ONLINE AGENDA

DEPARTMENT OF PLANNING AND DEVELOPMENT
723 West Markham Street
Little Rock, Arkansas 72201-1334
Phone: (501) 371-4790 Fax:(501) 399-3435
www.littlerock.gov

LITTLE ROCK HISTORIC DISTRICT COMMISSION

AGENDA

Thursday, November 5, 2026, 4:00 p.m.

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

I. Roll Call

II. Finding a Quorum

III. Citizen Communication

IV. Minutes
July 6, 2026 Minutes

V. National Register Nominations
None

VI. Deferred Certificates of Appropriateness
None

VII. New Certificates of Appropriateness
None

VIII. Other Matters
1. Welcome, Ryan Stephens!
2. 2027 Calendar
3. Design Review Committee
4. Permit-Ready Residential Infill Program
5. CLG Grant Updates
6. Enforcement Issues

Lot 9, Block 45 City of Little Rock—unpermitted installation of fencing

7. Certificates of Compliance

HDC2026-016 – 1018 Cumberland Street – reroof, wood repair

HDC2026-017 – 1010 Scott Street – wood shingle repair

IX. Adjournment

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LITTLE ROCK HISTORIC DISTRICT COMMISSION

MINUTE RECORD

Monday, July 6, 2026, 4:00 p.m.

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

I. Roll Call

Members Present:	Christina Aleman, Chair Amber Jones, Vice Chair Tom Fennell Scott Green Diane Thomas-Holladay
Members Absent:	Dr. Thomas DeGraff III Chase Waters
Staff Present:	Sarah Spakes Raeanne Gardner

II. Finding a Quorum
A quorum was present being five (5) in number.

III. Citizen Communication

IV. Minutes
June 4, 2026 Minutes

V. National Register Nominations

1. NR2026-001 Arkansas Historic Preservation Program
Southeast corner of Broadway and West Markham Street
Nomination of the Pulaski County County Government Marker to the National Register of Historic Places

July 6, 2026

NR ITEM NO.: ONE FILE NO.: NR2026-001

NAME: Pulaski County County Government Marker

LOCATION: Southeast Corner of Broadway Street and Markham Street

APPLICANT/AUTHORIZED AGENT:
Ralph Wilcox
Arkansas Historic Preservation Program
1100 North Street
Little Rock, AR 72201

