

CAPITOL ZONING DISTRICT COMMISSION
STAFF REPORT
6/24/2020
DAC / BIM



Location: 1501 South Main Street
Applicant: Joshua Malone for South Main Square, LLC
Permit Type: Certificate of Appropriateness

Project Description: This application is for a Certificate of Appropriateness allowing for the installation of a wall-mounted projecting sign and a projecting canopy with additional signage. The proposed sign and canopy would both be placed on the west façade facing Main Street and would protrude roughly four feet from the wall.

Historic Significance: The Imperial Laundry building at 1501 South Main was constructed around 1923 in a 20th Century Standard Commercial style with some Craftsman details. The building seen today replaced a mix of storefronts and dwellings along the majority of the 1500 block of Main. It was listed on the 1939 Sanborn map as Imperial Laundry and remained in use as a laundromat until the early 1980s, last operated by Lasker’s Laundry. The building was purchased by Madison Guaranty Savings and Loan Association in 1982 after Jim McDougal acquired ownership of the bank. Amid the fallout of the Whitewater affair in the early 1990s, Madison Guaranty was requisitioned by the federal government and sold to Central Bank and Trust in 1992, which was acquired by Arvest Bank in 2000. Since the early 2000s, it has changed hands between various owners and housed a variety of office tenants. The current owner acquired the property in 2019. It is listed in the National Register as a contributing resource in the South Main Commercial Historic District.

Previous Action: Staff has issued a variety of permits primarily related to various uses and professional offices within the building, including computer repair/sales, consulting offices, real estate, advertising/design, construction/restoration services, and banking. Work permits have included partial demolition, installation of pneumatic tubing/canopies, a wood door addition, various signage, and exterior lighting. Most recently, staff issued a permit to do exterior work on windows, doors, and other features that will restore the building to its historic appearance.

Zoning: This structure is located in Zone "O", General Business. This zone, roughly corresponding with the “SOMA” arts district, allows for the widest range of commercial uses in the Mansion Area.

Review Standards for Certificates of Appropriateness:

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

C. 1. (a) A Certificate of Appropriateness must be obtained prior to effecting any major modification or addition to a structure, site or improvements within the District. *Major modifications* are those which substantially alter, from the public right-of-way, the appearance of a structure or site feature. Applications for major modifications requiring Commission review will first be scheduled for a review by the Design Review Committee which will make a recommendation regarding proposed work's appropriateness of the modification to the historical style of the structure and neighboring structures; compatibility with its architectural, historical or cultural significance and level of intactness; and its consistency with the goals of the Commission's Master Plan and Standards.

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.

Staff finds the proposal constitutes a request for a modification and requires a Certificate of Appropriateness that must be reviewed by the Design Review Committee and approved by the Commission.

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, unless they have been significantly altered, and reversing the alteration(s) would be impossible or wholly unreasonable. ...

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 ...

The structure dates to the period of significance and should be evaluated using the General Standards, the Mansion Area Master Plan, and the Rehabilitation Standards.

Capitol Zoning General Standards, Section 3-401, Signage Requirements

It is the purpose of this section to regulate signage within the Capitol Zoning District to prohibit unsafe, inadequately maintained, improperly sited, and **aesthetically obtrusive** signs which detract from the health, safety, welfare, convenience and enjoyment of the area's residents, property owners and visitors ...

Staff's emphasis above.

S.1 Sign Definition

3.a. Sign area ... The area shall be computed as including the maximum number of faces viewable from any single ground position as follows:

i. Double faced sign - one face counted.

ii. "V" sign with 45 degree or greater angle - two faces counted.

This definition indicates that the writing facing north and/or south on the canopy should be counted as a separate sign face(s) in addition to one facing the street. See Standard S7.1d., below.

S.3 Allowable Signage in Zones B, N and O

Signs consistent with these requirements, per each permitted use, may be approved at the staff level:

1. One wall mounted sign up to 18 square feet...

3. One additional wall sign on another wall of premises or in combination with sign on wall containing the major entrance, in lieu of a ground mounted sign, not to exceed 18 square feet.

Up to two wall-mounted signs per storefront are allowed by right in Zone O. See Standard S7.1d., below.

S.7 Signs allowed with Commission review

1. These signs will be considered by the Commission on a case by case basis:

a. Projecting signs: Wall-mounted signs which project more than six inches from the façade on which they are mounted, will be considered only within the Capitol Area and in Zone O, and may not exceed 18 square feet in area, nor project more than five feet from the building façade, nor interfere with pedestrian traffic. Such signs may be considered in addition to, or in lieu of one of, the signs allowed by right for the zone.

The plans show both the "blade" sign and the canopy area attached directly to the façade and extend four feet, consistent with this rule. The drawings also show the "blade" style sign is a 4'x4' square, yielding 16sf, consistent with this rule. The plans are unclear, however, on the total area of the street-facing canopy sign. See condition #3 under staff recommendation.

d. Extra signage: Proposed signs exceeding the number or dimensions for allowed signage ... but not exceeding twice the number of allowed signs, nor 150% of the maximum allowed area or height for any individual sign.

Staff believes the proposed blade sign, along with writing on two (or three) sides of the canopy effectively represent a request for three (or four) projecting signs at a single 50' wide storefront. Staff believes this concentration of projecting signs may border on the prohibition against "aesthetically obtrusive" signage noted in the purpose statement above, and therefore does not recommend approval of the extra signage. See condition #3 under staff recommendation.

2. When evaluating the appropriateness of a proposed sign, the Commission shall consider the following criteria:

a. Compatibility with surrounding properties and streetscape.

b. The total height, area, and location of the proposed sign(s), as well as any other existing signs on the property.

c. Materials, lighting, and method of installation or attachment.

d. Whether any significant historic or architectural features of the property will be obscured, damaged, or otherwise affected.

Staff believes that as the north end of South Main (Zone O) becomes a more cohesive commercial corridor, signs of this nature become more compatible within its context. This building is in the process of commercial repurposing and will utilize the corridor in similar ways as the more established commercial properties and, therefore, is an appropriate candidate for projecting signage. Staff believes, however, that two projecting signs should be retained as the maximum for a single storefront bay of standard width.

