

.....the existing ground floor covers approx. 2,250 square feet above a structural wood framed crawl space. A wood plank floor finish occurs and the walls and ceiling are cement plastered on wood lath. It appears that the middle span (north / south) partition on the west side of the existing stairway is load bearing - to be confirmed by a subsequent structural engineer's assessment.

Restoration & Rehabilitation

3821-3823 West 13th Street, Little Rock (Pulaski County), Arkansas 72204

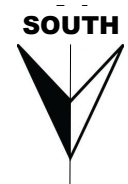
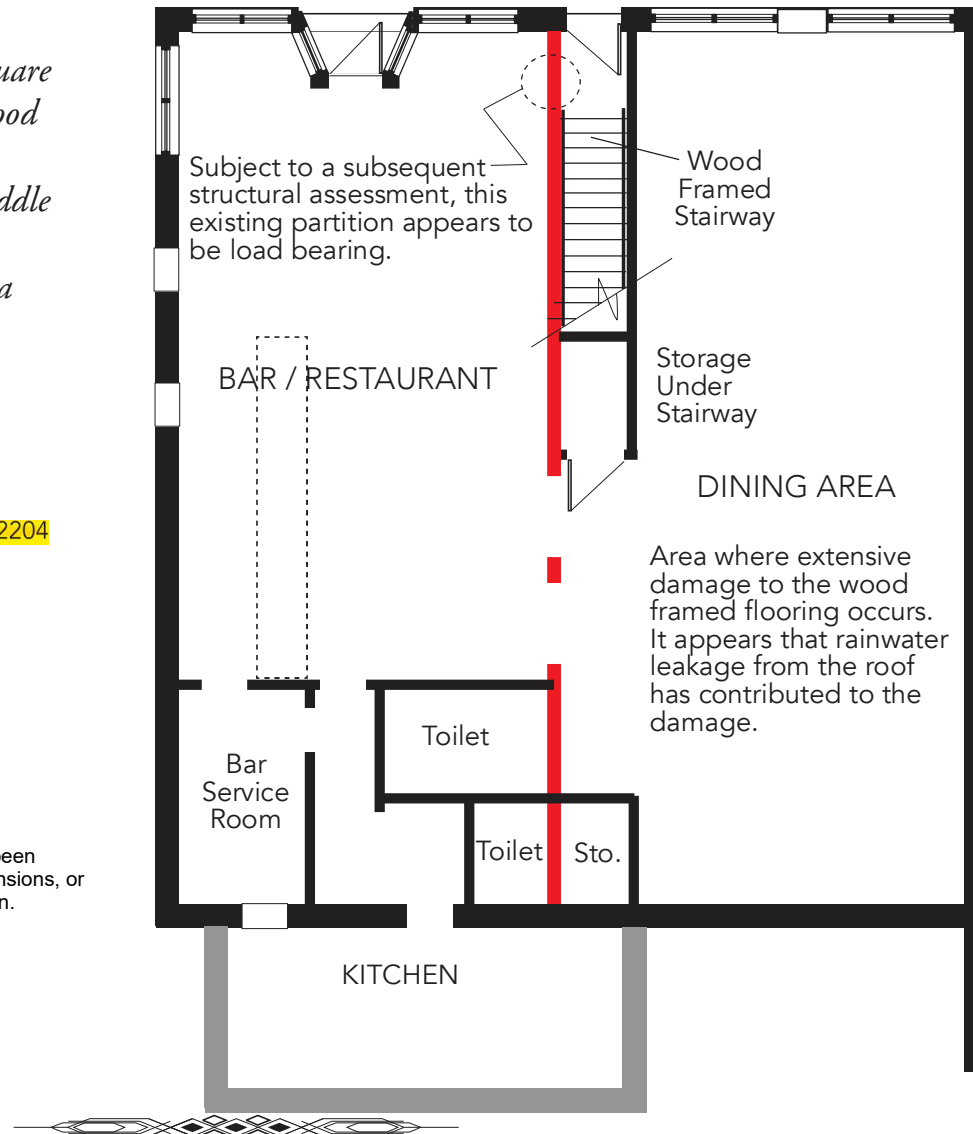
Historic Structure Report

Disclaimer – Existing Building Layout

Existing building layout plans are being provided as a reference only and have not been verified by the seller or listing broker. Plans may not reflect current conditions, dimensions, or code requirements. Buyers are responsible for independently verifying all information.

