



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, April 2, 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
  - March 5, 2026 Minutes
- V. National Register Nominations
  - None
- VI. Deferred Certificates of Appropriateness
  - None
- VII. New Certificates of Appropriateness
  - 1. HDC2026-002                      Apartments at Gracie Mansion/Patricia  
Blick  
503 E. 6<sup>th</sup> Street  
Paint brick masonry
- VIII. Other Matters
  - 1. CLG Grant Updates
  - 2. 2009 Historic Preservation Plan Assessment
  - 3. Social Media Feature
  - 4. Enforcement Issues

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

5. Certificates of Compliance

HDC2026-003 – 503 E. 6<sup>th</sup> St. – stair replacement and wood trim repair

IX. Adjournment



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LITTLE ROCK HISTORIC DISTRICT COMMISSION  
**MINUTE RECORD**

Thursday, March 5, 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  
Chase Waters  
Diane Thomas-Holladay

Members Absent:

Dr. Thomas DeGraff III

Staff Present:

Sarah Spakes  
Hannah Ratzlaff  
Raeanne Gardner

II. Finding a Quorum

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

III. Citizen Communication

No citizen chose to speak at this time.

IV. Minutes

February 5, 2026 Minutes

V. National Register Nominations

None

VI. Deferred Certificates of Appropriateness  
None

VII. New Certificates of Appropriateness

1. HDC2026-001

Michelle Lynray  
1304 Cumberland Street  
Exterior alterations

ITEM NO.: 1

FILE NO.: HDC2026-001

NAME: 1304 Cumberland St. - Certificate of Appropriateness

LOCATION: 1304 Cumberland St., Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

CCHRE LLC  
1302 Cumberland St.  
Little Rock, AR

Michelle Lynray (agent)  
1302 Cumberland St.  
Little Rock, AR

Bradley Baker (Architect)  
600 Main St.  
North Little Rock, AR



*Figure 1: 1304 Cumberland Street, 2026.*

AREA: 0.21 acres

NUMBER OF LOTS: 1

WARD: 1

HISTORIC DISTRICT: MacArthur Park Historic District

HISTORIC STATUS: Non-Contributing

CURRENT ZONING: CAPN – Capitol Zoning - N

**A. PROPOSAL/REQUEST/APPLICANT’S STATEMENT:**

The application proposes exterior alterations on the north, west, and east elevations, including enclosing the garage door opening with siding and a new entrance, altering stairs and porch features, installing shakes on the gable ends, installing new windows, installing brackets under the gable end returns on the porches, replacing wide horizontal boards along the gable ends with new siding, and raising the porch floor. Architectural plans propose three progressive options. The staff report focuses on the most extensive alteration options, recognizing that the options are scalable.

**B. BACKGROUND**

*Location*

The subject property is located at 1304 Cumberland Street. The property’s legal description is “The North 41.67 feet of Lot 10 and the South ½ of Lot 1, Block 21, Original City of Little Rock, Pulaski County, Arkansas.”

*Context*

The subject property is the site of a one-and-a-half story, frame construction residence the Plain/Traditional supported by a continuous brick foundation. Built in 1998, this structure is considered new construction and is non-contributing to the