Capitol Zoning Rehabilitation Standards, Section 4-104, Preservation Principles

Principle 1: Respect the historic design character of the building.

Principle 3: Protect and maintain significant features and stylistic elements.

Principle 4: Preserve any existing original site features or original building materials and features.

Capitol Zoning Rehabilitation Standards, Section 4-202, Historic Building Materials

Policy: Primary historic building materials should be preserved in place whenever feasible.

*** R2.1 Preserve original building materials.**

• Masonry features that define the overall historic character, such as walls, cornices, pediments, ... should be preserved.

Capitol Zoning Rehabilitation Standards, Section 4-206, Architectural Details

Policy: Architectural details help establish a historic building's distinct visual character; thus, they should be preserved whenever feasible ...

R6.5 Minimize intervention with historic elements.

Staff believes the proposal is consistent with these principles, policies, and standards.

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

A. Mansion Area Goals

The Commission holds these planning and design goals for the Mansion Area:

1. To preserve the character of the Mansion Area neighborhood and individual historic buildings.

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

8. To enhance the pedestrian experience throughout the commercial areas.

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

10. To accommodate and promote commercial land uses along ... Main Street that complement and preserve the residential character of the neighborhood.

Staff believes the proposal is generally consistent with these goals, but that approval of more than two projecting signs at this location may serve to make it less consistent with goals 1, 8, and 9.

Neighborhood Reaction: Staff received one email (below) in support of the application.

I will not be able to make this evening's meeting and would ask that I be excused.

Also, in information that will surprise nobody, I am in support of all of these items and would vote in favor of each. Please convey my support to the committee.

Thanks!

Dan Roda

Sent from my iPhone

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

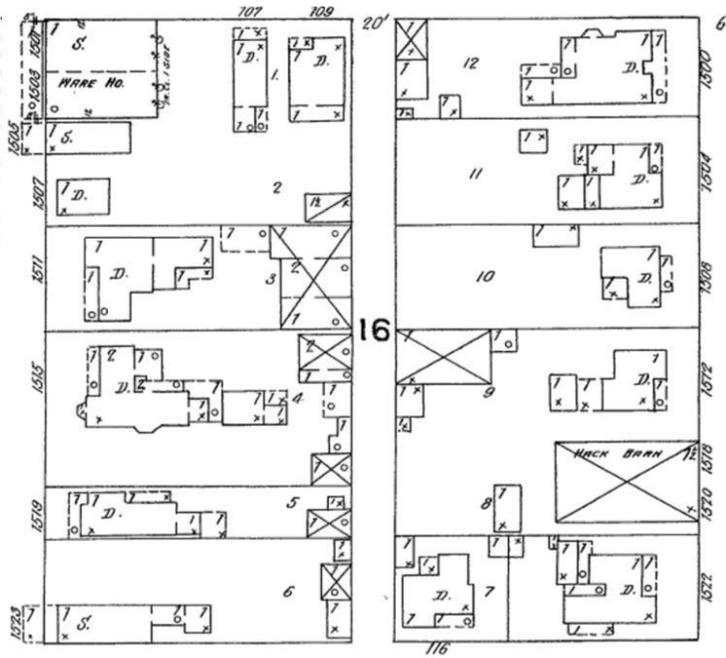
1. That all state and city codes be followed at all times;
2. That the property be maintained in a neat and safe condition at all times; and
3. That, prior to issuing a permit, a final design for the canopy sign will be submitted to staff showing not more than one sign face, not exceeding 18 square feet.

Design Review Committee Recommendation: The Committee voted unanimously (8-0) to recommend approval with staff's conditions above, along with the additional condition:

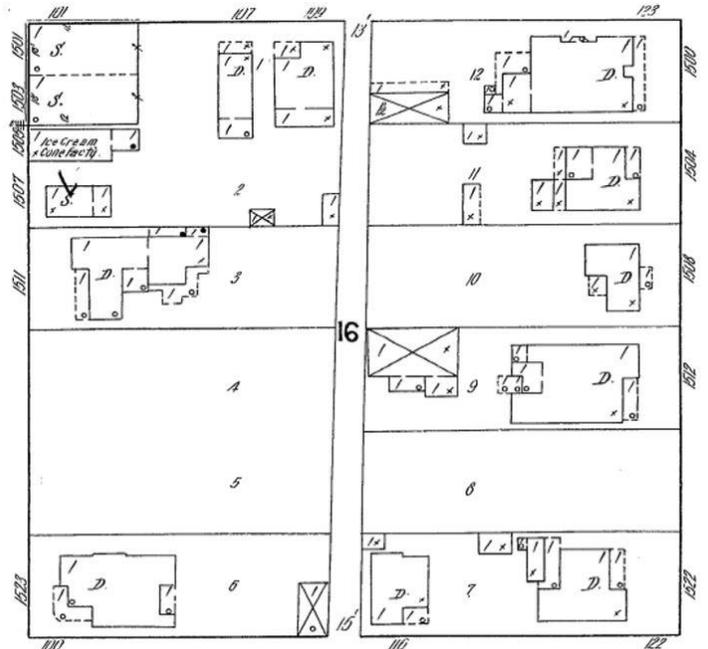
4. That neither of the signs will feature any internal light sources.

Mansion Area Advisory Committee Recommendation: The MAAC voted unanimously (15-0) to recommend approval.

