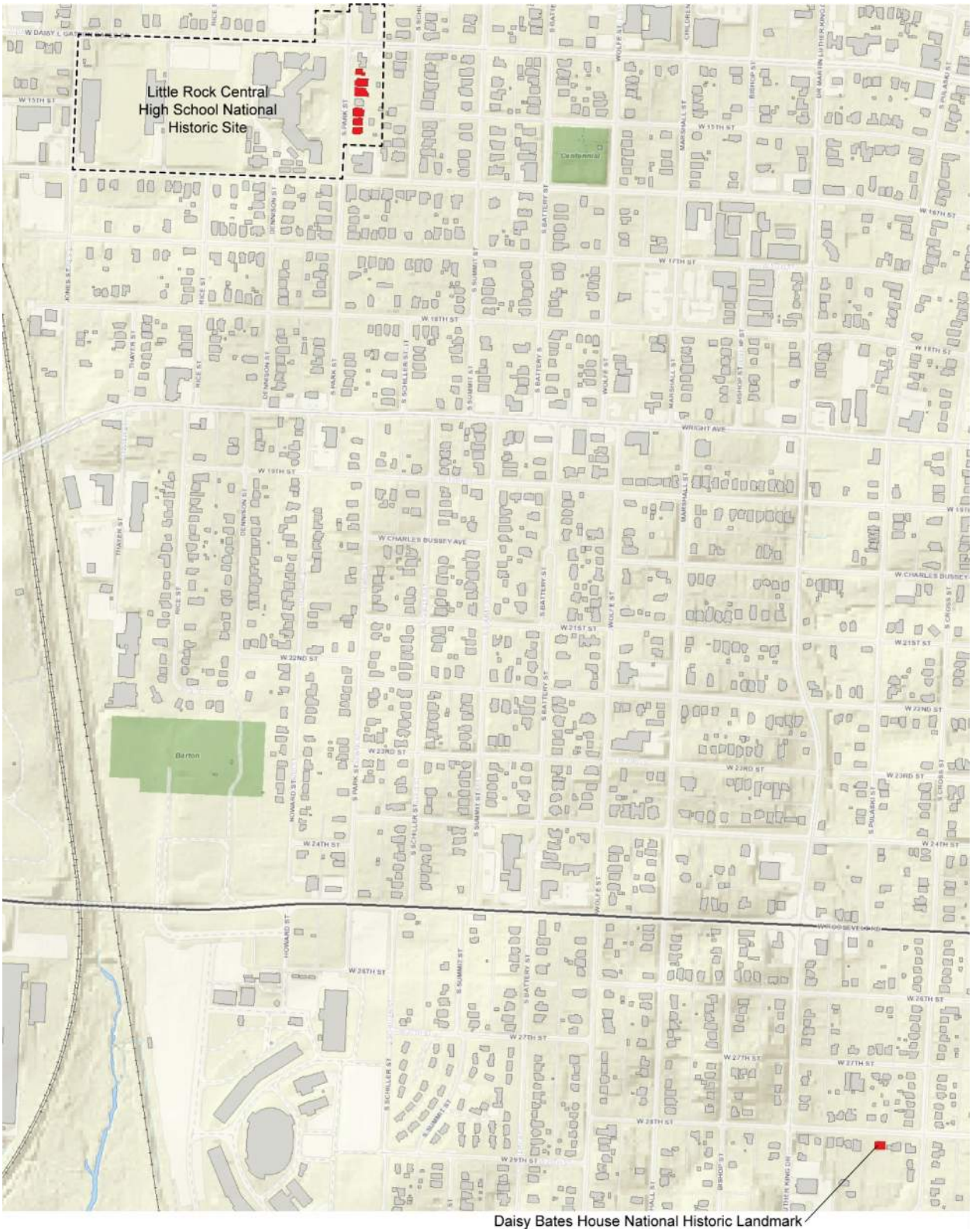

Figure 1.1. Map with the location of the six South Park Street Residential Properties and the Daisy Bates House National Historic Landmark highlighted in red. (Base map from the City of Little Rock)

Project Purpose and Report Organization

The purpose of this report is to document existing conditions and provide maintenance, repair, and rehabilitation guidance for six of the South Park Street residential properties and the Daisy Bates House National Historic Landmark.

Following this introduction and summary chapter, the report is organized into individual house sections by street address. Each section contains a summary of the known development and construction of the house, a list of character-defining historic features, documentation of the building and site existing conditions, a prioritized list of recommended maintenance, repair, and rehabilitation work for that property, and the estimated construction costs associated with the recommendations.

The assessment for each house focused on the yards, and the exterior envelope, which included the roof, drainage, cladding, windows, doors, and foundation. It also covered the assessment of the interior of each house, including the interior finishes, structure, mechanical, plumbing, and electrical systems. The assessment identified the areas of deterioration and deficiencies to create baseline documentation of the current conditions for each building. Recommended work was prioritized into Critical – Life Safety (Emergency) and Immediate, Serious - Short Term, and Minor - Long Term recommendations. All recommendations in the report have been developed to comply with the Secretary of the Interior's Standards for Rehabilitation.

Setting and Study Area

This study area included is six properties of the seven houses within the Little Rock Central High School National Historic Site and one property located approximately 1.7 miles south of Central High School. Both study areas are located in residential neighborhoods about one mile from the Arkansas State Capitol and two miles from the Little Rock City Hall. The residential neighborhoods are laid out in grid street patterns with lot sizes approximately 50-feet by 140-feet.

Little Rock Central High School National Historic Site is located in Little Rock in Pulaski County, Arkansas. The boundaries of the historic site are West Daisy L. Gatson Bates Drive on the north, mid-block between South Park and South Schiller Streets on the east, West 16th Street on the south, and Jones Street on the west. The historic site contains two properties north of West Daisy L. Gatson Bates Drive on South Park Street and one property south of West 16th Street on South Park Street. The core of the 27-acre site is Little Rock Central High School, including the student union building, gymnasium, library, and stadium. Across South Park Street from the main entrance to Little Rock Central High School are seven residential properties that help communicate the early twentieth-century residential neighborhood character surrounding Central High School. This report includes the assessment of six of the seven residential properties on South Park Street.

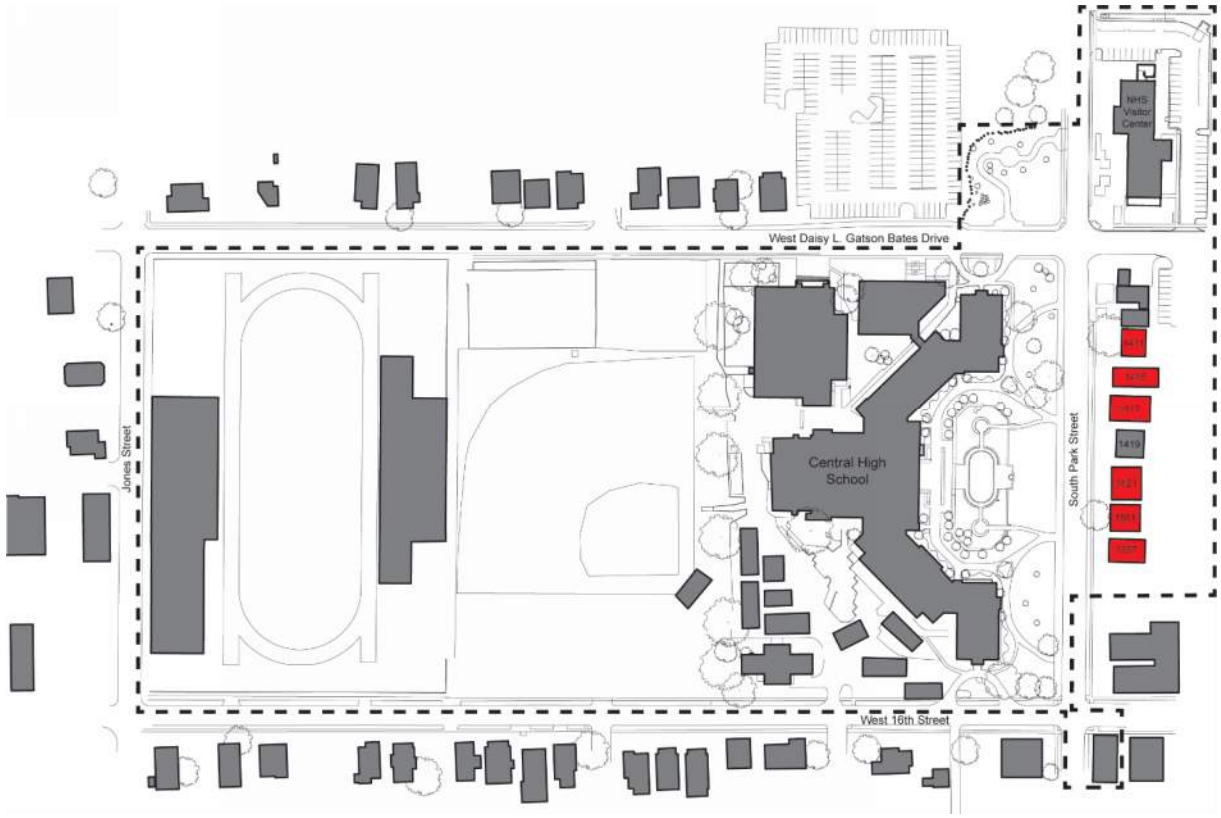

Figure 1.2 Little Rock Central High School National Historic Site Map. The six South Park Street Residential Properties included in the study area are highlighted in red. (STRATA 2021)

The seventh property in this assessment report is located at 1207 West 28th Street in Little Rock, Arkansas. Located on the south side of West 28th Street between Dr. Martin Luther King, Jr. Drive and South Cross Street, the Daisy Bates House National Historic Landmark sits within a residential neighborhood and is approximately 1.7 miles from Little Rock Central High School.

Figure 1.3 Daisy Bates House National Historic Landmark location map. The Daisy Bates House is highlighted in red. (STRATA 2021)

Study Area Resources

This report includes information about seven historic resources, which are described collectively here as the study area (Figure 1.4). Six of the seven historic resources are the South Park Street houses (1411, 1415. 1417, 1421, 1501, and 1507) and are located in the Little Rock Central High School National Historic Site. The seventh resource, the Daisy Bates House, is located south of the Little Rock Central High School National Historic Site and outside its boundary.

Report House Number	Address	Estimated Construction Date	Located in the Little Rock Central High School National Historic Site Boundary	Contributing within the Central High School National Register Historic District
1	1411 South Park Street	ca. 1890s - 1913	Yes	No
2	1415 South Park Street	ca. 1890s - 1930	Yes	Yes
3	1417 South Park Street	ca. 1890s	Yes	Yes
4	1417 South Park Street - City-Owned and Not Included in the Study		Yes	Yes
5	1421 South Park Street	ca. 1911	Yes	Yes
6	1501 South Park Street	ca. 1913 - 1930	Yes	No
7	1507 South Park Street	ca. 1890s	Yes	No
Daisy Bates House	1207 West 28th Street	1955	No	N/A

Figure 1.4 Resources of the Study Group. (STRATA 2021)

Summary of Findings and Recommendations

Rehabilitation is the historic treatment approach for the recommended immediate, short term, and long term maintenance, repairs, and rehabilitation for the houses included in this study. Rehabilitation best fits the requirements identified by NPS park staff, building owners, and the project team. This approach allows for maintenance, repairs, life safety upgrades, accessibility modifications, and continued historical interpretation of the houses while *preserving* the character-defining features of the buildings and landscape.

A list of recommended maintenance, repairs, and potential longer-term rehabilitation efforts is included with each house. Costs associated with these repairs were provided. These lists of

repairs may seem overwhelming at first glance, but many homeowners face similar issues when reinvesting in older properties. The homeowner may prioritize this information and perform the repairs over time, considering their needs, importance, and accounting for life safety issues.

These reports may be useful in providing detailed information that can be used in applications for grants or financial assistance and other types of repair programs. Funding for select repairs and maintenance may be available from local and regional sources. These sources change or are updated on a frequent basis. A preliminary list of potential grants and other funding sources, as well as contacts, was provided to the staff at Little Rock Central High School National Historic Site. Please contact the Park for this information, which will need to be regularly updated.

Prior to beginning work, homeowners should consult the City's requirement for the Central High Neighborhood Design Overlay District that is required for all houses along Park Street.[1] The purpose of the Design Overlay is to create a vital atmosphere for businesses and residents through protecting historical architectural integrity and sense of place. The Design Overlay encourages historic rehabilitation of existing structures and fosters infill development to be fully compatible with existing, historic building stock. Buildings, parking areas, signage, landscaping, and street furnishings should all be designed to complement and support pedestrian use both day and evening. The guidelines and strategies are in place to protect the district from the negative impact of poorly planned or incompatible projects. Incompatible development has the potential to diminish the attributes that will attract people to the district.

The zoning overlay requires that exterior alterations or improvements to a structure valued at over $1,000 should be reviewed by the city's Department of Planning and Development to determine whether the total of proposed improvements are likely to exceed fifty percent of the value of the structure and thus trigger compliance with design guidelines in this regulation. Routine repairs, maintenance, and interior alterations are not subject to these regulations. The regulations are intended to guide homeowners to make repairs that are compatible with the historic character of their homes to better reflect their original appearance.

South Park Street is unique, and houses along this 1400-1500 block across from Central High School should be evaluated by their exterior appearance during the desegregation events from 1957-1960, when these houses provided the backdrop to the events and were part of the overall scene for the protests.

Houses that are contributing to the Central High School National Register Historic District may be eligible for federal and/or state historic rehabilitation tax credits. The Arkansas State Historic Preservation Office (SHPO) administers the state tax credit program as well as the federal tax credit program in partnership with the Technical Preservation Services branch of the National

[1] Refer to the City's Zoning Regulations, Division 14. https://library.municode.com/ar/little_rock/codes/code_of_ordinances?nodeId=COOR_CH36ZO_ARTVDIRE_DIV14DEOVDIENHINEDEOVDI, accessed March 11, 2021.

Park Service. The SHPO may assist homeowners with eligibility details for both owner-occupied and income-producing properties, application instructions, and guidance on qualified rehabilitation expenses. All repair work connected with the state and federal tax credit projects is expected to meet the Secretary of the Interior's Guidelines for the Treatment of Historic Properties, specifically for Rehabilitation. It should be noted that Central Highschool National Historic Site is not affiliated with the federal tax incentive program. All inquires should be made to the Arkansas SHPO.

Arkansas State Historic Preservation Office:
https://www.arkansasheritage.com/arkansas-preservation/about/rehabilitation-tax-incentives

National Park Service:
Secretary of the Interior's Standards for the Treatment of Historic Properties – Rehabilitation:
https://www.nps.gov/tps/standards/rehabilitation.htm

The Daisy Bates House National Historic Landmark has other restrictions in the way of an exterior preservation easement, which was put in place to govern the maintenance and preservation of the exterior of the Bates' house in perpetuity. All changes to the exterior, not including routine maintenance and repairs, are to be reviewed by the Arkansas State Historic Preservation Office. This is further discussed in the Daisy Bates House section of this report.

Contributing houses within the Central High School National Register Historic District may also be eligible for Conservation Easements, which provide grantees federal tax deductions. This is a voluntary transfer of some rights inherent in property ownership, which allows donors to retain ownership and possession of a historic property while granting a government agency or qualified non-profit organization the legal authority to protect the historic, cultural, and architectural characteristics of the properties. Easements contain binding and enforceable covenants that obligate the owner to refrain from actions that are incompatible with preservation standards. More details on the conditions and advantages of donating an easement may be found on the City's website.
https://www.arkansasheritage.com/arkansas-preservation/programs/services/easements

Outlined below is a summary of the findings for each house discussed within this report.

Figure 1.5 House 1 - 1411 South Park Street, west facade. (STRATA 2020)

House 1 – 1411 South Park Street

- 1411 South Park Street is a late-19th or early-20th century, single-story, wood-frame vernacular house.
- The house is currently considered to be a non-contributing property within the Central High School Neighborhood Historic District.
- The house is currently vacant.
- The core of this house was likely constructed at the end of the 19th century and has undergone several expansions and renovations. The house retains its overall form from the period of significance from 1957-60, with few modifications.
- It is recommended to re-evaluate the non-contributing status of the house within the National Register Historic District to determine if it could be considered to be contributing.
- Overall, the exterior of the house is in fair condition, requiring some site re-grading; siding, soffit, and trim repairs; brick masonry foundation repairs and repointing; roofing repairs; and window and door replacement. The house has had two previous interior fires. The interior of the house is in very poor condition and requires all new utility services (water, gas, sewer, electrical); foundation stabilization; framing repairs; and all new interior finishes, fixtures, and equipment.
- Alterations from the 1957-60 period of significance include the replacement of the square wood front porch columns with steel columns and reducing the side of the southern-most front-facing window which was a very large picture window in the period photographs.

Figure 1.6 House 2 - 1415 South Park Street, west facade. (STRATA 2020)

House 2 – 1415 South Park Street

- 1415 South Park Street was likely constructed between 1913 and the early 1930s. The house is single-story, wood-framed, and is in the Craftsman Bungalow Style.
- The house is in good condition and is a contributing property within the Central High School Neighborhood Historic District.
- The house is currently occupied.
- The house retains its overall form from the period of significance from 1957-560, with few modifications.
- Overall, the exterior of the house is in good condition, requiring some site re-grading; minor siding, soffit, and trim repairs; minor brick masonry foundation repairs and repointing; chimney repairs; front porch structural repairs; and minor window and door repairs.
- The interior of the house is in fair to good condition and requires all new gas distribution; electrical re-wiring and upgrades; foundation stabilization; framing repairs in the floors of a few rooms; and repair of interior finishes and equipment.

Figure 1.7 House 3 - 1417 South Park Street, west facade. (STRATA 2020)

House 3 – 1417 South Park Street

- 1417 South Park Street is a late-19th century, single-story, wood-frame, Vernacular Style house.
- The house is a contributing property within the Central High School Neighborhood Historic District.
- This house is currently vacant, although it is occupiable.
- The core of this house was likely constructed at the end of the 19th century and has undergone renovations with additions. The house retains its overall form from the period of significance from 1957-60, with exterior modifications including the replacement of the front porch columns.
- Overall, the exterior of the house is in good condition, requiring some site re-grading; minor siding, soffit, and trim repairs; repair of the vent pipe penetration at the roof; minor brick masonry foundation repairs and repointing; gutter replacement; flashing at porch; chimney repairs; ramp and side entry porch repairs; and minor window and door repairs.
- The interior of the house is in fair to good condition and is used for commercial and educational purposes. Required work includes electrical system repairs, re-wiring, and upgrades; water heater disconnect; installation of new foundation piers; ADA restroom upgrades; plumbing upgrades; replacement thresholds at doors; attic joist and roof framing repairs; and repair of interior finishes and equipment.

Figure 1.8 House 5 - 1421 South Park Street, west facade. (STRATA 2020)

House 5 – 1421 South Park Street

- 1421 South Park Street was constructed prior to 1913. The house is two-story, wood-framed in the Colonial Revival Style.
- The house is in overall fair condition and is a contributing property within the Central High School Neighborhood Historic District.
- Alterations since the 1957-60 period of significance are not notable.
- The house is currently vacant.
- Overall, the exterior of the house is in fair condition, requiring site cleanup; minor site re-grading; siding and trim repairs; soffit replacement; minor brick masonry foundation repairs and repointing; chimney repairs; front porch structural repairs; gutter and roofing repairs; and minor window and door repairs.
- The interior of the house is in fair to poor condition and requires all new utilities (electrical, gas, water, and sewer systems and distribution); removal and treatment for pests; foundation stabilization; framing repairs; and repair of interior finishes and equipment.
- There is some urgency to address the exterior repairs of the house to keep animals, pests, and intruders out of the interior of the home.
- The house can be rehabilitated but is showing signs of progressive deterioration that will be irreversible if not prevented.
- It is recommended to demolish the deteriorated outbuilding in the back yard, which is unsafe.

Figure 1.9 House 6 - 1501 South Park Street, west façade and north wall. (STRATA 2020)

House 6 – 1501 South Park Street

- 1501 South Park Street was constructed prior to 1897 and has undergone significant remodeling. Changes include infill of the front porch areas, rear addition, changing the interior first floor ceiling height, and raising the second floor walls and roof to include a full second story.
- Alterations since the 1957-60 period of significance are not notable.
- The building is considered to be non-contributing within the Central High School Neighborhood Historic District and may be re-evaluated to be contributing.
- Both structures are currently vacant.
- The main building contains first floor and second floor apartments in overall poor condition.
- There have been two fires on the first floor.
- The building requires all new utilities and services throughout, structural repairs, and complete interior rehabilitation.
- The detached single-family house in the rear yard is in overall poor condition and is recommended to be demolished.

Figure 1.10 House 7 - 1507 South Park Street, west facade. (STRATA 2020)

House 7 – 1507 South Park Street

- 1507 South Park Street was constructed prior to 1897 and is a Vernacular Style, one-story, wood-framed house.
- The house is considered to be a non-contributing property within the Central High School Neighborhood Historic District due to the infill of the front porch, the wood fence in the front yard, and the lowering of the historic window opening heights. If these items are reversed, the house may be re-evaluated to be contributing within the National Register District.
- Alterations since the 1957-60 period of significance include the infill of the front porch; installation of the wood fence; and lowering of the window opening heights.
- The house is currently occupied.
- Overall, the exterior of the house is in poor condition, requiring minor site re-grading; siding, trim, and soffit repairs; minor brick masonry foundation repairs and repointing; front porch structural repairs and removal of infill construction; gutter and roofing repairs; and window and door replacement.
- The interior of the house is in fair condition and requires all new utilities (electrical, gas, water, and sewer systems and distribution); foundation stabilization; framing repairs; and repair of interior finishes and equipment.

Figure 1.11 Daisy Bates House, north and west sides of the house. (SEA 2020)

Daisy Bates House – 1207 West 28th Street

- The Daisy Bates House is a mid-twentieth-century ranch house and is located approximately 1.7 miles southeast of the Little Rock Central High School National Historic Site.
- The Daisy Bates House was designated as a National Historic Landmark in 2001 and is owned by the Christian Ministerial Alliance.
- The Daisy Bates House is a house museum and must meet the requirements for life safety and building codes for commercial properties in the Business category. Many of the previous repairs, electrical work, and upgrades were of more residential grade repairs, which are required to be upgraded due to the commercial use of the property.
- The house is in overall good condition, requiring routine maintenance and repairs, as well as some replacement of interior utilities. Recommended work includes regrading of the yard; repair of the driveway apron; reconstruction of the ADA accessible ramp; repair of windows and doors; repair of termite damage; repair of framing; replacement of the plumbing distribution and drainage systems; interior repairs of finishes; rewiring of the house; and other minor repairs.
- The Team recommends that a thorough Historic Structure Report (HSR) be produced along with Schematic Design for repairs. An HSR would help document the history of the house, the changes and chronology of the building (including the 1999 tornado damage and resultant repairs), and compile a long-term treatment plan appropriate for use of the building as a house museum. The plan would address the preservation of the structure and finishes, life safety, building codes, and ADA accessibility compliance. Additional studies might include reviewing the artifacts and collections that have historical significance that are stored within the house and provide recommendations for their archiving and protection.

Research and Investigation Methodology

The information for this report was gathered through a combination of owner interviews, field assessment and investigation, and review of the existing histories and available archival materials. No primary research was conducted as part of this study. The on-site assessment, measuring, and photography of the study area occurred in November 2020. Materials research for this project was provided by the Little Rock Central High School National Historic Site, the Daisy Bates House National Historic Landmark, and online sources. Collections of the Little Rock Central High School National Historic Site include primary and secondary information, including copies of maps, articles, previous reports and studies, and photographs.

The National Park Service also provided additional reports and documents to the study group. This included the National Historic Landmark nomination forms of Central High School and the Daisy Bates House, the National Register nomination form for the Little Rock Central High School Neighborhood, survey/inventory data for the South Park Street residence, the Little Rock Central High School Cultural Landscape Report, and a 1999 condition assessment report of the Daisy Bates House. These reports and secondary sources provided historic context as well as supplemental information about the buildings in this study.

Figure 1.12 Site Study of House 2 – 1415 South Park Street, November 2020, with members from the Project Team. (STRATA 2020)

Project Team Members

The following team members participated in the condition assessments and treatment recommendations for the South Park Street Residential Properties and the Daisy Bates House National Historic Landmark.

Project Manager and Historic Architect

STRATA Architecture Inc. (STRATA), Kansas City, Missouri

STRATA provided project management and historic architectural consulting for this study. Their work included architectural investigation and analysis of the individual buildings included in this project. STRATA coordinated interviews and follow-up meetings with the building owners, along with the park. STRATA's team provided graphic plans, review of relevant research, on-site assessment, determination of character-defining features, and coordination of the treatment recommendations and cost estimates.

Structural Engineering

Structural Engineering Associates, Inc. (SEA), Kansas City, Missouri

SEA provided structural engineering services related to the existing conditions analysis and provided recommendations for the immediate stabilization and long-term repairs for the individual buildings within this project.

Mechanical and Electrical Engineering

Henderson Engineers, Inc. (HEI), Lenexa, Kansas

HEI provided mechanical and electrical engineering services related to the existing conditions analysis and provided treatment recommendations for the individual buildings within this project.

Plumbing

Diamond State Plumbing, Little Rock, Arkansas

Diamond State Plumbing provided plumbing inspection services related to the existing conditions analysis and provided scopes of repair work and associated costs.

Cost Estimating

Construction Management Resources (CMR), Mission, Kansas

CMR provided independent Class C cost estimating services for the proposed immediate, short term, and long-term treatment recommendations for all historic structures within this project.

Acknowledgments

The Design Team would like to acknowledge several important individuals for their contributions and help on this report. The Little Rock Central High School National Historic Site Administration provided insight, research opportunities, access into the structures, and time on site, including Robin White, Park Superintendent; David Kilton, Chief of Interpretation and Education; Evan Webber, Facility Manager; and Patty Cummings, park volunteer for archives and collections.

The Design Team would also like to thank the homeowners and family members of the South Park Street houses for providing access to their homes and insight into the properties, including Ms. Joyce Matthews, Ms. Carolyn Williams, Ms. Grace Blagdon, Ms. Trishmonisha Blagdon, and Mr. Paul Hayes.

The Design Team would also like to thank the Christian Ministerial Alliance and the L.C. & Daisy Bates Museum Foundation for providing a tour and access to the Daisy Bates House and information on the property.

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House 1 - 1411 South Park Street, west facade. (STRATA 2020)

HOUSE 1 | 1411 SOUTH PARK STREET

House 1 – 1411 South Park Street

Figure 2.1. 1411 South Park Street, north and west facades. (SEA 2020)

Introduction

The 1411 South Park Street residence is situated in a residential neighborhood with a mixture of late-19th and early-20th century houses. Historic maps reveal that as early as 1897 a house was constructed on the 1411 South Park Street lot, but the 1897 footprint differs substantially from the existing home (Figure 2.2). By 1913, a historic map shows the footprint of the home began to have a similar form to the current footprint (Figure 2.3). 1411 South Park Street is a single-story residence in the Vernacular Style, measuring approximately thirty-three by forty-nine feet in plan. Vernacular Style refers to traditional houses built in the 19th and early 20th centuries that were built for daily use (not designed by professional architects), representative of the local culture, and guided by the conventions of the locality.[1] The house is sited on a rectangular-shaped lot and has approximately 1,301 square feet overall. The front of the home faces west, towards South Park Street, directly across from Little Rock Central High School.

[1] Ozark Vernacular Architecture, https://encyclopediaofarkansas.net/entries/ozark-vernacular-architecture-4699/#:~:text=Vernacular%20architecture%20is%20usually%20defined,by%20the%20conventions%20of%20locality. Accessed May 1, 2021.
Little Rock Historic District Guidelines. https://www.littlerock.gov/!userfiles/editor/docs/planning/hdc/Guidelines%2010-05-2016%20SEC%20VIII-X.pdf. Accessed May 1, 2021.

The lot gradually slopes down from the rear (east side) of the lot to South Park Street. The wood-framed house is supported on a foundation constructed of brick piers (Figure 2.1). The front of the house faces west towards South Park Street with a covered concrete porch. The roof shape is varied, with several overlapping features; gables, gable extensions, and shed roof components. The footprint of the house is approximately rectangular in plan, except for the southeast corner of the house where there is a small addition offset from the south wall of the house. In this corner, there are two back doors (one facing east, and one facing south). The house has had substantial modifications since its original construction, both on the interior and exterior. All interior wall finishes have been removed, exposing the stud wall framing and the joist and roof framing overhead. Portions of the wood floor structure are also deteriorated, creating safety issues when walking through the first floor of the house.

The primary entrance into the home is by the front door from the front porch. Overall, the house is in poor condition and is not habitable, having undergone multiple renovations and at least two fires. Currently, there are no utilities to the house and interior finishes have all been demolished, with exposed framing and holes through the first floor. Holes through the foundation and roof gables are a concern for pest entry or illegal access.

House Chronology

Sanborn maps of the 1400 block of South Park Street show the development of the block through the late 19th and early 20th centuries.[2] A house on the 1411 South Park Street lot appears to have initially been constructed prior to 1897 (Figure 2.2). Based on the footprints of the houses shown in the early maps, it is possible this earlier house was demolished, and a new house was constructed prior to 1913 (Figure 2.3). Changes to the house footprint are shown on later maps from 1913 and 1939, indicating the house went through extensive renovations. This is evident today when looking at the chronology of the interior framing and from the exterior, by the varying styles of gables, exterior siding materials, window sizes and styles, and roof lines (Figure 2.4). There were also a number of outbuildings in the back yard of the property in various locations. By the late 1950s, a large, divided lite picture window had been installed in the front facade of the home, which can be seen in the 1957 photograph of the house, along with the hexagonal roofing shingles and wood porch columns (Figure 2.5).

[2] Sanborn maps are detailed maps of U.S. cities and towns in the 19th and 20th centuries. These were originally published by The Sanborn Map Company and were created to allow fire insurance companies to assess their liability in urbanized areas. These maps are very useful when researching lots, neighborhoods, cities, and towns, as they were updated every few years. Definition provided by https://en.wikipedia.org/wiki/Sanborn_Maps. Accessed May 1, 2021.

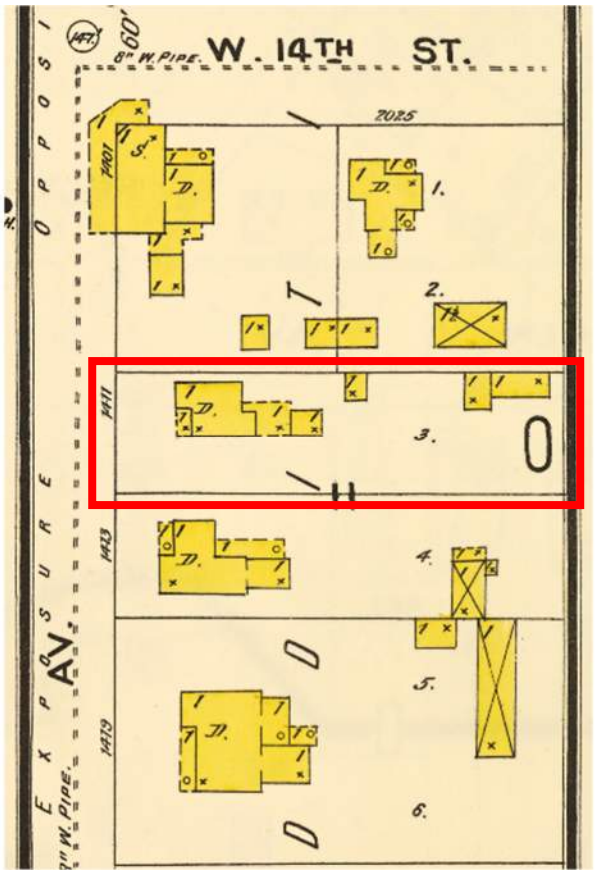


Figure 2.2. 1897 Sanborn Map, Little Rock, Arkansas. Detail of Sheet 55.

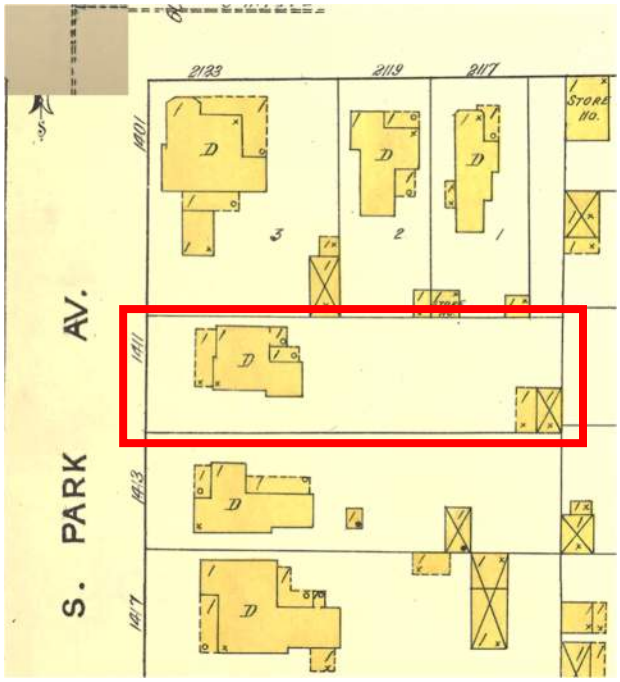


Figure 2.3. 1913 Sanborn Map, Little Rock, Arkansas. Detail of Sheet 49.

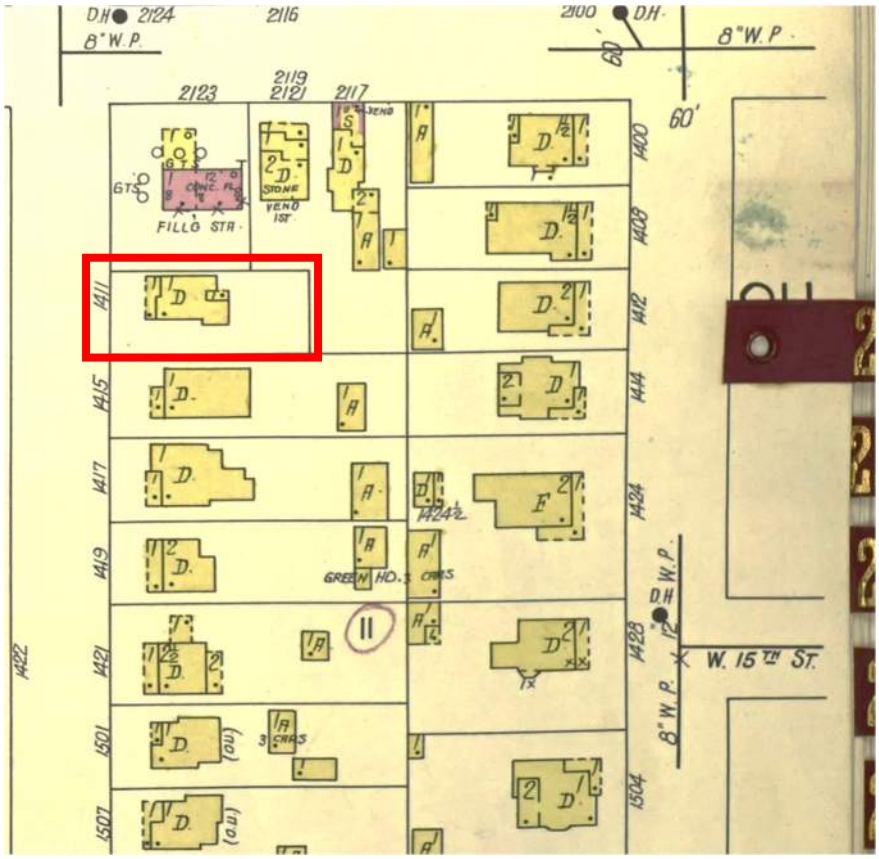


Figure 2.4. 1939 Sanborn Map, Little Rock, Arkansas. Detail of Sheet 228.

Figure 2.5. 1411 South Park Street, Historic Photograph provided by Little Rock Central High School National Historic Site, Date and Photographer Unknown.

House 1 Significant Character-Defining Features

The period of significance for the houses along South Park Street is from the date of their construction through 1960. The exterior appearance of the homes and features in the yards along the street is recommended to remain in the configuration as documented in historic photographs of the Little Rock High School desegregation events from 1957-1960.

The following significant features define the historic appearance of this house. Altering these features would weaken the understanding and visual impact of the building as it related to the events of 1957-1960.

Exterior:

- Massing – One story with gabled roofs
- Basic Footprint – Rectangular
- Foundation – Exposed brick piers with infilled brick foundation walls
- Fenestration – Location of front door opening and northern window opening on the front facade
- Roof – Gabled and shed roofs
- Siding – Smooth wood German siding and shingles on upper gable
- Windows – Some early window sashes

Interior:

- No historic finishes remain

Existing Physical Description Terminology

The following terminology is used to describe the general conditions of existing features of the house. The terms are based upon the following criteria:

Good: Indicates no clear or visible evidence of major deterioration or structural failure. The integrity of the feature is well maintained and preserved, given the exposure to existing environmental conditions. No immediate treatment is required.

Fair: Indicates visible evidence of minor disturbances and deterioration. The integrity of the feature is preserved, given the exposure to existing environmental conditions and human interaction. Some level of intervention for corrective measures is required.

Poor: Indicates visible evidence of major disturbances and significant deterioration. The integrity of the feature is rapidly worsening, given the exposure to existing environmental conditions and human interaction. Immediate intervention for corrective measures is required to preserve the remaining historic character resource and integrity of the element

Unknown: Indicates missing, inaccessible, or unclear evidence contributing to the identification of an appropriate solution to protect and preserve the historic integrity of the site feature.

Architectural/Structural Existing Conditions

An enlarged existing plan for House 1 can be found following this section.

This section of the report outlines the architectural and preliminary structural assessment of House 1, 1411 South Park Street. This assessment was limited to what was visible during the November 2020 site visit. The objective was to document the existing condition of the house to identify required maintenance and repairs and to aid in the preservation and eventual rehabilitation of the home. No excavations were performed to observe the depth or condition of the existing piers, no destructive demolition was conducted, and no samples of building materials were obtained for analysis. No calculations for loading capacity or ability of the structure to resist environmental forces such as wind, snow, or seismic events were performed for the structure. The configuration of structural framing was noted where visible and reasonably accessible. Complete structural modeling was not performed for this structure but should be conducted as part of an overall building rehabilitation plan.

Site

Located on the east side of South Park Street, the lot is rectangular, with the house facing South Park Street. The site has a moderate slope with the higher grade located on the east edge of the lot and sloping gradually towards South Park Street. There are no swales or French drains installed to direct surface rainwater away from the foundation of the house.

The moderate slope of the lot from the east to the west directs water towards the back of the house (Figure 2.6). The slope of the lot has resulted in water infiltration into the crawl space and has caused moisture damage to the mortar joints in the brick foundation and in the first floor wood framing. These deteriorated conditions are further discussed in the foundation and framing portions of the report.

At the front of the lot, along South Park Street, a public sidewalk parallels the street (Figure 2.7). A dirt and grass driveway with a concrete apron at the street sets on the south side of the lot and leads to the back yard.

A chain-link fence along the east, south, and a portion of the north edges of the lot and a wood fence along the north side of the lot, enclose the back yard. Overgrown trees and shrubs line the perimeter of the back yard. Many large shade trees are established several feet into the edge of the lot in the back yard. At the front yard, a large tree is centered just in front of the porch. There is a slight mound in the front yard where the tree grows. Ornamental landscaping is planted directly in front of the porch but has not been maintained. This tree and the ornamental landscaping are visible in a historic photograph from the period of significance (Figure 2.5).

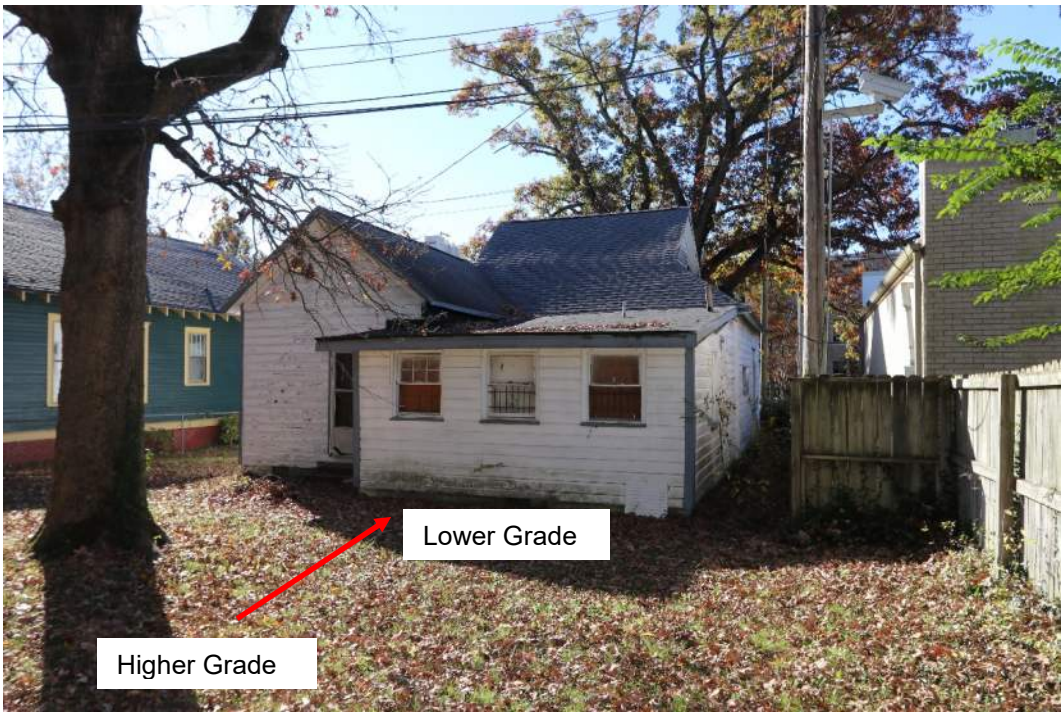


Figure 2.6. Back yard, east and west walls. (STRATA 2020)

Figure 2.7. Front yard, looking north. (STRATA 2020)

Foundation

The wood-framed house is supported by a series of short brick piers (Figure 2.8). Between these piers at the perimeter of the house are single-wythe, non-structural brick (one brick thick), infill walls.[3] The sub-grade support of these infill walls is unknown. The ground adjacent to a brick pier on the south side of the house was probed using a screwdriver. The brick pier extends below grade, but the depth is unknown. The frost depth requirement for Little Rock per code is 12-inches.

The piers are generally rectangular; one pier visible at the north exterior wall appeared to be approximately 8-inches by 16-inches. It was noted that the northwest corner pier is hollow rather than solid. Not every pier was able to be viewed by the Design Team. The exterior portion of the foundation brick and mortar has been painted white, but the paint coverage is not consistent around the house.

There are many open mortar joints in the brick piers and infill walls. In some places, several individual bricks are missing, allowing animals into the crawlspace. There are large openings in the brick infill walls on the north side of the house (Figure 2.11). In some places, there is visible differential movement between the brick pier and the infill single-wythe brick wall, especially at the southwest corner.

The brick pier at the southeast corner is shifting out, and there is cracking in the brick (Figure 2.9). The framed window opening above has a split in the trim and casing. From the interior, there is a gap opening between the wall and the flooring (Figure 2.12). The gap indicates the south portion of the brick foundation is rotating outwards, pulling the wall away from the rest of the house.

The north exterior wood wall framing and brick foundation are bowing or bulging outwards, especially near the bathroom area. A brick pier at the northwest corner of Bathroom 103 appears to have tilted out of alignment and away from the adjacent brick infill wall. The wood framing on top of this pier is severely deteriorated and would have braced the pier.

The east addition to the house is covered with a low-sloped shed roof and has a 4-inch thick concrete masonry unit (CMU) foundation. The CMU has a cementitious parge coating, which also extends up, covering the CMU wall structure. The CMU foundation and wall structure do not appear to have large open cells for grouting. Based on missing units in the wall, it is assumed that the CMU is unreinforced and likely not grouted.

The interior floor joists of the house also rest on brick piers that are visible on the interior of the crawlspace. Two piers were visible in an area where the flooring was not present. One pier was

[3] The term ‘wythe’ refers to the number of courses of brick deep in a masonry wall. A single-wythe indicates the wall is only a single brick deep (approximately 4”). A double-wythe would suggest the wall is two bricks deep (approximately 8”).

affected by severe mortar deterioration, and the other was constructed of a few stacked and unmortared bricks (Figure 2.10). These piers will not meet current building code requirements. There are rectangular vents in the single-wythe brick infill foundation wall along the south side of the house to allow airflow through the crawl space. Metal grating has been installed over vent openings to keep animals from accessing the crawl space. In most locations, the grating is rusted. On the north foundation wall, the grates are missing, and it appears that the vent holes have been enlarged (Figure 2.11). In one location, along the north foundation, a temporary plywood board has been installed in front of a large open hole in the wall. In at least three locations, the large holes are open, allowing animals and intruders to enter the crawlspace.

Figure 2.8. Brick pier and brick infill foundation wall at the southwest corner of the house. (STRATA 2020)

Figure 2.9. South wall moving outwards. (SEA 2020)

Figure 2.10. Unmortared masonry pier supporting the first floor, likely added to help support a sagging floor during a previous renovation. (SEA 2020)

Figure 2.11. Large holes in single-wythe brick north foundation wall. (STRATA 2020)

Figure 2.12. Looking down at floor, toward the north exterior wall.
Daylight is visible at the opening in the base of the wall where it has bowed out of alignment. (SEA 2020)

Exterior Walls

The exterior walls are framed with wood studs. The exterior German-style wood[4] siding is directly applied to the wood studs with no exterior sheathing or building paper. The siding is a mixture of old and newer replacement siding but is not believed to be original to the home. All interior finishes have been removed from the exterior walls, which allowed the Design Team to observe the wood framing size and spacing. The wall stud framing varies by location in the house, indicating several modifications have been made. Where the studs appear to be older or from the original construction, they were measured to be 2-inch by 4-inch spaced at 12 to 16-inches on center and approximately 10-feet tall (Figure 2.13).

The east addition is constructed with 4-inch concrete masonry unit (CMU) exterior walls that have been clad on the exterior with German wood siding (Figure 2.14). The CMU has a cementitious parge coating on the interior surface.

Evidence of altered window and door openings are evident throughout the exterior wood-framed walls, (Figure 2.15). Some of these framing configurations are irregular, and load paths for the support of the roof are not clear.

The many modifications and alterations to the framing, such as changes around the windows and additions to the original structure, have been constructed in a manner that likely would not meet current building code. There are also components of the original framing that are unconventional by modern standards. Some alterations may be performing adequately; however, the connections are irregular, or the configurations do not have a clear load path and will not pass current building inspection.

The exterior wood siding is a smooth wood German-style siding that extends over the top of the brick foundation. There is no skirt board trim. The siding is in fair condition with substantial peeling paint and some areas of significant wood rot throughout all four of the exterior walls (Figure 2.16). Some siding members are replacement pieces, visible from the interior at the west exterior wall, where the large picture window has been infilled with a much smaller window.

The windows and front door are trimmed with a simple wood casing that is approximately 3-inches in width. A historic photograph depicts a similar trim, which suggests that the trim is original or early in most locations (Figure 2.5). The windows in the east addition have a much narrower trim that sets back from the exterior face of the wood cladding. This dissimilar trim detail is because the German wood siding was installed over the exterior CMU walls. The exterior windows of the house have a projecting wood sill but no apron. The trim at the windows and doors is in fair condition, with minor areas of wood rot and failing paint.

[4] German wood siding is a type of drop siding with a slight coved recess at the top of each board. Unlike clapboard siding, which is beveled and overlapped when installed, German siding is installed flat to the wall framing, often without sheathing. This type of siding is also sometimes referred to as Dutch lap siding.

The corners of the walls are trimmed with a simple wood vertical board (Figure 2.9). At the top of the wall is a flat frieze board covering the gap between the siding and the wood soffit. The frieze board varies in width, suggesting it has been modified or replaced in several locations. There are two gables on the south side of the house. One gable is in line with the south exterior wall and the other gable (later referred to as the upper gable) is set several feet back from the southern roof edge (Figure 2.17). The upper gable has roughly three rows of narrow clapboard wood siding (not German wood siding) with the top portion of the gable clad in small (roughly 3-inches high) painted wood shingles. The shingles transition from straight bottom edges, to having beveled corners and then finally transition into diamond shapes. The north side of the upper gable has similar narrow wood clapboard siding and wood shingles. It is believed that this siding and the shingles are from the original construction of the home.

The corner trim, frieze boards, and upper shingles of the house are in fair condition, with areas of wood rot, and at least one cracked board at the upper gable. The siding and trim have peeling paint throughout, with the siding painted white and the trim painted dusky blue.

Figure 2.13. North exterior wall. (SEA 2020)

Figure 2.14. East addition CMU foundation and walls. (STRATA 2020)

Figure 2.15. Modifications to original framing to enlarge the window. (SEA 2020)

Figure 2.16. Rot in wood siding. (SEA 2020)

Figure 2.17. South wall, detail of upper Dutch gable with clapboard siding and decorative wood shingles. (STRATA 2020)

Exterior Windows

The exterior windows are a mixture of aluminum windows, wood windows, and a few window openings that have been boarded over (Figure 2.18 and 2.19). The wood windows that remain in the house have a variety of sash styles. Some of the sashes have an upper sash that is a 6-pane divided sash, and others are undivided upper sashes. A few of the exterior windows have exterior metal security bars. The bar placement and style are inconsistent throughout the home.

A majority of the exterior windows are not original to the house. A photograph from 1957 reveals that the front (west) facade windows have been modified since the end of the period of significance (Figures 2.20 and 2.21). In the photograph, the northern-most window on the façade was a large double-hung wood window with an 8-pane divided upper and lower sash. Today, the upper sash is most likely original to the period of significance, but the bottom sash is missing. The southern-most window on the facade has been infilled with a small window; it was a larger fixed 16-pane divided window during the period of significance (Figure 2.21).

The existing aluminum storm windows and wood windows are in poor condition. Most do not match the style, character, configuration, materials, or dimensions of windows from the period of significance. In most instances, at least one sash is missing, and or the glazing is broken (Figure 2.18). For the wood windows that remain, they have chipped paint, cracked or missing glazing putty, and wood rot. At the time of the house assessment, a rear window on the north wall was open and uncovered, allowing animals or intruders to enter the property (Figure 2.19).

Figure 2.18. South wall with contemporary aluminum storm windows where original wood sashes have been removed. (STRATA 2020)

Figure 2.19. Uncovered window opening on north wall. (SEA 2020)

Figure 2.20. Left: Existing northern window on the west façade. (STRATA 2020)
Right: Historic north window on the west facade, Photograph provided by Little Rock Central High School National Historic Site, Date and Photographer Unknown

Figure 2.21. Left: Existing southern window on the west facade. (STRATA 2020)
Right: Historic southern window on the west facade, Photograph provided by Little Rock Central High School National Historic Site, Date and Photographer Unknown

Exterior Doors

The front exterior door and one of the back exterior doors are replacement fiberglass paneled doors, not original to the home (Figure 2.22). The second exterior back door is a flat paneled wood door, not original to the house (Figure 2.22). The rear exterior doors are covered with metal storm doors, both with different styles and finishes. All exterior doors are in fair condition, with minor deterioration due to daily use and weather exposure. The back storm doors are in poor condition, with the bottom trim of the southern door partially torn away from the door.

Figure 2.22. Left: Front door. Right: Back doors (STRATA 2020)

Porch

The front porch is roughly 6-feet by 28-feet and consists of a concrete slab on grade covered by a shed roof supported with steel posts. The front door threshold is roughly 1’-6" above the porch floor slab and is accessed by three, half-round concrete steps trimmed with painted vertical bricks creating the stair risers. The shed roof is supported at the corners and along the west edge by steel posts. The porch has historic ties to the home but has been slightly modified since the period of significance in the late 1950s. The slab, half-round steps, and shed roof are from the period of significance, but the steel posts with the decorative scroll pattern are not. A photograph from the period of significance (Figure 2.5) reveals that the porch was supported with four narrow wood columns, approximately 4-inches square. The columns were painted to match the house.

The front porch is in fair condition. The concrete slab is cracked, and the brick risers have peeling paint (Figure 2.23). All four of the steel posts have rust throughout and are missing paint. There is no railing on the porch steps. While that is the original condition of the steps, a future rehabilitation might include railings.

The two back doors of the house lead to concrete steps that are trimmed with brick risers (Figure 2.22). The back door leading from Room 107 exits to two exterior steps, and the back door from Room 106 exits to one exterior step. There are a few visible bricks at grade suggesting that a brick patio once sat at the base of the two sets of steps. Both sets of steps and what is left of the brick patio are in poor condition.

Figure 2.23. Front porch slab and circular brick steps. (SEA 2020)

Figure 2.24. Front porch. (STRATA 2020)

Roof and Roof Framing

The roof configuration is architecturally varied (Figure 2.25), comprised of gables and shed roofs constructed during a series of previous renovation projects. The front (west) portion of the home features a roof fashioned after a Dutch gable with the ridge running north-south. Dutch gable refers to a roof that has a small gable set atop a hipped or sloped roof. There is an east-west gable extension at the northwest corner and a small north-south gable extension in the center of the south side of the house. Another gable runs east-west at the southeast corner of the house, a shed roof over the front porch and a shed roof over the east addition in the northeast quadrant of the house. The gabled roofs are covered in dark gray asphalt shingles, and the shed roof is covered in an asphalt sheet material. The shed roof slope does not meet the minimum requirement for asphalt sheet material. The roof soffits vary in depth but generally extend +/- 6 inches and are smooth wood.

The multiple roof shapes are not inherently problematic, but they may create unbalanced loading conditions for the framing and create tight corners that can be difficult to roof and flash, making them challenging to weatherproof. The roof is showing substantial distress from the exterior, where several roof slopes come together. There is visible sagging of the rear shed roof, especially where the main gable and southeast gable transition to the shed roof (Figure 2.26). On the north side of the home, the upper gable end has large openings due to missing siding (Figure 2.28). The roof cladding, both shingles on gabled sections of the roof, and asphalt sheet material on shed sections of the roof appear in fair to good condition. The roof soffits are in poor condition with large openings and wood rot, and various locations throughout the roof.

Most of the roof framing is visible from the interior of the house (Figure 2.29). There is evidence of fire damage on the framing, especially the roof framing and sheathing in the house's southeast portion. There have reportedly been two fires in the house. Where framing members were easily accessible, the depth of burn damage appeared to be 1/16th to 1/8th inch deep. Fire-damaged wall sheathing remains in place and new plywood roof sheathing has been installed over burnt roof sheathing (Figure 2.30). The roof framing in the loft has collar ties and some diagonal kickers to the floor framing. It is unknown if these members are sufficient to resist the outward thrust of the roof rafters. A complete evaluation of all framing members was not performed as part of this assessment.

Where sagging was visible on the shed roof on the exterior, the corresponding area of roof framing below has moisture damage. Even newer appearing members have moisture staining. This portion of the roof is also unconventionally framed, and some members do not appear to be supported. Other members have been compromised by alterations (Figure 2.31).

Figure 2.25. West façade and south wall. (SEA 2020)

Figure 2.26. Sagging in shed roof at the east side of the house. (SEA 2020)

Figure 2.27. Roof plane is uneven. (SEA 2020)

Figure 2.28. Openings and deterioration at north end of Dutch gable. (SEA 2020)

Figure 2.29. Roof framing. (SEA 2020)

Figure 2.30. Scraped area showing depth of char at burned sheathing in loft space. (SEA 2020)

Figure 2.31. Looking up at unconventional framing for shed roof. (SEA 2020)

Gutters and Downspouts

There are no gutters or downspouts installed on this house. This is typical for houses constructed in this era in the neighborhood, but the lack of gutters allows the water to be directed towards the foundation and not away from the house.

First Floor Framing

Some of the first floor joist framing is visible from openings in the floor where the flooring has been removed. Several of the floor joists at these openings are severely rotted or otherwise damaged (Figures 2.32 and 2.33).

The joists are supported at the perimeter of the house by a ledger board attached to a large rim joist spanning from pier to pier. In places where the brick is missing from the masonry infill wall of the foundation, the rim joist is not directly supported.

The floors in the house slope dramatically in places. This is likely due to lack of support, deterioration, or a combination of the two. The first floor framing and the pier supports that were observed by the Design Team were in overall poor condition.

Figure 2.32. Rotted joists, interior wall framing unsupported. (SEA 2020)

Figure 2.33. First floor joist framing where exposed. (SEA 2020)

Loft Floor Framing

There is a small loft area in the southeast corner of the house accessible by stairs (Figure 2.34 and 2.35). The stair treads are plywood and are spongy and unsafe. They are inadequate for current design loads. Due to concerns about the structural integrity of the stair framing, the Design Team did not access this area for assessment. The loft does not meet current building code requirements for an occupiable space and should not be utilized as anything but for attic storage.

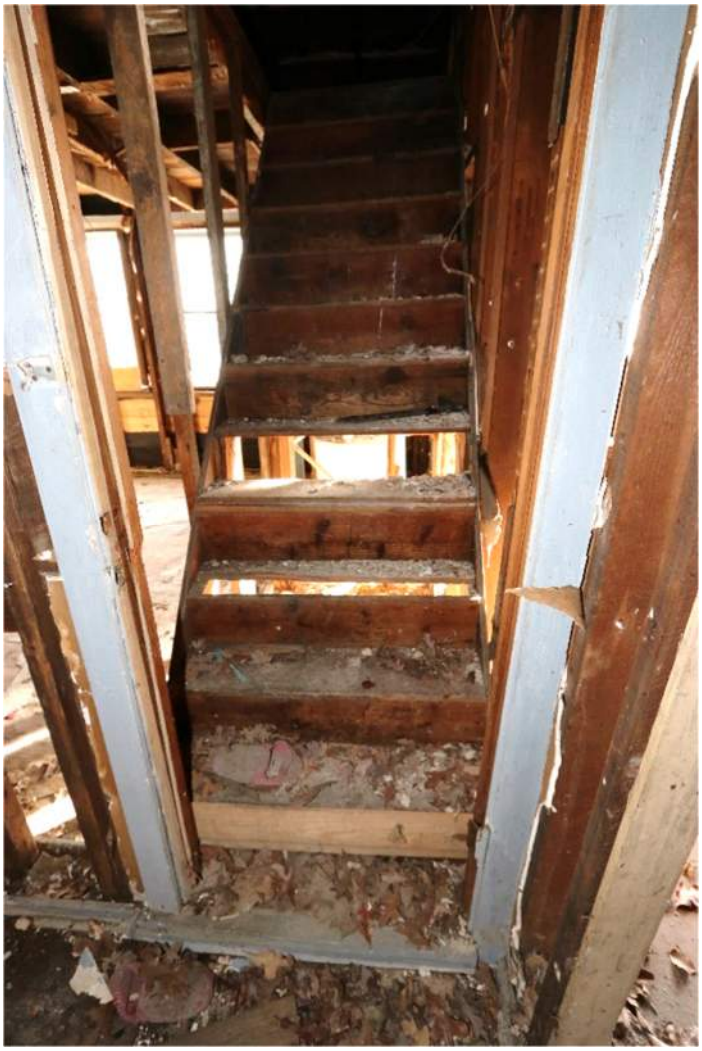


Figure 2.34. Stair leading to Loft, looking south. (STRATA 2020)

Figure 2.35. Loft, looking southeast at the fire-damaged framing and sheathing. (STRATA 2020)

Interior Framing, Walls, Ceilings, and Flooring

The interior of the house has been gutted, and all the interior wall and ceiling finishes are gone. Almost all of the window and door trim has been removed, but there are a few historic window head casing pieces that remain (Figure 2.39). Remnants of wood lath and plaster remain on much of the original wall and ceiling framing (Figure 2.38). Much of the original wood flooring is missing, but on the east side of the home, near the front door, there are a few narrow wood tongue and groove flooring boards running north and south over diagonal wood plank sheathing. The remainder of the house flooring is plywood sheathing or exposed floor joists.

Many of the interior walls for the house are structural and support loads from the roof. Similar to the exterior walls, the interior walls have had modifications that are potentially insufficient for load transfer. One example is at Door 3/109 in Room 109, where the doorway has been shifted to the south, cutting a support post for the roof framing above. The door header now supports the post. The post is also taking additional loads from the loft floor framing (Figure 2.38).

The many modifications and alterations to the framing, such as changes around the windows and additions to the original structure, have been constructed in a manner that would not meet current building codes. There are also components of the original framing that are unconventional by modern standards. Some alterations may be performing adequately, however, the connections are irregular or the configurations do not have a clear load path.

Figure 2.36. Room 109, looking west. (STRATA 2020)

Figure 2.37. Room 104, looking east. (STRATA 2020)

Figure 2.38. Door header supporting loft and roof framing. (SEA 2020)

Figure 2.39. Room 104, looking east. (STRATA 2020)

Mechanical, Electrical, and Plumbing Existing Conditions

Condition of appliances, plumbing fixtures, and equipment were not assessed as part of this survey.

Electrical Service

Electrical for the house is fed by a 100A overhead triplex service drop from the southeast corner of the property via a riser and attach point on the east side (rear) of the home (Figure 2.41). The overhead service has been severed on the exterior of the home, but previously fed a General Switch 240/120V, 1 phase, 3 wire, 100A MLO (main lug only), 16 circuit load center (Figure 2.40). The existing load center is still in place but is very old, in poor condition, and should be replaced. The electrical service line traversing the back yard is very low and able to be reached easily by a person walking through the back yard, presenting a life safety issue if it becomes energized.

Some 110V utilization devices (receptacles) and screw-in type incandescent light fixtures remain but a majority of the wiring to the devices has been removed.

Figure 2.40. General Switch 240/120V, 1 phase, 3 wire, 100A MLO (main lug only), 16 circuit load center. (Henderson 2020)

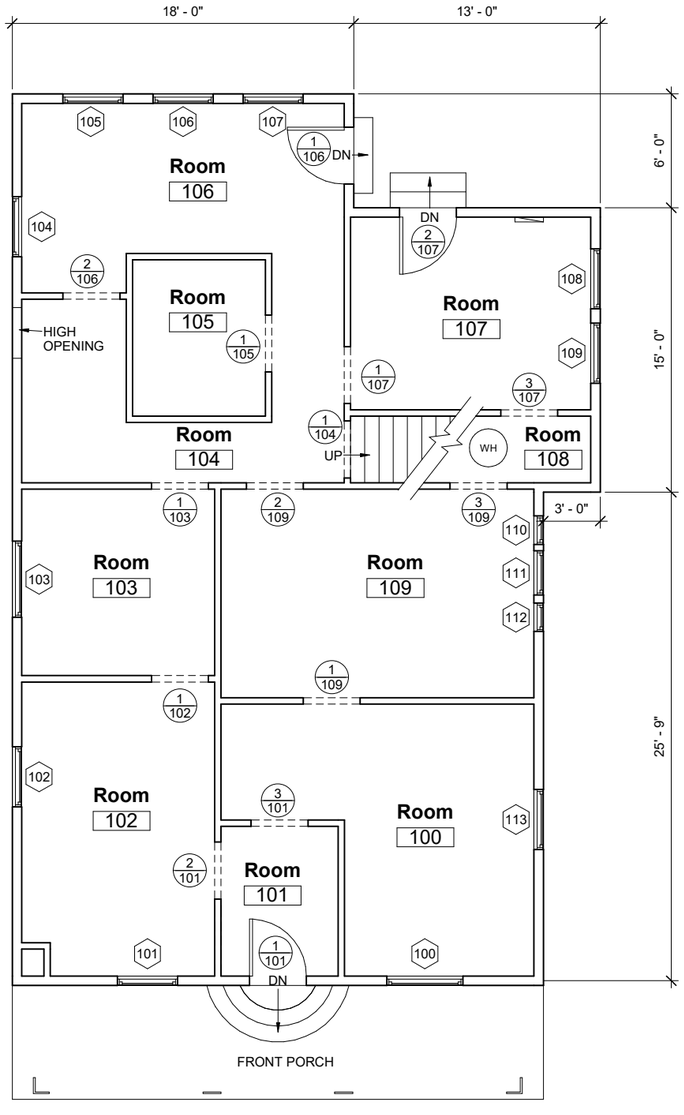
Figure 2.41. 100A overhead triplex service drop (Henderson 2020)

Mechanical Service

Mechanical Systems for the building do not currently exist. All were removed during previous demolition.

Plumbing System

Plumbing Systems for the house do not exist and will require completely new distribution throughout the house. Due to age, it is assumed the sewer and water services will require complete replacement, as well.



THESE PLANS ARE DIAGRAMATIC IN NATURE ON THE INTERIOR OF THE STRUCTURES. THE DESIGN TEAM ONLY TOOK ROUGH MEASUREMENTS ON THE EXTERIOR OF THE BUILDING AND THEN DID ROUGH SKETCHES OF THE INTERIOR LAYOUT. THE PURPOSE OF THESE FLOOR PLANS IS TO PROVIDE VISUAL INDICATION OF WHERE BUILDING DETERIORATION IS OCCURRING.

0' 2' 4' 8' 16'

1 House 1 - First Floor Plan

1/4" = 1'-0"

N

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DESIGNED: CA
CADD: CA
TECH. REVIEW: AG
DATE: 05-02-2021

TITLE OF SHEET
EXISTING CONDITION DRAWINGS

1411 South Park Street

CENTRAL HIGH NEIGHBORHOOD
LITTLE ROCK, ARKANSAS

Maintenance, Repair, and Rehabilitation Recommendations: House 1 – 1411 South Park Street

Maintenance, repair, and rehabilitation recommendations are based on a combination of assessment and research conducted by a multi-disciplinary project team in 2020.

1411 South Park Street is currently considered to be a non-contributing property in the Central High School Neighborhood National Register District. This non-contributing status is likely because of the condition of the home and the changes to the front porch and front picture window. If this property were to be re-evaluated today in the context of the 1957-1960 civil rights events at Little Rock High School, it would likely be contributing to the historic district. To guide future rehabilitation work, the house should be treated as a contributing property, the same as the neighboring properties formally recognized as contributing structures. Repair and rehabilitation work should meet the Secretary of the Interior's Standards for the Treatment of Historic Properties. This house is also in the primary character area of the Central High School (which is a National Historic Landmark) and is an important part of the overall context of the historic South Park Street block.

The period of significance for 1411 South Park Street is from the date of initial construction to 1960. All recommendations made are intended to preserve the exterior appearance of the house during that period. The work was guided by *Preservation Brief #43: The Preparation and Use of Historic Structure Reports* and *Historic Structure Reports and Preservation Plans: A Preparation Guide*.[5] All recommendations in the report have been developed to comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties, specifically for *Preservation* and *Rehabilitation*. In addition, all exterior repairs that are not routine maintenance, are subject to review by the City, per the Central High School Design Overlay District regulations. Due to the age of the home, it is assumed that lead paint is present. All rehabilitation work that disrupts painted surfaces (windows, trim, siding, walls, etc.) should follow lead-safe practices. For further information, refer to: https://www.epa.gov/sites/production/files/2013-11/documents/steps_0.pdf.

The Design Team has provided a table outlining Prioritized Maintenance, Repairs, and Rehabilitation Treatment Recommendations for the home. These recommendations have been divided into three phases to help the Property Owner to prepare a plan and prioritize repairs. The three categories of work include Critical - Life Safety (Emergency) and Immediate Treatment Recommendations; Serious - Short Term Recommendations; and Minor - Long Term Recommendations. A brief description of each phase is provided below.

[5] Deborah Slaton, *Preservation Brief 43*: *The Preparation and Use of Historic Structure Reports* (Washington, D.C.: National Park Service, 2005), and Dominique M. Hawkins and Lyssa Papazian, Dominique M. Hawkins, *Historic Structure Reports & Preservation Plans; A Preparation Guide* (Trenton, NJ: New Jersey Historic Preservation Office, 2015).

- ***Critical - Life Safety (Emergency) and Immediate Treatment Recommendations*** – Work that is recommended to be completed immediately, as there are potentially life safety issues or concerns to be addressed that may affect the preservation of the structure's historic materials.

- ***Serious - Short Term Treatment Recommendations*** – Work that is recommended to be undertaken within 1-2 years.

- ***Minor - Long Term Treatment Recommendations*** – Work that is recommended to complete within 2-5 years.

To help clarify the priority for each treatment recommendation, they have been divided and tagged by a specified color identified in the below chart.

Treatment Recommendation Priorities	
	Critical – Life Safety (Emergency) and Immediate Treatments
	Serious - Short Term Treatments
	Minor - Long Term Treatments

Beyond specifying the recommended priority, the treatment recommendations have been organized into specific features. For each treatment, a quantity, unit, and where applicable, a photograph has been referenced to help in the understanding and pricing of the recommendations.

These treatment recommendations are intended to help the Homeowner prioritize future maintenance, repairs, and rehabilitation projects according to their individual needs and can be accomplished over time.