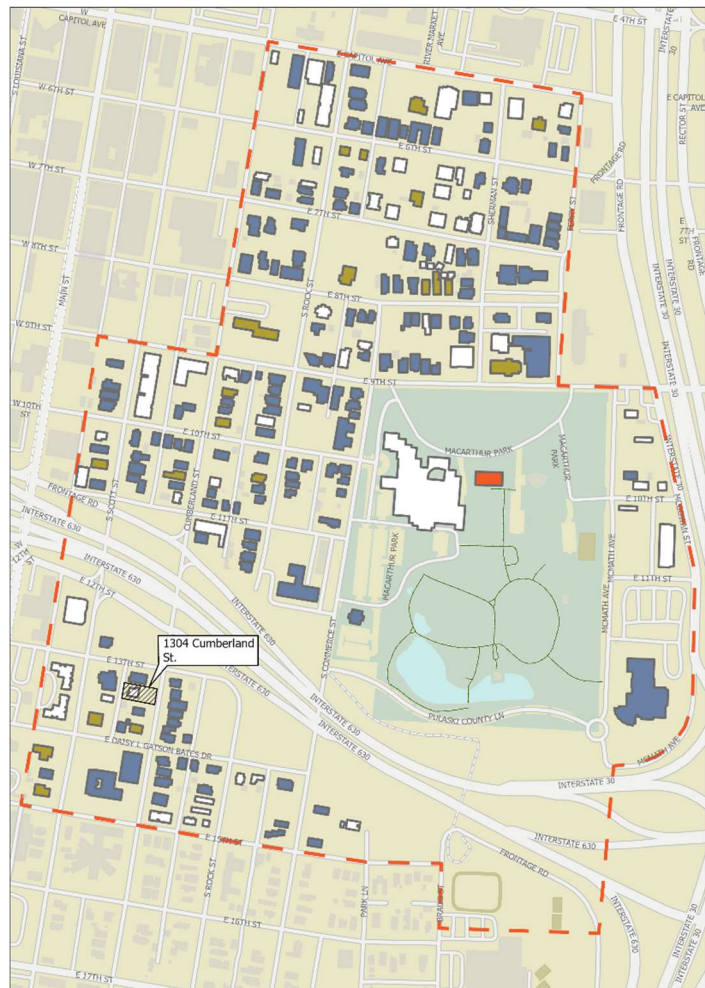


Figure 2. 1304 Cumberland St., located in MacArthur Park Historic District.

MacArthur Park Historic District. The most recent Arkansas Architectural Resource Form (PU9944, 1998) is provided as Attachment A.

The applicant attended a Pre-Application Meeting with the Design Review Committee on January 21, 2026. The Design Review Committee comments are provided as Attachment C.

### *Development History*

The subject structure was built in 1998 in the Neotraditional style, with architectural features inspired by traditional historic forms and has been used as office space since it was built in 1998. The subject structure was built as an accessory building to the Bein House at 1302 Cumberland Street, which also is used as office space. By 1998, the address was changed to 1304 Cumberland Street. The building's primary entrance faces the alley between Cumberland Street and Scott Street, and a secondary entrance faces north towards the Bein House. The subject structure is in the Capitol Zoning District, which was created in 1978. In 1970, the lot was vacant. Previous to 1970, the lot was occupied by a two-story frame house according to 1960 aerials, and the 1897, 1913, and 1939 Sanborn Maps.

### **Sanborn Maps and Aerials**

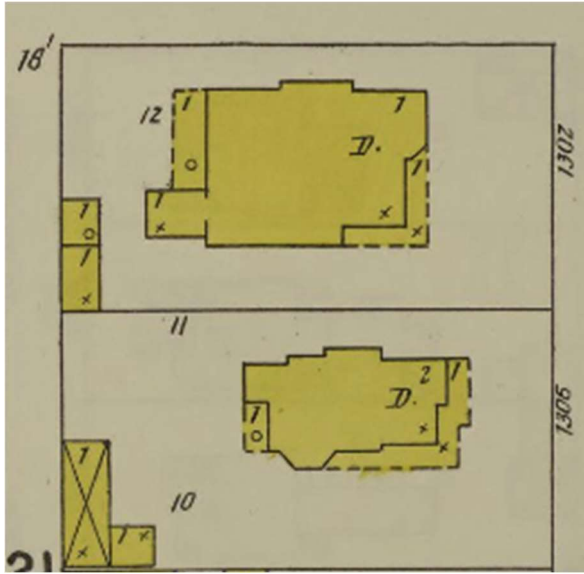


Figure 3: 1304 (formerly 1306) Cumberland St., Sanborn Maps, 1897, Volume 1, Sheet 20.

