

November 7, 2024



DEPARTMENT OF PLANNING AND DEVELOPMENT

723 West Markham Street
Little Rock, Arkansas 72201-1334
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LITTLE ROCK HISTORIC DISTRICT COMMISSION

MINUTE RECORD

Thursday, November 7, 2024, 4:00 p.m.

Board Room, Little Rock City Hall, 500 W. Markham

I. Roll Call

Members Present:

Amber Jones, Chair
Christina Aleman, Vice Chair
Tom Fennell
Scott Green
Dr. Thomas DeGraff III

Staff Present:

Chase Waters
Hannah Ratzlaff
Raeanne Gardner
Sherri Latimer

Citizens Present:

Jeremy Gosdin
None

II. Finding a Quorum

A quorum was present being six (6) in number.

III. Citizen Communication

No citizen chose to speak during this time.

IV. Minutes

1. September 5, 2024

The minutes were presented to the commission. Commissioner Jones made a motion to approve the minutes as submitted. Commissioner Fennell seconded. The minutes were approved by voice vote as submitted.

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V. National Register Nominations

1. NR2024-008 Arkansas Historic Preservation Program
12821 Ridgehaven Road
James W. and Billie Tanner House
National Register of Historic Places Nomination

2. NR2024-006 Arkansas Historic Preservation Program
W. 12th Street between Jones Street and
Woodrow Street
W. 12th Street Overpass
National Register of Historic Places Nomination

3. NR2024-007 Arkansas Historic Preservation Program
W. 14th Street between Jones Street and
Woodrow Street
W. 14th Street Overpass
National Register of Historic Places Nomination

November 7, 2024

NR ITEM NO.: ONE

FILE NO.: NR2024-008

NAME: James W. and Billie Tanner House

LOCATION: 12821 Ridgehaven Road

APPLICANT/AUTHORIZED AGENT:

Megan Willmes
Arkansas Historic Preservation Program
1100 North Street,
Little Rock, AR

OWNER:

Daniel P and Autumn R Hardin
12821 Ridgehaven Rd
Little Rock, AR 72211



Figure 1. James W. and Billie Tanner House.

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NR ITEM NO.: ONE (Cont.)

FILE NO.: NR2024-008

AREA: 4.66 acres

NUMBER OF LOTS: 1

WARD: 5

HISTORIC DISTRICT: None Adjacent

HISTORIC STATUS: DOE October 27, 1999

CURRENT ZONING: R2, Single-Family

A. BACKGROUND

Location

The subject structure is located at 12821 Ridgehaven Road.