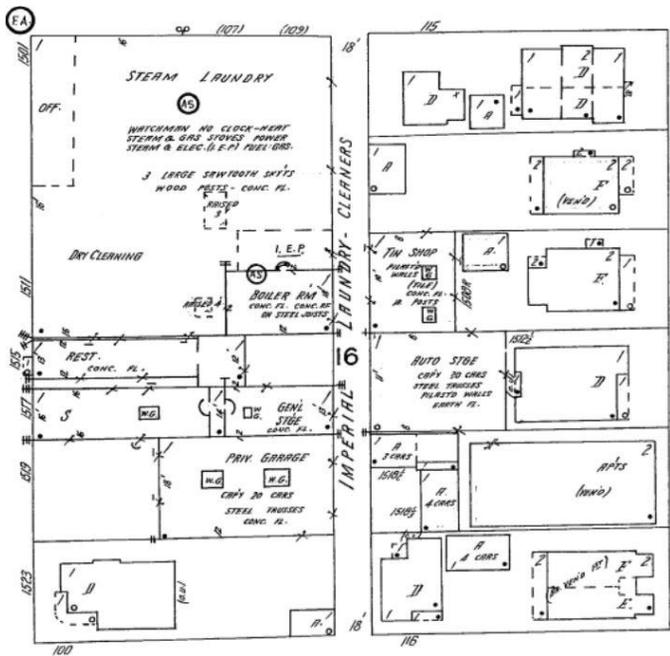
Details from Historic Sanborn Fire Insurance Co. Maps



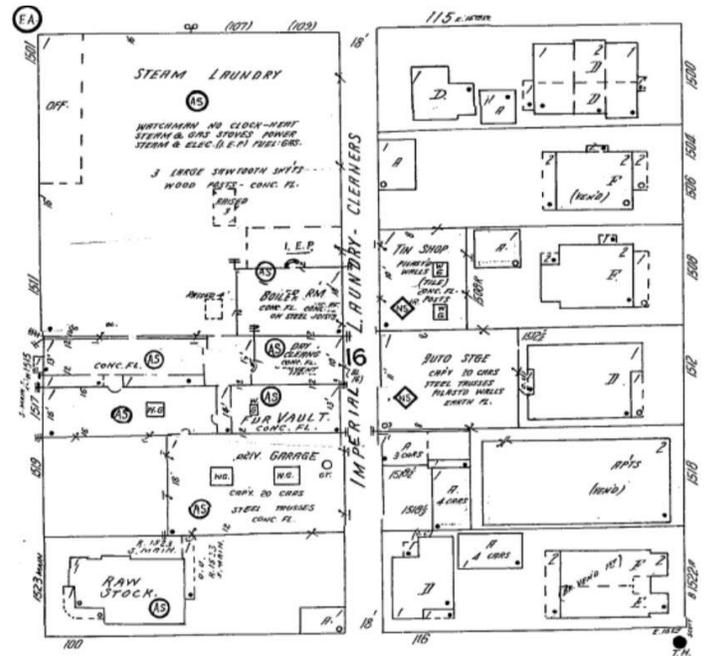
1897 - The western half of block 16 was mixed with residential and commercial properties by the end of the 19th century.



1913 - Though this side of the block had become primarily residences, excepting the 1501 property, a large portion had been cleared.



1939 - The northwestern quadrant of the block is now listed as "Imperial Laundry Cleaners" and accompanied by new storefronts and a private garage. Only one residence remains.



1950 - No change in the majority of the block, but the last standing house is no longer in use as a residence.

Aerial Photos



1960 - The southern end of the half-block now mostly cleared.



1974 - No change.

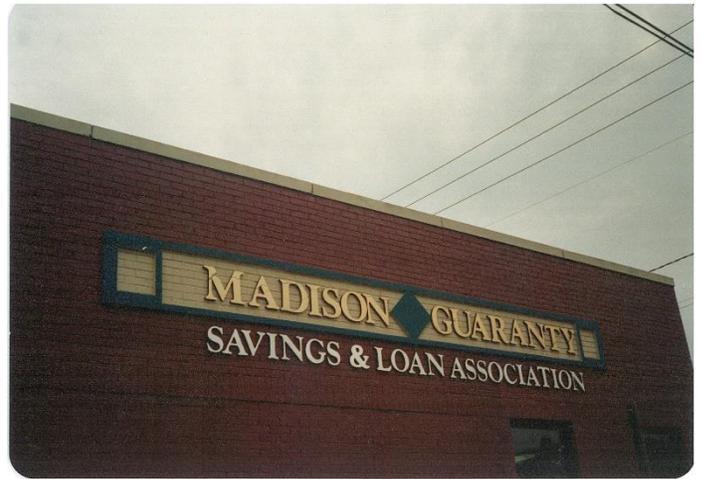


1994 - Parking lot on the south half of the property is in place after Madison Guaranty demolished part of the old structures.

Archival Photographs



1977 - From Main Street.



1983 - New Madison Guaranty sign on the north façade of the building.



1983 - New Madison Square sign on the south end of the building.



1998 - South parking lot and façade under ownership of Central Bank and Trust.



1998 - North façade.



1998 - South parking lot and plaza.

Current Photographs



From Main Street.



North façade.



Northwest corner



North end of front (west) façade where signs will be visible.



South end of front (west) façade.



South façade/plaza.

Property Address: 1501 Main Street

Property Owner: South Main Square, LLC

Person Filing Application (if other than owner): Joshua E Malone

Applicant Phone: [REDACTED]

Applicant Email Address: [REDACTED]

Description of Proposed Work and/or Use: Boswell Mourot Fine Art tennent fishish out. See Plans

Attachments (Include Supporting Materials):

Date:

MM : 05

DD : 26

YYYY : 2020

BOSWELL MOUROT FINE ART

1501 S. Main Street, Little Rock, AR

PROJECT TEAM:

OWNER:

South Main Square
1501 S Main Street
Little Rock, AR 72202

CONTRACTOR:

HY Road Construction
Doug Story
591.886.8121

ARCHITECT:

Nature's Angle, LLC
Street Shaver
104 Bridgeview Circle
West Springs, AR 71915
501.613.4308



15th Street

South Main Street

Entry Perspective

Lease Space w/n a Mixed Use Building

1501 S. Main Street
Little Rock, Arkansas 72202

- 1008.1.10 PANIC AND FIRE EXIT HARDWARE
- REQUIRED - A OCCUPANCY WITH OCCUPANT LOAD OF 50 OR MORE.
 - EXCEPTION FOR MAIN EXIT OF A OCCUPANCY IN COMPLIANCE WITH 1008.1.9.3

EXIT DOORS SHOWN AT TERMINATION OF EGRESS PATH TO BE OPERABLE FROM INSIDE WITHOUT USE OF A KEY OR REQUIRE ANY SPECIAL KNOWLEDGE OR EFFORT. PROVIDE A SIGN STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". EXIT DOOR THRESHOLDS TO BE ADA COMPLIANT.

