

CAPITOL ZONING DISTRICT COMMISSION
STAFF REPORT
2/21/2018
JBC



Location: 2121 South Chester Street
Applicant: Ed Sergeant for Joe & Susan Burkett
Permit Types: Certificate of Appropriateness

Project Description: This application is for a Certificate of Appropriateness to allow for the construction of a new, one-story detached garage. The approximately 576-square-foot structure will be covered in cement lap-style siding and trim. Windows will be one-over-one, single-hung wood or vinyl models. Columns at the garage's entrance would match those at the main residence. The gable roof will be comprised of asphalt shingles. An overhead garage door will face east to an alley.

Historic Significance: Stanton House II at 2121 South Chester Street was designed by Charles Thompson and constructed in 1906 for William A. Stanton, a Little Rock contractor who lived there until 1915. Stanton had built the structure after previously living next door at 2115 Chester (called Stanton House I). Built in the Colonial Revival style, Stanton House II included a carriage house at the southeast corner of the property likely built with the residence's construction. After 1913, a garage-apartment was erected in the northeast corner in roughly the same location as the proposed project, and it remained there until ca.1972. A ca. 1980, a fire destroyed the house's elaborate roof and second-floor living space, and with it, much of the structure's historic integrity. A low-slope hip roof replaced the lost section. In 2001, the property was added to the Governor's Mansion Area. It is currently listed as a non-contributing resource in the Governor's Mansion Historic District, but could become eligible if restored to its original appearance.

Previous Action: In 2002, CZDC staff issued a permit for the construction of a privacy fence. In July 2017, staff issued a violation letter to the current owner for painting the house's masonry without obtaining a permit, but dropped the matter after determining the house had lost its historic integrity following the 1980 fire.

Zoning: This property is in Zone "M", the residential zone that comprises most of the Mansion Area.

Review Standards for Certificates of Appropriateness:

Capitol Zoning District Commission Rule, Section 2-105, *Permit Approval Procedure*

C. 1. (b) A Certificate of Appropriateness shall ... be required for the erection of any new structure ... Applications for new construction requiring Commission approval will first be scheduled for a review by the Design Review Committee which will make a recommendation regarding proposed work's appropriateness in historical style in the context of adjoining or neighboring structures; and its consistency with the goals of the Commission's Master Plan and Standards.

Staff finds the proposal constitutes a request to erect a new structure and requires a Certificate of Appropriateness that must be reviewed by the Design Review Committee and approved by the Commission.

C. 1. (e) When considering an application for a Certificate of Appropriateness, the Commission shall consider any applicable review Standards and Master Plan goals, the recommendations offered by the committees and staff, as well as any public testimony or evidence presented at the public hearing.

F.1. All changes in the Capitol Zoning District will be evaluated according to the General Standards and the applicable Area Master Plan. Also,

(a) Changes to historic structures or site features shall be evaluated according to the Rehabilitation Standards for Historic Properties.

i. Structures and site features 40 years or older are assumed to be historic ...

(b) ... new construction, shall be evaluated according to the applicable Design Standards

F.5. (a) In reviewing the application, the Commissioners shall consider the application and base their decision upon the report of the Staff, the recommendations of the Design Review Committee, advice from Advisory Committees, impact of the proposal on the property, neighboring properties, the District as a whole, the goals of the Master Plan, any applicable review criteria, and the evidence or testimony presented by the applicant(s) and other interested parties. The Commission shall approve the permit(s) if it finds the proposal to be substantially consistent with the applicable review criteria ...

Staff finds the property, as a whole, to be historic because of the main house's age. Staff finds the proposal should be evaluated using the General Standards, the Rehabilitation Standards (as they relate to the property as a whole), the Mansion Area Design Standards, and the Mansion Area Master Plan.

Capitol Zoning District General Standards, Section 3-202, *Additional Zoning Requirements & Definitions*

Z9. Accessory uses and structures ...

2. An accessory structure is a structure built or operated in conjunction with an accessory use, located on the same parcel of land as a principal structure containing the principal use. Accessory Structures must comply with the following requirements:

a. An accessory building or structure may occupy not more than thirty percent of the required rear yard.