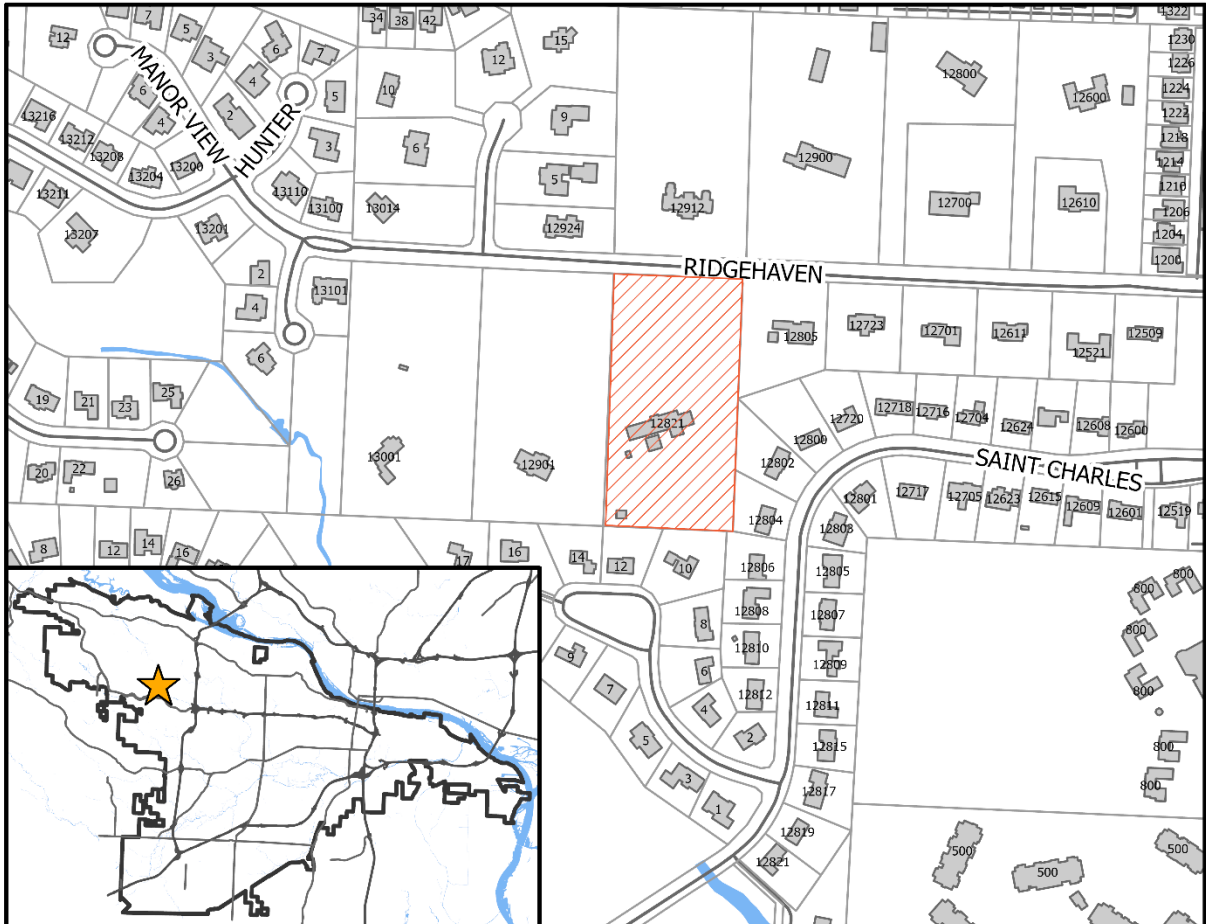


Figure 2. Location of the James W. and Billie Tanner House.

B. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The application requests to nominate the James W. and Billie Tanner House to the National Register of Historic Places for local significance under Criterion C as an excellent example of organic design architecture by E. Fay Jones in Little Rock, Arkansas. The area of significance is Architecture. The period of significance is 1972-1974.

C. EXISTING CONDITIONS:

See photos in Nomination (Attachment A).

D. DEPARTMENT COMMENTS:

None

E. NEIGHBORHOOD NOTIFICATIONS AND COMMENTS:

All neighborhood associations registered with the City of Little Rock that surround the site were notified of the public hearing.

At the time of distribution, there were no comments regarding this application.

F. ANALYSIS:

The Nomination's Statement of Significance summary section states:

"The James W. and Billie Tanner House, completed in 1974, was commissioned by James Willis and Billie Tanner in 1972. The one-story house with a "lookout" off the living room was built in a yet-undeveloped area of western Little Rock on Ridgehaven Road. The house reflects Fay Jones's organic design principles and overall architectural philosophy that characterized his professional career. The Tanner House's design incorporates and focuses on the beauty of native, natural materials from Arkansas and highlights Jones's emphasis on harmony with nature by the expansive use of glass windows that allow unobstructed views fo the wooded lot from every room in the house. Therefore, the James W. and Billie Tanner House is being nominated to the National Register of Historic Places under Criterion C: Architecture with local significance as an excellent example of organic design architecture by E. Fay Jones in Little Rock, Arkansas."

The Arkansas Historic Preservation Program has set forth the “Arkansas Certified Local Government Procedures.” In Section V of this agreement, “Certified Local Governments Participation in the National Register Nomination Process,” Little Rock Historic District Commission’s role is identified:

“B. CLG involvement in the National Register process

- 1. Within 60 calendar days of receipt of the nomination, the CLG shall inform the AHPP by submission of a report (see section V-A) as to its opinion regarding the eligibility of the property. The CLG shall also inform the property owner(s) using National Register criteria for evaluation, as to its opinion regarding the eligibility of the property.*
- 2. In the event a nomination is received by the AHPP before submission to the CLG, the AHPP will forward a copy of the completed nomination to the CLG within 30 calendar days of receipt.*
- 3. If both the commission and chief elected official recommend that a property not be nominated because it does not meet the National Register criteria for eligibility, the CLG will so inform the property owner(s) and the State Historic Preservation Officer, the property will then not be nominated unless an appeal is filed with the SHPO in accordance with appeal procedures outlined in 36 CFR 60. Appeals must be received by the SHPO within 30 calendar days of the date the property owner receives notification by certified mail that the property has been determined ineligible for nomination by both the CLG and the Chief elected official. This is in accordance with Section 101(c) 2 of the NHPA.*
- 4. If the commission or the chief elected official of the CLG recommend that a property should be nominated, the nomination will be scheduled for submission to the Arkansas State Review Board. Scheduling will be in accordance with notification time constraints as set forth in 36 CFR Part 60.*
- 5. The Arkansas State Review Board, after considering all opinions, including those of the commission and the chief elected official of the CLG, shall make its recommendation to the State Historic Preservation Officer. Either the local preservation commission or the chief elected official may appeal the SHPOs final decision.*

6. *When a National Register nomination, that has been reviewed by a commission, is submitted to the National Park Service for review and listing, all reports or comments from the local officials will be submitted along with the nomination.*

7. *The AHPP and the CLG will work together to provide ample opportunity for public participation in the nomination of properties to the National register. All reports submitted by the CLG to the AHPP regarding the eligibility of properties shall include assurances of public input. The CLG shall retain a list of all persons contacted during the evaluation period and note comments that were received. If a public meeting was held, a list of those attending shall be included in the report.”*

Staff finds the nomination meets the National Register criteria for eligibility in the National Register of Historic Places.

The nomination is scheduled to be heard at the December 4th, 2024 State Review Board meeting.

G. STAFF RECOMMENDATION:

Staff recommends the nomination of the James W. and Billie Tanner House meets the criteria for listing in the National Register of Historic Places for local significance under Criterion C and the submission of the nomination to the State Review Board.

H. COMMISSION ACTION November 7, 2024

Staff, Ratzlaff, made a presentation to the Commission. Commissioner Fennell made a motion to recommend approval of the nomination of the James W. and Billie Tanner House for listing in the National Register of Historic Places for local significance under Criterion C. Commissioner Jones seconded. The motion carried unanimously with a vote of 6 ayes, 0 noes, 0 absent, and 1 vacant position.

November 7, 2024

NR ITEM NO.: TWO

FILE NO.: NR2024-006

NAME: West 12th Street Overpass

LOCATION: W 12th Street between Jones Street and Woodrow Street

APPLICANT/AUTHORIZED AGENT:

Ralph Wilcox
Arkansas Historic Preservation Program
1101 North Street,
Little Rock, AR