Conceptual Redevelopment Plans available upon request.

MLS #26003087



38 Existing Ground Floor Plan
June 7, 2021

Enclosed door opening to now demolished balcony

.....the existing upper floor covers approx. 2,250 square feet onto a structural wood framed floor system. A wood plank floor finish occurs and the walls and ceiling are cement plastered on wood lath.

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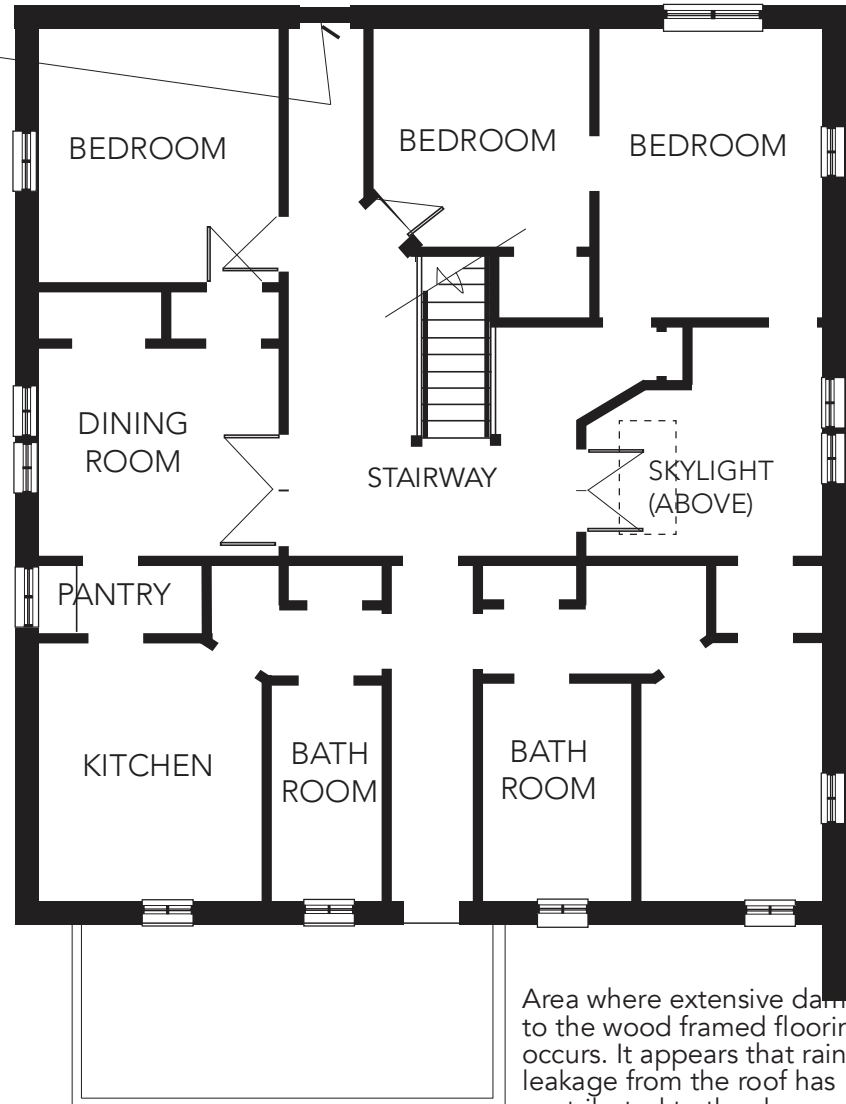
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Existing windows blocked by Lee Theater brick wall



Area where extensive damage to the wood framed flooring occurs. It appears that rainwater leakage from the roof has contributed to the damage.

39 Existing Upper Floor Plan
June 7, 2021