OWNER:
Pulaski County
201 Broadway Street
Suite 400
Little Rock, AR 72201

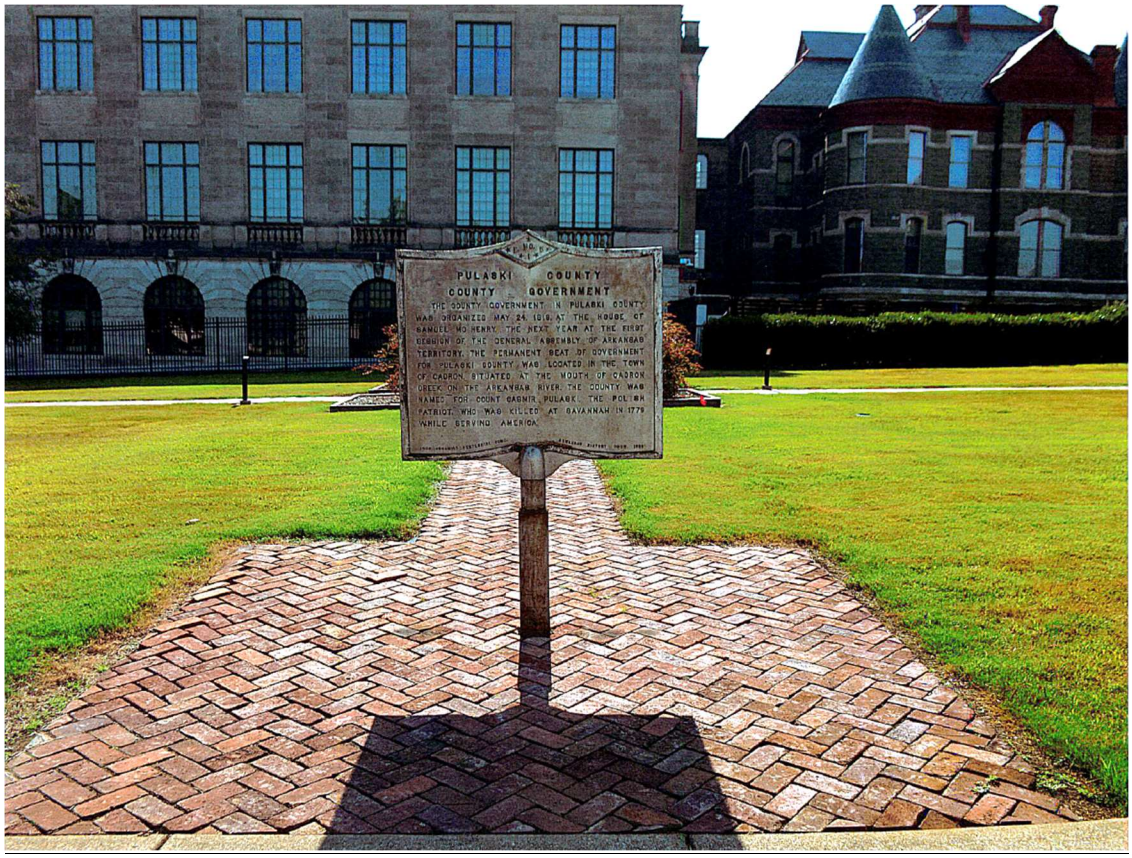


Figure 1. View of the marker, looking east, photo courtesy of the National Register nomination form, 2026.

July 6, 2026

AREA: 2.06 acres NUMBER OF LOTS: 2 WARD: 1

HISTORIC STATUS: Eligible, PU12191

CURRENT ZONING: UU, Urban Use District

A. BACKGROUND

Location

The subject structure is located at the southeast corner of Broadway Street and Markham Street.