OWNER:
City of Little Rock
500 W Markham
Little Rock, AR

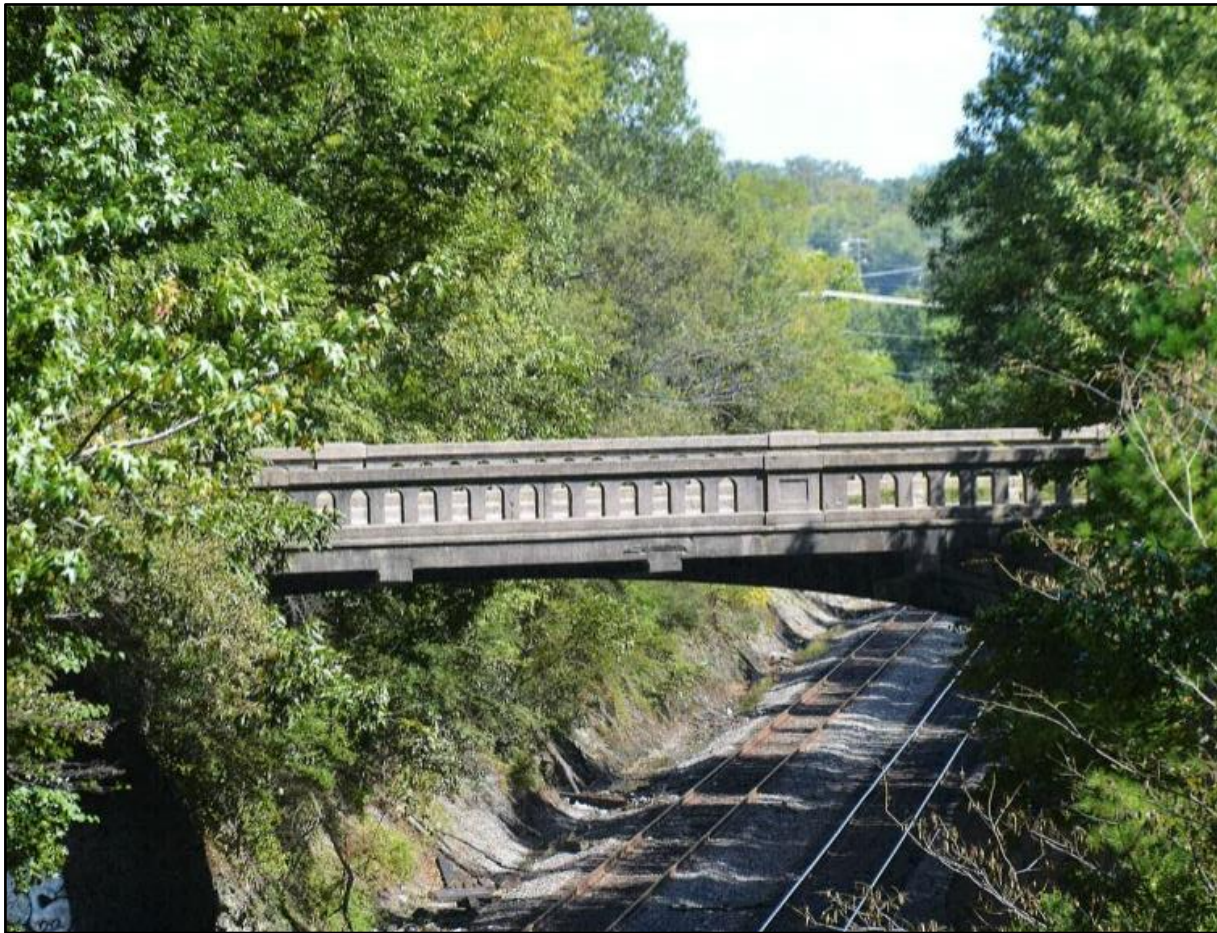


Figure 3. W. 12th Overpass looking north over the railroad tracks.

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NR ITEM NO.: ONE (Cont.)

FILE NO.: NR2024-008

AREA: N/A

NUMBER OF LOTS: 0

WARD: 1

HISTORIC DISTRICT: Near the Central High School Neighborhood Historic District

HISTORIC STATUS: DOE February 16, 2007

CURRENT ZONING: I2, Industrial; Central High Overlay District

A. BACKGROUND

Location

The subject structure is located on W 12th Street between Jones Street and Woodrow Street