Key for Terms and Units	
L.F.	Linear Feet
Sq. Ft.	Square Feet
EA.	Each – represents quantity
Allowance	Provide an approximate cost for repair
NEC	National Electrical Code

Prioritized Maintenance, Repairs, and Rehabilitation Treatment Recommendations					
	Feature	**Treatment**	**Qty**	**Unit**	**Photographs**
Exterior					
1.0 Site					
1.1	Site Drainage	Install a perforated drainage pipe or French drain around the perimeter of the house that is made to discharge at the street	150	L.F.	N/A
1.2	Site Drainage	Install a swale in the back yard to channel drainage away from the	35	L.F.	Fig 2.6

		foundation. (The cost is included in the portion of the French drain)			
	Landscaping	Allowance cost for basic maintenance to the site. This includes tree maintenance.		Allowance	Fig 2.6
	Driveway and Sidewalk	Construction of a new driveway and sidewalk were not included			N/A
	Fence	Demo existing fence and install new wood fence along north edge of site.	120	L.F.	Fig 2.6
2.0 Foundation					
2.1	Brick Wall and Pier Mortar Washout	Repoint exterior wythe with type N mortar and secure loose bricks. Where large holes exist, infill with in-kind brick.	246	Sq. Ft.	Fig 2.8 Fig 2.10
2.2	Foundation Vent Screens	Install secure metal foundation vents to allow airflow in the crawlspace. Fasten vents to mortar joints to avoid damaging brick masonry.	8	Each	Fig 2.11
2.3	Crawl Space	The crawl space needs to be dug down to allow for plumbing and structural repair access and to keep dirt away from floor joists. Install a heavy-duty vapor barrier to help keep crawl space dry.	1,301	Sq. Ft.	Fig 2.10 Fig 2.12
2.4	Board-Up Foundation Holes	Prior to foundation vents being installed and foundation repairs being completed, the foundation holes should be boarded up to keep animals and intruders from entering the structure.	20	Sq. Ft.	Fig 2.11
2.5	Northwest Corner and Interior Piers	It is likely most economical to replace, rather than repair, the footings at the southeast corner of the house, where the wall is rotating outward, as well as other interior piers that are poorly constructed. New piers would need to conform to current codes for the City of Little Rock and proper design criteria with footings to meet required frost depth. Each pier would have to extend a minimum of 12-inches below grade (12-inches is the code required depth) and bear on undisturbed soil. The piers could be constructed of small precast concrete bases with brick masonry	6	Each	Fig 2.8 Fig 2.9

		above grade to match the existing construction. It is estimated that 6 total piers would require replacement. Cost includes Demolition of existing.			
3.0 Exterior Walls					
3.1	Re-Framing and Framing	Many inconsistencies in framing are localized and may be repaired with an additional stud or a few nails. Some areas, however, are more problematic and require further analysis and re-framing. The multitude of inconsistencies in framing could not be fully evaluated in the scope of this assessment. It is recommended that a qualified contractor consult a structural engineer to identify framing deficiencies prior to executing repairs. It is also recommended that this effort include checking all burnt framing members for section loss and checking all framing for rot and deterioration. (This price will include all framing including interior framing, floor framing, and roof framing)		Allowance	Fig 2.15 Fig 2.38
3.2	Rotted or cracked siding	Replace existing rotted or cracking siding with exterior-grade solid wood siding. The siding exposure should match the existing. If large sections of siding are replaced, install building paper.	115	L.F.	Fig 2.16
3.3	Insulation	Install insulation in all walls, ceilings, and floor joists throughout the house.	5,202	Sq. Ft	Fig 2.15
3.4	Paint Exterior	Paint and prime the exterior of the house.	800	Sq. Ft.	Fig 2.16 Fig 2.17
3.5	Replace exterior rotted trim	Replace exterior trim that is rotted.	55	LF	Fig 2.17
4.0 Exterior Windows					
4.1	Aluminum Windows	Remove existing windows and replace with new double-hung wood windows similar to the late 1950s period wood windows. The south window on the west facade should be a 16-lite large picture window. The only existing window that should be preserved is the west facade north window, which	13	EA.	Fig 2.18 Fig 2.20 Fig 2.21

		requires a new lower wood sash. Windows should be provided with panning and low-E insulated glass that is clear, untinted, and non-reflective.			
4.2	Window Sills	Replace two wood window sills in-kind.	2	EA.	N/A
4.3	Board-up Windows	Potential intruders or animals into the building create life-safety concerns. Install window security panels to prevent pest entry and break-ins until windows may be installed.	13	EA.	Fig 2.19
5.0 Exterior Door					
5.1	Front Door	Replace the existing door, frame, storm door, and hardware	1	EA	Fig 2.22
5.2	Back Doors	Two back doors are not needed. Remove one of the doors and infill the opening to match interior and exterior walls. Replace the remaining back door, frame, storm door, and hardware.	2	EA + Removal and infill	Fig 2.22
6.0 Porches					
6.1	Front Steps	Strip paint from porch steps and complete minor mortar repairs.		Allowance	Fig 2.22 Fig 2.23
6.2	Front Porch Columns	Replace steel columns with 4x4 wood posts to match the 1950s photograph.	4	EA	Fig 2.24
6.3	Back Steps	Replace one set of back steps and remove the other set of steps.		Allowance	Fig 2.22
6.4	Install Back Concrete Patio	Remove existing remnants of brick patio. Install a new 10’ x 15’ concrete patio.	150	Sq. Ft	Fig 2.22
7.0 Roof					
7.1	Roof Framing	Many inconsistencies in framing are localized and may be repaired with an additional stud or a few nails. Some, however, are more problematic and may require more analysis or changes. The multitude of inconsistencies in framing could not be fully evaluated in the scope of this assessment. It is recommended that a qualified consult a structural engineer to identify framing deficiencies prior to executing repairs. It is also recommended that this effort include checking all burnt framing		(See 3.1)	Fig 2.25 Fig 2.26 Fig 2.29 Fig 2.30 Fig 2.31

		members for section loss and checking all framing for rot and deterioration. Roof framing, interior framing, and floor framing costs are included in 3.1.			
7.2	Roof Cladding	Install a long-wearing asphalt tab shingle roof per the manufacturer's recommendation. Install solid ice and water shield on shed roofs. For this report, traditional asphalt shingles have been priced, but the 1950s photograph shows a decorative geometric shingle, likely asbestos-containing, that would be difficult to replicate.		Allowance	Fig 2.25 Fig 2.26
7.3	Gable Vents	Install screening at gable vents.	2	EA	Fig 2.27
7.4	Soffit	Replace sections of deteriorated wood soffit in-kind.	30	Sq. Ft.	Fig 2.27
8.0 Gutters and Downspouts					
8.1	Gutters and Downspouts	Install gutters and downspouts to help direct water away from the house foundation - 4 downspouts.	150	L.F.	Fig 2.25 Fig 2.27
9.0 First Floor Framing					
9.1	Floor Framing	Many inconsistencies in framing are localized and may be repaired with an additional stud or a few nails. Some, however, are more problematic and may require more analysis or changes. The multitude of inconsistencies in framing could not be fully evaluated in the scope of this assessment. It is recommended that a qualified contractor consult a structural engineer to identify framing deficiencies prior to executing repairs. It is also recommended that this effort include checking all burnt framing members for section loss and checking all framing for rot and deterioration.		(See 3.1)	Fig 2.32 Fig 2.33 Fig 2.34
10.0 Interior Walls and Trim					
10.1	Missing Interior Finish	Perform a complete interior redesign and rehabilitation (allowance costs include interior redesign and complete rehabilitation, including all finishes, and fixtures). This allowance cost does not include appliances.		Allowance	Fig 2.36 Fig 2.37 Fig 2.38 Fig 2.39

11.0 Flooring					
11.1		Flooring repairs/replacement have been included under 10.1 (Full Interior Rehabilitation).		(See 10.1)	Fig 2.36
E.0 Electrical					
E.1	Electrical Service	Provide new electrical service to the home, complying with (National Electrical Code) NEC and utility company requirements.		Allowance	Fig 2.40
E.2	Electrical System	Remove all existing components of the electrical system and replace with new NEC compliant system.		Allowance	N/A
E.3	Low Powerline back yard	Request that the power company raise the power line to prevent threat of electrical shock.		By Utility Company	Fig 2.41
M.0 Mechanical					
M.1	Mechanical System	Provide all new HVAC system consistent with typical residential construction.		Allowance	N/A
M.2	Detectors	Provide all new smoke and carbon monoxide detectors throughout, as required by code.			
P.0 Plumbing					
P.1	Plumbing System	Provide all new plumbing system distribution throughout the house consistent with typical residential construction. Include 1.5 bathrooms, kitchen, hose bibbs, etc. Assume new sewer and water services to City connections.		Allowance	N/A
P.2	Gas Service	Install new gas service and distribution throughout the house, as required.			N/A

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CONSTRUCTION MANAGEMENT RESOURCES, LLC
Construction Costs Consulting + Estimating
11006 Parallel Pkwy Suite 200 KANSAS CITY, KS 66109 * 913-262-6715 * cmr@cmrcosts.com

South Park Street Residential Properties
Little Rock Central High School National Historic Site
STRATA Architecture
Repair and Rehabilitation Construction Cost Estimate Estimate 06/15/2021

DESCRIPTION		TOTAL	Immediate	Short Term	Long Term
House 1 – 1411 South Park Street					
01 00 00 GENERAL CONDITIONS		$ 17,013.32	$ 539.00	$ -	$ 16,474.32
1.1 Site Drainage		$ 6,750.00			$ 6,750.00
1.2 Site Drainage		$ 525.00			$ 525.00
Landscaping		$ 1,500.00			$ 1,500.00
Driveway and Sidewalk		$ -			$ -
Fence		$ 1,800.00			$ 1,800.00
2.0 Foundation		$ -			$ -
2.1 Brick Wall and Pier Mortar Washout		$ 2,952.00			$ 2,952.00
2.2 Foundation Vent Screens		$ 800.00			$ 800.00
2.3 Crawl Space		$ 2,021.25			$ 2,021.25
2.4 Board-Up Foundation Holes		$ 240.00	$ 240.00		$ -
2.5 Northwest Corner and Interior Piers		$ 4,500.00	$ 4,500.00		$ -
3.0 Exterior Walls		$ -			$ -
3.1 Wall framing		$ 7,700.00			$ 7,700.00
3.2 Rotted or cracked siding		$ 1,725.00			$ 1,725.00
3.3 Insulation		$ 2,340.90			$ 2,340.90
3.4 Paint Exterior		$ 3,600.00			$ 3,600.00
3.5 Replace exterior rotted trim		$ 440.00			$ 440.00
4.0 Exterior Windows		$ -			$ -
4.1 Aluminum Windows		$ 8,400.00			$ 8,400.00
4.2 Window Sills		$ 400.00			$ 400.00
4.3 Board-up Windows		$ 650.00	$ 650.00		$ -
5.0 Exterior Door		$ -			$ -
5.1 Front Door		$ 1,200.00			$ 1,200.00
5.2 Back Doors		$ 3,500.00			$ 3,500.00
6.0 Porches		$ -			$ -
6.1 Front Steps		$ 575.00			$ 575.00
6.2 Front Porch Columns		$ 900.00			$ 900.00
6.3 Back Steps		$ 200.00			$ 200.00
6.4 Install Back Concrete Patio		$ 1,050.00			$ 1,050.00
7.0 Roof		$ -			$ -
7.1 Roof Framing		$ -			$ -
7.2 Roof Cladding		$ 4,500.00			$ 4,500.00
7.3 Gable Vents		$ 337.50			$ 337.50
7.4 Soffit		$ 750.00			$ 750.00
8.0 Gutters and Downspouts		$ -			$ -
8.1 Gutters and Downspouts		$ 1,350.00			$ 1,350.00
9.0 First Floor Framing		$ -			$ -
9.1 Floor Framing		$ -			$ -
10.0 Interior Walls and Trim		$ -			$ -
10.1 Missing Interior Finish		$ 80,850.00			$ 80,850.00
11.0 Flooring		$ -			$ -
11.1		$ -			$ -
E.0 Electrical		$ -			$ -
E.1 Electrical Service		$ 3,000.00			$ 3,000.00
E.2 Electrical System		$ 7,276.50			$ 7,276.50
E.3 Low Powerline back yard		$ -	$ -		$ -
M.0 Mechanical		$ -			$ -
M.1 Mechanical System		$ 500.00			$ 500.00
P.0 Plumbing		$ -			$ -
P.1 Plumbing System		$ 16,000.00			$ 16,000.00
P.1 Gas Lines		$ 1,800.00			$ 1,800.00
subtotal		$ 187,146.47	$ 5,929.00	$ -	$ 181,217.47
Contractor's Fee	10%	$ 18,714.65	$ 592.90	$ -	$ 18,121.75
subtotal		$ 205,861.11	$ 6,521.90	$ -	$ 199,339.21
Design/Estimate Contingency	10%	$ 20,586.11	$ 652.19	$ -	$ 19,933.92
TOTAL		**$ 226,447.22**	**$ 7,174.09**	**$ -**	**$ 219,273.13**

House 1 – 1411 South Park Street

	Feature	Treatment	Qty	Unit	Unit Cost	Total
Exterior						
1.0 Site						
1.1	Site Drainage	Install a perforated drainage pipe or French drain around the perimeter of the house that is made to discharge at the street	150	L.F.	$ 45.00	$ 6,750.00
1.2	Site Drainage	Install a swale in the back yard to channel drainage away from the foundation. (The cost is included in the portion of the French drain)	35	L.F.	$ 15.00	$ 525.00
	Landscaping	Allowance cost for basic maintenance to the site. This includes tree maintenance	1	Allowance	$ 1,500.00	$ 1,500.00
	Driveway and Sidewalk	Driveway and sidewalk costs not included				$ -
	Fence	Demo existing Fence and Install new wood fence along north edge of site.	120	L.F.	$ 15.00	$ 1,800.00
2.0 Foundation						
2.1	Brick Wall and Pier Mortar Washout	Repoint exterior wythe with type N mortar and secure lose bricks. Where large holes exist, infill with in-kind brick.	246	Sq. Ft.	$ 12.00	$ 2,952.00
2.2	Foundation Vent Screens	Install secure metal foundation vents to allow airflow in the crawlspace. Fasten vents to mortar joints to avoid damaging brick masonry.	8	Each	$ 100.00	$ 800.00
2.3	Crawl Space	The crawl space needs to be dug down to allow for plumbing and structural repair access and to keep dirt away from floor joists. Install a heavy-duty vapor barrier to help keep crawl space dry.	1617	Sq. Ft.	$ 1.25	$ 2,021.25
2.4	Board-Up Foundation Holes	Prior to foundation vents being installed and foundation repairs being completed, the foundation holes should be boarded-up to keep animals and humans from entering the structure.	20	Sq. Ft.	$ 12.00	$ 240.00
2.5	Northwest Corner and Interior Piers	It is likely most economical to replace, rather than repair, the footings at the southeast corner of the house, where the wall is rotating outward, as well as other interior piers that are poorly constructed. New piers would need to conform to current codes for the City of Little Rock and proper design criteria with footings to meet required frost depth. Each pier would have to extend a minimum of 12-inches below grade (12-inches is the code required depth) and bear on undisturbed soil. The piers could be constructed of small precast concrete bases with brick masonry above grade to match the existing construction. It is estimated that 6 total piers would require replacement. Cost includes Demolition of existing.	6	Each	$ 750.00	$ 4,500.00
3.0 Exterior Walls						
3.1	Wall framing	Many inconsistencies in framing are localized and may be repaired with an additional stud or a few nails. Some areas, however, are more problematic and require further analysis and re-framing. The multitude of inconsistencies in framing could not be fully evaluated in the scope of this assessment. It is recommended that a qualified contractor consult a structural engineer to identify framing deficiencies prior to executing repairs. It is also recommended that this effort include checking all burnt framing members for section loss and checking all framing for rot and deterioration. (This price will include all framing including interior framing, floor framing, and roof framing)	1	Allowance	$ 7,700.00	$ 7,700.00
3.2	Rotted or cracked siding	Replace existing rotted or cracking siding with exterior grade solid wood siding. The siding exposure should match the existing. If large sections of siding are replaced, install building paper.	115	L.F.	$ 15.00	$ 1,725.00
3.3	Insulation	Insulation all new wall, ceiling, and floor joist insulation throughout the house.	5202	Sq. Ft	$ 0.45	$ 2,340.90
3.4	Paint Exterior	Paint and prime the Exterior of the house.	800	Sq. Ft.	$ 4.50	$ 3,600.00
3.5	Replace exterior rotted trim	Replace exterior trim that is rotted.	55	LF	$ 8.00	$ 440.00

House 1 – 1411 South Park Street

	Feature	Treatment	Qty	Unit	Unit Cost	Total
4.0 Exterior Windows						
4.1	Aluminum Windows	Remove existing windows and replace with new double-hung wood windows similar to the late 1950s period wood windows. The south window on the west facade should be a 16-lite large picture window. The only existing window that should be preserved is the west facade north window, which requires a new lower wood sash. Windows should be provided with panning and low-E insulated glass that is clear, untinted, and non-reflective.	13	EA.	$ 646.15	$ 8,400.00
4.2	Window Sills	Replace two wood window sills in-kind	2	EA.	$ 200.00	$ 400.00
4.3	Board-up Windows	Concerns of people and animals entering the building create life safety concerns. The existing windows need to be boarded-up until new windows can be installed	13	EA.	$ 50.00	$ 650.00
5.0 Exterior Door						
5.1	Front Door	Replace existing door, frame, storm door, and hardware	1	EA	$ 1,200.00	$ 1,200.00
5.2	Back Doors	Two back doors are not needed. Remove one of the doors and infill the opening to match interior and exterior walls. Replace the remaining back door, frame, storm door, and hardware.	2	EA + Removal and infill	$ 1,750.00	$ 3,500.00
6.0 Porches						
6.1	Front Steps	Strip paint from porch steps and complete minor mortar repairs	1	Allowance	$ 575.00	$ 575.00
6.2	Front Porch Columns	Replace steel columns with 4x4 wood posts to match the 1950s photograph.	4	EA	$ 225.00	$ 900.00
6.3	Back Steps	Replace one set of back steps and remove the other set of steps	1	Allowance	$ 200.00	$ 200.00
6.4	Install Back Concrete Patio	Remove existing remnants of brick patio. Install a new 10' x 15' concrete patio.	150	Sq. Ft	$ 7.00	$ 1,050.00
7.0 Roof						
7.1	Roof Framing	Many inconsistencies in framing are localized and may be repaired with an additional stud or a few nails. Some, however, are more problematic and may require more analysis or changes. The multitude of inconsistencies in framing could not be fully evaluated in the scope of this assessment. It is recommended that a qualified consult a structural engineer to identify framing deficiencies prior to executing repairs. It is also recommended that this effort include checking all burnt framing members for section loss and checking all framing for rot and deterioration. Roof framing, interior framing, and floor framing costs are included in 3.1.		(See 3.1)		$ -
7.2	Roof Cladding	Install a long-wearing asphalt tab shingle roof per the manufacturer's recommendation. Install solid ice and water shield on shed roofs. For this report, traditional asphalt shingles have been priced, but the 1950s photograph shows a decorative geometric shingle, likely asbestos-containing, that would be difficult to replicate.	1800	Allowance	$ 2.50	$ 4,500.00
7.3	Gable Vents	Install screening at gable vents	15	Sq. Ft.	$ 22.50	$ 337.50
7.4	Soffit	Replace sections of deteriorated wood soffit in-kind	30	Sq. Ft.	$ 25.00	$ 750.00
8.0 Gutters and Downspouts						
8.1	Gutters and Downspouts	Install gutters and downspouts to help direct water away from house foundation.	150	L.F.	$ 9.00	$ 1,350.00
9.0 First Floor Framing						
9.1	Floor Framing	Many inconsistencies in framing are localized and may be repaired with an additional stud or a few nails. Some, however, are more problematic and may require more analysis or changes. The multitude of inconsistencies in framing could not be fully evaluated in the scope of this assessment. It is recommended that a qualified contractor consult a structural engineer to identify framing deficiencies prior to executing repairs. It is also recommended that this effort include checking all burnt framing members for section loss and checking all framing for rot and deterioration.		(See 3.1)		$ -

House 1 – 1411 South Park Street

	Feature	Treatment	Qty	Unit	Unit Cost	Total
10.0 Interior Walls and Trim						
10.1	Missing Interior Finish	Do a complete interior redesign and remodel (allowance costs include for redesign costs and complete remodel, including all finishes, and fixtures)	1617	Allowance (Figure by sq. ft. for 1,617)	$ 50.00	$ 80,850.00
11.0 Flooring						
11.1		Flooring has been included under 10.1 (Full Interior Remodel)		(See 10.1)		$ -
E.0 Electrical						
E.1	Electrical Service	Provide new electrical service to the home complying with NEC	1	Allowance	$ 3,000.00	$ 3,000.00
E.2	Electrical System	Remove all existing components of the electrical system and replace with new NEC compliant system.	1617	Allowance	$ 4.50	$ 7,276.50
E.3	Low Powerline back yard	Electrical company shall raise the power line.		By Utility Company		$ -
M.0 Mechanical						
M.1	Mechanical System	Provide completely new HVAC system consistent with typical residential construction.	1	Allowance	$ 500.00	$ 500.00
M.2	Detectors	Provide all new smoke and carbon monoxide detectors throughout, as required by code	1	Allowance	$ 5,000.00	$ 5,000.00
P.0 Plumbing						
P.1	Plumbing System	Provide all new plumbing system distribution throughout the house consistent with typical residential construction. Include 1.5 bathrooms, kitchen, hose bibbs, etc. Assume new sewer and water services to City connections.	1	Allowance	$ 16,000.00	$ 16,000.00
P.1	Gas Lines	Install new gas service and distribution throughout the house, as required.	1	1	$ 1,800.00	$ 1,800.00

Diamond State Plumbing – 506 Miami Lane, Little Rock, AR 72211

501-585-5454

House 1 – 1411 S. Park Street

Plumbing inspection on 11/12/20 included:

Install new drains

Drains - $3,300

Install new Water service and distribution

Water Service - $2,400

Water Repipe - $2,800

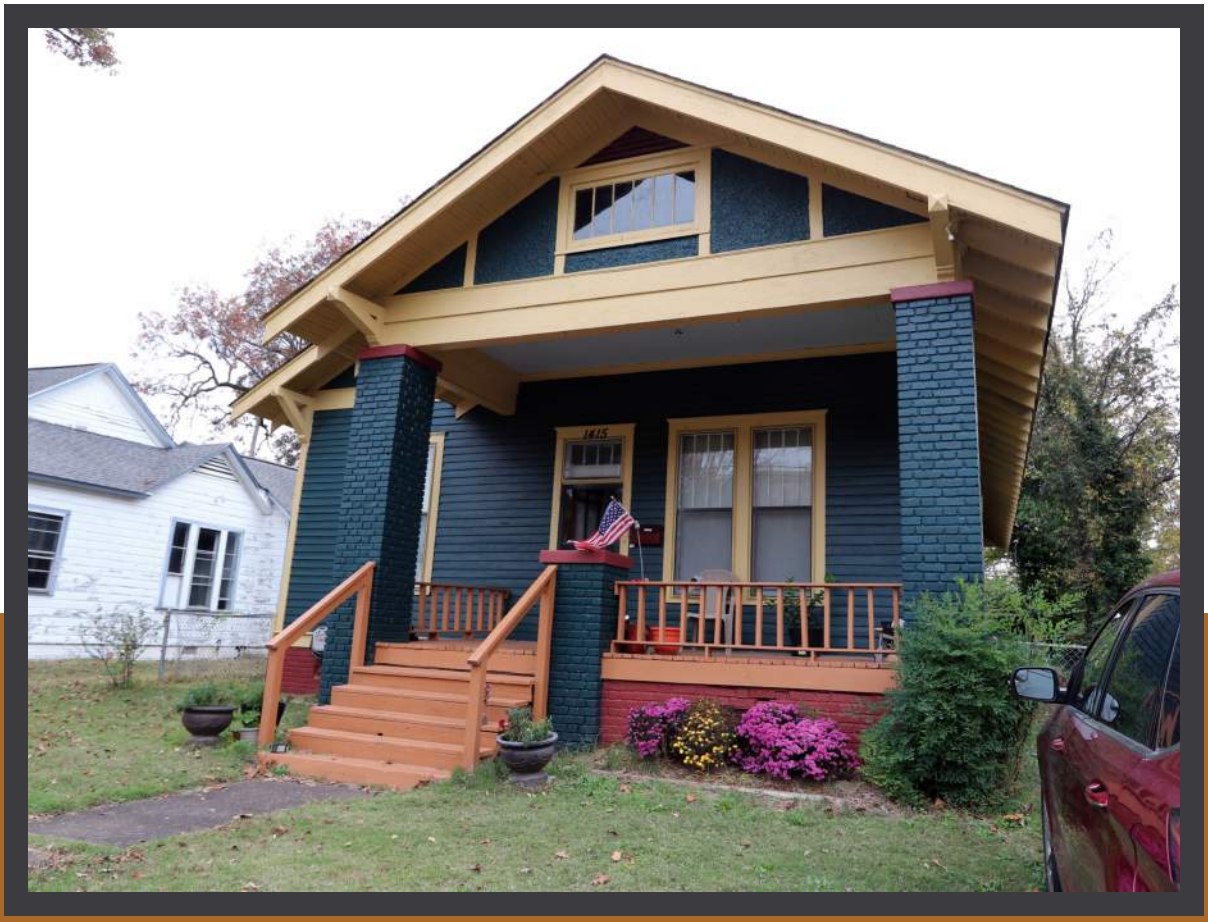
Install new gas lines and distribution

Gas - $1,700

Sewer Inspection on 11/16/20 showed this sewer requires full replacement.

Sewer - $5,600*

**Comment: It's not clear if this cost includes the excavation and new line to Schiller Street to the east.*



House 2 - 1415 South Park Street, west facade. (STRATA 2020)

HOUSE 2 | 1415 SOUTH PARK STREET

House 2 – 1415 South Park Street

Figure 3.1. 1415 South Park Street, west facade. (SEA 2020)

Site and House Overview

The 1421 South Park Street residence is situated in a residential neighborhood with a mixture of late-19th and early-20th century houses. The exact date of construction is unknown (Figures 3.2 – 3.4). A house on the 1415 South Park Street lot appears to have initially been constructed prior to 1897. Changes to the house footprint are shown on Sanborn maps from 1913 and 1939, indicating the house was very likely demolished and a new house was constructed.[1] The homeowner has stated that the existing house was constructed in 1905. An outbuilding is also documented in the back yard in the approximate location where the contemporary garage is now constructed. Only a portion of the north side of the house is visible in a photograph found of the house from 1957 (Figure 3.5).

1415 South Park Street is a single-story Craftsman Style Bungalow, measuring thirty-two by fifty-five feet in plan on a rectangular-shaped lot. The front of the home faces west, towards

[1] Sanborn maps are detailed maps of U.S. cities and towns in the 19th and 20th centuries. These were originally published by The Sanborn Map Company and were created to allow fire insurance companies to assess their liability in urbanized areas. These maps are very useful when researching lots, neighborhoods, cities, and towns, as they were updated every few years. Definition provided by https://en.wikipedia.org/wiki/Sanborn_Maps. Accessed May 1, 2021.

South Park Street, and sits directly across from Little Rock Central High School. The lot gradually slopes from the rear of the lot down to South Park Street. The home has approximately 1,785 square feet overall. The detached garage structure at the rear of the lot was not assessed as part of this study.

The wood-framed, rectangular-shaped house is supported on a foundation constructed of brick piers. The house has a gabled roof with the ridge running east-west and a Dutch gable on the rear (east) side. Dutch gable refers to a roof that has a small gable set atop a hipped or sloped roof. A front porch with a gabled roof sets just south of center on the front facade. The primary entrance into the home is sheltered by the front porch. There is also a back door on the rear (east) wall that is accessed by a modern aluminum ramp.

The house features a Living Room, Dining Room, Kitchen, Laundry Room, three Bedrooms, and one Bathroom. An unfinished crawlspace sets below the entire house and can be accessed only from the exterior. Original wood lath and plaster walls and ceilings, wood flooring, and wood doors and trim throughout the house remain. Overall, the house is well maintained and in good condition on the exterior. The home has new plumbing systems and distribution, new water service, and fairly recent heating and air conditioning systems installed. Once the interior electrical distribution is updated and the laundry room area is renovated, the home is ready for an interior rehabilitation to make repairs to interior finishes and painting.

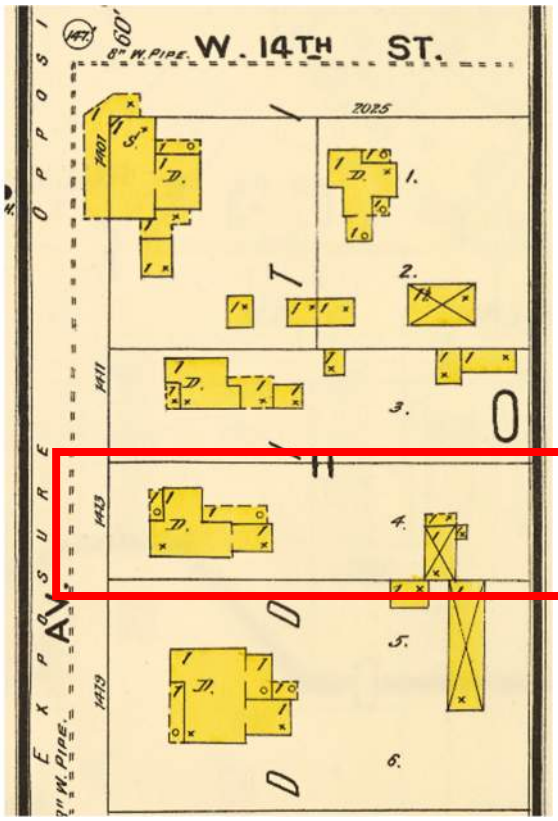


Figure 3.2. 1897 Sanborn Map, Little Rock, Arkansas. Detail of Sheet 55.

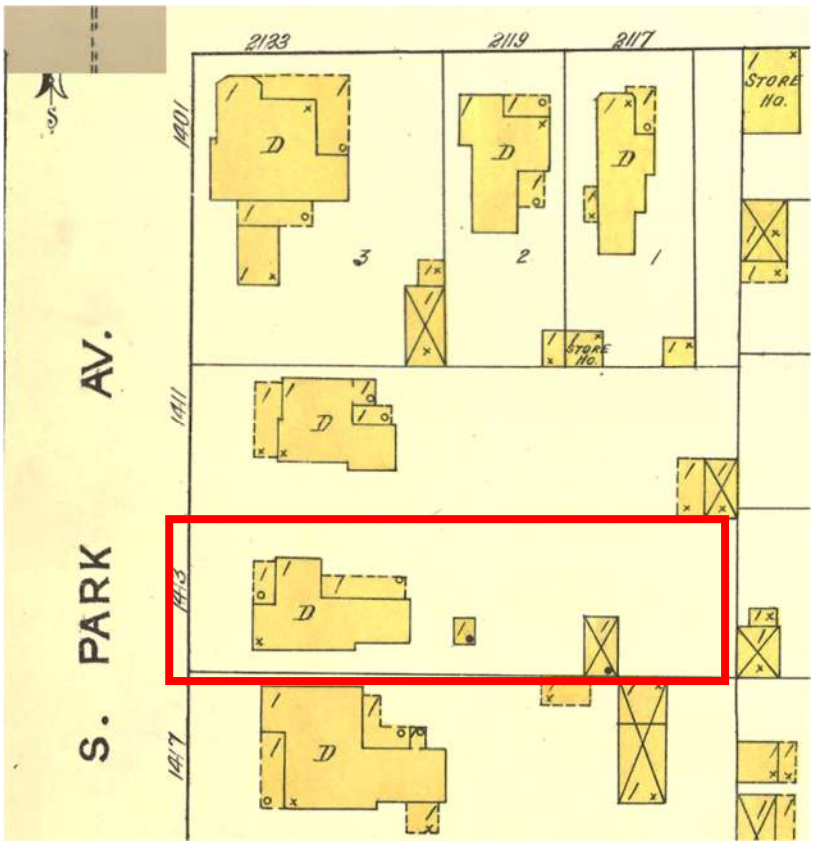


Figure 3.3. 1913 Sanborn Map, Little Rock, Arkansas. Detail of Sheet 49.

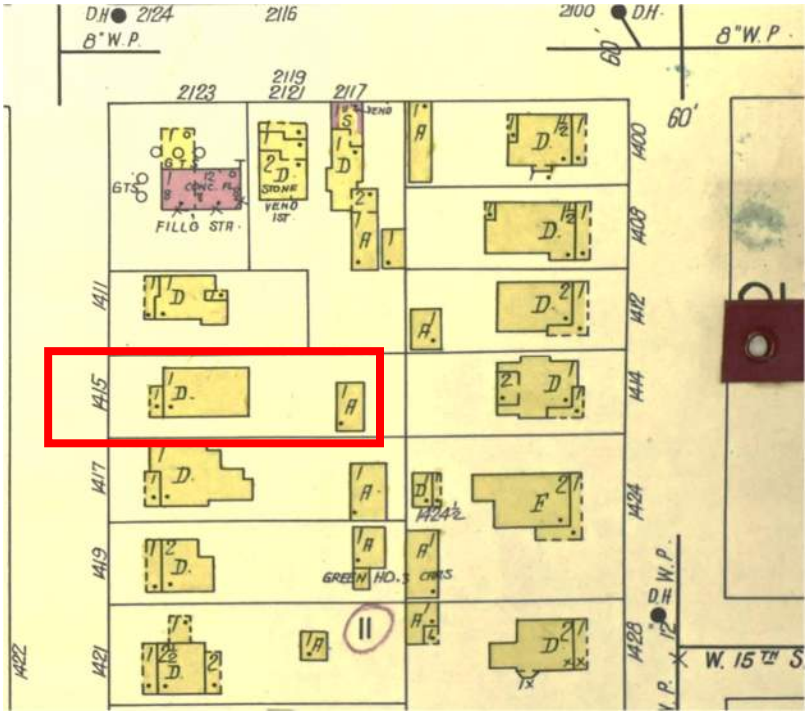


Figure 3.4. 1939 Sanborn Map, Little Rock, Arkansas. Detail of Sheet 228.

Figure 3.5. 1415 South Park Street, north wall. Note the house is very much the same with the windows with vertical, divided-lite upper sashes. Historic Photograph provided by Little Rock Central High School National Historic Site, Date and Photographer Unknown.

House 2 Significant Character-Defining Features

The period of significance for the houses along South Park Street is from the date of their construction through 1960. The exterior appearance of the homes and features in the yards along the street are recommended to remain in the configuration as documented in historic photographs of the Little Rock High School desegregation events from 1957-1960.

This home has many remaining original or early historic elements on both the exterior and interior of the home, with a high level of historic integrity. The following significant historic features define the appearance of this historic building. Altering these features would weaken the understanding and visual impact of the house as it relates to the events of 1957-1960.

Exterior:

- Massing – One story with a gabled roof
- Basic Footprint – Rectangular-shaped
- Foundation – Exposed brick piers with infilled brick foundation walls
- Fenestration – Door and window openings, historic front door, and wood double-hung wood windows
- Roof – Gabled roof with a Dutch gable at the rear of the home
- Siding – Smooth wood clapboard siding
- Front Porch – Gabled front porch structure

- Soffits - Deep overhangs with exposed board soffits and rafter tails

Interior:

- Finished Walls and Ceiling – Wood lath and plaster walls and ceilings
- Ceiling Height – High ceilings
- Doors – Wood doors
- Flooring – Wood flooring
- Trim – Wood window trim, door trim, baseboard, picture molding
- Built-in Cabinetry – Dining Room built-in serving buffet
- Lighting – Historic lighting
- Bathroom – Cast iron bathtub

Existing Physical Description Terminology

The following terminology is used to describe the general conditions of existing features. The terms are based upon the following criteria:

Good: Indicates no clear or visible evidence of major deterioration or structural failure. The integrity of the feature is well maintained and preserved, given the exposure to existing environmental conditions. No immediate treatment is required.

Fair: Indicates visible evidence of minor disturbances and deterioration. The integrity of the feature is preserved, given the exposure to existing environmental conditions and human interaction. Some level of intervention for corrective measures is required.

Poor: Indicates visible evidence of major disturbances and significant deterioration. The integrity of the feature is rapidly worsening, given the exposure to existing environmental conditions and human interaction. Immediate intervention for corrective measures is required to preserve the remaining historic character resource and integrity of the element.

Unknown: Indicates missing, inaccessible, or unclear evidence contributing to the identification of an appropriate solution to protect and preserve the historic integrity of the site feature.

Architectural/Structural Existing Conditions

An enlarged existing plan for House 2 can be found following this section.

This section outlines the architectural and preliminary structural assessment of House 2, 1415 South Park Street. This assessment was limited to what was visible during the November 2020 site visit. The objective was to document the existing condition of the house to identify required maintenance and repairs and to aid in the preservation of the home and its historic features. No calculations for loading capacity or ability of the structure to resist environmental forces such as wind, snow, or seismic events were performed for the structure. The configuration of structural framing was noted where visible and reasonably accessible. A complete structural modeling was not performed for this structure but should be conducted as part of an overall building rehabilitation plan.

Site

Located on the east side of South Park Street, the lot is rectangular with the house facing South Park Street. A gravel and grass driveway sets on the south side of the lot and leads to a small free-standing shed / single car garage in the back yard. Behind the Garage is a vegetable garden and beyond that is a vacant lot. A chain-link fence encloses the side and back yards. Overgrown trees from the adjacent lots are along the back yard north and south fence lines and are mixed with once-landscaped pockets of decorative plants. On the north side of the home are hydrangea bushes, and at the front of the house, directly in front of the porch, are decorative plantings.

The site has a moderate slope with the high grade located on the east edge of the lot and sloping gradually towards South Park Street. There are no swales or French drains installed to direct surface rainwater away from the foundation of the house. The slope of the lot from east to west directs all backyard surface water towards the back of the house which infiltrates into the crawl space (Figure 3.6). This water infiltration has caused moisture damage to the brick foundation mortar joints and the first floor wood framing in the back rooms of the house. These deteriorated conditions are further discussed in the foundation and framing portions of the report.

This gradual slope creates a moderate elevation change from the street to the front yard near the porch. To accommodate the grade change, a single concrete step is set into grade just beyond the public sidewalk. On either side of the concrete step is a decorative flower garden defined by bricks. A sidewalk leads from the step to the front porch.

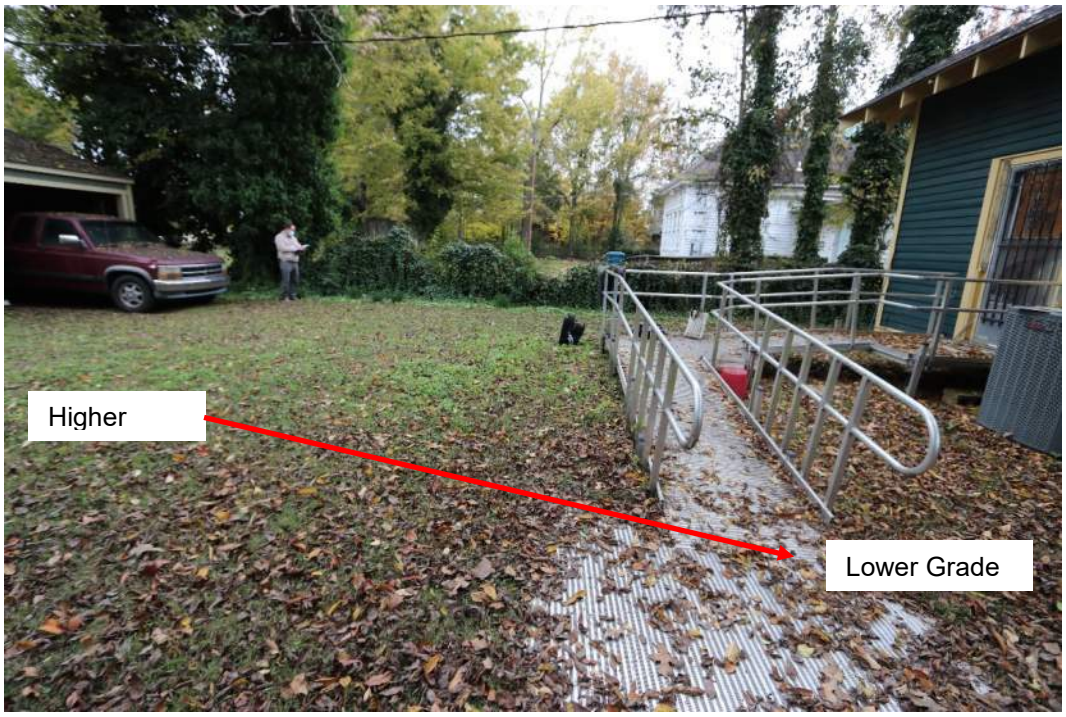


Figure 3.6. Looking south in the backyard, showing the grade sloping towards the rear of the house. (STRATA 2020)

Foundation

The wood-framed house is supported on the perimeter by a series of short brick piers. Between these piers are single-wythe,[2] non-structural brick infill walls. The sub-grade support of these infill walls is unknown. The masonry piers and foundation walls have been painted a deep red color. There are diamond-shaped vents created by voids left in the single wythe wall to allow airflow into the crawl space throughout the foundation. There are no screens over these smaller masonry openings. Metal grating has been installed over larger vent openings in the brick to prevent unwanted visitors from accessing the crawl space. Metal access doors are installed into the crawlspace on both the north and south foundation walls for maintenance access.

The brick piers vary in shape and size throughout the foundation, but in general, they are double-wythe, measuring approximately 8-inches by 16-inches around the perimeter. Interior piers also vary in size but are generally 8 to 12-inches by 12 to 16-inches.

The brick infill around the perimeter is uneven in places due to movement. Mortar joints are open or have missing mortar throughout the foundation. There are loose bricks in several places (Figure 3.7).

[2] The term 'wythe' refers to the number of courses of brick deep in a masonry wall. A single-wythe indicates the wall is only a single brick deep (approximately 4"). A double-wythe would suggest the wall is two bricks deep (approximately 8").

The crawlspace on the west side of the house is deeper than the adjacent grade, showing that the brick piers and infill extend below exterior grade by at least 1 to 2-feet. At the northwest corner of the house, the brick foundation below grade is severely affected by mortar washout. There are indications that water actively flows into and across portions of the crawl space (Figure 3.8). The mortar washout can lead to differential settling of the foundation elements. It may have been assumed that paint will protect mortar joints or infill areas of missing mortar, but this is not the case. Missing mortar must be replaced with mortar to ensure the structural integrity of the wall structure and to keep moisture from passing through the wall.

An old well or cistern is located under Bedroom 108, between the door to the kitchen and the bedroom door to the west. The well is covered and is not visible from the accessible portion of the crawl space. When the floor joists under Bedroom 108 are repaired, it is recommended to closely inspect the well or cistern and determine its depth and effective safety for it to remain. If there is water, the depth of the well should be determined. The well should be infilled or permanently capped to prevent someone from falling into the well and to prevent moisture in the crawl space.

Figure 3.7. Left: Brick infill wall with open joints and brick movement. (SEA 2020)
Right: Brick vent, missing bricks, and covered with a metal grating cover. (STRATA 2020)

Figure 3.8. Northwest corner of the crawl space. Note significant moisture staining and mortar loss. Approximate exterior grade is shown in red. (SEA 2020)

The brick foundation wall at the northwest corner of the house appears to be bowing out at the top. The brick is visibly leaning (Figure 3.9). The mortar joints have visibly been repointed and painted over, indicating that the movement here has been a longstanding issue.

Due to a high grade along the east of the house, the east side of the crawl space was observed through a foundation vent in the east wall. Here the brick infill is single wythe. Inside the crawlspace, brick piers are visible, and some concrete masonry unit (CMU) piers were added long after the initial construction to provide additional support for the first floor joists. The masonry foundation as a whole is in fair to poor condition. The majority of the deterioration is due to site drainage issues and mortar loss.

Figure 3.9. Northwest corner of house. (SEA 2020)

There is a large hole in the earth beneath the front porch steps (Figure 3.10). There is a corresponding hole in the west wall of the porch foundation wall where this hole in grade is located. The hole is currently covered with OSB board and concrete masonry units. This should only be considered to be a temporary fix, as the wood should not be installed below grade and the masonry wall is compromised. The wall requires new brick infill and the exterior grade should be infilled

Figure 3.10. Hole in earth below front steps and hole through porch wall. (STRATA and SEA 2020)

Walls

The exterior walls are framed with wood studs, exterior wall sheathing, and siding on the exterior face, and lath and plaster on the interior face. Due to the wall finishes, the condition of the studs could not be observed throughout the house. The interior plaster in most rooms has hairline cracking and peeling paint. Although the hairline cracks are an indication of movement in the walls, the cracks are slight, and the sources of movement could not be identified in the course of this assessment. The walls did not exhibit signs of leaning or otherwise substantial movement.

The house is clad with a smooth wood clapboard siding that has roughly a 3 1/2-inch exposure. On the north wall, there is some wood rot on the siding near the front of the house (Figure 3.11). The base of the exterior walls is trimmed with a wood skirt board with a cap that projects out from the house roughly 1 1/2 -inches. There are several locations around the house where the cap on the skirt board is damaged (Figure 3.12).

The windows and the front door are trimmed with simple wood casing. At the head casing of both the doors and windows, there is a half-round at the base and a cornice cap at the top of the head casing. The windows have a projecting wood sill but no apron. The trim at the windows and doors is in good condition.

The corners of the exterior walls are trimmed with simple wood vertical corner boards. At the top of the wall is a flat frieze board with a decorative cap covering the gap between the frieze board and the wood soffit. The corner trim and frieze board are in good condition, but there is a crack in the frieze board along the north wall. The siding and trim have recently been painted, with the siding painted a deep blue/green, and the trim is painted a soft yellow. In some locations, there is patterned cracking visible from the old paint.

Figure 3.11. North and south exterior walls. (STRATA 2020)

Figure 3.12. North wall, wood rot at skirt board. (SEA 2020)

Exterior Windows

The exterior windows are 4/1 double-hung wood windows, with 4-lite, vertically divided upper sashes and aluminum storm windows installed at the exterior. The exterior windows appear to be original to the home and do not appear to be weatherstripped. The windows are in fair condition, with the majority of deterioration at the exterior face of the wood sashes, which has chipped paint, as well as cracked and missing glazing putty.

Figure 3.13. Double-hung wood windows, detail of cracking putty. (STRATA 2020)

Exterior Doors

The exterior doors are wood doors with aluminum storm doors installed. The front door appears to be original to the home and is a wood door with full-height, single-pane glazing with vertical, muntins, similar to the exterior window upper sashes. The vertical muntins have a horizontal muntin roughly 6-inches down from both the top and bottom of the glazing. Above the front door is an original 4-lite wood transom window. The front door is in fair condition, with noted deterioration at the exterior face of the wood door, where much of the varnish is worn off, and gouges are visible in the bottom horizontal muntin and the bottom rail. Similar to the exterior windows, the transom has chipped paint and cracked putty.

The back exterior door and the framed opening have been modified from their original form. The door has been secured in place from the interior and is no longer used by the owner due to security concerns. This loss of use of the exterior door limits the house to only one form of exit and presents a safety concern.

Figure 3.14. Exterior Front Door and Transom Window, left is the exterior, and right is from the interior. (STRATA 2020)

Figure 3.15. Exterior back door - left is from the interior, and right is from the exterior. (STRATA 2020)

Porches

The front porch is roughly 10-feet by 21-feet and sets to the south of center on the west façade. The porch is covered with a gable roof that matches the slope of the main roof. The roof is supported by a pair of 2-foot square brick columns. The front porch floor is framed with wood joists, and the replacement wood decking flooring was cut and installed to match the slope of the joists below. This has resulted in a sloped floor from two directions that meets roughly 2 feet in from the west edge, creating a channel in the floor. This dual-slope channel in the flooring makes it uneven and a trip hazard. The floor decking runs east-west and slopes 1 ¾-inches over 4-feet, measured using a 4-foot level (Figure 3.16). The porch floor wood structure requires adjustment from below to alleviate this framing issue that has caused the offset in the floor. After the floor framing is repaired, a new porch floor can be installed. New flooring should be exterior grade tongue and groove wood and sloped to drain to the west side of the porch.

In the crawl space under the front porch, the porch floor framing is visible. The joists run north-south and are bisected by one east-west joist. The bearing for this joist is inadequate on the west support, making the floor above feel spongy. The brick infill wall supports this load-bearing member at the front of the porch, which is severely affected by mortar washout and degradation due to moisture intrusion. Deterioration of the brick has caused the load-bearing joist to drop, contributing to the porch floor framing slope issues (Figure 3.17).

The front steps leading to the porch, the stair handrails, and the porch guard rails are painted wood and not original. The stairs and handrail are in good condition. The guardrail is in fair condition. The deterioration to the guardrails is due to the anchoring into the masonry columns, which has pulled away. This unstable connection has caused the guardrail to twist, causing the balusters to pull from the rail caps. The guardrail height is only 25-inches. Code requires 36-inches for residential guardrail height with a maximum of 4” between the balusters.

At the back of the home, there is an aluminum wheelchair-accessible ramp at the back door. The top landing of the ramp is flush with the back entrance. The ramp is not covered but appears in good condition. It sits on plastic discs at grade, with no apparent foundation for the posts supporting the ramp (Figure 3.19).

Figure 3.16. Front porch, decking visibly sloped. (SEA 2020)

Figure 3.17. Bearing condition for joist under porch. (SEA 2020)

Figure 3.18. Front Porch, details of guardrails. (STRATA 2020)

Figure 3.19. Back of house, the metal ramp leads to the back door, which is currently covered for safety from a previous break-in. (SEA 2020)

Roof, Roof Framing, and Chimneys

The main roof of the house is gabled, with the ridge running east-west (Figure 3.20). At the back quarter of the home, the roof transitions from a gable to a hipped roof, also known as a Dutch gable. The front porch roof is gabled and matches the slope of the main roof gable. The home is roofed in dark gray asphalt shingles that appear to be in good overall condition. The roof's deep overhangs extend roughly 2’-0” with exposed roof rafters and tongue and groove board roof sheathing.

The framing of the roof was observed in the attic. The attic was accessed through a hatch in the Kitchen Closet 113 (Figure 3.21). In the attic, the first floor ceiling joists were measured to be 1 ¾-inch by 6-inch, spaced at 16-inches on center, and run north-south, except over the north-central portion of the house, where they run east-west. The roof rafters were measured to be modern dimensional 2 by 6 members, spaced at 24-inches on center. Skip sheathing size, and material varies, with some 1-inch by 5 ½-inch boards and ¾-inch tongue and groove flooring. There is also OSB sheathing above the skip sheathing. There is some diagonal bracing in the attic, as well as some knee wall type of framing.

Three brick masonry chimneys are visible in the attic space. One chimney in the northeast quadrant of the house is abandoned and does not extend through the roof. The chimney on the east end of the house is slightly corbelled in the attic space. The chimney near the center of the house that projects through the gable roof has extensive moisture staining. It is unknown if there is an active leak at this location. From the exterior, the chimney flashing for both chimneys is in poor condition and both chimneys require spot repointing. The flashing is not embedded into the mortar, relying on the sealant installed at the top of the flashing to prevent water infiltration. The sealant at both chimneys appears to be in poor condition, which is assumed to be allowing water to infiltrate inside the house.

Figure 3.20. Northwest Corner, showing the gable roof of the front porch and house. (STRATA 2020)

Figure 3.21. General view looking east in attic. (SEA 2020)

Figure 3.22. Left, deteriorated soffit on south wall. Right, chimney flashing not embedded in mortar joint. (STRATA 2020)

On the east and west ends of the main gable are wood vents installed to allow air circulation in the attic. These vents have screens installed on the interior to keep birds, insects, and animals out of the attic. The interior screen that is installed has peeled away and no longer prevents unwanted pests from entering (Figure 3.23). The north slope of the gable roof has a visible dip in it above the bathroom and the center room (Figure 3.24). This sagging is likely related to the severely deteriorated first floor wood framing in the crawlspace directly under this location. This is discussed further, below.

Figure 3.23. Dutch gable end, east portion of roof. (SEA 2020)

Figure 3.24. North side of house, visible sagging of roof. (SEA 2020)

Gutters and Downspouts
There are no gutters or downspouts installed on this house. This is typical for the historic houses in the neighborhood but allows all roof water to be directed towards the foundation and not away from the house.

Crawl Space and First Floor Framing
The first floor joist framing is visible in the crawl space and varies in configuration throughout the house. The crawl space does not have a level grade but rather matches the moderate slope of the site surrounding the house. The high grade is at the back of the house, results in less than 1'-0" between the bottom of the joists and the ground. The lowest grade is on the western side of the house, with roughly 4'-0" between grade and the bottom of joists. Due to the tight access at the back of the house, not all of the crawl space could be accessed as part of this assessment. The visible portions of the crawl space are covered in plastic sheeting.

The direction of the first floor joists change depending on the location in the house. On the west end of the house, the joists span east-west. The joists span north-south for most of the rest of the house, where observed.

The joists are supported along the perimeter of the house by ledger boards that are supported on piers and the brick infill walls, and on the interior, there are transverse support joists and flat double 2 by 6 or 2 by 8 beams (Figure 3.25). These interior support joists or beams are in turn supported by the brick piers within the crawlspace.

The joists below the bathroom run east-west and are supported by wood members running north-south. These members are situated near or directly below the bathroom walls and are severely deteriorated. The east bathroom wall, in turn, supports the east-west joist framing above the adjacent room to the east (Figures 3.26 – 3.27). With the beam in the basement severely deteriorated, it has subsided, pulling down the wall and consequently the roof framing above. The joists supporting the Bathroom floor run east-west and are supported by large joists at either end. The large joists appear to be directly below the east and west walls in Bathroom 105. These large joists are severely deteriorated, especially the one below and in line with the bathroom's east wall (Figure 3.26).

The joists under the tub are also severely deteriorated, either by wood rot, termite damage, or a combination (Figure 3.27). These joists have been sistered, but only partially, and with boards much smaller than the original joists.

The floor in the southeast corner of the house is noticeably compressible and spongy. The joists at the southeast corner of the house were viewed from a vent in the brick infill. Ledger pieces attached to the joists are visible. It is likely that the tops of the joists have deteriorated, resulting in floor movement above in both Back Entry 110 and Laundry Room 111, and the ledgers were installed to alleviate this condition. Unfortunately, they do not appear to be working as intended.

Figure 3.25. General view of first floor joist framing in crawl space. (SEA 2020)

Figure 3.26. North-south joist under east bathroom wall.
Screwdriver penetration showing significant deterioration. (SEA 2020)

Figure 3.27. Joist under Bathroom 105, deteriorated. Note recently installed but inadequate repair of sistered joist. (SEA 2020)

Interior Framing, Walls, and Ceilings

The interior walls are constructed of wood studs that measure roughly 3 ½" in depth and have lath and plaster on either side. The ceilings are lath and plaster. Throughout the interior of the home, the plaster is in fair to poor condition. There is minor hairline cracking throughout the house walls, with significant cracking occurring in Bedroom 106, Bedroom 108, and Kitchen 112 (reference drawings at the end of this Chapter). The ceiling in the kitchen may have immediate failure of the lath and plaster at any time and should be considered to be a safety hazard. The remainder of the plaster ceilings have substantial cracking throughout the house. Although this is an indication of movement in the walls, it is slight, and the sources of movement could not be identified in the course of this assessment. Due to the unstable plaster, the wall and ceiling paint is cracking and peeling throughout the house. The wood wainscot and walls in the Laundry Room 111 require repairs due to old leaks. The Owner would like to relocate the washer and dryer to the south wall, so this work should be done after the required, structural, plumbing and electrical work is completed.

The interior walls, doors, and windows are trimmed with historic wood millwork. The wood baseboard is a simple flat board with a quarter-round moulding at the base. The baseboard is stained throughout the house, except in Bedroom 108, where it is painted and missing the quarter-round shoe base. Kitchen 112 does not have baseboard, which was most likely removed when the floor was replaced. Bathroom 105 has a smaller wood baseboard, painted, with no quarter-round shoe base.

The windows and doors are trimmed with simple, flat wood trim. At the head casing of both the doors and windows, there is a half-round at the base and a cornice cap at the top of the head casing. The door casings rest on plinths. The windows have a simple smooth wood apron below

the interior sills. The trim style is consistent throughout the house, except in Kitchen 112, where the side casing of the doors and windows switches from a flat board to a fluted board. The door and window trim in Living Room 100, Dining Room 114, Bedroom 106, and Hallway 103 is stained wood. The door and window trim in the remainder of the house is painted. Roughly 2-feet down from the ceiling is a picture rail molding. The picture rail can be found in every room except Bathroom 105, Kitchen 112, Back Entry 110, and Closets.

The interior doors are double-paneled and are original to the construction of the home. Between Living Room 100 and Dining Room 114, there are 15-lite French double doors. The doors appear in good condition. The double-action door between Kitchen 112 and Dining Room 114 is missing, but the floor-mounted hardware remains.

There is no insulation in the home.

Figure 3.28. The floor in the southeast corner of the Laundry Room 111. (SEA 2020)

Figure 3.29. Bedroom 108, Looking toward the ceiling. (STRATA 2020)

Figure 3.30. Kitchen 112, Looking west towards the Dining Room. The lath and plaster ceiling in the northwest corner is failing. (SEA 2020)

Figure 3.31. Dining Room 114 and Kitchen 112, Looking at floor transition. (STRATA 2020)

Figure 3.32. Living Room 100, Looking southeast. (STRATA 2020)

Flooring

The majority of the home has a narrow oak tongue and groove flooring that runs north to south. The wood flooring has a few areas of wear, but in general, the wood flooring is in good condition. Bedroom 108 has had the original flooring removed, and currently, there is plywood sheathing on top of the first floor, floor joists. Kitchen 112 has multiple layers of flooring built-up over years without removing the old flooring. The current flooring is a vinyl sheet product that is cracked and missing in several locations. The multiple layers of flooring pose a tripping hazard at transitions into other rooms, as Kitchen 112 finished floor level sets more than 1-inch above both the adjacent Dining Room 114 floor and Bedroom 108 floor. Flooring, including the subflooring, in the Laundry Room 111 requires complete replacement and joist repair.

Mechanical, Electrical, and Plumbing Existing Conditions

Condition of appliances, plumbing fixtures, and equipment were not assessed as part of this survey.

Electrical Service

Electrical service for the building is fed by a 100A overhead triplex mast system from the northeast corner of the property via a riser and attach point on the east side (rear) of the home. The overhead service feeds a feed thru meter can and NEMA 3R, 240/120V, 1 phase, 3 wire, 100A MCB (main circuit breaker) General Electric panel with a 60A 240/120V, 1 phase, 3 wire, sub-panel. Grounding for the system did not appear to be in place. The 100 A panel serves as the main service disconnecting means for the home.

110V utilization devices (receptacles) are two wire type with several locations being changed out to three wire grounded receptacles. No GFCI receptacles are present in or around the home except in the bathroom. Lighting fixtures are generally screw-in incandescent light fixtures which are consistent with residential construction. The owner mentioned that some of the receptacles are not hooked up correctly.

Life-safety issues and recommended repairs were noted on the exterior and interior of the home and are listed in the Treatment Section of this report. Some of these include open junction boxes and electrical receptacles on the exterior of the house with live wires and no weatherproof coverings; spliced dryer wiring; ungrounded receptacles; loose electrical receptacles in the walls; and live knob and tube wiring in the attic.

Figure 3.33. Romex on exterior of home. (Henderson 2020)

Figure 3.34. Exterior boxes with exposed wiring and splices. (Henderson 2020)

Figure 3.35. Exterior exposed wiring and splices. (Henderson 2020)

Figure 3.36. Outlet without receptacle boxes. (Henderson 2020)

Figure 3.37. Outlet in home with no back to the box. (Henderson 2020)

Figure 3.38. Outlet that is not GFI. (Henderson 2020)

Figure 3.39. 240V receptacle. (Henderson 2020)

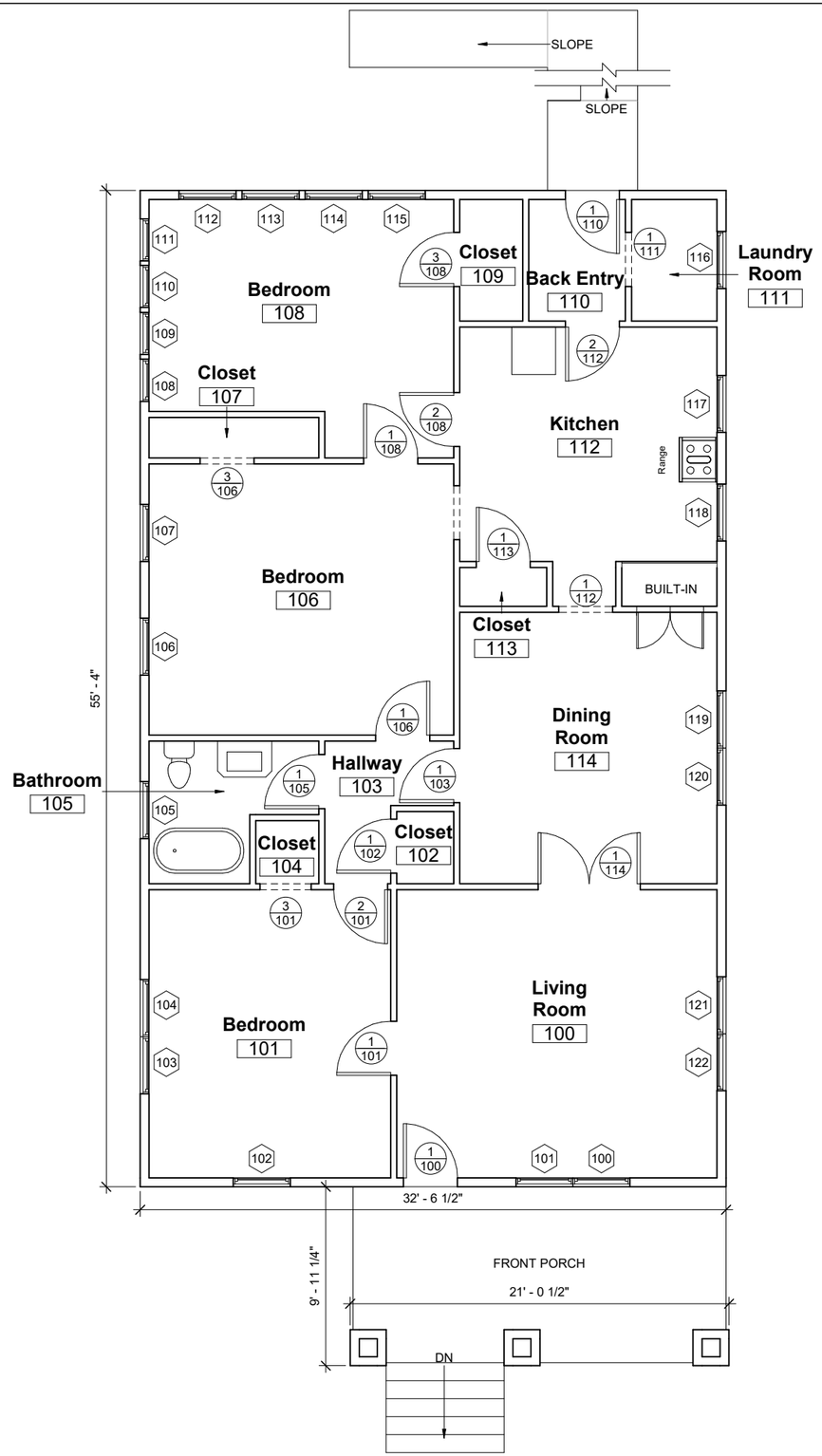
Mechanical Systems
Mechanical systems for the building include a natural gas fired, 90% efficiency furnace installed in the crawl space area. An evaporator coil is mounted inline in the trunk ductwork of the air handler unit in with the condensation routed into a 110V condensation pump routed into the existing sanitary sewer system. The AC condenser system is a 2012 Trane XR15 Model No. 4TTR5048E1000AC outdoor unit which is pad mounted directly beside the electrical service entrance. The condenser unit is powered from the NEMA 3R outdoor panel mounted directly adjacent to the unit. Ductwork is newer galvanized sheet metal trunk with insulated flexible duct branch ductwork to terminal point for both supply and return ducts. The main living area has a low floor supply with a central system return utilizing the former floor heater grating. The exhaust flue for the furnace is routed across the crawl space area in PVC which is appropriate for a condensing heater and existing crawl space with a PVC wall.

Plumbing Systems
Plumbing systems in the home consist of the water distribution and waste piping that serve the bathroom, kitchen, and two exterior hose bibs. Plumbing is generally exposed from the crawl space. Since the time of the house assessment, the water service to the house and the plumbing distribution system had failed and has been replaced. Previous issues that were to have been corrected with the new water service distribution, include water leaking at the kitchen sink where ice maker ‘T’ had been installed; extremely low water pressure to the bathroom sink due to mineral build-up; low water pressure to the exterior hose bibb in the back yard. The owner has noted that during cold weather, pipes in the crawl space have frozen.

The existing sewer for the house appears to exit the crawl space on the east side of the house and continue through the adjacent property to the east and to Schiller Street. Recent issues have been identified with the old line that has resulted in significant back-ups. The sewer line should be replaced in its entirety from the house to the street connection. This will require coordination with the adjacent property owner.

Gas distribution throughout the house once served independent unit gas heaters in many rooms in the house. Currently, only one gas heater is used in the dining room, for supplemental heating, when needed. The rest of the gas connections in the house can be removed. Gas is also provided to the range in the kitchen. The hot water heater in the kitchen is natural gas and vents through the chimney flue system out of the home. The current set-up does not appear to meet code. The galvanized lines to the water heater need to be updated and it needs a stand. Also, the exhaust in the chimney likely doesn’t meet code and may need to be replaced with a double-wall exhaust flue.

Eventually, the owner would like to reconfigure the kitchen to accommodate a dishwasher and new kitchen sink cabinetry.



1 House 2 - First Floor Plan

1/4" = 1'-0"

THESE PLANS ARE DIAGRAMATIC IN NATURE ON THE INTERIOR OF THE STRUCTURES. THE DESIGN TEAM ONLY TOOK ROUGH MEASUREMENTS ON THE EXTERIOR OF THE BUILDING AND THEN DID ROUGH SKETCHES OF THE INTERIOR LAYOUT. THE PURPOSE OF THESE FLOOR PLANS IS TO PROVIDE VISUAL INDICATION OF WHERE BUILDING DETERIORATION IS OCCURRING.

0' 2' 4' 8' 16'

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DESIGNED: CA
CADD: CA
TECH. REVIEW: AG
DATE: 05-02-2021

TITLE OF SHEET
EXISTING CONDITION DRAWINGS

1415 South Park Street

CENTRAL HIGH NEIGHBORHOOD
LITTLE ROCK, ARKANSAS

Maintenance, Repair, and Rehabilitation Recommendations: House 2 – 1415 South Park Street

Maintenance, repair, and rehabilitation recommendations are based on a combination of assessment and research conducted by a multi-disciplinary project team in 2020.

1415 South Park Street is considered to be a contributing property in the Central High School Neighborhood National Register District. This house is also in the primary character area of the Central High School (which is a National Historic Landmark) and is an important part of the overall context of the historic South Park Street block. As such, all future maintenance and rehabilitation work should meet the standards for rehabilitation set forth by the Secretary of the Interior's Standards for the Treatment of Historic Properties.

The period of significance for 1415 South Park Street is from the date of construction through 1960. All recommendations made are intended to preserve the exterior appearance of the house during that period. The work was guided by *Preservation Brief #43: The Preparation and Use of Historic Structure Reports* and *Historic Structure Reports and Preservation Plans: A Preparation Guide*.[3] All recommendations in the report have been developed to comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties, specifically for *Preservation* and *Rehabilitation*. In addition, all exterior repairs that are not routine maintenance, are subject to review by the City, per the Central High School Design Overlay District regulations. Due to the age of the home, it is assumed that lead paint is present. All rehabilitation work that disrupts painted surfaces (windows, trim, siding, walls, etc.) should follow lead-safe practices. For further information, refer to: https://www.epa.gov/sites/production/files/2013-11/documents/steps_0.pdf.

The Design Team has provided a table outlining Prioritized Maintenance, Repairs, and Rehabilitation Treatment Recommendations for the home. These recommendations have been divided into three categories to help the Property Owner to prepare a plan and prioritize repairs. The three categories of work include Critical - Life Safety (Emergency) and Immediate Treatment Recommendations; Serious - Short Term Recommendations; and Minor - Long Term Recommendations. A brief description of each phase is provided below.

- ***Critical - Life Safety (Emergency) and Immediate Treatment Recommendations*** – Work that is recommended to be completed immediately, as there are potentially life safety issues or concerns to be addressed that may affect the preservation of the structure's historic materials.

[3] Deborah Slaton, *Preservation Brief 43*: *The Preparation and Use of Historic Structure Reports* (Washington, D.C.: National Park Service, 2005), and Dominique M. Hawkins and Lyssa Papazian, Dominique M. Hawkins, *Historic Structure Reports & Preservation Plans; A Preparation Guide* (Trenton, NJ: New Jersey Historic Preservation Office, 2015).

- ***Serious - Short Term Treatment Recommendations*** – Work that is recommended to be undertaken within 1-2 years.

- ***Minor - Long Term Treatment Recommendations*** – Work that is recommended to complete within 2-5 years.

To help clarify the treatment recommendations priority, all recommendations have been divided and tagged by a specified color identified in the below chart.

Treatment Recommendation Priorities	
	Critical – Life Safety (Emergency) and Immediate Treatments
	Serious - Short Term Treatments
	Minor - Long Term Treatments

Beyond specifying the recommended priority, the treatment recommendations have been organized into specific features. For each treatment, a quantity, unit, and where applicable, a photograph has been referenced to help in the understanding and pricing of the recommendations.

These treatment recommendations are intended to help the Homeowner prioritize future maintenance, repairs, and rehabilitation projects according to their individual needs and can be accomplished over time.