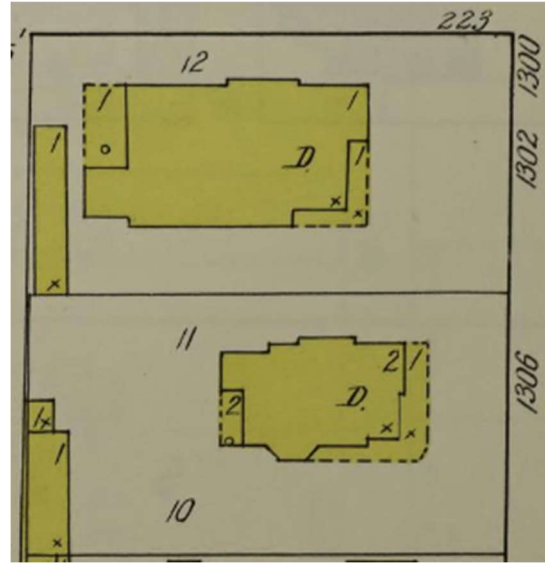


Figure 4: 1304 (formerly 1306) Cumberland St., Sanborn Maps, 1913, Volume 2, Sheet 192.

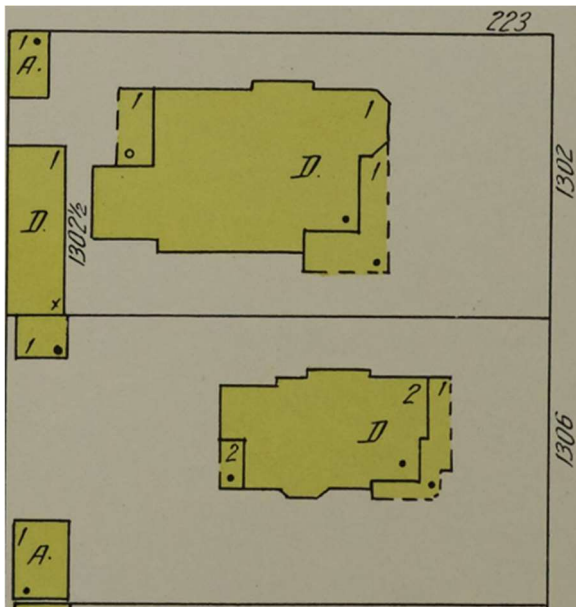


Figure 5: 1304 (formerly 1306) Cumberland St., Sanborn Maps, 1939, Volume 1, Sheet 37.



Figure 6: 1304 (formerly 1306) Cumberland St., Aerial View, 1960.

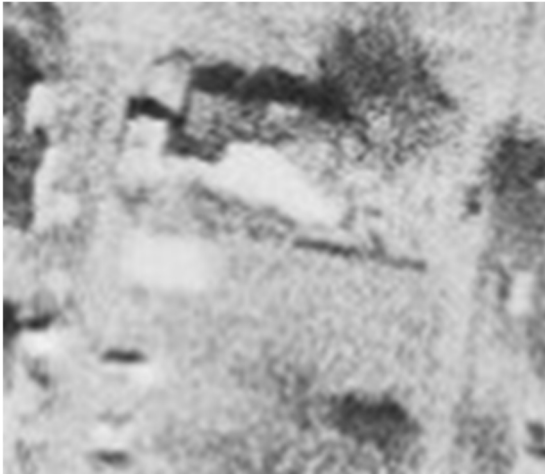


Figure 7: 1304 Cumberland St., Aerial View, 1970.



Figure 8: 1304 Cumberland St., Aerial View, 1998.

### Historical Photographs:



Figure 9: 1304 Cumberland St., east elevation, photo courtesy of Arkansas Architectural Resources Form, 1998.



Figure 10: 1304 Cumberland St., southwest elevation, photo courtesy of Arkansas Architectural Resources Form, 1998.

### Previous Action

On December 4, 1997, a COA (HDC1997-015) was issued to Jerry McKinnis to build the structure at 1304 Cumberland St. as an accessory structure to the building at 1302 Cumberland St., as approved with conditions by the Historic District Commission and Capitol Zoning District Commission joint public hearing.

On October 2, 1967, the Planning Commission withheld a rezoning case (Z-2136) from “D” Apartment to “E” Apartment, which included the subject lot and the lots directly north and south, at the request of the Housing Authority.

No previous actions were found on this site.

C. EXISTING CONDITIONS:

See site photos (Attachment B) and application packet (Attachment D). The application packet includes a cover letter, application, current site photographs, materials list, legal description, architectural plans, survey, and site plan. Architectural plans involve three progressive options. The staff report focuses on the most extensive alteration option recognizing that the options are scalable.