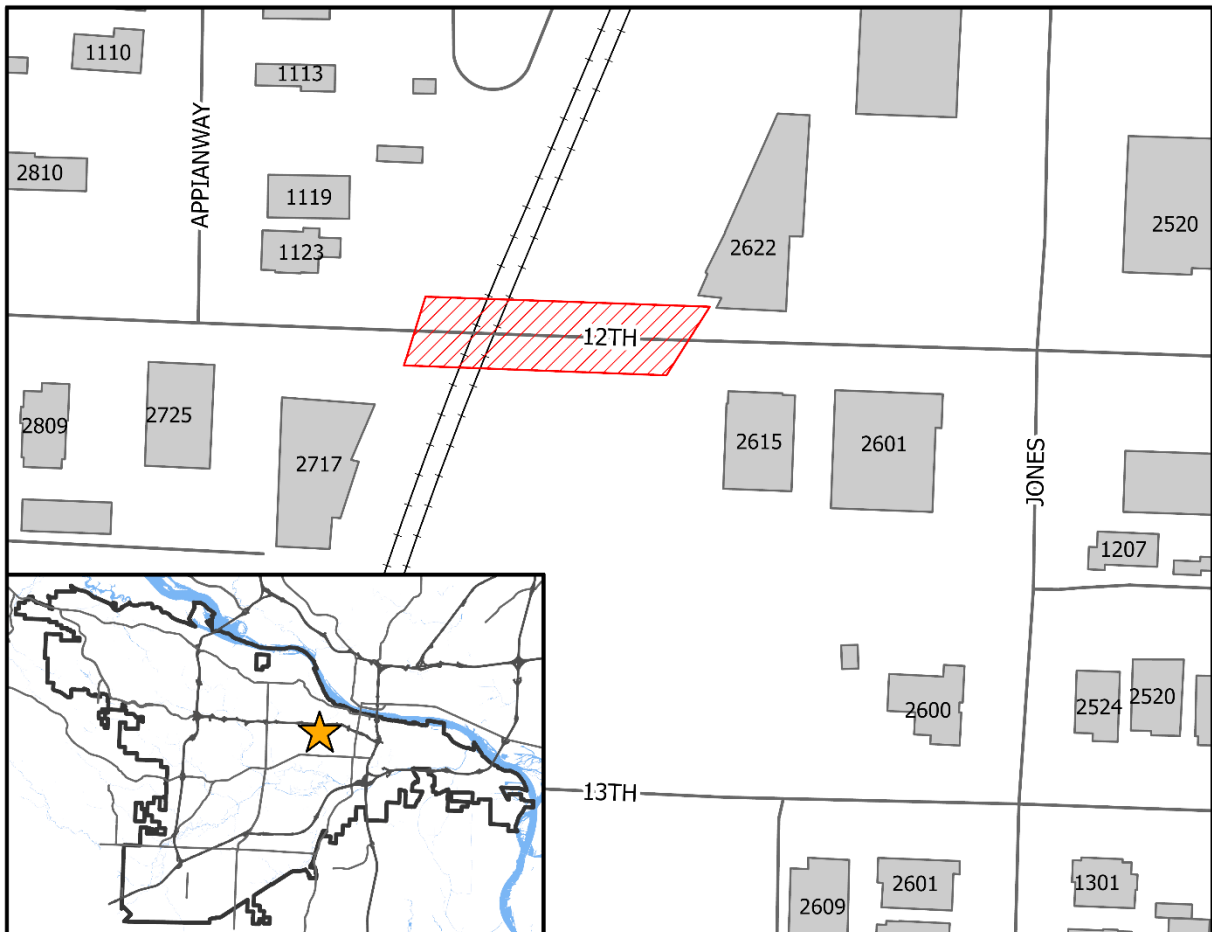


Figure 4. Location of the W. 12th Street Overpass.

B. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The application requests to nominate the West 12th Street Overpass to the National Register of Historic Places for local significance under Criterion A for its association with the efforts during the twentieth century to provide updated highway infrastructure around the state. The area of significance is Transportation. The period of significance is 1936.

C. EXISTING CONDITIONS:

See photos in Nomination (Attachment A).

D. DEPARTMENT COMMENTS:

Public Works: Inspection reports for the bridge have not been acquired, and as a result, the necessary improvements are currently undetermined. For this reason, it is requested that the bridge not be nominated at this time in order to reduce the potential regulatory requirements that may increase cost and administrative burdens for maintenance and improvements.

E. NEIGHBORHOOD NOTIFICATIONS AND COMMENTS:

All neighborhood associations registered with the City of Little Rock that surround the site were notified of the public hearing.

At the time of distribution, there were no comments regarding this application.

F. ANALYSIS:

The Nomination's Statement of Significance summary section states:

"The West 12th Street Overpass, which was built in 1936 by Fred Luttjohann to carry West 12th Street over the Union Pacific (originally the Chicago, Rock Island & Pacific and the Missouri Pacific) railroad line, is being nominated to the National Register of Historic Places under Criterion A: Transportation with local significance for its association with the efforts during the twentieth century to provide updated highway infrastructure around the state. The bridge also reflects the state's efforts to provide safe and updated grade crossing separation in order to help to eliminate accidents between cars and trains at grade crossing. Even today, as an elevated crossing that carries 12th Street, a major east-west street in Little Rock, over the railroad line on the historically western side of Little Rock, the West 12th Street Overpass is an important part of the area's transportation infrastructure."