Key for Terms and Units	
L.F.	Linear Feet
Sq. Ft.	Square Feet
EA.	Each – represents quantity
Allowance	Provide an approximate cost for repair
NEC	National Electrical Code

Prioritized Maintenance, Repairs, and Rehabilitation Treatment Recommendations					
	Feature	**Treatment**	**Qty**	**Unit**	**Photographs**
Exterior					
1.0 Site					
1.1	Site Drainage	Install a perforated drainage pipe or French drain around the perimeter of the house that is made to discharge at the street	190	L.F	Fig. 3.6
1.2	Site Drainage	Install a swale in the back yard to channel drainage away from the foundation. (The cost is included in the portion of the French drain)	40	L.F	Fig. 3.6
1.3	Landscaping	Allowance cost for basic maintenance to the site includes tree maintenance.		Allowance	Fig. 3.1

1.4	Driveway and Sidewalk	Construction of a new driveway and sidewalk is not included in thee costs.			
2.0 Foundation					
2.1	Masonry Repointing	Repont the interior and exterior wythe with type N mortar and secure loose bricks.	440	Sq. Ft	Fig. 3.7 Fig. 3.8
2.2	Foundation Vent Screens	Remove the foundation screens on the exterior of the foundation walls and install new screens on the interior face. In at least 4 locations, there are currently no screens installed.	6	Each	Fig. 3.7
2.3	Crawl Space	Remove a portion of the soil from the crawl space to avoid soil contact with floor joists.	900	Sq. Ft.	N/A
2.4	Crawl Space Moisture Control	Install a heavy-duty vapor barrier in the east side of crawl space.	900	Sq. Ft.	Fig. 3.8
2.5	Well in Crawl Space	Cover the existing well in the crawl space. Well may need to be infilled.		Allowance	N/A
2.6	Crawl Space Door Access	Remove existing rotted crawl space doors and install new in-kind crawl space access doors and locks.	2	Each	N/A
2.7	Porch Foundation Wall	Remove temporary covering over the hole through the porch foundation wall under the front steps. Tooth-in new brick into the opening. Infill hole in the ground below the stairs.	3		Fig. 3.8
3.0 Exterior Walls					
3.1	Siding	Replace cracked or damaged wood clapboard siding with in-kind siding. Prime and Paint.	20	L.F	Fig. 3.11 Fig. 3.12
3.2	Skirt Board	Replace cracked or damaged wood skirt board with in-kind material. Prime and Paint.	26	LF	Fig. 3.11 Fig. 3.12
4.0 Exterior Windows					
4.1	Wood Windows, cracked putty and chipped paint	Remove old glazing putty and scrape peeling paint from exterior sashes. Install new glazing putty, prime, and paint windows. Install new weatherstripping. Repair any damaged hardware including sash locks, pulleys, and ropes.	23	Each	Fig. 3.13

4.2	Window Sill	Replace rotted wood window sill with in-kind wood sill. Prime and paint.	1	Each	N/A
5.0 Exterior Door					
5.1	Front Door	Strip existing varnish from the front door. Refinish to match existing. Use marine grade varnish with UV protection.		Allowance	Fig. 3.14
5.2	Back Door	For security reasons, remove sidelight infill and cover with wood sheathing and siding that matches existing. Replace existing wood door with a new solid wood or steel door that includes heavy-duty hinges, 3-inch screws, a deadbolt, and easily operated interior security lock door barricade.		Allowance	Fig. 3.15
6.0 Porches					
6.1	Porch Floor Framing	Below the front porch, it is recommended that the east/west joist in the center of the porch be adequately supported at the west end. This could be accomplished with some additional wood blocking and a few masonry anchors into the adjacent brick pier. The joist may need to be jacked prior to anchorage to diminish the slope of the porch flooring. Replace wood flooring with tongue and groove flooring that is sloped to drain.		Allowance	Fig. 3.16 Fig. 3.17
6.2	Guardrails	Securely anchor the guard rails to masonry columns and house. Repair damage to balusters by securely anchoring them to the top and bottom rails of the guardrail.		Allowance (1 person, 4 hours)	Fig. 3.18
7.0 Roof					
7.1	Attic Vents	Replace the screen mesh in the two attic gables This would help to keep out small animals.	2	EA	Fig. 3.23
7.2	Chimney Mortar	Repoint mortar joints at both chimneys where mortar is missing.	4	Sq. Ft.	Fig. 3.22
7.3	Chimney Flashing	Remove the existing chimney flashing at both chimneys and install new stepped metal flashing	2	EA	Fig. 3.22

		and counter flashing that is embedded 1-inch into the mortar joint of the chimneys, a minimum of 4-inches above the roof surface.			
7.4	Exposed Roof Soffit	Replace exposed rotted wood roof sheathing at soffit. This will require the replacement of shingles in this area.	10	Sq. Ft.	Fig. 3.22
8.0 Gutters and Downspouts					
8.1	Gutters	Install gutters along the north and south sides of the roof to help direct water away from the foundation.	128	L.F.	Fig. 3.24
8.2	Downspouts	Install downspouts (6 total) along the north and south side of the roof to help direct water away from the foundation	6	EA	Fig. 3.24
9.0 First Floor Framing					
9.1	Deteriorated Framing Below Bathroom 105	The deterioration has been previously addressed with additional framing and new subfloor, but those efforts were not extensive enough to adequately repair the joists below the bathroom or the framing supporting those joists. Suitable repairs would require replacement of the north south joists under the east and west bathroom walls. This would be a major undertaking and likely could not be accomplished without first removing the flooring and joists in the bathroom. This would be similar to an extensive bathroom rehabilitation project with additional shoring required for the walls and attic framing. This would require temporary removal and replacement of plumbing fixtures.		Allowance (60 sq. ft. of floor space)	Fig. 3.26 Fig. 3.27
9.2	Deteriorated Framing Below Laundry Room 111	It is anticipated that deterioration similar to that seen in the bathroom is present in this area. It is recommended that the flooring and subfloor in the area be removed. The supporting joists should be assessed for repair,		Allowance (32 sq. ft. of floor space)	Fig. 3.28

		and it is likely that they will either require sistering or replacement.			
9.3	9.1 and 9.2 temporary fix	If these repairs cannot be performed in a timely manner, it is recommended that temporary support be provided for the joist framing in both locations. This may be done in the crawlspace with wood blocking or stud framing inserted directly below the joists. These should be considered to be temporary repairs and should not be relied upon for an extended time period. Full structural repairs should be performed within one year.		Allowance	N/A
10.0 Interior Walls and Trim					
10.1	Cracked Plaster	Remove existing cracked plaster ceilings/walls and replace with drywall.	2,200	Sq Ft.	Fig. 3.29 Fig. 3.30
10.2	Cracked Plaster	Remove the portion of the ceiling in the kitchen that is in imminent danger of falling in. Provide temporary repair.	150	Sq Ft	Fig. 3.30
10.3	Wall Repair in Laundry Room 111	After floor repairs are made to Laundry 111 (Section 9.2). The existing wall finishes should be removed and replaced.	219	Sq. Ft	Fig. 3.28
10.4	Insulation	Consider installing insulation in all exterior walls, in the joists of the crawl space, and in the first floor ceiling joists.			N/A
11.0 Flooring					
11.1	Missing Flooring	Bedroom 108 has plywood sheathing installed over the floor joists, but no finished floor. Install wood flooring to match the wood flooring throughout the house.	218	Sq. Ft.	N/A
11.2	Replace Deteriorated Flooring	Remove the existing layers of flooring and floor sheathing in Kitchen 112 and replace with new sheathing and new flooring.	210	Sq. Ft	Fig. 3.31
E.0 Electrical					
E.1	Grounding System	Install grounding system for the home (including water service ground and gas service bonding), complying with NEC requirements.		Allowance	N/A

E.2	Fire and Electric Shock Hazard	Remove all romex on exterior of home. Romex is not rated for exterior exposed installation and presents a potential fire and electric shock hazard because the insulating jacket deteriorates from UV and weather exposure. Location 1 – below home, some laying on ground. Location 2 – 40A circuit on outside of home feeding electric clothes dryer.		Allowance	Fig. 3.33
E.3	Wiring Issues	Replace all romex where it is stripped back with conductors exposed outside of the back boxes. This is consistent throughout the home at a number of wiring devices.		Allowance	N/A
E.4	Fire and Electric Shock Hazard	Cover exterior boxes with exposed wiring and splices. These are not code compliant and present a serious shock and fire hazard. The boxes should also be properly attached to the structure.		Allowance	Fig. 3.34 Fig. 3.35
E.5	Fire and Electric Shock Hazard	Provide back boxes for receptacles that don't currently have one. Noted in kitchen area behind refrigerator and behind microwave.		Allowance	Fig. 3.36 Fig. 3.37
E.6	Fire and Electric Shock Hazard	Replace all knob-and tube wiring in attic with NEC-compliant wiring system. This old ungrounded wiring system is outdated, is susceptible to damage, and presents a potential fire and electric shock hazard.		Allowance	N/A
E.7	Unprotected Exterior Receptacle(s)	Replace existing exterior receptacle(s) with weather resistant type and install weatherproof cover(s).		Allowance	Fig. 3.38
E.8	Kitchen GFCI	Provide Ground Fault Interrupter Receptacles (GFI) for all Kitchen outlets in accordance with NEC requirements.		Allowance	N/A
E.9	Loose Receptacle Back Box	Secure back box for bathroom GFCI receptacles that is loose in wall.		Allowance	N/A

E.10	Device Not Needed	Remove 240V receptacle previously used for window air conditioning unit.		Allowance	Fig. 3.39
E.11	Ungrounded Wiring Devices	All devices in living and bedroom areas should be provided with arc fault circuit interrupter breaker in accordance with NEC. Type 2 wire devices should be replaced with grounding Type 3 wire devices. Grounded wiring should be provided from panel to all devices.		Allowance	N/A
M.0 Mechanical					
M.1	Range Hood Not Operational	Replace range hood with new fully functional hood.	1	Each	N/A
M.2	HVAC System Service	Service and inspect existing system to ensure proper and efficient operation.		Allowance	N/A
M.3	Detection	Ensure the house has a working carbon monoxide detector and smoke detectors, as required by code.			N/A
M.4	Water Heater	Make required upgrades to the water heater installation to bring it up to code. Including replacing gas line, provide a stand, and replace the exhaust vent.			N/A
P.0 Plumbing					
P.1	Sewer	Replace Sewer Line from the house to the street		Allowance	N/A
P.2	Gas	Remove 3 of the 4 existing, unused gas service lines and connections throughout the house. Keep the one in the dining room for use during power outages.			N/A
P.3	Gas	Provide a floor-mounted gas valve for the kitchen range.			N/A
P.4	Heat Trace on Water Pipes	Consider installing heat trace tape on the water service piping installed in the crawl space. Place the heat trace on a thermostat to prevent freezing in the winter. Insulate all pipes			N/A
P.5	Doorbell	Re-wire the existing doorbell. It is currently not working.			N/A

P.6	Plumbing	Provide larger vent pipe in laundry room with the washer vent is tied into the kitchen vent.			N/A

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CONSTRUCTION MANAGEMENT RESOURCES, LLC
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South Park Street Residential Properties
Little Rock Central High School National Historic Site
STRATA Architecture
Repair and Rehabilitation Construction Cost Estimate Estimate 06/15/2021

DESCRIPTION	TOTAL	Immediate	Short Term	Long Term
House 2 – 1415 South Park Street				
01 00 00 GENERAL CONDITIONS	$ 6,216.50	$ 1,670.00	$ 1,726.00	$ 2,820.50
1.1 Site Drainage	$ 8,550.00			$ 8,550.00
1.2 Site Drainage	$ 600.00			$ 600.00
1.3 Landscaping	$ 400.00			$ 400.00
1.4 Driveway and Sidewalk	$ -			$ -
2.0 Foundation	$ -			$ -
2.1 Masonry Repointing	$ 5,280.00		$ 5,280.00	$ -
2.2 Foundation Vent Screens	$ 600.00		$ 600.00	$ -
2.3 Crawl Space	$ 990.00			$ 990.00
2.4 Crawl Space Moisture Control	$ 135.00			$ 135.00
2.5 Well in Crawl Space	$ 400.00			$ 400.00
2.6 Crawl Space Door Access	$ 500.00			$ 500.00
2.7 Porch Foundation Wall	$ 510.00			$ 510.00
3.0 Exterior Walls	$ -			$ -
3.1 Siding	$ 300.00		$ 300.00	$ -
3.2 Skirt Board	$ 520.00		$ 520.00	$ -
4.0 Exterior Windows	$ -			$ -
4.1 Wood Windows, cracked putty and chipped paint	$ 5,750.00			$ 5,750.00
4.2 Window Sill	$ 200.00		$ 200.00	$ -
5.0 Exterior Door	$ -			$ -
5.1 Front Door	$ 525.00			$ 525.00
5.2 Back Door	$ 1,200.00	$ 1,200.00		$ -
6.0 Porches	$ -			$ -
6.1 Porch Floor Framing	$ 2,500.00		$ 2,500.00	$ -
6.2 Guardrails	$ 260.00	$ 260.00		$ -
7.0 Roof	$ -			$ -
7.1 Attic Vents	$ 240.00	$ 240.00		$ -
7.2 Chimney Mortar	$ 520.00		$ 520.00	$ -
7.3 Chimney Flashing	$ 400.00		$ 400.00	$ -
7.4 Exposed Roof Soffit	$ 1,500.00		$ 1,500.00	$ -
8.0 Gutters and Downspouts	$ -			$ -
8.1 Gutters	$ 1,024.00			$ 1,024.00
8.2 Downspouts	$ 450.00			$ 450.00
9.0 First Floor Framing	$ -			$ -
9.1 Deteriorated Framing Below Bathroom 105	$ 3,120.00	$ 3,120.00		$ -
9.2 Deteriorated Framing Below Laundry Room 111	$ 880.00	$ 880.00		$ -
9.3 9.1 and 9.2 temporary fix	$ 400.00	$ 400.00		$ -
10.0 Interior Walls and Trim	$ -			$ -
10.1 Cracked Plaster	$ -			$ -
10.2 Cracked Plaster	$ 300.00	$ 300.00		$ -
10.3 Wall Repair in Laundry Room 111	$ 876.00			$ 876.00
10.4 Insulation	$ 2,310.00		$ 2,310.00	$ -
11.0 Flooring	$ -			$ -
11.1 Missing Flooring	$ 3,270.00			$ 3,270.00
11.2 Replace Deteriorated Flooring	$ 1,680.00		$ 1,680.00	$ -
E.0 Electrical	$ -			$ -
E.1 Grounding System	$ 300.00			$ 300.00
E.2 Fire and Electric Shock Hazard	$ 4,500.00	$ 4,500.00		$ -
E.3 Wiring Issues	$ -	$ -		$ -
E.4 Fire and Electric Shock Hazard	$ -	$ -		$ -
E.5 Fire and Electric Shock Hazard	$ -	$ -		$ -
E.6 Fire and Electric Shock Hazard	$ -	$ -		$ -
E.7 Unprotected Exterior Receptacle(s)	$ -		$ -	$ -
E.8 Kitchen GFCI	$ -		$ -	$ -
E.9 Loose Receptacle Back Box	$ -		$ -	$ -
E.10 Device Not Needed	$ -			$ -
E.11 Ungrounded Wiring Devices	$ -			$ -
M.0 Mechanical	$ -			$ -
M.1 Range Hood Not Operational	$ 300.00		$ 300.00	$ -
M.2 HVAC System Service	$ -			$ -
M.3 Detection	$ 400.00		$ 400.00	$ -
M.4 Water Heater	$ 550.00			$ 550.00
P.0 Plumbing	$ -			$ -
P.1 Sewer	$ 5,800.00	$ 5,800.00		$ -
P.2 Gas	$ 2,800.00			$ 2,800.00
P.3 Gas	$ -			$ -
P.4 Heat Trace on Water Pipes	$ 750.00		$ 750.00	$ -
P.5 Doorbell	$ 175.00			$ 175.00
P.6 Plumbing	$ 400.00			$ 400.00
subtotal	$ 68,381.50	$ 18,370.00	$ 18,986.00	$ 31,025.50
Contractor's Fee 10%	$ 6,838.15	$ 1,837.00	$ 1,898.60	$ 3,102.55
subtotal	$ 75,219.65	$ 20,207.00	$ 20,884.60	$ 34,128.05
Design/Estimate Contingency 10%	$ 7,521.97	$ 2,020.70	$ 2,088.46	$ 3,412.81
TOTAL	**$ 82,741.62**	**$ 22,227.70**	**$ 22,973.06**	**$ 37,540.86**

House 2 – 1415 South Park Street

	Feature	Treatment	Qty	Unit	Unit Cost	Total
Exterior						
1.0 Site						
1.1	Site Drainage	Install a perforated drainage pipe or French drain around the perimeter of the house that is made to discharge at the street	190	L.F	$ 45.00	$ 8,550.00
1.2	Site Drainage	Install a swale in the back yard to channel drainage away from the foundation. (The cost is included in the portion of the French drain)	40	L.F	$ 15.00	$ 600.00
1.3	Landscaping	Allowance cost for basic maintenance to the site. This includes tree maintenance.	1	Allowance	$ 400.00	$ 400.00
1.4	Driveway and Sidewalk	New driveway and sidewalk. Not included.				$ -
2.0 Foundation						
2.1	Masonry Repointing	Report interior and exterior wythe with type N mortar and secure lose bricks.	440	Sq. Ft	$ 12.00	$ 5,280.00
2.2	Foundation Vent Screens	Remove the foundation screens on the exterior of the foundation walls and install new screens on the interior face. In at least 4 locations, there are currently no screens installed.	6	Each	$ 100.00	$ 600.00
2.3	Crawl Space	The east side of the crawl space needs to be dug down to keep dirt clear from floor joists.	900	Sq. Ft.	$ 1.10	$ 990.00
2.4	Crawl Space Moisture Control	Install a heavy-duty vapor barrier in the east side of crawl space.	900	Sq. Ft.	$ 0.15	$ 135.00
2.5	Well in Crawl Space	Cover the existing well in the crawl space.	1	Allowance	$ 400.00	$ 400.00
2.6	Crawl Space Door Access	Remove existing rotted crawl space doors and install new in-kind crawl space access doors and locks.	2	Each	$ 250.00	$ 500.00
2.7	Porch Foundation Wall	Remove temporary covering over hole through porch foundation wall. Tooth-in new brick into the opening. Infill hole in the ground below the stairs.	3	SF	$ 170.00	$ 510.00
3.0 Exterior Walls						
3.1	Siding	Replace cracked or damaged wood siding with in-kind siding. Prime and Paint.	20	L.F	$ 15.00	$ 300.00
3.2	Skirt Board	Replace cracked or damaged wood skirt board with in-kind material. Prime and Paint.	26	LF	$ 20.00	$ 520.00
4.0 Exterior Windows						
4.1	Wood Windows, cracked putty and chipped paint	Remove old glazing putty and scrape peeling paint from exterior sashes. Install new glazing putty, prime, and paint windows. Install new weatherstripping. Repair any damaged hardware including sash locks, pulleys, and ropes.	23	Each	$ 250.00	$ 5,750.00
4.2	Window Sill	Replace rotted wood window sill with in-kind wood sill. Prime and paint.	1	Each	$ 200.00	$ 200.00
5.0 Exterior Door						
5.1	Front Door	Strip existing stain and varnish from door. Refinish to match existing. Use marine grade varnish with UV protection.	1	Allowance	$ 525.00	$ 525.00
5.2	Back Door	For security reasons, remove sidelight infill and cover with wood sheathing and siding that matches existing. Replace existing wood door with a new solid wood or steel door that includes heavy duty hinges, 3-inch screws, a deadbolt, and easily operated interior security lock door barricade.	1	Allowance	$ 1,200.00	$ 1,200.00
6.0 Porches						
6.1	Porch Floor Framing	Below the front porch, it is recommended that the east west joist in the center of the porch be adequately supported at the west end. This could be accomplished with some additional wood blocking and a few masonry anchors into the adjacent brick pier. The joist may require jacking prior to anchorage to diminish the slope of the porch flooring. Replace wood flooring with tongue and groove flooring that is sloped to drain.	1	Allowance	$ 2,500.00	$ 2,500.00
6.2	Guardrails	Securely anchor the guard rails to masonry columns and house. Repair damage to balusters by securely anchoring them to the top and bottom rails	1	Allowance	$ 260.00	$ 260.00
7.0 Roof						
7.1	Attic Vents	Replace the screen mesh in the two attic gables This would help to keep out small animals.	2	EA	$ 120.00	$ 240.00
7.2	Chimney Mortar	Repoint mortar joints at both chimneys where mortar is missing.	4	Sq. Ft.	$ 130.00	$ 520.00
7.3	Chimney Flashing	Remove the existing chimney flashing at both chimneys and install new stepped metal flashing and counter flashing that is embedded 1-inch into the mortar joint of the chimneys, a minimum of 4-inches above the roof surface.	2	EA	$ 200.00	$ 400.00
7.4	Exposed Roof Soffit	Replace exposed rotted wood roof sheathing at soffit. This will require the replacement of shingles in this area.	10	Sq. Ft.	$ 150.00	$ 1,500.00
8.0 Gutters and Downspouts						
8.1	Gutters	Install gutters along the north and south sides of the roof to help direct water away from the foundation.	128	L.F.	$ 8.00	$ 1,024.00
8.2	Downspouts	Install downspouts (6 total) along the north and south side of the roof to help direct water away from the foundation	6	EA	$ 75.00	$ 450.00

House 2 – 1415 South Park Street

	Feature	Treatment	Qty	Unit	Unit Cost	Total
9.0 First Floor Framing						
9.1	Deteriorated Framing Below Bathroom 105	The deterioration has been previously addressed with additional framing and new subfloor, but those efforts were not extensive enough to adequately repair the joists below the bathroom or the framing supporting those joists. Suitable repairs would require replacement of the north south joists under the east and west bathroom walls. This would be a major undertaking and likely could not be accomplished without first removing the flooring and joists in the bathroom. This would be similar to an extensive bathroom rehabilitation project with additional shoring required for the walls and attic framing. This would require temporary removal and replacement of plumbing fixtures.	60	SF Allowance	$ 52.00	$ 3,120.00
9.2	Deteriorated Framing Below Laundry Room 111	It is anticipated that deterioration similar to that seen in the bathroom is present in this area. It is recommended that the flooring and subfloor in the area be removed. The supporting joists should be assessed for repair, and it is likely that they will either require sistering or replacement.	32	SF Allowance	$ 27.50	$ 880.00
9.3	9.1 and 9.2 temporary fix	If these repairs cannot be performed in a timely manner, it is recommended that temporary support be provided for the joist framing in both locations. This may be done in the crawlspace with wood blocking or stud framing inserted directly below the joists. These should be considered to be temporary repairs and should not be relied upon for an extended time period. Full structural repairs should be performed within one year.	1	Allowance	$ 400.00	$ 400.00
10.0 Interior Walls and Trim						
10.1	Cracked Plaster	Remove existing cracked plaster ceilings/walls and replace with drywall.	2200	Sq Ft.	not priced	$ -
10.2	Cracked Plaster	Remove the portion of the ceiling in the kitchen that is in imminent danger of falling in. Provide temporary repair.	150	Sq Ft	$ 2.00	$ 300.00
10.3	Wall Repair in Laundry Room 111	After floor repairs are made to Laundry 111 (Section 9.2). The existing wall finishes should be removed and replaced.	219	Sq. Ft	$ 4.00	$ 876.00
10.4	Insulation	Consider installing insulation in all exterior walls, in the joists of the crawl space, and in the first floor ceiling joists.	6600	SF	$ 0.35	$ 2,310.00
11.0 Flooring						
11.1	Missing Flooring	Bedroom 108 has plywood sheathing installed over the floor joists, but no finish floor. Install wood flooring to match the wood flooring throughout the house.	218	Sq. Ft.	$ 15.00	$ 3,270.00
11.2	Replace Deteriorated Flooring	Remove the existing layers of flooring and floor sheathing in Kitchen 112 and replace with new sheathing and new flooring.	210	Sq. Ft	$ 8.00	$ 1,680.00
E.0 Electrical						
E.1	Grounding System	Install grounding system for the home (including water service ground and gas service bonding), complying with NEC requirements.	1	Allowance	$ 300.00	$ 300.00
E.2	Fire and Electric Shock Hazard	Remove all romex on exterior of home. Romex is not rated for exterior exposed installation and presents a potential fire and electric shock hazard because the insulating jacket deteriorates from UV and weather exposure. Location 1 – below home, some laying on ground. Location 2 – 40A circuit on outside of home feeding electric clothes dryer.	1	Allowance	$ 4,500.00	$ 4,500.00
E.3	Wiring Issues	Replace all romex where it is stripped back with conductors exposed outside of the back boxes. This is consistent throughout the home at a number of wiring devices.	in E.2	Allowance		$ -
E.4	Fire and Electric Shock Hazard	Cover exterior boxes with exposed wiring and splices. These are not code compliant and present a serious shock and fire hazard. The boxes should also be properly attached to the structure.	in E.2	Allowance		$ -
E.5	Fire and Electric Shock Hazard	Provide back boxes for receptacles that don't currently have one. Noted in kitchen area behind refrigerator and behind microwave.	in E.2	Allowance		$ -
E.6	Fire and Electric Shock Hazard	Replace all Knob-and Tube Wiring in attic with NEC compliant wiring system. This old ungrounded wiring system is outdated, is susceptible to damage, and presents a potential fire and electric shock hazard.	in E.2	Allowance		$ -
E.7	Unprotected Exterior Receptacle(s)	Replace existing exterior receptacle(s) with weather resistant type and install weatherproof cover(s).	in E.2	Allowance		$ -
E.8	Kitchen GFCI	Provide Ground Fault Interrupter Receptacles (GFI) for all Kitchen outlets in accordance with NEC requirements.	in E.2	Allowance		$ -
E.9	Loose Receptacle Back Box	Secure back box for bathroom GFCI receptacles that is loose in wall.	in E.2	Allowance		$ -
E.10	Device Not Needed	Remove 240V receptacle previously used for window air conditioning unit.	in E.2	Allowance		$ -
E.11	Ungrounded Wiring Devices	All devices in living and bedroom areas should be provided with arc fault circuit interrupter breaker in accordance with NEC. Type 2 wire devices should be replaced with grounding Type 3 wire devices. Grounded wiring should be provided from panel to all devices.	in E.2	Allowance		$ -

House 2 – 1415 South Park Street

	Feature	Treatment	Qty	Unit	Unit Cost	Total
M.0 Mechanical						
M.1	Range Hood Not Operational	Replace range hood with new fully functional hood.	1	Each	$ 300.00	$ 300.00
M.2	HVAC System Service	Service and inspect existing system to ensure proper and efficient operation.		NOT INCLUDED		$ -
M.3	Detection	Ensure the house has a working carbon monoxide detector and smoke detectors, as required by code.	1	Each	$ 400.00	$ 400.00
M.4	Water Heater	Make required upgrades to the water heater installation to bring it up to code. Including replacing gas line, provide a stand, and replace the exhaust vent.	1	Each	$ 550.00	$ 550.00
P.0 Plumbing						
P.1	Sewer	Replace Sewer Line from the house to the street	1	LS	$ 5,800.00	$ 5,800.00
P.2	Gas	Remove 3 of the 4 existing, unused gas service lines and connections throughout the house. Keep the one in the dining room for use during power outages.	1	LS	$ 2,800.00	$ 2,800.00
P.3	Gas	Provide a floor-mounted gas valve for the kitchen range.		in P.3		$ -
P.4	Heat Trace on Water Pipes	Consider installing heat trace tape on the water service piping installed in the crawl space. Place the heat trace on a thermostat to prevent freezing in the winter. Insulate all pipes	1	LS	$ 750.00	$ 750.00
P.5	Doorbell	Re-wire the existing doorbell. It is currently not working.	1	LS	$ 175.00	$ 175.00
P.6	Plumbing	Provide larger vent pipe in laundry room with the washer vent is tied into the kitchen vent.	1	LS	$ 400.00	$ 400.00

Diamond State Plumbing – 506 Miami Lane, Little Rock, AR 72211

501-585-5454

House 2 – 1415 S. Park Street

Plumbing inspection on 11/12/20 included:

Install new drains

Drains - $3,800

Install new Water service and distribution

Water Service - $2,500

Water Repipe - $2,600

Install new gas lines and distribution

Gas - $2,800

Sewer Inspection on 11/16/20 showed this sewer is in okay condition.

Sewer - $5,600*

**Comment: Due to its age, it will likely require replacement in the near future. It's not clear if this cost includes excavation and new line all the way east to Schiller Street.*

House 3 - 1417 South Park Street, west facade. (STRATA 2020)

HOUSE 3 | 1417 SOUTH PARK STREET

House 3 – 1417 South Park Street

Figure 4.1. 1417 South Park Street, west façade and south wall. (STRATA 2020)

Site and House Overview

The 1417 South Park Street residence is situated in a residential neighborhood with a mixture of late-19th century and early-20th century houses. The exact date of construction is unknown, but as early as 1897, a Sanborn map reveals that a house with a footprint that matches the current footprint of 1417 South Park Street (minus the northeast addition) was in place (Figures 4.2, 4.3, and 4.4).[1] This historic evidence and many of the original details in the house suggest it was constructed in the late-19th century. 1417 South Park Street is a single-story residence in the Vernacular Style, measuring forty by sixty-four feet in plan. Vernacular Style typically refers to traditional houses built in the 19th and early 20th centuries that were built for daily use (not designed by professional architects), representative of the local culture, and guided by the conventions of the locality.[2] The house has 2,060 sq. ft. and is sited on a rectangular lot. The

[1] Sanborn maps are detailed maps of U.S. cities and towns in the 19th and 20th centuries. These were originally published by The Sanborn Map Company and were created to allow fire insurance companies to assess their liability in urbanized areas. These maps are very useful when researching lots, neighborhoods, cities, and towns, as they were updated every few years. Definition provided by https://en.wikipedia.org/wiki/Sanborn_Maps. Accessed May 1, 2021.

[2] Ozark Vernacular Architecture, https://encyclopediaofarkansas.net/entries/ozark-vernacular-architecture-4699/#:~:text=Vernacular%20architecture%20is%20usually%20defined,by%20the%20conventions%20of%20locality. Accessed May 1, 2021.

front of the home face west, towards South Park Street, and sits directly across from Little Rock Central High School.

The wood-framed house is supported on a brick pier foundation (Figure 4.1). The roof shape is varied, with several overlapping features; gables, gable extensions, and hipped and shed roof components. The house has had several modifications since the original construction, but the existing footprint is very similar to the footprint shown on the 1897 Sanborn Map suggesting that much of the existing house was constructed and modified during the period of significance.

The primary entrance into the home is by way of the front porch. There is also a back door into Meeting Room 106 on the east side of the house that is accessed by a wood ramp. There are two side doors on the south side of the house that lead into Meeting Room 100 and Kitchen 112. The house was converted from a residence into commercial use and most recently was used as an educational center known as The Addie and Wesley Hayes House. The house features a Foyer, Living Room/Meeting Room, Kitchen, Dining Room/Meeting Room, two Bedrooms/Meeting Rooms, three Restrooms, and two Meeting Rooms. The main floor ceilings of the original footprint of the house are +/-11-feet high and make the rooms feel much more extensive than they are. The unfinished attic can be accessed from a hatch in the ceiling in Meeting Room 110. An unfinished crawl space is below the house and can be accessed only from the exterior. The furnace is housed in the attic space, and the condensing unit sits outside the back door.

Overall, the house is in good condition on the exterior and interior. The home has mostly newer systems installed and requires some interior and exterior repairs for continued use.

Little Rock Historic District Guidelines. https://www.littlerock.gov/!userfiles/editor/docs/planning/hdc/Guidelines%2010-05-2016%20SEC%20VIII-X.pdf. Accessed May 1, 2021.

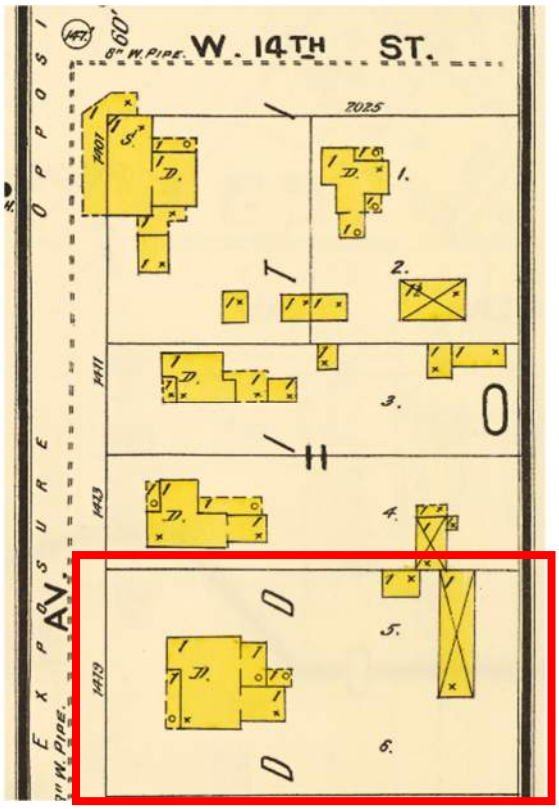


Figure 4.2. 1897 Sanborn Map, Little Rock, Arkansas. Detail of Sheet 55.

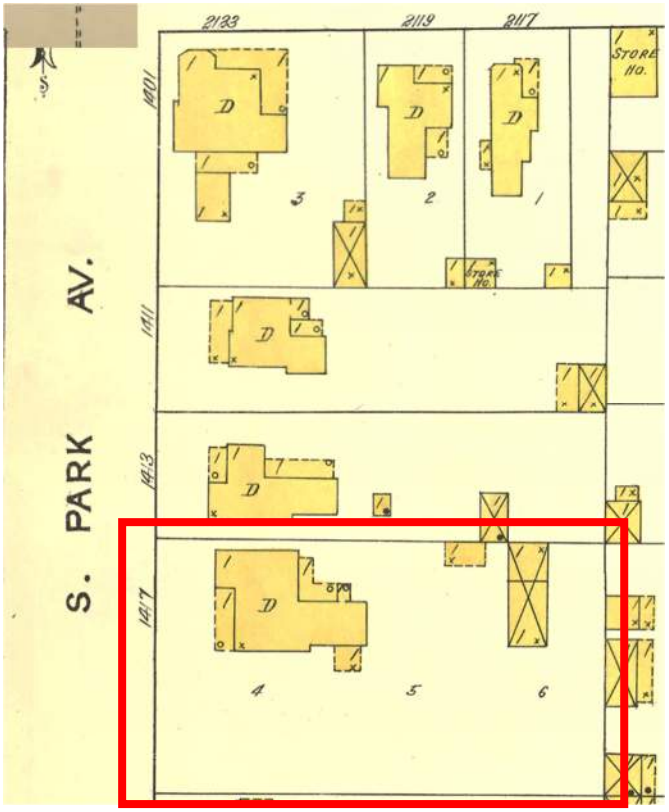


Figure 4.3. 1913 Sanborn Map, Little Rock, Arkansas. Detail of Sheet 49.

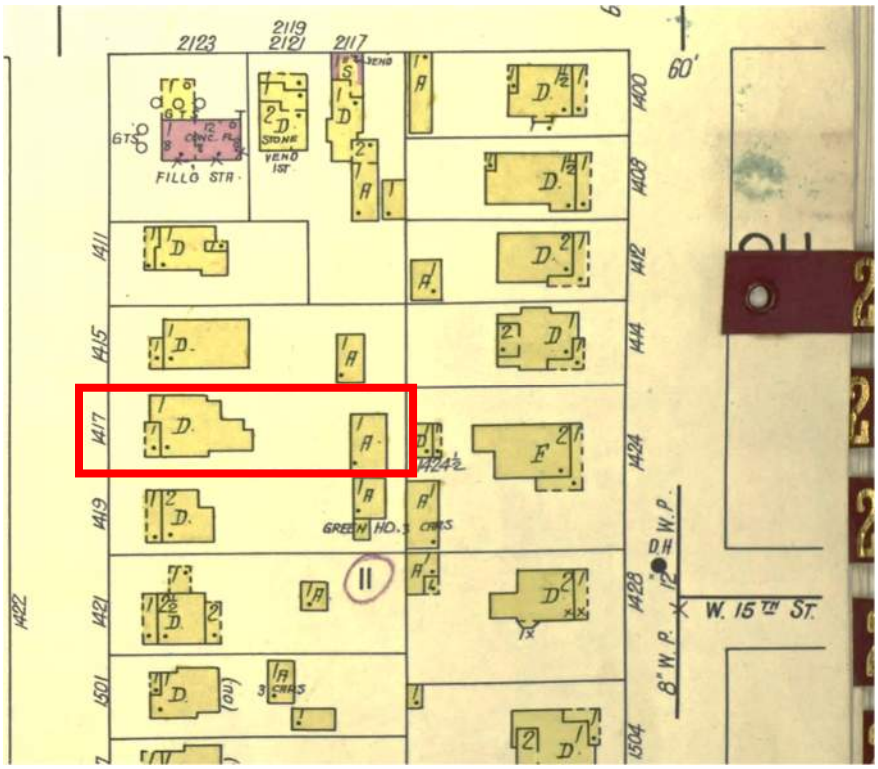


Figure 4.4. 1939-1950 Sanborn Map, Little Rock, Arkansas. Detail of Sheet 228.

Figure 4.5. 1417 South Park Street, Historic Photograph provided by Little Rock Central High School National Historic Site, Date and Photographer Unknown. Note the Ionic wood painted porch columns.

House 3 Significant Character-Defining Features

The period of significance for the houses along South Park Street is from the date of their construction through 1960. The exterior appearance of the homes and features in the yards along the street are recommended to remain in the configuration as documented in historic photographs of the Little Rock High School desegregation events from 1957-1960.

This home has many remaining original or early historic elements on both the exterior and the interior of the home, with a high level of historic integrity. The following significant features define the historic appearance of this house. Altering these features would weaken the understanding and visual impact of the building as it related to the events of 1957-1960.

Exterior:

- Massing – One-story with gabled, hipped, and shed roofs
- Basic Footprint – Rectangular-shaped
- Foundation – Exposed brick foundation
- Fenestration – Original or early door and window openings
- Roof – Gabled hipped, and shed roofs
- Windows – Double-hung wood windows
- Front Door – Wood front door, sidelights, transom, and decorative surround
- Siding – Smooth wood clapboard siding
- Front Porch – Front porch structure (steel columns and railings are not from the period of significance)

Interior:

- Ceiling Height – High ceilings
- Doors – Wood interior doors
- Trim – Wood window trim, door trim, and baseboard
- Interior Finishes – Lath and plaster walls and ceilings
- Flooring – Wood flooring

Existing Physical Description Terminology

The following terminology is used to describe the general conditions of existing features. The terms are based upon the following criteria:

Good: Indicates no clear or visible evidence of major deterioration or structural failure. The integrity of the feature is well maintained and preserved, given the exposure to existing environmental conditions. No immediate treatment is required.

Fair: Indicates visible evidence of minor disturbances and deterioration. The integrity of the feature is preserved, given the exposure to existing environmental conditions and human interaction. Some level of intervention for corrective measures is required.

Poor: Indicates visible evidence of major disturbances and significant deterioration. The integrity of the feature is rapidly worsening, given the exposure to existing environmental

conditions and human interaction. Immediate intervention for corrective measures is required to preserve the remaining historic character resource and integrity of the element.

Unknown: Indicates missing, inaccessible, or unclear evidence contributing to the identification of an appropriate solution to protect and preserve the historic integrity of the site feature.

Architectural/Structural Existing Conditions

An enlarged existing plan for House 3 can be found following this section.

This section of the report outlines the architectural and preliminary structural assessment of House 3, 1417 South Park Street. This assessment was limited to what was visible during the November 2020 site visit. The objective was to document the existing condition of the house to identify required maintenance and repairs and to aid in the preservation and eventual rehabilitation of the home. No excavations were performed to observe the depth or condition of the existing piers, no destructive demolition was conducted, and no samples of building materials were obtained for analysis. No calculations for loading capacity or ability of the structure to resist environmental forces such as wind, snow, or seismic events were performed for the structure. The configuration of structural framing was noted where visible and reasonably accessible. A complete structural modeling was not performed for this structure but should be conducted as part of an overall building rehabilitation plan.

Site

Located on the east side of South Park Street, the lot is rectangular, with the house facing South Park Street. The site has a moderate slope with a higher grade at the back of the lot and at the paved parking lot that slopes gradually towards South Park Street. A French drain is installed in grade along the north and south sides of the home to direct water away from the foundation (Figure 4.9).

A driveway, concrete with a strip of grass running down the center, sets on the south side of the lot and leads to a paved parking area that is a mixture of concrete and stamped concrete to look like bricks (Figures 4.6 and 4.7). This driveway appears to be shared with 1419 South Park Street, but the City was not aware if the driveway is legally shared between the two houses. The parking area slopes slightly toward the house, which is likely causing some of the site water issues.

A small grass lawn behind (east of) the parking lot and a chain-link fence separate the lot from a vacant lot beyond. A chain-link fence on the north and east edges of the lot, along with a wire mesh fence partially running along the western side of the south edge of the lot, help to define the back and north side yards of the lot. Along the north fence line is an overgrown line of trees and shrubs. The east fence line has a row of ornamental shrubs and the south fence line is relatively clear except for a large tree and vines that straddles the border between the two lots.

The front yard is relatively flat with a sidewalk that runs from the front porch concrete steps to the three sidewalk steps that lead to the public sidewalk that parallels the street. Ornamental landscaping is planted on either side of the sidewalk. Raised planting beds with ornamental shrubs and defined by wood landscaping timbers, are located on either side of the front porch concrete steps (Figure 4.8).

Figure 4.6. Back yard, looking west. (STRATA 2020)

Figure 4.7. Left: Concrete driveway at front of house.
Right: Concrete driveway at back of house. (STRATA 2020)

Figure 4.8. Landscaping at the front of the house. (STRATA 2020)

Foundation

The wood-framed house is supported by a series of short brick piers above grade (Figure 4.9). At the perimeter of the house, between these piers, are single-wythe, or one course thick, infill walls of brick.[3] The masonry walls and piers have been painted a deep red. In general, the brick does not show signs of movement or shifting, but there are open joints, and mortar has washed out in several places, predominantly along the base of the wall. There is also at least one location along the north foundation wall where a brick is missing from the single-wythe infill wall. There are brick piers around the perimeter of the house as well as two rows of piers on the interior of the crawlspace (Figure 4.10). In general, the brick piers are double-wythe, measuring approximately 8-inches by 16 or 20-inches. There are concrete masonry unit (CMU) piers just below the front porch, which are discussed in the Porch section of the report.

There is a crawl space below the house accessible small exterior access doors through the north and south foundation walls (Figure 4.12). The grade in the crawl space sets lower than the exterior grade, exposing more of the brick foundation than what is visible from the exterior. In the crawl space, much of the first floor framing and interior piers are visible. There was no access below the additions, which includes Meeting Room 106, Closets 107 and 108, and Restroom 109. It is damp in the crawl space, especially around the perimeter of the house. There is moisture staining and mortar deterioration present, especially on the interior face of the brick on the north foundation wall (Figure 4.11). This moisture is most likely seeping through the open mortar joints on the foundation wall. There is some evidence of raccoon infestation in the

[3] The term ‘wythe’ refers to the number of courses of brick deep in a masonry wall. A single-wythe indicates the wall is only a single brick deep (approximately 4”). A double-wythe would suggest the wall is two bricks deep (approximately 8”).

space. It is unknown if this is an active infestation. There is debris scattered throughout the crawl space and no vapor barrier installed. There is also no insulation in the first floor joists.

There are rectangular vents in the single wythe wall to allow airflow into the crawl space throughout the foundation (Figure 4.12). Metal grating in varying styles has been installed over vent openings in the brick to keep unwanted visitors from accessing the crawl space.

Figure 4.9. Brick foundation and French drain in grade visible along the north side of the house. (STRATA 2020)

Figure 4.10. General view looking southwest in crawl space. Note the lack of insulation in the floor joists and debris throughout the crawl space. (SEA 2020)

Figure 4.11. North exterior wall, seen in crawl space.
Note open mortar joints and moisture staining. (SEA 2020)

Figure 4.12. Left: Foundation access door. Right: Ornamental foundation vent grate. (STRATA 2020)

Exterior Walls

The exterior walls are framed with wood studs, smooth wood siding on the exterior face, and plaster and lath on the interior face. Due to the wall coverings, the condition of the studs could not be observed throughout the house. It is also unknown if the exterior walls are insulated. The Design Team did not observe any exterior sheathing. In general, the exterior walls did not exhibit signs of leaning or otherwise substantial movement that could be noted. The interior

plaster appears to be in good condition with very little visible cracking, suggesting that the exterior walls are stable and not moving.

The house is clad with a smooth wood clapboard siding with roughly a 4-inch exposure (Figure 4.13). At the north and south upper gable ends, the exterior peak is clad in small (approximately 2-inches high) diamond-shaped shingles (Figure 4.13). This section of the exterior wall is the only portion of the house that has wood shingles. Throughout the house, the wood siding and shingles are in good to fair condition with chipped or peeled paint throughout.

The base of the exterior walls is trimmed with a wood skirt board that has a simple smooth cap that projects from the house roughly ½" (Figure 4.14). There are several locations around the house where the skirt board is deteriorated, most noticeably where the exterior wood stair attaches to the south side of the house (Figure 4.14).

The windows and the front door are trimmed with simple wood casing (Figure 4.17). At the head casing of both the doors and windows, there is an ornamental cornice cap at the top of the head casing. This cornice cap is not installed at the northeast addition to the home, with the head casing being a simple flat trim board. The windows have a projecting wood sill but no apron. The trim at the windows and doors is in good to fair condition, with only one window showing signs of wood rot at the exterior trim.

The corners of the walls are trimmed with vertical corner boards. A flat frieze board is at the top of the wall with a small bed molding at the soffit. The frieze board at the back northeast addition is much smaller than the rest of the house. The corner trim, frieze boards, and bed molding are in fair condition, with some minor areas of wood rot, as well as chipped or peeling paint. The siding and trim are painted white and have minor chipping and peeling paint throughout the exterior of the house.

Figure 4.13. Exterior wall, south wall. (STRATA 2020)

Figure 4.14. Screwdriver penetration showing rotted trim board on south wall. (SEA 2020)

Exterior Windows

The original portion of the home has double-hung wood windows, with a vertically divided upper and lower sash (4.15). Two of these windows (the western-most windows on the north and south walls) do not have the vertical muntin in the upper and lower sashes. It is assumed that these window sashes have been replaced, or the window openings were added at a later date.

The exterior windows at the northeast rear addition of the home are a mix of double-hung wood windows and a fixed picture window. The windows at the northeast rear addition are substantially shorter than the typical windows of the house. There are two windows at the upper part of the gable end on the front facade that provides natural light into the unfinished attic space. The wood windows are in fair condition, with the majority of deterioration at the exterior face of the wood sashes, which has chipped paint and cracked and missing glazing putty. There are at least two wood sills that have substantial wood rot (Fixture 4.16)

Figure 4.15. Left: Typical double-hung wood window. Right: Northeast addition double-hung wood windows. (STRATA 2020)

Figure 4.16. Rotted window sill, south wall. (SEA 2020)

Exterior Doors

The front door, sidelights, and transom with decorative surround are original to the home (Figure 4.17). The front door is a wood door with a full-height glazed panel. An ornamental metal storm door is installed. Sidelights flank the front door, with panes that match the front door. Above the door and sidelights is a large transom with two vertical muntins that align with the door jambs below. The door, sidelights, and transom are in fair to good condition, with the majority of deterioration being chipped paint and cracked and missing glazing putty.

The back and side exterior doors are replacement fiberglass paneled doors, not original to the home (Figure 4.18). The doors are covered with a decorative storm door. The doors are in fair to good condition, with minor deterioration due to daily use and weather exposure. Door 1/106 that is accessed from the wood ramp is difficult to operate.

Figure 4.17. Left: Exterior of front door. Right: Interior of front door (STRATA 2020)

Figure 4.18. Left: Exterior front door. Right: Exterior back door. (STRATA 2020)

Front Porch, Wood Ramp, and Side Deck

The front porch is roughly 10-feet by 21-feet and is set to the south side of the west façade (Figure 4.19). The porch is covered with a shed roof that has a narrow beadboard, painted ceiling. The roof is supported by the house on the east and north edges and on the west side by four ornate steel posts painted black that are not original to the home. A photograph from the late 1950s reveals the porch had simple ionic wood columns (Figure 4.5). It is unknown when these were removed from the home.

The concrete steps to the porch are located between the northernmost steel posts, and an ornate steel guardrail spans between the other three posts. A single handrail is provided on the south side of the concrete steps. Both the handrail and guardrails do not meet current code requirements for commercial properties, which is required to be 42-inches in height when more than 30-inches above grade.

The front porch is constructed of a concrete slab, with concrete masonry unit (CMU) piers for support and an exterior brick foundation wall (Figure 4.20). The CMU piers below the porch are staggered. The pier layout is unconventional in reinforced concrete framing and suggests suspect construction of the concrete slab. It is unknown if the porch slab was adequately designed or reinforced for anticipated loads. The porch is in good to fair condition. Some vines are growing up the steel posts, and the ceiling paint is chipped and peeling.

At the back of the home, there is a contemporary wooden accessible ramp for access to the back Door 1/106 (Figure 4.21). The ramp starts at the southeast corner of the house and wraps northwest approximately 25-feet to the back door. Constructed from unpainted treated lumber, the wood ramp is in fair condition with beginning signs of deterioration. Parts of the guardrail wood caps have twisted out of place, and throughout the ramp, there is biological growth. The ramp does not have a handrail that meets ADA code requirements. Although it appears to have concrete footings, the wood posts are not fastened to the footings brackets (Figure 4.22).

A wooden stair and landing lead to the western-most side door on the south wall (Figure 4.23). The stairs have a landing outside the door and three wood steps that lead to the side yard and driveway. The stairs are constructed from unpainted treated lumber and are in fair condition. No handrail is provided, and the wood guardrail top cap has detached from the balusters and post on the southwest corner.

Figure 4.19. Front porch on the west facade. (STRATA 2020)

Figure 4.20. CMU piers below front porch. (SEA 2020)

Figure 4.21. Accessible ramp to the back entrance. (STRATA 2020)

Figure 4.22. Bracket at base of wood ramp not connected. (SEA 2020)

Figure 4.23. West entrance stair on the south side of the house. (STRATA 2020)

Attic and Roof Framing

The roof is constructed with several gables, with the largest gable running north-south and flanked with a Dutch gable (Figure 4.24). Dutch gable refers to a roof that has a small gable set atop a hipped or sloped roof. Two small gables running east-west connect to the larger gable at the northwest and southeast edges. The front porch and back addition are covered with shed roofs. A door hood has been added over the back east door on the south wall. The gabled roofs and shed roofs are covered in dark gray asphalt shingles that appear to be in overall good condition. The soffits of the gabled roofs extend roughly +/-1-foot and are smooth painted wood. The soffits at the back shed roof varies from no extension to +/-1-foot. The soffits are in fair condition with several areas of wood rot noted around the entire house (Figure 4.25).

The attic has three distinct accessible areas. The main (west) attic has a large gable, with the ridge running north-south and the Dutch gable ends. There are two gable extensions, one in the northwest corner of the house and one in the southeast corner of the house. In the main roof framing, the rafters are 2 by 6-inch, spaced at 24-inches on center (Figure 4.27). The attic joists are 2 by 5 ½-inch, spaced at 16-inches, and spanning north/south.

The configuration of the framing at the Dutch gable ends is somewhat problematic, with several rafters on the ends supported by the one set of rafters at the end of the main gable. In modern construction, these rafters would typically be doubled up or constructed to account for the loads. There were two damaged rafters observed in the main roof over the west part of the attic, one on the west slope, near an electrical junction box, and one on the east slope (Figures 4.28 and 4.29). There is a vent pipe through the roof on the east slope of the main roof. This penetration is not well sealed, allowing for direct moisture intrusion (Figure 4.30). This is directly above a moisture-stained area in Room 114. Several attic joists have been modified for HVAC installation. Some have been cut through completely, and some have been notched (Figure 4.31).

The attic joists in the southeast portion of the house were measured to be 1 7/8 by 5 ½-inches at 16-inches on center, with a dropped ceiling constructed out of modern 2x4 framing hanging below. A similar configuration with a dropped ceiling was observed in the west gable extension.

The framing of the shed roof was partially visible in Meeting Room 106, where the ceiling has been removed (Figure 4.32). Moisture staining is visible on the sheathing and other building components in this area. The source of the leak was not identified as part of this assessment, but the Design Team noted that the slope of the shed roofs does not meet the standard requirements of the asphalt shingle manufacturers. There are also several transitions between roof slopes in this location that require flashing and are likely sources for water intrusion.

Three chimneys project through the roof of the house. These were photographed from ground level for this assessment. Based on the photos, there are several open mortar joints for the chimney over the central portion of the roof, on the south side (Figure 4.26). The other two chimneys appear to have some small amount of open mortar joints. The roof flashing was not embedded into the masonry mortar joints on all three chimneys, causing the flashing is relying

on the sealant, which appears cracked and pulling away from the masonry. One chimney is covered with screening that is not permanently attached.

Figure 4.24. Southwest corner of the house. (STRATA 2020)

Figure 4.25. Deteriorated wood at the roof eave, near the southwest corner of the house. (STRATA 2020)

Figure 4.26. Chimney over central portion of roof with temporary screening and inappropriate and ineffective roof flashing at the base. (SEA 2020)

Figure 4.27. General view of attic, looking southeast. (SEA 2020)

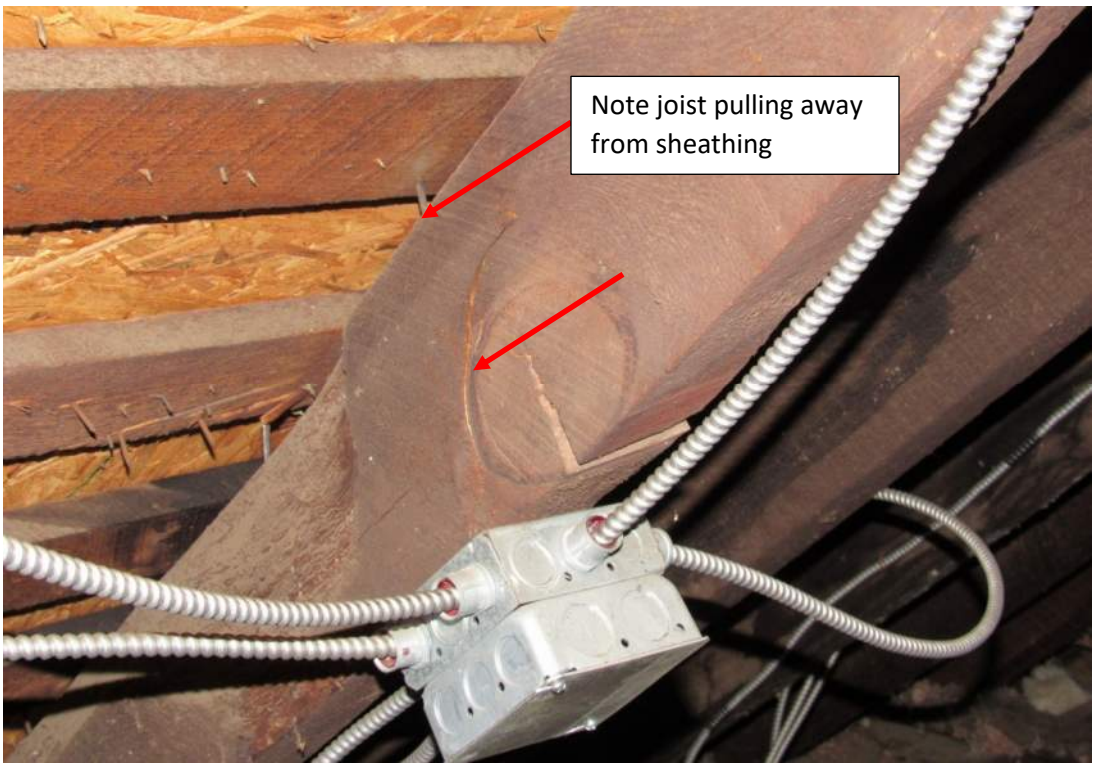


Figure 4.28. Cracked joist on west slope of roof. (SEA 2020)

Figure 4.29. Cracked joist on east slope of roof. (SEA 2020)

Figure 4.30. Attic, looking northeast at the vent pipe and roof framing. (SEA 2020)

Figure 4.31. One attic joist in the west gable extension had been cut for HVAC installation. (SEA 2020)

Figure 4.32. Exposed roof framing in Room 106. (SEA 2020)

Gutters and Downspouts

There are short runs of gutters at the front porch and back addition shed roofs.

The front porch shed roof is supported by ornate steel columns. The gutter along the front of the porch roof is noticeably sagging (Figure 4.33). The gutter at the shed roof on the back of the house is in poor condition, and the downspout extension does not extend away from the house, allowing all the roof water to dump at the foundation wall (Figure 4.34). The remainder of the house does not have gutters or downspouts. This is typical for the homes of this era in this neighborhood but allows water to be directed towards the foundation and not away from the house.

Figure 4.33. West facade of 1417 South Park Street. (SEA 2020)

Figure 4.34. East wall, existing gutter and downspout. (STRATA 2020)

First Floor Framing

In general, the first floor framing is made up of 2 by 10 ½-inch joists spaced at approximately 13 ½-inches, running north-south. The joists are supported on the perimeter of the house by a ledger board over the brick piers. There are two rows of brick piers running east-west with larger wood beams that support the joists' interior ends on the interior of the crawl space.

The framing below Restrooms 104 and 105 has been modified inappropriately. The joists have been cut around the bathroom plumbing. Although many of these joists have been sistered, they do not have adequate support where they were cut (Figure 4.35). The joists below the Kitchen (112) have been sistered where they are significantly rotted at the south exterior wall

Figure 4.35. Modified framing around plumbing. (SEA 2020)

Interior Framing, Walls, and Ceilings

The interior walls are wood studs, and the interior wall finishes are a mixture of lath and plaster, wood paneling, and gypsum drywall. The Design Team was unable to observe the condition of the stud framing due to the interior cladding. There is an exhibit "window" into the wall in Bedroom 103 showing stud framing and lath and plaster construction (Figure 4.36). The ceilings within the original footprint of the house, bounded by Bedrooms 100 and 103, Kitchen 112, Dining Room 114, Foyer 117, and Living Room 118, have high lath and plaster ceilings. In the additions and significantly modified areas of the home, including Bathroom 104, Meeting Room 106, Closets 107 and 108, and Bathroom 109, the ceilings are dropped and are a mixture of drywall or open to the framing.

Throughout the interior of the home, the walls are in fair to good condition, with only a few areas of concern. There is moisture damage on the ceiling and northwest corner in Dining Room 114, which is related to an HVAC vent penetration through the roof above (Figure 4.39 and 4.40). There is also moisture staining in and around Closets 115 and 116 (Figure 4.37 and 4.38). It is unknown if this is from moisture migrating from the previously mentioned penetration or if there are other leaks or condensation from the HVAC system directly over this area. In Kitchen 112, the paint is pulling away at the southwest corner of the wall, and there is also some cracking in the walls (Figure 4.42). This is likely related to the deteriorated condition of the first floor framing joists supporting these walls. As mentioned in the first floor framing, these joists have been sistered. There is also moisture damage visible in the ceiling of Meeting Room 106, Closets 107 and 108, and Bathroom 109 (Figure 4.44). The moisture damage at Meeting Room 106 and Closets 107 and 108 are thought to be tied to the shed roof and wall transitions (flashing issues), and the fact that the roof slope does not meet the manufacturer requirements for the shingles. The moisture in Bathroom 109 is focused at the exhaust vent and is assumed to be tied to how the vent was flashed at the roof penetration (Figure 4.43).

The interior walls, doors, and windows are trimmed with wood. The design of the wood baseboard varies throughout the house. The painted wood baseboard in the original portion of the house is an ornate +/-10-inch flat board with a quarter-round moulding at the base, a horizontal beaded ribbon through the middle, and a decorative top edge (Figure 4.45). The baseboard in the back Meeting Rooms, Kitchen, and Bathrooms varies between tile, a simple wood base, and a small wood quarter-round base.

Throughout the original portion of the house, the windows and doors are trimmed with ornate wood trim. The windows are trimmed with an ornamental casing with several decorative beads running down the center of the trim (Figure 4.46). The windows have wood sills with a curved edge and a small apron with an ogee. The corners of the head casing of the window are topped with rosette corner blocks. The interior window casings at the northeast addition and bathroom are a much simpler wood board and apron, without corner blocks. Each room of the original footprint also has a picture rail that is installed roughly 1-foot down from the top of the windows (Figure 4.46).

In the original portion of the house, the historic door casings and many of the wood doors remain (Figure 4.45). Like the windows, the doors are cased in an ornamental wood trim with several decorative beads running down the center. The corners of the head casing of the door are topped with rosette corner blocks and there are plinths at the base. The wood doors that remain are 4-paneled doors and painted. Transoms are installed above the doors leading from the Foyer and Hallway into the Bedrooms, Living Room, and Dining Room. The doors at these four openings have been removed from the frames. In the northeast addition to the home, a simple flat wood trim surrounding the door openings without plinths or rosette corner blocks. The interior doors are two-paneled wood doors.

There are three bathrooms that have been renovated. All three Bathrooms have a single toilet and lavatory, and Bathroom 104 has two grab bars (Figure 4.47). Bathroom 109 has a shower head and tiled walls but no shower surround. None of the bathrooms currently meet ADA accessibility requirements, including required grab bars (three grab bars are required), door clearances, and fixture clearances.

Figure 4.36. Exhibit window into wall, Room 103. (SEA 2020)

Figure 4.37. Closet 116. (STRATA 2020)

Figure 4.38. Closet 116, hole and moisture damaged ceiling. (STRATA 2020)

Figure 4.39. Dining Room 114, water infiltration at west ceiling. (STRATA 2020)

Figure 4.40. Dining Room 114, water staining in the northwest corner. (STRATA 2020)

Figure 4.41. South wall of Kitchen 112. (STRATA 2020)

Figure 4.42. Southwest corner of Kitchen 112 with peeling paint. (SEA 2020)

Figure 4.43. Restroom 109, Looking west towards bathroom exhaust vent showing signs of water infiltration. (STRATA 2020)

Figure 4.44. Meeting Room 106, missing flooring at Door 1/106. (STRATA 2020)

Figure 4.45. Foyer 117, south wall. (STRATA 2020)

Figure 4.46. Bedroom 100, north wall. (STRATA 2020)

Figure 4.45. Bathroom 104, west wall. (STRATA 2020)

Flooring

The flooring throughout the house is a mixture of wood, tile, and vinyl flooring. The original portion of the home (minus Bathroom 105 and Closet 116) has narrow tongue and groove wood flooring that runs north to south (Figure 4.48). Several grills were removed during the assessment and reveal the 5/8" thick wood flooring is installed over 1" original wood flooring. The only space where the original wider wood flooring is visible is in Closet 116, which indicates the floor was a roughly 2 ½-inches board running east to west (Figure 4.49). Bathroom 104, Bathroom 105, Bathroom 109, and Kitchen 112 have ceramic tile flooring. Meeting Room 106 has vinyl tile flooring, which is in poor condition around the back door. The vinyl tiles have started starting to peel up from the floor sheathing cause a tripping hazard.

In several locations in the house, there are transitions between rooms that exceed the ADA accessibility requirements for allowable transition heights (Figure 4.50 and 4.51). These transitions occur at doors 1/106, 2/112/, 3/112, and 1/114. Beyond not meeting the requirements of ADA, the transitions are a tripping hazard.

Figure 4.48. Living Room 118, original wood flooring. (STRATA 2020)

Figure 4.49. Flooring in Closet 116, original to the home. (STRATA 2020)

Figure 4.50. Transition between Meeting Room 110 and Kitchen 112. (STRATA 2020)

Figure 4.51. Transition between Kitchen 112 and Dining Room 114. (STRATA 2020)

Mechanical, Electrical, and Plumbing Existing Conditions

Condition of appliances, plumbing fixtures, and equipment were not assessed as part of this survey.

A lawnmower is currently stored in Closet 108 of the back meeting room. This closet also contains the electric water heater. Outdoor, gas-powered equipment and gas cans should not be stored on the interior of the house. This presents a large safety and fire hazard. These items should be stored in an outside building, away from the house.

Electrical Service for the house is fed by a 200A overhead triplex mast system from the southeast corner of the property via a riser and attach point on the northeast corner of the home. The overhead service feeds a General Electric combination meter can and NEMA 3R, 240/120V, 1 phase, 3 wire, 200A MCB (main circuit breaker), 40 circuit (20 full size or 40 half size breakers) panel. Grounding for the system is accomplished with a #4 bare ground routed down to a ground rod installed below the panel. This panel serves as the main service disconnecting means for the home. Located in the panel are (24) single pole, 20A circuit breakers, (1) two pole 30A circuit breaker, and (1) two pole 40A circuit breaker. The 40A circuit breaker serves the adjacent condensing unit via romex routed along the exterior of the home. The rest of the circuits leaving the panel are routed into the house in (2) 2” PVC conduits (one to attic and one to crawl space below house).

110V utilization devices (receptacles) are mainly three wire grounded type receptacles. Some two wire devices still exist but are not currently active. GFCI receptacles are present in the kitchen and bathrooms. Lighting fixtures are generally screw-in incandescent light fixtures which are consistent with residential construction. Issues and recommended repairs are noted in the Treatment Section of this report.

Figure 4.52. MC Cabling in attic. (Henderson 2020)

Figure 4.53. MC Cabling in attic. (Henderson 2020)

Figure 4.54. Branch Circuits entering house. (Henderson 2020)

Figure 4.55. Damaged floor mounted surface raceway in sitting room. (Henderson 2020)

Figure 4.56. Damaged floor mounted surface raceway in sitting room. (Henderson 2020)

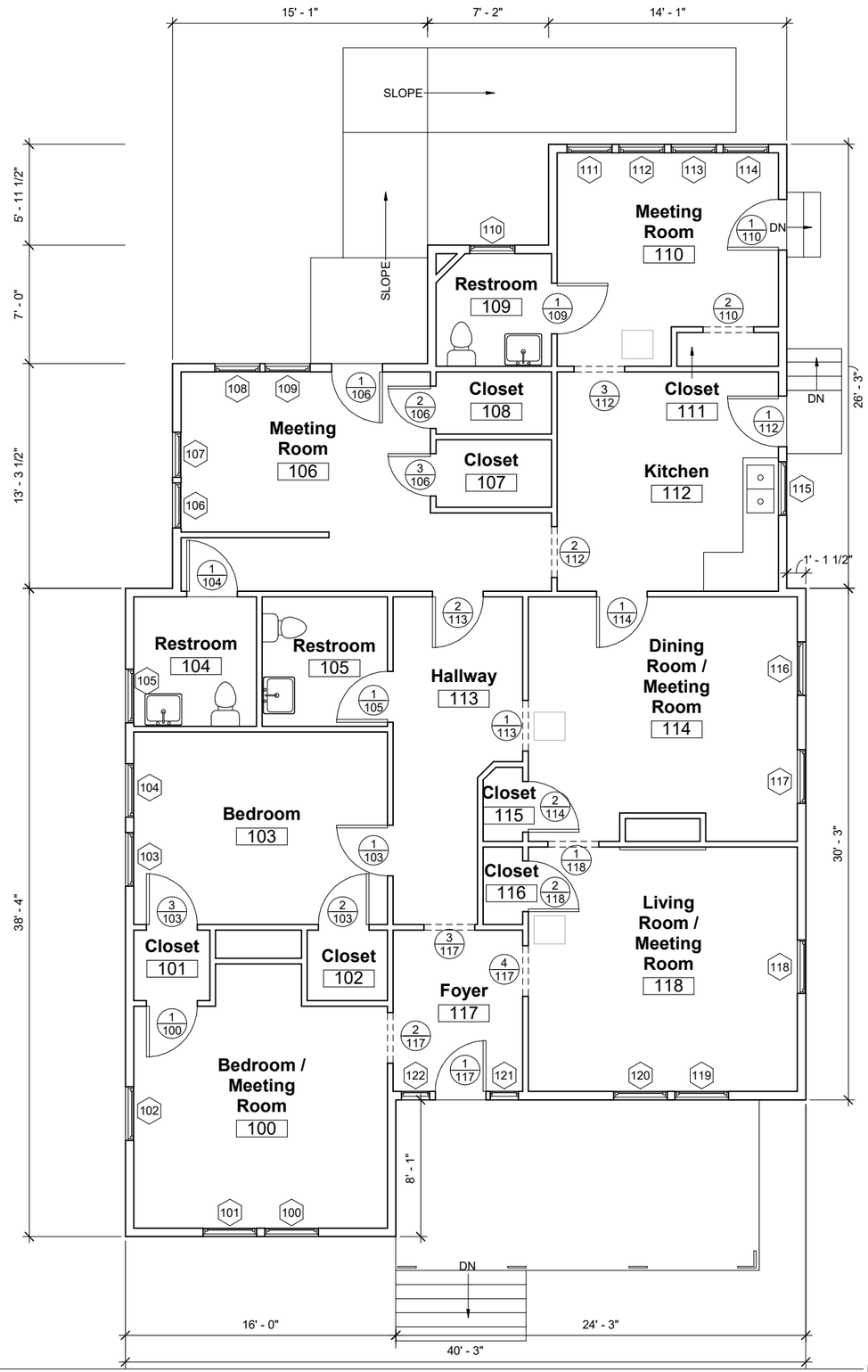
Mechanical Systems for the building include a 2007 Carrier natural gas fired, 90% efficiency furnace installed in the attic. An evaporator coil is mounted inline in the trunk ductwork of the air handler unit in with the condensation routed into a 110V condensation pump routed into the existing sanitary sewer system. The AC condenser system is a 2007 Carrier Model No. 24APA548A00300 outdoor unit which is pad mounted adjacent to the electrical service entrance. The condenser unit is powered from the main panel mounted adjacent to the unit. Ductwork is round galvanized sheet metal duct with insulated flexible duct branch ductwork to terminal point for both supply and return duct. The exhaust flue for the furnace is PVC which is appropriate for a condensing heater.

The hot water heater for the home is a tank type electric heater so a flue is not required (Figure 4.57).

Figure 4.57. Electric Water heater installed in an interior room with no disconnect. (Henderson 2020)

Plumbing Systems were evaluated from the crawl space. Piping is new and dates to the last significant renovation. No issues were noted. The hot water was turned off, so there was no hot water at the time of the assessment. The shower in the back Bathroom 109 does not work properly.

The sewer drainage was not evaluated as part of this assessment.



1 House 3 - First Floor Plan
1/4" = 1'-0"

THESE PLANS ARE DIAGRAMATIC IN NATURE ON THE INTERIOR OF THE STRUCTURES. THE DESIGN TEAM ONLY TOOK ROUGH MEASUREMENTS ON THE EXTERIOR OF THE BUILDING AND THEN DID ROUGH SKETCHES OF THE INTERIOR LAYOUT. THE PURPOSE OF THESE FLOOR PLANS IS TO PROVIDE VISUAL INDICATION OF WHERE BUILDING DETERIORATION IS OCCURRING.

0' 2' 4' 8' 16'

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DESIGNED: CA
CADD: CA
TECH. REVIEW: AG
DATE: 05-02-2021

TITLE OF SHEET
EXISTING CONDITION DRAWINGS

A1

1417 South Park Street
CENTRAL HIGH NEIGHBORHOOD
LITTLE ROCK, ARKANSAS

Maintenance, Repair, and Rehabilitation Recommendations: House 3 – 1417 South Park Street

Maintenance, repair, and rehabilitation recommendations are based on a combination of assessment and research conducted by a multi-disciplinary project team in 2020.

1417 South Park Street is considered to be a contributing property in the Central High School Neighborhood National Register District. This house is also in the primary character area of the Central High School (which is a National Historic Landmark) and is an important part of the overall context of the historic South Park Street block. As such, future repairs and rehabilitation work should meet the standards for rehabilitation set forth by the Secretary of the Interior's Standards for the Treatment of Historic Properties.

The period of significance for 1417 South Park Street is from its initial construction through 1960. All recommendations made are intended to preserve the exterior appearance of the house during that period. The work was guided by *Preservation Brief #43: The Preparation and Use of Historic Structure Reports* and *Historic Structure Reports and Preservation Plans: A Preparation Guide*.[4] All recommendations in the report have been developed to comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties, specifically for *Preservation* and *Rehabilitation*. In addition, all exterior repairs that are not routine maintenance, are subject to review by the City, per the Central High School Design Overlay District regulations. Due to the age of the home, it is assumed that lead paint is present. All rehabilitation work that disrupts painted surfaces (windows, trim, siding, walls, etc.) should follow lead-safe practices. For further information, refer to: https://www.epa.gov/sites/production/files/2013-11/documents/steps_0.pdf.

The Design Team has provided a table outlining Prioritized Maintenance, Repairs, and Rehabilitation Treatment Recommendations for the home. These recommendations have been divided into three phases to help the Property Owner to prepare a plan and prioritize repairs. The three categories of work include Critical - Life Safety (Emergency) and Immediate Treatment Recommendations; Serious - Short Term Recommendations; and Minor - Long Term Recommendations. A brief description of each phase is provided below.

- ***Critical - Life Safety (Emergency) and Immediate Treatment Recommendations***
  Work that is recommended to be completed immediately, as there are potentially life safety or hazardous concerns to be addressed that may affect the preservation of the structure's historic materials.

[4] Deborah Slaton, *Preservation Brief 43*: *The Preparation and Use of Historic Structure Reports* (Washington, D.C.: National Park Service, 2005), and Dominique M. Hawkins and Lyssa Papazian, Dominique M. Hawkins, *Historic Structure Reports & Preservation Plans; A Preparation Guide* (Trenton, NJ: New Jersey Historic Preservation Office, 2015).

- ***Serious - Short Term Treatment Recommendations*** – Work that is recommended to be undertaken within 1-2 years.

- ***Minor - Long Term Treatment Recommendations*** – Work that is recommended to complete within 2-5 years.

To help clarify the treatment recommendations priority, all recommendations have been divided and tagged by a specified color identified in the below chart.

Treatment Recommendation Priorities	
	Critical – Life Safety (Emergency) and Immediate Treatments
	Serious - Short Term Treatments
	Minor - Long Term Treatments

Beyond specifying the recommended priority, the treatment recommendations have been organized into specific features. For each treatment, a quantity, unit, and where applicable, a photograph has been referenced to help in the understanding and pricing of the recommendations.

These treatment recommendations are intended to help the Homeowner prioritize future maintenance, repairs, and rehabilitation projects according to their individual needs and can be accomplished over time.

Key for Terms and Units	
L.F.	Linear Feet
Sq. Ft.	Square Feet
EA.	Each – represents quantity
Allowance	Provide an approximate cost for repair
NEC	National Electrical Code

Prioritized Maintenance, Repairs, and Rehabilitation Treatment Recommendations					
	Condition	**Treatment**	**Qty**	**Unit**	**Photographs**
Exterior					
1.0 Site					
1.1	Site Drainage	Verify the existing French drain around the perimeter of the house is clear of any obstructions. Water in the crawl space indicates water is not directed away from the building effectively	168	L.F.	Fig. 4.9
1.2	Landscaping	Allowance cost for basic maintenance to the site. This includes tree trimming.		Allowance	Fig. 4.6 Fig. 4.8
1.3	Driveway and Sidewalk	Driveway and sidewalk replacement costs are not included in pricing.			
2.0 Foundation					

2.1	Mortar Repointing in Crawlspace	Repoint interior wythe with type N mortar and secure loose bricks.	400	Sq. Ft.	Fig. 4.11
2.2	Mortar Repointing Exterior Foundation	Repoint exterior wall where mortar is missing with type N mortar and secure loose bricks.	65	Sq. Ft.	Fig 4.9 Fig 4.12
2.3	Crawl Space Door Access	Remove existing rotted crawl space door and install new in-kind crawl space access door and lock.	1	Each	Fig 4.12
3.0 Exterior Walls					
3.1	Wood Siding	Replace existing rotted or cracking siding with exterior grade solid wood siding. The siding exposure and dimension should match the existing.	18	L.F.	Fig 4.13
3.2	Wood Trim	Replace wood trim that is damaged or has wood rot with new in-kind trim.	39	L.F.	Fig 4.14
3.3.	Paint Exterior	Paint and prime the exterior of the house.	3,300	Sq. Ft.	Fig 4.13
3.4	Wall to Roof Flashing	On the west façade, replace existing rusted flashing with new flashing.	3	L.F.	N/A
3.5	Exterior Insulation	Insulate the crawl space joists and exterior walls. Install additional insulation in the attic to achieve an R-30.			N/A
4.0 Exterior Windows					
4.1	Glazing Putty	Remove existing cracked glazing putty and install new glazing putty. Install new weatherstripping. Repair any damaged hardware including sash locks, pulleys, and ropes.	24	Each	Fig 4.15
4.2	Storm Windows	Install storm windows to protect historic wood windows and provide insulative value.	24	Each	N/A
4.3	Window Sills	Remove two existing wood window sills and replace in-kind.	2	Each	Fig 4.16
4.4	Window Glazing	Two window panes have holes in them and one window pane is cracked. Replace all three window panes in-kind.	3	Each	N/A
5.0 Exterior Door					
5.1	Sidelights	Costs for installing new glazing putty at sidelight windows and transom at the front door is included under section 4.1			N/A

5.2	Storm Doors	Remove any rust from metal storm doors, prime, and paint.	4	Each	Fig 4.17 Fig 4.18
5.3	Back Door 1/106	Door 1/106 does not open and close properly. Make repairs to the door frame to allow full function.		Allowance	Fig 4.18
6.0 Porches					
6.1	Wood Ramp at Rear	Install wood screws at existing metal brackets into ramp 4x4 posts.	24	Each	Fig 4.22
6.2	Handrail at wood ramp	Install handrail at wood ramp that meets ADA code requirements. This includes two handrails, one on either side of wood ramp	110	L.F.	Fig 4.21
6.3	Handrail at Front Porch	Remove existing handrail and install handrails on either side of concrete steps that meet current code.	16	L.F.	Fig 4.19
6.4	Guardrail Repair Side Deck	Repair wood guardrail on the wood deck at the south side of the house.		Allowance	Fig. 4.23
6.5	Front Porch Columns	If there is a desire to return the structure to the period of significance, replace the existing steel columns with wood Ionic columns that appear in the 1950s period photograph. Price not included.			Fig 4.5
7.0 Roof					
7.1	Cracked Rafters	Sister two cracked rafters. Closely observe all roof rafters for additional cracked members, sister as needed.	2	Each	Fig 4.28 Fig 4.29
7.2	Cut Attic Joist	Install blocking at attic joist where cut in northwest portion of roof. Blocking should span between adjacent joists to support cut joist at ends.	1	Each	Fig 4.31
7.3	Brick Chimneys	Repoint south chimney above roofline. Perform miscellaneous repointing for other two chimneys above roofline.	50	Sq. Ft.	Fig 4.26
7.4	Chimney Flashing	Remove the existing chimney flashing at both chimneys and install new stepped metal flashing and counter flashing that is embedded 1-inch into the mortar joint of the chimneys, a minimum of 4-inches above the roof surface.	3	Each	Fig 4.26

7.5	Rear Shed Roof	Remove existing asphalt shingles and reroof with new metal flashing. Install continuous ice and water shield.		Allowance	N/A
7.6	Vent Pipe Penetration at Roof	Install new flashing at all roof penetrations to prevent water infiltration.			
8.0 Gutters and Downspouts					
8.1	Gutters	Replace gutter along front porch, and back addition. Install gutters along the north and south sides of the home.	160	L.F.	Fig. 4.33 Fig. 4.34
8.2	Downspouts	Replace existing downspout at front porch and south addition. Install two downspouts on both the north and south side of the home.	6	Each	Fig. 4.33 Fig. 4.34
9.0 First Floor Framing					
9.1	Modified Framing below Restrooms	Install new piers below existing modified framing. New piers would need to conform to current codes for the City of Little Rock and proper design criteria. Each pier would have to extend a minimum of 12-inches below grade and bear on undisturbed soil. The piers could be constructed of small precast concrete bases with adjustable steel post supports connecting to the bottom or side of existing joists. It is estimated that 4 total piers would be installed.	4	Each	Fig. 4.35
10.0 Interior Walls and Trim					
10.1	Interior Plaster	Repair minor plaster cracking found throughout the house. Major cracking can be found in Closet 116 and Closet 115, where water appears to be infiltrating from the attic.		Allowance (roughly 60 sq.ft. of repairs)	Fig 4.38 Fig 4.39 Fig 4.40
10.2	Bathroom Grab Bars	Bathroom 104 only has two grab bars. Install third grab bar to meet ADA code requirements.	1	Each	Fig 4.45
10.3	Bathroom ADA Requirements	The existing bathrooms appear to not meet all the ADA requirements including door clearances and fixture clearances. Modifications need to be done to meet all ADA			N/A

		requirements; this cost has not been included.			
10.4	Closet 108	Permanently remove lawn mower and gas from Closet 108. These items should not be stored within the confines of the house for life safety reasons.			N/A
11.0 Flooring					
11.1	Meeting Room 106	Vinyl tiles at back door in Meeting Room 106 are loose and need to be replaced or reinstalled.		Allowance	N/A
11.2	Floor and Threshold Transitions	In several locations the transition at a door is over ¼" and creates a tripping hazard and conflicts with ADA clearance requirements. Replace threshold or transition to meet accessibility requirements at Door 1/106, 3/112, 2/112, and 1/114.		Each	Fig 4.50 Fig 4.51
E.0 Electrical					
E.1	MC Cabling Not Properly Supported	Provide proper supports for metal clad (MC) Cabling in attic per manufacturer and NEC requirements.		Allowance	Fig. 4.52 Fig. 4.53
E.2	Derating of Conductors	Branch circuits entering house should be separated into multiple conduits to ensure capacity is provided OR conductor sizes should be increased to accommodate derating for multiple circuits in a single raceway per NEC requirements.		Allowance	Fig. 4.54
E.3	Surface Raceway Damaged	Repair/replace damaged floor mounted surface raceway (receptacle strip) in sitting room. Some covers and receptacles are loose.		Allowance	Fig. 4.55, Fig. 4.57
E.4	No Panel Schedule	Trace circuits and provide panel schedule in main panelboard to identify circuits being fed for ease of maintenance.		Allowance	N/A
E.5	Water Heater Disconnect	The existing electric water heater is installed in an interior room with no disconnecting means. Install new disconnect.		Allowance	Fig. 4.57
E.6	AFCI Missing	All devices in living and bedroom areas should be provided with arc fault circuit interrupter breaker in		Allowance	N/A

		accordance with current NEC requirements.			
E.7	Unused Wiring	Remove unused knob-and-tube wiring from attic and cloth-covered wiring from crawl space.		Allowance	N/A
E.8	Unused Wiring Devices	Remove unused 2-wire receptacles that are not currently active.		Allowance	N/A
M.0 Mechanical					
M.1	HVAC System Service	Service and inspect existing system to ensure proper, safe, and efficient operation. Costs not included.			N/A
M.2	Detectors	Provide adequate smoke and carbon monoxide detectors through the building.			
P.0 Plumbing					
P.1	Bathroom 109	If required for the use of the house, repair the shower in Bathroom 109.			N/A
P.2		Consider installing heat trace on all pipes on a thermostat in the crawl space to prevent freezing.			