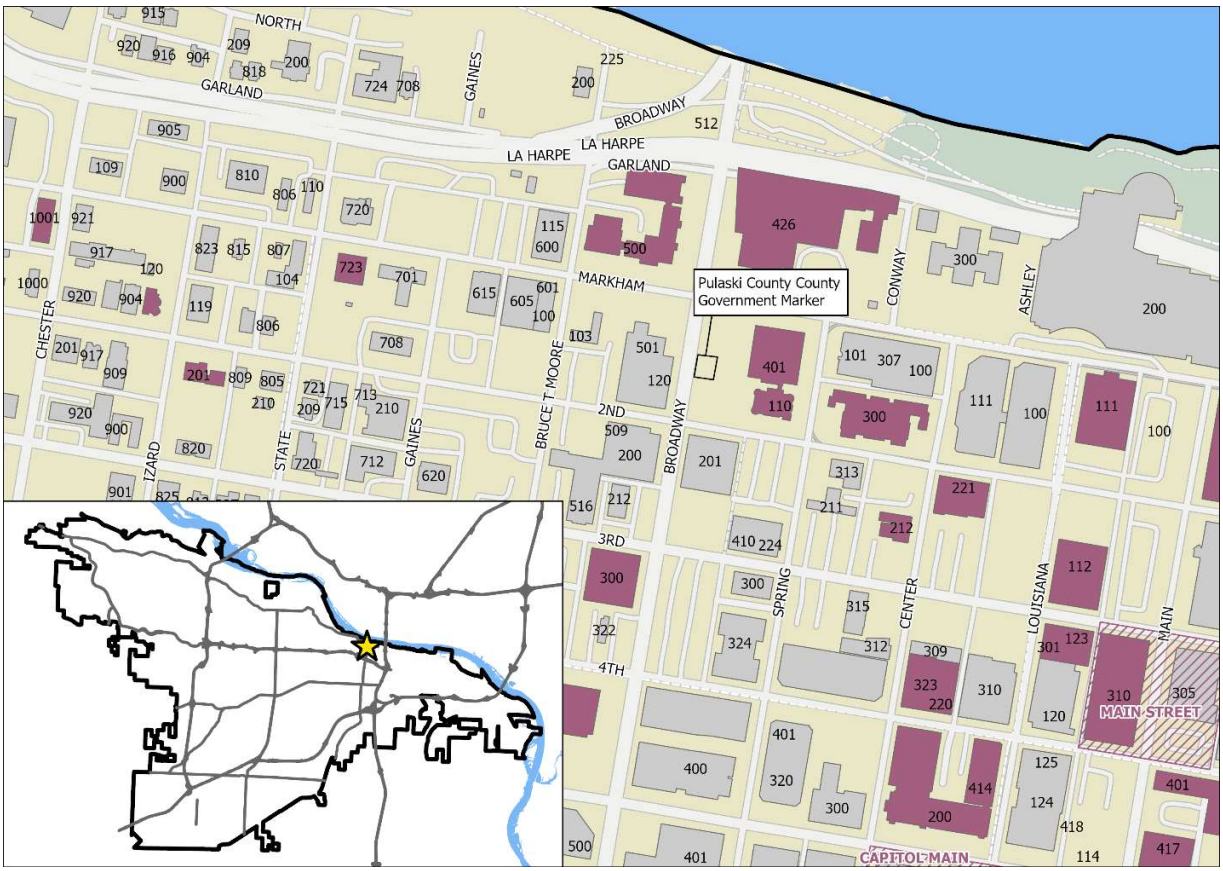


Figure 2. Location of the Pulaski County County Government Marker at the southeast corner of Broadway Street and Market Street.

Context

This nomination is submitted for consideration by the Arkansas Historic Preservation Program. The Historic Marker Program commemorates and promotes education of significant people, locations, and events that shaped local, state, and national history.

B. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The application requests to nominate the Pulaski County County Government Marker to the National Register of Historic Places under Criterion A and Consideration F with local significance for its association with the Arkansas Centennial Commission.

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 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 on August 5, 2026 State Review Board meeting at the Division of Arkansas Heritage headquarters at 1100 North Street in Little Rock.

G. STAFF RECOMMENDATION:

Staff recommends the nomination of the Pulaski County County Government Marker to the National Register of Historic Places for local significance under Criterion A: Social History and Consideration F: Commemorative Property.

COMMISSION ACTION (July 6, 2026)

Staff, Sarah Spakes, presented the item to the Commission. Commissioner Fennell inquired about nominating markers to the National Register. Ms. Spakes confirmed that this nomination commemorated the people and events that erected the marker, rather than just the marker itself.

Commissioner Thomas-Holladay made a motion to approve the nomination, as submitted. Vice Chair Jones seconded the motion. The motion passed with 5 ayes, 0 noes, and 2 absent.

VI. Deferred Certificates of Appropriateness

None

VII. New Certificates of Appropriateness

None

VIII. Other Matters

1. Thank you, Vice Chair Jones!

   Ms. Spakes informed the Commission that this is Vice Chair Jones's last meeting. Vice Chair Jones has served on the Commission for 9 years. Ms. Spakes thanked Vice Chair Jones for her time, expertise, and passion and foreshadowed a gift to express staffs' gratitude.

2. Letter

   Chair Aleman presented the opportunity for commissioners to discuss and decide how to respond to the letter written by the Age-Friendly Commission. Deputy City Attorney Raeanne Gardner offered courses of action to the Historic District Commission. The Commission concluded that they will not respond due to the Age-Friendly Commission having a different structure.