The Arkansas Historic Preservation Program has set forth the “Arkansas Certified Local Government Procedures.” In Section V of this agreement, “Certified Local Governments Participation in the National Register Nomination Process,” Little Rock Historic District Commission’s role is identified:

“B. CLG involvement in the National Register process

1. *Within 60 calendar days of receipt of the nomination, the CLG shall inform the AHPP by submission of a report (see section V-A) as to its opinion regarding the eligibility of the property. The CLG shall also inform the property owner(s) using National Register criteria for evaluation, as to its opinion regarding the eligibility of the property.*
2. *In the event a nomination is received by the AHPP before submission to the CLG, the AHPP will forward a copy of the completed nomination to the CLG within 30 calendar days of receipt.*
3. *If both the commission and chief elected official recommend that a property not be nominated because it does not meet the National Register criteria for eligibility, the CLG will so inform the property owner(s) and the State Historic Preservation Officer, the property will then not be nominated unless an appeal is filed with the SHPO in accordance with appeal procedures outlined in 36 CFR 60. Appeals must be received by the SHPO within 30 calendar days of the date the property owner receives notification by certified mail that the property has been determined ineligible for nomination by both the CLG and the Chief elected official. This is in accordance with Section 101(c) 2 of the NHPA.*
4. *If the commission or the chief elected official of the CLG recommend that a property should be nominated, the nomination will be scheduled for submission to the Arkansas State Review Board. Scheduling will be in accordance with notification time constraints as set forth in 36 CFR Part 60.*
5. *The Arkansas State Review Board, after considering all opinions, including those of the commission and the chief elected official of the CLG, shall make its recommendation to the State Historic Preservation Officer. Either the local preservation commission or the chief elected official may appeal the SHPOs final decision.*

6. *When a National Register nomination, that has been reviewed by a commission, is submitted to the National Park Service for review and listing, all reports or comments from the local officials will be submitted along with the nomination.*
7. *The AHPP and the CLG will work together to provide ample opportunity for public participation in the nomination of properties to the National register. All reports submitted by the CLG to the AHPP regarding the eligibility of properties shall include assurances of public input. The CLG shall retain a list of all persons contacted during the evaluation period and note comments that were received. If a public meeting was held, a list of those attending shall be included in the report.”*

Staff finds the nomination meets the National Register criteria for eligibility in the National Register of Historic Places.

The nomination is scheduled to be heard at the December 4th, 2024 State Review Board meeting.

G. STAFF RECOMMENDATION:

Staff recommends the nomination of the West 12th Street Overpass meets the criteria for listing in the National Register of Historic Places for local significance under Criterion A and the submission of the nomination to the State Review Board.

H. COMMISSION ACTION

November 7, 2024

Staff, Ratzlaff, made a presentation to the Commission. Commissioner Jones made a motion to recommend approval of the nomination of the West 12th Street Overpass for listing in the National Register of Historic Places for local significance under Criterion A. Commissioner Aleman seconded. The motion carried unanimously with a vote of 6 ayes, 0 noes, 0 absent, and 1 vacant position.

November 7, 2024

NR ITEM NO.: THREE

FILE NO.: NR2024-007

NAME: West 14th Street Overpass

LOCATION: W Daisy L. Gatson Bates Drive between Jones Street and Woodrow Street

APPLICANT/AUTHORIZED AGENT:

Ralph Wilcox
Arkansas Historic Preservation Program
1100 North Street,
Little Rock, AR

OWNER:
City of Little Rock
500 W Markham
Little Rock, AR



Figure 5. W 14th Street Overpass, 2024.

AREA: N/A

NUMBER OF LOTS: 0

WARD: 1

HISTORIC DISTRICT: Near the Central High School Neighborhood Historic District

HISTORIC STATUS: DOE May 27, 2020

CURRENT ZONING: I2, Industrial; Central High Design Overlay District

A. BACKGROUND

Location

The subject structure is located on W Daisy L Gatson Bates Drive between Jones Street and Woodrow Street