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CONSTRUCTION MANAGEMENT RESOURCES, LLC
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South Park Street Residential Properties
Little Rock Central High School National Historic Site
STRATA Architecture
Repair and Rehabilitation Construction Cost Estimate Estimate 06/15/2021

DESCRIPTION	TOTAL	Immediate	Short Term	Long Term
House 3 – 1417 South Park Street				
01 00 00 GENERAL CONDITIONS	5,715	$ 1,038.90	$ 634.30	$ 4,042.10
1.1 Site Drainage	1,092			$ 1,092.00
1.2 Landscaping	550			$ 550.00
1.3 Driveway and Sidewalk	-			$ -
2.0 Foundation	-			$ -
2.1 Mortar Repointing in Crawlspace	6,000			$ 6,000.00
2.2 Mortar Repointing Exterior Foundation	780			$ 780.00
2.3 Crawl Space Door Access	250			$ 250.00
3.0 Exterior Walls	-			$ -
3.1 Wood Siding	270			$ 270.00
3.2 Wood Trim	585			$ 585.00
3.3. Paint Exterior	14,850			$ 14,850.00
3.4 Wall to Roof Flashing	500			$ 500.00
3.5 Exterior Insulation	3,339			$ 3,339.00
4.0 Exterior Windows	-			$ -
4.1 Glazing Putty	6,000			$ 6,000.00
4.2 Storm Windows	3,600			$ 3,600.00
4.3 Window Sills	400			$ 400.00
4.4 Window Glazing	225			$ 225.00
5.0 Exterior Door	-			$ -
5.1 Sidelights	-			$ -
5.2 Storm Doors	800			$ 800.00
5.3 Back Door 1/106	80			$ 80.00
6.0 Porches	-			$ -
6.1 Wood Ramp at Rear	48		$ 48.00	$ -
6.2 Handrail at wood ramp	3,850	$ 3,850.00		$ -
6.3 Handrail at Front Porch	560	$ 560.00		$ -
6.4 Guardrail Repair Side Deck	200			$ 200.00
6.5 Front Porch Columns	-			$ -
7.0 Roof	-			$ -
7.1 Cracked Rafters	350	$ 350.00		$ -
7.2 Cut Attic Joist	100		$ 100.00	$ -
7.3 Brick Chimneys	575		$ 575.00	$ -
7.4 Chimney Flashing	570		$ 570.00	$ -
7.5 Rear Shed Roof	1,449	$ 1,449.00		$ -
8.0 Gutters and Downspouts	-	$ -		$ -
8.1 Gutters	1,280	$ 1,280.00		$ -
8.2 Downspouts	450	$ 450.00		$ -
9.0 First-Floor Framing	-	$ -		$ -
9.1 Modified Framing below Restrooms	1,800	$ 1,800.00		$ -
10.0 Interior Walls and Trim	-			$ -
10.1 Interior Plaster	1,500		$ 1,500.00	$ -
10.2 Bathroom Grab Bars	150	$ 150.00		$ -
10.3 Bathroom ADA Requirements	-			$ -
10.4 Closet 108	-	$ -		$ -
11.0 Flooring	-			$ -
11.1 Meeting Room 106	100			$ 100.00
11.2 Floor and Threshold Transitions	600		$ 600.00	$ -
E.0 Electrical	-		$ -	$ -
E.1 MC Cabling Not Properly Supported	150		$ 150.00	$ -
E.2 Derating of Conductors	800		$ 800.00	$ -
E.3 Surface Raceway Damaged	300		$ 300.00	$ -
E.4 No Panel Schedule	300		$ 300.00	$ -
E.5 Water Heater Disconnect	150		$ 150.00	$ -
E.6 AFCI Missing	350			$ 350.00
E.7 Unused Wiring	300			$ 300.00
E.8 Unused Wiring Devices	150			$ 150.00
M.0 Mechanical	-			$ -
M.1 HVAC System Service	-			$ -
M.2 Detectors	500	$ 500.00		$ -
P.0 Plumbing	-			$ -
P.1 Bathroom 109	1,250		$ 1,250.00	$ -
subtotal	62,868	$ 11,427.90	$ 6,977.30	$ 44,463.10
Contractor's Fee 10%	6,287	$ 1,142.79	$ 697.73	$ 4,446.31
subtotal	69,155	$ 12,570.69	$ 7,675.03	$ 48,909.41
Design/Estimate Contingency 5%	3,458	$ 628.53	$ 383.75	$ 2,445.47
TOTAL	**72,613**	**$ 13,199.22**	**$ 8,058.78**	**$ 51,354.88**

House 3 – 1417 South Park Street

	Feature	Treatment	Qty	Unit	Unit Cost	Total
Exterior						
1.0 Site						
1.1	Site Drainage	Verify the existing French drain around the perimeter of the house is clear of any obstructions. Water in the crawl space indicates water is not getting carried away from the building affectively	168	L.F.	$ 6.50	$ 1,092.00
1.2	Landscaping	Allowance cost for basic maintenance to the site. This includes tree trimming.	1	Allowance	$ 550.00	$ 550.00
1.3	Driveway and Sidewalk	Driveway and sidewalk costs not included in pricing.				$ -
2.0 Foundation						
2.1	Mortar Repointing in Crawlspace	Repoint interior wythe with type N mortar and secure lose bricks.	400	Sq. Ft.	$ 15.00	$ 6,000.00
2.2	Mortar Repointing Exterior Foundation	Repoint exterior wall where mortar is missing with type N mortar and secure lose bricks.	65	Sq. Ft.	$ 12.00	$ 780.00
2.3	Crawl Space Door Access	Remove existing rotted crawl space door and install new in-kind crawl space access door and lock.	1	Each	$ 250.00	$ 250.00
3.0 Exterior Walls						
3.1	Wood Siding	Replace existing rotted or cracking siding with exterior grade solid wood siding. The siding exposure and dimension shall match the existing.	18	L.F.	$ 15.00	$ 270.00
3.2	Wood Trim	Replace wood trim that is damaged or has wood rot with new in-kind trim.	39	L.F.	$ 15.00	$ 585.00
3.3.	Paint Exterior	Paint and prime the Exterior of the house.	3,300	Sq. Ft.	$ 4.50	$ 14,850.00
3.4	Wall to Roof Flashing	On the West Elevation replace existing rusted flashing with new flashing.	1	allowance	$ 500.00	$ 500.00
3.5	Exterior Insulation	Insulate the crawl space joists and exterior walls. Install additional insulation in the attic to achieve an R-30.	7,420	allowance	$ 0.45	$ 3,339.00
4.0 Exterior Windows						
4.1	Glazing Putty	Remove existing cracked glazing putty and install new glazing putty. Install new weatherstripping. Repair any damaged hardware including sash locks, pulleys, and ropes	24	Each	$ 250.00	$ 6,000.00
4.2	Storm Windows	Install storm windows to protect historic wood windows and provide insulative value.	24	Each	$ 150.00	$ 3,600.00
4.3	Window Sills	Remove two existing wood window sills and replace in-kind.	2	Each	$ 200.00	$ 400.00
4.4	Window Glazing	Two windows panes have holes in them and one window pane is cracked. Replace all three window panes in-kind.	3	Each	$ 75.00	$ 225.00

House 3 – 1417 South Park Street

	Feature	Treatment	Qty	Unit	Unit Cost	Total
5.0 Exterior Door						
5.1	Sidelights	Installing new glazing putty at sidelight windows and transom at the front door is included under section 4.1				$ -
5.2	Storm Doors	Remove any rust from metal storm doors, prime and paint.	4	Each	$ 200.00	$ 800.00
5.3	Back Door 1/106	Door 1/106 does not open and close properly. Make repairs to the door frame to allow full function.	1	Allowance	$ 80.00	$ 80.00
6.0 Porches						
6.1	Wood Ramp at Rear	Install wood screws at existing metal brackets into ramp 4x4 posts.	24	Each	$ 2.00	$ 48.00
6.2	Handrail at wood ramp	Install handrail at wood ramp that meets ADA code requirements. This includes two handrails, one on either side of wood ramp	110	L.F.	$ 35.00	$ 3,850.00
6.3	Handrail at Front Porch	Remove existing handrail and install handrails on either side of concrete steps that meet current code.	16	L.F.	$ 35.00	$ 560.00
6.4	Guardrail Repair Side Deck	Repair wood guardrail on the wood deck at the South Elevation	1	Allowance	$ 200.00	$ 200.00
6.5	Front Porch Columns	If there is a desire to return the structure to the period of significance, replace the existing steel columns with wood Ionic columns that appear in the 1950s period photograph. Price not included.				
7.0 Roof						
7.1	Cracked Rafters	Sister two cracked rafters. Closely observe all roof rafters for additional cracked	2	Each	$ 175.00	$ 350.00
7.2	Cut Attic Joist	Install blocking at attic joist where cut in northwest portion of roof. Blocking should span between adjacent joists to support cut joist at ends.	1	Each	$ 100.00	$ 100.00
7.3	Brick Chimneys	Repoint south chimney above roofline. Perform miscellaneous repointing for other two chimneys above roofline.	50	Sq. Ft.	$ 11.50	$ 575.00
7.4	Chimney Flashing	Remove the existing chimney flashing at both chimneys and install new stepped metal flashing and counter flashing that is embedded 1-inch into the mortar joint of the chimneys, a minimum of 4-inches above the roof surface.	3	Each	$ 190.00	$ 570.00
7.5	Rear Shed Roof	Remove existing asphalt shingles and reroof and flash back shed roofs. Install continuous ice and water shield	322	SF Allowance	$ 4.50	$ 1,449.00
8.0 Gutters and Downspouts						
8.1	Gutters	Replace gutter along front porch, and back addition. Install gutters along the north and south sides of the home.	160	L.F.	$ 8.00	$ 1,280.00
8.2	Downspouts	Replace existing downspout at front porch and south addition. Install two downspouts on both the north and south side of the home.	6	Each	$ 75.00	$ 450.00

House 3 – 1417 South Park Street

	Feature	Treatment	Qty	Unit	Unit Cost	Total
9.0 First-Floor Framing						
9.1	Modified Framing below Restrooms	Install new piers below existing modified framing. New piers would need to conform to current codes for the City of Little Rock and proper design criteria. Each pier would have to extend a minimum of 12-inches below grade and bear on undisturbed soil. The piers could be constructed of small precast concrete bases with adjustable steel post supports connecting to the bottom or side of existing joists. It is estimated that 4 total piers would be installed.	4	Each	$ 450.00	$ 1,800.00
10.0 Interior Walls and Trim						
10.1	Interior Plaster	Repair minor plaster cracking found throughout the house. Major cracking can be found in Closet 116 and Closet 115, where water appears to be infiltrating from the attic.	60	SF	$ 25.00	$ 1,500.00
10.2	Bathroom Grab Bars	Bathroom 104 only has two grab bars. Install third grab bar to meet ADA code requirements.	1	Each	$ 150.00	$ 150.00
10.3	Bathroom ADA Requirements	The existing bathrooms appear to not meet all the ADA requirements including door clearances and fixture clearances. Modifications need to be done to meet all ADA requirements; this cost has not been included.				$ -
10.4	Closet 108	Permanently remove lawn mower and gas from Closet 108. These items should not be stored within the confines of the house for life safety reasons.				$ -
11.0 Flooring						
11.1	Meeting Room 106	Vinyl tiles at back door in Meeting Room 106 are loose and need to be replaced or reinstalled.	1	Allowance	$ 100.00	$ 100.00
11.2	Floor and Threshold Transitions	In several locations the transition at a door is over ¼" and creates a tripping hazard and conflicts with ADA clearance requirements. Replace threshold or transition to meet accessibility requirements at Door 1/106, 3/112, 2/112, and 1/114.	4	Each	$ 150.00	$ 600.00

House 3 – 1417 South Park Street

	Feature	Treatment	Qty	Unit	Unit Cost	Total
E.0 Electrical						
E.1	MC Cabling Not Properly Supported	Provide proper supports for metal clad (MC) Cabling in attic per manufacturer and NEC requirements.	1	Allowance	$ 150.00	$ 150.00
E.2	Derating of Conductors	Branch circuits entering house should be separated into multiple conduits to ensure capacity is provided OR conductor sizes should be increased to accommodate derating for multiple circuits in a single raceway per NEC requirements.	1	Allowance	$ 800.00	$ 800.00
E.3	Surface Raceway Damaged	Repair/replace damaged floor mounted surface raceway (receptacle strip) in sitting room. Some covers and receptacles are loose.	1	Allowance	$ 300.00	$ 300.00
E.4	No Panel Schedule	Trace circuits and provide panel schedule in main panelboard to identify circuits being fed for ease of maintenance.	1	Allowance	$ 300.00	$ 300.00
E.5	Water Heater Disconnect	Electric water heater is installed in an interior room with no disconnecting means. Install disconnect.	1	Allowance	$ 150.00	$ 150.00
E.6	AFCI Missing	All devices in living and bedroom areas should be provided with arc fault circuit interrupter breaker in accordance with current NEC requirements.	1	Allowance	$ 350.00	$ 350.00
E.7	Unused Wiring	Remove unused knob-and-tube wiring from attic and cloth covered wiring from crawl space.	1	Allowance	$ 300.00	$ 300.00
E.8	Unused Wiring Devices	Remove unused 2-wire receptacles that are not currently active.	1	Allowance	$ 150.00	$ 150.00
M.0 Mechanical						
M.1	HVAC System Service	Service and inspect existing system to ensure proper, safe, and efficient operation.		not included		$ -
M.2	Detectors	Provide adequate smoke and carbon monoxide detectors throughout the building.	1	Allowance	$ 500.00	$ 500.00
P.0 Plumbing						
P.1	Bathroom 109	If required for the use of the house, repair the shower in Bathroom 109	1	LS	$ 1,250.00	$ 1,250.00

Diamond State Plumbing – 506 Miami Lane, Little Rock, AR 72211

501-585-5454

House 3 – 1417 S. Park Street

Plumbing inspection on 11/12/20 included:

Replace 2” belly and re-pipe and replace shower

- Drain $800
- Shower $450

Bathroom faucet – no cost included

Sewer Inspection on 11/16/20 showed this sewer is in okay condition.*

Comment: Due to its age, it will likely require replacement in the near future..

House 5 - 1421 South Park Street, west facade. (STRATA 2020)

HOUSE 5 | 1421 SOUTH PARK STREET

House 5 – 1421 South Park Street

Figure 5.1. 1421 South Park Street west facade. (STRATA 2020)

Site and House Overview

The 1421 South Park Street residence is situated in a residential neighborhood with a mixture of late-19th century and early-20th century houses. The exact date of construction is unknown, but as early as 1913, a Sanborn map reveals that a house with a footprint that matches the current footprint of 1421 South Park Street was in place (Figures 5.2, 5.3, and 5.4).[1] This historic evidence and many of the original details also suggest the home was constructed in the early-20th century. 1421 South Park Street is a two-story Colonial Revival Style house, measuring thirty-eight by forty-two feet in plan. Colonial Revival Style refers to the symmetrical main building form with details borrowed from more classical architectural styles. The gabled roof with deep cornice, front porch columns, centered front door with sidelights and decorative surround, simplified ornamentation, and double-hung windows are characteristics of this style. The house has 1,535 sq. ft. on the main floor, with the same square footage on the second floor. The house is sited on a rectangular-sized lot. The front of the home face west, towards South Park Street, and sits directly across from Little Rock Central High School. A wide front porch

[1] Sanborn maps are detailed maps of U.S. cities and towns in the 19th and 20th centuries. These were originally published by The Sanborn Map Company and were created to allow fire insurance companies to assess their liability in urbanized areas. These maps are very useful when researching lots, neighborhoods, cities, and towns, as they were updated every few years. Definition provided by https://en.wikipedia.org/wiki/Sanborn_Maps. Accessed May 1, 2021.

stretches across the front of the house, and a covered porte cochere is constructed on the north side of the house.

The wood-framed house is supported on a brick pier foundation (Figure 5.1). The main house has a single gabled roof, with flat roofs over the front porch, the two-story enclosed back porch, and the porte cochere on the north side of the house. The house has had few modifications since the original construction, and the existing footprint is very similar to the footprint shown on the 1913 Sanborn Map.

The primary entrance into the home is by way of the front porch. A back door on the east side of the house leads into an unconditioned two-story enclosed porch, and a side door under the porte cochere on the north side of the house leads into a back hall by the Kitchen. The house features a Front Parlor, Living Room, Kitchen, Dining Room, two full Bathrooms, four Bedrooms, several closets, and a two-story unconditioned enclosed back porch space. The first and second floor ceilings of the house are +/-12-feet high and make the rooms feel much larger than they are. The unfinished attic can be accessed from a small hole in a second floor hallway ceiling. An unfinished crawl space sets below a portion of the house and can be accessed only from the exterior. An unfinished basement room sets below Kitchen 103 and can be accessed from an interior stair.

Overall, the house is in fair condition on the exterior and interior. There is some urgency to address the exterior repairs of the house to keep animals and pests out of the interior of the home. The house can be rehabilitated but is showing signs of progressive deterioration that will be irreversible if not prevented.

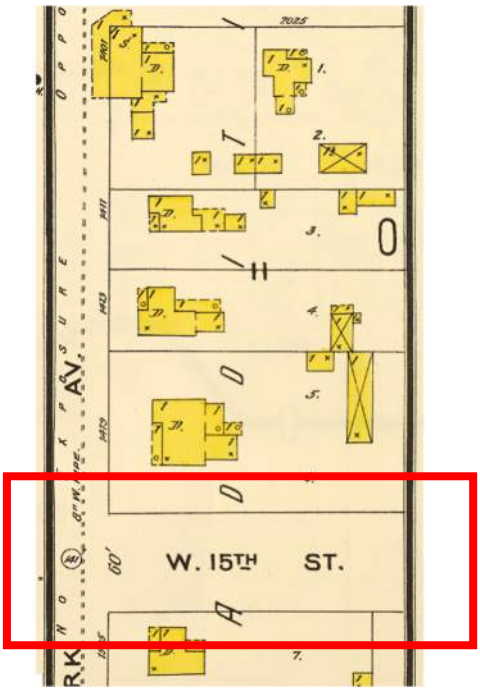


Figure 5.2. 1897 Sanborn Map, Little Rock, Arkansas. Detail of Sheet 55. Note, the house was not yet constructed.

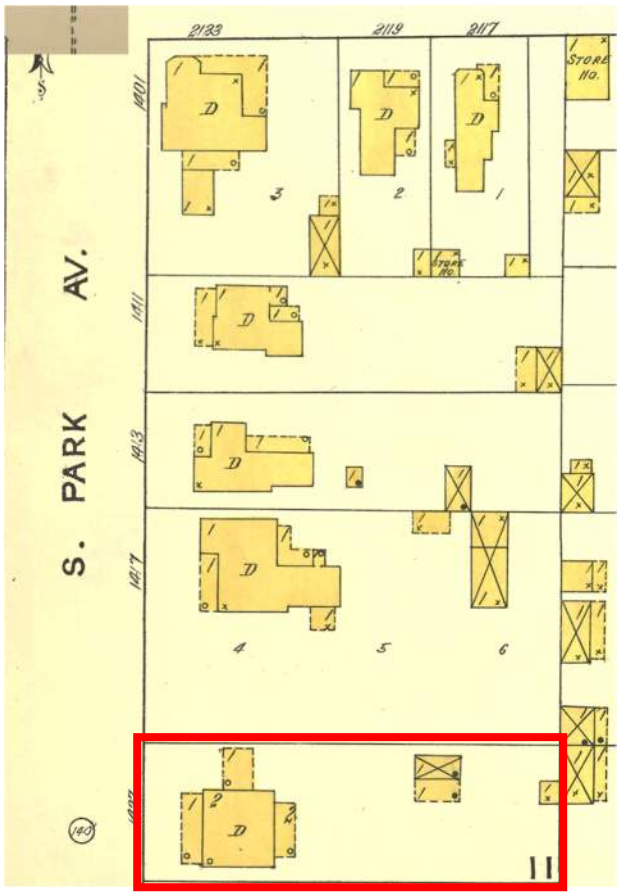


Figure 5.3. 1913 Sanborn Map, Little Rock, Arkansas. Detail of Sheet 49.

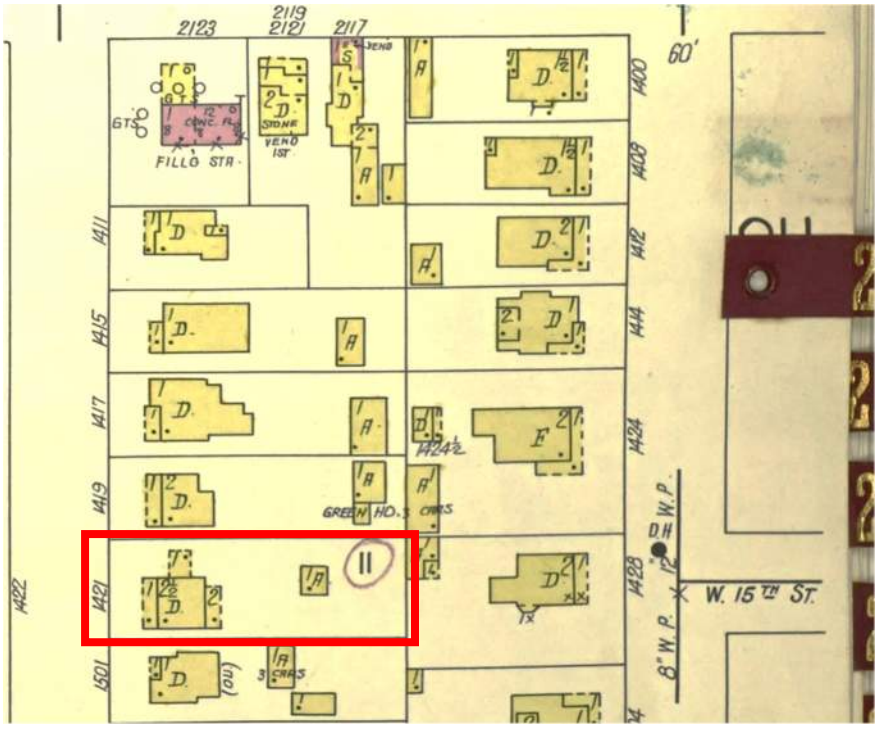


Figure 5.4. 1939 Sanborn Map, Little Rock, Arkansas. Detail of Sheet 228.

Figure 5.5. 1421 South Park Street, Historic Photograph provided by Little Rock Central High School National Historic Site, Date and Photographer Unknown.

Figure 5.6. 1421 South Park Street, Historic Photograph provided by Little Rock Central High School National Historic Site, Date and Photographer Unknown.

House 5 Significant Character-Defining Features

The period of significance for the houses along South Park Street is from the date of their construction through 1960. The exterior appearance of the homes and features in the yards along the street are recommended to remain in the configuration as documented in historic photographs of the Little Rock High School desegregation events from 1957-1960. This home

has many remaining original or early historic elements on both the exterior and the interior, with a high level of historic integrity.

The following significant features define the historic appearance of this house. Altering these features would weaken the understanding and visual impact of the building as it related to the events of 1957-1960.

Exterior:

- Massing – Two-story with gabled and flat roofs and deep overhanging soffits
- Basic Footprint – Square-shaped
- Foundation – Exposed brick foundation
- Fenestration – Original windows
- Front Door – Wood front door, sidelights, transom, and decorative surround
- Roof – Gabled roof with decorative ridge cap, and flat roofs
- Box Gutters – Integral gutters at Main House roof, front porch roof, and porte cochere roofs
- Siding – Smooth wood clapboard siding
- Front Porch – Front porch structure
-

Interior:

- Ceilings – High ceilings
- Doors – Wood interior doors
- Trim – Wood window trim, door trim, and baseboard
- Interior Finishes – Lath and plaster walls and ceilings
- Flooring – Wood flooring
- Fireplaces – Mantels and surrounds with decorative tile
- Staircase – Historic wood staircase and balustrade
- Lighting – Historic lighting
- Bathroom – Original fixtures and tile finishes

Existing Physical Description Terminology

The following terminology is used to describe the general conditions of existing features. The terms are based upon the following criteria:

Good: Indicates no clear or visible evidence of major deterioration or structural failure. The integrity of the feature is well maintained and preserved, given the exposure to existing environmental conditions. No immediate treatment is required.

Fair: Indicates visible evidence of minor disturbances and deterioration. The integrity of the feature is preserved, given the exposure to existing environmental conditions and human interaction. Some level of intervention for corrective measures is required.

Poor: Indicates visible evidence of major disturbances and significant deterioration. The integrity of the feature is rapidly worsening, given the exposure to existing environmental conditions and human interaction. Immediate intervention for corrective measures is required to preserve the remaining historic character resource and integrity of the element.

Unknown: Indicates missing, inaccessible, or unclear evidence contributing to the identification of an appropriate solution to protect and preserve the historic integrity of the site feature.

Architectural/Structural Existing Conditions

An enlarged existing plan for House 5 can be found following this section.

This section of the report outlines the architectural and preliminary structural assessment of House 5, 1421 South Park Street. This assessment was limited to what was visible during the November 2020 site visit. The objective was to document the existing condition of the house to identify required maintenance and repairs and to aid in the preservation and eventual rehabilitation of the home. No excavations were performed to observe the depth or condition of the existing piers, no destructive demolition was conducted, and no samples of building materials were obtained for analysis. No calculations for loading capacity or ability of the structure to resist environmental forces such as wind, snow, or seismic events were performed for the structure. The configuration of structural framing was noted where visible and reasonably accessible. A complete structural modeling was not performed for this structure but should be conducted as part of an overall building rehabilitation plan.

Site

Located on the east side of South Park Street, the lot is rectangular with the house facing South Park Street. The site has a moderate slope with the higher grade at the back yard that slopes gradually towards South Park Street. A stone retaining wall frames the front yard (Figure 5.8). The front yard is relatively flat and sets roughly two feet above the public sidewalk.

Behind the house is a large grass lawn enclosed by a chain-link fence on three sides separating the lot from the adjacent lots (Figure 5.7). Along the fence line is an overgrown line of trees and shrubs in both the lot of 1421 and the adjacent lots. In the northeast corner of the back yard stands a wood-framed shed that is falling in and is a safety hazard. Just west of the wood-framed shed is a large brush pile with dried debris that presents a fire hazard to the house and adjacent properties. Brush piles also harbor pests. Throughout the back yard, there are patches of ornamental shrubs and remanence of edging used to define landscape beds.

A driveway, concrete with a strip of grass running down the center, runs along the north side of the lot and leads to the porte cochere that extends from the north side of the house (Figure 5.8).

A sidewalk runs from the front porch concrete steps to the five in-grade steps that lead to the public sidewalk at the street (Figure 5.8). Ornamental landscaping is planted on either side of

the front sidewalk. Before the sidewalk ends at the front porch steps, the sidewalk branches of to the north, and a section of the sidewalk leads to the driveway. Planting beds with ornamental shrubs and flowers, defined by stone edging, are located on each side of the front porch concrete steps (Figure 5.8).

Figure 5.7. Back yard, looking west. (STRATA 2020)

Figure 5.8. 1421 South Park Street west facade. (SEA 2020)

Foundation

The wood-framed house is supported on the perimeter by a series of short brick piers above grade (Figure 5.9). Between these piers are double-wythe or two-course thick, infill walls of brick.[2] The masonry walls and piers have a narrow mortar joint. In general, the brick does not show signs of movement or shifting, but there are open joints, and the mortar is missing, predominantly along the base of the wall. Beyond the minor areas of mortar loss, there is also biological growth along the base of the foundation, most visible on the north foundation wall.

There is a crawl space below the house accessible through a small exterior access door in the south foundation wall. The access door is in fair condition. In the crawl space, much of the first floor framing and many of the interior piers are visible. The original piers supporting the first floor joist framing are constructed of bricks that have been repaired and supplementary piers that are constructed of concrete masonry units (CMU) (Figure 5.9).

Based on the original first floor framing layout and support configuration, a substantial amount of the loading from the first floor framing and the second floor framing would ultimately be transferred to a beam near the center of the house. Overloading of the foundation where this beam is supported and crushing of beam, likely led to the structural improvements observed in the crawl space (Figures 5.10 and 5.11). It is unknown if the repairs have functioned adequately to restrict continued subsidence. The effects of these issues can be observed on the first floor around the stairs to the basement and the stairs to the second floor, where there is a dramatic cross slope (Figure 5.12). Overloading and deflection or deformation of the floor framing may also have contributed to this issue.

Below Kitchen 103 is a full-height basement. Access to this area could not safely be made for this assessment, because the stairs are mostly missing. However, it could be partially viewed from an exterior opening in the brick and from openings to the adjacent areas of the crawl space. It appears that the basement area has a concrete slab and concrete walls up to grade, where the walls then transition to brick (Figure 5.13). It is unknown if there is a floor drain in this area.

There are rectangular vents in the double-wythe brick foundation walls to provide airflow through the crawl space (Figure 5.14). In at least one location, the metal vents have foam insulation covering the air vent, blocking the airflow into the crawl space.

[2] The term ‘wythe’ refers to the number of courses of brick deep in a masonry wall. A single-wythe indicates the wall is only a single brick deep (approximately 4”). A double-wythe would suggest the wall is two bricks deep (approximately 8”).

Figure 5.9. Added CMU piers and beams in crawl space. Note the beams are not laterally supported. (SEA 2020)

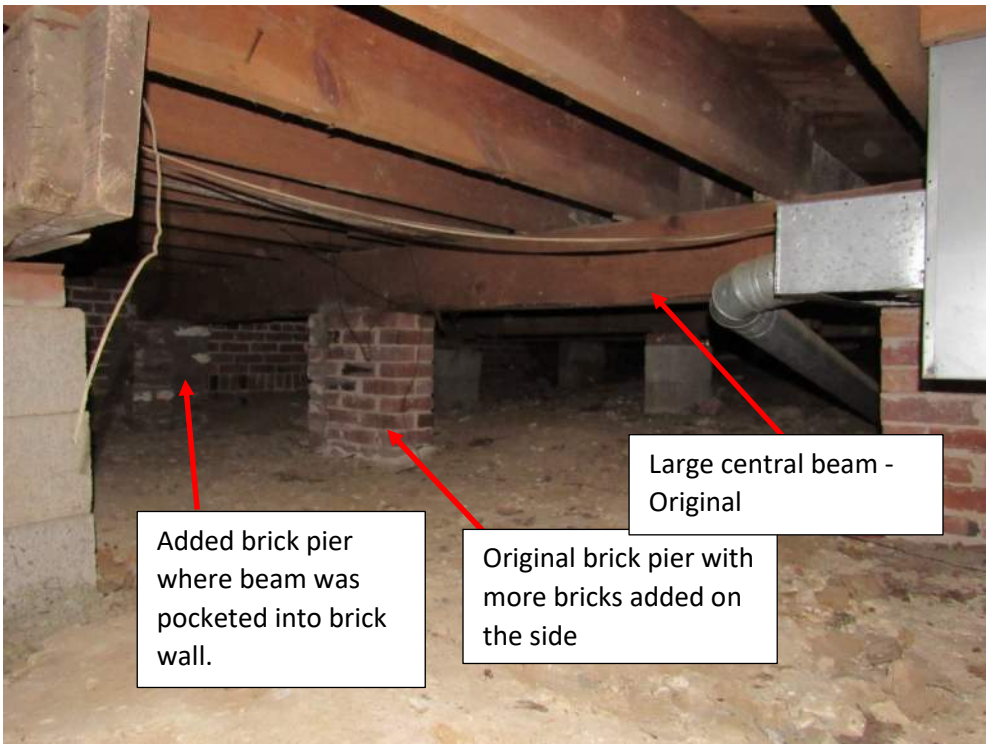


Figure 5.10. Large central beam supporting first floor framing. (SEA 2020)

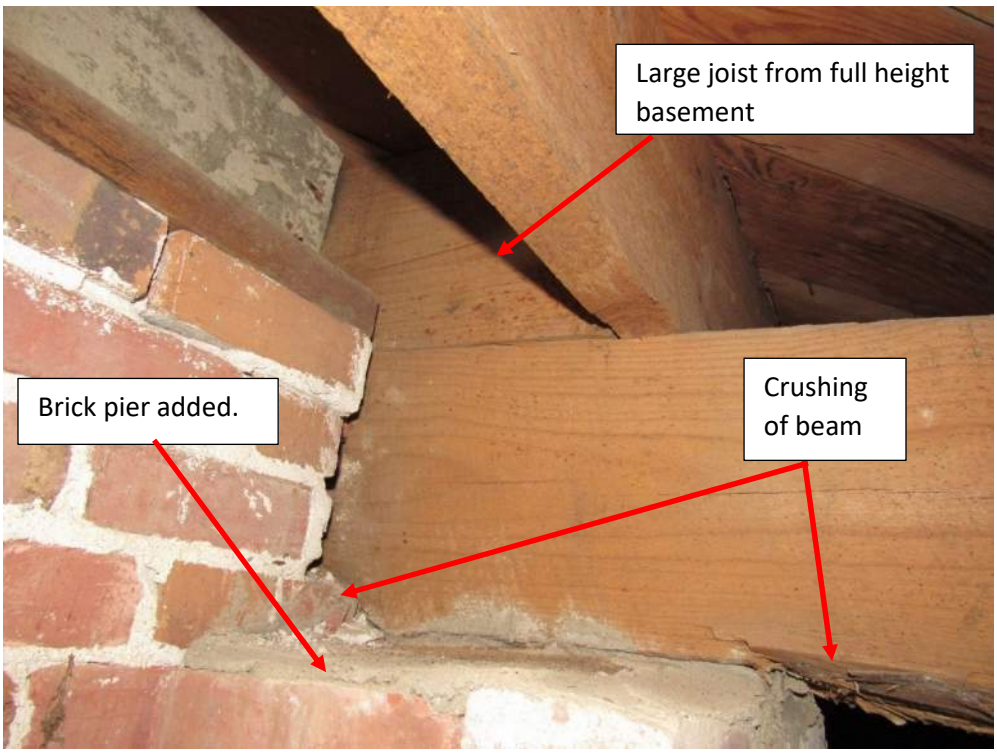


Figure 5.11. Large beam at bearing near center of house. (SEA 2020)

Figure 5.12. Stair in Front Parlor 101. Note the cross-slope at the landing compared to wall beyond. (SEA 2020)

Figure 5.13. Full-height basement, looking east towards the east wall under the kitchen. (SEA 2020)

Figure 5.14. Crawl space vent, covered in spray foam. (STRATA 2020)

Exterior Walls

The exterior walls are framed with wood studs, smooth wood siding on the exterior face and lath and plaster on the interior face. The house has clapboard wood siding all around except for the two-story back porch on the east side of the house that has vinyl siding and soffits that are also covered vinyl siding. Due to the wall finishes, the condition of the studs could not be observed throughout the house. Based on the construction of the adjacent houses, the exterior walls likely are not insulated. The Design Team did observe exterior sheathing below the clapboard siding on the north exterior wall below, where a window trim board was missing. In general, the exterior walls did not exhibit signs of leaning or otherwise substantial movement that could be noted. The interior plaster appears to be in fair condition, with the most damage to the plaster observed in the second floor ceilings. There is significant water staining and cracking in the second floor ceilings, suggesting that leaking is occurring at the roof.

The house is clad with a smooth wood clapboard siding with roughly a +/-2-inch exposure (Figure 5.15). The east back porch has been clad in a vinyl siding with a +/-2 ½-inch exposure. The Design Team did not observe if the original wood siding was still installed behind the vinyl siding. The wood siding is in good to fair condition, with chipped or peeling paint throughout the exterior of the house.

The base of the exterior walls are trimmed with a wood skirt board that has a simple smooth cap that projects roughly 1/2-inch (Figure 5.15). The windows and the front door are trimmed with simple wood casing. At the head casing of both the doors and windows, there is an ornamental cornice cap at the top. This cornice cap is not installed at the east back porch, with the head casing being a simple narrow flat trim board. The windows have a projecting wood sill but no apron. The trim at the windows and doors is in good to fair condition, with only one window on the north wall missing a portion of its trim.

The exterior corners are trimmed with simple wood corner boards. The top of the wall has a flat frieze board with decorative dentil molding covering the gap between the frieze board and the roof soffit. There is a decorative, horizontal trim band that separates the gable end from the lower portion of the house. This decorative band aligns with the top of the eave extensions that wrap around the gable ends of the house. The corner trim, frieze boards, and frieze board cap are in fair condition, with some minor areas of wood rot starting, as well as chipped or peeling paint. The siding is painted a dusty pink/beige, and the trim is painted a cream white. There is significant chipped paint throughout the exterior of the house.

Figure 5.15. Northeast corner of Main House. (STRATA 2020)

Figure 5.16. South wall. (STRATA 2020)

Exterior Windows

Windows original to the home are 1/1 double-hung wood windows (Figure 5.17). On each of the attic-level gable ends, there is a pair of awning windows with horizontal, vertical, and diagonal muntins that create a triangle pattern (Figure 5.18). At the time of the assessment, at least two of the awning windows were open. The two-story back porch has a mixture of double-hung wood windows, fixed wood sashes, and aluminum storm windows.

The wood windows are in fair condition, with the majority of deterioration at the exterior face of the wood sashes, which has chipped paint and cracked and missing glazing putty. There are at least four wood sills that have substantial wood rot. None of the exterior windows have storm windows installed.

Figure 5.17. Left: Typical double-hung wood window. Right: Double-hung wood window on the north wall with missing trim. (STRATA 2020)

Figure 5.18. Gable ends, Attic-level awning windows. (STRATA 2020)

Exterior Doors

The front exterior door, sidelights, and transom are original to the home (Figure 5.19). The front door is a wood door with a full-height glazed panel. A decorative door surround frames the wood front door. Sidelights flank the front door, with panes that fill three-quarters of the height and a decorative wood panel that fills the lower quarter. Above the door and sidelights is a large transom. The door, sidelights, and transom are in fair to good condition, with the majority of deterioration being chipped paint and cracked and missing glazing putty.

The side exterior door located at the porte cochere is a wood door with a three-quarters-height glazed panel and a decorative wood panel that fills the lower quarter. A screen door is installed on the exterior face of the side door. (Figure 5.20). The back door is a wood door with glazing in the upper half and a wood screen door installed on the outside face. On the day of the assessment, the Design Team found that the back door had been vandalized, with the pane being broken out to gain access to the home. The Maintenance Department of the National Park Service secured the door with plywood after the assessment was completed.

Figure 5.19. Front door and sidelights. (STRATA 2020)

Figure 5.20. Left: Side door located under porte cochere roof.
Right: Back door that had been vandalized prior to house assessment. (STRATA 2020)

Front Porch

The front porch is roughly 12-feet by 33-feet and is centered on the west façade (Figure 5.21). The porch is covered with a flat roof with integral gutters and a narrow beadboard painted ceiling. The roof is supported by the house on the east side and masonry and wood columns on the west. The two most northern and southern columns are full brick columns that measure roughly 2-foot by 2-foot. The two middle columns that frame the concrete porch stairs are wood Tuscan-style columns set on a brick base. A photograph from the late 1950s reveals the porch has changed little from the period of significance (Figure 5.6). The brick columns are at the corners and are leaning slightly outward.

The front concrete steps are centered on the porch and are framed on the north and south sides with short masonry walls topped with a concrete cap. The stairs do not have a handrail. A short wood guardrail span between the porch columns. The guardrail has decorative wood balusters that span vertically between an upper and lower wood rail.

The front porch slab is a structural-reinforced suspended concrete slab supported by the brick perimeter foundation walls. There is an accessible crawl space below the slab, and in this area, there is evidence of moisture intrusion, especially at the north end of the porch (Figure 5.22).

The suspended concrete porch slab has square twisted reinforcing bars spanning east-west and was constructed with minimal concrete cover over the bars, especially at the slab edges. The steel reinforcing has corroded, and the concrete has spalled away (Figure 5.23). This condition is present throughout most of the porch slab. There are large cracks on the top side of the porch slab, and part of the slab is sagging near the door creating tripping hazards (Figure 5.24).

Figure 5.21. Front porch on the west facade. (STRATA 2020)

Figure 5.22. North and west walls in crawl space below porch. (SEA 2020)

Figure 5.23. Corroded reinforcing and spalled concrete below porch. (SEA 2020)

Figure 5.24. Example of one area of cracking in porch slab. (SEA 2020)

East Two-Story Back Porch

The two-story back porch on the east side of the house has substantial sloping of the floors. On the lower level, the floor slopes down to the east. This is most likely because this space was historically open to the elements with the second story potentially used as a sleeping porch. The flooring in the first floor bathroom, which is a later renovation of the enclosed back porch, is buckling and the cause for this buckling is unknown (Figure 5.25).

The rear stair to the second floor of the porch has two quarter-turn landings. On the lowest portion of the stairs, the treads slope back (Figure 5.25). The upper landing is very uneven. In general, the structural support framing and load path for the stairs is unclear and is likely unconventionally constructed.

The joist framing for the second floor of the porch could not be observed for this assessment. However, this framing would typically run east and west and be supported on one side by the east exterior wall. Since these walls are very tall and are mostly windows, these walls are likely insufficient for anticipated second floor loads and may not meet current code requirements (Figure 5.26).

Figure 5.25. Left: Bathroom 105 in the back porch. Right: Stairs at the second floor level in the back porch. (STRATA 2020)

Figure 5.26. Second floor of the back porch supported by window walls. (SEA 2020)

Attic and Roof Framing

The main roof is constructed with a single gable running north-south with a decorative metal ridge cap (Figure 5.8). A flat roof is located over the front porch, the two-story back porch, and the porte cochere. A wood-framed hood has been added along the east wall of the back porch. The gabled roof is covered in dark green asphalt shingles that appear to be in fair to poor condition. The flat roofs at the front porch and porte cochere appear to be a built-up bituminous roof, and the roof at the east back porch was not able to be observed from grade. The attic was not accessed as part of this assessment, and the condition of the framing could not be observed.

The soffits at the gabled roof extend roughly +/-2-foot and have been clad with a contemporary soffit material that is ribbed. Around the perimeter of the house at the roof soffit, portions of the soffit covering have fallen. Where the contemporary soffit panels have fallen, the older, deteriorated wooden soffit pieces have been revealed. In the locations where the historic wood soffit is visible, the soffit appears to have significant areas of wood rot and some boards are missing or loose, allowing animals to gain access into the attic (Figure 5.27).

There is one brick chimney on the south portion of the roof. This was photographed from ground level. Based on the photos, there are open mortar joints in the chimney (Figure 5.28). The roof flashing was not embedded into the masonry mortar joints on the chimney, causing the flashing to rely on the sealant, which appears cracked and is pulling away from the masonry. The Design Team could not observe if the chimney was capped.

Figure 5.27. Soffit condition at southwest corner of house. (SEA 2020)

Figure 5.28. Chimney with open mortar joints and inappropriate and ineffective roof flashing at the base. This chimney should also have a cricket on the back side to shed water. (SEA 2020)

Gutters and Downspouts

The main gabled roof, porte cochere flat roof, and front porch flat roof have metal integral gutters, known as box gutters (Figure 5.29). Observations made from grade and from the adjacent house to the south show there is significant deterioration of the original box gutters. This deterioration is more than likely the cause of the deterioration seen at the historic wood soffits. The deterioration of the metal box gutters has also very likely resulted in deterioration to the roof rafter ends, but this was not able to be observed by the Design Team.

The two-story back porch has external gutters and downspouts installed (Figure 5.30). The gutters appear to be in fair to poor condition, with portions of the gutter detached from the roof fascia board. The downspouts are also in fair to poor condition with short extensions that do not direct the water away from the foundation of the house.

Figure 5.29. Box gutter on front porch. (STRATA 2020)

Figure 5.30. Two-story back porch and porte cochere with existing gutters and downspouts. Downspouts from the upper roof were not observed in this location. (STRATA 2020)

First Floor Framing

The joists for the first floor framing were measured in the crawl space to be 2 by 9 ½-inches, spaced at 16-inches on center running east-west. The direction of span for the joists changes for the two-story back porch on the east side of the house, running north-south. The size and spacing for these joists were not measured.

The joists are bearing on the brick foundation wall across the front of the house and over a central large wood beam (approximately 5 by 10-inch) running north-south inside the crawl space. This beam supports the wall between Dining Room 108 and Living Room 100. Where this beam is bearing on the central pier, it appears to have crushed an inch or more (Figure 5.10). The beam also has some visible powder post beetle or similar type of insect damage. It is unclear if the infestation is active (Figure 5.31).

Four newer beams have been added periodically along the joist spans, which are in turn supported by supplemental newer CMU piers. These newer support beams do not extend to support all the joists. Two of the newer beams are between the Living Room 100 and the Front Parlor 101. The other two newer beams are below the Dining Room.

The floors in Kitchen 103 and Hallway 102 slope dramatically down to the west. This area corresponds with the framing seen in the full-height basement. The joists here span approximately 17-feet east-west and are supported on one end by a single large joist at the east side of the basement stair opening (Figure 5.32). The bearing for this joist at one end is over the beam and pier near the center of the house.

Considering that this single joist at the stair opening supports most of the kitchen framing, as well as framing for the second floor, it is possible that the member is overloaded. This member also transfers a substantial amount of load to the central pier (Figure 5.10). The stair stringers to the basement are broken and treads and risers are missing (Figure 5.32).

Figure 5.31. Up close view of insect damage on large central beam. (SEA 2020)

Figure 5.32. Framing around basement stair. (SEA 2020)

Interior Framing, Walls, and Ceilings

The interior walls are constructed of wood studs, and the interior wall finishes are a mixture of lath and plaster, wood paneling, and gypsum drywall. The Design Team was unable to observe the condition of the interior framing due to the interior finishes. There is linear cracking in the plaster walls and ceilings throughout the house, which is an indication of movement in the structural framing (Figure 5.33).

Throughout the interior of the home, both first and second floors, the walls are in fair to poor condition. On the first floor, one area where the framing is exposed is in the ceiling of Hallway 106, where the ceiling finish has been partially removed (Figure 5.34). Here, the second floor joist framing is visible and has some moisture staining around the second-story bathroom plumbing. The extent of potential water damage to the joists in this location is unclear and will require further investigation. Also, in Hallway 106, the first floor felt soft and spongy, and flooring tiles have come up.

On the second level, the ceilings have a significant amount of deterioration. In Bedroom 200, the ceiling has partially fallen. This deterioration is adjacent to the chimney, and staining on the wall suggests that water is infiltrating the structure at this location (Figure 5.35). Animal footprints on the wall also indicate that animals (raccoons or squirrels) are also gaining access into the house from this opening in the ceiling from the attic. In southeast Bedroom 209, the flooring is sagging, and there is a gap between the flooring and the trim at the base of the south exterior wall (Figure 5.36).

Beyond the deterioration noted, the house has several issues with pests, including large animals (most likely raccoons or squirrels) and fleas. When the Design Team was doing their assessment, they were visibly able to observe fleas within the first floor, and multiple team members received flea bites. Also, throughout the first and second floors, large animal droppings were witnessed. Animals are able to gain access into the house in two locations. First, through the open stair from the crawl space and basement into the first floor. The door is open to the basement area, and the basement is open to the rest of the crawl space. The second area is the openings in the exterior soffits allow animals into the attic, which can then get into the house via the hole in the ceiling in the south Bedroom 200.

The interior walls, doors, and windows are trimmed with wood. The baseboard in the main footprint of the house is a simple +/-8-inch flat board with a half-round moulding at the base and a decorative ogee cap (Figure 5.36). The base in the majority of the home is stained. In the Kitchen and the upstairs Room 207, the base is a painted simple flat board with a half-round molding at the base.

Throughout the main footprint of the house, the windows and doors are trimmed with stained wood trim. At the head casing of both the doors and windows, there is a half-round at the base and a cornice cap at the top of the head casing. The door frames rest on plinths. The windows have a simple smooth wood apron below the interior sills. The windows are trimmed with a decorative casing with a wide flat board (Figure 5.37). Each room of the original footprint also has a picture rail that on the second floor is installed roughly 6-inches above from the top of the windows and on the first floor is aligned with the top of the windows.

The interior doors are paneled and are original to the construction of the home. The first floor contains over-sized (in height) doors containing seven stacked horizontal panels, and the second floor has standard height doors containing five stacked horizontal panels. Wood pocket doors are installed in the walls between Living Room 100 and Dining Room 108. The doors appear to be in good condition.

The interior of the home is full of original, decorative details, which are recommended to be retained as part of future rehabilitation work. This includes two fireplace surrounds, one on the first floor and one on the second floor with decorative tiles. There is a built-in wood buffet cabinet on the east wall of Dining Room 108. Between Front Parlor 101 and Living Room 100 are short wood walls that support wood Tuscan style columns that create a separation between the two spaces. There is a decorative wood staircase that leads from the first floor to the second floor with ornate balusters. Lastly, the second floor bathroom contains historic tiles, and an original sink and clawfoot tub. Trim, doors, and wood flooring are also significant features.

Figure 5.33. Cracks in ceiling of Dining Room 108. (SEA 2020)

Figure 5.34. Exposed framing in Hallway 106. This deterioration is likely due to water leaks from the second floor bathroom above (SEA 2020)

Figure 5.35. Ceiling in Bedroom 200. (SEA 2020)

Figure 5.36. Gap between flooring and trim, Bedroom 209. (SEA 2020)

Interior Floors
The flooring throughout the house is a mixture of wood flooring, carpet over wood flooring, tile flooring, and vinyl flooring. The first floor (minus Kitchen 105, Hallway 106, and Closet 107) has carpet installed, presumably over the original wood floors. All areas that had carpet, appeared to have fleas. The Kitchen 106, Hallway 106, and Closet 107 have vinyl tiles installed that are cracked and chipped.

The second floor (minus Bathroom 205) has tongue and groove wood flooring that runs north to south (Figure 5.36). The wood floor appears in fair condition. Bathroom 205 has the original small hexagonal ceramic tile flooring installed and is in fair condition with several missing tiles (Figure 5.37).

Figure 5.37. Bathroom 205, ceramic flooring. (STRATA 2020)

Mechanical, Electrical, and Plumbing Existing Conditions

Condition of appliances, plumbing fixtures, and equipment were not assessed as part of this survey.

Electrical Service for the building is fed by a 100A overhead triplex mast system from the east edge of the property via a riser and attach point on the southeast corner of the home. The overhead service feeds a feed thru meter can with a NEMA 3R, 240/120V, 1 phase, 3 wire, 100A MCB that serves as the main service disconnecting means for the home. A 100A 240/120V, 1 phase, 3 wire Zinsco panel is fed from the main service disconnect. Grounding for the system is accomplished with a #6 bare ground routed down to a ground rod installed below the panel. Located in the panel are (6) single pole, 20A circuit breakers, (1) two pole 30A circuit breaker, and (1) two pole 20A circuit breaker.

110V utilization devices (receptacles) are mainly two wire ungrounded type receptacles. GFCI receptacles are present in the kitchen, but not in the bathrooms. Lighting fixtures are generally

screw-in incandescent light fixtures that are consistent with residential construction. Wiring appears to be older knob and tube with few if any upgrades.

Mechanical Systems for the building include a gas-fired furnace located in the crawl space that is no longer connected to gas. The flue has also fallen and is no longer connected. There are free standing gas heaters located in the rear bathroom and dining room on the first floor. Gas is stubbed into the second floor space and capped for connection to freestanding heaters. Air conditioning for the home is provided by window mounted AC units.

The hot water heater for the home is a tank type gas-fired heater. The flue has been cut off approximately 12-18” above the top of the water heater. This is a life safety hazard, should the water heater be used.

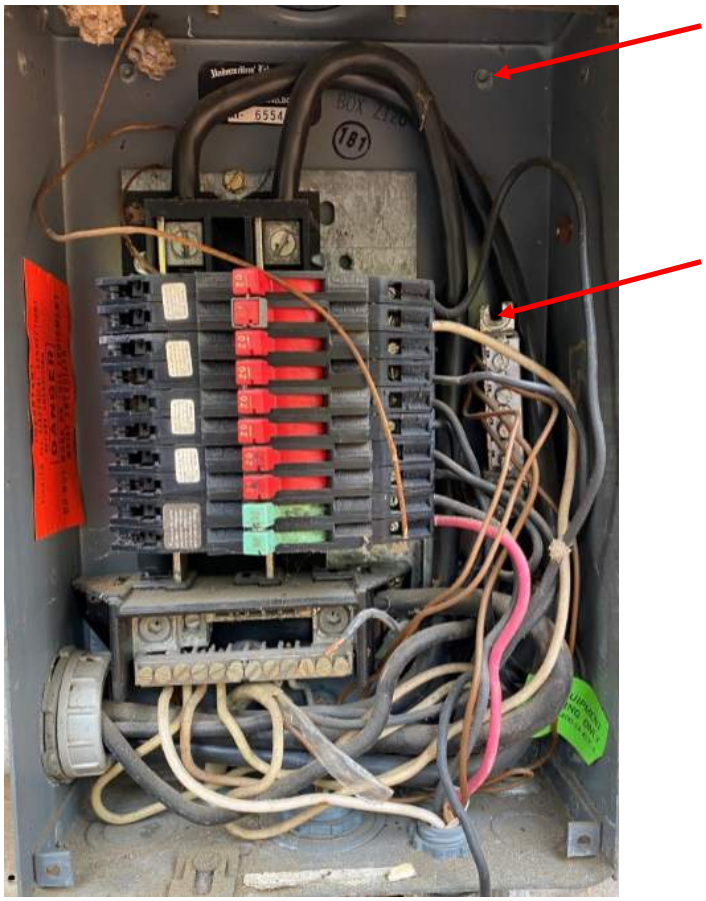


Figure 5.38. Loose ground bar and missing front cover in the electrical panel. (Henderson 2020)

Figure 5.39. Old knob and tube wiring should be completely removed. (Henderson 2020)

Figure 5.40. Old wiring should be completely removed. (Henderson 2020)

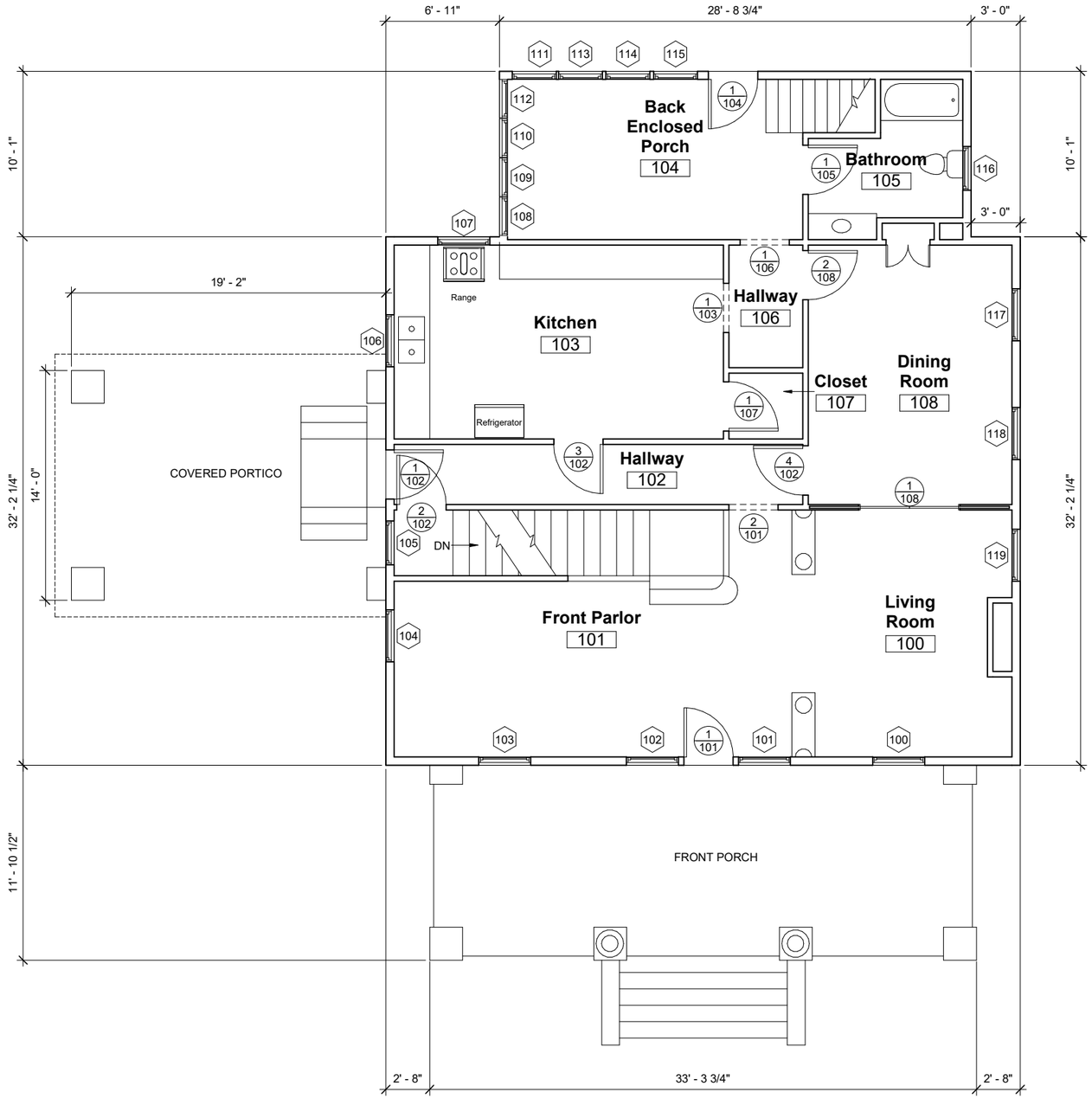
Figure 5.41. Old knob and tube wiring should be completely removed. (Henderson 2020)

Figure 5.42. Old cloth wiring should be completely removed. (Henderson 2020)

Figure 5.43. Multiple light fixtures on second floor have been modified from original configuration with wiring supporting bare sockets and modifications are unsafe for continued use. (Henderson 2020)

Figure 5.44. Unvented gas-fired water heater. This is a life safety concern. (Henderson 2020)

Figure 5.45. Gas-fired heater flue has fallen in the crawl space. This furnace should not be used. (Henderson 2020)



1 House 5 - First Floor Plan
1/4" = 1'-0"

THESE PLANS ARE DIAGRAMATIC IN NATURE ON THE INTERIOR OF THE STRUCTURES. THE DESIGN TEAM ONLY TOOK ROUGH MEASUREMENTS ON THE EXTERIOR OF THE BUILDING AND THEN DID ROUGH SKETCHES OF THE INTERIOR LAYOUT. THE PURPOSE OF THESE FLOOR PLANS IS TO PROVIDE VISUAL INDICATION OF WHERE BUILDING DETERIORATION IS OCCURRING.

0' 2' 4' 8' 16'

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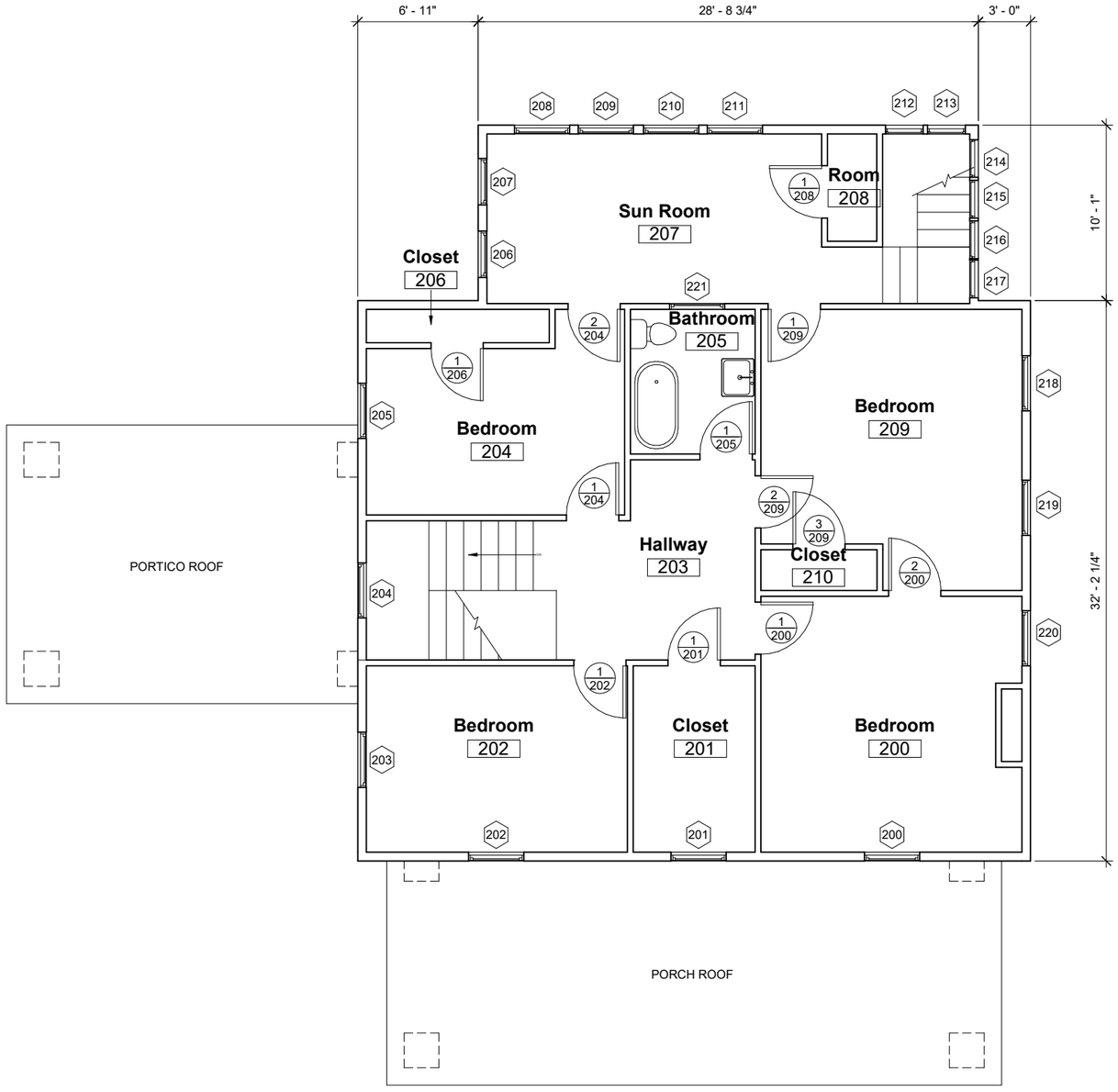
DESIGNED: CA
CADD: CA
TECH. REVIEW: AG
DATE: 05-02-2021

TITLE OF SHEET
EXISTING CONDITION DRAWINGS

1421 South Park Street

CENTRAL HIGH NEIGHBORHOOD
LITTLE ROCK, ARKANSAS



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0' 2' 4' 8' 16'

1 House 5 - Second Floor Plan

1/4" = 1'-0"

N

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DESIGNED: CA
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TITLE OF SHEET
EXISTING CONDITION DRAWINGS

1421 South Park Street

CENTRAL HIGH NEIGHBORHOOD
LITTLE ROCK, ARKANSAS

Maintenance, Repair, and Rehabilitation Recommendations: House 5 – 1421 South Park Street

Maintenance, repair, and rehabilitation recommendations are based on a combination of assessment and research conducted by a multi-disciplinary project team in 2020.

1421 South Park Street is considered to be a contributing property in the Central High School Neighborhood National Register District. This house is also in the primary character area of the Central High School (which is a National Historic Landmark) and is an important part of the overall context of the historic South Park Street block. As such, future repairs and rehabilitation work should meet the standards for rehabilitation set forth by the Secretary of the Interior's Standards for the Treatment of Historic Properties.

The period of significance for 1421 South Park Street is from the initial date of construction through 1960. All recommendations made are intended to preserve the exterior appearance of the house during that period. The work was guided by *Preservation Brief #43: The Preparation and Use of Historic Structure Reports* and *Historic Structure Reports and Preservation Plans: A Preparation Guide*.[3] All recommendations in the report have been developed to comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties, specifically for *Preservation* and *Rehabilitation*. In addition, all exterior repairs that are not routine maintenance, are subject to review by the City, per the Central High School Design Overlay District regulations. Due to the age of the home, it is assumed that lead paint is present. All rehabilitation work that disrupts painted surfaces (windows, trim, siding, walls, etc.) should follow lead-safe practices. For further information, refer to: https://www.epa.gov/sites/production/files/2013-11/documents/steps_0.pdf.

The Design Team has provided a table outlining Prioritized Maintenance, Repairs, and Rehabilitation Treatment Recommendations for the home. These recommendations have been divided into three phases to help the Property Owner to prepare a plan and prioritize repairs. The three categories of work include Critical - Life Safety (Emergency) and Immediate Treatment Recommendations; Serious - Short Term Recommendations; and Minor - Long Term Recommendations. A brief description of each phase is provided below.

- ***Critical - Life Safety (Emergency) and Immediate Treatment Recommendations*** – Work that is recommended to be completed immediately, as there are potentially life safety or hazardous concerns to be addressed that may affect the preservation of the structure's historic materials.

[3] Deborah Slaton, *Preservation Brief 43*: *The Preparation and Use of Historic Structure Reports* (Washington, D.C.: National Park Service, 2005), and Dominique M. Hawkins and Lyssa Papazian, Dominique M. Hawkins, *Historic Structure Reports & Preservation Plans; A Preparation Guide* (Trenton, NJ: New Jersey Historic Preservation Office, 2015).

- ***Serious - Short Term Treatment Recommendations*** – Work that is recommended to be undertaken within 1-2 years.

- ***Minor - Long Term Treatment Recommendations*** – Work that is recommended to complete within 2-5 years.

To help clarify the treatment recommendations priority, all recommendations have been divided and tagged by a specified color identified in the below chart.

Treatment Recommendation Priorities	
	Critical – Life Safety (Emergency) and Immediate Treatments
	Serious - Short Term Treatments
	Minor - Long Term Treatments

Beyond specifying the recommended priority, the treatment recommendations have been organized into specific features. For each treatment, a quantity, unit, and where applicable, a photograph has been referenced to help in the understanding and pricing of the recommendations.

These treatment recommendations are intended to help the Homeowner prioritize future maintenance, repairs, and rehabilitation projects according to their individual needs and can be accomplished over time.