3. CLG Grant Updates

   Ms. Spakes updated the Commission on the 2025-2026 Certified Local Government grant. Clifton Historic Services, the consultant for Hillcrest Resurvey Phase V, has digitally submitted the Arkansas Architectural Resources Forms (AARFs) and the report to the Arkansas Historic Preservation Program (AHPP) and to the City of Little Rock. AHPP will finalize the digital drafts, and then the consultant will mail the physical AARFs and report to AHPP.
   Ms. Spakes updated the Commission on the 2026-2027 Certified Local Government grant. Commissioners and staff are preparing to attend FORUM 2026 in Minneapolis, MN. Staff informed the Commission that other travel opportunities could be in the future in this cycle.

4. Enforcement Issues

   Lot 9, Block 45 City of Little Rock—unpermitted installation of fencing

5. Certificates of Compliance

HDC2026-011 – 1008 Cumberland St. – repair and paint wood trim and siding

HDC2026-012 – 1400 Cumberland St. – non-historic fence replacement

HDC2026-013 – 514 Sherman St. – reroof with architectural shingles

HDC2026-014 – 718 & 720 E. 10th St. – reroof with architectural shingles

IX. Adjournment

There being no further business for the commission, the meeting was adjourned at 4:28 p.m.

_____ _____

Chair Date

_____ _____

Secretary Date

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2027 Calendar

Little Rock Historic District Commission

Public hearings held at 4:00 p.m. in the Board Room, City Hall, 500 W. Markham
Pre-application meetings held at 3:00 p.m. in the Planning and Development Department Conference Room, 723 W. Markham

Pre-Application Meeting Filing Deadline	Pre-Application Meeting	COA Filing Deadline	Legal Ad Published	Notices Mailed	Packets Delivered	Public Hearing
11/11/2026	11/18/2026	12/7/2026	12/22/2026	12/24/2026	12/29/2025*	**1/7/2027**
12/9/2026	12/16/2026	1/4/2027	1/19/2027	1/21/2027	1/28/2027	**2/4/2027**
1/13/2027	1/20/2027	2/1/2027	2/16/2027	2/18/2027	2/25/2027	**3/4/2027**
2/10/2027	2/17/2027	3/1/2027	3/16/2027	3/18/2027	3/25/2027	**4/1/2027**
3/10/2027	3/17/2027	4/5/2027	4/20/2027	4/22/2027	4/29/2027	**5/6/2027**
4/14/2027	4/21/2027	5/3/2027	5/18/2027	5/20/2027	5/27/2027	**6/3/2027**
5/12/2027	5/19/2027	6/7/2027	6/15/2027	6/17/2027	6/24/2027	**7/1/2027**
6/9/2027	6/16/2027	7/5/2027	7/20/2027	7/22/2027	7/29/2027	**8/5/2027**
7/14/2027	7/21/2027	8/2/2027	8/17/2027	8/19/2027	8/26/2027	**9/2/2027**
8/11/2027	8/18/2027	9/7/2027*	9/21/2027	9/23/2027	9/30/2027	**10/7/2027**
9/8/2027	9/15/2027	10/4/2027	10/19/2027	10/21/2027	10/28/2027	**11/4/2027**
10/13/2027	10/20/2027	11/1/2027	11/16/2027	11/18/2027	11/24/2027*	**12/2/2027**
11/10/2027	11/17/2027	12/6/2027	12/21/2027	12/23/2027	12/30/2027	**1/6/2028**

*Date does not follow the regular schedule due to observed holiday.

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CERTIFICATE OF COMPLIANCE

HDC2026-016

Property Owner/Agent: Three Keys Investments, LLC/Brittney Williamson

Address of Property: 1018 Cumberland Street

Project Description with Conditions listed:

1) **Wood Soffit and Fascia Repair**
   a) General
      i) Repair damaged pieces where possible by patching deteriorated wood with wood putty, repair larger areas using wood epoxies, and repair significantly deteriorated areas by removing damage and fitting with a new piece of wood, i.e. a dutchman repair.
   b) Remove damaged soffit and fascia pieces and replace with wood boards of same dimension, shape and profile.
   c) Caulk, prime, and paint. Back prime new boards by applying a coat of primer to the reverse side and edges.
2) **Painting**
   a) Scrape areas as needed.
   b) Apply one coat of primer, and two coats of paint.
   c) Back prime new boards by applying a coat of primer to the reverse side and edges.
   d) Avoid non-breathable coatings which trap moisture.
3) **Roofing**
   a) Remove multiple layers of asphalt roofing and/or additional layers of roofing materials.
   b) Repair decking with boards of same thickness (plywood, chipboard, or 1x6 boards for decking.)
   c) Drip edge may be installed. Paint exposed edge to match fascia.
   d) Gutters may be removed and replaced if necessary for roof installation.
   e) No changes will be made to the roof pitches, gables, or valleys.
   f) Reroof with architectural shingles.
   g) Chimney flashing to be installed in step pattern in the mortar joints of the masonry.
   h) See Sections 4.23—4.26 of the Design Guidelines for a full list of standards.

Zoning & Building Code

1. Project shall adhere to all applicable City of Little Rock zoning and building code regulations.

Sarah Spikes
Staff Signature

10/7/2026
Issue Date

10/7/27
Expiration Date (Ord. No. 22,338)

POSTING OF COC ON PROPERTY DURING PROJECT*: Pursuant to Little Rock, Ark. Ordinance No. 22,338, a Certificate of Compliance, or copy, shall be posted, available for inspection, and prominently displayed on the site of the work at the front of the property to be seen from the street until the completion of the project.*

COC EXPIRATIONS AND EXTENSIONS: *Pursuant to Little Rock, Ark. Ordinance No. 22,338, a Certificate of Compliance shall expire and be considered null and void on the expiration date noted above. If an extension is needed to complete work, please review terms of extension and expiration in Ord. No. 22,338 and contact Planning & Development staff at least one month prior to the expiration date.*

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CERTIFICATE OF COMPLIANCE

HDC2026-017

Property Owner/Agent: DeGraff Family Trust/Thomas DeGraff III

Address of Property: 1010 Scott Street

Project Description with Conditions listed:

1) **Wood Soffit and Fascia Repair**
   a) General
      i) Repair damaged pieces where possible by patching deteriorated wood with wood putty, repair larger areas using wood epoxies, and repair significantly deteriorated areas by removing damage and fitting with a new piece of wood, i.e. a dutchman repair.
   b) Remove damaged soffit, trim, crown and fascia pieces and replace with cedar or cypress wood boards of same dimension, shape and profile.
   c) Caulk, prime, and paint. Back prime new boards by applying a coat of primer to the reverse side and edges.
2) **Painting**
   a) Scrape areas as needed.
   b) Apply one coat of primer, and two coats of paint.
   c) Back prime new boards by applying a coat of primer to the reverse side and edges.
   d) Avoid non-breathable coatings which trap moisture.
3) **Roofing**
   a) Remove layers of roofing and/or additional layers of roofing materials.
   b) Repair decking with boards of same thickness (plywood, chipboard, or 1x6 boards for decking) or shingle lath with solid wood of same spacing, size, and profile
   c) No changes will be made to the roof pitches, gables, or valleys.
   d) Replace existing cedar shakes only where repair is not feasible. When replacing, use
   e) shakes of same size, shape, thickness, taper, and texture of previous shakes.
   f) Match installation pattern of existing shakes, including exposure length, overlap, hips,
   g) ridges, valleys, etc.
   h) See Sections 4.23—4.26 of the Design Guidelines for a full list of standards.

Zoning & Building Code

1. Project shall adhere to all applicable City of Little Rock zoning and building code regulations.

Sarah Spaller

Staff Signature

10/13/26

Issue Date

10/13/27

Expiration Date (Ord. No. 22,338)

POSTING OF COC ON PROPERTY DURING PROJECT*: Pursuant to Little Rock, Ark. Ordinance No. 22,338, a Certificate of Compliance, or copy, shall be posted, available for inspection, and prominently displayed on the site of the work at the front of the property to be seen from the street until the completion of the project.*

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