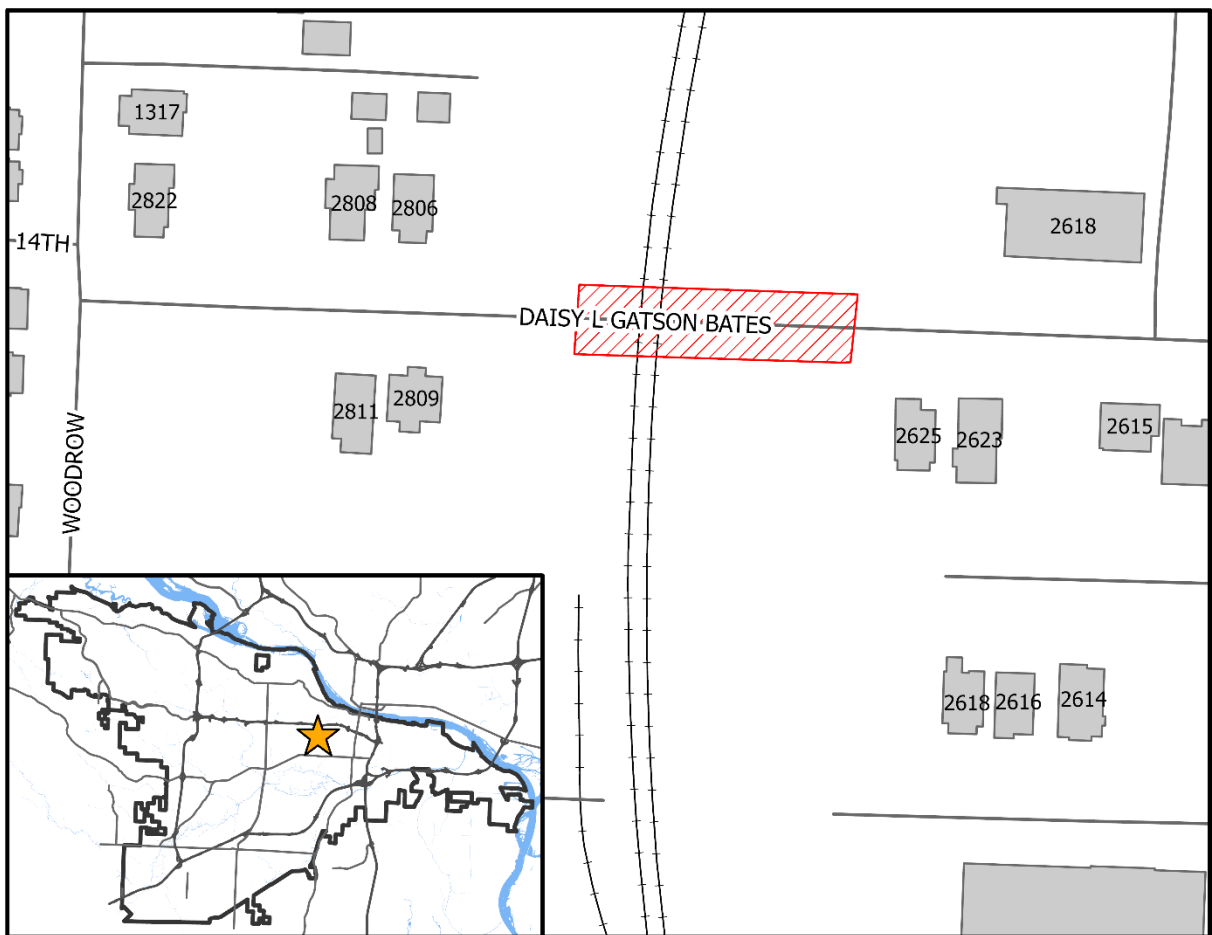


Figure 6. Location of the W. 14th Street Overpass.

B. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The application requests to nominate the West 14th Street Overpass to the National Register of Historic Places for local significance under Criterion A for its association with the efforts during the twentieth century to provide updated highway infrastructure around the state. The area of significance is Transportation. The period of significance is 1936.

C. EXISTING CONDITIONS:

See photos in Nomination (Attachment A).

D. DEPARTMENT COMMENTS:

Public Works: Inspection reports for the bridge have not been acquired, and as a result, necessary improvements are currently undetermined. For this reason, it is requested that the bridge not be nominated at this time in order to reduce the potential regulatory requirements that may increase cost and administrative burdens for maintenance and improvements.

E. NEIGHBORHOOD NOTIFICATIONS AND COMMENTS:

All neighborhood associations registered with the City of Little Rock that surround the site were notified of the public hearing.

At the time of distribution, there were no comments regarding this application.

F. ANALYSIS:

The Nomination's Statement of Significance summary section states:

"The West 14th Street Overpass, which was built in 1936 by the E.E. Barber Construction Company of Forth Smith, Arkansas, to carry West 14th Street over the Union Pacific (originally the Chicago, Rock Island & Pacific and the Missouri Pacific) railroad line, is being nominated to the National Register of Historic Places under Criterion A: Transportation with local significance for its association with the efforts during the twentieth century to provide updated highway infrastructure around the state. The bridge also reflects the state's efforts to provide safe and updated grade crossing separation in order to help to eliminate accidents between cars and trains at grade crossing. Even today, as an elevated crossing that carries 14th Street, a major east-west street in Little Rock, over the railroad line on the historically western side

of Little Rock, the West 14th Street Overpass is an important part of the area's transportation infrastructure.”