Key for Terms and Units	
L.F.	Linear Feet
Sq. Ft.	Square Feet
EA.	Each – represents quantity
Allowance	Provide an approximate cost for repair
NEC	National Electrical Code

Prioritized Maintenance, Repairs, and Rehabilitation Treatment Recommendations					
	Feature	**Treatment**	**Qty**	**Unit**	**Photographs**
Exterior					
1.0 Site					
1.1	Large Brush Pile	Remove large brush pile in back yard, this is a fire hazard.		Allowance	Fig. 5.7
1.2	Landscaping	An allowance cost for basic maintenance to the site is included and also includes minor tree maintenance.		Allowance	Fig. 5.7
1.3	Outbuilding	Demolish unsafe outbuilding located in back yard.		Allowance	Fig. 5.7
1.4	Driveway and Sidewalk	Construction of a new driveway and sidewalk costs are not included in pricing.			N/A

2.0 Foundation					
2.1	Repoint Foundation	Repoint brick foundation of crawl space with type N mortar and secure loose bricks.	100	Sq. Ft.	Fig. 5.10 Fig. 5.13
2.2	Crawl Space Access	Make minor repairs to wood crawl space door.	2	Each	
3.0 Exterior Walls					
3.1	Wood Siding	Replace existing deteriorated siding with exterior grade solid wood siding. Prime and paint. The siding exposure and dimension should match the existing.	125	L.F.	Fig. 5.14 Fig. 5.15 Fig. 5.16
3.2	Wood Trim	Replace wood trim that is damaged with new in-kind trim. This includes skirt board, fascia, corner trim, window and door trim.	110	L.F.	Fig. 5.15 Fig. 5.16
3.3.	Paint Exterior	Paint and prime the exterior of the house, including windows, and door where it is appropriate.	4250	Sq. Ft.	Fig. 5.14 Fig. 5.15 Fig. 5.16
3.4	Exterior Insulation	Confirm exterior walls are insulated. If not, insulate walls. Insulate first floor joists with batt insulation (R30) and blow-in insulation in attic (R30). If there is existing insulation in attic, remove all insulation (assumed to be contaminated with animal waste).			N/A
4.0 Exterior Windows					
4.1	Exterior Windows	Remove existing cracked glazing putty on existing wood windows and install new glazing putty. Install new weatherstripping. Repair any damaged hardware including sash locks, pulleys, and ropes. (Windows in unconditioned two-story back porch are not included)	34	EA	Fig. 5.17 Fig. 5.18
4.2	Window Sills	Remove four existing wood window sills and replace in-kind.	4	EA	N/A
4.3	Install Storm Windows	Install storm windows to protect historic wood windows and provide insulative value. (Windows in unconditioned two-story back porch are not included)	34	EA	Fig. 5.17 Fig. 5.18

5.0 Exterior Door					
5.1	Back Door	The back door of the home has been vandalized. Repair the back door and install a storm door to help secure the structure from intruders.	1	EA	Fig. 5.20
6.0 Porches					
6.1	Front Porch	The structural concrete slab for the front porch should be removed and replaced. The replacement concrete floor slab should be installed in the same manner as the original – a formed concrete structural slab. Note: Porch slabs are often replaced by infilling the crawl space below with granular material, but that can add excessive loads to the subgrade, potentially destabilizing the existing footings. It would also not allow for adequate moisture or vapor transmission out of the porch structure.	400	Sq. Ft.	Fig. 5.21 Fig. 5.22 Fig. 5.23
6.2	Porch Floor Tiles	When the porch floor slab is replaced, consider installing new hexagonal floor tile to match the historic porch floor tiles. This cost is not included in the cost estimate.			Fig. 5.24
7.0 Roof					
7.1	Roof Framing	The roof framing could not be observed as part of this assessment. It is recommended that a qualified engineer or inspector be retained to gain access to the attic space and assess the framing for deterioration or other structural issues. Costs for this are not included.			N/A
7.2	Roof Rafter Framing	The existing soffit panels having fallen, exposing the rotted wood soffits. It is likely that most of the original soffit, and potentially the rafter ends, are severely deteriorated. Repair the existing rafter framing.		Allowance	Fig. 5.27

7.3	Box Gutter	The house has integral, or box-style, gutters. Make repairs to the existing integral gutters including removing rust and installing a rubber (or EPDM) seamless liner.	300	Lin. Ft.	Fig. 5.27 Fig. 5.29
7.4	Roof Soffit	Remove the existing contemporary soffit cladding and replace with new wood soffit to match the historic soffit.			Fig. 5.27
7.5	Brick Chimney Mortar	Perform miscellaneous repointing for two chimneys above roofline. Install spark arrestor mesh chimney cap.	10	Sq Ft.	Fig. 5.28
7.6	Chimney Flashing	Remove the existing chimney flashing and install new stepped metal flashing and counter flashing that is embedded 1-inch into the mortar joint of the chimneys, a minimum of 4-inches above the roof surface.	2	EA	Fig. 5.28
7.7	Roofing	Install a long-wearing asphalt tab shingle roof per the manufacturer recommendation. Carefully salvage roof ridge cap and reinstall. Install seamless flat roof material (TPO or EPDM) at front porch and portico.		Allowance	Fig. 5.28 Fig. 5.29
8.0 Gutters and Downspouts					
8.1	Gutters	The downspouts and portions of the gutters on the two-story porch have fallen. Replace gutters.	60	L.F.	Fig. 30
8.2	Downspouts	The downspouts and portions of the gutters on the two-story porch have fallen. Replace downspouts.	2	Each	Fig. 30
9.0 First Floor Framing					
9.1	Heavily Loaded Joist at Basement Stair	Install two new posts to support existing joist, located at third points along the span. New posts will require footings, which must extend a minimum of 12-inches below grade and bear on undisturbed soil. The footings may be small precast or cast in place square footings, approximately two feet square. The posts could be constructed of 4x4 wood members or steel	2	Each	Fig. 32

		pipe, and securely fastened to the existing joist. This will reduce the effects of the loading on the joist and reduce the tributary load experienced by the nearby pilaster to the south. This would not be used to jack forces into, or lift the framing above to diminish the settlement that has already occurred. If that were to be performed, it would likely induce other effects on the structure that would require additional repair, such as causing doorway or window frames to rack and potentially breaking windows or causing cracking in the walls.			
9.2	Basement Stairs	Completely reconstruct the basement stairs.		Allowance	Fig. 32
9.3	Second Floor Framing	Where ceiling has been removed in Hallway 106, it is recommended that the joists be probed for softness or deterioration and repaired or sistered as needed.		Allowance	Fig. 34
9.4	Second Floor Framing – Addition	Rows of windows on the two-story back porch and the unconventional configuration of the back stair indicate that there may not be adequate structural support within the back-porch walls. It is recommended that the existing framing be analyzed for load capacity. Costs for this work are not included in the estimate.			Fig. 26
10.0 Interior Walls and Trim					
10.1	Interior Plaster	There is significant plaster cracking found throughout the house. Major cracks can be found in the ceiling of the second floor and Hallway 106. The costs for the interior rehabilitation are not included in this cost estimate.			Fig. 33 Fig. 34 Fig. 35
10.2	Bathroom 205	The existing upstairs bathroom is not functional in its current condition and requires complete rehabilitation. Every effort should			Fig. 37

		be made to maintain the existing historic tile walls and floors. Where missing, supplemental tile may be procured from a local salvage yard. Retain the historic tub and sink. The costs for the interior rehabilitation are not included in this cost estimate.			
10.3	Interior Stair	Replace missing balusters at historic stair for life safety issues. Custom mill to match the existing.		Allowance	Fig. 12
10.4	Pest Control	A pest control professional should be hired to help eliminate fleas and other pests from home.		Allowance	N/A
11.0 Flooring					
11.1	Interior Flooring	Provide minor repairs and refinishing for the existing wood flooring. Remove existing vinyl flooring in Kitchen 103 and Hallway 106 and install new vinyl flooring (300 sq. ft). The costs for interior rehabilitation are not included.			N/A
11.2		Rip out all existing carpeting and padding prior to treating the house for fleas. These costs are not included in the cost estimate.			N/A
E.0 Electrical					
E.1	Main Ground Bar Loose	Repair/replace ground bar in main panelboard.		Allowance	Fig. 38
E.2	Panel Cover	Replace dead front cover to conceal wiring connections in panel. Current installation is a potential fire and electric shock hazard.		Allowance	Fig. 38
E.3	Fire and Electric Shock Hazard	Replace all knob-and-tube wiring in with NEC compliant wiring system. This old ungrounded wiring system is outdated, is susceptible to damage, and presents a potential fire and electric shock hazard. Knob and tube wiring has been modified in multiple locations and is unsafe for continued use.		Allowance	Fig. 39 Fig. 41 Fig. 42
E.4	Exposed Wiring	Provide rated raceway for exposed conductors to prevent potential fire and electric shock hazard. If unit is		Allowance	Fig. 40

		no longer in use, remove conductors back to panel.			
E.5	Light fixtures 2nd Floor	Multiple light fixtures on second floor have been modified from original configuration with wiring supporting bare sockets and modifications are unsafe for continued use		Allowance	Fig. 43
E.6	Zinsco Panel	Efforts should be made to replace the existing Zinsco panel with a modern panel. Zinsco panels have been directly linked with multiple fires and electric shock incidents as they are proven in courts to not consistently interrupt power in a fault event or during routine turning the breaker off.		Allowance	N/A
E.7	No Panel Schedule	Trace circuits and provide panel schedule in main panelboard to identify circuits being fed for ease of maintenance.		Allowance	N/A
E.8	Ungrounded Wiring Devices and AFCI Protection	All devices in living and bedroom areas should be provided with arc fault circuit interrupter breaker in accordance with NEC. 2 wire devices should be replaced with grounding type 3 wire devices, this includes replacement of all switches and receptacles, as well as junction boxes for light fixtures. Replica button-type light switches can be ordered that meet current code. Grounded wiring should be provided from panel to all devices. Provide GFCIs in all wet areas, including the kitchen and bathrooms.		Allowance	N/A
E.9	Security System	If the building remains unoccupied a security system should be installed to help protect the property.			
M.0 Mechanical					
M.1	Water Heater Flue	Extend hot water flue to exterior of building to avoid introducing carbon monoxide into the home. This is a serious safety concern.		Allowance	Fig. 44
M.2	Floor Furnace	Floor furnace is in poor condition and the flue has fallen, before this can be placed back in service, it should have the flue replaced and		Allowance	Fig. 45

		be completely inspected. Cost for repairs is not included.			
M.3	Mechanical System	Provide complete new HVAC system consistent with typical residential construction.		Allowance	N/A
M.4	Detectors	Provide code-compliant carbon monoxide detector and smoke detectors in the house.			
P.0 Plumbing					
P.1	Plumbing Distribution and Drains	Due to the current age and condition of the existing plumbing distribution and drain lines, it is recommended to replace these throughout the house to serve the two bathrooms, the kitchen, laundry area, and exterior hose bibs. Install heat trace on a thermostat to prevent freezing pipes in the crawl space.		Allowance	
P.2	Gas Distribution	The gas lines are recommended to be replaced due to age, prior to using any of the gas-fired heating or water heating equipment.			
P.3	Floor Drain	Ensure there is a floor drain installed in the basement room below the kitchen. If there is no drain, a new drain should be installed. Cost not included.			
P.4	Sewer	The sewer was not able to be TV'd, due to no exterior cleanout available. Based on the age and condition of the adjacent house sewer lines, it is anticipated the sewer line requires replacement.			

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CONSTRUCTION MANAGEMENT RESOURCES, LLC
Construction Costs Consulting + Estimating
11006 Parallel Pkwy Suite 200 KANSAS CITY, KS 66109 * 913-262-6715 * cmr@cmrcosts.com

South Park Street Residential Properties
Little Rock Central High School National Historic Site
STRATA Architecture
Repair and Rehabilitation Construction Cost Estimate Estimate 06/15/2021

DESCRIPTION	TOTAL	Immediate	Short Term	Long Term
House 5 – 1421 South Park Street				
01 00 00 GENERAL CONDITIONS	$ 11,817.50	$ 2,270.50	$ 4,972.00	$ 4,575.00
1.1 Large Brush Pile	$ -	$ -		$ -
1.2 Landscaping	$ 800.00			$ 800.00
1.3 Outbuilding	$ 1,500.00	$ 1,500.00		$ -
1.4 Driveway and Sidewalk	$ -			$ -
2.0 Foundation	$ -			$ -
2.1 Repoint Foundation	$ 1,500.00			$ 1,500.00
2.2 Crawl Space Access	$ 200.00			$ 200.00
3.0 Exterior Walls	$ -			$ -
3.1 Wood Siding	$ 1,875.00			$ 1,875.00
3.2 Wood Trim	$ 1,650.00			$ 1,650.00
3.3. Paint Exterior	$ 19,125.00			$ 19,125.00
3.4 Exterior Insulation	$ 4,500.00			$ 4,500.00
4.0 Exterior Windows	$ -			$ -
4.1 Exterior Windows	$ 8,500.00			$ 8,500.00
4.2 Window Sills	$ 800.00			$ 800.00
4.3 Install Storm Windows	$ 5,100.00			$ 5,100.00
5.0 Exterior Door	$ -			$ -
5.1 Back Door	$ 500.00	$ 500.00		$ -
6.0 Porches	$ -			$ -
6.1 Front Porch	$ 4,800.00		$ 4,800.00	$ -
6.2 Porch Floor Tiles	$ -			$ -
7.0 Roof	$ -			$ -
7.1 Roof Framing	$ -	$ -		$ -
7.2 Roof Rafter Framing	$ 800.00		$ 800.00	$ -
7.3 Box Gutter	$ 1,800.00		$ 1,800.00	$ -
7.4 Roof Soffit	$ 1,500.00		$ 1,500.00	$ -
7.5 Brick Chimney Mortar	$ 115.00		$ 115.00	$ -
7.6 Chimney Flashing	$ 380.00		$ 380.00	$ -
7.7 Roofing	$ 8,125.00		$ 8,125.00	$ -
8.0 Gutters and Downspouts	$ -			$ -
8.1 Gutters	$ 480.00	$ 480.00		$ -
8.2 Downspouts	$ 450.00	$ 450.00		$ -
9.0 First-Floor Framing	$ -	$ -		$ -
9.1 Heavily Loaded Joist at Basement Stair	$ 1,000.00	$ 1,000.00		$ -
9.2 Basement Stairs	$ 1,750.00	$ 1,750.00		$ -
9.3 Second Floor Framing	$ 250.00	$ 250.00		$ -
9.4 Second Floor Framing – Addition	$ -			$ -
10.0 Interior Walls and Trim	$ -			$ -
10.1 Interior Plaster	$ -			$ -
10.2 Bathroom 205	$ -			$ -
10.3 Interior Stair	$ 400.00	$ 400.00		$ -
10.4 Pest Control	$ 750.00	$ 750.00		$ -
11.0 Flooring	$ -			$ -
11.1 Interior Flooring	$ -			$ -
11.2 Interior Flooring	$ 500.00			$ 500.00
E.0 Electrical	$ -			$ -
E.1 Main Ground Bar Loose	$ 75.00	$ 75.00		$ -
E.2 Panel Cover	$ 100.00	$ 100.00		$ -
E.3 Fire and Electric Shock Hazard	$ 14,000.00	$ 14,000.00		$ -
E.4 Exposed Wiring	$ -	$ -		$ -
E.5 Light fixtures 2nd Floor	$ -	$ -		$ -
E.6 Zinsco Panel	$ -	$ -		$ -
E.7 No Panel Schedule	$ -		$ -	$ -
E.8 Ungrounded Wiring Devices and AFCI Protection	$ -			$ -
E.9 Security System	$ 1,200.00			$ 1,200.00
M.0 Mechanical	$ -			$ -
M.1 Water Heater Flue	$ 950.00	$ 950.00		$ -
M.2 Floor Furnace	$ -	$ -		$ -
M.3 Mechanical System	$ 15,000.00		$ 15,000.00	$ -
M.4 Detectors	$ 500.00	$ 500.00		$ -
P.0 Plumbing	$ -		$ -	$ -
P.1 Plumbing Distribution and Drains	$ 7,500.00		$ 7,500.00	$ -
P.2 Gas Distribution	$ 2,700.00		$ 2,700.00	$ -
P.3 Floor Drain	$ 1,200.00		$ 1,200.00	$ -
P.4 Sewer	$ 5,800.00		$ 5,800.00	$ -
subtotal	$ 129,992.50	$ 24,975.50	$ 54,692.00	$ 50,325.00
Contractor's Fee 10%	$ 12,999.25	$ 2,497.55	$ 5,469.20	$ 5,032.50
subtotal	$ 142,991.75	$ 27,473.05	$ 60,161.20	$ 55,357.50
Design/Estimate Contingency 5%	$ 7,149.59	$ 1,373.65	$ 3,008.06	$ 2,767.88
TOTAL	**$ 150,141.34**	**$ 28,846.70**	**$ 63,169.26**	**$ 58,125.38**

House 5 – 1421 South Park Street

	Feature	Treatment	Qty	Unit	Unit Cost	Total
Exterior						
1.0 Site						
1.1	Large Brush Pile	Remove large brush pile in back yard, this is a fire hazard.		Allowance		$ -
1.2	Landscaping	Allowance cost for basic maintenance to the site. This includes tree maintenance.	1	Allowance	$ 800.00	$ 800.00
1.3	Outbuilding	Demo unsafe outbuilding located in back yard.	1	Allowance	$ 1,500.00	$ 1,500.00
1.4	Driveway and Sidewalk	Driveway and sidewalk costs not included in pricing.				$ -
2.0 Foundation						
2.1	Repoint Foundation	Repoint brick foundation of crawl space with type N mortar and secure lose bricks.	100	Sq. Ft.	$ 15.00	$ 1,500.00
2.2	Crawl Space Access	Make minor repairs to wood crawl space door.	2	Each	$ 100.00	$ 200.00
3.0 Exterior Walls						
3.1	Wood Siding	Replace existing deteriorated siding with exterior grade solid wood siding. Prime and paint. The siding exposure and dimension should match the existing.	125	L.F.	$ 15.00	$ 1,875.00
3.2	Wood Trim	Replace wood trim that is damaged with new in-kind trim. This includes skirt board, fascia, corner trim, window and door trim.	110	L.F.	$ 15.00	$ 1,650.00
3.3.	Paint Exterior	Paint and prime the exterior of the house, including windows, and door where it is appropriate.	4250	Sq. Ft.	$ 4.50	$ 19,125.00
3.4	Exterior Insulation	Confirm exterior walls are insulated. If not, insulate walls. Insulate first floor joists with batt insulation (R30) and blow-in insulation in attic (R30). If there is existing insulation in attic, remove all insulation (assumed to be contaminated with animal waste).	1	LS	$ 4,500.00	$ 4,500.00
4.0 Exterior Windows						
4.1	Exterior Windows	Remove existing cracked glazing putty on existing wood windows and install new glazing putty. Install new weatherstripping. Repair any damaged hardware including sash locks, pulleys, and ropes. (Windows in unconditioned two-story back porch are not included)	34	EA	$ 250.00	$ 8,500.00
4.2	Window Sills	Remove four existing wood window sills and replace in-kind.	4	EA	$ 200.00	$ 800.00
4.3	Install Storm Windows	Install storm windows to protect historic wood windows and provide insulative value. (Windows in unconditioned two-story back porch are not included)	34	EA	$ 150.00	$ 5,100.00
5.0 Exterior Door						
5.1	Back Door	The back door of the home has been vandalized. Repair the back door and install a storm door to help secure the structure from intruders.	1	EA	$ 500.00	$ 500.00

House 5 – 1421 South Park Street						
	Feature	**Treatment**	**Qty**	**Unit**	**Unit Cost**	**Total**
6.0 Porches						
6.1	Front Porch	The structural concrete slab for the front porch should be removed and replaced. The replacement concrete floor slab should be installed in the same manner as the original – a formed concrete structural slab. Note: Porch slabs are often replaced by infilling the crawl space below with granular material, but that can add excessive loads to the subgrade, potentially destabilizing the existing footings. It would also not allow for adequate moisture or vapor transmission out of the porch structure.	400	Sq. Ft.	$ 12.00	$ 4,800.00
6.2	Porch Floor Tiles	When the porch floor slab is replaced, consider installing new hexagonal floor tile. This cost is not included in the cost estimate.				$ -
7.0 Roof						
7.1	Roof Framing	The roof framing could not be observed as part of this assessment. It is recommended that a qualified engineer or inspector be retained to gain access to the attic space and assess the framing for deterioration or other structural issues.		no cost at this time		$ -
7.2	Roof Rafter Framing	The existing soffit panels having fallen, exposing the rotted wood soffits. It is likely that most of the original soffit, and potentially the rafter ends, are severely deteriorated. Repair the existing rafter framing.	1	Allowance	$ 800.00	$ 800.00
7.3	Box Gutter	The house has integral, or box-style, gutters. Make repairs to the existing integral gutters including removing rust and installing a rubber (or EPDM) seamless liner.	300	LF	$ 6.00	$ 1,800.00
7.4	Roof Soffit	Remove the existing contemporary soffit cladding and replace with new wood soffit to match the historic soffit.	1	Allowance	$ 1,500.00	$ 1,500.00
7.5	Brick Chimney Mortar	Perform miscellaneous repointing for two chimneys above roofline. Install spark arrestor mesh chimney cap.	10	Sq Ft.	$ 11.50	$ 115.00
7.6	Chimney Flashing	Remove the existing chimney flashing and install new stepped metal flashing and counter flashing that is embedded 1-inch into the mortar joint of the chimneys, a minimum of 4-inches above the roof surface.	2	EA	$ 190.00	$ 380.00
7.7	Roofing	Install a 25-year asphalt shingle roof per the manufacturer recommendation. Carefully salvage roof ridge cap and reinstall. Install seamless flat roof rated material (TPO or EPDM) at Front Porch and Portico.	3250	Allowance	$ 2.50	$ 8,125.00

House 5 – 1421 South Park Street						
	Feature	**Treatment**	**Qty**	**Unit**	**Unit Cost**	**Total**
8.0 Gutters and Downspouts						
8.1	Gutters	The downspouts and portions of the gutters on the two-story porch have fallen. It is recommended that these be replaced.	60	L.F.	$ 8.00	$ 480.00
8.2	Downspouts	The downspouts and portions of the gutters on the two-story porch have fallen. Replace downspouts.	1	LS	$ 450.00	$ 450.00
9.0 First-Floor Framing						
9.1	Heavily Loaded Joist at Basement Stair	Install two new posts to support existing joist, located at third points along the span. New posts will require footings, which must extend a minimum of 12-inches below grade and bear on undisturbed soil. The footings may be small precast or cast in place square footings, approximately two feet square. The posts could be constructed of 4x4 wood members or steel pipe, and securely fastened to the existing joist. This will reduce the effects of the loading on the joist and reduce the tributary load experienced by the nearby pilaster to the south. This would not be used to jack forces into, or lift the framing above to diminish the settlement that has already occurred. If that were to be performed, it would likely induce other effects on the structure that would require additional repair, such as causing doorway or window frames to rack and potentially breaking windows or causing cracking in the walls.	2	Each	$ 500.00	$ 1,000.00
9.2	Basement Stairs	The basement stairs should be reconstructed completely.	1	Allowance	$ 1,750.00	$ 1,750.00
9.3	Second Floor Framing	Where ceiling has been removed in Hallway 106, it is recommended that the joists be probed for softness or deterioration and repaired or sistered as needed.	1	Allowance	$ 250.00	$ 250.00
9.4	Second Floor Framing – Addition	Rows of windows on the two-story back porch and the unconventional configuration of the back stair indicate that there may not be adequate structural support within the back-porch walls. It is recommended that the existing framing be analyzed for load capacity. Costs for this work are not included in the estimate.				$ -
10.0 Interior Walls and Trim						
10.1	Interior Plaster	There is significant plaster cracking found throughout the house. Major cracks can be found in the ceiling of the second floor and Hallway 106. The costs for the interior modeling is not included.				$ -

House 5 – 1421 South Park Street						
	Feature	**Treatment**	**Qty**	**Unit**	**Unit Cost**	**Total**
10.2	Bathroom 205	Existing upstairs bathroom is not functional in its current condition and requires a complete remodel. Every effort should be made to maintain the existing historic tile walls and floors. Where missing, supplemental tile may be procured from local salvage yard. Retain the historic tub and sink. The costs for the interior modeling is not included				$ -
10.3	Interior Stair	Replace missing balusters at historic stair for life safety issues. Custom mill to match the existing.	1	Allowance	$ 400.00	$ 400.00
10.4	Pest Control	A pest control professional should be hired to help eliminate fleas and other pests from home.	1	Allowance	$ 750.00	$ 750.00
11.0 Flooring						
11.1	Interior Flooring	Minor repairs and refinishing are required for the existing wood flooring. Remove existing vinyl flooring in Kitchen 103 and Hallway 106 and install new vinyl flooring (300 sq. ft). The costs for the interior modeling is not included.				$ -
11.2	Interior Flooring	Remove Carpeting	1	LS	$ 500.00	$ 500.00
E.0 Electrical						
E.1	Main Ground Bar Loose	Repair/replace ground bar in main panelboard.	1	Allowance	$ 75.00	$ 75.00
E.2	Panel Cover	Replace dead front cover to conceal wiring connections in panel. Current installation is a potential fire and electric shock hazard.	1	Allowance	$ 100.00	$ 100.00
E.3	Fire and Electric Shock Hazard	Replace all knob-and-tube wiring in with NEC compliant wiring system. This old ungrounded wiring system is outdated, is susceptible to damage, and presents a potential fire and electric shock hazard. Knob and tube wiring has been modified in multiple locations and is unsafe for continued use.	1	Allowance	$ 14,000.00	$ 14,000.00
E.4	Exposed Wiring	Provide rated raceway for exposed conductors to prevent potential fire and electric shock hazard. If unit is no longer in use, remove conductors back to panel.		in E.3		$ -
E.5	Light fixtures 2nd Floor	Multiple light fixtures on second floor have been modified from original configuration with wiring supporting bare sockets and modifications are unsafe for continued use		in E.3		$ -
E.6	Zinsco Panel	Efforts should be made to replace the existing Zinsco panel with a modern panel. Zinsco panels have been directly linked with multiple fires and electric shock incidents as they are proven in courts to not consistently interrupt power in a fault event or during routine turning the breaker off.		in E.3		$ -

House 5 – 1421 South Park Street						
	Feature	**Treatment**	**Qty**	**Unit**	**Unit Cost**	**Total**
E.7	No Panel Schedule	Trace circuits and provide panel schedule in main panelboard to identify circuits being fed for ease of maintenance.		in E.3		$ -
E.8	Ungrounded Wiring Devices and AFCI Protection	All devices in living and bedroom areas should be provided with arc fault circuit interrupter breaker in accordance with NEC. 2 wire devices should be replaced with grounding type 3 wire devices, this includes replacement of all switches and receptacles, as well as junction boxes for light fixtures. Replica button-type light switches can be ordered that meet current code. Grounded wiring should be provided from panel to all devices. Provide GFCIs in all wet areas, including the kitchen and bathrooms.		in E.3		$ -
E.9	Security System	If the building remains unoccupied a security system should be installed to help protect the property.	1	LS	$ 1,200.00	$ 1,200.00
M.0 Mechanical						
M.1	Water Heater Flue	Extend flue to exterior of building to avoid introducing carbon monoxide into the home. This is a serious safety concern.	1	Allowance	$ 950.00	$ 950.00
M.2	Floor Furnace	Floor furnace is in poor condition and the flue has fallen, before this can be placed back in service, it should have the flue replaced and be completely inspected.		cost not included		$ -
M.3	Mechanical System	Provide complete new HVAC system consistent with typical residential construction.	1	Allowance	$ 15,000.00	$ 15,000.00
M.4	Detectors	Provide code-compliant carbon monoxide detector and smoke detectors in the house.	1	Allowance	$ 500.00	$ 500.00
P.0 Plumbing						
P.1	Plumbing Distribution and Drains	Due to the current age and condition of the existing plumbing distribution and drain lines, it is recommended to replace these throughout the house to serve the two bathrooms, the kitchen, laundry area, and exterior hose bibs.	1	Allowance	$ 7,500.00	$ 7,500.00
P.2	Gas Distribution	The gas lines are recommended to be replaced due to age, prior to using any of the gas-fired heating or water heating equipment.	1	Allowance	$ 2,700.00	$ 2,700.00
P.3	Floor Drain	Ensure there is a floor drain installed in the basement room below the kitchen. If there is no drain, a new drain should be installed. Cost not included.	1	Allowance	$ 1,200.00	$ 1,200.00
P.4	Sewer	The sewer was not able to be TV'd, due to no exterior cleanout available. Based on the age and condition of the adjacent house sewer lines, it is anticipated the sewer line requires replacement.	1	Allowance	$ 5,800.00	$ 5,800.00

Diamond State Plumbing – 506 Miami Lane, Little Rock, AR 72211

501-585-5454

House 5 – 1401 S. Park Street (Washington Heritage House)

Plumbing inspection on 11/12/20 included:

Install new drains to 2 bathrooms and trunk lines

Drains - $3,800

Install new Water service in both bathrooms, washing machine, and kitchen

Water Service – Not included

Water Repipe - $3,000

Install new gas lines and distribution to stove, furnace, and water heater.

Gas - $2,700

Install new water heater - $950

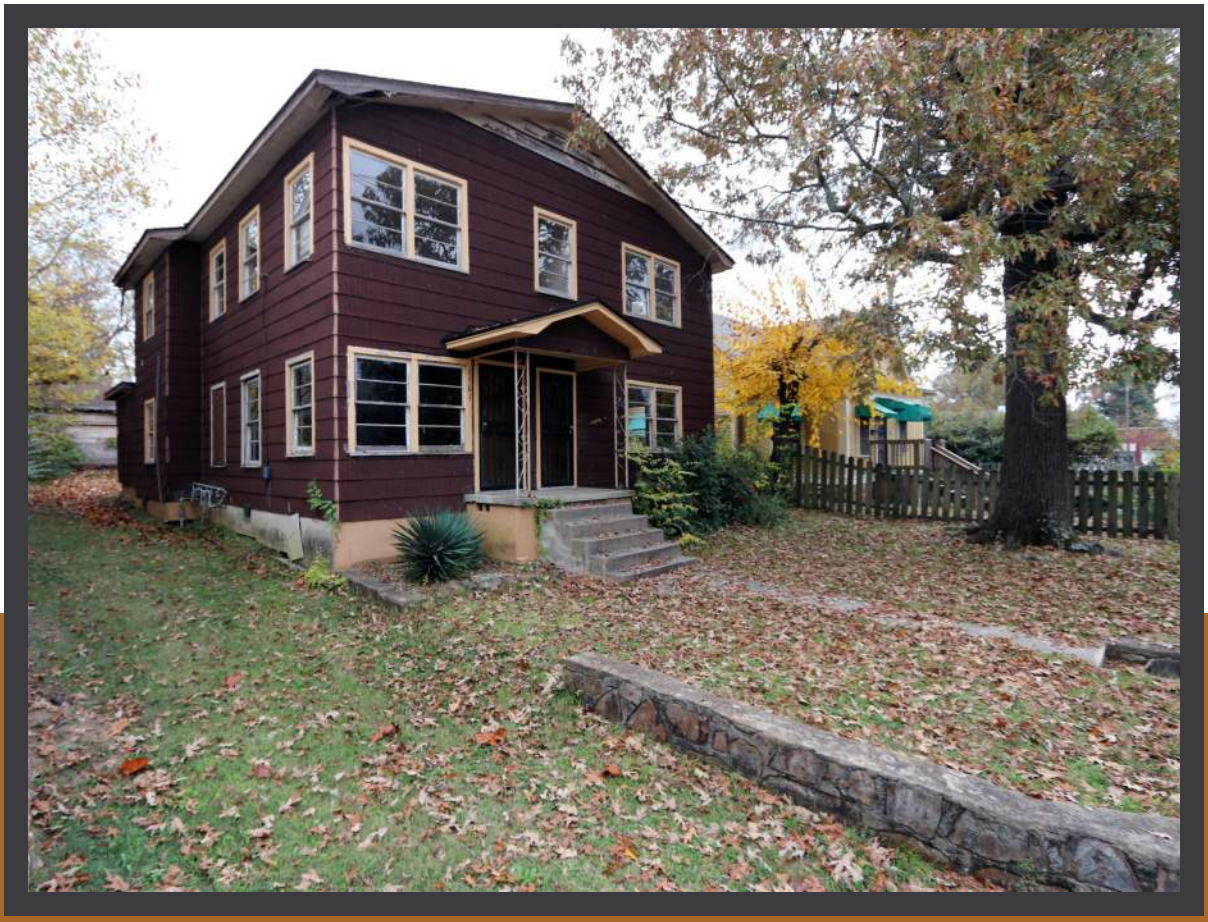
Replace sewer lines going to outside tap (cast iron) -

Sewer Inspection on 11/16/20 showed this sewer is in poor condition and requires replacement.

Sewer - $5,600*

**Comment: It's not clear if this cost includes excavation and new line all the way east to Schiller Street.*

Costs do not include providing access to lines for removal or install (walls, paint, furring, sheetrock, wood)



House 6 - 1501 South Park Street, west facade. (STRATA 2020)

HOUSE 6 | 1501 SOUTH PARK STREET

House 6 – 1501 South Park Street

Figure 6.1. 1501 South Park Street, west façade and north wall. (STRATA 2020)

Site and House Overview

The 1501 South Park Street residence is situated in a residential neighborhood with a mixture of late-19th century and early-20th century houses. There are two houses on the property – the two-story main house that is split into two apartments and a small one-story, detached house in the back yard.

The exact date of construction of the original portion of the main house is unknown, but the footprint of the house appears to have been constructed by 1897. The plan of the original house was similar in form to the existing 1507 South Park Street house next door to the south. The 1939 Sanborn map is not clear if the modifications to construct the second floor were completed by that time, but the map does reveal that the rear addition to the home and construction of the detached house in the back yard had been completed (Figures 6.2, 6.3, and 6.4).[1] Modifications to the interior framing of the main house reveal the major alterations that were made to the original one-story structure to transform it into a full two-story apartment building.

[1] Sanborn maps are detailed maps of U.S. cities and towns in the 19th and 20th centuries. These were originally published by The Sanborn Map Company and were created to allow fire insurance companies to assess their liability in urbanized areas. These maps are very useful when researching lots, neighborhoods, cities, and towns, as they were updated every few years. Definition provided by https://en.wikipedia.org/wiki/Sanborn_Maps. Accessed May 1, 2021.

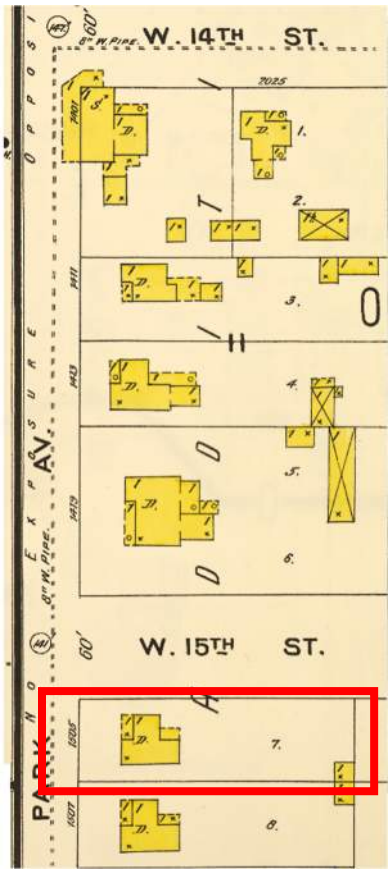


Figure 6.2. 1897 Sanborn Map, Little Rock, Arkansas. Detail of Sheet 55.

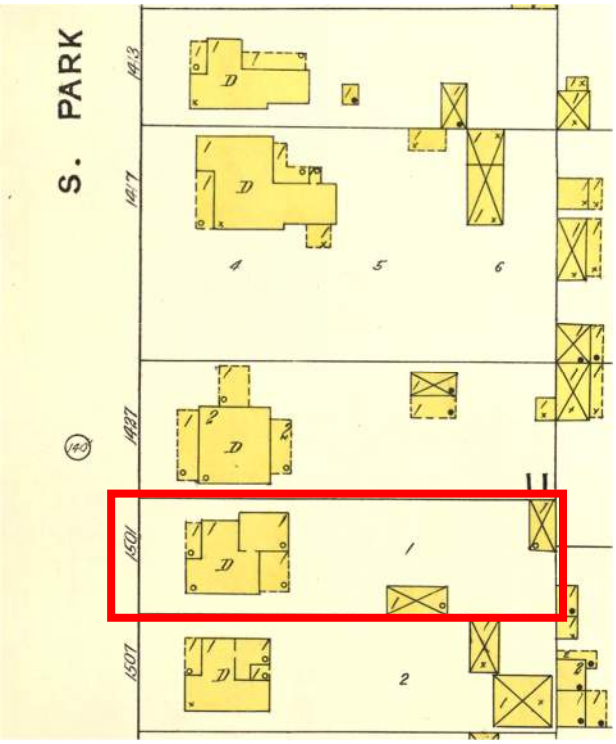


Figure 6.3. 1913 Sanborn Map, Little Rock, Arkansas. Detail of Sheet 49.

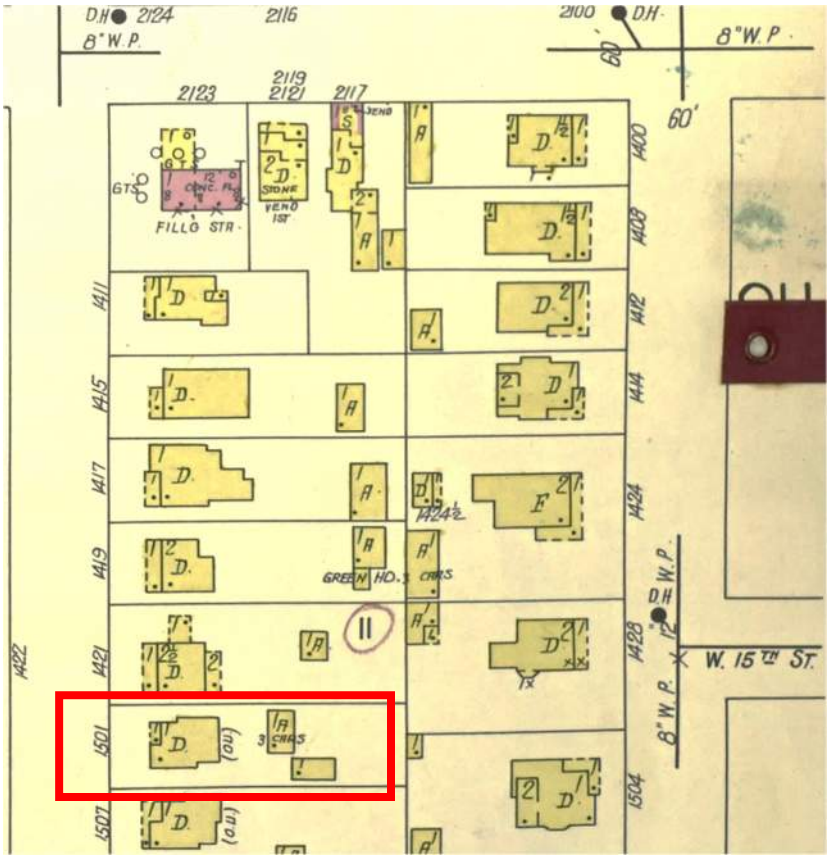


Figure 6.4. 1939 Sanborn Map, Little Rock, Arkansas. Detail of Sheet 228.

Figure 6.5. 1501 South Park Street, Historic Photograph provided by Little Rock Central High School National Historic Site, Date and Photographer Unknown.

Today, 1501 South Park Street is a two-story apartment house, measuring thirty-three by forty-five feet in plan. The house has 1,440 sq. ft. on the main floor and 1000 sq. ft. on the second floor. The house is sited on a rectangular-sized lot. The front of the home face west, towards South Park Street, and sits directly across from Little Rock Central High School. The structure houses two apartments, one on the first floor and another on the second floor. A small front porch is centered on the front of the house, leading to two entry doors - one for each apartment.

The wood-framed house is supported on a brick pier foundation (Figure 6.1). The main structure has a single gabled roof, with a flat roof over the single-story rear addition. The house has had many modifications since the original construction. All major modifications occurred during and prior to the period of significance. A photograph from the late 1950s reveals that the existing structure is an almost exact representation of the structure during the desegregation events in 1957.

The primary entrances into the two apartments are by way of the front (west) porch. A back door leads into the first floor apartment Kitchen and another back door to the second-story Kitchen from the roof above the east addition, but there are no stairs to the roof for access. The first floor apartment features a Living Room, Kitchen, Dining Room, one full Bathroom, and three Bedrooms. The second floor apartment features a Living Room, Kitchen, one full Bathroom, and two Bedrooms. The unfinished attic can be accessed from a small hole in a second floor closet. The house is built over an unfinished crawl space that can be accessed only from the exterior.

Overall, the apartment house is in poor condition and is not habitable in its current state. However, the building can be renovated. The single-story detached ranch house in the back yard is also in poor condition and is not habitable. The design team does not recommend rehabbing this structure but instead recommends that it be demolished.

House 6 Significant Character-Defining Features

The period of significance for the houses along South Park Street is from the date of their construction through 1960. The exterior appearance of the homes and features in the yards along the street are recommended to remain in the configuration as documented in historic photographs of the Little Rock High School desegregation events from 1957-1960. The main apartment house has many remaining exterior historic elements from the period of significance, with a high level of historic integrity.

The following significant features define the historic appearance of this apartment house. Altering these features would weaken the understanding and visual impact of the building as it related to the events of 1957-1960.

Exterior:

- Massing – Two-story with gabled and flat roofs
- Basic Footprint – Rectangular-shaped
- Foundation – Cementitious parging coated brick foundation

- Fenestration – Original windows
- Front Door – Wood front doors
- Roof – Gabled roof on the Main House and Front Porch
- Siding – Siding exposure
- Front Porch – Front porch structure

Interior:

- Room configuration
- No historic finishes remain

Existing Physical Description Terminology

The following terminology is used to describe the general conditions of existing features. The terms are based upon the following criteria:

Good: Indicates no clear or visible evidence of major deterioration or structural failure. The integrity of the feature is well maintained and preserved, given the exposure to existing environmental conditions. No immediate treatment is required.

Fair: Indicates visible evidence of minor disturbances and deterioration. The integrity of the feature is preserved, given the exposure to existing environmental conditions and human interaction. Some level of intervention for corrective measures is required.

Poor: Indicates visible evidence of major disturbances and significant deterioration. The integrity of the feature is rapidly worsening, given the exposure to existing environmental conditions and human interaction. Immediate intervention for corrective measures is required to preserve the remaining historic character resource and integrity of the element.

Unknown: Indicates missing, inaccessible, or unclear evidence contributing to the identification of an appropriate solution to protect and preserve the historic integrity of the site feature.

Architectural/Structural Existing Conditions

An enlarged existing plan for House 6 can be found following this section.

This section of the report outlines the architectural and preliminary structural assessment of the main apartment House 6, 1501 South Park Street. This assessment was limited to what was visible during the November 2020 site visit. The objective was to document the existing condition of the apartment house to identify required maintenance and repairs and to aid in its preservation and eventual rehabilitation. No excavations were performed to observe the depth or condition of the existing piers, no destructive demolition was conducted, and no samples of building materials were obtained for analysis. No calculations for loading capacity or ability of the structure to resist environmental forces such as wind, snow, or seismic events were performed for the structure. The configuration of structural framing was noted where visible and

reasonably accessible. A complete structural modeling was not performed for this structure but should be conducted as part of an overall building rehabilitation plan.

Site

Located on the east side of South Park Street, the building lot is rectangular with the house facing South Park Street. The site has a moderate slope with the higher grade at the backyard that slopes gradually towards South Park Street (Figure 6.6). The slope has directed water towards the back and sides of both houses on the lot. The grade is eroded along the foundation of the rear, single-story addition of the main house.

A stone retaining wall frames the front yard. The front yard is relatively flat with an elevation roughly 1 ½-feet above the public sidewalk. A sidewalk runs from the front porch concrete steps to the two in-grade steps that lead to the public sidewalk at the street (Figure 6.7). Planting beds, edged with stones, are located on each side of the front porch steps. The beds are planted with ornamental shrubs and flowers.

A dirt and grass driveway with a concrete apron at the street runs along on the south side of the lot and leads to the infilled garage of the detached house.

Behind the house is a grass lawn enclosed by a chain-link and wood fences on three sides (Figure 6.8). The fence line is overgrown with trees and bushes. The detached single-story house is in the back yard of the apartment house, mid-way between the main structure the back of the lot. A concrete sidewalk runs between the back of the main structure and the detached house. There is a small planting bed at the southwest corner of the detached house.

Figure 6.6. 1421 South Park Street west façade and north wall. (STRATA 2020)

Figure 6.7. In grade steps at the front stone retaining wall. (STRATA 2020)

Figure 6.8. Back yard, looking west. (STRATA 2020)

Foundation

The wood-framed house is supported on a series of short brick piers. The space between the piers is infilled with expanded metal lath clad in cementitious stucco. The infill structure is supported with vertical wood posts. (Figure 6.9). The cementitious stucco infill at the perimeter

of the crawl space is in fair condition, with hairline cracking. The paint on the stucco is in poor condition.

The single-story rear addition is constructed over a concrete slab on grade. The grade at the perimeter of the addition has deteriorated, resulting in portions of the slab footing to be fully exposed (Figure 6.10).

Access into the crawl space below the house is through the foundation in the southwest corner of the house. The covering is missing, allowing easy access for pests and intruders. The floor of the crawlspace is dirt and is damp, especially around the perimeter of the house. Within the crawlspace, the conditions of the perimeter and interior masonry piers are visible. Much of the crawl space below the west and central portions of the house were safely accessible. The clearance inside the crawlspace gets shorter towards the back (east) side of the house, matching the slope and grading outside of the house.

The perimeter brick piers have significant mortar deterioration and moisture staining. Some piers on the interior have deteriorated or are not adequately supporting the framing above. A couple of piers look to be remnants of chimneys in the basement, based on the joists framing around them. One of these is now actively supporting part of the framing (Figure 6.11). There are rectangular vent openings in the foundation walls to provide airflow into the crawl space (Figure 6.12). In many locations, the vent coverings are missing or significantly deteriorated.

Figure 6.9. Typical brick pier, note mortar deterioration. Note the infill between the piers is contructed of wire lath with stucco finish, attached to vertical wood posts. (SEA 2020)

Figure 6.10. Exposed edge of the concrete slab on grade, north side of the rear addition. (SEA 2020)

Figure 6.11. Floor framing supported by what appears to be an old masonry chimney base. (SEA 2020)

Figure 6.12. North wall with the board covering a hole in the infill wall. (STRATA 2020)

Exterior Walls

The exterior walls are framed with wood studs, clad with old wood clapboard siding, and topped with shingled asbestos-containing siding on the exterior face (Figure 6.13, 6.14). Older wood clapboard siding is visible through holes in the asbestos siding and likely dates to the original house. The exterior walls are not insulated.

Near the southeast corner of the house, where the structure transitions from two stories to a single story, the siding is deteriorated and missing, exposing the framing. The corner post to the second level has completely deteriorated at the base of the wall (Figure 6.15). Inside the house at this same corner, in Bedroom 203, the walls are cracked, and there are signs of movement. There is also moisture damage on the ceiling in this room. Near the back door on the addition, the siding is missing, revealing the framing of the wall. The Design Team observed that the sill plates at the wall base are completely deteriorated or missing (Figure 6.16).

The house is clad with textured asbestos siding with roughly a +/-11-inch exposure. Each siding shingle is roughly 43-inches wide and has a vertical, grooved texture that gives the impression of wood shingles (Figure 6.14). The faux shingle asbestos siding is in poor condition, with chipped and missing sections of shingles throughout the exterior. A specialized abatement contractor will be required to remove and dispose of the asbestos siding.

The exterior corners of the house are trimmed with a narrow cap to conceal the edges of the faux shingles. The faux shingles are dark brown, and the corner cap is light brown. The corner trim caps are in fair condition, and many are missing. The east and west gables are large attic vents, constructed with three horizontal wood boards, painted a cream color. Each board has

roughly a +/-10-inch exposure. The attic gable vents are in fair condition, with chipped paint throughout.

Figure 6.13. Second story, east wall with asbestos shingle siding.
The door at the roof level, leads to the second floor Kitchen 201. (SEA 2020)

Figure 6.14. Asbestos siding and stucco infill at crawl space, northwest corner. (STRATA 2020)

Figure 6.15. Rotted corner post at southeast corner of the main apartment house at the juncture of the east single-story addition. Note, the old wood clapboard siding underneath the asbestos shingles on the left side of the corner post. (SEA 2020)

Figure 6.16. Detail of deterioration, east wall, near the back door. (SEA 2020)

Exterior Windows

The single-pane glass, double-hung wood windows have a horizontal muntin in the upper and lower sashes. These windows are original to the extensive renovation of the building within the period of significance and should be retained during future rehabilitation work (Figure 6.17). At least one of the windows is boarded over. The wood window sashes are in fair condition. The majority of deterioration at the exterior of the wood sashes is caused from chipped paint and cracked and missing glazing putty, exposing the wood to the elements (Figure 6.18). The exterior window trim and sills are in poor condition with significant wood rot visible in all the window sills and a majority of the exterior window trim. There are no storm windows.

Figure 6.17. Left: Typical double-hung wood windows.
Right: Typical double-hung wood window. (STRATA 2020)

Figure 6.18. Rotted window sill. (SEA 2020)

Exterior Doors

The front exterior doors are wood with ornate metal storm doors (Figure 6.19). The first floor back door is a wood door without a storm door and is not original to the house (Figure 6.20). The second floor rear door is a paneled wood door with an upper window opening that has been infilled with plywood (Figure 6.13). All exterior doors are in fair to poor condition, with the front doors having minor deterioration due to daily use and weather exposure and the back doors have more significant deterioration.

Figure 6.19. Front doors for each apartment. (STRATA 2020)

Figure 6.20. Back door to lower apartment. (STRATA 2020)

Front Porch

The front porch is roughly 3 1/2-feet by 9-feet and is centered on the west façade (Figure 6.19). The porch is constructed with a raised concrete slab and is covered with a gabled roof. The porch ceiling is smooth, painted wood. The roof is supported by the house on the east side and two ornate steel posts on the west side. The ornate posts are in fair condition, with patches of rust throughout. There is deterioration where the roof may not be flashed properly to the side of the house (Figure 6.21).

Five concrete steps are centered on the front porch (Figure 6.19). There are no guardrails at the porch, nor are there handrails at the steps. The lack of guardrails and handrails does not meet current code requirements.

Figure 6.21. Deterioration of siding at the front porch roof.. (SEA 2020)

Attic and Roof Framing

The apartment house roof is constructed with a single, shallow gable running east-west (Figure 6.1). The single-story rear addition has a flat roof. The gabled and flat roofs are covered in dark brown asphalt roofing shingles that appear to be in fair to poor condition.

There is cracking along the center of the ceiling in the gypsum board in Living Room 200. This suggests movement of the attic framing above (Figure 6.22). There is a similar issue in Bedroom 207.

The attic and roof framing were observed from the attic access in Closet 206 (Figure 6.23). Based on the cut ends of the attic joists, it is presumed that this lumber was salvaged and

reused from an earlier iteration of roof framing (likely from the original house roof). The rafters appear to be a newer vintage. There was some limited evidence of wood boring insect damage visible in the roof framing.

The attic joists span north-south and are lapped near the center of the house. The rafters are not directly connected to the joists, at least along the south edge of the roof. The connection along the north edge was not clearly visible but did appear different. The rafters are supported at about the midpoint of the roof slopes with supplemental framing.

The configuration of the roof framing not being connected directly to the joists and requiring supplemental framing may indicate the potential for outward thrust along the north and south roof lines. The shape of the roof rafters causes a lateral force at the base of the roof, and without the attic joists solidly holding them in place, there is the potential for movement.

There is no insulation in the attic joists.

The soffits are constructed of smooth wood and are approximately1 ½-feet deep at the gabled roofs and 1-foot deep at the flat roof (Figure 6.24, 6.25). The soffits are in poor condition with large areas of wood rot and missing soffit cladding.

Figure 6.22. Cracking visible in the ceiling in Living Room 200. (SEA 2020)

Figure 6.23. View of roof framing from attic access. The attic is not insulated. (SEA 2020)

Figure 6.24. Deteriorated soffit. (SEA 2020)

Figure 6.25. Deteriorated soffit at northeast corner of house. (SEA 2020)

Gutters and Downspouts

There are no gutters or downspouts installed on this house. This is typical for the neighborhood but allows all roof water to be directed towards the foundation and not away from the house.

Interior

The house is split into two apartments, one on the first floor and one on the second floor. Each apartment has a separate entrance in the front and back. The first floor apartment is two bedrooms and one bathroom, with a large living room, dining room, and kitchen. The second floor is laid out very similar to the first floor. The first floor apartment has suffered from two separate fires – one in the front/north section of the first floor and one in the back kitchen area, which created significant smoke damage. The second floor apartment is accessed by a central stair from the front door. This stair was added when the building was converted into two apartments. The second floor apartment is in relatively fair to good condition. Neither apartment is habitable. Neither apartment has functional bathrooms, kitchens, or mechanical, electrical, or plumbing systems.

First Floor Framing

From the crawl space, the first floor framing is mostly visible, especially near the front of the house. The joists were measured to be 2 by 9 ½-inches spaced at 16-inches on center running north-south. They are supported along the exterior perimeter at rim joists over the brick piers and at the interior by a center beam running east-west.

Another wood beam appears to have been added to support some of the joists on the north side of the house. The added beam has been notched for what appears to be a gas line. It is also twisted off its support and does not appear to be functioning as intended (Figure 6.26).

The joists below the bathroom have been altered to install plumbing. These modifications can greatly reduce the load-carrying capacity of the joists (Figure 6.27). There is also substantial moisture damage to the framing in this area. The northwest corner of the house has different, newer framing that consists of modern 2 by 10's at 16 to 18-inches on center span east-west.

In Dining Room 101, the floor slopes to the south. Below the dining room, the joists run east-west, spaced at 24-inches. There is an intermediate beam installed to support the joists, but it does not extend to support the southernmost joists. One of these joists is split, and the floor above feels spongy (Figure 6.28).

There is a heater mounted in the flooring in Hall 107. The floor around this area is soft due to the joists here being cut and the weight of the heater below.

Figure 6.26. Beam installed to support framing. (SEA 2020)

Figure 6.27. Modified and moisture-stained framing below the bathroom. Note the stacked bricks are supporting the sewer line. (SEA 2020)

Figure 6.28. Split joist below Room 101. Note it is not supported by the beam in the left side of the photograph. (SEA 2020)

Second Floor Framing

The second floor framing joists are exposed in Living Room 100 and span north-south. There is some localized rot in the framing at the northwest corner of the room (Figure 6.29). In the upstairs Kitchen 201, the floor feels spongy and is sagging throughout. The framing for this room is not exposed below and the cause of the conditions could not be identified. However, this framing is adjacent to an area of the exterior wall where the siding is missing and there has likely been long-term moisture intrusion into this area of framing (Figure 6.23).

Figure 6.29. Wood rot in second floor framing. (SEA 2020)

Interior Framing, Walls, and Ceilings

In much of the first floor of the interior of the structure, the framing is visible due to wall coverings being removed from previous fires and renovations (Figure 6.30). It is apparent, based on the varying sizes and types of stud framing in the walls, that the structure was once much different than it is today, likely very similar to the adjacent one-story house to the south. Remnants of wood lath and plaster are visible on the exposed first floor walls. The overall footprint of the house has changed, as well as the ceiling heights, and the roof framing. The interior walls are constructed of wood studs, and the interior wall finishes are a mixture of wood paneling and gypsum drywall. The interior finishes that remain, suggests that movement is occurring in the southeast corner of the two-story structure, as mentioned in the exterior framing, and that the roof is leaking (Figure 6.33).

Bathrooms, Kitchens, and Interior Finishes

The majority of the interior finishes of the first floor apartment have been demolished, and all the interior trim is missing. Almost all the doors have been removed from the door frames, but many of the doors remain loose within the space (Figure 6.32). The doors that remain are a mixture of two and four panel solid wood doors.

The second floor is in better condition than the first floor, with many of the interior finishes remaining. At the second floor, the interior walls, doors, and windows are trimmed with wood. The painted baseboard is a +/-4-inch wood board with a half-round moulding at the base and a decorative ogee top (Figure 6.35). In the Kitchen, the baseboard is missing along the west wall.

Throughout the second floor apartment, the windows and doors are trimmed with painted wood trim. The trim is consistent at both the windows and doors, a +/-2 ½-inch ornate trim board with simple mitered corners. At the window, there is a projecting sill with a simple wood apron. The second floor doors are slab veneer doors.

Figure 6.30. Interior wall framing in Living Room 100.
Note changes in framing between left and right half of the photograph. This framing remains from the original house that was similar to the house to the south of this structure. (SEA 2020)

Figure 6.31. Kitchen 102 in first floor apartment, looking northeast. (STRATA 2020)

Figure 6.32. Bedroom 106 in first floor apartment, not, a historic door is stored and leaning against the wall. (STRATA 2020)

Figure 6.33. Cracks in walls and ceiling, and moisture staining in Bedroom 203. (SEA 2020)

Figure 6.34. First and second floor bathrooms in varying states of demolition. (STRATA 2020)

Interior Floors and Stairs

The flooring throughout the first floor apartment is a mixture of wood flooring, vinyl tile, and carpet. The flooring at the first floor apartment is in poor condition. The second floor (minus Kitchen 201 and Bathroom 205) has tongue and groove wood flooring that runs north to south (Figure 6.35). The wood floor appears in fair condition. Kitchen 201 has a parquet flooring that is in fair condition. Bathroom 205 has a vinyl sheet material that is in poor condition.

The second floor apartment is accessed by the southern-most front door on the west façade and a set of wood stairs. The staircase is L-shaped with a single run with twelve risers between the front door and the stair landing. A door opening at the stair landing is missing the door, but the hinges and door frame remain. After passing through the door opening, the stairs turn north, and a short run of three risers leads to the second floor apartment. The stairs are in fair condition, with most deterioration due to demolition debris and regular wear and tear from use over the years. There is a single wood handrail installed at the lower run of stairs. There is no handrail provided at the upper run of stairs. A steel guardrail is installed on the east and west sides of the stair opening.

Figure 6.35. Second floor apartment living room, looking east. (STRATA 2020)

Back Yard House

Behind the main house, to the east, is a detached, single-story, wood-framed house. The house is constructed over a concrete slab on grade. The house has one Bedroom, one Bathroom, a Living Room, Kitchen, Mud Room area, and an infilled garage that was converted into another interior space (Figure 6.36). It is rectangular in plan and has a gable roof, with the ridge running north-south. There is a concrete walkway from the back door of the main house leading to the entrance of the back yard house.

The garage door on the north end of the west facade was infilled to create an interior room in the original garage bay. There is substantial rot visible at the base of the garage door as well as the front door (Figure 6.34). In other locations around the structure, the wood sill plate at the base of the exterior walls is visible and is deteriorated.

The foundation for the structure is unknown but some concrete around the perimeter is exposed and appears to be a slab on grade. It is cracked in places (Figure 6.37). The exterior of the house is clad with asbestos shingle siding, similar to the main house. Sections of the soffits and fascia boards are missing or rotted in places (Figure 6.38).

On the interior, there are signs of moisture intrusion such as peeling of the paint and deterioration of the gypsum board ceiling. In a few places, the ceiling has been removed. In at least one location in the northeast corner of the structure, it was removed due to moisture issues (Figure 6.39).

Figure 6.36. Back yard house, west facade. (SEA 2020)

Figure 6.37. Back yard house. Base of west facade near entrance. (SEA 2020)

Figure 6.38. Back yard house. Cracking in concrete above grade. (SEA 2020)

Figure 6.39. Back yard house. Exposed roof framing, water-damaged gypsum board. (SEA 2020)

Mechanical, Electrical, and Plumbing Existing Conditions

Electrical Service

Electrical Service for the home at the front of the property is fed by two 100A overhead triplex mast system located the southeast of the property (routed over adjacent property) via risers and attach points on the southeast corner of the home. Each overhead service feeds an empty feed thru meter can (meters have been removed) with a NEMA 3R, 240/120V, 1 phase, 3 wire, 100A MCB (main circuit breaker) panel. Each panel has space for 12 circuit breakers. The panel for the lower floor contains (1) two pole, 40A circuit breaker, (1) two pole, 30A circuit breaker, and (5) single pole, 20A circuit breakers. The panel for the second floor contains (6) single pole, 20A circuit breakers.

Electrical Service for the home at the rear of the property is fed by a 60A overhead triplex mast system located southeast of the property (routed over adjacent property) via a riser and attach point on the southeast corner of the home. The overhead service feeds an empty feed thru meter can (meter has been removed) with a NEMA 3R, 240/120V, 1 phase, 3 wire, 60A MCB (main circuit breaker) panel. The panel has space for 10 circuit breakers and contains (4) single pole, 20A circuit breakers.

It should be noted that the two overhead drops for this property are fed diagonally across from the neighboring property (1507 S Park Street) and are laying on the neighbors garage roof. The low overhead drop along their back yard and will have to be removed by code (Figure 6.43).

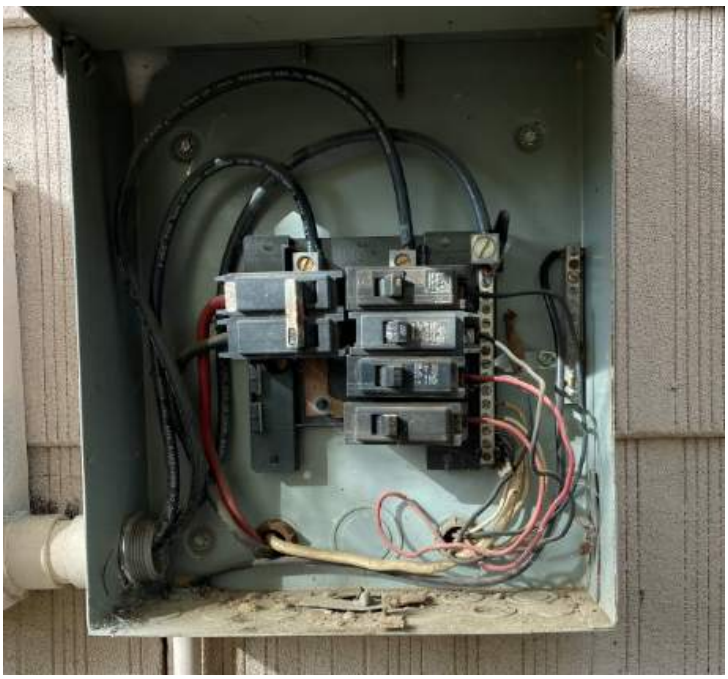


Figure 6.40. Electrical panel on exterior of building. (Henderson 2020)

Figure 6.41. Cloth Romex wiring installed at first floor. (Henderson 2020)

Figure 6.42. Electrical service panels with no disconnecting means. (Henderson 2020)

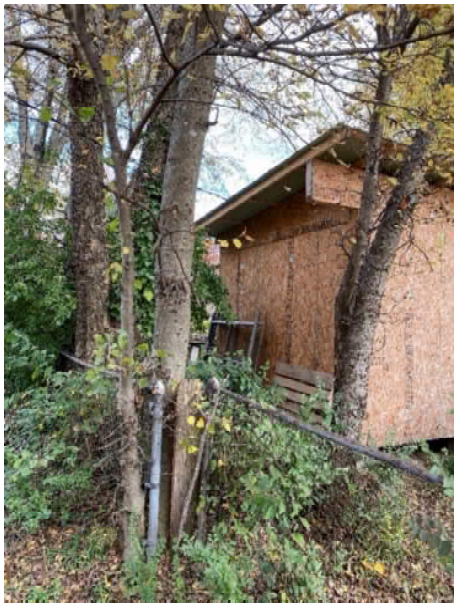


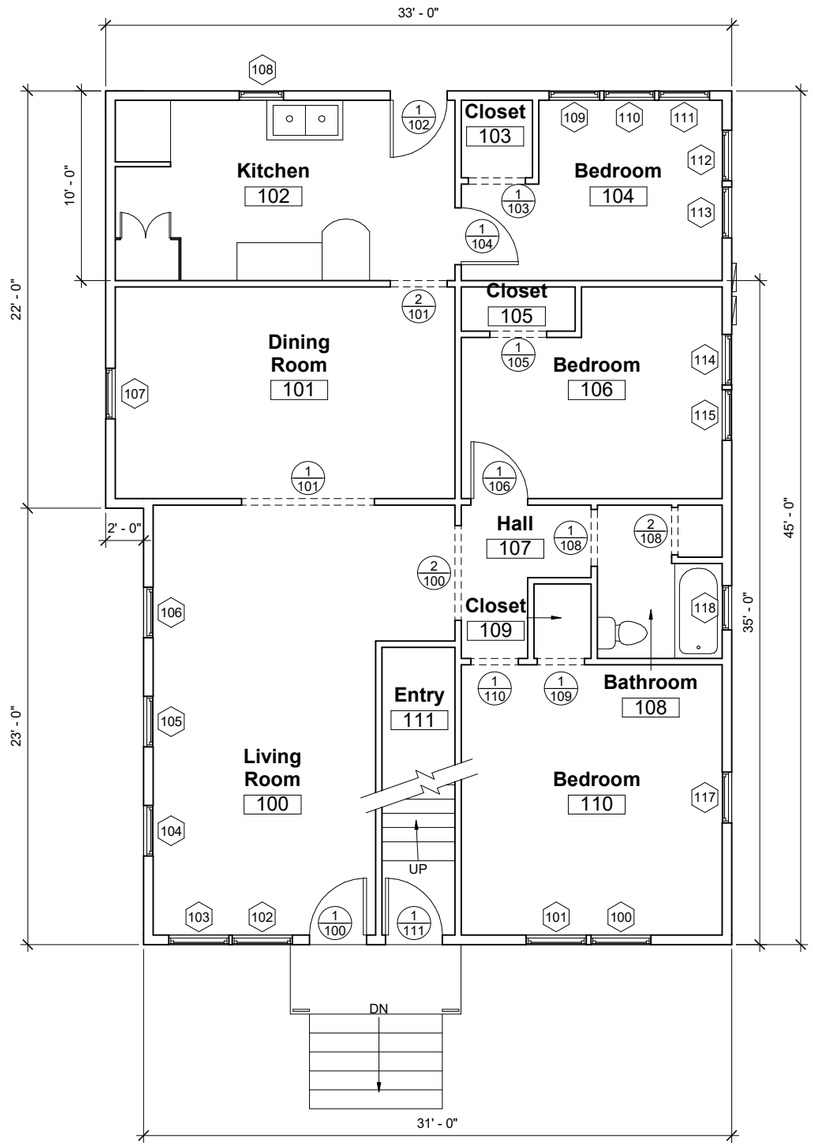
Figure 6.43. Overhead electrical service laying across the neighboring garage. (Henderson 2020)

Mechanical Systems

Mechanical systems for the building include gas heat, but no air conditioning.

Plumbing Systems

Plumbing and Gas Systems for the house require complete replacement. The sewer was TV'd by Diamond Plumbing and found to be in working condition.



THESE PLANS ARE DIAGRAMATIC IN NATURE ON THE INTERIOR OF THE STRUCTURES. THE DESIGN TEAM ONLY TOOK ROUGH MEASUREMENTS ON THE EXTERIOR OF THE BUILDING AND THEN DID ROUGH SKETCHES OF THE INTERIOR LAYOUT. THE PURPOSE OF THESE FLOOR PLANS IS TO PROVIDE VISUAL INDICATION OF WHERE BUILDING DETERIORATION IS OCCURRING.

0' 2' 4' 8' 16'

1 House 6 - First Floor Plan

1/4" = 1'-0"

N

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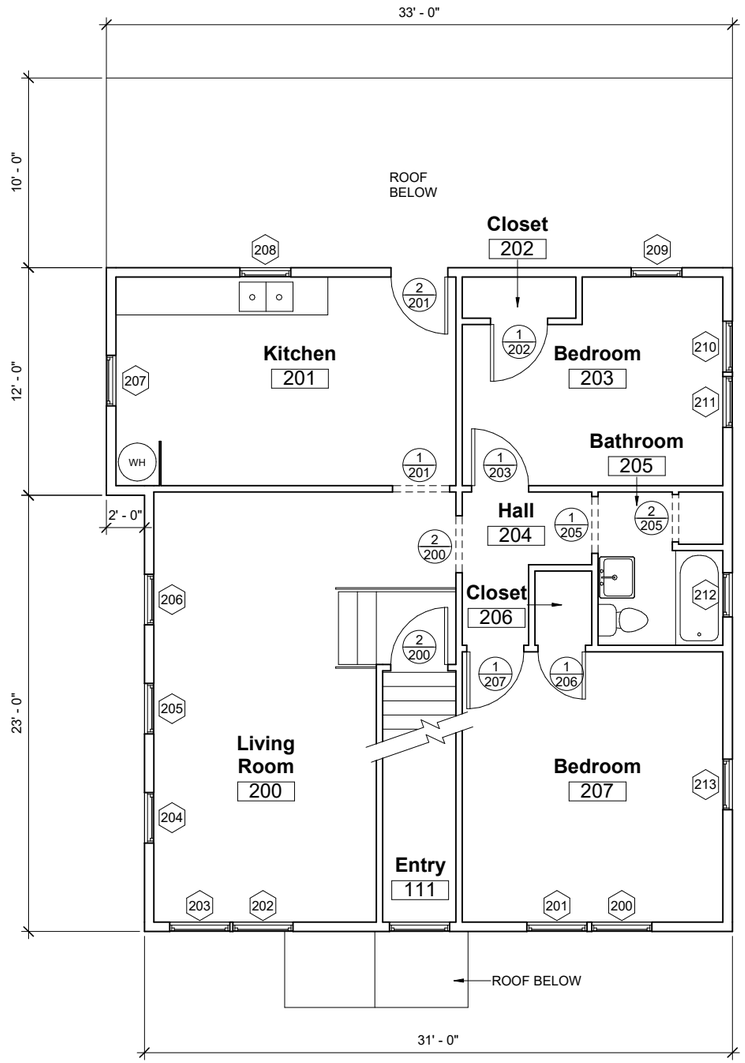
DESIGNED : CA
CADD: CA
TECH. REVIEW: AG
DATE: 05-02-2021

TITLE OF SHEET
EXISTING CONDITION DRAWINGS

1501 South Park Street

CENTRAL HIGH NEIGHBORHOOD
LITTLE ROCK, ARKANSAS



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0' 2' 4' 8' 16'

1 House 6 - Second Floor Plan

1/4" = 1'-0"

N

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TITLE OF SHEET
EXISTING CONDITION DRAWINGS

1501 South Park Street

CENTRAL HIGH NEIGHBORHOOD
LITTLE ROCK, ARKANSAS

Maintenance, Repair, and Rehabilitation Recommendations: House 6 – 1501 South Park Street

Maintenance, repair, and rehabilitation recommendations are based on a combination of assessment and research conducted by a multi-disciplinary project team in 2020.

1501 South Park Street is currently considered to be non-contributing to the Central High School Neighborhood National Register of Historic Places District. However, this may be because the house has undergone significant changes that were not considered to be completed within the period of significance. The historic district period of significance is from 1890 – 1961. There have been very few alterations to the property since the late 1950s, so the exterior configuration of the building from1957-1960 would be within the acceptable period for evaluation. If this property were to be re-evaluated today in the context of the 1957-1960 civil rights events at Little Rock High School, it would likely be contributing to the historic district. To guide future rehabilitation work, the house should be treated as a contributing property, the same as the neighboring properties formally recognized as contributing structures. Repair and rehabilitation work should meet the Secretary of the Interior's Standards for the Treatment of Historic Properties. This house is also in the primary character area of the Central High School (which is a National Historic Landmark) and is an important part of the overall context of the historic South Park Street block.

The period of significance for 1501 South Park Street is from the date of initial construction to 1960. All recommendations made are intended to preserve the look of the building at that moment in time. The work was guided by *Preservation Brief #43: The Preparation and Use of Historic Structure Reports* and *Historic Structure Reports and Preservation Plans: A Preparation Guide*.[2] All recommendations in the report have been developed to comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties. In addition, all exterior repairs that are not routine maintenance, are subject to review by the City, per the Central High School Design Overlay District regulations. Due to the age of the houses, it is assumed that lead paint is present. All rehabilitation work that disrupts painted surfaces (windows, trim, siding, walls, etc.) should follow lead-safe practices. For further information, refer to: https://www.epa.gov/sites/production/files/2013-11/documents/steps_0.pdf.

The Design Team has provided a table outlining Prioritized Maintenance, Repairs, and Rehabilitation Treatment Recommendations for the apartment house. These recommendations have been divided into three phases to help the Property Owner to prepare a plan and prioritize repairs. The three categories of work include Critical - Life Safety (Emergency) and Immediate Treatment Recommendations; Serious - Short Term Recommendations; and Minor - Long Term Recommendations. A brief description of each phase is provided below.

[2] Deborah Slaton, *Preservation Brief 43*: *The Preparation and Use of Historic Structure Reports* (Washington, D.C.: National Park Service, 2005), and Dominique M. Hawkins and Lyssa Papazian, Dominique M. Hawkins, *Historic Structure Reports & Preservation Plans; A Preparation Guide* (Trenton, NJ: New Jersey Historic Preservation Office, 2015).

- ***Critical - Life Safety (Emergency) and Immediate Treatment Recommendations*** – Work Work that is recommended to be completed immediately, as there are potentially life safety or hazardous concerns to be addressed that may affect the preservation of the structure's historic materials.

- ***Serious - Short Term Treatment Recommendations*** – Work that is recommended to be undertaken within 1-2 years.

- ***Minor - Long Term Treatment Recommendations*** – Work that is recommended to complete within 2-5 years.

To help clarify the treatment recommendations priority, all recommendations have been divided and tagged by a specified color identified in the below chart.

Treatment Recommendation Priorities	
	Critical – Life Safety (Emergency) and Immediate Treatments
	Serious - Short Term Treatments
	Minor - Long Term Treatments

Beyond specifying the recommended priority, the treatment recommendations have been organized into specific features. For each treatment, a quantity, unit, and where applicable, a photograph has been referenced to help in the understanding and pricing of the recommendations.

These treatment recommendations are intended to help the Homeowner prioritize future maintenance, repairs, and rehabilitation projects according to their individual needs and can be accomplished over time.