EGRESS PATH TERMINATION EXTENDS TO PUBLIC RIGHT OF WAY.

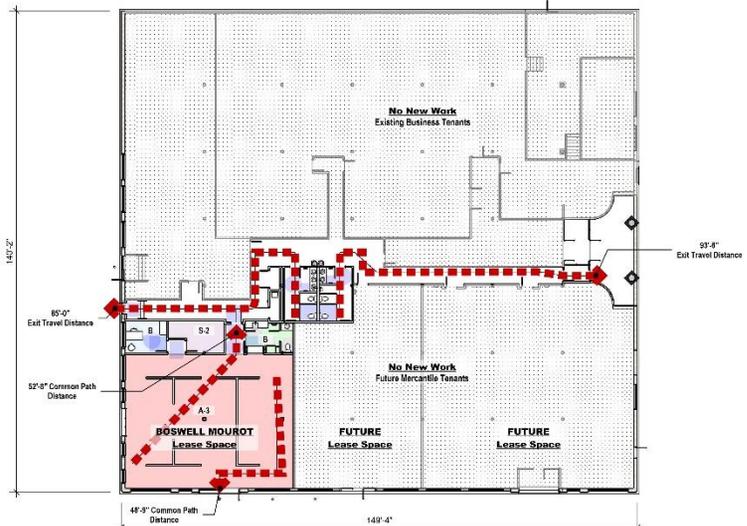
EGRESS PATH SHALL BE A MINIMUM WIDTH OF WHAT IS CALCULATED UNDER EGRESS CALCULATIONS.

NOTE:

1008.1.9.3 LOCKS AND LATCHES

- SHALL BE PERMITTED TO PREVENT THE MAIN OPERATION OF EXTERIOR DOOR(S) EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED

- THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED
- A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
- WHERE EGRESS DOORS ARE USED IN PAIRS, APPROVED AUTOMATIC FLUSH BOLTS SHALL BE PERMITTED TO BE USED, PROVIDED THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS HAS NO DOORKNOB OR SURFACE MOUNTED HARDWARE.



Egress / Accessibility Plans

Project Analysis

NOTES:
Structure within the jurisdiction of the City of Little Rock.

Project Information

Owner's Name	South Main Square, LLC
Phase Number	9/13/2021/11/01/20
Street Address	1501 S Main Street
City, State, Zip	Little Rock, AR 72202
County	Pulaski
Project Name	Commercial Project - C
Typical Shell Height	16'-0"
Foundation Type	Slab on Grade
Top of Finish Floor	0.0'

Square Footage Calculations

Net Floor Area (Including Corridor)	21,400 sf
Total Square Feet	21,400 sf

Building Area Allowed

Frontage Area Increase	Building Footprint	Perimeter at Public Way	Public Way Width	Percentage Increase		
Frontage Area Increase	374	452	30	1.45		
Occupancy Group - Construction	Table 503 - Height Allowed	Table 503 - SF Allowed	Table 503 - Area with Frontage Increase	Actual SF	Percentage	
A-1 - Type II-B (Separated) Art Gallery	2	50	9,600	14,225	2,374	6.16%
B - Type II-B (Separated) Existing	2	50	10,000	28,450	15,855	4.46%
M - Type II-B (Separated) Mixed Use	2	50	13,600	18,127	3,311	9.26%
Allow Based on Most Restrictive	2	50	Separated Occupancies	21,800	0.951	

Fire Resistance Rating Analysis

Building General Information		Type III-B
Number of Stories	1	
Building Height	16'-0" +/-	
Basement	No	
Construction Method	Separated Mixed Use	
Construction Type	II-B	
Occupancy Group	Separated Mixed Use	
Splices	No	
Info/Notes	Locking - Conforms to Locking into Locks. Spacing as indicated per IBC. Permitted Finish/Floor Plans.	
Construction Type Fire Resistive Requirements		Type III-B
Structural Frame	Table 601.1	2-hour
Exterior Wall Bearing	Table 601.1 & 602	2-hour
Exterior Wall Non-Bearing	Table 601.1	Based on Distance
Interior Wall Bearing	Table 601.1	2-hour
Interior Wall Non-Bearing	Table 601.1	2-hour
Floor/Decking Assembly	Table 601.1	2-hour
Roof/Ceiling Assembly	Table 601.1	2-hour
Fire Wall	Section 706.1.706.1	2-hour
Corridor Wall	Section 10.2.1.10.2.1	1-hour
Exit Enclosures	Section 10.2.1.10.2.1	1-hour
Lobby Enclosure	Section 10.2.1.10.2.1	2-hour
Shaft Enclosure	Section 10.2.1.10.2.1	2-hour

Occupant Load Calculations

Occupancy Use	Sub Category	Occupancy Group	Floor Area (IBC)	Table 1004.1.2 - Max Permitted	Occupant Load
Art Gallery	Art Gallery	A-1	1,061	30	52
Office	Business Office	B	112	100	7
Storage	Accessory Stor	S-2	728	500	1
Breakroom	Business Areas	B	228	100	2
Total - Lease Space			2,208		67

Parking Data

Little Rock Parking Classification	Mixed Use Freestanding Building	Office 1350 sf - Commercial 1060 sf
Total Parking Spaces Required	Table 601.1	67
Total Parking Spaces Provided	Table 601.1	67
Accessible Parking Spaces Provided	Table 601.1	1
Van Accessible Parking Spaces Provided	Table 601.1	0

Minimum Insulation Values

NOTES:
Install Insulation at a Grade I as defined in RESNET Standards
Table C402.2 - 2012 IECC

Building Component	Climate Zone	R-Value	U-Value
Roofs	3		
Exterior Walls Above Grade	2" Continuous	R-Value	
Acro & Char	11" + 1" Linear Insulation	R-Value	
Walls Above Grade			
Mass Wall	7.6 Continuous	R-Value	
Mass Wall (Crop R)	9.6 Continuous	R-Value	
Medium Density	11" + 6" Continuous	R-Value	
Medium Density (Minimum R)	11" + 11" Continuous	R-Value	
Wood Framed	11" + 7.5 Continuous	R-Value	
Wood Framed & Char	11" + 3.6 Continuous or 2"	R-Value	
Walls Below Grade			
Below Grade Wall	Not Required		
Floors			
Mass Wall	11 Continuous	R-Value	
Joist/Flooring	3"	R-Value	
Slab-On-Ground Floors			
Unheated Slabs	Not Required		
Heated Slabs	11" to 24" Above Slabs	R-Value	
Openings			
Stairways	0.05	U-Value	
Non-Radiating	4.75	R-Value	