The site plan submitted shows the proposed structure is located 14' from the property line. The required rear yard setback in this zone is 25', and the parcel is 81.1' wide, yielding a required rear yard of 2,027.5 sf. 30% of which is 608.25 sf. The proposed structure is 576 sf (24' deep x 24' wide), but because it is set 14' from the rear property line, that leaves the rearmost 11' of the structure (or 264 sf) would be within the required rear setback. Since 264 sf < 608.25 sf, staff finds the proposal is consistent with this requirement.

b. All single and two family residences shall be separated from accessory structures by a distance of not less than six (6) feet.

c. No accessory building or structure shall be allowed in the front yard setback but in the side or rear yard, they shall maintain at least a three (3) foot setback from any property line.

Staff finds the proposal to be consistent with these requirements.

Capitol Zoning Rehabilitation Standards, Section 4-209, *Secondary Structures*

*** R9.3 A new secondary structure should be in character with those seen traditionally.**

- The building should be subordinate in scale to the primary structure.
- It should be located to the side or rear of the primary structure.
- See also the standards for new construction and for site design.

Staff finds the proposal to be consistent with this standard, because of the proposed garage's size and location.

Capitol Zoning Rehabilitation Standards, Section 4-302, Secretary of the Interior's Standards for the Rehabilitation of Historic Properties
These standards are widely recognized throughout the US as the foundation for state and local preservation standards and guidelines. The Capitol Zoning District Commission adopts these standards by reference.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff finds the proposal to be consistent with these standards.

Mansion Area Design Standards, Section 8-201, Design Standards for New Construction in Zones "M" and "N"

Policy: Creative new construction that is compatible with the historic character of the neighborhood is strongly encouraged. New buildings need not imitate older styles, and designs that contrast with the existing context simply for the sake of being different are discouraged.

Staff finds the proposal to be generally consistent with this policy.

M30. A secondary structure should be compatible with the primary building.

- While the roof line does not have to match the house, it is best that it not vary significantly.

M31. A secondary structure should be similar in character to those seen traditionally.

- Basic rectangular forms, with hip, gable or shed roofs are appropriate.

- Contemporary interpretations of traditional secondary structures should be permitted when they are compatible with the historic context.

M32. In general, garages should be unobtrusive and not compete visually with the house.

- A detached garage is preferred. This will help reduce the perceived mass of the overall development.

M33. Locating a garage such that its visual impacts will be minimized is encouraged.

- Locating a garage in the front yard is discouraged.

- If a garage must be accessed from the street, set it back at least ten feet behind the primary building facade.

Staff finds the proposal is consistent with these standards.

Mansion Area Master Plan, Section 6-201, Mansion Area Goals & Recommendations

A. Mansion Area Goals

1. To preserve the character of the Mansion Area neighborhood ...

4. To create an improved image and stronger sense of identity.

9. To establish a sense of visual continuity within the Mansion Area neighborhood.

Staff finds the proposal is consistent with these goals.

Neighborhood Reaction: None to date.

Staff Recommendation: Staff recommends **approval** of the application with the following conditions:

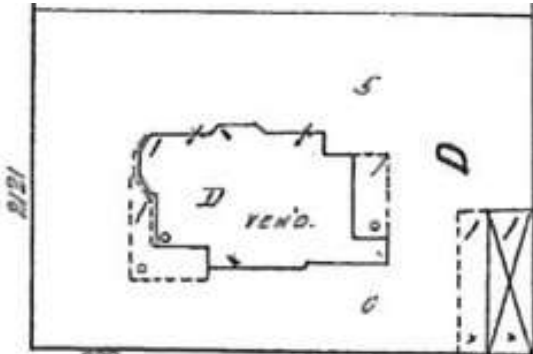
1) That all state and city codes be followed at all times; and

2) That the property be maintained in a neat and safe condition at all times.

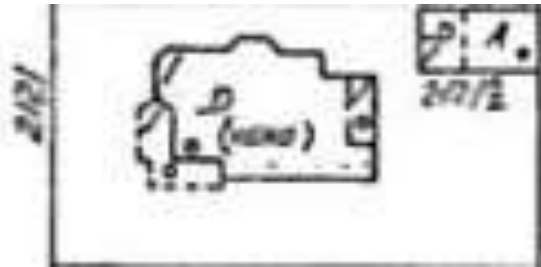
Design Review Committee Recommendation: The Committee voted unanimously (9-0) to recommend **approval** as submitted.