Key for Terms and Units	
L.F.	Linear Feet
Sq. Ft.	Square Feet
EA.	Each – represents quantity
Allowance	Provide an approximate cost for repair
NEC	National Electrical Code

Prioritized Maintenance, Repairs, and Rehabilitation Treatment Recommendations					
	Feature	**Treatment**	**Qty**	**Unit**	**Photographs**
Exterior					
1.0 Site					
1.1	Site Drainage	Install a perforated drainage pipe or French drain around the perimeter of the house to daylight at front yard.	145	L.F.	Fig. 6.1 Fig. 6.6
1.2	Site Drainage	Install a swale in the back yard to channel drainage away from	40	L.F.	Fig. 6.1 Fig. 6.6

		the foundation (the cost is included in the portion of the French drain).			
1.3	Regrading	Regrade at the east side of the house to ensure the rear foundation has sufficient coverage.	60	Sq. Ft.	Fig. 6.10
1.4	Sidewalk	A 24 sq. ft. section of the front sidewalk needs replaced. Patch concrete tread at in-grade stair at retaining wall.	30	Sq. Ft.	Fig. 6.7
1.5	Handrail at In-Grade Stairs	Install handrail on the concrete in-grade stairs.	6	L.F.	Fig. 6.8
1.6	Landscaping	Allowance cost for basic maintenance to the site is included and includes costs for minor tree maintenance.		Allowance	Fig. 6.1 Fig. 6.6
1.7	Retaining Wall	Minor repointing and cleaning at existing masonry wall.	35	Sq. Ft.	Fig. 6.8
1.8	Driveway	Driveway costs not included in pricing.			N/A
2.0 Foundation					
2.1	Foundation and Piers Repointing	Repoint piers with type N mortar and secure loose bricks. Mortar deterioration is evident on the 14 existing brick masonry piers.	250	Sq. Ft.	Fig. 6.9 Fig. 6.11
2.2	New Piers	Other piers that have been added to support the joist framing are performing inadequately. These should be replaced with new piers and wood drop beams. There would also be new piers added to supplement the existing framing, such as around the bathroom where joists have been cut. The new piers would need to conform to current codes for the City of Little Rock and proper design criteria. Each pier would have to extend a minimum of 12-inches below grade and bear on undisturbed soil. The piers could be constructed of small precast concrete bases with adjustable steel post supports for new drop beams. It is estimated that 10 total piers would be installed	10	Each	Fig. 6.11

		to replace existing poorly constructed piers and to supplement the existing framing.			
2.3	Foundation Access Door	Remove the existing foundation door frame and install a new access door, framing, and locking hardware.	1	Each	N/A
2.4	Foundation Parge Coating	Make minor repairs to the existing exterior cementitious parge coating. Prime and paint.	50	Sq. Ft.	Fig. 6.10 Fig. 6.12
2.5	Foundation Vents	Install new foundation vents with screening.	6	Each	Fig. 6.10 Fig. 6.12
2.6	Crawl Space Moisture Control	Install a heavy-duty vapor barrier in the crawl space.	1,440	Sq. Ft.	Fig. 6.9 Fig. 6.11
3.0 Exterior Walls					
3.1	Wall Framing near Southeast Corner	Replace the wood corner post on the south side of the house where the house transitions to the rear addition. It should be anticipated that additional wood rot within the walls near this area will also require replacement of studs as needed.		Allowance	Fig. 6.15
3.2	East Sill Plate	Replace the sill plate on the east addition. This was observed to have deteriorated or is completely missing near the back door. The extent of rot into the base of the exterior studs on the rear addition is unknown but sistering of studs will likely be required for some percentage.	33	L.F.	Fig. 6.16
3.3	Miscellaneous Wood Rot	Assess wood framing and probe for deterioration. Repair as required. Miscellaneous wood rot was observed throughout the first and second floors where the interior finish had been removed.		Allowance	Fig. 6.13 Fig. 6.15 Fig. 6.16 Fig. 6.18 Fig. 6. 29
3.4	Asbestos Siding	Remove the existing asbestos siding that has significant damage. This siding must be removed only by a licensed asbestos removal company. New composite shingle siding (or clapboard siding that	2765	Sq. Ft.	Fig. 6.13 Fig. 6.14

		matches the existing siding exposure) should be installed that replicates the existing siding. When asbestos siding is removed, wood siding underneath should be photo-documented prior to removal. All new exterior sheathing shall be installed prior to installing new siding.			
3.5	Wood Gable Vent	Replace existing wood gable vent in-kind. Install screening behind louvers.	2	Each	Fig. 6.1
4.0 Exterior Windows					
4.1	Glazing Putty	Remove existing cracked glazing putty on all existing wood windows and install new glazing putty. Install new weatherstripping. Repair any damaged hardware including sash locks, and operators. Window sashes are from the period of significance.	33	Each	Fig. 6. 17
4.2	Window Sills	Remove existing wood window sills and replace in-kind. Factor in 100% new window sills.	33	Each	Fig. 6.18
4.3	Exterior Window Trim	Remove rotted exterior wood window trim and replace in-kind.	120	L.F.	Fig. 6.17 Fig. 6.18
4.3	Install Storm Windows	Install storm windows to protect historic wood windows and provide insulative value. Glass should be low-E that is clear, untinted, and non-reflective.		Each	N/A
5.0 Exterior Door					
5.1	Back Door	Replace both existing wood back doors and frames. New doors should be an insulated doors and a storm door should be installed over the back doors to help secure the structure from intruders. The upper door needs to be reviewed with code officials prior to occupying the space. An exit stair with guardrails may be required. This is not priced as part of this cost estimate.	2	Each	Fig. 6.13 Fig. 6.20

6.0 Porches					
6.1	Front Porch Posts	Remove existing steel posts and replace in-kind. The existing steel posts have significant rust at the base. Porch posts are from the period of significance and need to be replicated.	2	Each	Fig. 6.19
6.2	Front Porch Handrails	Install new code compliant handrails on either side of the front porch steps.	20	L.F.	Fig. 6.19
6.3	Guardrail	Install a guardrail at Front Porch to meet current codes. Guardrail should be a non-descript steel rail in the similar style as the steel posts.	7	L.F.	Fig. 6.19
7.0 Roof					
7.1	Roof Fascia Board	Replace rotted wood fascia board in-kind.	122	L.F.	Fig. 6.24
7.2	Roof Soffits	There is substantial deterioration throughout wood soffits. Replace wood soffits in-kind.	192	L.F.	Fig. 6.24 Fig. 6.25
7.3	Roofing	Install a long-wearing asphalt tab shingle roof per the manufacturer recommendation. Replace back addition roof with appropriate flat roof material.		Allowance	N/A
8.0 Gutters and Downspouts					
8.2	Gutters	Install new gutters on Main House, and rear Addition.	192	L.F.	Fig. 6.24
8.3	Downspouts	Install new downspouts on Main House and rear Addition.	6	Each	Fig. 6.24
9.0 First Floor Framing					
9.1	Wood Beam	Install new wood beam. Reference item 2.2. A cracked joist north of the beam should also be sistered.		Allowance	Fig. 6.26 Fig. 6.28
10.0 Interior Walls and Trim					
10.1	Interior Apartments	The interior has been split into two apartments (an upper and lower apartment). The first floor apartment has roughly 1440 sq. ft. The second floor apartment has roughly 1000 sq. ft. Rehabilitate the kitchens and bathrooms in both apartments.		Allowance	Fig. 6.30 Fig. 6.31 Fig. 6.32 Fig. 6.33 Fig. 6.34

10.2	Insulation	Consider installing insulation in all exterior walls, in the joists of the crawl space, and in the second floor ceiling joists.			Fig. 6.9
11.0 Flooring					
11.1	First Floor Apartment	Make repairs to existing wood flooring. Install new flooring in Kitchen 102, Bedroom 104, and Bathroom 108.		Allowance	Fig. 6.31 Fig. 6.32
11.2	Second Floor Apartment	Make minor repairs to existing wood flooring. Install new flooring in Bathroom 205.		Allowance	Fig. 6.34 Fig. 6.35
E.0 Electrical					
E.1	Panel Cover Rear Apartment	Replace dead front cover to conceal wiring connections in panel. Current installation is a potential fire and electric shock hazard.		Allowance	Fig. 6.40
E.2	Internal Wiring Rear apartment	Rodents appear to have damaged exposed wiring. It is very likely that the wiring is damaged beyond repair and should be replaced before any attempt to re-energize. Do not energize the existing service.			N/A
E.3	Electrical Panels	Electrical Service panels are not provided with disconnecting means which is inconsistent with the NEC. Do not energize the existing service.			Fig. 6.42
E.4	Electrical System – Re-wire entire house	Remove all existing components of the electrical system and replace with new NEC compliant system. If home is to remain separated as two apartments, all wiring from each will have to have barriers installed between the two systems.			Fig. 6.41
E.5	Electrical Service	Request that the power company remove the existing power line to prevent threat of electrical shock. The current overhead electrical service comes from a pole in the southeast corner of the adjacent lot to the south and stretches diagonally across their property to the southeast side of the main house. The line is in direct contact with the neighboring trees. This is not a legal electrical service line installation and is a life safety hazard should the service be energized.			

E.6	Electrical Service	Provide new electrical service to the home, complying with NEC and utility company requirements. This will involve installation of a new pole by the Utility Company.		Allowance	N/A
M.0 Mechanical					
M.1	Mechanical System	Provide complete new HVAC systems consistent with typical residential construction as part of the rehabilitation.		Allowance	N/A
M.2	Detectors	Provide code-compliant carbon monoxide detector and smoke detectors in the house.			N/A
P.0 Plumbing					
P.1	Plumbing System	Replace the water service from the City connection to the house. Provide complete new plumbing distribution and drain systems as part of the overall rehabilitation. Install heat trace on all water lines in the crawl space.		Allowance	N/A
P.2	Sewer Line	Replace the existing sewer line with a new sewer line. This line extends from the property, through the adjacent east lot, and then out to the street. Coordinate with adjacent property owners. Costs not included at this time. Sewer TV showed line is intact but old and due replacement.		Allowance	
P.3	Gas Distribution	Install all new gas distribution.		Allowance	
P.4	Water Service	Replace water service to the house.		Allowance	

Back Yard House Treatment Recommendations

The small detached house located to the east of the main apartment house has substantial moisture intrusion issues in the lower portion of the wall framing. Portions of the roof framing are exposed to the elements and there is evidence of moisture intrusion in the ceilings in most rooms. Structural repairs needed would be extensive in comparison to the overall size of the structure.

Replacement of the sill plate around the entire structure alone would be an undertaking that would require removal of the bottom of the exterior wall covering and would likely reveal additional deterioration in the wall studs. Based on the visible deterioration, it is likely that at a minimum the bottom one foot of wall framing would need repair around the perimeter of the structure.

Based on the water damage observed in the ceilings in most rooms, there is the potential for rot in the roof framing that was not directly observed.

The structure needs to have surface runoff issues addressed, with a subgrade drainage system or swale, or a combination. It would also benefit from gutters and downspouts.

The siding for the house needs extensive repair and could potentially be asbestos-containing material. The roofing requires substantial repair, and repair efforts would likely reveal unseen deterioration of hidden building materials, such as roof sheathing. Most, or all of the doors and windows are in need of full replacement.

The repairs would be extensive, potentially not leaving much of the original construction or architectural features. Considering the small size of the structure and the large scope of repairs, its historical significance should be further evaluated. While in the background of the 1957-1960 photographs, the back yard house no longer resembles the exterior appearance of those photographs with the garage overhead door having been removed.

The current overhead electrical service comes from a pole in the southeast corner of the adjacent lot to the south and stretches diagonally across their property to the back building. The line is in full contact with the roof of the neighboring outbuildings and trees. This is not a legal electrical service line installation and is a life safety hazard should the service be energized and should be immediately removed. The Owner may request that the power company remove the existing power line to prevent threat of electrical shock.

The recommendation from the Design Team is to demolish this secondary detached residence. Demolition will allow for back yard re-grading and provide space for parking.

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CONSTRUCTION MANAGEMENT RESOURCES, LLC
Construction Costs Consulting + Estimating
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South Park Street Residential Properties
Little Rock Central High School National Historic Site
STRATA Architecture
Repair and Rehabilitation Construction Cost Estimate Estimate 06/15/2021

DESCRIPTION	TOTAL	Immediate	Short Term	Long Term
House 6 – 1501 South Park Street				
01 00 00 GENERAL CONDITIONS	24,807	$ 4,886.70	$ 10,846.50	$ 9,073.50
1.1 Site Drainage	6,525			$ 6,525.00
1.2 Site Drainage	600			$ 600.00
1.3 Regrading	180			$ 180.00
1.4 Sidewalk	360			$ 360.00
1.5 Handrail at In-Grade Stairs	300			$ 300.00
1.6 Landscaping	550			$ 550.00
1.7 Retaining Wall	560			$ 560.00
1.8 Driveway	-			$ -
2.0 Foundation	-			$ -
2.1 Foundation and Piers Repointing	3,750		$ 3,750.00	$ -
2.2 New Piers	4,500		$ 4,500.00	$ -
2.3 Foundation Access Door	250	$ 250.00		$ -
2.4 Foundation Parge Coating	800			$ 800.00
2.5 Foundation Vents	2,700			$ 2,700.00
2.6 Crawl Space Moisture Control	360			$ 360.00
3.0 Exterior Walls	-			$ -
3.1 Wall Framing near Southeast Corner	1,500	$ 1,500.00		$ -
3.2 East Sill Plate	1,221	$ 1,221.00		$ -
3.3 Miscellaneous Wood Rot	750	$ 750.00		$ -
3.4 Asbestos Siding	38,710	$ 38,710.00		$ -
3.5 Wood Gable Vent	1,000			$ 1,000.00
4.0 Exterior Windows	-			$ -
4.1 Glazing Putty	8,250			$ 8,250.00
4.2 Window Sills	6,600			$ 6,600.00
4.3 Exterior Window Trim	3,000			$ 3,000.00
4.3 Install Storm Windows	4,950			$ 4,950.00
5.0 Exterior Door	-			$ -
5.1 Back Door	2,400	$ 2,400.00		$ -
6.0 Porches	-			$ -
6.1 Front Porch Posts	1,600		$ 1,600.00	$ -
6.2 Front Porch Handrails	700		$ 700.00	$ -
6.3 Guardrail	490		$ 490.00	$ -
7.0 Roof	-		$ -	$ -
7.1 Roof Fascia Board	3,050		$ 3,050.00	$ -
7.2 Roof Soffits	4,800		$ 4,800.00	$ -
7.3 Roofing	4,375		$ 4,375.00	$ -
8.0 Gutters and Downspouts	-			$ -
8.2 Gutters	1,536	$ 1,536.00		$ -
8.3 Downspouts	450	$ 450.00		$ -
9.0 First-Floor Framing	-			$ -
9.1 Wood Beam	1,400	$ 1,400.00		$ -
10.0 Interior Walls and Trim	-			$ -
10.1 Interior Apartment	73,200		$ 73,200.00	$ -
10.2 Insulation	3,500		$ 3,500.00	$ -
11.0 Flooring	-			$ -
11.1 First-Floor Apartment	7,500			$ 7,500.00
11.2 Second-Floor Apartment	3,500			$ 3,500.00
E.0 Electrical	-			$ -
E.1 Panel Cover Rear Apartment	150	$ 150.00		$ -
E.2 Internal Wiring Rear apartment	-	$ -		$ -
E.3 Electrical Panels	-	$ -		$ -
E.4 Electrical System – Re-wire entire house	8,500		$ 8,500.00	$ -
E.5 Electrical Service	-	$ -		$ -
E.6 Electrical Service	3,000			$ 3,000.00
E.7 Electrical System	-			$ -
M.0 Mechanical	-			$ -
M.1 Mechanical System	13,000			$ 13,000.00
M.2 Detectors	500	$ 500.00		$ -
P.0 Plumbing	-			$ -
P.1 Plumbing System	13,000			$ 13,000.00
P.2 Sewer Line	-			$ -
subtotal	272,874	$ 53,753.70	$ 119,311.50	$ 99,808.50
Contractor's Fee 10%	27,287	$ 5,375.37	$ 11,931.15	$ 9,980.85
subtotal	300,161	$ 59,129.07	$ 131,242.65	$ 109,789.35
Design/Estimate Contingency 5%	15,008	$ 2,956.45	$ 6,562.13	$ 5,489.47
TOTAL	**315,169**	**$ 62,085.52**	**$ 137,804.78**	**$ 115,278.82**

House 6 – 1501 South Park Street

	Feature	Treatment	Qty	Unit	Unit Cost	Total
Exterior						
1.0 Site						
1.1	Site Drainage	Install a perforated drainage pipe or French drain around the perimeter of the house to daylight at front yard.	145	L.F.	$ 45.00	$ 6,525.00
1.2	Site Drainage	Install a swale in the back yard to channel drainage away from the foundation (the cost is included in the portion of the French drain).	40	L.F.	$ 15.00	$ 600.00
1.3	Regrading	Regrading at the east side of the house to ensure the rear foundation has sufficient coverage.	60	Sq. Ft.	$ 3.00	$ 180.00
1.4	Sidewalk	A 24 sq. ft. section of the front sidewalk needs replaced. Patch concrete tread at in-grade stair at retaining wall.	36	Sq. Ft.	$ 10.00	$ 360.00
1.5	Handrail at In-Grade Stairs	Install handrails on either side of the concrete in-grade stairs.	6	L.F.	$ 50.00	$ 300.00
1.6	Landscaping	Allowance cost for basic maintenance to the site. This includes tree maintenance.	1	Allowance	$ 550.00	$ 550.00
1.7	Retaining Wall	Minor repointing and cleaning at existing masonry wall.	35	Sq. Ft.	$ 16.00	$ 560.00
1.8	Driveway	Driveway costs not included in pricing.				$ -
1.9	Demolition of House 6B	Demo Building	1750	Sq. Ft.	$ 8.00	$ 14,000.00
2.0 Foundation						
2.1	Foundation and Piers Repointing	Repoint piers with type N mortar and secure loose bricks. Mortar deterioration is evident on the 14 existing brick masonry piers.	250	Sq. Ft.	$ 15.00	$ 3,750.00
2.2	New Piers	Other piers that have been added to support the joist framing are performing inadequately. These should be replaced with new piers and wood drop beams. There would also be new piers added to supplement the existing framing, such as around the bathroom where joists have been cut. The new piers would need to conform to current codes for the City of Little Rock and proper design criteria. Each pier would have to extend a minimum of 12-inches below grade and bear on undisturbed soil. The piers could be constructed of small precast concrete bases with adjustable steel post supports for new drop beams. It is estimated that 10 total piers would be installed to replace existing poorly constructed piers and to supplement the existing framing.	10	Each	$ 450.00	$ 4,500.00
2.3	Foundation Access Door	Remove the existing foundation door frame and install a new access door, framing, and locking hardware.	1	Each	$ 250.00	$ 250.00
2.4	Foundation Parge Coating	Make minor repairs to the existing exterior cementitious parge coating covering the brick foundation. Prime and paint.	50	Sq. Ft.	$ 16.00	$ 800.00
2.5	Foundation Vents	Install new foundation vents with screening.	6	Each	$ 450.00	$ 2,700.00
2.6	Crawl Space Moisture Control	Install a heavy-duty vapor barrier in the crawl space were repaired, Repair other areas.	1440	Sq. Ft.	$ 0.25	$ 360.00

House 6 – 1501 South Park Street

	Feature	Treatment	Qty	Unit	Unit Cost	Total
3.0 Exterior Walls						
3.1	Wall Framing near Southeast Corner	The wood post on the south elevation where the house transitions to the rear addition should be replaced. It should be anticipated that additional wood rot within the walls near this area will also require replacement of studs as needed.	1	Allowance	$ 1,500.00	$ 1,500.00
3.2	East Sill Plate	The sill plate on the east addition was observed to be deteriorated or completely missing near the back door, and requires replacement. The extent of rot into the base of the exterior studs on the rear addition is unknown but sistering of studs will likely be required for some percentage.	33	L.F.	$ 37.00	$ 1,221.00
3.3	Miscellaneous Wood Rot	Assess wood framing and probe for deterioration. Repair as required. Miscellaneous wood rot was observed throughout the first and second floors where the interior finish had been removed.	1	Allowance	$ 750.00	$ 750.00
3.4	Asbestos Siding	Remove the existing asbestos siding that has significant damage. This siding must be removed only by a licensed asbestos removal company. New composite shingle siding (or clapboard siding that matches the existing siding exposure) should be installed that replicates the existing siding. When asbestos siding is removed, wood siding underneath should be photo-documented prior to removal. All new exterior sheathing shall be installed prior to installing new siding.	2765	Sq. Ft.	$ 14.00	$ 38,710.00
3.5	Wood Gable Vent	Replace existing wood gable vent in-kind. Install screening behind louvers.	2	Each	$ 500.00	$ 1,000.00
4.0 Exterior Windows						
4.1	Glazing Putty	Remove existing cracked glazing putty on all existing wood windows and install new glazing putty. Install new weatherstripping. Repair any damaged hardware including sash locks, pulleys, and ropes. Window sashes are from the period of significance.	33	Each	$ 250.00	$ 8,250.00
4.2	Window Sills	Remove existing wood window sills and replace in-kind. Factor in 100% new window sills.	33	Each	$ 200.00	$ 6,600.00
4.3	Exterior Window Trim	Remove rotted exterior wood window trim and replace in-kind.	120	L.F.	$ 25.00	$ 3,000.00
4.3	Install Storm Windows	Install storm windows to protect historic wood windows and provide insulative value.	33	Each	$ 150.00	$ 4,950.00
5.0 Exterior Door						
5.1	Back Door	Replace both existing wood back doors and frames. New doors should be an insulated doors and a storm door should be installed over the back doors to help secure the structure from intruders. The upper door needs to be reviewed with code officials prior to occupying the space. An exit stair with guardrails may be required. This is not priced as part of this cost estimate.	2	Each	$ 1,200.00	$ 2,400.00

House 6 – 1501 South Park Street

	Feature	Treatment	Qty	Unit	Unit Cost	Total
6.0 Porches						
6.1	Front Porch Posts	Remove existing steel posts and replace in-kind. The existing steel posts have significant rust at the base. Porch posts are from the period of significance and need to be replicated.	2	Each	$ 800.00	$ 1,600.00
6.2	Front Porch Handrails	Install new code compliant handrails on either side of the front porch steps	20	L.F.	$ 35.00	$ 700.00
6.3	Guardrail	A guardrail needs to be installed at Front Porch to meet current codes. Guardrail should be a non-descript steel rail in the similar style as the steel posts.	7	L.F.	$ 70.00	$ 490.00
7.0 Roof						
7.1	Roof Fascia Board	Replace rotted wood fascia board in-kind.	122	L.F.	$ 25.00	$ 3,050.00
7.2	Roof Soffits	There is substantial deterioration throughout wood soffits. Replace wood soffits in -kind.	192	L.F.	$ 25.00	$ 4,800.00
7.3	Roofing	Install a long-wearing asphalt tab shingle roof per the manufacturer recommendation. Replace back addition roof with appropriate flat roof material.	1750	Allowance	$ 2.50	$ 4,375.00
8.0 Gutters and Downspouts						
8.2	Gutters	Install new gutters on Main House, and rear Addition.	192	L.F.	$ 8.00	$ 1,536.00
8.3	Downspouts	Install new downspouts on Main House, and rear Addition.	6	Each	$ 75.00	$ 450.00
9.0 First-Floor Framing						
9.1	Wood Beam	Install new wood beam. Reference item 2.2. A cracked joist north of the beam should also be sistered.	1	Allowance	$ 1,400.00	$ 1,400.00
10.0 Interior Walls and Trim						
10.1	Interior Apartment	The interior has been split into two apartments (an upper and lower apartment). The first floor apartment has roughly 1440 sq. ft. The second floor apartment has roughly 1000 sq. ft. Rehabilitate the kitchens and bathrooms in both apartments.	2440	SF Allowance	$ 30.00	$ 73,200.00
10.2	Insulation	Consider installing insulation in all exterior walls, in the joists of the crawl space, and in the first floor ceiling joists.	1	Allowance	$ 3,500.00	$ 3,500.00
11.0 Flooring						
11.1	First-Floor Apartment	Make repairs to existing wood floor. Install new flooring in Kitchen 102, Bedroom 104, and Bathroom 108.	1	Allowance	$ 7,500.00	$ 7,500.00
11.2	Second-Floor Apartment	Make minor repair to existing wood floor. Install new flooring in Bathroom 205.	1	Allowance	$ 3,500.00	$ 3,500.00
E.0 Electrical						
E.1	Panel Cover Rear Apartment	Replace dead front cover to conceal wiring connections in panel. Current installation is a potential fire and electric shock hazard.	1	Allowance	$ 150.00	$ 150.00
E.2	Internal Wiring Rear apartment	Rodents appear to have damaged exposed wiring. It is very likely that the wiring is damaged beyond repair and should be replaced before any attempt to re-energize. Do not energize the existing service. (Not in cost - See E.4)				$ -

House 6 – 1501 South Park Street

	Feature	Treatment	Qty	Unit	Unit Cost	Total
E.3	Electrical Panels	Electrical Service panels are not provided with disconnecting means which is inconsistent with the NEC. (Not in cost - See E.4)				$ -
E.4	Electrical System – Re-wire entire house	Remove all existing components of the electrical system and replace with new NEC compliant system. If home is to remain separated as two apartments, all wiring from each will have to have barriers installed between the two systems.	1	Allowance	$ 8,500.00	$ 8,500.00
E.5	Electrical Service	The current overhead electrical service comes from a pole in the southeast corner of the adjacent lot to the south and stretches diagonally across their property to the southeast side of the main house. The line is in direct contact with the neighboring trees. This is not a legal electrical service line installation and is a life safety hazard should the service be energized and should be immediately removed.		by utility		$ -
E.6	Electrical Service	Provide new electrical service to the home, complying with NEC and utility company requirements. This will involve installation of a new pole by the Utility Company.	1	LS	$ 3,000.00	$ 3,000.00
M.0 Mechanical						
M.1	Mechanical System	Provide complete new HVAC systems consistent with typical residential construction as part of the remodeling.	1	Allowance	$ 13,000.00	$ 13,000.00
M.2	Detectors	Provide code-compliant carbon monoxide detector and smoke detectors in the house.	1	Allowance	$ 500.00	$ 500.00
P.0 Plumbing						
P.1	Plumbing System	Replace the water service from the City connection to the house. Provide complete new plumbing distribution and drain systems as parr of the overall remodeling.	1	Allowance	$ 13,000.00	$ 13,000.00
P.2	Sewer Line	Replace the existing sewer line with a new sewer line. This line extends from the property, through the adjacent east lot, and then out to the street. Coordinate with adjacent property owners. Costs not included at this time. Sewer TV showed line is intact but old and due replacement.		not included		$ -
P.3	Gas Line	Gas Line	1	Allowance	$ 3,800.00	$ 3,800.00
P.4	Water Service	Water Line	1	Allowance	$ 3,200.00	$ 3,200.00

Diamond State Plumbing – 506 Miami Lane, Little Rock, AR 72211

501-585-5454

House 6 – 1501 S. Park Street (Front and Back Houses)

Plumbing inspection on 11/12/20 included:

Install new Water service and distribution

Water Service – $3,200

Water Repipe - $4,900

Drains - $7,600

Install new gas lines and distribution.

Gas - $3,800

New water heater - $950

Sewer Inspection on 11/16/20 showed this sewer is in okay condition. However, due to its age, it is recommended to replace the line. Plumber notes the cost will be higher if the line goes under the back house.

Sewer - $5,600*

**Comment: It's not clear if this cost includes excavation and new line all the way east to Schiller Street.*

Costs do not include the building in the back. Costs do not include providing access for removal or install of new lines (drywall repairs).

House 7 - 1507 South Park Street, west facade. (STRATA 2020)

HOUSE 7 | 1507 SOUTH PARK STREET

House 7 – 1507 South Park Street

Figure 7.1. West façade, 1507 South Park Street. (SEA 2020)

Site and House Overview

The 1507 South Park Street residence is situated in a residential neighborhood with a mixture of late-19th and early-20th century houses (Figure 7.1). Sanborn Maps of the 1400-1500 block of South Park Street show the development of the block (Figures 7.2 – 7.4).[1] 1507 South Park Street appears to have initially been constructed prior to 1897. Based on the footprint of the house shown in the historic maps, only minor changes to the house plan are documented between 1913 and 1939. The front porch was infilled with a Den by the current owners' father in the late 20th century.

1507 South Park Street is a single-story residence in the Vernacular Style, measuring thirty-three by forty-nine feet in plan. Vernacular Style typically refers to traditional houses built in the 19th and early 20th centuries that were built for daily use (not designed by professional architects), representative of the local culture, and guided by the conventions of the locality.[2]

[1] Sanborn maps are detailed maps of U.S. cities and towns in the 19th and 20th centuries. These were originally published by The Sanborn Map Company and were created to allow fire insurance companies to assess their liability in urbanized areas. These maps are very useful when researching lots, neighborhoods, cities, and towns, as they were updated every few years. Definition provided by https://en.wikipedia.org/wiki/Sanborn_Maps. Accessed May 1, 2021.

[2] Ozark Vernacular Architecture, https://encyclopediaofarkansas.net/entries/ozark-vernacular-architecture-

1507 South Park Street is sited on a rectangular lot. The front of the home face west, towards South Park Street, and sits directly across from Little Rock Central High School. The home is approximately 1528 square feet overall.

A driveway on the south side of the house leads to a garage and a carport. The back yard is fenced. The lot is sloped from the back down to the front yard. The front yard is fenced and is raised slightly above the sidewalk with a brick retaining wall.

The home is a wood-framed house supported on a brick pier foundation (Figure 7.1). The historic portion of the house has a “T” shaped gabled roof, with the south gable ridge running east-west, and a second gabled roof intersected at the north with a ridge running north-south. The infilled front porch and the rear addition have shed roofs. The house has had substantial modifications since the original construction, with the front porch infilled with a Den, and several rooms have been added or reconfigured in the back of the house. The original unfinished Attic of the house was converted into bedrooms.

The primary entrance into the home is through the front door from a set of wood stairs. There is also a back door on the east wall that sets a few inches above grade. The house features a Den, Living Room, Kitchen, Dining Room, two Bedrooms, one Bathroom, and an open bedroom in the Attic. The ceilings on the main floor have been dropped from their original height, except for the ceiling in Bedroom 112. The Attic can be accessed from a narrow stairway located in a closet space between Bedroom 112 and the Dining Room 108. An unfinished crawl space is below the house and can be accessed from the exterior. Wall-mounted heaters are installed in Hallway 107 and Den 100, and window air-conditioning units are used for cooling.

Overall, the house is in fair to poor condition on the exterior, with some required maintenance. The roof is fairly new but has some leaks in the back portion of the shed roof area. The interior requires repairs and electrical rewiring.

4699/#:~:text=Vernacular%20architecture%20is%20usually%20defined,by%20the%20conventions%20of%20locality. Accessed May 1, 2021.
Little Rock Historic District Guidelines. https://www.littlerock.gov/!userfiles/editor/docs/planning/hdc/Guidelines%2010-05-2016%20SEC%20VIII-X.pdf. Accessed May 1, 2021.

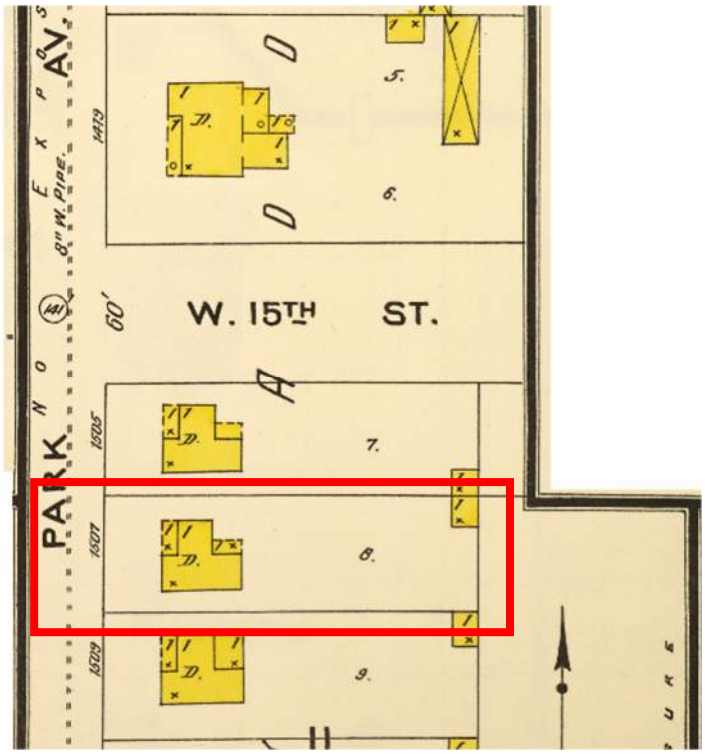


Figure 7.2. 1897 Sanborn Map, Little Rock, Arkansas. Detail of Sheet 55.

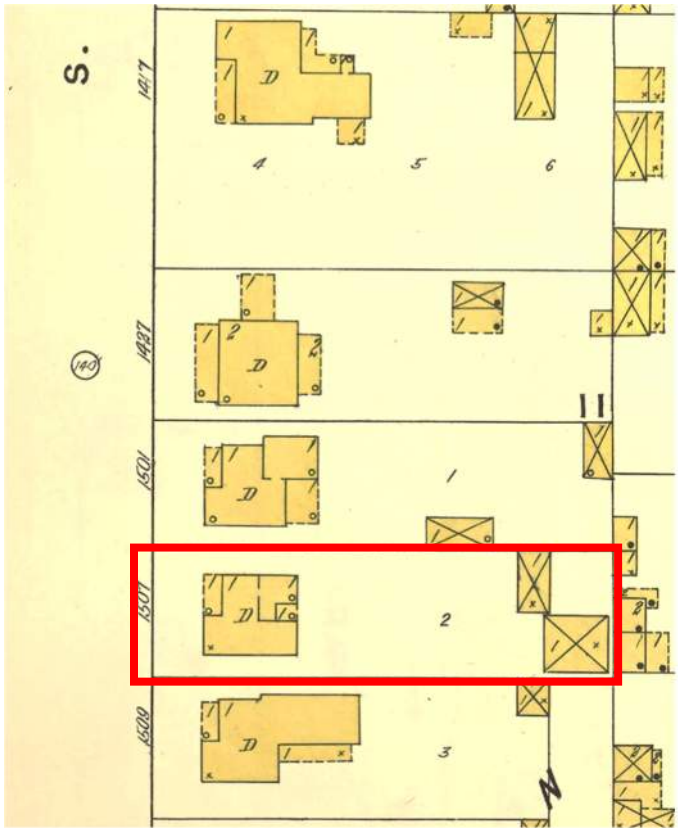


Figure 7.3. 1913 Sanborn Map, Little Rock, Arkansas. Detail of Sheet 49.

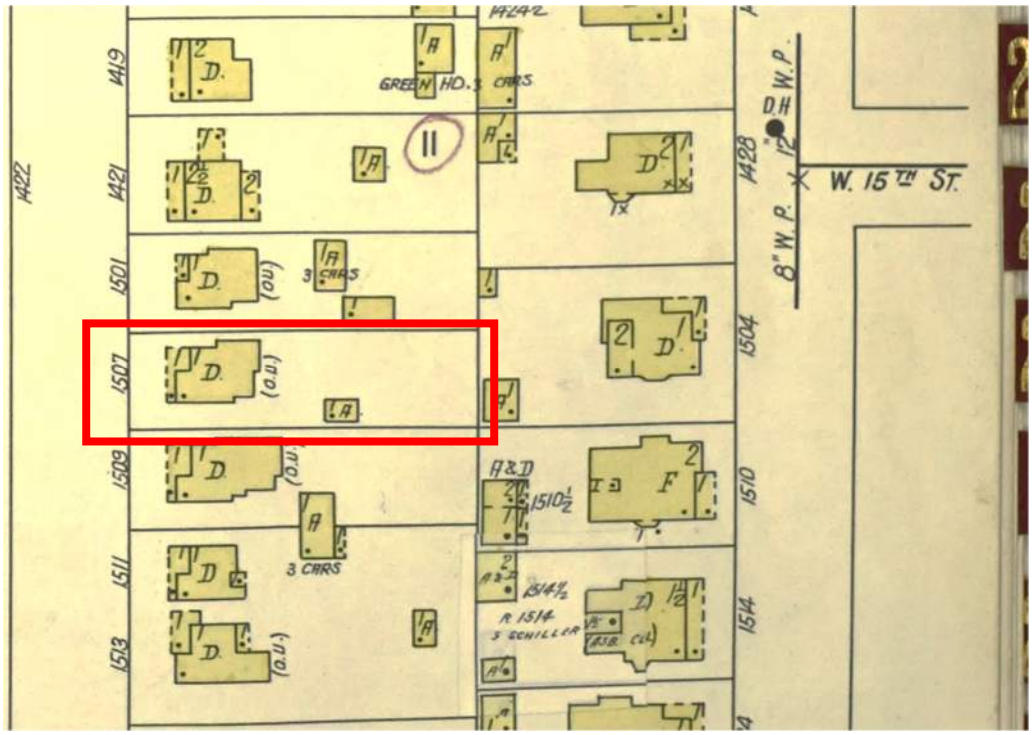


Figure 7.4. 1939 Sanborn Map, Little Rock, Arkansas. Detail of Sheet 228.

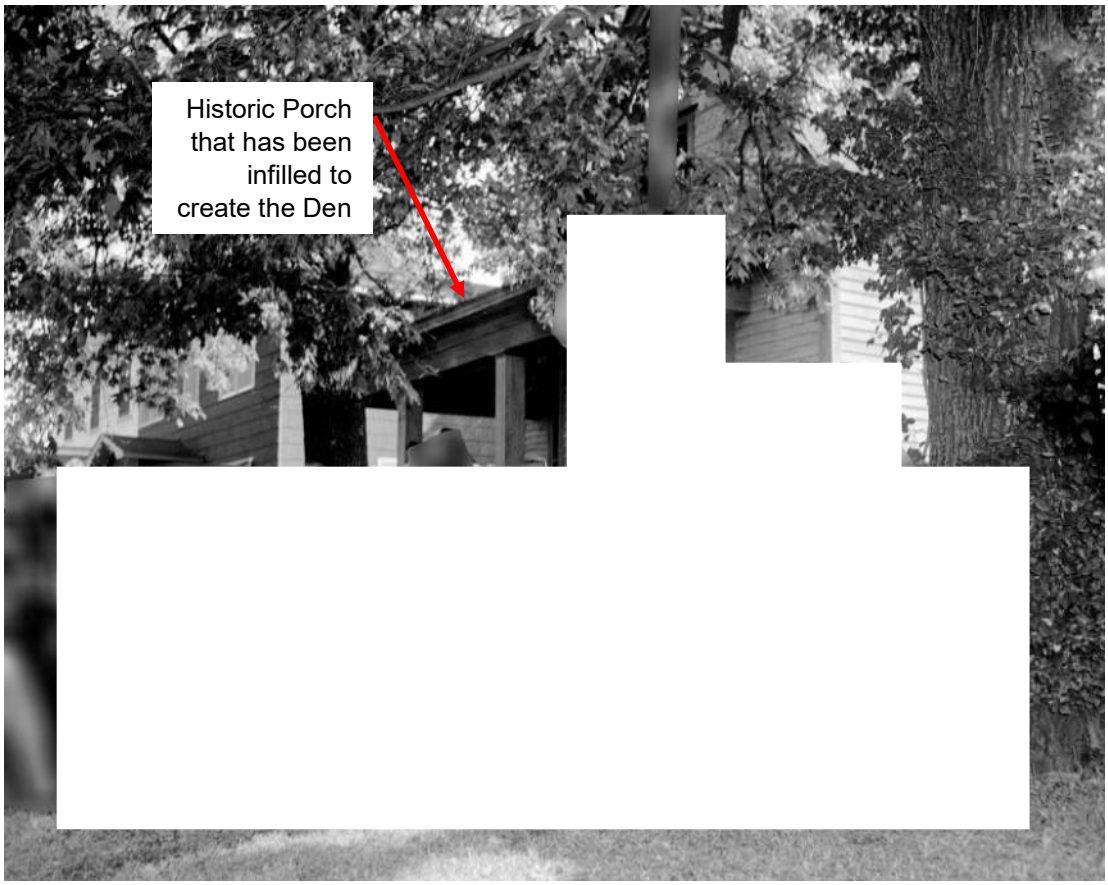


Figure 7.5. 1507 South Park Street, redacted AP Photograph, Date and Photographer Unknown.

House 7 Significant Character-Defining Features

The period of significance for the houses along South Park Street is from the date of their construction through 1960. The exterior appearance of the homes and features in the yards along the street are recommended to remain in the configuration as documented in historic photographs of the Little Rock High School desegregation events from 1957-1960.

This home has many remaining original or early historic elements on both the exterior and interior of the home, with a high level of historic integrity. The most significant changes to the home include the infill of the front porch, change in the height and size of the west gable window at the attic, and the lowering the height of the original window openings (in conjunction with lowering the interior ceilings).

The following significant features define the historic appearance of this house. Altering these features would weaken the understanding and visual impact of the building as it related to the events of 1957-1960.

Exterior:

- Massing – One-story with gabled and shed roofs
- Basic Footprint – L-Shaped (The historic portion of the home)
- Foundation – Exposed brick foundation
- Fenestration
    - Door and window openings in original locations; however, the height of the windows have been lowered
    - Two original wood windows remain – one in the Den and one in the front Bedroom.
- Roof – Gabled roofs and front porch shed roof
- Siding – Smooth wood clapboard siding and shingles on upper gable

Interior:

- Ceiling Height – High ceiling in front bedroom. Original ceilings in the other main house original rooms remain in place above the lowered ceilings.
- Doors –
    - Wood interior doors
    - Original exterior wood entrance doors from front porch. Casings and transoms are original, doors have been replaced.
- Trim – Wood
- Finished Walls and Ceiling – Wood lath and plaster walls and ceilings (where remaining)
- Window trim, door trim, and baseboards
- Flooring – Wood flooring in the original rooms.

Existing Physical Description Terminology

The following terminology is used to describe the general conditions of existing features. The terms are based upon the following criteria:

> ***Good***: Indicates no clear or visible evidence of major deterioration or structural failure. The integrity of the feature is well maintained and preserved, given the exposure to existing environmental conditions. No immediate treatment is required.
>
> ***Fair***: Indicates visible evidence of minor disturbances and deterioration. The integrity of the feature is preserved, given the exposure to existing environmental conditions and human interaction. Some level of intervention for corrective measures is required.
>
> ***Poor***: Indicates visible evidence of major disturbances and significant deterioration. The integrity of the feature is rapidly worsening, given the exposure to existing environmental conditions and human interaction. Immediate intervention for corrective measures is required to preserve the remaining historic character resource and integrity of the element.
>
> ***Unknown***: Indicates missing, inaccessible, or unclear evidence contributing to the identification of an appropriate solution to protect and preserve the historic integrity of the site feature.

Architectural/Structural Existing Conditions

An enlarged existing plan for House 7 can be found following this section.

This section outlines the architectural and preliminary structural assessment of House 7, 1507 South Park Street. This assessment was limited to what was visible during the November 2020 site visit. The objective was to document the existing condition of the house to identify required maintenance and repairs and to aid in the preservation of the home and its historic features. No calculations for loading capacity or ability of the structure to resist environmental forces such as wind, snow, or seismic events were performed for the structure. The configuration of structural framing was noted where visible and reasonably accessible. A complete structural modeling was not performed for this structure but should be conducted as part of an overall building rehabilitation plan.

Site

Located on the east side of South Park Street, the lot is rectangular with the house facing South Park Street. The site has a moderate slope with high grade located on the east edge of the lot and sloping gradually towards South Park Street. The site does not have any swales or French drains installed to direct water away from the house foundation.

The moderate slope directs all site water towards the back of the house. This is not a new issue, but it most likely has been happening since the home was constructed. Over time, this has caused water to infiltrate into the crawl space and has resulted in moisture damage to the brick

foundation, the mortar joints, and the first floor wood joists. These deteriorated conditions are further discussed in the foundation and framing portions of the report.

The driveway, a mix of gravel and brick pavers, runs along the south side of the lot and leads to an existing, small freestanding gabled shed and a shed roof carport near the back of the lot that is currently under construction. A wood fence and dense vegetation behind the garage separates the lot from the adjacent house. A chain-link fence on the north and south edges of the lot encloses the side and back yards. The fence is lined with scruffy line trees and shrubs.

At the front of the lot, along South Park Street, a brick retaining wall parallels the public sidewalk. At the south side of the retaining wall, just before the driveway, the retaining wall turns east and dies into the grade roughly 8-feet back from the public sidewalk. Two concrete steps are centered in the retaining wall and lead a sidewalk to the front entrance. There are several settlement issues throughout the brick retaining wall, resulting in the wall leaning outwards with large cracks. This deterioration is most visible on the south side of the wall, along the driveway, and where the brick wall frames the concrete steps that lead to the front yard.

A wood fence is installed just inside the retaining wall, fencing in the front yard. Ornamental landscaping is planted on either side of the front sidewalk.

Figure 7.6. Back yard, east exterior wall. (STRATA 2020)

Figure 7.7. Left: Brick retaining wall at concrete sidewalk steps. Right: Brick retaining wall where it turns east along gravel and brick driveway. (STRATA 2020)

Foundation

The wood-framed house is supported on the perimeter by a series of short brick piers. Between these piers are single-wythe, or one course thick, infill walls of brick.[3] The brick infill walls are constructed independently of the piers. This construction method is visible above grade on the along the south foundation wall (Figure 7.8). Due to the slope of the site, very little of the foundation is exposed on the eastern (back) side of the house, while on the western (front) side of the house, roughly three feet of the foundation is exposed. There are open mortar joints visible in the exterior and interior faces of the brick masonry. The exterior face of the foundation walls have several layers of peeling paint and overspray from prior episodes of when the house has been painted.

There are rectangular vents in the single wythe wall to allow airflow through the crawl space. Metal grating has been installed over vent openings in the brick to keep out pests. In a few locations, holes have been cut into the foundation for pipe access, and backer rod and sealant are not installed around the exposed piping, allowing room for pests to enter. In one location, along the north foundation wall, a temporary metal grate has been installed in front of a large open hole. A plywood panel installed into a framed opening in the south foundation must be removed to access the crawl space.

[3] The term ‘wythe’ refers to the number of courses of brick deep in a masonry wall. A single-wythe indicates the wall is only a single brick deep (approximately 4”). A double-wythe would suggest the wall is two bricks deep (approximately 8”).

The interior brick piers in the crawl space are approximately 8-inch by 16-inch and have missing mortar (Figure 7.10). A potential masonry chimney base is visible in the crawl space in the area between Bedroom 112 and Dining Room 108. The chimney is no longer present above the roofline and was not observed within the house. The first floor framing around the furnace found within the crawl space has been inappropriately modified and is supported with concrete masonry units (CMU) blocks and temporary wood framing (Figure 7.12).

The brick infill foundation wall below Den 100 is only a single wythe except at the front wood stairs, where there are (CMU) and two brick piers. There is moisture present at the interior face of brick at the northwest corner (Figure 7.11).

The high grade near the back of the house does not allow for access in the crawl space below the back (east) side of the house. This area was observed in some locations through foundation vents, but existing circumstances made it difficult for the Design Team to fully assess the conditions of the first floor framing in this location. The foundation as a whole is in fair to poor condition. The majority of the deterioration is due to mortar loss and under-designed foundation walls for Den 100.

Figure 7.8. Brick piers visible above grade with infill masonry walls, south foundation wall. (SEA 2020)

Figure 7.9. Left: North foundation wall, note the hole through the foundation to accommodate a vent pipe. Right: North foundation wall, detail of temporary grate covering hole in foundation. (STRATA 2020)

Figure 7.10. Interior brick pier with mortar deterioration. (SEA 2020)

Figure 7.11. Northwest corner in crawl space under Den with moisture staining on brick. (SEA 2020)

Figure 7.12. Temporary inappropriate joist supports near heater. (SEA 2020)

Exterior Walls

The exterior walls are framed with wood studs. The Design Team was unable to observe the size or spacing of the framing, nor could they confirm if there is exterior sheathing or wall insulation. On the outside face, most of the home is clad with clapboard wood siding along the lower level of the home and wood shingles on the upper face of the gable ends. On the east wall, where the original porch was infilled and converted to Den 100, the exterior is clad with vertical siding. Due to the wall cladding on the exterior and interior finishes, the condition of the wall studs could not be observed throughout the house. The interior finishes include a mixture of lath and plaster, wood paneling, and drywall.

In general, the walls of the original construction did not exhibit signs of leaning or otherwise substantial movement that could be noted. That cannot be said for the west exterior wall at the front of the house where the porch was infilled, which visibly slopes down to the north. The northwest corner is nearly 6 ½-inches lower than the southwest corner, measured using a stringline and level. The tongue and groove wood flooring from the original porch floor extends beyond the face of the exterior wall and is exposed to the elements. The ends of the flooring pieces are substantially rotted, especially at the northwest corner of the house (Figure 7.14). This deterioration likely extends under the exterior wall to the interior of the Den. The original porch floor was likely constructed with a slope, intended to drain rainwater. However, the severe sloping of the front Den floor is likely related to a combination of the following issues: the wood rot on and around the exposed flooring, subsidence of the single wythe brick foundation wall at the northwest corner, and moisture in the crawl space softening the soil below the wood posts installed under the joists. Another issue here is the method of construction; the west exterior Den wall is set slightly back from the rim joist below the flooring, meaning the wall is supported solely by the old porch flooring, which is severely rotted.

The exterior wood cladding through the main part of the house is a smooth wood clapboard siding that has roughly a 4-inch exposure. Throughout all four exterior walls, wood rot in the siding is visible, generally near the base of the walls (Figure 7.13). In several locations, the original wood clapboard siding was replaced with OSB (oriented strand board) that was cut to match the original clapboard siding size (Figure 7.13). OSB is not rated for continuous exterior exposure and should not be used for siding and is rotten in many locations (Figure 7.16).

The base of the walls is trimmed with a wood skirt board that has a cap that projects from the house roughly 1-inch. There are several locations around the house where the skirt board and cap are damaged from wood rot (Figure 7.14, 7.15). The skirt board is severely damaged around the front Den 100, most likely caused by the deterioration of the exposed wood flooring. In several locations, vines are beginning to creep up the exterior walls, which will eventually cause deterioration to the wood siding and trim. Vines need to be cut away from growing on the siding.

The window openings and front door are trimmed with a simple wood casing that varies in width between 3-inches and 4-inches. The original window openings were much taller than the existing windows (Figure 7.17). Evidence of this can be seen where the taller openings were

infilled with wood siding. The window heights were lowered when the interior ceilings were lowered. A historic photograph shows that the windows had a decorative cornice cap at the top of the head casing, but this trim no longer exits. The windows have a projecting wood sill but no apron. The upper attic window on the east wall and the window in Bedroom 105 are missing the exterior wood sills. The trim at the windows and doors is in fair condition, with a few areas of rot and cracked paint.

The corners of the walls are trimmed with a simple wood vertical board. At the top of the wall is a flat frieze board with a decorative cap covering the gap between the frieze board and the wood soffit. On the gable ends, the corner board stops, and the gable is trimmed on the slopes with a much large wood frieze board (+/-1'-0" wide). The gable frieze is topped with a smoother trim cap between the frieze board and the wood soffit. At the base of the gable is a horizontal, fluted trim board that separates the lower wood clapboard siding from the upper wood shingles (Figure 7.18). The wood shingles shift from two rows of straight cut shingles to two rows of wood shingles with beveled corners. The corner trim, frieze boards, and upper shingles are in fair condition, with some minor areas of wood rot. The siding and trim have recently been painted, with the siding painted a soft golden yellow and the trim painted a cream. In all locations, there is cracking visible from the old paint below.

The fascia board was replaced on portions of the northeast shed roof with an unpainted piece of lumber with pre-finished metal flashing overhanging (Figure 7.19). The replacement fascia board does not match the historic fascia trim and was not installed appropriately.

Figure 7.13. Rotted siding on east side of house. (SEA 2020)

Figure 7.14. Foundtion settlement and rot in wood framing at northwest corner of the infilled front porch. (SEA 2020)

Figure 7.15. Left: North wall, detail of skirt board, Right: East wall, detail of siding at base of wall. (STRATA 2020)

Figure 7.16. Rows of OSB siding on the east elevation. (STRATA 2020)

Figure 7.17. Typical lowered window, with the historic taller opening still visible in wood siding. (STRATA 2020)

Figure 7.18. Gable end wood shingles, west facade. Note, the attic window is larger and higher than the original window seen in Figure 7.5. (STRATA 2020)

Figure 7.19. Gable end wood shingles, north wall. Red arrow points to the unpainted cornice replacement trim and overhanging roof edge flashing. (STRATA 2020)

Exterior Windows

The existing exterior windows are not original to the house (Figure 7.20). They are single-hung, single-pane, uninsulated aluminum windows, with a horizontal divider in both the upper and bottom sashes. The existing first floor windows appear to be in original window locations, however, the openings are shorter than the original window height. This is visible in the patched clapboards on the exterior of the house. The new windows were likely shortened to accommodate the lowering of the interior ceilings. Many of the exterior windows have security bars of inconsistent style.

A historic picture reveals that the original windows were wood double-hung windows with a vertical divider on both the upper and bottom sashes during the period of significance. It is assumed those would have been the original wood windows to the home. Two of these wood windows remain and are now part of the interior west wall of Bedroom 112 and the interior west wall of the Living Room.

The existing aluminum windows are in fair to poor condition. The style and materials of the existing windows are not compatible with the historic wood windows from the period of significance. The single-pane glazing and thin aluminum frame provide little insulation, allowing a considerable energy loss to the home in both the winter and summer seasons.

Figure 7.20. Left: Interior view of typical window Right: Exterior view of typical window. (STRATA 2020)

Exterior Doors

The front exterior door and back exterior door are replacement fiberglass paneled doors, not original to the home (Figure 7.21). The doors are covered with decorative storm doors. Both the

storm doors and fiberglass doors are in fair condition, with minor deterioration due to daily use and weather exposure.

Figure 7.21. Left: Exterior front door. Note the original wood porch flooring exposed under the wall and entrance door. Right: Exterior back door.(STRATA 2020)

Wood Deck and Patio

The wood stairs at the front of the house are roughly 6-feet by 5 1/2-feet and set just off center of the west façade (Figure 7.22). The stair is not original to the home and is framed with treated, unpainted lumber. The front door, accessed by the front stair, leads into Den 100, which is the the home's original front porch. It is believed to have been enclosed in the 1960s by the current owners' father.

The present-day wood stair is uncovered with a small, wall-mounted awning installed over the front door. The floor of the stair landing is wood planks running north-south. There does not appear to be a slope to the flooring. The wood handrail and the guardrail are both wood, with simple wood vertical balusters. The Design Team discussed with the Owner if the original steps could be found underneath the existing stairs, but the Owner advised that the original steps had been removed. The front staircase, including the wood steps, handrail, and guardrail, are in fair to good condition. The majority of the deterioration is found on the plank wood floor and rim joist, which has biological growth and beginning signs of wood rot.

The back door of the house leads out onto a patio formed by precast stone pavers set directly into grade (Figure 7.23). The patio measures 12-feet by 7 feet and sets roughly 2-inches below the finish floor of the home. The patio is in good condition, but the grade on the patio's west edge is beginning to wash out from beneath the pavers. This eventually will cause the pavers to shift and result in an uneven surface.

Figure 7.22. Left: Front staircase. Right: Details of guardrail and flooring. (STRATA 2020)

Figure 7.23. Back patio. Note the vertical rolled roofing that is gaping and not properly installed. (STRATA 2020)

Roof and Roof Framing

The historic house has gabled and shed roofs, with the south roof ridge running east-west and the central roof running north-south (Figure 7.1). The main gables, original to the home, create a “T” shape. At the back quarter of the home, the roof transitions into two different shed roofs (Figure 7.24). The northern shed roof is over the rear Kitchen and slopes north. The southern shed roof is over Bedroom 105 and Back Entry 104 and slopes east. A shed roof is located over the original front porch/Den 100. The main gabled roofs are covered in dark gray asphalt shingles that are fairly new in age. The soffits of the gabled roofs extend roughly +/-6-inches from the home and are a smooth wood.

The roofing material on the shed roofs is a rolled asphalt sheet roofing material (Figures 7.23 and 7. 24). The soffits of the shed roofs for Den 100 and Kitchen 103 extend roughly +/-1-foot and are smooth painted wood. The southeast soffit of the shed roof is the exposed tongue and groove roof sheathing, which spans between the exposed rafter tails. The City has recently had a contractor replace the roofing. The Design Team has concerns about the installation, specifically the installation completed at the shed roofs and the transitions between roofs and walls (Figures 7.23, 7.24, 7.26). These installations would not meet roofing manufacturer recommended details or warranties and should be corrected by the company that installed these roofs. The first concern is if the roof's slope meets the minimum requirements of the asphalt sheet material. The second concern is the transition of the asphalt sheet roofing material to the adjacent northeast shed roof, which has large folds and openings. These openings are a likely source of water intrusion. Lastly, the sheet material's transition at the edges of the roof was poorly done, with excess metal flashing extending over unpainted wood fascia boards.

The roof framing could not be directly observed from inside the house. The exterior of the roof was observed for signs of movement or deterioration. Probable structural issues were visible from the exterior of the southeast shed roof (Figure 7.24). The southeast shed roof appears to be sagging, especially near the back door. The roof rafters, or rafter extensions, are exposed outside and are visibly rotted. Two of these appear to have been at least partially sistered.

A door hood has been added over the back door and appears somewhat unsafe (Figure 7.25). It looks to be more or less tacked onto the back of the house and should not be used to support any weight.

Figure 7.24. View of shed roof at southeast corner of house. (SEA 2020)

Figure 7.25. Door hood over back entrance. (SEA 2020)

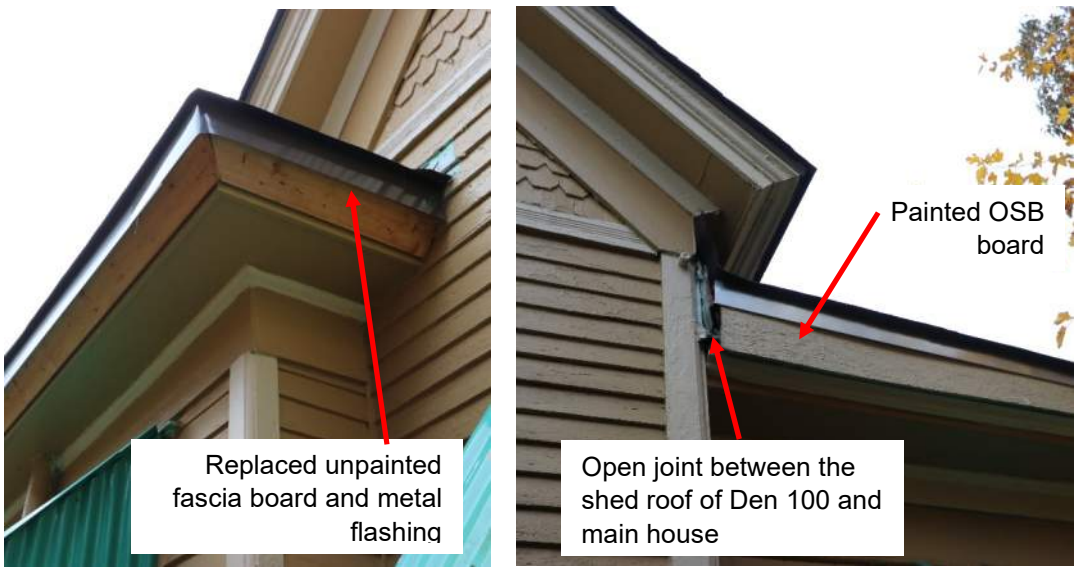


Figure 7.26. Left, unpainted fascia board and metal flashing. Right, flashing not embedded in mortar joint.

Gutters and Downspouts

There are no gutters or downspouts installed on this house. This is typical for the houses of this era in the neighborhood but allows all roof water to be directed towards the foundation of the home and not away from the house.

First Floor Framing

The first floor framing joists were measured in the crawl space to be 2-inch by 10-inch spaced at 16-inches running north-south (Figure 7.27). There is a 4-inch by 10-inch wood beam running east-west with 2 by 4 ledgers on either side of it for the joists to tie into. Tongue and groove floor sheathing is varying in sizes from 5 to 6-inches wide. This type of construction is consistent with the original footprint of the house.

There are two chimney bases visible in the crawl space, one between Bedroom 112 and Dining Room 108 and one on the east side of Family Room 101. The joists are framed around the chimneys. A cracked joist is near the chimney between Bedroom 112 and Dining Room 108 (Figure 7.28). There is a furnace located in the living room area, and there is a faint gas smell coming from that area.

The eastern portion of the crawl space could not be safely accessed as the ground slopes up to the east, and there is little to no room to maneuver. The framing was partially visible from a distance (Figure 7.29). The framing changes at the back of the house and in one area appeared to be 2 by 6 dimensional lumber with shorter spans. The additions' construction appears to be haphazard, not designed with considerations to solid connections or properly placed supports. One joist that looked to be near the kitchen area was severely split.

The joists under the original front porch/Den 100 are more modern 2 by 8 dimensional lumber spanning north-south. Three intermediate wood posts have been installed under the joists, and one brick pier has been demolished. As mentioned in this report's exterior wall section, the

original porch tongue and groove flooring on the west side of the original porch floor, between the rim joist and the first joist, is substantially rotted.

Figure 7.27. Temporary joist supports near heater. (SEA 2020)

Figure 7.28. Cracked joist near south chimney base. (SEA 2020)

Figure 7.29. Looking east at framing below Bathroom 102 and Kitchen 103. (SEA 2020)

Second Floor Framing

The attic space of the gabled portion of the house was retrofitted into an open bedroom area during the 1960s. The Attic is accessed via a narrow stair in Closet 110. The stair is constructed out of plywood and is not constructed with code-compliant treads, risers, or handrails (Figure 7.30). The Attic is a large open space with short knee walls and a pitched ceiling that follows the gabled roof slope (Figure 7.31). Single windows are installed in all three gables, providing natural light into the space. The walls and ceiling of the space have been finished with a mixture of materials, including drywall, hardboard, and beadboard panels.

Portions of Attic joist framing are partially visible at the stairs through small gaps in the wall. The Attic framing appears to be 2-inch by 6-inch spaced at 21 to 26-inches on center, running north-south. The drop ceiling framing for Bedroom 112 is also visible through these gaps. The drop ceiling appears to be supported by modern 2 by 4 dimensional boards that span north-south from wall to wall; hangers from the Attic framing do not support this framing. Throughout all of the Attic space, the floor feels spongy or bouncy; the joist framing size and spacing are not designed for the Attic to be an occupied space. For comparison, the first floor framing is constructed of larger, 2-inch by 10-inch joists, more densely spaced, at 16-inches on center.

It is unlikely the Attic meets current life safety and code requirements for a legally occupiable bedroom space concerning knee wall height, head height, volume of space, and fire exiting. The joist dimensions and spacing are not sized for an occupiable space. This space should not be occupied as a bedroom.

Figure 7.30. Stairs up to attic. (SEA 2020)

Figure 7.31. Attic, looking east. (STRATA 2020)

Interior Framing, Walls, and Ceilings

The interior walls are assumed to be wood studs, and the interior cladding is a mixture of lath and plaster, wood paneling, and drywall. The Design Team was unable to observe the condition of the stud framing due to the interior finishes. The ceilings in the original footprint of the house, bounded by the Family Room 101, Bedroom 112, and Dining Room 108, have been lowered, except in the front Bedroom 112. The ceilings are a mixture of a sheathing covered in textured spackle, smooth prime and painted drywall, and drop ceiling panels installed without a grid.

Throughout the interior of the home, the interior walls are in fair condition. There is cracking in the plaster around the headed opening in Kitchen 103. There is cracking in the plaster at the northwest corner of Den 100 and along the top of the west exterior wall. In both the case of the Den and the Kitchen, the cracking is most likely tied to the deterioration or settlement of the first floor framing. Various ceiling repairs have been performed in Bedroom 105. This area corresponds to the sagging in the southeast shed roof, noted in the Roof section of the report. Some water staining is visible on some of the repairs indicating ongoing moisture intrusion issues (Figure 7.34).

Interior Trim

The interior walls, doors, and windows are trimmed with wood. The baseboard styles vary throughout the house. The wood baseboard in the Dining Room 108 is a simple +/-4-inch flat board with a decorative top edge and a quarter round moulding at the base. The wood baseboard in the Living Room 101 is a simple +/-10-inch flat board with a half-round moulding at the top. Through the remainder of the house, the baseboard is a flat wood board and varies heights, with the front Bedroom 112 having a quarter-round moulding at the base. Den 100 does not have a baseboard. Throughout the house, the baseboard is painted in various colors. Throughout the house, the windows and doors are trimmed with wood that varies in style and sizing. The only windows in the house that appear to have original trim are the west windows in Bedroom 112 and the Living Room. No longer visible from the exterior of the house, these original wood double-hung windows are trimmed with an ornamental casing that has several decorative beads running down the center of the trim. These windows have a wood sill that projects out from the wall with a curved nosing and a beaded apron below. The corners and center jamb of the head casing of the windows are topped with rosette corner blocks. Throughout the rest of the house, the wood casings at the windows have been replaced with flat boards and sills.

In multiple locations in the home, the original door casing and wood doors remain. Like the original window casings, the doors are cased in an ornamental wood trim with several decorative beads running down the center of the trim. The corners of the head casing of the doors are topped with rosette corner blocks. The door casings have plinth blocks at the base. The original door frames are still visible in Living Room 101, Dining Room 108, Closets 109 and 110, and Bedroom 112. The remainder of the house has simple flat wood trim surrounding the doors without plinths or corner blocks. The original paneled wood doors remain in Dining Room 108. The original front doors that lead to the Den have the original transoms in place, which are slightly obscured with the lowered ceilings.

Figure 7.32. Dining 108, Looking south. (STRATA 2020)

Figure 7.33. Living Room 101, Looking northeast towards Hallway 107. (STRATA 2020)

Figure 7.34. Bedroom 105, Water infiltration in southeast corner. (SEA 2020)

Flooring

Flooring throughout the house is a mixture of wood, carpet, and vinyl flooring. The only location that the original wood flooring was observed was in Dining Room 108, although it is believed to still existing in Living Room 101, under the carpet. The original flooring is a narrow tongue and groove wood flooring that runs north to south. The Dining Room wood flooring is painted a dark brown. The Dining Room wood flooring was partially covered by a rug but appeared in fair condition.

The floor in Kitchen 103 is very uneven and feels spongy, especially near the sink. Here the linoleum and plywood subfloor is soft. This is most likely due to water leaks, but it was also observed in the crawl space that a cracked joist is near the Kitchen 103 area, which could be exacerbating the issue.

The floor in the infilled original front porch area/Den 100 slopes substantially to the west. This slope is addressed in the first floor framing section of this report. The slope was measured to be 2 ½-inches over 4-feet near the front door (Figure 7.36)

In Dining Room 108, the flooring slopes down to the west. The Design Team observed a cracked joist around the location of an old chimney that would have been located along the west wall of the Dining Room 108. This could be causing the slope in the Dining Room floor.

In Bathroom 102, the floor feels spongy and uneven. This section of the house was not original to the construction of the home, and the framing observed in the crawl space is supported by piers that are not well placed. There is a likelihood that water leaks in the bathroom may have contributed to soft spots in the floor, but the framing style in this location might also be contributing to the spongy and uneven floor.

Figure 7.35. Dining Room 108, original wood flooring. (STRATA 2020)

Figure 7.36. Transition between Den 100 (original porch) and Living Room 101 at the original front door entrance. (STRATA 2020)

Mechanical, Electrical, and Plumbing Existing Conditions

Electrical Service for the building is fed by a 200A overhead triplex mast system from the southeast corner of the property via a riser and attach point on the southeast corner of the home. The service line is in contact with the trees in the back yard and should be addressed by the power company. The overhead service feeds a Square D combination meter can and NEMA 3R, 240/120V, 1 phase, 3 wire, 200A MCB (main circuit breaker), 40 circuit (20 full size or 40 half size breakers) panel. Grounding for the system is accomplished with a #4 bare ground routed down the side of the home to a ground rod installed below the panel. This panel is a replacement for the original panel and serves as the main service disconnecting means for the home. Located in the panel are (7) single pole, 20A circuit breakers. There are no 240V loads connected to the panel. 5 original #12 cloth covered romex have been reconnected to the new panel with 2 having ground and the others having no ground. The 6th circuit is a new #12/2wg romex to a GFCI receptacle in weatherproof box with “in-use) cover mounted below the panel. The 7th circuit is installed in a ½” EMT conduit with (2) #12 THW routed around the back of the home to a junction box and then into the home as well as feeding the back outdoor light.

110V utilization devices (receptacles) are generally a mix of the original two wire type with several locations being changed out to three wire grounded receptacles. The bathroom has been rewired with 3 wire outlets and will be covered later in this report. No GFCI receptacles are present in or around the home except the new GFCI service receptacle added beneath the newer service panel. Lighting fixtures are generally screw-in incandescent light fixtures which are consistent with residential construction. General life safety issues have been noted throughout the house related to the dated electrical wiring and wiring that does not meet current code. These have been reviewed with the homeowner and are addressed in the Treatment section of this report.

Figure 7.36. Romex from non-outdoor rated junction box. (Henderson 2020)

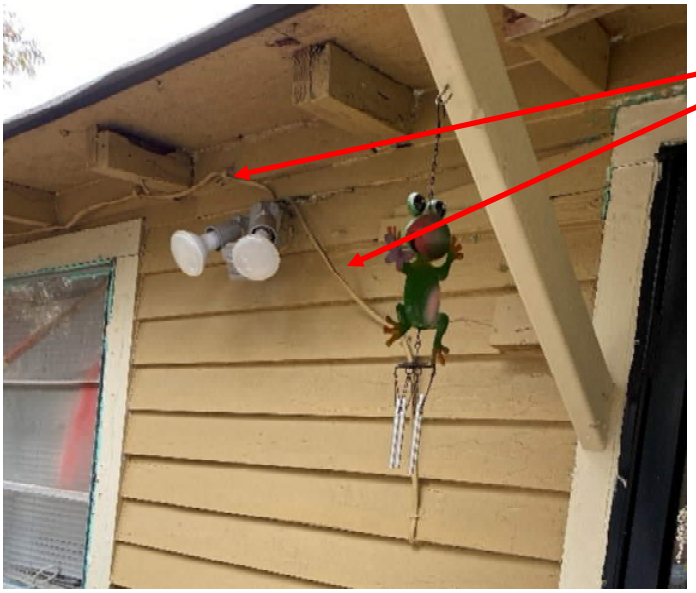


Figure 7.37. Romex from motion sensor light. (Henderson 2020)

Figure 7.38. Romex outside of wall, north wall. (Henderson 2020)

Figure 7.39. Romex along the north wall. (Henderson 2020)

Figure 7.40. Romex on exterior of house. (Henderson 2020)

Figure 7.41. Romex at exterior of home, northwest corner. (Henderson 2020)

Figure 7.42. Romex on exterior of home, south wall. (Henderson 2020)

Figure 7.43. Plastic piping used for circuit is DWV plumbing piping and not rated for electrical installation. (Henderson 2020)

Figure 7.44. None GFCI outlet on exterior of home. (Henderson 2020)

Figure 7.45. Motion detection light fixture on north side of the home mounted near the second floor is powered with an SJOW (extension cord) and routed through the wall to be plugged into a receptacle on the second floor. (Henderson 2020)

Figure 7.46. Motion detection light fixture on north side of the home mounted near the second floor is powered with an SJOW (extension cord) and routed through the wall to be plugged into a receptacle on the second floor. (Henderson 2020)

Figure 7.47. Electrical Corrections under bathroom sink and protruding through to the living room area should have an electrician engaged to correct wiring issues. (Henderson 2020)

Figure 7.48. Electrical Corrections under bathroom sink and protruding through to the living room area should have an electrician engaged to correct wiring issues. (Henderson 2020)

Figure 7.49. Electrical Corrections under bathroom sink and protruding through to the living room area should have an electrician engaged to correct wiring issues. (Henderson 2020)

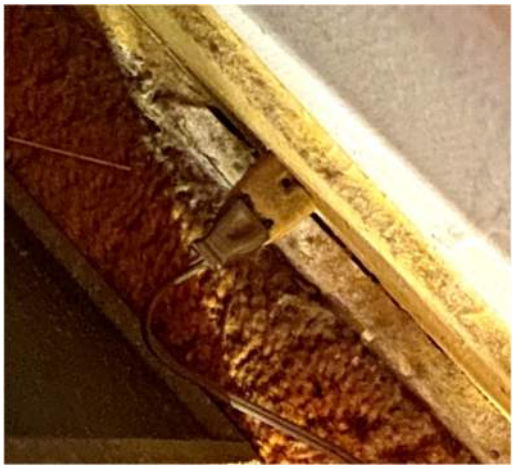


Figure 7.50. Remove extension cord end connected to romex mounted at baseboard in the living room and remove romex back to its point of origin. (Henderson 2020)

Figure 7.51. Disconnect and remove romex wiring ran on surface of wall in two locations in the front bedroom (south wall and behind wall board on the west wall and routed behind faceplate of receptacle for connection. (Henderson 2020)

Figure 7.52. Disconnect and remove romex wiring ran on surface of wall in two locations in the front bedroom (south wall and behind wall board on the west wall and routed behind faceplate of receptacle for connection. (Henderson 2020)

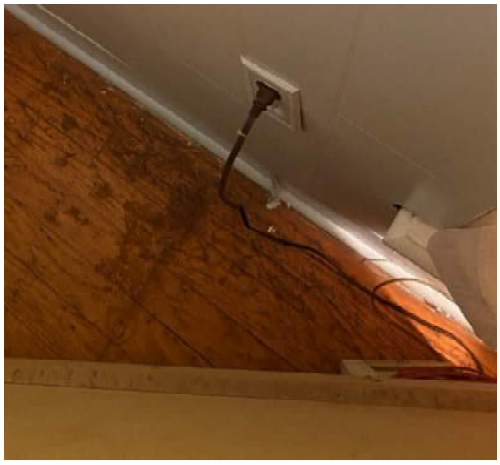


Figure 7.53. Disconnect and remove romex wiring ran on surface of wall in two locations in the front bedroom (south wall and behind wall board on the west wall and routed behind faceplate of receptacle for connection. (Henderson 2020)

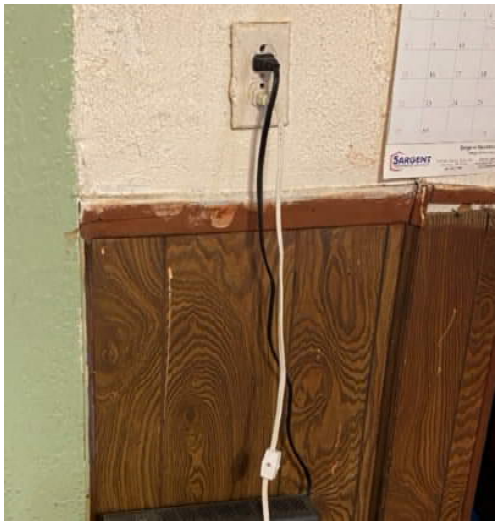


Figure 7.54. Electrical outlet in Kitchen. (Henderson 2020)

Figure 7.55. Install a nipple to extend the LB below the panel through the sill plate and seal around the fitting to provide protection for the romex circuits that enter the crawl space. (Henderson 2020)

Figure 7.56. Overhead service lines from neighbor spanning over House 7 back yard. (Henderson 2020)

Figure 7.57. Overhead service lines in back yard. (Henderson 2020)

Figure 7.58. Provide Ground Fault Interrupter (GFI) circuit breaker for circuit that is feeding bathroom light fixtures or change bathroom fixtures to type without receptacles mounted in them. (Henderson 2020)

Figure 7.59. Provide Ground Fault Interrupter (GFI) circuit breaker for circuit that is feeding bathroom light fixtures or change bathroom fixtures to type without receptacles mounted in them. (Henderson 2020)

Mechanical Systems

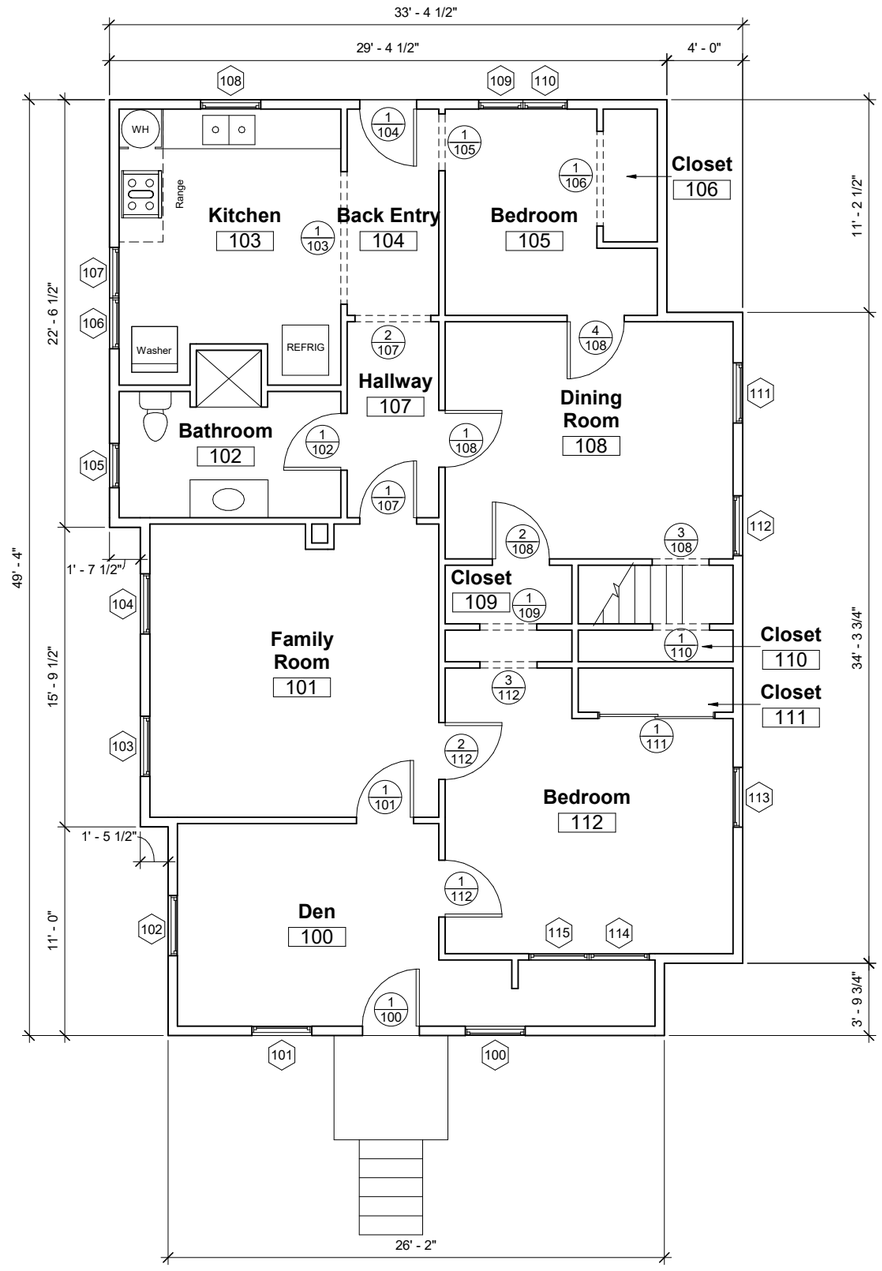
Mechanical systems for the house consist of window mounted air conditioner (AC) units and wall mounted ventless gas heaters. There are four window AC units located on the first floor and no AC units on the upper floor. The two ventless gas heaters are located in the hallway and front infilled porch/den area and are connected to the natural gas supply system.