D. NEIGHBORHOOD COMMENTS:

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

All owners of properties located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock that surround the site were notified of the public hearing.

E. ANALYSIS:

Sec. 23-120(c) of the Little Rock Municipal Code states: “When evaluating the general compatibility of alterations to the exterior of any building in the Historic District, the commission shall consider, but not be limited to, the following factors within the building’s area of influence: (1) Siting. (2) Height. (3) Proportion. (4) Rhythm. (5) Roof area. (6) Entrance area. (7) Wall areas. (8) Detailing. (9) Facade. (10) Scale. (11) Massing.”

*Siting*

The application proposes the construction of a new wrap-around front porch, facing Cumberland Street. The Capitol Zoning District Commission will address zoning setbacks. The proposed orientation towards Cumberland Street is more compatible due to the wraparound porch and proposed new entrance.

*Height*

The application does not include a change in height.

*Proportion*

The application proposes to install three windows on the north elevation. The three windows would each measure approximately 3 feet by 5 feet, include faux transoms and aprons, and be placed so that the tops of the transoms align with the top of the existing window on the elevation.

It is staff's understanding that the new windows, excluding the aprons and transoms, are the same size as the existing window. The application proposes the removal of the garage door on the west elevation and enclosure of the opening with double doors. The door system will be 1.5 feet narrower than the garage opening and the remaining wall space will be enclosed with horizontal wood siding. The proposed double doors feature a transom window and a shed awning with brackets.

On the east elevation, the application proposes to remove an existing window and replace the opening with a front door, constructing a wraparound front porch, approximately 42 feet long, with a gabled and hipped combination roof across the east elevation, connecting to the existing porch on the north elevation.

Staff finds the proportions of proposed project to be consistent with the Design Guidelines, specifically Guideline 7.3. Proposed openings and the ratio of wall surface to windows are compatible with the district.

#### *Rhythm*

The proposed alterations to the facades create patterns, spacing, and proportion that are compatible with the architectural rhythm to the design of the building and to the area of influence. See *Proportion* and *Entrance Area* sections.

Staff finds the proposed project's rhythm to be consistent with the Design Guidelines, specifically Guideline 7.4.

#### *Scale and Massing*

The application proposes to install an approximately 7-foot-wide wraparound porch to the east and north elevations. The application proposes to cover the porch with a hipped roof.

Staff finds the installation of a covered, wrap-around porch to be consistent with the Design Guidelines, specifically Guideline 7.5.

#### *Entrance Areas*

The application proposes to remove the garage door in the west elevation, which faces the alley between Cumberland and Scott Streets, and to replace it with a double door that is covered by a shed roof. All new doors are proposed to have transom windows installed to be consistent with existing doors. On the west and north elevations, the application proposes to remove the inside columns supporting the gabled porch entrance, to remove the porch handrails and lattices,

to widen the wood steps to equal porch widths, to add brackets under the gable end returns, and to raise the porch floor to be flush with the threshold. The application also proposes to replace the door under the west elevation gabled porch with a half glass one (1) panel door on the west elevation. Building codes may require railing to be retained or installed along the porches and handrails along the steps.

On the east elevation, the application proposes the option to install a half glass one (1) panel door, which faces Cumberland Street, and to construct a wrap-around porch described in the *Proportion* section of this report using treated wood deck boards and cedar handrails and spindles. The proposal includes the option to cover the new porch with a hipped roof using pine rafters, plywood decking, and asphalt architectural shingles.

Staff finds proposed alterations to be consistent with the Design Guidelines, specifically Guideline 7.6. The design, location, and materials of the entrance areas proposed are compatible with the historic district. Though the structure is considered accessory to the Bein House, entrances facing Cumberland, the interior of the lot, and the rear alley incorporate the functionality of the structure as an office space and improve the compatibility of the existing structure by addressing Cumberland Street.

#### *Wall Areas*

The application proposes to remove the garage door on the west elevation and replace it with double doors. It is staff's understanding that the existing garage frame will remain. Faux transom windows are proposed over the three new windows and all the doors. There are no faux transoms along existing windows.