Mansion Area Advisory Committee Recommendation: In a unanimous voice vote, the MAAC recommended **approval** with staff's conditions, above.

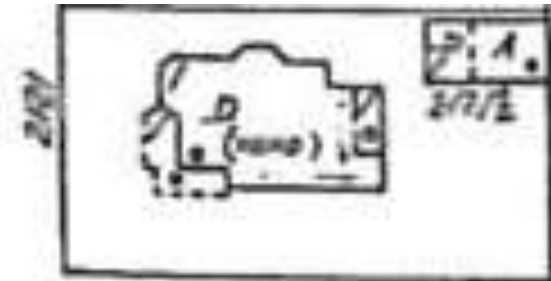
Details from Sanborn Fire Insurance Co. Maps



1913 – The Churchill House was built in 1906 in the Colonial Revival style with a carriage house at the southeast corner of the property



1939 – The carriage house was removed, with an apartment/garage taking place in the opposite end of the rear yard. The main residence's back porch was also enclosed.



1950 – No noticeable changes.

Aerial Photographs of Property

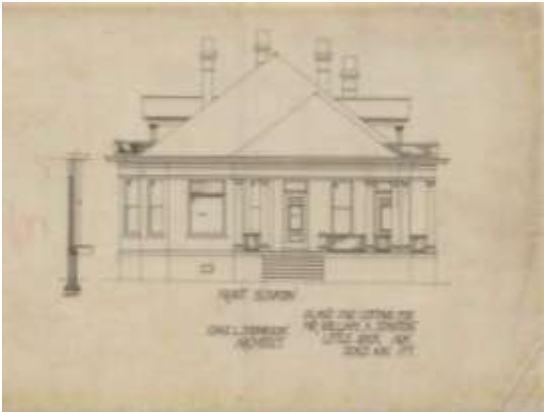


1943 – Apartment/garage present on northeast corner of lot.



1972 – Elaborate roof still present on house along with the apartment/garage.

Archival Photographs and Architectural Drawing



ca. 1906 – Original Drawing of 2121 S. Chester Street by Charles Thompson, including an elaborate roof and second-floor living area. Charles Thompson Collection, Old State House Museum.



ca. 1987 – After the 1980 fire, a low-hip roof now tops the main residence.



2006 – Main residence, rear view (at location where the proposed garage would stand) and a view from 22nd Street.

Current Photos



2017 – Main residence with painted masonry.



2018 – the proposed garage will be constructed here at the rear of the property.