GENERAL NOTES:

- MEET OR EXCEED THE BUILDING THERMAL ENVELOPE REQUIREMENTS AS REQUIRED BY THE CITY OF LITTLE ROCK, AR. (SEE TABLE FOR STANDARD REQUIREMENTS)
- THE BUILDER IS RESPONSIBLE TO REVIEW PLANS, DETAILS, AND ALL DIMENSIONS IN ORDER TO ENSURE THE DRAWINGS ARE FREE OF ERRORS/OMISSIONS/DEFICIENCIES. ANY DISCREPANCIES ARE TO IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- THE PLANS REQUIRE THE CONTRACTOR POSSESSES COMPETENCE IN COMMERCIAL CONSTRUCTION. THE CONTRACTOR WARRANTS TO THE ARCHITECT COMPETENCE AND SKILL IN CONSTRUCTION NECESSARY TO COMPLETE THE BUILDOUT. ALTHOUGH THE ARCHITECT AND CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE DILIGENCE, WE CANNOT GUARANTEE PERFECTION. CHANGES MADE TO THE PLANS WITHOUT THE ARCHITECT'S CONSENT ARE UNAUTHORIZED AND THE CONTRACTOR WILL BE RESPONSIBLE FOR MEETING ALL APPLICABLE BUILDING CODES. IN THE EVENT ADDITIONAL DETAIL OR GUIDANCE IS NEEDED BY THE CONTRACTOR FOR CONSTRUCTION OF ANY ASPECT OF THE PROJECT IMMEDIATELY CONTACT THE ARCHITECT OR QUALIFIED ENGINEER. FAILURE TO NOTIFY THE ARCHITECT OR ENGINEER OF THESE NEEDS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- PLANS ARE INTENDED TO PROVIDE CONSTRUCTION DOCUMENTS FOR A TENANT FINISH TO AN EXISTING TYPE II-B BUILDING. SEE PROJECT TEAM LIST FOR CONTACT INFORMATION.

EGRESS CALCULATIONS

EGRESS WIDTH PER PERSON: (2012 SECTION 1005)
STAIRWAYS 0.3' PER OCCUPANT - NA
OTHER COMPONENTS 0.2' PER OCCUPANT = 13.4 INCHES

REQUIRED NUMBER OF EXITS: (2012 TABLE 1015.1)
A OVER 48 OCCUPANTS: 2 EXITS

WIDTH OF EXIT PASSAGEWAY: (2012 TABLE 1016.2)
FACILITIES NOT LISTED: 44 INCHES

COMMON PATH OF EGRESS TRAVEL: (2012 TABLE 1014.3)
ALL OTHER OCCUPANCIES (<= 30): 75' MAXIMUM
ALL OTHER OCCUPANCIES (>30): 75' MAXIMUM

MAXIMUM EXIT TRAVEL DISTANCE: (2012 TABLE 1016.2)
A OCCUPANCIES WHO SPRINKLER: 200' MAXIMUM

LITTLE ROCK

ADOPTED CODES:

Code	Year	Adoption
FIRE BUILDING	2012	Arkansas Fire Prevention
RESIDENTIAL EXISTING BUILDING	2012	Arkansas Fire Prevention
MECHANICAL	2012	International Building Code
ELECTRICAL	2014	National Electric Code
PLUMBING	2008	Arkansas Plumbing Code
FUEL GAS	2008	Arkansas Fuel Gas Code
ENERGY	2014	Arkansas Energy Code
ACCESSIBILITY	2008	ICC/ANSI A117.1
LITTLE ROCK	Municipal Code Chapter 8	

SHEET INDEX:

- Code / Civil
- C 1.0 Project Summary
- C 2.0 Development Plan
- Architectural
- A 0.1 Code
- A 0.2 Fire Assemblies
- A 1.1 Exit Path Plan
- A 1.2 Roof Plan
- A 2.0 Elevation
- A 3.0 Building Sections
- A 6.0 Finish Schedule Plan
- A 6.1 Interior Elevations
- A 7.0 Door Schedule
- A 7.1 Window Schedule



H.Y. Construction, Inc.
Contact Doug Story
591.886.8121

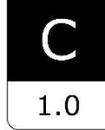


CLIENT
BOSWELL MOUROT
Tenant Finish Plans
1501 South Main - SoMa District
Little Rock, AR 72202

ISSUE
05/26/21 Permit Set
REVISTIONS
1 08.00.00

PROJECT NO.
20-0078
PROJECT
1501 S Main - SoMa District
Boswell In-house

DRAWN BY
BJS
DESCRIPTION
Project Summary



1.0



HY Construction, Inc
 General Contractor
 5011 W. 18th St.
 Suite 100
 Little Rock, AR 72202



CLIENT
BOSWELL MOUROT
 Tenant finish Plans
 1501 S Main - SoMa District
 Little Rock, AR 72202