The hot water heater for the home is a gas-fired tank type with vent extending through the exterior wall and up to above the roof level. ~~The flue has been disconnected at the water heater and the water heater is not currently in use~~ (completed after visit).

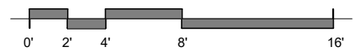
Plumbing

Plumbing throughout the house could use some upgrades and required code modifications. Water lines to the sink need to be replaced in the kitchen as well as a new faucet. Water distribution lines under the house are old and could be replaced, as needed in the future. New lines should be insulated. The drain line and venting from the kitchen sink should be repaired and replaced. The bathroom faucet and shower valve should be replaced and re-plumbed. Our team was unable to determine the condition of the toilet drain. The plumber who inspected the property recommended all water distribution and drain lines be replaced throughout the house. The water service to the house was not inspected.

The sewer line was TVd and requires replacement from the house to the street. The sewer exists the house and goes east through the neighboring property to South Schiller Street. This will take coordination with the neighbor to the east, as that property is heavily paved. The direct path of the sewer line is not known. It would be good to coordinate with the City to see if there is a sewer line in South Park Street, which would be much closer and easier to replace than going to the street to the east.



THESE PLANS ARE DIAGRAMATIC IN NATURE ON THE INTERIOR OF THE STRUCTURES. THE DESIGN TEAM ONLY TOOK ROUGH MEASUREMENTS ON THE EXTERIOR OF THE BUILDING AND THEN DID ROUGH SKETCHES OF THE INTERIOR LAYOUT. THE PURPOSE OF THESE FLOOR PLANS IS TO PROVIDE VISUAL INDICATION OF WHERE BUILDING DETERIORATION IS OCCURRING.



1 House 7 - First Floor Plan

1/4" = 1'-0"

N

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DESIGNED: CA
CADD: CA
TECH. REVIEW: AG
DATE: 05-02-2021

TITLE OF SHEET
EXISTING CONDITION DRAWINGS

1507 South Park Street

CENTRAL HIGH NEIGHBORHOOD
LITTLE ROCK, ARKANSAS

Maintenance, Repair, and RehabilitationRecommendations: House 7 – 1507 South Park Street

Maintenance, repair, and rehabilitation recommendations are based on a combination of assessment and research conducted by a multi-disciplinary project team in 2020.

1507 South Park Street is currently considered to be non-contributing to the Central High School Neighborhood National Register of Historic Places District. This non-contributing status is likely because the original front porch was infilled and also because of the tall wood fence in the front yard. Other significant changes include lowering the head heights of the original window openings.

Recommendations in this section include removing the Den room infill (walls, ceiling, and interior finishes) of the front porch and restoring the porch to its open, original condition. The northwest foundation of the porch has settled. Repairing this settlement and other deterioration issues will require the porch infill to be completely demolished. Once the porch infill is removed, and if the owner chooses to remove the tall wood fence from the front yard, the house may be re-evaluated to change to a contributing status within the historic district.

Reopening the front porch is consistent with the period of significance from 1957-1960 of the South Park Street houses, as the open front porch can be seen in photographs from that period. To guide future rehabilitation work, the house should be treated as a contributing property, the same as the neighboring properties formally recognized as contributing structures. Repair and rehabilitation work should meet the Secretary of the Interior's Standards for the Treatment of Historic Properties. This house is also in the primary character area of the Central High School (which is a National Historic Landmark) and is an important part of the overall context of the historic South Park Street block.

The period of significance for 1507 South Park Street is from its initial construction through 1960. All recommendations made are intended to preserve the exterior appearance of the house during that period. The work was guided by *Preservation Brief #43: The Preparation and Use of Historic Structure Reports* and *Historic Structure Reports and Preservation Plans: A Preparation Guide*.[4] All recommendations in the report have been developed to comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties, specifically for *Preservation* and *Rehabilitation*. In addition, all exterior repairs that are not routine maintenance, are subject to review by the City, per the Central High School Design Overlay District regulations. Due to the age of the home, it is assumed that lead paint is present. All rehabilitation work that disrupts painted surfaces (windows, trim, siding, walls, etc.) should

[4] Deborah Slaton, *Preservation Brief 43*: *The Preparation and Use of Historic Structure Reports* (Washington, D.C.: National Park Service, 2005), and Dominique M. Hawkins and Lyssa Papazian, Dominique M. Hawkins, *Historic Structure Reports & Preservation Plans; A Preparation Guide* (Trenton, NJ: New Jersey Historic Preservation Office, 2015).

follow lead-safe practices. For further information, refer to: https://www.epa.gov/sites/production/files/2013-11/documents/steps_0.pdf.

The Design Team has provided treatment recommendations for maintenance, repair, and rehabilitation of the home. These recommendations have been divided into three phases to help the Property Owner to prepare a plan and prioritize repairs. The three categories of work include Critical - Life Safety (Emergency) and Immediate Treatment Recommendations; Serious - Short Term Recommendations; and Minor - Long Term Recommendations. A brief description of each phase is provided below.

- ***Critical - Life Safety (Emergency) and Immediate Treatment Recommendations*** – Work that is recommended to be completed immediately, as there are potentially life safety or hazardous concerns to be addressed that may affect the preservation of the structure's historic materials.

- ***Serious - Short Term Treatment Recommendations*** – Work that is recommended to be undertaken within 1-2 years.

- ***Minor - Long Term Treatment Recommendations*** – Work that is recommended to complete within 2-5 years.

To help clarify the treatment recommendations priority, all recommendations have been divided and tagged by a specified color identified in the below chart.

Treatment Recommendation Priorities	
	Critical – Life Safety (Emergency) and Immediate Treatments
	Serious - Short Term Treatments
	Minor - Long Term Treatments

Beyond specifying the recommended priority, the treatment recommendations have been organized into specific features. For each treatment, a quantity, unit, and where applicable, a photograph has been referenced to help in the understanding and pricing of the recommendations.

These treatment recommendations are intended to help the Homeowner prioritize future maintenance, repairs, and rehabilitation projects according to their individual needs and can be accomplished over time.

Key for Terms and Units	
L.F.	Linear Feet
Sq. Ft.	Square Feet
EA.	Each – represents quantity
Allowance	Provide an approximate cost for repair
NEC	National Electrical Code

Prioritized Maintenance, Repairs, and Rehabilitation Treatment Recommendations					
	Feature	**Treatment**	**Qty**	**Unit**	**Photograhs**
Exterior					
1.0 Site					
1.1	Site Drainage	Install a perforated drainage pipe or French drain around the perimeter of the house that is made to daylight in front yard.	150	L.F.	Fig. 7.1 Fig. 7.6
1.2	Site Drainage	Install a swale in the back yard to channel drainage away from the foundation. (The cost is included in the portion of the French drain.)	40	L.F.	Fig. 7.1 Fig. 7.6
1.3	Site Retaining Wall	Replace the existing retaining wall with a new wall that is designed to support the lateral earth pressures. Some consideration should be taken to allow water to exit from behind the wall through drainage pipes designed within the wall. Make required fence repairs as necessary.	45	L.F.	Fig. 7.7
1.4	Landscaping	An allowance cost for basic maintenance to the site and minor tree maintenance is included in the costs.		Allowance	Fig. 7.1 Fig. 7.6
1.5	Driveway and Sidewalk	Construction of a new driveway and sidewalk is not included.			N/A
2.0 Foundation					
2.1	Masonry Repointing	Repoint interior and exterior faces of brick masonry foundation walls with type N mortar and secure loose bricks. In locations where holes have been cut and pipes are passing through the wall, the gaps in the holes should be infilled with backer rod and caulking or mortar.	550	Sq. Ft.	Fig. 7.8 Fig. 7.9
2.2	Foundation Vent Screens	Remove the temporary foundation screen on the north exterior of the foundation wall and replace with a permanent metal vent with screening. Remove plywood over existing vent openings and install new metal vents with screening.	6	Each	Fig. 7.8 Fig. 7.9

2.3	Crawl Space Access Door	Remove plywood and install new wood crawl space access door and frame, with lock.	1	Each	N/A
2.4	Reconstruction of Original Front Porch	1. Demolish all of Den 100 wall infill framing, infill ceiling, and the old porch flooring that is deteriorated. Demo wall coverings installed over the two historic wood windows on east wall of existing Den. Install shoring for existing roof. 2. Rebuild porch foundation to support new frame structure with exposed brick or brick veneer. New porch piers should be reinforced concrete piers with brick veneer or fully grouted masonry piers with brick veneer on a precast concrete footing. The new piers would be required to extend a minimum 12-inches below grade and bear on undisturbed soil. Piers should be clad in brick to match the existing brick foundation. 3. Install new porch framing, wood tongue and groove porch floor, and new wood columns to match historic photos. Install new steps. Install two new exterior doors. Make repairs to both historic wood windows, and install wood clapboard siding on the exterior face of the east wall where interior finishes were removed. Install new steps leading to reconstructed front porch.		Allowance	Fig. 7.11
2.5	Temporary Alternate to 2.4 Northwest Corner of Den 100	Provide temporary support for the west wall of the Den, if the above repairs cannot be performed in a timely manner. This may be done in the crawl space with wood blocking or stud framing assembled directly below the exterior wall. This should be considered to be a temporary repair and should not be relied upon for an extended time period. Full structural		Allowance	N/A

		repairs should be performed within one year.			
2.6	Replace Temporary Piers in Crawl Space	Replace existing interior piers in crawl space. There are brick piers that appear to be original to the structure with additional later CMU and wood supports that were added later. The temporary supports are haphazardly installed and should not be relied upon for long term stability. New piers would need to conform to current codes for the City of Little Rock and proper design criteria. Each pier would have to extend a minimum of 12-inches below grade and bear on undisturbed soil. The piers could be constructed of small precast concrete bases with adjustable steel post supports connecting to the bottom or side of existing joists. It is estimated that 6 total piers would require replacement.	6	EA	Fig. 7.14
2.7	Brick Piers in Crawl Space	Repoint original brick piers in crawl space with type N mortar. Quantity unknown.		Allowance	Fig. 7.10 Fig. 7.11 Fig. 7.14
2.8	Crawl Space	Remove a portion of the soil from the eastern portion of the crawl space to avoid soil in contact with the floor joists.	750	Sq. Ft.	N/A
2.9	Crawl Space Moisture Control	Install a heavy-duty vapor barrier in the east side of crawl space.	1,525	Sq. Ft.	Fig. 7.10 Fig. 7.11
3.0 Exterior Walls					
3.1	Exterior wall failure Den 100	The Owner believes front Den 100 should be removed and the original Front Porch should be restored. If the Owner decides to keep the Den, it is recommended that repairs are made to the walls when the rim joists are replaced. Where the flooring will be removed, the sill plate for the wood stud wall is likely rotted and will also require replacement. There may be additional repairs needed to the		Allowance	Fig. 7.14

		bottom of the studs which may also be water damaged. The interior face of the walls would be removed for new joists to be sistered onto the existing. New rim joist framing below the walls would need to be addded to adequately support the walls. Reference First Floor Framing item 2.4. (This option is not priced in the cost estimate.)			
3.2	Wood Siding	Replace existing deteriorated and damaged siding. On the lower half of the home, the siding should be replaced with exterior grade solid wood siding. Prime and paint. The siding exposure and dimension should match the existing.	300	L.F.	Fig. 7.13 Fig. 7.15 Fig. 7.16
3.3	Skirt board and cap	Replace the existing deteriorated and damaged skirt board and cap with in-kind exterior grade solid wood trim. Prime and paint.	60	L.F	Fig. 7.14 Fig. 7.15 Fig. 7.16
3.4	Fascia Board at Kitchen	Replace unpainted wood fascia board with exterior grade fascia trim piece to match existing. Prime and paint. This repair should be done in conjunction with roof repair work.		Allowance	Fig. 7.19
4.0 Exterior Windows					
4.1	Aluminum Windows	Remove existing aluminum windows and replace with double-hung windows that match the original wood windows with a vertical muntin in both the upper and lower sashes. Windows should be provided with panning and low-E insulated glass that is clear, untinted, and non-reflective.	16	EA	Fig. 7.20
4.2	Window Sill	Replace rotted wood window sill with in-kind sill. Prime and paint.	2	EA	Fig. 7.20
5.0 Exterior Door					
5.1	Front Door	Reference Section 2.4			Fig. 7.21
6.0 Porches					
6.1	Front Porch/ Den Floor Framing	Reference Section 2.4			Fig. 7.22

7.0 Roof					
7.1	Southeast Shed Roof Sagging	Repair rafters. Based on the sagging of the southeast roof, moisture staining on the interior, and rotted rafter or rafter extensions, it is recommended that the roof framing here be exposed and potentially replaced. There is a high likelihood that prolonged leaking here has led to deterioration of the roof rafters.		Allowance	Fig. 7.24 Fig. 7.26
7.2	Shed Roofs Asphalt Sheathing Installation	Perform roof repairs. The City point-of-contact responsible for the roof replacement project should be notified that the roof installation at all the shed locations is not installed per the manufacturer's recommendations for vertical terminations and is causing water damage to the home. The wall transitions at the shed roofs need to be replaced and properly flashed or the roof will continue to leak into the framing, especially at the transition at the northeast shed roof to the southeast shed roof.		Allowance	Fig. 7.1 Fig. 7.24
7.3	Back Door Hood	Remove and replace the back door hood with a structurally framed hood that is appropriately secured to the exterior wall.		Allowance	Fig. 7.25
8.0 Gutters and Downspouts					
8.1	Gutters	Install gutters along the north and south sides of the roof to help direct water away from the foundation.	125	L.F.	Fig. 7.1 Fig. 7.24
8.2	Downspouts	Install downspouts (6 total) along the north and south side of the roof to help direct water away from the foundation.	6	EA	Fig. 7.1 Fig. 7.24
9.0 First Floor Framing					
9.1	Den 100 Floor Framing	It is recommended that the rim joist on the west and the adjacent flooring be removed and replaced. The scope of repair may also include the rim joist on the north wall. This		Allowance	Fig. 7.27 Fig. 7.28 Fig. 7.29

		repair would require shoring of the joist framing for the den as well as vertical shoring for both the north and west walls of the den and shoring for the roof framing. Restoration of the front porch is recommended, however if the Owner decided to keep the Den, reference item 2.4 for exterior wall improvements.			
9.2		Sister joists in crawl space. In the crawl space, there was a cracked joist below Bedroom 112 and potentially another split joist under or near the Kitchen 103 area. It is recommended that these joists be sistered for the full length. It would be wise to allow for a contingency of additional joists requiring sister repairs.		Allowance	Fig. 7.28
10.0 Interior Walls and Trim – Interior Rehabilitation and Repair to Walls/Trim Not Included in Estimate					
10.1	Insulation	Consider installing insulation in all exterior walls and in the joists of the crawl space.			N/A
11.0 Flooring – Repairs and Rehabilitation of Finishes Not Included in Estimate					
E.0 Electrical					
E.1	Bonding of Water Service	Provide #4 thermoplastic high-heat-resistant, nylon-coated wire (THHN) or solid bare copper ground to the water service with a bonding jumper around the main shut off to make the water system electrically consistent in accordance with NEC requirements.		Allowance	N/A
E.2	Fire and Electric Shock Hazard	Remove all romex on exterior of home. Romex is not rated for exterior exposed installation and presents a potential fire and electric shock hazard because the insulating jacket deteriorates due to UV and weather exposure. Location 1 - back of home,		Allowance	Fig. 7.36 Fig. 7.37 Fig. 7.38 Fig. 7.39 Fig. 7.40 Fig. 7.41 Fig. 7.42

		circuit #2 feeds through junction box not rated for outdoor use into home. Romex has been added to this junction box to feed the back outdoor motion sensor light and from the motion sensor light in through the siding for light switch control of the light. As a note, the junction box for the motion light is also listed for indoor use only and should be corrected. Location 2, north side of home, circuit has been extended from the living room area, out through wall to outside and into the top of a junction box that is not rated for outdoor use. This junction box feeds a branch run to the east (back) of the home for a water feature. Romex is routed from the bottom of the box to the west, just above the foundation and enters the front porch/den area through a wall. At approximately the mid-point of the run is an open air splice which is not code compliant and is a serious shock and fire hazard.			
E.3	Wiring Issues	Electrical wiring under bathroom sink and protruding through to the living room area should be repaired by a certified electrician. Romex is stripped back with conductors exposed under the sink as well as through the wall into the living room where it is connected by wire nuts to an extension cord. The receptacles are not GFCI protected and the ground is being derived from the water piping which		Allowance	Fig. 7.47 Fig. 7.48 Fig. 7.49

		is not bonded to the electrical system and could potentially render the entire water system energized. It is suggested to route a new 20 amp circuit from the service to feed the bathroom sink receptacles utilizing a ground fault circuit breaker to protect the entire circuit as it runs under the home from the panel.			
E.4	Fire Hazard - Improper Use of Extension Cord	Remove extension cord end connected to romex mounted at baseboard in the living room and remove romex back to its point of origin. If a receptable is desired in the area, consideration should be given to installing a new circuit from the panel with an arc fault breaker. A junction box could be mounted in the crawl space to permit safe connection for other receptacles that are currently improperly installed.		Allowance	Fig. 7.50
E.5	Electric Shock Hazard	Remove existing power for water feature in the back yard in its entirety. Plastic piping used for circuit is DWV plumbing piping and not rated for electrical installation. Junction boxes, switch boxes and receptacle boxes are not UL listed for outdoor use and have water leaking into the electrical system. The circuit is not GFCI protected and is fed from a circuit with romex routed without protection to an indoor rated junction box on outside of wall		Allowance	Fig. 7.43.

		mentioned in previous issue. If circuit is desired for the area, a new circuit that is GFCI protected should be installed with all conduit being electrical PVC with weatherproof type boxes and the switch and receptacle being provided with weatherproof covers. The current installation is a severe electric shock hazard.			
E.6	Fire Hazard – Improper Use of Extension Cord	Install new light. Motion detection light fixture on north side of the home mounted near the second floor is powered with an SJOW (extension cord) and routed through the wall to be plugged in to a receptacle on the second floor. This is a fire hazard as the cord is not listed for permanent installation. The back box should be replaced with UL listed back box for outdoor use and proper wiring method that is listed for permanent installation.		Allowance	Fig. 7.45 Fig. 7.46
E.7	Improper Electrical Installation	Disconnect and remove romex wiring ran on surface of wall in two locations in the front bedroom (south wall and behind wall board on the west wall and routed behind faceplate of receptacle for connection). In both locations the surface mount romex is connected with the hot and neutral connected but not the ground. The west receptacle has been		Allowance	Fig. 7.50 Fig. 7.51 Fig. 7.52

		changed to a grounding type receptacle but shows no ground which is against NEC and is a life safety hazard. Locations fed by the connections should be refed with grounded connections from a new circuit connected to a new Arc-Fault Breaker in the existing panel. The receptacle that has been changed to a grounding type should be either changed back to an ungrounded type receptacle or have a GFCI receptacle installed.			
E.8	Improper Installation of Outlet Box	Reinstall outlet box for the electric range tight to the wall in accordance with best practices.		Allowance	N/A
E.9	Grounding of Gas & Water Services	Install water service ground and gas service ground bonding in the home in accordance with NEC.		Allowance	N/A
E.10	Conductor Protection	Install a nipple to extend the LB below the panel through the sill plate and seal around the fitting to provide protection for the romex circuits that enter the crawl space.		Allowance	Fig. 7.54
E.11	Kitchen GFCI	Provide Ground Fault Interrupter Receptacles (GFI) for all Kitchen outlets in accordance with National Electric Code.		Allowance	N/A
E.12	Bathroom GFCI	Provide Ground Fault Interrupter (GFI) circuit breaker for circuit that is feeding bathroom light fixtures or change bathroom fixtures to type		Allowance	Fig. 7.58

		without receptacles mounted in them. If an item were to be plugged into these receptacles and fall into water, it could present a serious shock and fire hazard.			
E.13	Conductor Protection	Provide physical damage protection for romex routed inside water heater closet. Typically this is accomplished with conduit sleeve over romex.		Allowance	N/A
E.14	Loose Receptacle Back Boxes	Secure back boxes on receptacles in back bedroom that are loose in wall.		Allowance	N/A
E.15	Dryer	Provide new dedicated receptacle for installation of new dryer.			N/A
E.16	Electrical Service	Request that the power company remove the overhead service lines to the two adjacent houses on the lot north of this house. This is a life safety hazard to have these lines stretched across the yard if they are inadvertently energized. The lines to the back house are in direct contact with the garage roof and both lines are in contact with the trees.			N/A
M.0 Mechanical					
M.1	Detectors	Provide code-compliant carbon monoxide detector and smoke detectors in the house.			N/A
P.0 Mechanical					
P.1	Sewer	Replace sewer line from the house to the street			N/A
P.2	Water Distribution	Install new water distribution and drain piping			N/A

		throughout the house. Insulate all piping.			
P.3	Plumbing Vent	Re-work the plumbing vent in the kitchen at the sink to meet code.			N/A
P.4	Heat Trace on Water Pipes	Consider installing heat trace tape on the water service piping installed in the crawl space. Connect a thermostat to prevent freezing in the winter.			N/A
P.5	Gas	Install new gas service and distribution lines throughout the crawl space to the wall heaters and the kitchen hot water heater and stove.			N/A
P.6	Fixtures	Install new kitchen faucet and drain, new bathroom faucet and drain, and plumb. Install new shower valve assembly, shower head, and controls.			N/A

CONSTRUCTION MANAGEMENT RESOURCES, LLC
Construction Costs Consulting + Estimating
11006 Parallel Pkwy Suite 200 KANSAS CITY, KS 66109 * 913-262-6715 * cmr@cmrcosts.com

South Park Street Residential Properties
Little Rock Central High School National Historic Site
STRATA Architecture
Repair and Rehabilitation Construction Cost Estimate Estimate 06/15/2021

DESCRIPTION	TOTAL	Immediate	Short Term	Long Term
House 7 – 1507 South Park Street				
01 00 00 GENERAL CONDITIONS	$ 8,183.13	$ 1,250.00	$ 3,100.00	$ 3,833.13
1.1 Site Drainage	$ 6,750.00			$ 6,750.00
1.2 Site Drainage	$ 600.00			$ 600.00
1.3 Site Retaining Wall	$ 3,150.00			$ 3,150.00
1.4 Landscaping	$ 300.00			$ 300.00
1.5 Driveway and Sidewalk	$ -			$ -
2.0 Foundation	$ -			$ -
2.1 Masonry Repointing	$ 6,600.00		$ 6,600.00	$ -
2.2 Foundation Vent Screens	$ 600.00		$ 600.00	$ -
2.3 Crawl Space Access Door	$ 450.00		$ 450.00	$ -
2.4 Reconstruction of Original Front Porch	$ 12,100.00			$ 12,100.00
2.5 Temporary Alternate to 2.4 Northwest Corner of Den 100	$ 250.00	$ 250.00		$ -
2.6 Replace Temporary Piers in Crawlspace	$ 2,700.00		$ 2,700.00	$ -
2.7 Brick Piers in Crawl Space	$ 600.00		$ 600.00	$ -
2.8 Crawl Space	$ 1,500.00			$ 1,500.00
2.9 Crawl Space Moisture Control	$ 381.25			$ 381.25
3.0 Exterior Walls	$ -			$ -
3.1 Exterior wall failure Den 100	$ -	$ -		$ -
3.2 Wood Siding	$ 4,500.00		$ 4,500.00	$ -
3.3 Skirt board and cap	$ 1,200.00		$ 1,200.00	$ -
3.4 Fascia Board at Kitchen	$ 550.00			$ 550.00
4.0 Exterior Windows	$ -			$ -
4.1 Aluminum Windows	$ 10,400.00			$ 10,400.00
4.2 Window Sill	$ 400.00			$ 400.00
5.0 Exterior Door	$ -			$ -
5.1 Front Door	$ -			$ -
6.0 Porches	$ -			$ -
6.1 Front Porch/ Den Floor Framing	$ -			$ -
7.0 Roof	$ -			$ -
7.1 Southeast Shed Roof Sagging	$ 1,500.00		$ 1,500.00	$ -
7.2 Shed Roofs Asphalt Sheathing Installation	$ -		$ -	$ -
7.3 Back Door Hood	$ 800.00		$ 800.00	$ -
8.0 Gutters and Downspouts	$ -			$ -
8.1 Gutters	$ 1,000.00			$ 1,000.00
8.2 Downspouts	$ 450.00			$ 450.00
9.0 First Floor Framing	$ -			$ -
9.1 Den 100 Floor Framing	$ -	$ -		$ -
9.2 Crawlspace	$ 450.00		$ 450.00	$ -
10.0 Interior Walls and Trim – Interior Remodeling and Repair to Walls/Trim no	$ -			$ -
10.1 Insulation	$ 2,250.00		$ 2,250.00	$ -
11.0 Flooring – Remodeling and Repairs to Finishes not included	$ -			$ -
E.0 Electrical	$ -			$ -
E.1 Bonding of Water Service	$ 150.00	$ 150.00		$ -
E.2 Fire and Electric Shock Hazard	$ 6,000.00	$ 6,000.00		$ -
E.3 Wiring Issues	$ -	$ -		$ -
E.4 Fire Hazard - Improper Use of Extension Cord	$ -	$ -		$ -
E.5 Electric Shock Hazard	$ -	$ -		$ -
E.6 Fire Hazard – Improper Use of Extension Cord	$ -	$ -		$ -
E.7 Improper Electrical Installation	$ -	$ -		$ -
E.8 Improper Installation of Outlet Box	$ -	$ -		$ -
E.9 Grounding of Gas & Water Services	$ -		$ -	$ -
E.10 Conductor Protection	$ -		$ -	$ -
E.11 Kitchen GFCI	$ -		$ -	$ -
E.12 Bathroom GFCI	$ -		$ -	$ -
E.13 Conductor Protection	$ -		$ -	$ -
E.14 Loose Receptacle Back Boxes	$ -		$ -	$ -
E.15 Dryer	$ -	$ -		$ -
E.16 Electrical Service	$ -			$ -
M.0 Mechanical	$ -			$ -
M.1 Detectors	$ 300.00	$ 300.00		$ -
P.0 Plumbing	$ -			$ -
P.1 Sewer	$ 5,800.00	$ 5,800.00		$ -
P.2 Water Distribution	$ 4,800.00		$ 4,800.00	$ -
P.3 Plumbing Vent	$ 650.00		$ 650.00	$ -
P.4 Heat Trace on Water Pipes	$ 750.00			$ 750.00
P.5 Gas	$ 2,800.00		$ 2,800.00	$ -
P.6 Fixtures	$ 1,100.00		$ 1,100.00	$ -
subtotal	$ 90,014.38	$ 13,750.00	$ 34,100.00	$ 42,164.38
Contractor's Fee 10%	$ 9,001.44	$ 1,375.00	$ 3,410.00	$ 4,216.44
subtotal	$ 99,015.81	$ 15,125.00	$ 37,510.00	$ 46,380.81
Design/Estimate Contingency 5%	$ 4,950.79	$ 756.25	$ 1,875.50	$ 2,319.04
TOTAL	**$ 103,966.60**	**$ 15,881.25**	**$ 39,385.50**	**$ 48,699.85**

House 7 – 1507 South Park Street						
	Feature	**Treatment**	**Qty**	**Unit**	**Unit Cost**	**Total**
Exterior						
1.0 Site						
1.1	Site Drainage	Install a perforated drainage pipe or French drain around the perimeter of the house that is made to daylight in front yard.	150	L.F.	$ 45.00	$ 6,750.00
1.2	Site Drainage	Install a swale in the back yard to channel drainage away from the foundation. (The cost is included in the portion of the French drain.)	40	L.F.	$ 15.00	$ 600.00
1.3	Site Retaining Wall	Replace the existing retaining wall with a new wall that is designed to support the lateral earth pressures. Some consideration should be taken to allow water to exit from behind the wall through drainage pipes designed within the wall. Make required fence repairs as necessary.	45	L.F.	$ 70.00	$ 3,150.00
1.4	Landscaping	Allowance cost for basic maintenance to the site. This includes tree maintenance.	1	Allowance	$ 300.00	$ 300.00
1.5	Driveway and Sidewalk	New driveway and sidewalk. Not included.				$ -
2.0 Foundation						
2.1	Masonry Repointing	Repoint interior and exterior faces of brick masonry foundation walls with type N mortar and secure loose bricks. In locations where holes have been cut and pipes are passing through the wall, the gaps in the holes should be infilled with backer rod and caulking or mortar.	550	Sq. Ft.	$ 12.00	$ 6,600.00
2.2	Foundation Vent Screens	Remove the temporary foundation screen on the north exterior of the foundation wall and replace with a permanent metal vent with screening. Remove plywood over existing vent openings and install new metal vents with screening.	6	Each	$ 100.00	$ 600.00
2.3	Crawl Space Access Door	Remove plywood and install new wood crawlspace access door and frame, with lock.	1	Each	$ 450.00	$ 450.00

House 7 – 1507 South Park Street

	Feature	Treatment	Qty	Unit	Unit Cost	Total
2.4	Reconstruction of Original Front Porch	1. Demo out all of Den 100 framing and the old porch flooring that is deteriorated. Demo wall coverings installed over two historic wood windows on west wall of existing Den. Install shoring for existing roof.	1	Allowance	$ 12,100.00	$ 12,100.00
		2. Rebuild porch foundation to support new frame structure with exposed brick or brick veneer. New porch piers shall be reinforced concrete piers with brick veneer or a fully grouted masonry piers with brick veneer on a precast concrete footing. The new piers would be required to extend a minimum 12-inches below grade and bear on undisturbed soil. Piers should be clad in brick to match the existing brick foundation.				$ -
		3. Install new porch framing, wood tongue and groove porch floor, and new wood columns to match historic photos. Install new steps. Install two new exterior doors. Make repairs to historic wood windows (2) and install wood clapboard siding on the exterior face of the east wall where interior finish was removed. Install new steps leading to reconstructed front porch.				$ -
2.5	Temporary Alternate to 2.4 Northwest Corner of Den 100	If these repairs cannot be performed in a timely manner, it is recommended that temporary support be provided for the west exterior wall of the den. This may be done in the crawlspace with wood blocking or stud framing assembled directly below the exterior wall. This should be considered to be a temporary repair and should not be relied upon for an extended time period. Full structural repairs should be performed within one year.	1	Allowance	$ 250.00	$ 250.00
2.6	Replace Temporary Piers in Crawlspace	Replace existing interior piers in crawl space. There are brick piers that appear to be original to the structure with additional later CMU and wood supports that were added later. The temporary supports are haphazardly installed and should not be relied upon for long term stability. New piers would need to conform to current codes for the City of Little Rock and proper design criteria. Each pier would have to extend a minimum of 12-inches below grade and bear on undisturbed soil. The piers could be constructed of small precast concrete bases with adjustable steel post supports connecting to the bottom or side of existing joists. It is estimated that 6 total piers would require replacement.	6	EA	$ 450.00	$ 2,700.00
2.7	Brick Piers in Crawl Space	In crawlspace repoint original brick piers with type N mortar. Quantity unknown.	1	Allowance	$ 600.00	$ 600.00

House 7 – 1507 South Park Street

	Feature	Treatment	Qty	Unit	Unit Cost	Total
2.8	Crawl Space	The east side of the crawl space needs to be dug down to keep dirt clear from floor joists.	750	Sq. Ft.	$ 2.00	$ 1,500.00
2.9	Crawl Space Moisture Control	Install a heavy-duty vapor barrier in the east side of crawl space were repaired, Repair other areas.	1525	Sq. Ft.	$ 0.25	$ 381.25
3.0 Exterior Walls						
3.1	Exterior wall failure Den 100	The Owner believes front Den 100 should be removed and the original Front Porch should be restored. If the Owner decides to keep the Den, it is recommended that repairs are made to the walls when the rim joists are replaced. Where the flooring will be removed, the sill plate for the wood stud wall is likely rotted and will also require replacement. There may be additional repairs needed to the bottom of the studs which may also be water damaged. The interior face of the walls would be removed for new joists to be sistered onto the existing. New rim joist framing below the walls would need to be addded to adequately support the walls. Reference First Floor Framing item 2.4. (This option is not priced in the cost estimate.)				$ -
3.2	Wood Siding	Replace existing deteriorated and damaged siding. On the lower-half of the home, the siding should be replaced with exterior grade solid wood siding. Prime and paint. The siding exposure and dimension shall match the existing.	300	L.F.	$ 15.00	$ 4,500.00
3.3	Skirt board and cap	Replace the existing deteriorated and damaged skirt board and cap with in-kind exterior grade solid wood trim. Prime and paint.	60	L.F	$ 20.00	$ 1,200.00
3.4	Fascia Board at Kitchen	Replace unpainted wood fascia board with exterior grade fascia trim piece to match existing. Prime and paint. This repair should be done in conjunction with roof repair work.	1	Allowance	$ 550.00	$ 550.00
4.0 Exterior Windows						
4.1	Aluminum Windows	Remove existing aluminum windows and replace with double-hung windows that match the original wood windows with a vertical muntin in both the upper and lower sashes. Windows should be provided with panning and low-E insulated glass that is clear, untinted, and non-reflective.	16	EA	$ 650.00	$ 10,400.00
4.2	Window Sill	Replace rotted wood window sill with in-kind sill. Prime and paint.	2	EA	$ 200.00	$ 400.00
5.0 Exterior Door						
5.1	Front Door	Reference Section 2.4				$ -
6.0 Porches						
6.1	Front Porch/ Den Floor Framing	Reference Section 2.4				$ -

House 7 – 1507 South Park Street						
	Feature	**Treatment**	**Qty**	**Unit**	**Unit Cost**	**Total**
7.0 Roof						
7.1	Southeast Shed Roof Sagging	Based on the sagging of the southeast roof, moisture staining on the interior, and rotted rafter or rafter extensions, it is recommended that the roof framing here be exposed and potentially replaced. There is a high likelihood that prolonged leaking here has led to deterioration of the roof rafters.	1	Allowance	$ 1,500.00	$ 1,500.00
7.2	Shed Roofs Asphalt Sheathing Installation	Perform roof repairs. The City point-of-contact responsible for the roof replacement project should be notified that the roof installation at all the shed locations is not installed per the manufacturer's recommendations for vertical terminations and is causing water damage to the home. The wall transitions at the shed roofs need to be replaced and properly flashed or the roof will continue to leak into the framing, especially at the transition at the northeast shed roof to the southeast shed roof.				$ -
7.3	Back Door Hood	The back door hood should be removed and replaced with a structurally-secured framed hood that is appropriately secured to the exterior wall.	1	Allowance	$ 800.00	$ 800.00
8.0 Gutters and Downspouts						
8.1	Gutters	Install gutters along the north and south sides of the roof to help direct water away from the foundation.	125	L.F.	$ 8.00	$ 1,000.00
8.2	Downspouts	Install downspouts (6 total) along the north and south side of the roof to help direct water away from the foundation.	6	EA	$ 75.00	$ 450.00
9.0 First Floor Framing						
9.1	Den 100 Floor Framing	It is recommended that the rim joist on the west and the adjacent flooring be removed and replaced. The scope of repair may also include the rim joist on the north wall. This repair would require shoring of the joist framing for the den as well as vertical shoring for both the north and west walls of the den and shoring for the roof framing. Restoration of the front porch is recommended, however if the Owner decided to keep the Den, reference item 2.4 for exterior wall improvements.		Allowance		$ -
9.2	Crawlspace	In the crawlspace, there was a cracked joist below Bedroom 112 and potentially another split joist under or near the Kitchen 103 area. It is recommended that these joists be sistered for the full length. It would be wise to allow for a contingency of additional joists requiring sister repairs.	1	Allowance	$ 450.00	$ 450.00

House 7 – 1507 South Park Street						
	Feature	**Treatment**	**Qty**	**Unit**	**Unit Cost**	**Total**
10.0 Interior Walls and Trim – Interior Remodeling and Repair to Walls/Trim not included						
10.1	Insulation	Consider installing insulation in all exterior walls and in the joists of the crawl space.	1	Allowance	$ 2,250.00	$ 2,250.00
11.0 Flooring – Remodeling and Repairs to Finishes not included						
E.0 Electrical						
E.1	Bonding of Water Service	Provide #4 thermoplastic high-heat-resistant, nylon-coated wire (THHN) or solid bare copper ground to the water service with a bonding jumper around the main shut off to make the water system electrically consistent in accordance with NEC requirements.	1	Allowance	$ 150.00	$ 150.00
E.2	Fire and Electric Shock Hazard	Remove all romex on exterior of home. Romex is not rated for exterior exposed installation and presents a potential fire and electric shock hazard because the insulating jacket deteriorates due to UV and weather exposure. Location 1 - back of home, circuit #2 feeds through junction box not rated for outdoor use into home. Romex has been added to this junction box to feed the back outdoor motion sensor light and from the motion sensor light in through the siding for light switch control of the light. As a note, the junction box for the motion light is also listed for indoor use only and should be corrected. Location 2, north side of home, circuit has been extended from the living room area, out through wall to outside and into the top of a junction box that is not rated for outdoor use. This junction box feeds a branch run to the east (back) of the home for a water feature. Romex is routed from the bottom of the box to the west, just above the foundation and enters the front porch/den area through a wall. At approximately the mid-point of the run is an open air splice which is not code compliant and is a serious shock and fire hazard.	1	Allowance	$ 6,000.00	$ 6,000.00
E.3	Wiring Issues	Electrical wiring under bathroom sink and protruding through to the living room area should be repaired by a certified electrician. Romex is stripped back with conductors exposed under the sink as well as through the wall into the living room where it is connected by wire nuts to an extension cord. The receptacles are not GFCI protected and the ground is being derived from the water piping which is not bonded to the electrical system and could potentially render the entire water system energized. It is suggested to route a new 20 amp circuit from the service to feed the bathroom sink receptacles utilizing a ground fault circuit breaker to protect the entire circuit as it runs under the home from the panel.		in E.2		$ -

House 7 – 1507 South Park Street						
	Feature	**Treatment**	**Qty**	**Unit**	**Unit Cost**	**Total**
E.4	Fire Hazard - Improper Use of Extension Cord	Remove extension cord end connected to romex mounted at baseboard in the living room and remove romex back to its point of origin. If a receptable is desired in the area, consideration should be given to installing a new circuit from the panel with an arc fault breaker. A junction box could be mounted in the crawl space to permit safe connection for other receptacles that are currently improperly installed.		in E.2		$ -
E.5	Electric Shock Hazard	Remove existing power for water feature in the back yard in its entirety. Plastic piping used for circuit is DWV plumbing piping and not rated for electrical installation. Junction boxes, switch boxes and receptacle boxes are not UL listed for outdoor use and have water leaking into the electrical system. The circuit is not GFCI protected and is fed from a circuit with romex routed without protection to an indoor rated junction box on outside of wall mentioned in previous issue. If circuit is desired for the area, a new circuit that is GFCI protected should be installed with all conduit being electrical PVC with weatherproof type boxes and the switch and receptacle being provided with weatherproof covers. The current installation is a severe electric shock hazard.		in E.2		$ -
E.6	Fire Hazard – Improper Use of Extension Cord	Motion detection light fixture on north side of the home mounted near the second floor is powered with an SJOW (extension cord) and routed through the wall to be plugged in to a receptacle on the second floor. This is a fire hazard as the cord is not listed for permanent installation. The back box should be replaced with UL listed back box for outdoor use and proper wiring method that is listed for permanent installation.		in E.2		$ -
E.7	Improper Electrical Installation	Disconnect and remove romex wiring ran on surface of wall in two locations in the front bedroom (south wall and behind wall board on the west wall and routed behind faceplate of receptacle for connection). In both locations the surface mount romex is connected with the hot and neutral connected but not the ground. The west receptacle has been changed to a grounding type receptacle but shows no ground which is against NEC and is a life safety hazard. Locations fed by the connections should be refed with grounded connections from a new circuit connected to a new Arc-Fault Breaker in the existing panel. The receptacle that has been changed to a grounding type should be either changed back to an ungrounded type receptacle or have a GFCI receptacle installed.		in E.2		$ -

House 7 – 1507 South Park Street						
	Feature	**Treatment**	**Qty**	**Unit**	**Unit Cost**	**Total**
E.8	Improper Installation of Outlet Box	Reinstall outlet box for the electric range tight to the wall in accordance with best practices.		in E.2		$ -
E.9	Grounding of Gas & Water Services	Install water service ground and gas service ground bonding in the home in accordance with NEC.		in E.2		$ -
E.10	Conductor Protection	Install a nipple to extend the LB below the panel through the sill plate and seal around the fitting to provide protection for the romex circuits that enter the crawl space.		in E.2		$ -
E.11	Kitchen GFCI	Provide Ground Fault Interrupter Receptacles (GFI) for all Kitchen outlets in accordance with National Electric Code.		in E.2		$ -
E.12	Bathroom GFCI	Provide Ground Fault Interrupter (GFI) circuit breaker for circuit that is feeding bathroom light fixtures or change bathroom fixtures to type without receptacles mounted in them. If an item were to be plugged into these receptacles and fall into water, it could present a serious shock and fire hazard.		in E.2		$ -
E.13	Conductor Protection	Provide physical damage protection for romex routed inside water heater closet. Typically this is accomplished with conduit sleeve over romex.		in E.2		$ -
E.14	Loose Receptacle Back Boxes	Secure back boxes on receptacles in back bedroom that are loose in wall.		in E.2		$ -
E.15	Dryer	Provide new dedicated receptacle for installation of new dryer.		in E.2		$ -
E.16	Electrical Service	Contact the power company to remove the overhead service lines to the two adjacent houses on the lot north of this house. This is a life safety hazard to have these lines stretched across the yard if they are inadvertently energized. The lines to the back house are in direct contact with the garage roof and both lines are in contact with the trees.		in E.2		$ -
M.0 Mechanical						
M.1	Detectors	Provide code-compliant carbon monoxide detector and smoke detectors in the house.	1		$ 300.00	$ 300.00
P.0 Plumbing						
P.1	Sewer	Replace sewer line from the house to the street	1	LS	$ 5,800.00	$ 5,800.00
P.2	Water Distribution	Install new water distribution and drain piping throughout the house. Insulate all piping.	1	LS	$ 4,800.00	$ 4,800.00
P.3	Plumbing Vent	Re-work the plumbing vent in the kitchen at the sink to meet code.	1	LS	$ 650.00	$ 650.00
P.4	Heat Trace on Water Pipes	Consider installing heat trace tape on the water service piping installed in the crawl space. Connect a thermostat to prevent freezing in the winter.	1	LS	$ 750.00	$ 750.00
P.5	Gas	Install new gas service and distribution lines throughout the crawl space to the wall heaters and the kitchen hot water heater and stove.	1	LS	$ 2,800.00	$ 2,800.00

House 7 – 1507 South Park Street						
	Feature	**Treatment**	**Qty**	**Unit**	**Unit Cost**	**Total**
P.6	Fixtures	Install new kitchen faucet and drain, new bathroom faucet and drain, and plumb. Install new shower valve assembly, shower head, and controls.	1	LS	$ 1,100.00	$ 1,100.00

Diamond State Plumbing – 506 Miami Lane, Little Rock, AR 72211

501-585-5454

House 7 – 1507 S. Park Street

Plumbing inspection on 11/12/20 included:

Install new Water service and distribution

Repair Kitchen Sink Setup and replumb faucet – $650 + $300

Replumb shower valve and vanity faucet - $650 + $120

Repair Kitchen Sink Drain to meet code - $650

Drains - $7,600

Bring water heater to code - $550

Sewer Inspection on 11/16/20 showed this sewer needs to be replaced with a new cast iron sewer line.

Sewer - $5,600*

**Comment: It's not clear if this cost includes excavation and new line all the way east to Schiller Street.*

Costs do not include the building in the back. Costs do not include providing access for removal or install of new lines (drywall repairs).

Not included:

Full house re-piping,

Full drain line replacement,

Gas line replacement,

Water service line replacement

Daisy Bates House, north facade. (SEA 2020)

DAISY BATES HOUSE

Daisy Bates House

Figure 8.1. Daisy Bates, Front (north side) of house. (STRATA 2020)

Site and House Overview

The Daisy Bates House was designated as a National Historic Landmark in 2001 and is located at 1207 West 28th Street in Little Rock, Arkansas, in a residential neighborhood of predominantly early to mid-20th century homes. Constructed ca. 1955, Daisy Bates and her husband, Lucius Christopher Bates (L.C.), purchased the newly constructed home in 1955.[1] The home is a single-story, mid-century-style ranch house, measuring thirty-nine by fifty feet in plan (Figure 8.1). The house has 1,470 sq. ft. on the main floor and 690 occupiable sq. ft. in the basement. The house is sited on an oversized rectangular lot, with the front of the home facing north, toward West 28th Street.

Today the home is owned by the Christian Ministerial Alliance and is used as an educational museum to help tell the story of Daisy Bates, the Little Rock Nine, the Civil Rights movement, and the desegregation of schools in Arkansas. As a museum use, the home is a Business Occupancy in terms of life safety and building code classification. This means that since the building is open to the public for tours, the building must meet commercial code classifications for museum use. This includes accessibility, wiring, railings, emergency lighting, exiting, and other items that should be carefully considered by a professional design consulting team during a future rehabilitation. This report focuses on existing maintenance and repair needs. In the future, it is recommended to complete a full Historic Structure Report for the house that would

[1] Daisy Bates, *The Long Shadow of Little Rock*, (Fayetteville: University of Arkansas Press, 1986) p. 172.

address existing and future needs in greater detail, including a full ADA assessment, and building and life safety code review.

The wood-framed house is clad in a pale yellow brick veneer and constructed on a concrete foundation. The home has a full-height walk-out basement on the back half of the house that can be accessed from an interior staircase (Figure 4.1).

The residence features an integral carport, steel windows, and a hipped roof. The hipped roof has deep soffits, and a stepped hip on the front of the house. The house has had few modifications from the original construction or since Daisy and L.C. lived in the home. Any known modifications are highlighted in the various sections of the report.

The primary entry into the home is by way of a door on the northeast corner of the carport that leads into Living Room 100. The house features a Living Room, Dining Room, Kitchen with Family Room, two Bedrooms, three Bathrooms, and two Meeting Rooms (originally a recreation room and a hobby room). The attic can be accessed from a pull-down stair in the ceiling of the carport. An accessible crawl space is located under the front half of the home. The furnace is housed in the crawl space, and the condensing unit is set outside Door 1/002 of the basement.

The house was severely damaged by a tornado in 1999 which necessitated structural and interior repairs. The National Park Service Midwest Region consulted with the Daisy Bates Foundation to assess the damage, and a report was provided by NPS Historical Architect, Al O'Bright.[2] At the time of the report, only the roof repairs had been completed. Later work included brick masonry repairs; repair of water-damaged walls, ceilings, floors, and cabinets; repair of window glazing; and replacement of the air conditioning system.

He noted additional high-priority concerns of potential termite damage; tornado-damaged roof supports at the carport; antiquated and ungrounded electrical systems; and absence of fire and intrusion detection systems. Areas of more moderate concern included the absence of gutters and downspouts; asbestos floor tile and water heater vent pipe; deflection of some primary structural roof members; restoration of water-stained and damaged wood floors; and effects of long-term visitation on floor finishes and the structure.

Many of these issues were addressed during the ongoing repairs immediately after Mr. O'Bright's visit. However, several items remain to be addressed twenty-one years later and are noted in this current assessment report.

[2] Memorandum, Trip Report for February 20-23. From NPS Historical Architect, Mark Chavez to Chief, Cultural Resources, Midwest Region, March 20, 2001. Condition Assessment Report, Daisy Bates House, Al O'Bright, NPS Historical Architect. December 20, 1999.

Figure 8.2. Daisy Bates House. Note the light post in the front yard. Historic Photograph provided by Little Rock Central High School National Historic Site, Date and Photographer Unknown.

Figure 8.3. Daisy Bates with Students. Historic Photograph provided by Little Rock Central High School National Historic Site, Date and Photographer Unknown.

Figure 8.4. Daisy Bates House. Historic Photograph provided by Little Rock Central High School National Historic Site, Date and Photographer Unknown.

Figure 8.5. Daisy Bates House. Historic Photograph provided by Little Rock Central High School National Historic Site, Date and Photographer Unknown.

Figure 8.6. Daisy Bates House. Historic Photograph provided by Little Rock Central High School National Historic Site, Date and Photographer Unknown.

Figure 8.7. Daisy Bates House. Historic Photograph provided by Little Rock Central High School National Historic Site, Date and Photographer Unknown.

Daisy Bates Significant Character-Defining Features

The period of significance for the Daisy Bates House is from the date of construction through 1958, as defined by the National Historic Landmark nomination. The exterior appearance of the home and features in the yard are recommended to remain in the configuration that is seen during the context of the Little Rock High School desegregation movement from 1957-1958.

This home has many remaining original or early historic elements on both the exterior and the interior of the home, with a high level of historic integrity. The following significant features define the historic appearance of this house. Altering these features would weaken the understanding and visual impact of the building as it related to the events of 1957-1958.

Exterior:

- Massing – One-story with daylight basement on the south portion of the house
- Basic Footprint – Rectangular-shaped, including the covered carport
- Doors – Original door openings
- Roof – Hipped roof
- Windows – Steel windows, specifically, the large picture windows in the front of the home.
- Brick Veneer Walls
- Carport – Wood wall paneling and steel columns (steel columns and railings are not from the period of significance)

Interior:

- Doors – Wood interior doors
- Trim and Cabinetry – Wood paneling, window trim, door trim, and baseboard, kitchen cabinetry, built-in dividers between kitchen and family room
- Interior Finishes – Walls and ceilings
- Fireplace – Faux brick fireplace
- Flooring – Wood flooring
- First Floor Bathrooms – Original tiled bathrooms, cabinetry, and fixtures
- Lighting – Original lighting throughout the home

Missing Features:

- Front yard light post to the east of the driveway
- Carport wall sconce to the south of the front door

Existing Physical Description Terminology

The following terminology is used to describe the general conditions of existing features. The terms are based upon the following criteria:

Good: Indicates no clear or visible evidence of major deterioration or structural failure. The integrity of the feature is well maintained and preserved, given the exposure to existing environmental conditions. No immediate treatment is required.

Fair: Indicates visible evidence of minor disturbances and deterioration. The integrity of the feature is preserved, given the exposure to existing environmental conditions and human interaction. Some level of intervention for corrective measures is required.

Poor: Indicates visible evidence of major disturbances and significant deterioration. The integrity of the feature is rapidly worsening, given the exposure to existing environmental conditions and human interaction. Immediate intervention for corrective measures is required to preserve the remaining historic character resource and integrity of the element.

Unknown: Indicates missing, inaccessible, or unclear evidence contributing to the identification of an appropriate solution to protect and preserve the historic integrity of the site feature.

Architectural/Structural Existing Conditions

Enlarged existing plans for the Daisy Bates House can be found following this section.

This section of the report outlines the architectural and preliminary structural assessment of the Daisy Bates House. This assessment was limited to what was visible during the November 2020 site visit. The objective was to document the existing condition of the house to identify required maintenance and repairs and to aid in the prioritization of the preservation of the home. No excavations were performed to observe the depth or condition of the existing piers, no destructive demolition was conducted, and no samples of building materials were obtained for analysis. No calculations for loading capacity or ability of the structure to resist environmental forces such as wind, snow, or seismic events were performed for the structure. The configuration of structural framing was noted where visible and reasonably accessible. Complete structural modeling was not performed for this structure but should be conducted as part of an overall building rehabilitation plan.

Site

Located in a residential neighborhood south of downtown Little Rock, the lot is rectangular with the house facing West 28th Street. The north edge of the lot has a public sidewalk that parallels West 28th Street, running east to west. The site has a significant slope with the high grade at the street, sloping gradually towards the home, and then declining sharply past the north edge of the home to allow for a daylight or walk-out basement. The front yard rainwater runoff is directed towards the front of the house (Figure 8.1).

Along the front of the house is a planting bed, defined by brick edging (Figure 8.1). The bed is planted with ornamental shrubs, and a commemorative National Historic Landmark plaque set

into a brick base is installed in the center of the bed. The planting bed brick walls are in fair condition, with substantial biological growth. The Design Team was unable to verify if any sub-grade drainage is installed within the bed.

A concrete driveway sets on the west side of the front yard and leads to a covered carport, integral with the roof over the home (Figures 8.8 and 8.9). The driveway apron ramps up to the carport's 5-inch-thick concrete slab. There are signs of subgrade movement and settlement around this transition from the apron to the carport slab (Figure 8.8).

The concrete driveway apron is cracked and appears to have settled approximately 4-inches in comparison to the concrete in the carport. There have been some attempted repairs to the cracked ramp and the transition to the carport, but these have not addressed the causes of cracking and movement.

Next to the driveway apron on the east side, there is a reported "sinkhole in the yard." At the time of this assessment, the hole was filled with mulch, but reportedly the hole is deep and extends west under the concrete apron. This is in an area of the yard that appears to have inadequate rainwater drainage.

Located to the west of the home and driveway is an in-grade concrete ramp that was constructed to provide ADA access to the basement level of the house (Figure 8.9). The top landing of the ramp is concrete, which was constructed to be recessed several inches below the concrete driveway apron. Memorial bricks are installed on top of the concrete ramp landing. The installation of these bricks at the landing creates a height transition from the landing to the concrete ramp. This transition between the brick and concrete materials creates an obstacle for barrier-free access. The concrete ramp extends south and wraps around the backside of the home. At the lower southwest landing of the ramp, the concrete has heaved and has resulted in an uneven transition between the ramp landing and the last section of the sloped ramp to the east (Figure 8.10). A concrete curb has been poured to help alleviate this transition from the landing to the ramp, but the added concrete curb does not meet accessibility requirements. A painted steel handrail is installed on either side of the concrete ramp.

Behind the home is a large grass lawn that is relatively flat but slopes towards the home, a few feet out from the south wall. A large ornamental shrub is planted just east of center, directly against the basement wall; there is no other ornamental landscaping or trees in the backyard. A wood fence on the east and south edges of the lot, along with a chain-link fence partially running along the western side of the back yard, define the lot. Along the south fence line is an overgrown line of trees and shrubs in the adjacent lot. The grade between the ramp and the back of the house does not drain properly, allowing water to pool against the house. The grade towards the center of the back of the house is too high and also allows water to pool against the house and enter under the back doors. In addition, the back yard has several areas where the grade has settled, allowing water to pond. Masonry cracks in the back wall of the house may be the result of deficiencies in the back yard grading.

Figure 8.8. Driveway apron. (SEA 2020)

Figure 8.9. Accessible ramp on west side of home, which is not compliant due to the installation of the memorial bricks on the landing. (STRATA 2020)

Figure 8.10. Accessible ramp on west side of home. (STRATA 2020)

Figure 8.11. Back yard, looking south. Note that the grade on the south side of the ramp is higher than the ramp. (STRATA 2020)

Foundation

The footprint of the house is set into the slope of a hill so that from the street, the main level is just above grade and the rear of the house has a daylight or walk-out basement. Concrete foundation walls are visible in the crawl space area beneath the front of the house along the north and east exterior walls and on the west wall that corresponds with the east wall of the carport (Figure 8.12). At the south wall in the crawl space (the wall that divides the crawl space from the finished portion of the basement), there is a short concrete curb with a wood-framed wall constructed on top. The crawl space has a dirt floor with a plastic vapor barrier installed over the top that laps up the exterior walls. The vapor barrier is transparent, and moisture is visible on the underside of the plastic. This moisture may be from the ground, but it also may be from leaks in the plumbing from the first floor bathroom.

Shield foundation vents are installed in the exterior walls of the crawl space to provide airflow (Figure 8.13). The air vents to the exterior have been permanently sealed and therefore are no longer functional. This is likely because they intended to provide fresh and return air from the furnace that is installed in the crawl space. Currently, there is no insulation in the crawl space, and the basement walls should be insulated.

In general, there are no cracks visible in the foundation walls and no signs of movement. There is a cold joint in the concrete for the basement wall adjoining the carport area. The joint is wider at the top of the wall than the bottom, which normally would indicate rotation of a portion of the basement wall. However, it is unknown if this condition has existed since its original construction.

There are several brick piers in the crawlspace. Two piers on the west side of the space support the faux masonry fireplace above. Six other piers support the first floor framing. The piers are in good condition above grade. Below the vapor barrier, the condition and bearing of the piers are not visible.

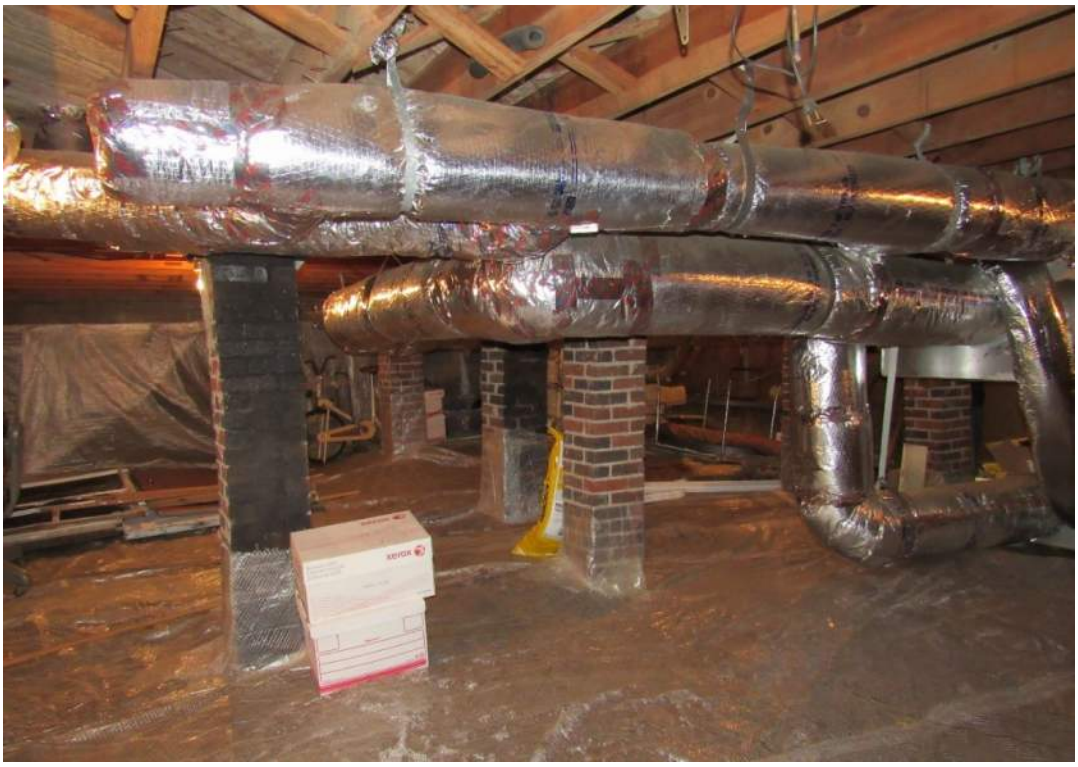


Figure 8.12. General view of crawlspace area, looking east. (SEA 2020)

Figure 8.13. Crawlspace shielded air vent. (STRATA 2020)

Exterior Walls

The exterior walls above the foundations are framed with wood studs, with brick veneer with a wire-brushed finish. East and south walls of the carport are clad in wood paneling. It is assumed there is wood sheathing over the exterior face of the wood studs and interior wall board on the interior face (Figure 8.1). Due to the existing wall finishes, the condition of the studs and

sheathing could not be observed. It is also unknown if the exterior walls are insulated, although it is unlikely, based on the age of the structure and standard practices at the time of construction. In general, the exterior walls did not exhibit signs of leaning or substantial movement that could be noted. The interior walls appear to be in good condition with very little visible cracking, suggesting that the exterior walls are stable and not moving.

The brick veneer is in fair to good condition. There is some stairstep pattern cracking in the brick mortar joints from the basement door to Window 107 (Figure 8.14). This cracking has been visibly repointed at least twice and the cracking has recurred following previous repairs. The section of brick above the basement door appears to be moving outward in relation to the adjacent wall. Also, the width of the head joints is now wider than the adjacent joints, indicating lateral movement between the portions of brick.

The wood-paneled walls in the carport are in fair to good condition, with a minor area of fading on the west edge due to sun exposure. Along the western edge of the south wall, the end panel board is slightly pulling away from the adjacent masonry, creating a large open joint.

There has been reported moisture infiltration under the eastern-most basement Door 1/002, and there are currently sandbags at the base of the doorway. Above this door, there is stepped cracking in the mortar joints (Figure 8.15). A portion of the brick masonry adjacent to the door opening is lighter in color. These were repairs made after the tornado.

Near the southeast corner of the house, there is an opening through the brick wall for the condensing lines to the air conditioning equipment. This opening has been improperly infilled with gaps and voids through which water and pests may enter (Figure 8.16). On the east masonry wall, there is stairstep pattern cracking from the southeast Window 105 to a crawl space access panel. The crack has been repointed, but the cracking has recurred (Figure 8.17). There are miscellaneous open head joints and biological growth in the brick masonry exterior walls throughout.

A small portion of the south basement wood wall framing was visible in the closet below the stairs to the basement. A framing member, likely the sill plate, appeared to have deteriorated from termite infestation (Figure 8.18). The extent of termite damage within this wall is unknown.

The top of the exterior masonry walls is trimmed with a simple wood frieze board covering the gap between the top of the masonry and the soffit. On the east side of the house, the frieze board is damaged, and a large gap has developed between the edge of where the east frieze board meets the south frieze board.

Figure 8.14. Crack in masonry on south masonry wall. (SEA 2020)

Figure 8.15. East basement door on south masonry wall with diagonal cracks to the left side and above the door and below the window above the door. (SEA 2020)

Figure 8.16. Southeast corner of house at grade with poor repair around condensing lines through the wall. This opening can let in water and pests into the cavity of the wall. (SEA 2020)

Figure 8.17. Cracks in masonry on east masonry wall. (STRATA 2020)

Figure 8.18. Deteriorated sill plate visible below stairs to the basement. (SEA 2020)

Exterior Windows

The home contains a mixture of fixed and casement single-pane steel windows, with horizontal muntins (Figures 8.19 and 8.20). All the steel windows are in fair condition, with minor patches of rust developing throughout the frames. Three of the windows (102,104, 004) have cracked panes. The large picture window into the Living Room on the north façade is flanked by casement sashes, has a bullet hole.[3] Window 101 in Bedroom 101 allows water to infiltrate the interior face of the wall, which may be due to cracked sealant at the perimeter, or the window may not close properly. A replacement window has been installed on the south wall of the carport. The reason for the replacement window is unknown, but the new window does not match the window that was installed during the period of significance (Figures 8.21, 8.22).

Above each of the steel windows in the basement level is a steel lintel installed to support the brick veneer above the window opening (Figure 8.19). The steel lintels are in fair condition with minor areas of rust and missing paint.

[3] It is believed the bullet hole is from more recent vandalism and is not from the period of significance.

Figure 8.19. Left: Typical steel casement window with broken pane.
Right: Typical steel lintel above window. (STRATA 2020)

Figure 8.20. Large picture window at north (front) facade. (STRATA 2020)

Figure 8.21. Replacement kitchen window at south wall of the carport and original kitchen door. (STRATA 2020)

Figure 8.22. Historic carport window and wood screened door with metal grating. Historic Photograph provided by Little Rock Central High School National Historic Site, Date and Photographer Unknown.

Exterior Doors

The primary front exterior door is a flush wood veneered door with three square window panes arranged vertically in the door (Figure 8.23). The varnished door is installed on the east wall of the carport with a brass kickplate. This door is in good condition. A secondary entrance door is installed on the south wall of the carport and leads into the Kitchen (Figures 8.21, 8.22). This is a flush wood veneered door with a single square window pane installed in the upper quarter of the door. The door is varnished with a brass kickplate. The kitchen door is in good condition, but the frame has shifted in the door opening, forcing the door out of alignment, and negatively impacting its function. In the historic photographs from when the Bates lives in the house, there was a decorative wood, screened door with an iron infill grating (Figure 8.22). It would be appropriate to install a replica screened door, which would also be considered to be a safety feature.

The two basement entry doors on the back of the house doors are flush wood veneered doors with a square window pane installed in the upper quarter of the door. The doors are varnished with brass kickplates (Figure 4.24). Both basement entry doors have a decorative metal storm door installed. Door 1/003 (the western-most back door) is in fair condition and the screened door is deteriorated and difficult to open. Door 1/002 is in fair condition. Evidence suggests that water has been infiltrating under the door, which is most likely caused by the sloped grade and sidewalk directly outside the door.

Figure 8.23. Exterior of the original front door. (STRATA 2020)

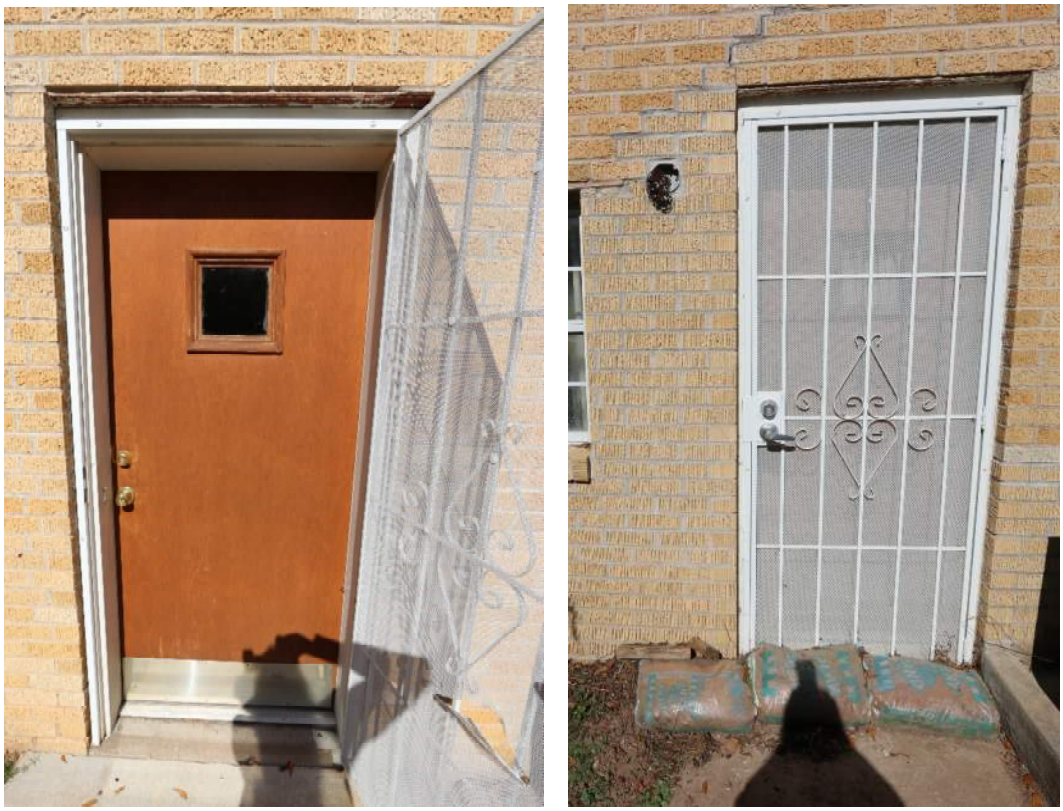


Figure 4.24. Left: Basement western-most door. Right: Basement eastern-most door (STRATA 2020)

Carport

The carport is roughly 20-feet by 23-feet and is set to the west side of the north façade (Figure 4.25 4.26). The two-car carport is open on the north and west sides. The carport is covered with the main house hipped roof and has a smoothed painted ceiling. The roof is supported by the house on the east and south edges and the west side by three painted steel posts with a decorative scroll pattern that are not original to the home. A photograph from the late 1950s reveals the carport had more ornate cast steel posts with ornate steel brackets installed at the top of the posts (Figure 4.5). The replacement posts were installed after a tornado damaged the building in 1999.

Along the west edge of the carport, there is a steel guardrail with decorative motifs between the center post and the corner of the house. Steel brackets remain in the concrete floor suggesting at one time a steel guardrail was also installed between the middle and the north posts. A photograph from the late 1950s reveals the existing guardrail was not original to the home (Figure 4.5). It is unknown when the guardrail was installed. The guardrail does not meet current code requirements for commercial properties, which is required to be 42-inches in height when more than 30-inches above grade.