CAPITOL ZONING DISTRICT COMMISSION

APPLICATION FORM

PROPERTY ADDRESS 2121 SOUTH CHESTER

PROPERTY OWNER JOE & SUSAN BURKETT

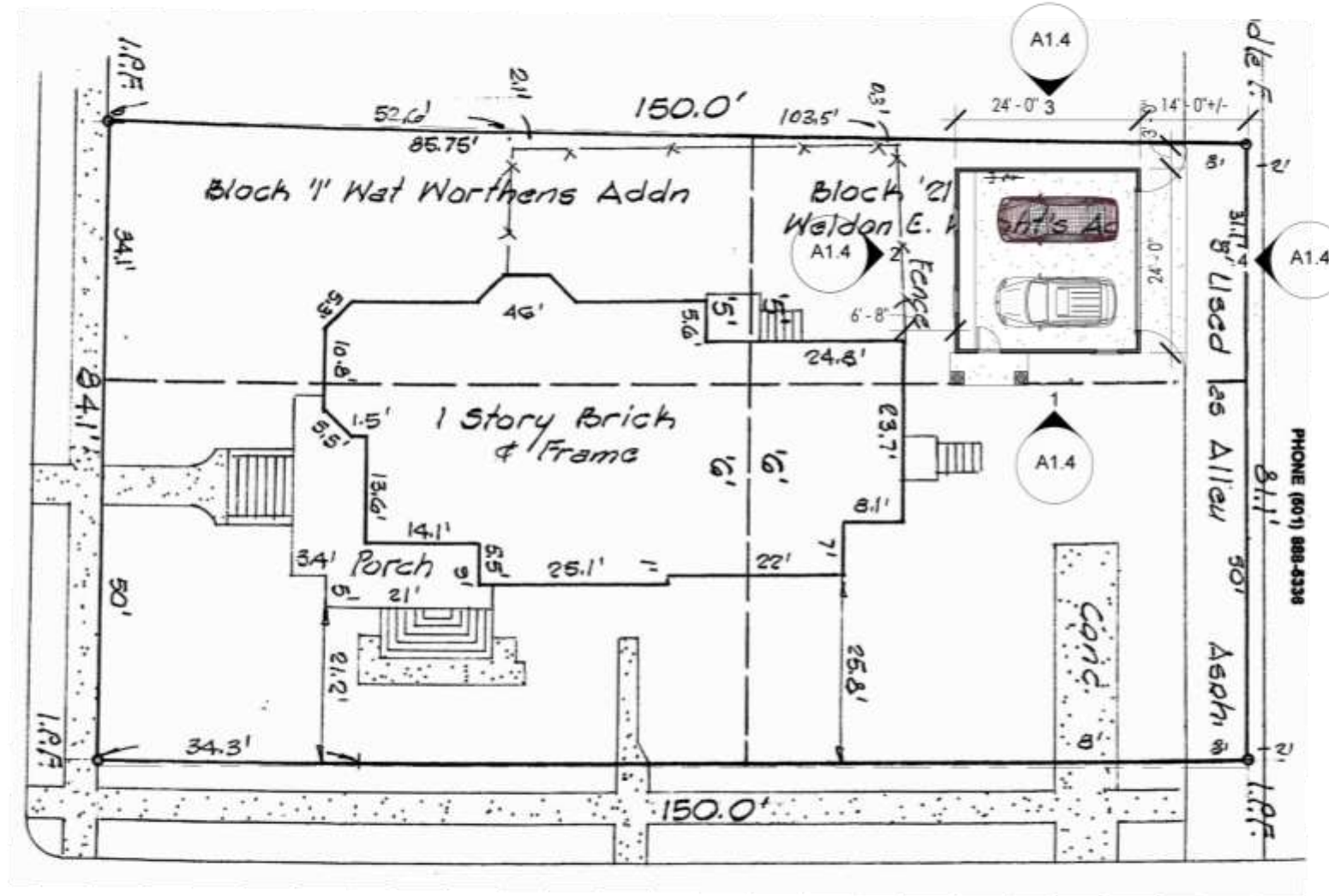
PERSON FILING APPLICATION ED SERGEANT
if other than owner

APPLICANT PHONE AND EMAIL 501.350.6826 EDWARD.SERGEANT@SBCGLOBAL.NET

APPLICANT SIGNATURE AND DATE Edw T Sergeant 12 FEB 18
Signature certifies that applicant is authorized to represent this property, and that all information presented in this application, as well as in any supporting materials, is true and correct to the best of the signatory's knowledge.

DESCRIPTION OF PROPOSED WORK AND / OR USE NEW DETACHED GARAGE

Attach as many pages or supporting materials as necessary. The Commission and its staff cannot make a determination on your application without a complete description of the property's proposed appearance, materials, and/or function. An application is not complete until all applicable supporting materials have been submitted to staff. Electronic submittals (email, scanned documents, PDF's, digital images, etc) are welcome.



SITE PLAN		A1.0
Project number	18004	
Date	FEBRUARY 12, 2018	
Drawn by	-	
		Scale 1" = 20'-0"

STANTON HOUSE NO. 2 GARAGE
 2121 South Chestr Street, Little Rock, Arkansas



2 WEST ELEV.
3/16" = 1'-0"



3 NORTH ELEV.
3/16" = 1'-0"



4 EAST ELEV. 1
3/16" = 1'-0"



1 SOUTH ELEV.
3/16" = 1'-0"

SERGEANT ARCHITECTURE PLLC · 1858 SOUTH ARCH STREET · LITTLE ROCK, ARKANSAS 72206 · 501.350.6826 · SERGEANTARCHITECTURE.COM

STANTON HOUSE NO. 2 GARAGE
2121 South Chestr Street, Little Rock, Arkansas

EXTERIOR ELEVATIONS

Project number	18004	A1.4
Date	FEBRUARY 12, 2018	
Drawn by	-	
		Scale 3/16" = 1'-0"