ISSUE
 02.26.20 Permit Set
REVISIONS
 1 00.00.00

PROJECT NO.
 20-0078
PROJECT
 1501 S Main -
 Boswell Mourot

DRAWN BY
 B/S
DESCRIPTION
 Elevations

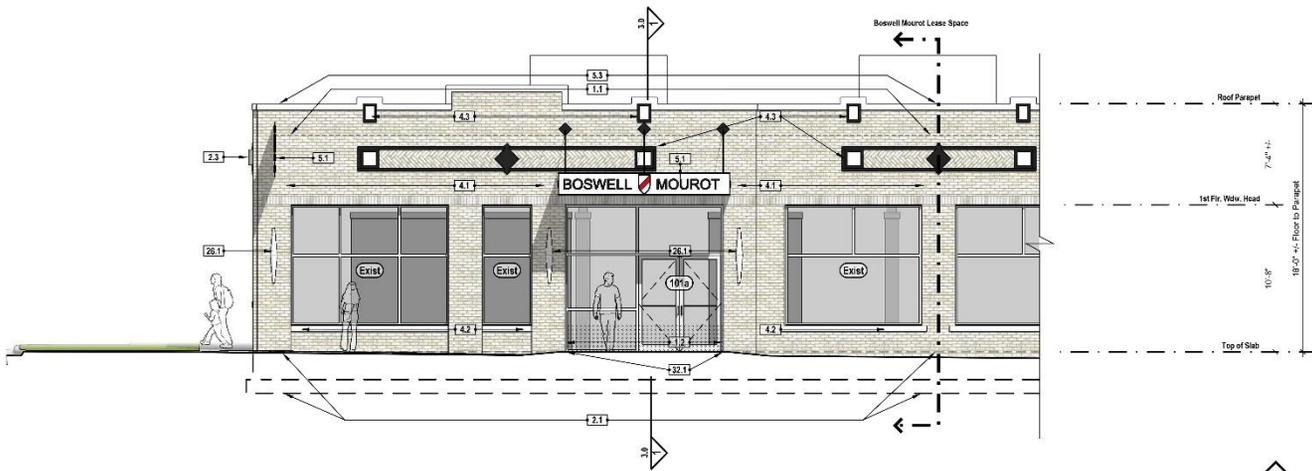
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2.0

SHEET NOTES:

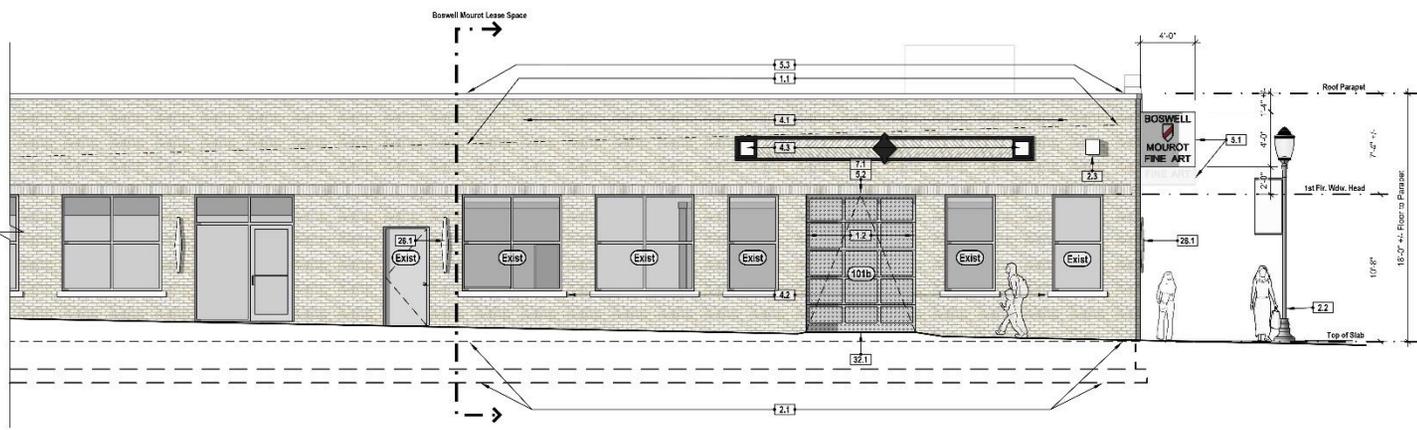
GENERAL:
 ANY DISCREPANCIES, ERRORS, OR OMISSIONS DISCOVERED BY THE CONTRACTOR IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER BEFORE PROCEEDING WITH RELATED WORK.
 BEFORE PROCEEDING WITH PROCUREMENT, THE RESPECTIVE INSTALLER SHALL FIELD VERIFY DIMENSIONS TO ASSURE THAT SUFFICIENT QUANTITIES OF MATERIAL ARE ORDERED TO COMPLETE THE WORK.
 UPON RECEIPT FROM THE MANUFACTURER, THE INSTALLER SHALL INSPECT MATERIALS FOR DEFECTS, FLAWS, SHIPPING DAMAGE, CORRECT COLOR AND PATTERN. PRIOR TO BEGINNING WORK, DAMAGED OR WROUGHT MATERIALS SHALL BE RETURNED TO THE MANUFACTURER FOR MAKEGOOD REPLACEMENT TO PREVENT DELAYS IN THE COMPLETION OF THE WORK.
 COMPLIANCE WITH THE MANUFACTURER'S SPECIFICATIONS FOR HANDLING, STORAGE, INSTALLATION, AND PROTECTION IS THE EXCLUSIVE RESPONSIBILITY OF THE G.C. AND THEIR RESPECTIVE INSTALLERS.
 DIMENSIONS ARE TO FACE OF SLAB / FACE OF STUD, TYPICAL.
 SEE SERIES A6.0 SHEETS FOR ADDITIONAL DIMENSIONS AND CALLOUTS.
 REFER TO SHEET A7.1 AND SPECIFICATIONS FOR SAFETY GLAZING LOCATIONS.

ELEVATION CALLOUTS:

- PART 3 - GENERAL**
 3.1 DASHED LINE INDICATES ROOF BEYOND.
 3.2 DOT DASH LINE INDICATES REMOVAL OF BRICK EXTERIOR AS PART OF SUELL DRAWING PERMIT SET.
- PART 2 - EXISTING CONDITIONS**
 2.1 EX: THIS FOOTING/BUILDING FOUNDATION DEPT/UNKNOWN. INVESTIGATE EXISTING CONDITIONS BEFORE DEMOLITION AND NOTIFY ARCHITECT IF FOUNDATION IS DIFFERENT THAN SHOWN AND A DIFFERENT COURSE OF ACTION IS NEEDED.
 2.2 EX: EXISTING LIGHT POLES. PROTECT DURING CONSTRUCTION AND PATCH/REPAIR/REPLACE IF DAMAGE OCCURS DURING CONSTRUCTION.
 2.3 EX: THIS IS THE AREA ON SIDE OF BUILDING. INVESTIGATE IF BOX IS STILL PROVIDING A FUNCTION AND REMOVE IF NO LONGER NEEDED.
- PART 4 - MASONRY**
 4.1 EX: EXISTING BRICK. PATCH, CLEAN, & PREPARE BRICK FOR NEW COAT OF PAINT. COLOR SELECTED BY OWNER.
 4.2 EX: THIS CAST S. ONE DETAILING. PATCH, CLEAN, & PREPARE BRICK FOR NEW COAT OF PAINT. COLOR SELECTED BY OWNER.
 4.3 EX: EXISTING BRICK DETAILS. PATCH, CLEAN, & PREPARE BRICK FOR NEW COAT OF PAINT. COLOR SELECTED BY OWNER.
- PART 5 - METALS**
 5.1 NEW LIGHT WEIGHT METAL CANOPY/SHRAGE. ENGINEERED BY CANOPY COMPANY. SEE SHEET A9.0
 5.2 STEEL LITE. VERIFY EXISTING LITE IS INSTALLED AND CHECK TO MAKE SURE IT IS STILL STRUCTURALLY SOUND. CONTACT ARCHITECT IF IT APPEARS TO BE REMOVED, DAMAGED, OR IS COMPROMISED IN ANY WAY.
 5.3 EX: EXISTING METAL PARKER. PATCH, CLEAN, & PREPARE BRICK FOR NEW COAT OF PAINT. COLOR SELECTED BY OWNER.
- PART 7 - THERMAL & MOISTURE PROTECTION**
 7.1 NEW DOOR/WINDOW TO BE INSTALLED IN EXISTING BRICK IN OPENING. SEE SHEET 7.1 FOR ADDITIONAL INFORMATION.
- PART 26 - ELECTRICAL**
 26.1 EX: EXTERIOR SCENE FIXTURES. SPECIFIED BY OWNER.
- PART 32 - EXTERIOR IMPROVEMENTS**
 32.1 SHOWING NEW BUILDING SLAB ARE APPROXIMATE LEVEL AT THIS LOCATION. IF REQUIRED WARP UP SIDEWALK TO MEET BUILDING SLAB AND PROVIDE FLUSH ENTRY INTO SPACE.



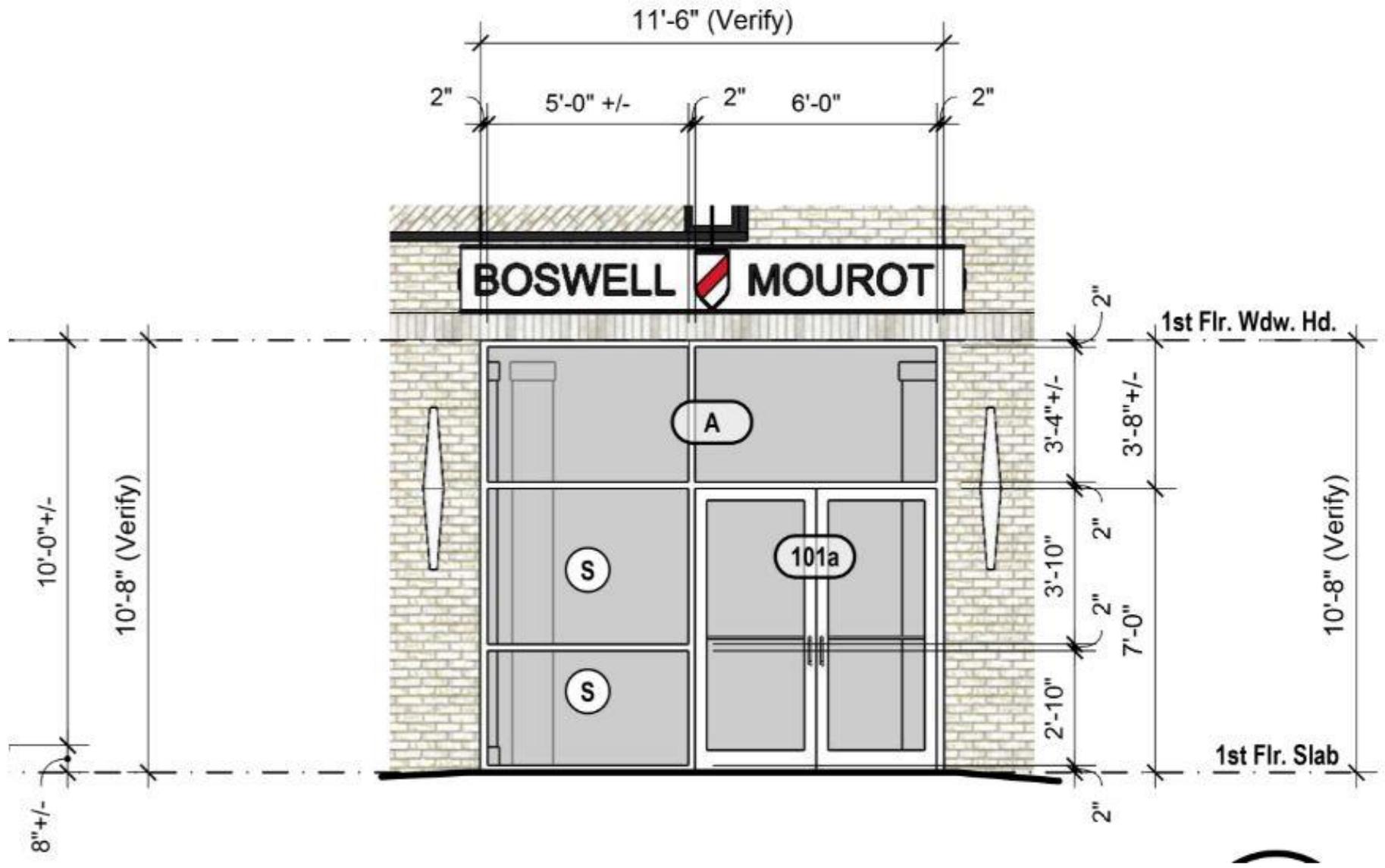
West Elevation
 Scale 1/4" = 1'-0" **2**