The Arkansas Historic Preservation Program has set forth the “Arkansas Certified Local Government Procedures.” In Section V of this agreement, “Certified Local Governments Participation in the National Register Nomination Process,” Little Rock Historic District Commission's role is identified:

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- 3. If both the commission and chief elected official recommend that a property not be nominated because it does not meet the National Register criteria for eligibility, the CLG will so inform the property owner(s) and the State Historic Preservation Officer, the property will then not be nominated unless an appeal is filed with the SHPO in accordance with appeal procedures outlined in 36 CFR 60. Appeals must be received by the SHPO within 30 calendar days of the date the property owner receives notification by certified mail that the property has been determined ineligible for nomination by both the CLG and the Chief elected official. This is in accordance with Section 101[c] 2 of the NHPA.*
- 4. If the commission or the chief elected official of the CLG recommend that a property should be nominated, the nomination will be scheduled for submission to the Arkansas State Review Board. Scheduling will be in accordance with notification time constraints as set forth in 36 CFR Part 60.*
- 5. The Arkansas State Review Board, after considering all opinions, including those of the commission and the chief elected official of the CLG, shall make its recommendation to the State Historic Preservation*

Officer. Either the local preservation commission or the chief elected official may appeal the SHPOs final decision.

6. *When a National Register nomination, that has been reviewed by a commission, is submitted to the National Park Service for review and listing, all reports or comments from the local officials will be submitted along with the nomination.*

7. *The AHPP and the CLG will work together to provide ample opportunity for public participation in the nomination of properties to the National register. All reports submitted by the CLG to the AHPP regarding the eligibility of properties shall include assurances of public input. The CLG shall retain a list of all persons contacted during the evaluation period and note comments that were received. If a public meeting was held, a list of those attending shall be included in the report.”*

Staff finds the nomination meets the National Register criteria for eligibility in the National Register of Historic Places.

The nomination is scheduled to be heard at the December 4th, 2024 State Review Board meeting.

G. STAFF RECOMMENDATION:

Staff recommends the nomination of the West 14th Street Overpass meets the criteria for listing in the National Register of Historic Places for local significance under Criterion A and the submission of the nomination to the State Review Board.

H. COMMISSION ACTION

November 7, 2024

Staff, Ratzlaff, made a presentation to the Commission. Commissioner Aleman made a motion to recommend approval of the nomination of the West 12th Street Overpass for listing in the National Register of Historic Places for local significance under Criterion A. Commissioner DeGraff seconded. The motion carried unanimously with a vote of 6 ayes, 0 noes, 0 absent, and 1 vacant position.

VI. Deferred Certificates of Appropriateness
None

VII. New Certificates of Appropriateness
None

VIII. Other Matters

1. 2025 Calendar

The commission reviewed the proposed 2025 calendar for filing deadlines and public hearings. Commissioner Aleman proposed amendments to the calendar to accommodate holidays and commissioner availability. Commissioner Jones made a motion to approve the calendar with the suggested amendments from Aleman. Commissioner Fennell seconded. The calendar was approved with amendments by voice vote.

2. Grant Updates

Staff updated the commission on the 2024 CLG grant project to resurvey a section of the Hillcrest Historic District. Ratzlaff reported that on site fieldwork was completed for Phase 4 by SWCA Environmental Consulting, the contracted consultants.

Additionally, staff provided information about the Underrepresented Communities Grant and reported that the selected consultant, Clifton Historic Resources, LLC, had begun archival research for the nomination draft.

3. Enforcement Issues

418 E 15th Street—unpermitted installation of fencing

Assistant City Attorney, Raeanne Gardner, provided an update to the commission stating the case was still in environmental court with an upcoming report date set for November 18th.

4. Certificates of Compliance

HDC2024-028—609 S Rock Street—rear yard pickleball court

HDC2024-029—818 S Commerce Street—rear deck

HDC2024-030—1016 McGowan—rear parking expansion

VIII. Adjournment

There being no further business for the Commission, the meeting was adjourned at 4:53 P.M.

Attest:

Chair

Date

Secretary

Date