The application proposes to remove the horizontal panels on the east and west facades and install matching horizontal siding. The application proposes to install wood pine shakes on the east and west elevations in the gable tops above the two windows and to the gabled porches on the west, north, and east elevations.

Staff finds the wall area alterations to be consistent with the Design Guidelines, specifically Guideline 7.7. The proposed wall areas reflect the architectural context of the historic district by incorporating historic architectural elements made of traditional materials that are simpler in design to differentiate from more ornate elements on buildings in the area of influence, including the Bein House.

#### *Roof Areas*

The proposal does not replace the existing roof form or materials. The application proposes the option to add a covered porch on the east and north elevations using pine rafters, plywood decking, and asphalt architectural shingles. The proposed new porch roofs are gabled and hipped.

Staff finds the addition of a covered porch to the east and west elevations to be consistent with the Design Guidelines, specifically Guidelines 7.8.

### *Façade*

The application proposes to use traditional quality materials—such as wood double-hung windows, pine lap siding and shakes, cedar porch handrails and spindles, pine and fir soffit and fascia, and wood doors—and contemporary materials—such as asphalt architectural shingles and treated wood porch decking. The owner intends to paint the structure in the same color palette as the Bein House.

Staff finds the materials for the proposed facades to be consistent with the Design Guidelines, specifically Guideline 7.9.

### *Detailing*

The application proposes installing three new wood double-hung windows with a one-over-one configuration on the north elevation. The application proposes faux transom windows and apron elements on the three new windows.

The application proposes to repair and install fascia and soffit on current and existing porch roofs. Brackets are proposed to be installed beneath the gable end returns. The proposed brackets are simpler in design, compared to those at the Bein House. The application proposes removing the existing porch railing and installing new railing and spindles. The proposed spindles are simpler in design, compared to those at the Bein House.

Staff finds the detailing to be mostly consistent with the Design Guidelines, specifically Guideline 7.10. Staff recommends that transom windows be excluded from the windows, new windows be aligned to existing window, and new windows have external dividers if the sashes are inoperable. Staff recommends that the fascia and soffit include horizontal boards, rather than perpendicular strips.

*Fences and Walls*

The application proposes to remove the existing fence and to install a new 4-foot-tall wood picket fence so that it is in line with the front porch of the east elevation.

Staff finds the proposal to replace the existing fence to be mostly consistent with the Design Guidelines, specifically Guideline 9.19. Staff recommends that the new wood picket fence be painted to meet Guideline 9.19(6).

*Historic Site Features*

No historic site features—including monuments, markers, sidewalks, signs, or stone curbs—exist on the site.

*Secretary of the Interior’s Standards for Rehabilitation*

Staff finds the proposed exterior alterations and fence relocation to be consistent with the Secretary of Interior’s Standards for Rehabilitation, specifically Standard 9—“New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”

**F. STAFF RECOMMENDATION:**

Staff recommends the approval of the application, as submitted, with the following conditions:

1. New windows will exclude transoms, be aligned with existing windows, and incorporate external dividers if sashes are inoperable.
2. Soffit and fascia shall be horizontal boards, rather than perpendicular strips.
3. Wood picket fencing shall be painted.
4. Final architectural drawings, sign designs, material specifications, and site plan shall be submitted to staff for final review and approval, inclusive of conditions.

COMMISSION ACTION:

(March 5, 2026)

Staff presented the item to the commission. Staff announced that the applicant desired to bring into record an additional submittal document—a two-page letter responding to staff’s recommendations. Ms. Michelle Lynray, owner of the property and applicant, addressed the commission. Ms. Lynray said that she was amenable to staff’s recommendations, but she described that if the new windows were relocated up to be aligned with the top of the existing window along that elevation, they would cause a functional issue on the interior.

There was discussion regarding the windows on the north elevation. There was also discussion about missing existing details on the elevation drawings, such as the existing gable rakes.

Commissioner Fennell made a motion to approve the application, as submitted and with staff recommendations and with the following amendments: new windows will exclude transoms and must incorporate external dividers if sashes are in operable, new windows along the north elevation can be aligned lower than the other windows to accommodate the garage interior, and gable rakes will be retained and added to all the gables.