North Elevation
 Scale 1/4" = 1'-0" **1**

SYMBOL LEGEND:

- WALL ASSEMBLY: See Sheet A0.7 for Detail
 Typical interior wall is 43
 Typical demising wall is 44
 Typical exterior wall is 45
- NOTE CALLOUT: See above for Note Callout
 1_ First Number Designates CSI Section
 2_ Second Number Designates Note Number
- DOOR CALLOUT: See Sheet A7.0 for Schedule/Details
- WINDOW CALLOUT: See Sheet A7.1 for Schedule/Details





CZDC# 2020-019 *In re South Main Square, LLC*

IN THE MATTER OF:

South Main Square, LLC, owner of record of the parcel addressed as
1501 South Main Street, Little Rock, Arkansas

CONSENT ORDER

An application for a Certificate of Appropriateness filed by Joshua Malone for South Main Square, LLC to install projecting signage near the northwest corner of the existing building at 1501 South Main Street has been received by the Capitol Zoning District Commission (hereinafter referred to as “the Commission”). In lieu of a formal hearing on this application, and in the interest of prompt and speedy settlement of the above-captioned matter, consistent with the public interest, statutory requirements, and the responsibilities of the Commission, this **Consent Order** is presented as final disposition of the matter. The Commission considered this Order its regular meeting on Thursday, July 16, 2020 held at 4:00PM in the Diamond Conference Room in the Division of Arkansas Heritage building at 1100 North Street in Little Rock. Several commission members participated remotely due to the Covid-19 pandemic. The Commission voted _____ to adopt the Order as presented.

FINDINGS OF FACT

1. The property at 1501 South Main Street is located within the Governor’s Mansion Area of the Capitol Zoning District in Zone “O”. (CZDC General Standards, Section 3-204, B.)
2. Agency records indicate the office building on the property was constructed circa 1923 in a Standards 20th Commercial style. The building originally housed a commercial laundry and was later associated with the Madison Guaranty firm and the Whitewater affair.
3. The application proposes to install a covered canopy over a storefront entrance, with signage on three sides, as well as a “blade” style sign attached to the wall.
4. Changes to properties in the Mansion Area are evaluated according to the General Standards and the Mansion Area Master Plan. (CZDC Rule, Section 2-105, F1.)
5. This proposal must be evaluated according to the General Standards and the Mansion Area Master Plan. (CZDC Rule, Section 2-105, F1.)

6. CZDC Rule, Section 2-105, F1.a requires that proposed changes to most buildings over 40 years old be also evaluated according to the Rehabilitation Standards for Historic Properties.
7. CZDC General Standards Section 3-401, S7.1a provides the definition of projecting sign, as well the allowable dimensions of such signs, including a maximum are of 18 square feet.
 - a. The application does not specify the size of the canopy sign.
 - a. Staff affirms the proposed signs are otherwise consistent with Standard S7.
8. CZDC General Standards Section 3-401, S1.3a. provides that on a double-faced sign, only one face is counted, but on a sign face with an angle greater than 45 degrees, both faces will be counted.
 - a. The proposed “blade” style sign is a double-faced sign.
 - b. The proposed storefront canopy features two 90-degree angles with writing on three sides.
9. CZDC General Standards Section 3-401, S7.1d. allows the Commission to approve more and larger signage than is allowed by right.
 - a. Section 3-401, S3 allows for up to two wall-mounted signs, by right, per storefront in Zone O.
10. The application does not call for any internal illumination of the proposed signs.
11. The Rehabilitation Standards for Historic Properties provide preservation principles (Section 4-104), standards for treatment of historic building materials, (Section 4-202) and for treatment of architectural details (Section 4-206).
 - a. Staff affirms the proposal is generally consistent with these principles and standards. (Staff Report, p. 3)
12. The Mansion Area Master Plan describes goals and objectives for the Governor’s Mansion Area (Section 6-201, A).
 - a. Staff attests that more than two projecting signs at a single storefront may be construed as inconsistent with goals relating to the area’s character and visual continuity.
 - b. Staff affirms the proposal is otherwise generally consistent with these goals. (Staff Report, p. 3)
13. CZDC General Standards Section 3-401, S7.2 sets forth criteria by which the Commission shall evaluate proposed signs, including their dimensions, location, materials, and compatibility with surroundings.
 - a. Staff attests each of these criteria have been duly considered.
14. The Design Review Committee voted 8-0 to recommend approval of the application with the condition none of the signs feature any internal light sources.
15. The Mansion Area Advisory Committee voted 15-0 , to recommend approval of the application.
16. One neighbor emailed staff in support of the application.

17. Staff recommends approval with the condition that a final design for the canopy be submitted showing writing one sign face, of not more than 18 square feet.

CONCLUSIONS OF LAW

1. The existing building is historic.
2. The applicable review criteria are the General Standards, the Mansion Area Master Plan, and the Rehabilitation Standards.
3. The request to install signage on three faces of the proposed storefront canopy is effectively a request for three signs, in addition to the proposed “blade” style sign.
4. Installation of more than two projecting signs at a single storefront location would serve to detract from the Mansion Area’s character and visual continuity.
5. A maximum of two projecting signs without internal illumination, neither exceeding 18 square feet, will not adversely affect the surrounding neighborhood
6. The proposed work is otherwise substantially consistent with the applicable review criteria.

ORDER

1. Within 30 days, the applicant shall submit to staff a final plan showing not more than two projecting signs, neither greater than 18 square feet.
2. Upon receipt of this plan, staff shall issue a Certificate of Appropriateness within five business days, noting the condition that none of the signs shall be internally illuminated

APPEALS

Any person aggrieved by this order may appeal to the Secretary of the Arkansas Department of Parks, Heritage, and Tourism as set forth in A.C.A. 22-3-310, as amended. Such appeal shall be made in writing within 30 days of receipt of this order and shall state the reason for the appeal. All appeals should be mailed via certified mail to: Secretary, Department of Parks, Heritage, and Tourism, 1100 North Street, Little Rock, AR 72201.

IT IS SO ORDERED this ____ day of August, 2020.

BOYD MAHER
Director

CAROL WORLEY
Chair