A single concrete step is located on the northeast edge of the carport and leads to the front door. In the southwest corner, a contemporary metal ramp is installed to provide accessible access to the kitchen door.

Figure 4.25. Carport, looking at the east and south walls. (STRATA 2020)

Figure 4.26. Carport and ramp, looking at the east and south walls. (STRATA 2020)

Attic and Roof Framing

The roof is hipped, with the ridge running east-west (Figure 8.27). The perimeter of the roof is not quite rectangular; a portion of the roof along the west side of the north facade is stepped back where the carport adjoins the house. The roof is covered in dark gray/brown asphalt shingles that are in overall good condition. A smooth wood fascia board is installed at the edges of the hipped roof. The fascia is in fair condition, with small areas of wood rot on the north and south sides of the house. The deep soffits of the roof extend roughly +/-2-feet from the home and are smooth wood (Figure 32). The soffits are in fair condition, with areas of wood rot on the north and south sides. Metal vents are installed in the wood soffits to provide attic ventilation. On the west side, one of the soffit vents is broken, and on the south side, a soffit vent is missing.

The attic is accessed from a pull-down stair in the ceiling of the carport. The attic joists are modern 2 by 6 joists spaced at approximately 16-inches on center. The joists change direction of span in different areas of the house. Over the Living Room, Bathrooms, and Bedroom 108, the joists span east-west. Above the Family Room, Kitchen, Bedroom 101, and the carport, the joists span north-south. The attic has blown-in, loose fill insulation between the ceiling joists, which has overtopped most of the joists, obscuring them from view. There is an attic fan over Hallway 105, wrapped in plastic and covered in insulation (Figure 8.28).

The roof rafters are modern 2 by 6 rafters spaced at approximately 20 to 22 inches on center. A grade stamp was visible on one rafter, “WCIB No. 1”. Although the stamp does not identify the species, it is likely a softwood, as The West Coast Lumber Inspection Bureau provided standard grading rules for Douglas Fir, Hem Fir, Western Red Cedar, and other softwood species. The rafters are birdsmouth-cut and toenailed into the wall plate. The joists are connected to the wall plate independently, not directly connected to the rafters. One roof rafter on the west slope is split for about 2.5-feet along its length (Figure 8.29). At least two other rafters on the west slope were observed to be split. The roof and roof framing were reportedly damaged during the tornado in 1999. It is not clear if the split rafters were the result of the tornado or if the damage has occurred since.

The roof rafters have midspan supports made up of 2 by 4 or 2 by 6 cross members and angled posts down to the attic joist framing. It is unclear if these supporting members were part of the original construction or if they were installed at a later date to prevent sagging of the roof. Some of the connections for these members have separated (Figure 8.30).

The roof ridge runs east-west. The ridge transitions to the hip and vertical 2 by 4 posts have been installed and deflected noticeably (Figure 8.31). The screen at the roof vent is ripped and should be replaced. The soffit vents were not visible. It is critical that they not be obscured with insulation, to allow for air flow through the attic.

Overall, there are no signs of active moisture intrusion in the attic space.

Figure 8.27. Northwest corner of house, looking towards the carport. (STRATA 2020)

Figure 8.28. General view in attic, looking east. (SEA 2020)

Figure 8.29. Split rafter, west slope of roof. (SEA 2020)

Figure 8.30. Connections at supplemental support framing. (SEA 2020)

Figure 8.31. Supplemental posts in attic. (SEA 2020)

Figure 8.32. Deteriorated wood at the roof eave, near the northwest corner of the house. Here the soffit board is damaged and there is deteriorated paint (red arrow). Also, the drip edge at the corner has begun to pull away (yellow arrow). (STRATA 2020)

Gutters and Downspouts

Gutters were not originally installed on this house. Currently, there is a gutter along the south edge of the hipped roof that was likely installed to help direct water away from the building to slow the infiltration below the basement doors (Figure 8.33). Two downspouts are installed on either end of the south wall and connect to in-grade drainage lines. The drainage lines were scoped and revealed that they dead-end 10-feet away from the home. This means that when the drain lines fill with water, they may overflow where they connect to the downspouts. The drain lines should daylight further out in the yard or exit into an in-ground dry well or Flo Well[4] type of underground drainage collection and leaching system. The downspout on the west side of the south wall has pulled away from the buried drainage line, due to grade settlement (Figure 8.34). The remainder of the house does not have gutters or downspouts. This is typical for the area but allows roof water to be directed towards the foundation and not away from the house.

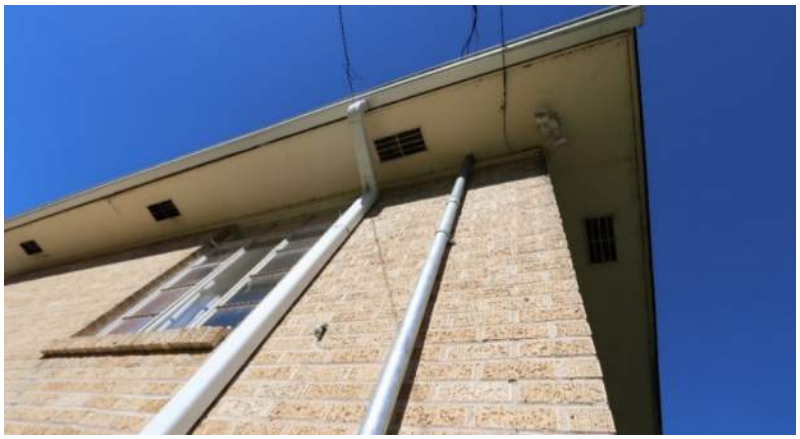


Figure 8.33. East downspout on south wall. (STRATA 2020)

Figure 8.34. West downspout on south side of the house. Note, the grade here is sloping towards the house. (STATA 2020)

[4] https://www.ndspro.com/flo-well-kit.html. Accessed May 1, 2021.

First Floor Framing

First floor framing is only visible in the crawl space under the front portion of the house and is typically 1 ½ by 7 3/8-inch joists spaced at 16-inches on center. The joists bear on a sill plate over the concrete foundation wall along the exterior and are supported on the interior by drop beams. These beams are pocketed into the top of the foundation wall and also supported by brick piers. Two joists visible in the crawlspace were cracked on the bottom of the joist (Figure 8.35). There are two, side by side, joists supporting the north portion of Bathroom 103. Both joists have been modified for ductwork. One joist has been cut almost through its depth, with about 1 ½-inches remaining, and the other has about 4-inches remaining (Figure 8.36). There are similar issues at two side-by-side joists further to the south. One joist has been drilled through vertically for a copper water line, and the other has been cut for the sewer line. The framing for the south portion of the house is not readily visible due to the ceiling coverings in the basement areas.

The underside of the stairs is visible in the closet below. The stair treads have been reinforced with dimensional lumber. The bottom stair tread has likely not been reinforced, and there is noticeable movement when stepping on it. The stair stringer was probed using a screwdriver, which revealed severe termite damage in the member (Figure 8.37). There is termite frass visible in the doorway and termite deterioration in the header and trim at the basement door opening 3/201, north of the stair. The flooring above this area, at the top of the stairs, shows a gap at the walls (Figure 8.38). The deterioration of the framing in this area may have caused the gap. There is some minimal termite deterioration visible on the stud wall between the crawlspace and the rest of the basement. It is unknown if this, or any of the termite evidence, is due to an active infestation.

Figure 8.35. Cracked joist. (SEA 2020)

Figure 8.36. Two joists modified for HVAC duct installation. (SEA 2020)

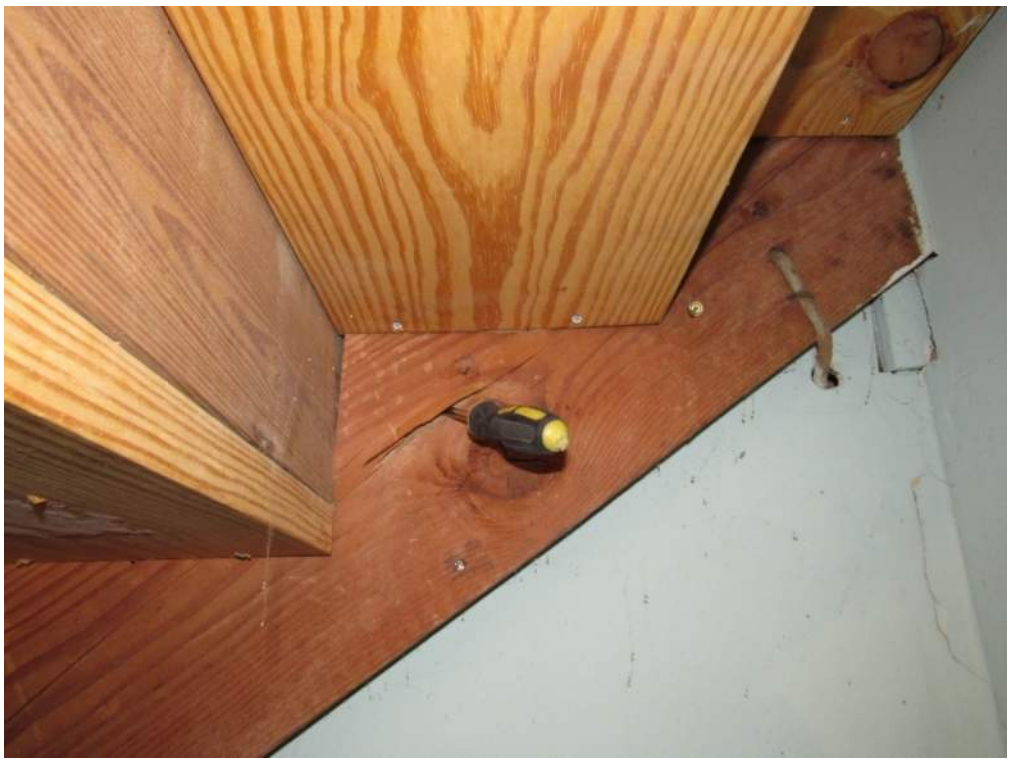


Figure 8.37. Screwdriver penetration into stair stringer. (SEA 2020)

Figure 8.38. Gap at base of wall near basement stair, which may be due to termite damage to the joists below. (SEA 2020)

Interior Framing, Walls, Doors, and Ceilings

Interior partition walls are wood stud construction with various finishes including wood paneling, ceramic tile, and gypsum drywall. The Design Team was unable to observe the condition of the stud framing due to the interior finishes. Throughout the interior of the home, the wall finishes are in fair to good condition, with only a few areas of concern where there is minor deterioration to the walls. In the Living Room, a brick veneer faux fireplace is installed on the west wall (Figure 8.39). The masonry fireplace has minor cracking in the mortar joints. In Bedroom 101, the closet door is not sliding smoothly on the door track. In Bathroom 103, there are hairline cracks in the grout joints at the walls and counter and loose tiles (Figure 8.40). Bathroom 107 has loose tiles and cracked grout joints at the walls and counter (Figure 8.41). The shower door is not easily opened, and at closet Door 1/106, the wood veneer is detaching from the door. There is a cracked wood tread on the stair to the basement, and the single handrail does not meet building code requirements.

The interior walls and doors are trimmed with wood. The wood baseboard design is consistent for the first floor, except in the Family Room, which has a wood board and batten paneling installed on the walls with a simple stained wood board with a curved top edge. The baseboard on the first floor is a simple painted wood board with a sloped top edge and a quarter-round moulding at the base. The basement baseboard varies with a flat stained wood board and quarter-round moulding in the basement Conference Room and painted wood base with a quarter-round moulding at the base in Room 002 and Bathroom 004. Sections of the baseboard

are missing along the north wall of Room 002 and the hallway between Room 002 and Conference Room 003.

The windows have no trim in rooms with gypsum drywall finishes (Figure 8.42). The doors of the home are all trimmed with a smooth wood 2 ½-inch wood trim, with a slight curve. The majority of the door trim is painted, except in the Family Room and basement Conference Room 003, where the trim is stained.

The interior of the home has three bathrooms. The first floor bathrooms have not been altered since the Bates family left the home and are part of the house museum experience. The basement bathroom has been installed as an accessible bathroom but does not meet ADA accessibility requirements, including fixture clearances.

The interior of the home has been mostly unaltered since the period of significance, which has helped to maintain interior architectural features significant to the preservation of the home. These features include the faux fireplace in the Living Room, wood paneling and built-in divider walls between the Family Room and the Kitchen, flush wood veneer pocket doors installed between the Dining Room and Family Room, Kitchen cabinets and some appliances, first floor bathroom finishes and fixtures, and the basement wood veneer bar.

Figure 8.39. Living Room 100, brick veneer faux fireplace. (SEA 2020)

Figure 8.40. Bathroom 103 (north bathroom). (STRATA 2020)

Figure 8.41. Bathroom 107 (south bathroom). (STRATA 2020)

Figure 8.42. Bedroom 101, looking north towards front window. (STRATA 2020)

Flooring

First floor flooring types include hardwood, ceramic tile, and sheet vinyl. The first floor (except Bathrooms 103, 107, and the Kitchen) has narrow tongue and groove wood flooring (Figure 4.43). The flooring direction varies on the first floor, with the floor in the Bedrooms and Family Room running east-west and the flooring running north-south in the remainder of the first floor. Bathrooms 103 and 07 have ceramic tile flooring and wainscotting that are in fair to good condition (Figure 4.44). The grout in both bathrooms has minor hairline cracking and a few floor tiles are loose. In the Kitchen, a vinyl sheet material is installed on the floor, which is worn near the kitchen sink.

The basement has both tile flooring and vinyl sheet material. The flooring in Conference Room 003 has several areas where the tile is starting to chip and detach from the concrete slab below (Figure 4.45). In Room 002, the flooring is missing along the west wall. The basement is likely covered in asbestos floor tiles. The tile and the mastic should be tested prior to making any repairs.

Figure 4.43. On the left is the wood flooring in the Living Room running north-south and on the right is wood flooring in the Family Room running east-west. (STRATA 2020)

Figure 8.44. Flooring in Bathroom 103. (STRATA 2020)

Figure 8.45. Flooring in the passage between the basement Conference Room 003 and Room 002. Note, this wall appears to have significant termite damage along the base. (STRATA 2020)

Mechanical, Electrical, and Plumbing Existing Conditions

Condition of appliances, plumbing fixtures, and equipment were not assessed as part of this survey.

Electrical Service for the building is fed by a 200A overhead triplex mast system. The service disconnecting means is a Siemens, NEMA 3R, 200A MCB 20/40 panel. The panel contains the 200A main disconnecting means for the electrical distribution, 1 – 100A, 2 pole circuit breaker for the house, 1 – 60A, 2 pole circuit breaker for the Condensing Unit and 2 – 20A, 1 pole spare circuit breakers. The system is bonded at this external service panel and one #4 is routed to a single grounding rod. The original home panel was at some point replaced in the same location with a 100 amp, MLO Square D panel utilizing the original cloth jacketed, tinned wire for the service entrance and it is located in what was the laundry room of the home. The ground and neutral busses are not bonded in accordance with NEC requirements. All branch circuits within the home are fed from this panel. Branch circuit wiring for the home is copper in construction with most circuits being original cloth jacketed wiring except water heater, 110 circuits for the basement wet bar area, furnace and crawl space lighting which are modern Romex type and provided with ground conductor.

110V utilization devices (receptacles) are generally of the original two wire type with the exception of the basement bath, kitchen, and back bath which have 3 wire GFCI receptacles as well as receptacles above the basement wet bar which is provided with standard 15 amp 3 wire

receptacles. All switches are toggle switches toggle type switches. Lighting fixtures are generally screw-in incandescent light fixtures which are consistent with residential construction. Life safety deficiencies and repairs are discussed in the Treatment section of this report.

Figure 8.46. Lights in the lazy susan cabinet in the Kitchen. (Henderson 2020)

Figure 8.47. Lights in the lazy susan cabinet in the Kitchen. (Henderson 2020)

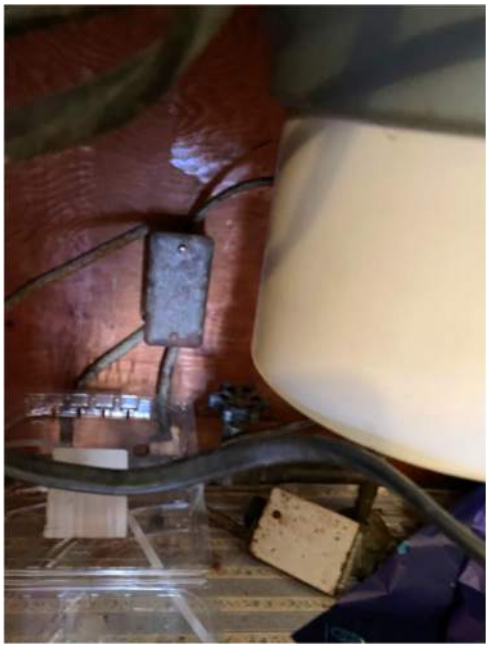


Figure 8.48. Electrical in the lazy susan cabinet in the Kitchen. (Henderson 2020)

Figure 8.49. Missing cover plate at receptacle. (Henderson 2020)

Figure 8.50. Missing cover plate at receptacle. (Henderson 2020)

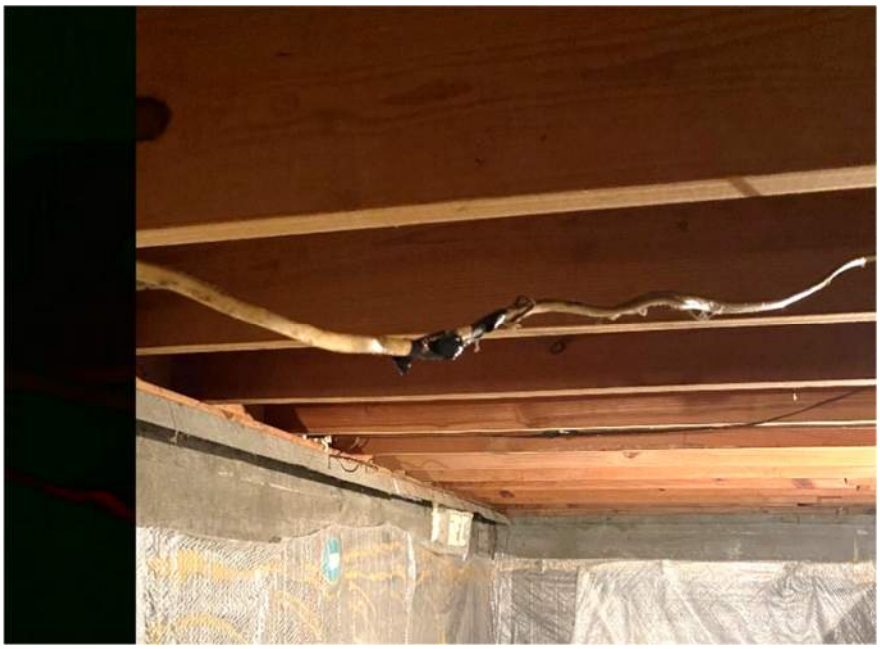


Figure 8.51. Open-air splice in Romex. (Henderson 2020)

Mechanical Systems for the building include a 2007 Rheem “Quiet 80” updraft, natural gas fired, 80% efficiency furnace installed in the crawl space area. An evaporator coil is mounted above the air handler unit in the trunk work with the condensation routed into a 110V condensation pump routed into the existing sanitary sewer system. The AC condenser system is a 2007 Ruud Model UAND-060JAZ outdoor unit which is pad-mounted directly beside the electrical service entrance. The condenser unit is powered from the NEMA 3R outdoor panel mounted directly to the right of the unit. Ductwork is newer galvanized sheet metal trunk with insulated flexible duct branch ductwork to terminal point for both supply and return duct. Basement supply air is ceiling mount with low return while 1st floor level is low wall supply with high wall return air. Exhaust flue for the furnace is routed across the crawl space area in single wall flue and converting to dual wall insulated flue before turning up to route through the closet in the back bathroom and into the attic area and out of the home.

Ventless gas bathroom heaters are located in each bathroom of the home and are still connected to the natural gas supply system.

It is recommended to re-pipe all gas lines and provide new connections.

The hot water heater for the home has been converted to electric and does not require venting or connection to the natural gas supply system.

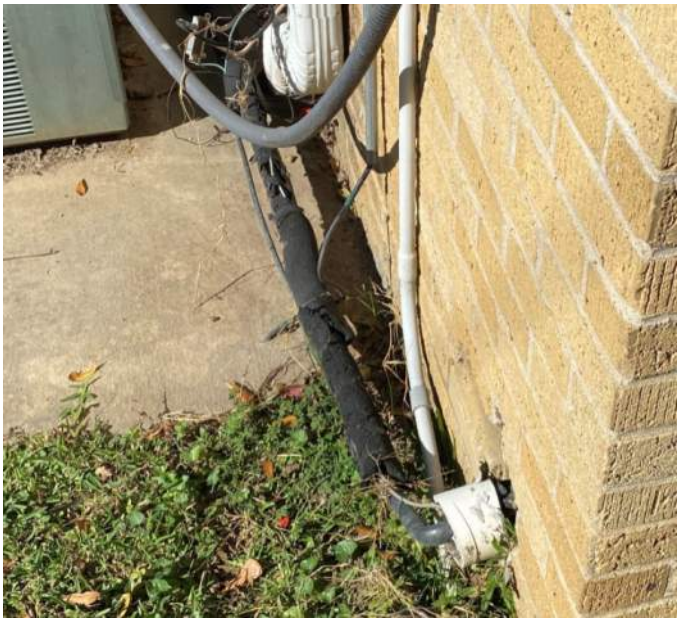
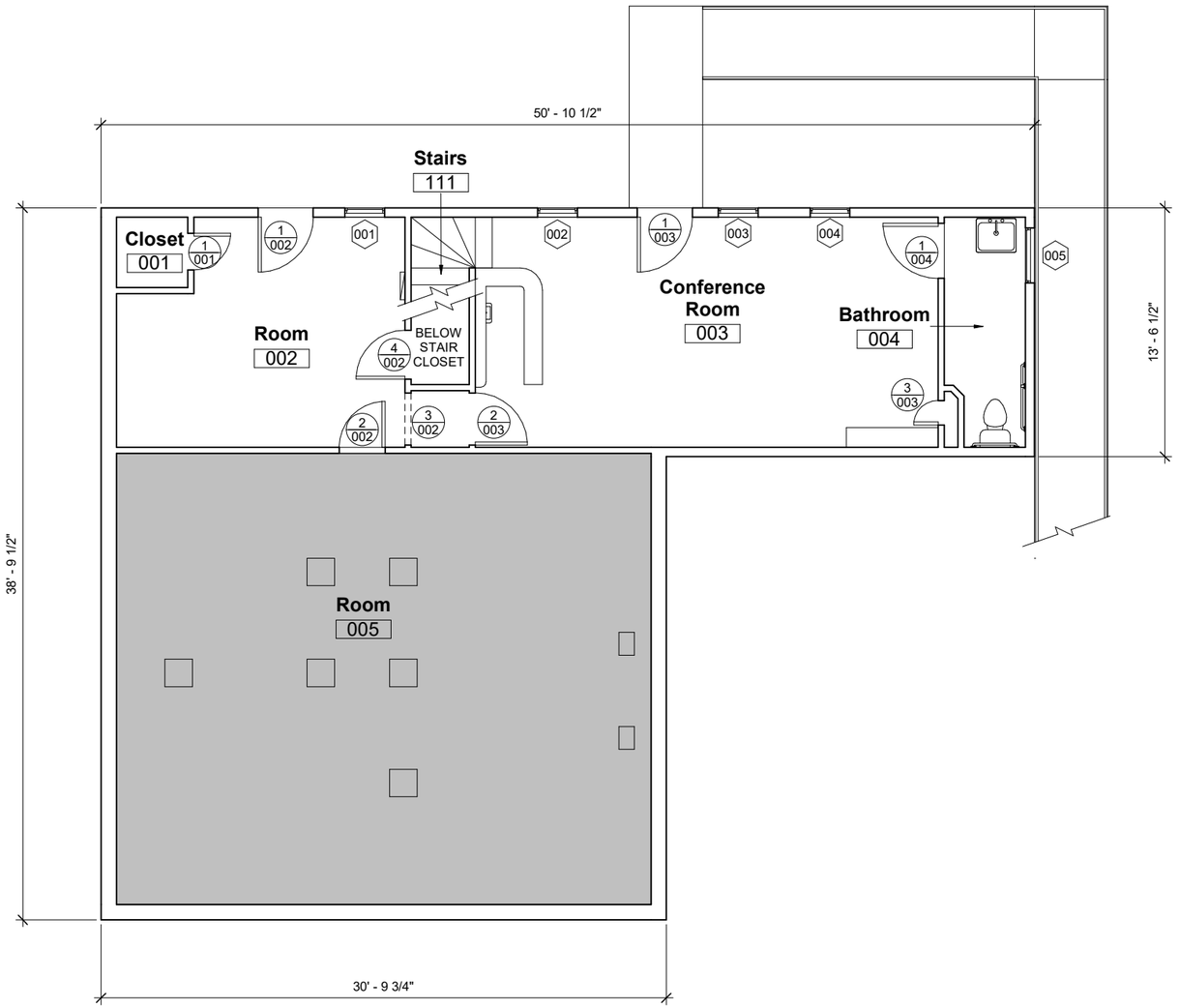


Figure 8.52. Deteriorated vapor proof insulation on exterior refrigerant lines. (Henderson 2020)

Plumbing Systems

Plumbing systems in the house consist of copper piping and cast iron sanitary pipes, with some PVC replacement areas, and are in overall poor condition. Many of these pipes are original and are leaking or are showing signs of wear. Multiple leaks were detected in the first floor bathrooms, visible in the crawl space below, and in the kitchen sink area. It is recommended to replace all plumbing distribution and waste lines. It is recommended to continue to not use the first floor restrooms and to keep the water turned off to these fixtures. Employees, volunteers, and visitors should continue to use only the basement restroom.

The sewer was not able to be scoped, but the plumber did scope the downspout drain lines in the back yard, which were dead-ended about 10 feet out in the yard. This lack of drainage may cause back-up from the downspout/boot connection in heavy rains.



THESE PLANS ARE DIAGRAMATIC IN NATURE ON THE INTERIOR OF THE STRUCTURES. THE DESIGN TEAM ONLY TOOK ROUGH MEASUREMENTS ON THE EXTERIOR OF THE BUILDING AND THEN DID ROUGH SKETCHES OF THE INTERIOR LAYOUT. THE PURPOSE OF THESE FLOOR PLANS IS TO PROVIDE VISUAL INDICATION OF WHERE BUILDING DETERIORATION IS OCCURRING.

0' 2' 4' 8' 16'

1 Daisy Bates - Basement Floor Plan

1/4" = 1'-0"

N

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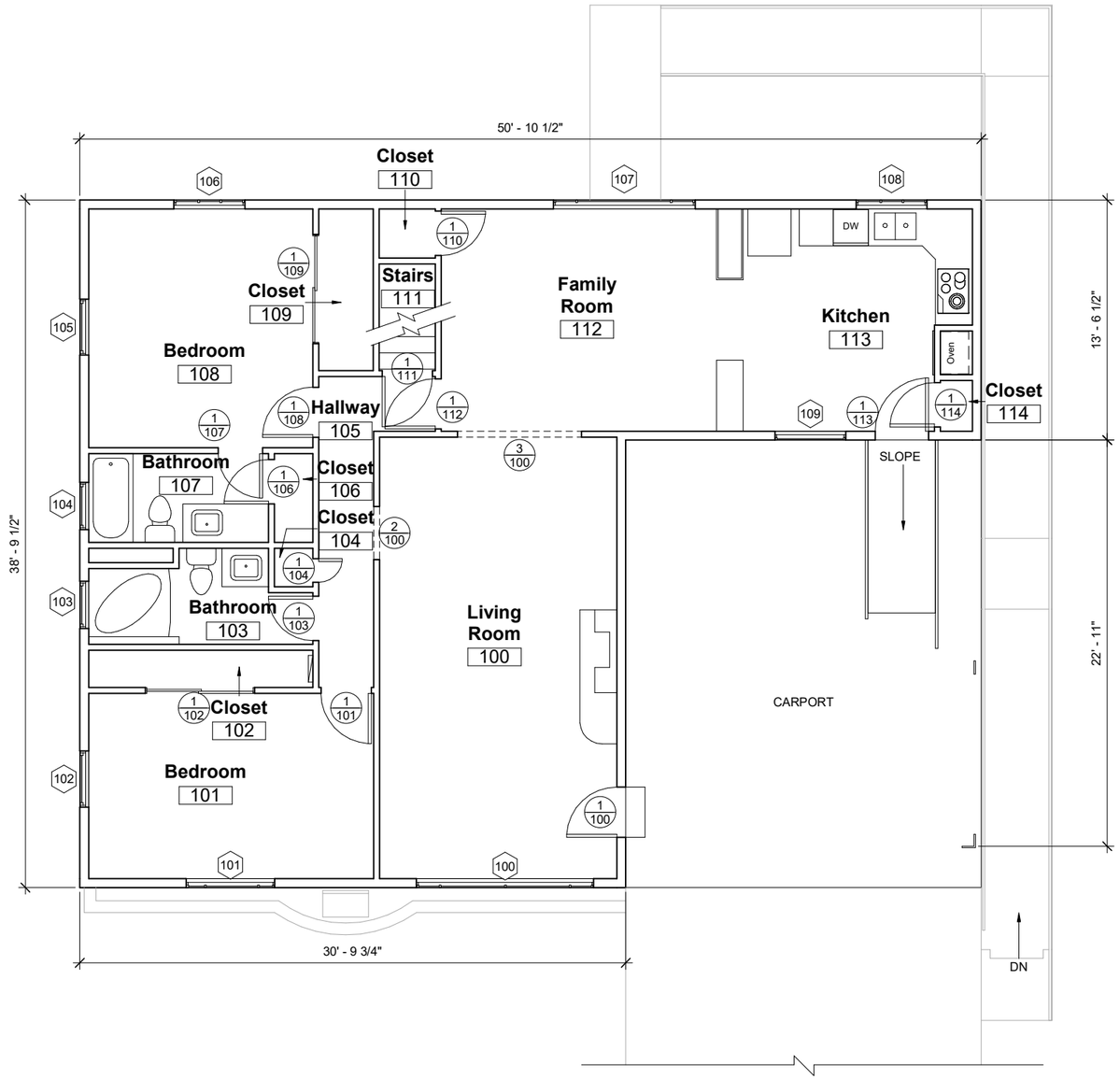
DESIGNED: CA
CADD: CA
TECH. REVIEW: AG
DATE: 05-02-2021

TITLE OF SHEET
EXISTING CONDITION DRAWINGS

The Daisy Bates House

CENTRAL HIGH NEIGHBORHOOD
LITTLE ROCK, ARKANSAS



1 Daisy Bates - First Floor Plan

1/4" = 1'-0"

THESE PLANS ARE DIAGRAMATIC IN NATURE ON THE INTERIOR OF THE STRUCTURES. THE DESIGN TEAM ONLY TOOK ROUGH MEASUREMENTS ON THE EXTERIOR OF THE BUILDING AND THEN DID ROUGH SKETCHES OF THE INTERIOR LAYOUT. THE PURPOSE OF THESE FLOOR PLANS IS TO PROVIDE VISUAL INDICATION OF WHERE BUILDING DETERIORATION IS OCCURRING.

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Maintenance, Repair, and RehabilitationRecommendations: Daisy Bates House

Maintenance, repair, and rehabilitation recommendations are based on a combination of assessment and research conducted by a multi-disciplinary project team in 2020.

The Daisy Bates House is a National Historic Landmark. As the widely recognized command post for the Little Rock Nine during the Central High School desegregation crisis from 1957 – 1958,[5] the Bates' home was central to those involved and highly visible in the images distributed by the press.

The Arkansas State Historic Preservation Program holds a Historic Preservation Easement on the house, which was signed on August 13, 20210 by the State and the Christian Ministerial Alliance.[6] The easement is intended to preserve the significance of the property's architectural, archaeological, historical, and cultural features. The easement was signed in perpetuity, assigning covenants and stipulations to maintain and assure the present and future integrity of the house and qualified the property as an Internal Revenue Code conservation contribution under 26 U.S.C. Section 170. The purpose of the easement is to prevent exterior and interior alterations, maintain the building in good and sound condition, not obstruct the exterior public view, and make the building accessible to the public a minimum of two days per year and at other times by appointment. All repair work must comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties, specifically for Rehabilitation. The Arkansas State Historic Preservation Office must be notified prior to undertaking repairs to allow review and comment. Prior to initiating any substantial maintenance or repairs to the house, it is recommended to thoroughly review the Easement and understand what is required to be reviewed by the State.

The period of significance for the Daisy Bates House is 1957-1958. All recommendations made are intended to preserve the look of the house at that moment in time. The work was guided by *Preservation Brief #43: The Preparation and Use of Historic Structure Reports* and *Historic Structure Reports and Preservation Plans: A Preparation Guide*.[7] All recommendations in the report have been developed to comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Due to the age of the home, it is assumed that lead paint is present. All rehabilitation work that disrupts painted surfaces (windows, trim, siding, walls, etc.) should follow lead-safe practices. For further information, refer to: https://www.epa.gov/sites/production/files/2013-11/documents/steps_0.pdf.

[5] Daisy Bates House, National Historic Landmark Nomination, approved January 3, 2001.
[6] Historic Preservation Easement, Daisy Bates House, Christian Ministerial Alliance and the State of Arkansas Historic Preservation Program, August 13, 2010.
[7] Deborah Slaton, *Preservation Brief 43*: *The Preparation and Use of Historic Structure Reports* (Washington, D.C.: National Park Service, 2005), and Dominique M. Hawkins and Lyssa Papazian, Dominique M. Hawkins, *Historic Structure Reports & Preservation Plans; A Preparation Guide* (Trenton, NJ: New Jersey Historic Preservation Office, 2015).

The Design Team has provided a table outlining Prioritized Maintenance, Repairs, and Rehabilitation Treatment Recommendations for the house museum. These recommendations have been divided into three phases to help the Property Owner to prepare a plan and prioritize repairs. The three categories of work include Critical - Life Safety (Emergency) and Immediate Treatment Recommendations; Serious - Short Term Recommendations; and Minor - Long Term Recommendations. A brief description of each phase is provided below.

- ***Critical - Life Safety (Emergency) and Immediate Treatment Recommendations*** – Work that is recommended to be completed immediately, as there are potentially life safety or hazardous concerns to be addressed that may affect the preservation of the structure's historic materials.

- ***Serious - Short Term Treatment Recommendations*** – Work that is recommended to be undertaken within 1-2 years.

- ***Minor - Long Term Treatment Recommendations*** – Work that is recommended to complete within 2-5 years.

To help clarify the treatment recommendations priority, all recommendations have been divided and tagged by a specified color identified in the below chart.

Treatment Recommendation Priorities	
	Critical – Life Safety (Emergency) and Immediate Treatments
	Serious - Short Term Treatments
	Minor - Long Term Treatments

Beyond specifying the recommended priority, the treatment recommendations have been organized into specific features. For each treatment, a quantity, unit, and where applicable, a photograph has been referenced to help in the understanding and pricing of the recommendations.

These treatment recommendations are intended to help the Homeowner prioritize future maintenance, repairs, and rehabilitation projects according to their individual needs and can be accomplished over time.

Key for Terms and Units	
L.F.	Linear Feet
Sq. Ft.	Square Feet
EA.	Each – represents quantity
Allowance	Provide an approximate cost for repair
NEC	National Electrical Code
ADA	Americans with Disability Act of 1990

Prioritized Maintenance, Repairs, and Rehabilitation Treatment Recommendations					
	Condition	**Treatment**	**Qty**	**Unit**	**Photographs**
Exterior					
1.0 Site					
1.1	Site Drainage	Install a perforated drainage pipe or French drain around the perimeter of the house. Direct French drain to water retention area located in the south yard, far away from the house. Water retention area will need to be designed by a civil engineer.	135	L.F.	Fig. 8.1
1.2	Site Drainage	Provide site grading at front yard and install swale as part of French drain to collect and direct water away from front of house.	35	L.F	Fig. 8.1
1.3	Driveway Apron Cracking, Settling	Remove existing driveway apron, compact existing subgrade, replace concrete. Install sub-grade solid drainpipe as part of French drain system. As an alternate, perform limited mud jacking to fill in potential voids below apron, rout and seal cracks using a pedestrian grade urethane sealant. Consider applying a traffic coating membrane for aesthetic purposes to cover existing crack repairs.		Allowance	Fig. 8.8 Fig. 8.9
1.4	Sidewalk Ramp	The top landing of the ramp is set lower than the driveway and does not meet accessibility requirements. At the lower level of the ramp, settlement has caused the ramp to shift and created a large heave in the concrete. Remove ramp in its entirety and reinstall to meet accessibility requirements.	390	Sq. Ft.	Fig. 8.9 Fig. 8.10 Fig. 8.11
1.5	Sidewalk at Door 1/201	Remove existing sidewalk and install at a slightly lower grade to help keep water from entering Door 1/002	20	Sq. Ft.	Fig 8.15
1.6	Masonry Planter Bed	Clean biological growth from the front brick planter masonry wall. Verify planter bed has a drain installed.	31	Sq. Ft.	Fig. 8.1

1.7	Regrade	Regrade back yard between ramp and house and between house and back yard to provide positive slope away from house. This may require the installation of a swale to achieve a positive slope.	1,275	Sq. Ft.	Fig. 8.11
2.0 Foundation					
2.1	Potential settlement at southeast corner.	Following masonry repointing and site drainage improvements, monitor masonry for continued cracking and movement, especially at southeast corner. Continued cracking may indicate differential settlement. Foundation underpinning may be required.			Fig. 8.15
2.2	Crawl Space Access Door	Remove existing deteriorated crawl space wood access door and frame and install new, in-kind door and frame.	1	Each	N/A
3.0 Exterior Walls					
3.1	Mortar Cracking in Brick Veneer	Repoint stairstep cracks in south and east masonry walls. Monitor for continued movement. Repoint miscellaneous open joints in masonry veneer. Secure any loose bricks.	45	Sq. Ft.	Fig. 8.14 Fig. 8.16 Fig. 8.17
3.2	Brick Bulging over Basement Door 202	Install helical ties through masonry into existing wall studs for section of brick over basement door in center of south wall. (Repointing is included in section 3.1)		Allowance	Fig. 8.17
3.3	Biological Growth on Masonry	Clean biological growth from the lower portion of the west and south masonry walls.	35	Sq. Ft.	N/A
3.4	Cracking over Basement Door 202	If cracking recurs following repointing, consider replacing steel lintel over door. No cost provided.			Fig. 8.17
3.5	North Façade Masonry	Remove screws in masonry mortar joint.	2	Each	Fig. 8.1
3.6	Termite Damage on South Basement Wall	Consider removing interior finish on south basement wall to observe the extent of termite damage. Sister damaged wall studs as needed. Carefully		Allowance	Fig. 8.18

		remove interior wall finishes to observe damage. After repairs are made, finishes are to be reinstalled.			
3.7	Frieze Board	Replace damaged frieze board in southeast corner in both directions to provide a tight fit.	6	L.F	N/A
4.0 Exterior Windows					
4.1	Window Rust	Remove rust, prime, and paint. Minor rust is developing on the steel windows (102,105, 003, 004).	4	Each	Fig. 8.19 Fig. 8.20
4.2	Cracked Window Pane	Replace window pane in-kind. Replace other damaged panes as needed. Windows 102, 104, 004 have cracked window panes.	3	Each	N/A
4.3	Window 101	Remove existing caulk around window and reinstall. Window 101 has water infiltrating at the base of the window, which is apparent on the interior sill.	1	Each	N/A
4.4	Window Operation	Adjust Windows. All steel windows require adjustments to allow for smooth operation and closure of the windows	14	Each	Fig. 8.19 Fig. 8.20
4.5	Steel Lintels	Remove rust from steel window lintels. Prime and paint.	7	Each	Fig. 8.19 Fig. 8.20
5.0 Exterior Door					
5.1	Damaged Storm Door	Make repairs to storm door 1/003 where the metal screen on the door has been cut.		Each	Fig. 8.24
5.2	Door 1/003	Make adjustments to Door 1/003 to allow for smooth function. Install weatherstripping.		Allowance	Fig. 8.24
5.3	Door 1/002	Water is infiltrating door 1/002. Regrading might help with water infiltration as mentioned in Section 1.7. Install a threshold and weatherstripping.			Fig. 8.24
5.4	Door 1/113	Make adjustments to Door 1/113 and frame so that door properly closes in frame.		Allowance	Fig. 8.21

6.0 Carport					
6.1	Existing Guardrail	Existing guardrail is not from the period of significance nor are the posts. Remove abandoned guardrail anchor and guardrail. Install a simple steel painted guardrail across the west side of carport for life safety reasons. New guardrail should not match the ornate detail of the historic posts, because they were not present during the period of significance.		Allowance	Fig. 8.25 Fig. 8.26
6.2	Wood Paneling	Install new marine grade varnish with a UV protector on faded boards. The wood paneling in the southwest corner of the carport is beginning to fade.	40	Sq. Ft.	Fig. 8.25 Fig. 8.26
6.3	Wood Paneling	Secure paneling to existing exterior wall. Install a backer rod and sealant in open joint. Wood paneling is beginning to pull away from wall in the southwest corner of the carport.		Allowance	Fig. 8.25 Fig. 8.26
6.4	Steel Posts	Remove rust, prime, and paint the steel posts at the carport.		Allowance	Fig. 8.25 Fig. 8.26
6.5	Ornate Steel Posts	Install posts and brackets that match the ornate details during the period of significance. The ornate steel posts are not original to the home, nor do they match the original posts.			Fig. 8.5
7.0 Roof					
7.1	Cracked Rafters	Sister three cracked rafters. Closely observe all roof rafters for additional cracked members, sister as needed.		Allowance	Fig. 8.29 Fig. 8.30
7.2	Supplemental Framing Connections	Repair or reinforce connections for supplemental framing supporting roof rafters. Replace supplemental vertical members if needed.		Allowance	Fig. 8.31
7.3	Roof Soffits	Replace areas of wood rot at wood soffit (north and south sides of the house)	10	L.F.	Fig. 8.32
7.4	Roof Soffit Vents	Replace broken soffit vent (1) on west side of the house.	2	Each	N/A

		Install a new soffit vent where soffit vent is missing (1) on south side of the house.			
7.5	Roof Soffit Vents	Remove all soffit vents to clean. Prime and paint. Reinstall. Verify that all soffit vents are clear of insulation.		Allowance	N/A
7.6	Fascia Board	Replace area of wood rot at wood fascia board (north and south sides of the house)	12	L.F.	N/A
7.7	Roof Vents	Perform calculations to ensure that the attic is adequately ventilated. Only two roof exhaust vents are installed at the attic.			N/A
8.0 Gutters and Downspouts					
8.1	Gutters	Install new gutters on the north, east, and west sides of the house. A gutter is installed only on the south side of the roof.	130	L.F.	Fig. 8.33 Fig. 8.34
8.2	Downspouts	Install new downspouts on the north, east, and west sides of the house.	4	Each	Fig. 8.33 Fig. 8.34
8.3	Existing Downspout	The existing downspout on the southwest corner of the home is pulling away from the buried downspout extension. The buried drainage lines have been scoped and dead-end 10 feet away from the home. Abandon sub-grade drains until French drain is installed. Install temporary downspout extensions until downspouts can tie into French drain. Extension must extend a minimum of 4-feet from home.		Allowance	Fig. 8.33 Fig. 8.34
9.0 First Floor Framing					
9.1	Cracked joists, cut joists	Sister two joists on west side of crawlspace that have cracked. Sister two joists on east side of crawlspace that have been modified. Installation of joists will be difficult due to existing interferences and framing. May require temporary modification of HVAC ductwork or plumbing, as well as temporary shoring,		Allowance	Fig. 8.35 Fig. 8.36

		especially on east side below bathroom framing.			
9.2	Termite damage around basement stair closet.	Remove and replace existing stair stringer. Remove existing wall and ceiling finish north of basement stair closet to observe extent of termite damage in framing. Carefully remove historic finishes. Make repairs. Reinstall historic finishes after repairs are complete.		Allowance	Fig. 8.37 Fig. 8.38
10.0 Interior Walls and Trim					
10.1	Living Room 100	Repair mortar joints at minor cracking of the front of the faux fireplace.		Allowance	Fig. 8.39
10.2	Bathroom 103 Tile	Minor repairs need to be made to the tile in Bathroom 103. This includes loose tiles and cracked grout joints at floor, walls, and counter.		Allowance	Fig. 8.40
10.3	Bathroom 107 Tile	Minor repairs need to be made to the tile in Bathroom 107. This includes loose tiles and cracked grout joints at floor, walls, and counter.		Allowance	Fig. 8.41
10.4	Bathroom 107 Shower Door	Adjustments should be made to shower door to allow for smooth function.		Allowance	Fig. 8.41
10.5	Bathroom Closet Door 1/106	Reinstall veneer to door.		Allowance	Fig. 8.41
10.6	Stair 111	Repair tread. The second to top stair tread is cracked.		Allowance	N/A
10.7	Stair 111 Handrail	Remove existing handrail and install two new continuous handrails to meet ADA and code requirements. The handrail in the stair is not continuous.		Allowance	N/A
10.9	Kitchen 113	Removing existing caulk and replace at Kitchen sink.		Allowance	N/A
10.10	Door 1/102	Make adjustments to the door, to allow for smooth function. It is not properly sliding on track.		Allowance	N/A
10.11	Drywall Upper -Level	Throughout the upper level of the home, there is minor drywall deterioration that	10	Sq. Ft.	N/A

		requires repair. (Not included in price).			
10.12	Drywall Lower Level	Throughout the lower level of the home, there is minor drywall deterioration that requires repair. (Not included in price).	15	Sq. Ft.	N/A
10.13	Conference Room 003 Bar	Make minor repairs to the base of the bar where the wood veneer is pulling away. (Not included in price).			N/A
10.14	Door 3/202	Remove doorstop, install new door stop, and repair hole in door. Doorstop hardware on door 3/003 has caused a hole to develop in door. (Not included in price).			N/A
10.15	Bathroom 004	Bathroom 004 does not appear to meet all accessibility requirements. Adjustments need to be made to meet ADA requirements and this has not been included in this pricing.			N/A
10.16	General Note	Perform an interior hazardous material assessment to identify lead-based paint, asbestos, and other hazardous materials.			N/A
11.0 Flooring					
11.1	Kitchen 113	Make repairs to Kitchen 113 flooring. (Repairs not included in price).			N/A
11.2	Room 201	Flooring is missing behind couch. Repairs and replacement not included in price.			N/A
11.3	Conference 202	There are chips in the floor tile. Flooring and mastic need to be tested for asbestos. (Not included in price).			N/A
E.0 Electrical					
E.1	Wiring Issues – Fire and Electric Shock Hazard	Correct wiring - An electrician should be hired to correct wiring issues under the sink and lazy susan area in the kitchen. An attempt to install lights in this area included open connections and lamp cord. Additionally there is an		Allowance	Fig. 8.46 Fig. 8.47 Fig. 8.48

		unused junction box in the bottom of the sink base cabinet that is still live and should be removed. This is a potential electric shock and fire hazard.			
E.2	Non-Functioning GFCI Devices – Electric Shock Hazard.	Replace GFCI receptacles. The bathroom and kitchen GFCI receptacles would not trip upon testing with a GFCI tester. This presents a potential electric shock hazard.		Allowance	N/A
E.3	Missing Cover Plates – Electric Shock Hazard	Replace missing cover plates for receptacles and switches in the Living room (2), Breakfast area (1), Rec Room (3), Former Utility Room (all). This presents a possible electric shock hazard. Attempt to find period cover plates to match historic plates.		Allowance	Fig. 8.49 Fig. 8.50
E.4	Open Air Splice – Fire and Electric Shock Hazard	Repair open air splice in Romex with no junction box or support in northeast corner crawl space as soon as possible. The splice was created without use of UL listed splicing methods (wire nuts or crimp splices) and is insulated with electrical tape wrapped around the individual conductors but not around enclosing jacket and is hanging unsupported. This presents a potential fire and electric shock hazard.		Allowance	Fig. 8.51
E.5	Ungrounded Wiring Devices	Install arc fault circuit interrupter breaker in accordance with NEC for all devices in living and bedroom areas. 2 wire devices should be replaced with grounding type 3 wire devices. Grounded wiring should be provided from panel to all devices.		Allowance	N/A
E.6	Missing Exterior Light	Install new exterior light fixture. An exterior light fixture is missing on the south wall.		Allowance	N/A

E.7	Exterior Light - Entrance	Install a replica light to match the historic photographs by the front door.			
E.8	Replica Yard Light	Install a replica yard light fixture to match the historic photographs.			
M.0 Mechanical					
M.1	Carbon Monoxide Detection	Due to the use of unvented wall heaters, carbon monoxide and/or combination smoke/carbon monoxide detectors should be installed in the home to ensure that levels do not rise above safe levels.		Allowance	N/A
M.2	Damaged Insulation	Install new vapor proof insulation on exterior refrigerant lines.		Allowance	Fig. 8.52
M.3	HVAC System Service	Service and inspect existing system to ensure proper, safe, and efficient operation.		Allowance	N/A
P.0 Plumbing					
P.1	Bathrooms 103 and 107	Turn off water supply to both bathrooms on the first floor of the house. Do not use the sinks or toilets until corrective measure have been taken to repair the service and drain lines to all fixtures. These are actively leaking into the crawl space.		Allowance	N/A
P.2	Bathrooms 103 and 107	Replace the water service lines, drains, and toilet drain to the sinks and toilets. Replumb all drain lines.			
P.3	Kitchen	Replace the water service lines and drain line at the kitchen sink. Consider replacing faucet, if it's not historic.			

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CONSTRUCTION MANAGEMENT RESOURCES, LLC
Construction Costs Consulting + Estimating
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South Park Street Residential Properties
Little Rock Central High School National Historic Site
STRATA Architecture
Repair and Rehabilitation Construction Cost Estimate Estimate 06/15/2021

DESCRIPTION	TOTAL	Immediate	Short Term	Long Term
Daisy Bates House				
01 00 00 GENERAL CONDITIONS	$ 8,149.20	$ 1,594.80	$ 3,015.60	$ 3,538.80
1.1 Site Drainage	$ 6,075.00	$ 6,075.00		$ -
1.2 Site Drainage	$ 875.00	$ 875.00		$ -
1.3 Driveway Apron Cracking, Settling	$ 10,000.00		$ 10,000.00	$ -
1.4 Sidewalk Ramp	$ 4,290.00		$ 4,290.00	$ -
1.5 Sidewalk at Door 1/201	$ 200.00		$ 200.00	$ -
1.6 Masonry Planter Bed	$ 465.00		$ 465.00	$ -
1.7 Regrade	$ 2,550.00		$ 2,550.00	$ -
2.0 Foundation	$ -			$ -
2.1 Potential settlement at southeast corner.	$ -			$ -
2.2 Crawl Space Access Door	$ 450.00		$ 450.00	$ -
3.0 Exterior Walls	$ -			$ -
3.1 Mortar Cracking in Brick Veneer	$ 675.00	$ 675.00		$ -
3.2 Brick Bulging over Basement Door 202	$ 500.00	$ 500.00		$ -
3.3 Biological Growth on Masonry	$ 560.00			$ 560.00
3.4 Cracking over Basement Door 202	$ -		$ -	$ -
3.5 North Elevation Masonry	$ 100.00			$ 100.00
3.6 Termite Damage on South Basement Wall	$ 8,000.00			$ 8,000.00
3.7 Frieze Board	$ 300.00			$ 300.00
4.0 Exterior Windows	$ -			$ -
4.1 Window Rust	$ 1,000.00			$ 1,000.00
4.2 Cracked Window Pane	$ 450.00			$ 450.00
4.3 Window 101	$ 100.00			$ 100.00
4.4 Window Operation	$ 700.00			$ 700.00
4.5 Steel Lintels	$ 1,050.00			$ 1,050.00
5.0 Exterior Door	$ -			$ -
5.1 Damaged Storm Door	$ 150.00		$ 150.00	$ -
5.2 Door 1/003	$ 75.00		$ 75.00	$ -
5.3 Door 1/002	$ 200.00		$ 200.00	$ -
5.4 Door 1/113	$ 200.00		$ 200.00	$ -
6.0 Carport	$ -		$ -	$ -
6.1 Existing Guardrail	$ 1,100.00		$ 1,100.00	$ -
6.2 Wood Paneling	$ 450.00		$ 450.00	$ -
6.3 Wood Paneling	$ 150.00		$ 150.00	$ -
6.4 Steel Posts	$ 550.00		$ 550.00	$ -
6.5 Ornate Steel Posts	$ 3,500.00			$ 3,500.00
7.0 Roof	$ -			$ -
7.1 Cracked Rafters	$ 450.00	$ 450.00		$ -
7.2 Supplemental Framing Connections	$ 800.00	$ 800.00		$ -
7.3 Roof Soffits	$ 600.00			$ 600.00
7.4 Roof Soffit Vents	$ 300.00			$ 300.00
7.5 Roof Soffit Vents	$ 600.00			$ 600.00
7.6 Fascia Board	$ 450.00			$ 450.00
7.7 Roof Vents	$ -			$ -
8.0 Gutters and Downspouts	$ -			$ -
8.1 Gutters	$ 1,040.00	$ 1,040.00		$ -
8.2 Downspouts	$ 300.00	$ 300.00		$ -
8.3 Existing Downspout	$ 75.00	$ 75.00		$ -
9.0 First-Floor Framing	$ -	$ -		$ -
9.1 Cracked joists, cut joists	$ 750.00	$ 750.00		$ -
9.2 Termite damage around basement stair closet.	$ -	$ -		$ -
10.0 Interior Walls and Trim	$ -			$ -
10.1 Living Room 100	$ 400.00			$ 400.00
10.2 Bathroom 103 Tile	$ 1,200.00			$ 1,200.00
10.3 Bathroom 107 Tile	$ 1,200.00			$ 1,200.00
10.4 Bathroom 107 Shower Door	$ 150.00			$ 150.00
10.5 Bathroom Closet Door 1/106	$ 600.00			$ 600.00
10.6 Stair 111	$ 250.00			$ 250.00
10.7 Stair 111 Handrail	$ 550.00			$ 550.00
10.9 Kitchen 113	$ 150.00			$ 150.00
10.1 Door 1/102	$ 80.00			$ 80.00
10.11 Drywall Upper -Level	$ -			$ -
10.12 Drywall Lower Level	$ -			$ -
10.13 Conference Room 003 Bar	$ -			$ -
10.14 Door 3/202	$ -			$ -
10.15 Bathroom 004	$ -			$ -
10.16 General Note	$ -			$ -
11.0 Flooring	$ -			$ -
11.1 Kitchen 113	$ -			$ -
11.2 Room 201	$ -			$ -
11.3 Conference 202	$ -			$ -
E.0 Electrical	$ -			$ -
E.1 Wiring Issues –	$ 450.00	$ 450.00		$ -
Fire and Electric Shock Hazard	$ 250.00	$ 250.00		$ -
E.2 Non-Functioning GFCI Devices – Electric Shock Hazard.	$ 450.00	$ 450.00		$ -
E.3 Missing Cover Plates – Electric Shock Hazard	$ 150.00	$ 150.00		$ -
E.4 Open Air Splice – Fire and Electric Shock Hazard	$ 150.00	$ 150.00		$ -
E.5 Ungrounded Wiring Devices	$ 1,500.00			$ 1,500.00
E.6 Missing Exterior Light	$ 400.00			$ 400.00
E.7 Exterior Light at Front Entrance	$ 1,800.00			$ 1,800.00
E.8 Replica Yard Light	$ 3,500.00			$ 3,500.00
M.0 Mechanical	$ -			$ -
M.1 Carbon Monoxide Detection	$ 300.00	$ 300.00		$ -
M.2 Damaged Insulation	$ 200.00		$ 200.00	$ -
M.3 HVAC System Service	$ -			$ -
P.0 Plumbing	$ -			$ -
P.1 Bathrooms 103 and 107	$ -	$ -		$ -
P.2 Bathrooms 103 and 107	$ 2,900.00		$ 2,900.00	$ -
P.3 Kitchen	$ 1,200.00		$ 1,200.00	$ -
subtotal	$ 76,059.20	$ 14,884.80	$ 28,145.60	$ 33,028.80
Contractor's Fee 10%	$ 7,605.92	$ 1,488.48	$ 2,814.56	$ 3,302.88
subtotal	$ 83,665.12	$ 16,373.28	$ 30,960.16	$ 36,331.68
Design/Estimate Contingency 15%	$ 12,549.77	$ 2,455.99	$ 4,644.02	$ 5,449.75
subtotal	$ 96,214.89	$ 18,829.27	$ 35,604.18	$ 41,781.43
TOTAL	**$ 96,214.89**	**$ 18,829.27**	**$ 35,604.18**	**$ 41,781.43**

Daisy Bates House

	Feature	Treatment	Qty	Unit	Unit Cost	Total
1.0 Site						
1.1	Site Drainage	Install a perforated drainage pipe or French drain around the perimeter of the house. Direct French drain to water retention area located in the south yard, far away from the house. Water retention area will need to be designed by a civil engineer. .	135	L.F.	$ 45.00	$ 6,075.00
1.2	Site Drainage	Provide site grading at front yard and install swale as part of French drain to collect and direct water away from front of house.	35	L.F	$ 25.00	$ 875.00
1.3	Driveway Apron Cracking, Settling	Remove existing driveway apron, compact existing subgrade, replace concrete. Install sub-grade solid drainpipe as part of French drain system. As an alternate, perform limited mud jacking to fill in potential voids below apron, rout and seal cracks using a pedestrian grade urethane sealant. Consider applying a traffic coating membrane for aesthetic purposes to cover existing crack repairs.	1	Allowance	$ 10,000.00	$ 10,000.00
1.4	Sidewalk Ramp	The top landing of the ramp is set lower than the driveway and does not meet accessibility requirements.	390	Sq. Ft.	$ 11.00	$ 4,290.00
		At the lower-level of the ramp, settlement has caused the ramp to shift and created a large heave in the concrete. Remove ramp in its entirety and reinstall to meet accessibility requirements.				$ -
1.5	Sidewalk at Door 1/201	Remove existing sidewalk and install at a slightly lower grade to help keep water from entering Door 1/002	20	Sq. Ft.	$ 10.00	$ 200.00
1.6	Masonry Planter Bed	The front brick planter bed has biological growth throughout. Clean masonry wall to remove biological growth. Verify planter bed has a drain installed.	31	Sq. Ft.	$ 15.00	$ 465.00
1.7	Regrade	Regrade back yard between ramp and house and between house and back yard to provide positive slope away from house. This may require the installation of a swale to achieve a positive slope.	1275	Sq. Ft.	$ 2.00	$ 2,550.00
2.0 Foundation						
2.1	Potential settlement at southeast corner.	Following masonry repointing and site drainage improvements, monitor masonry for continued cracking and movement, especially at southeast corner. Continued cracking may indicate differential settlement. Foundation underpinning may be required.				$ -
2.2	Crawl Space Access Door	The existing crawl space access door on the east elevation has wood rot. Remove existing wood door and frame and install new, in-kind door and frame.	1	Each	$ 450.00	$ 450.00

Daisy Bates House

	Feature	Treatment	Qty	Unit	Unit Cost	Total
3.0 Exterior Walls						
3.1	Mortar Cracking in Brick Veneer	Repoint stairstep cracks in south and east elevations. Monitor for continued movement. Repoint miscellaneous open joints in masonry veneer. Secure any loose bricks.	45	Sq. Ft.	$ 15.00	$ 675.00
3.2	Brick Bulging over Basement Door 202	Install helical ties through masonry into existing wall studs for section of brick over basement door in center of south elevation. (Repointing is included in section 3.1)	1	Allowance	$ 500.00	$ 500.00
3.3	Biological Growth on Masonry	Clean biological growth from the lower portion of the west and south masonry walls.	35	Sq. Ft.	$ 16.00	$ 560.00
3.4	Cracking over Basement Door 202	If cracking recurs following repointing, consider replacing steel lintel over door.		no cost provided		$ -
3.5	North Elevation Masonry	Remove screws in masonry mortar joint.	2	Each	$ 50.00	$ 100.00
3.6	Termite Damage on South Basement Wall	Consider removing interior finish on south basement wall to observe the extent of termite damage. Sister damaged wall studs as needed. Carefully remove interior wall finishes to observe damage. After repairs are made, finishes are to be reinstalled.	1	Allowance	$ 8,000.00	$ 8,000.00
3.7	Frieze Board	On the east elevation the frieze board is damaged. Replace frieze board in southeast corner in both directions to provide a tight fit.	6	L.F	$ 50.00	$ 300.00
4.0 Exterior Windows						
4.1	Window Rust	Minor rust is being to develop on the steel windows (102,105, 003, 004). Remove rust, prime and paint.	4	Each	$ 250.00	$ 1,000.00
4.2	Cracked Window Pane	Windows 102, 104, 004 have cracked window panes. Replace window pane in-kind. Replace other damaged panes as needed.	3	Each	$ 150.00	$ 450.00
4.3	Window 101	Window 101 has water infiltrating at the base of the window, which is apparent on the interior sill. Remove existing caulk around window and reinstall.	1	Each	$ 100.00	$ 100.00
4.4	Window Operation	All steel windows require adjustments to allow for smooth operation and closure of the windows	14	Each	$ 50.00	$ 700.00
4.5	Steel Lintels	Remove rust from steel window lintels. Prime and paint.	7	Each	$ 150.00	$ 1,050.00
5.0 Exterior Door						
5.1	Damaged Storm Door	Make repairs to storm door 1/003 where the metal screen on the door has been cut.	1	Each	$ 150.00	$ 150.00
5.2	Door 1/003	Door 1/003 is difficult to open. Make adjustments to door to allow for smooth function. Install weatherstripping.	1	Each	$ 75.00	$ 75.00
5.3	Door 1/002	Water is infiltrating door 1/002. Regrading might help with water infiltration as mentioned in Section 1.7. Install a threshold and weatherstripping.	1	Each	$ 200.00	$ 200.00
5.4	Door 1/113	Door 1/113 is angled in door frame. Make adjustments to door and frame so that door properly closes in frame.	1	Allowance	$ 200.00	$ 200.00

Daisy Bates House

	Feature	Treatment	Qty	Unit	Unit Cost	Total
6.0 Carport						
6.1	Existing Guardrail	Existing guardrail is not from the period of significance nor are the posts. Remove abandoned guardrail anchor and guardrail. Install a simple steel painted guardrail across the west side of carport for life safety reasons. New guardrail should not match the ornate detail of the historic posts, because they were not present during the period of significance.	1	Allowance	$ 1,100.00	$ 1,100.00
6.2	Wood Paneling	The wood paneling in the southwest corner of the Carport is beginning to fade. Install new marine grade varnish with a UV protector on faded boards.	40	Sq. Ft.	$ 11.25	$ 450.00
6.3	Wood Paneling	Wood paneling is beginning to pull away from wall in the southwest corner of the Carport. Secure paneling to existing exterior wall. Install a backer rod and sealant in open joint.	1	Allowance	$ 150.00	$ 150.00
6.4	Steel Posts	The ornate steel posts of the Carport are starting to develop patches of rust. Remove rust. Prime and paint.	1	Allowance	$ 550.00	$ 550.00
6.5	Ornate Steel Posts	The ornate steel posts are not original to the home, nor do they match the original posts. Install posts and brackets that match the ornate details during the period of significance.	1	Allowance	$ 3,500.00	$ 3,500.00
7.0 Roof						
7.1	Cracked Rafters	Sister three cracked rafters. Closely observe all roof rafters for additional cracked members, sister as needed.	3	Allowance	$ 150.00	$ 450.00
7.2	Supplemental Framing Connections	Repair or reinforce connections for supplemental framing supporting roof rafters. Replace supplemental vertical members if needed.	1	Allowance	$ 800.00	$ 800.00
7.3	Roof Soffits	Replace areas of wood rot at wood soffit (north and south elevations)	10	L.F.	$ 60.00	$ 600.00
7.4	Roof Soffit Vents	Replace broken soffit vent (1) on west elevation. Install a new soffit vent where soffit vent is missing (1) on south elevation.	2	Each	$ 150.00	$ 300.00
7.5	Roof Soffit Vents	Remove all soffit vents to clean. Prime and paint. Reinstall. Verify that all soffit vents are clear of insulation.	1	Allowance	$ 600.00	$ 600.00
7.6	Fascia Board	Replace area of wood rot at wood fascia board (north and south elevations)	12	L.F.	$ 37.50	$ 450.00
7.7	Roof Vents	Perform calculations to ensure that the attic is adequately ventilated. Only two roof exhaust vents are installed at the attic.				$ -
8.0 Gutters and Downspouts						
8.1	Gutters	A gutter is installed only on the south elevation. Install new gutters on the north, east, and west sides of the house.	130	L.F.	$ 8.00	$ 1,040.00
8.2	Downspouts	Install new downspouts on the north, east, and west elevations.	4	Each	$ 75.00	$ 300.00
8.3	Existing Downspout	The existing downspout on the southwest corner of the home is pulling away from the buried downspout extension. The buried drainage lines have been scoped and dead-end 10 feet away from the home. Abandon sub-grade drains until French drain is installed. Install temporary downspout extensions until downspouts can tie into French drain. Extension must extend a minimum of 4-feet from home.	1	Allowance	$ 75.00	$ 75.00

Daisy Bates House

	Feature	Treatment	Qty	Unit	Unit Cost	Total
9.0 First-Floor Framing						
9.1	Cracked joists, cut joists	Sister two joists on west side of crawlspace that have cracked. Sister two joists on east side of crawlspace that have been modified. Installation of joists will be difficult due to existing interferences and framing. May require temporary modification of HVAC ductwork or plumbing, as well as temporary shoring, especially on east side below bathroom framing.	1	Allowance	$ 750.00	$ 750.00
9.2	Termite damage around basement stair closet.	Remove and replace existing stair stringer. Remove existing wall and ceiling finish north of basement stair closet to observe extent of termite damage in framing. Carefully remove historic finishes. Make repairs. Reinstall historic finishes after repairs are complete.		in 3.6		$ -
10.0 Interior Walls and Trim						
10.1	Living Room 100	Fireplace has minor cracking in mortar joints. Repair mortar joints.	1	Allowance	$ 400.00	$ 400.00
10.2	Bathroom 103 Tile	Minor repairs need to be made to the tile in Bathroom 103. This includes loose tiles and cracked grout joints at floor, walls and counter.	1	Allowance	$ 1,200.00	$ 1,200.00
10.3	Bathroom 107 Tile	Minor repairs need to be made to the tile in Bathroom 107. This includes loose tiles and cracked grout joints at floor, walls, and counter.	1	Allowance	$ 1,200.00	$ 1,200.00
10.4	Bathroom 107 Shower Door	Shower door does not easily open. Adjustments should be made to door to allow for smooth function.	1	Allowance	$ 150.00	$ 150.00
10.5	Bathroom Closet Door 1/106	Wood veneer is detaching from door. Reinstall veneer to door.	1	Allowance	$ 600.00	$ 600.00
10.6	Stair 111	The second to top stair tread is cracked. Repair tread.	1	Allowance	$ 250.00	$ 250.00
10.7	Stair 111 Handrail	Remove existing handrail and install two new continuous handrails to meet ADA and code requirements. The handrail in the stair is not continuous.	1	Allowance	$ 550.00	$ 550.00
10.9	Kitchen 113	Removing existing caulk and replace at Kitchen sink.	1	Allowance	$ 150.00	$ 150.00
10.1	Door 1/102	Closet door 1/102 is not properly sliding on door track. Make adjustments to the door, to allow for smooth function.	1	Allowance	$ 80.00	$ 80.00
10.11	Drywall Upper - Level	Throughout the upper level of the home there are minor drywall deterioration that require repair. (Not included in price).	10	Sq. Ft.		$ -
10.12	Drywall Lower Level	Throughout the lower level of the home there are minor drywall deterioration that require repair. (Not included in price).	15	Sq. Ft.		$ -
10.13	Conference Room 003 Bar	Make minor repairs to the base of the bar where the wood veneer is pulling away. (Not included in price).				$ -
10.14	Door 3/202	Doorstop hardware on door 3/003 has caused a hole to develop in door. Remove doorstop, install new door stop, and repair hole in door. (Not included in price).				$ -
10.15	Bathroom 004	Bathroom 004 does not appear to meet all accessibility requirements. Adjustments need to be made to meet ADA requirements and this has not been included in this pricing.				$ -
10.16	General Note	Perform an interior hazardous material assessment to identify lead-based paint, asbestos, and other hazardous materials.				$ -

Daisy Bates House

	Feature	Treatment	Qty	Unit	Unit Cost	Total
11.0 Flooring						
11.1	Kitchen 113	Make repairs to Kitchen 113 flooring. Repairs not included in price.				$ -
11.2	Room 201	Flooring is missing behind couch. Repairs and replacement not included in price.				$ -
11.3	Conference 202	There are chips in the floor tile. Flooring and mastic need to be tested for asbestos. (Not included in price).				$ -
E.0 Electrical						
E.1	Wiring Issues –	Correct wiring - An electrician should be hired to correct wiring issues under the sink and lazy susan area in the kitchen. An attempt to install lights in this area included open connections and lamp cord.	1	Allowance	$ 450.00	$ 450.00
	Fire and Electric Shock Hazard	Additionally there is an unused junction box in the bottom of the sink base cabinet that is still live and should be removed. This is a potential electric shock and fire hazard.	1	Allowance	$ 250.00	$ 250.00
E.2	Non-Functioning GFCI Devices – Electric Shock Hazard.	The bathroom and kitchen GFCI receptacles would not trip upon testing with a GFCI tester. This presents a potential electric shock hazard.	1	Allowance	$ 450.00	$ 450.00
E.3	Missing Cover Plates – Electric Shock Hazard	Replace missing cover plates for receptacles and switches in the Living room (2), Breakfast area (1), Rec Room (3), Former Utility Room (all). This presents a possible electric shock hazard. Attempt to find period cover plates to match historic plates.	1	Allowance	$ 150.00	$ 150.00
E.4	Open Air Splice – Fire and Electric Shock Hazard	Open air splice in Romex with no junction box or support in northeast corner crawl space should be corrected as soon as possible. The splice was created without use of UL listed splicing methods (wire nuts or crimp splices) and is insulated with electrical tape wrapped around the individual conductors but not around enclosing jacket and is hanging unsupported. This presents a potential fire and electric shock hazard.	1	Allowance	$ 150.00	$ 150.00
E.5	Ungrounded Wiring Devices	Install arc fault circuit interrupter breaker in accordance with NEC for all devices in living and bedroom areas. 2 wire devices should be replaced with grounding type 3 wire devices. Grounded wiring should be provided from panel to all devices.	1	Allowance	$ 1,500.00	$ 1,500.00
E.6	Missing Exterior Light	An exterior light fixture is missing on the south elevation. Install new exterior light fixture.	1	Allowance	$ 400.00	$ 400.00
E.7	Exterior Light at Front Entrance	An exterior light fixture is missing on the south elevation. Install new exterior light fixture.	1	Allowance	$ 1,800.00	$ 1,800.00
E.8	Replica Yard Light	An exterior light fixture is missing on the south elevation. Install new exterior light fixture.	1	Allowance	$ 3,500.00	$ 3,500.00
M.0 Mechanical						
M.1	Carbon Monoxide Detection	Due to the use of unvented wall heaters, carbon monoxide and/or combination smoke/carbon monoxide detector should be installed in the home to ensure that levels do not rise above safe levels.	1	Allowance	$ 300.00	$ 300.00
M.2	Damaged Insulation	Install new vapor proof insulation on exterior refrigerant lines.	1	Allowance	$ 200.00	$ 200.00
M.3	HVAC System Service	Service and inspect existing system to ensure proper, safe, and efficient operation.		no cost provided		$ -

Daisy Bates House

	Feature	Treatment	Qty	Unit	Unit Cost	Total
P.0 Plumbing						
P.1	Bathrooms 103 and 107	Turn off water supply to both bathrooms on the first floor of the house. Do not use the sinks or toilets until corrective measure have been taken to repair the service and drain lines to all fixtures. These are actively leaking into the crawl space.		no cost provided		$ -
P.2	Bathrooms 103 and 107	Replace the water service lines, drains, and toilet drain to the sinks and toilets. Replumb all drain lines.	1	LS	$ 2,900.00	$ 2,900.00
P.3	Kitchen	Replace the water service lines and drain line at the kitchen sink. Consider replacing faucet, if it's not historic.	1	LS	$ 1,200.00	$ 1,200.00

Diamond State Plumbing – 506 Miami Lane, Little Rock, AR 72211

501-585-5454

Daisy Bates House

Plumbing inspection on 11/12/20 included:

Replace kitchen drain and water distribution under kitchen sink. Replace kitchen faucet. - $750

Replumb bathroom drains under home visible in crawl space - $2,500

Not included:

- Full house re-piping
- Full drain line replacement
- Gas line replacement
- Water service line replacement
- Sewer line replacement or repairs outside of house (access was not possible for scoping from the exterior)