Commissioner Thomas-Holladay seconded the motion. The motion passed with a vote of 6 ayes, 0 noes, and 1 absent.

## VIII. Other Matters

## 1. CLG Grant Updates

Ms. Spakes updated the Commission on the 2025-2026 CLG Grant. The Hillcrest Phase V resurvey project is in the survey drafting phase. Ms. Spakes updated the Commission on the 2026-2027 CLG Grant. The grant is being reviewed by the City Attorney's Office as a contract, and they should be returning that to staff in no earlier than 30 days.

Ms. Spakes reminded the commissioners to read her email about FORUM 2026 attendance and to let her know their decisions. Ms. Spakes informed the commission that she will be attending a Bob Yapp wood window workshop in August in Hannibal, MO.

## 2. 2009 Historic Preservation Plan Assessment

Ms. Ratzlaff informed the commission that ascertaining accurate data, including which projects were completed, who completed them, how they were funded, and other details, was currently being updated. However, it is taking longer than anticipated due to different archiving and data entry techniques. Staff are also updating their data as they do this project to ensure accuracy and efficiency. Staff plans on updating the commission at the next meeting.

## 3. Enforcement Issues

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

Deputy City Attorney Gardner updated the commission about the upcoming due date for the plaintiff's briefing as the court date approaches. There were no other updates.

524 E. 6<sup>th</sup> Street – rear alterations (primary) and building code violations (accessory)

Ms. Spakes informed the commission that the owner's agent applied for a COA the previous day (March 4). Staff requested either elevation drawings or material specifications to determine at which level the projects will be approved. Ms. Ratzlaff clarified that if there are no visual or material changes to the non-historic structures or materials, then it could be reviewed by staff. However, staff requests these details because staff defers to the commission.

4. Certificates of Compliance

None

IX. Adjournment

There being no further business for the commission, the meeting was adjourned at 4:25 p.m.

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Chair

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Date

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Secretary

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Date

April 2, 2026

ITEM NO.: 1

FILE NO.: HDC2026-002

NAME: Apartments at Gracie Mansion - Certificate of Appropriateness

LOCATION: 503 E. 6<sup>th</sup> Street

OWNER/AUTHORIZED AGENT:

Apartments at Gracie Mansion, LLC  
1101 Cumberland Street  
Little Rock, AR

Patricia Blick, Downtown Dwellings  
1101 Cumberland Street  
Little Rock, AR

O'Gary Construction Group  
7234 Cock of the Walk Lane  
North Little Rock, AR



*Figure 1: 503 E. 6th St., facing south, Absalom Fowler House on left.*



*Figure 2: 503 E. 6th St., facing southeast.*

AREA: 2.65 acres

NUMBER OF LOTS: 1

WARD: 1

HISTORIC DISTRICT: MacArthur Park Historic District

HISTORIC STATUS: Non-Contributing (subject buildings), Listed (Absalom Fowler House, on site)

CURRENT ZONING: R4A – Low Density Residential

A. PROPOSAL/REQUEST/APPLICANT’S STATEMENT:

The application proposes to paint the unpainted brick masonry on six (6) non-contributing apartment buildings on site surrounding the Absalom Fowler House (Listed 1973).

B. BACKGROUND

*Location*

The subject property is located at 503 E. 6<sup>th</sup> Street. The property’s legal description is “Lots 7, 8, and 9 and South 40 feet of Lot 10, Block 151 of the Original City of Little Rock, Pulaski County, Arkansas” and “Lots 1 and 2, Fowler Square Amended, Little Rock, Pulaski County, Arkansas.”

*Context*

The subject property is the site of the Apartments at Gracie Mansion, a set of six, two-story frame construction structures built on continuous cast concrete foundations and constructed as multi-family residences surrounding the Absalom Fowler House (“Gracie Mansion”). Built in 1977, the structures are considered new construction and are non-contributing to the MacArthur Park Historic District. The most recent Arkansas Architectural Resource Form (PU2804, 2007) is provided as

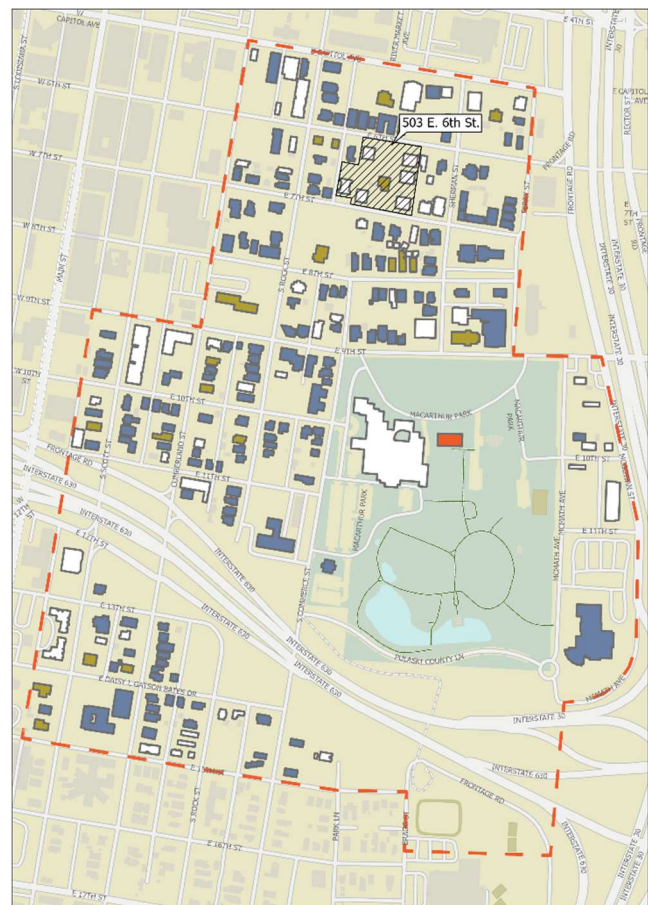


Figure 3: 503 E. 6th Street., located in MacArthur Park Historic District.

Attachment A. The subject structures are located on the same parcel as the Absalom Fowler House, a two-story brick structure constructed as a residence for Mr. Fowler. Built in 1840 in the Greek Revival style, the Absalom Fowler House is individually listed on the National Register of Historic Places. The National Register Nomination form (PU3142, 2007) is provided as Attachment B.

### *Development History*

The subject structures were built in 1977 using red brick veneer cladding and feature low pitch roofs, 6-over-6 windows, brick quoins, and shutters. In 1976, the Fowler House was converted for office use through a Conditional Use Permit, and the construction of apartment units was allowable by-right as the property was then zoned as High Density Residential. Since 1840, the Absalom Fowler House has sat on this lot, with several accessory buildings. One accessory structure, formerly the kitchen and servants' quarters, shown on the 1897 Sanborn Map still stands. Many of the other accessory buildings were demolished between 1960 and 1970.

### **Sanborn Maps and Aerials**

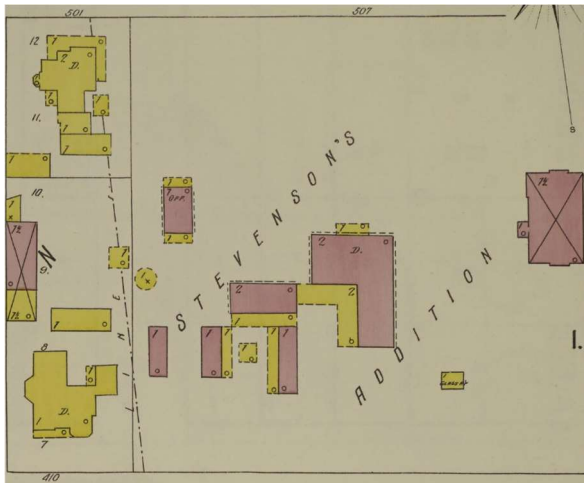


Figure 4: 503 (formerly 507) E. 6th St., Sanborn Maps, 1897, Volume 1, Sheet 9.



Figure 5: 503 E. 6th St., Sanborn Maps, 1913, Volume 2, Sheet 176.

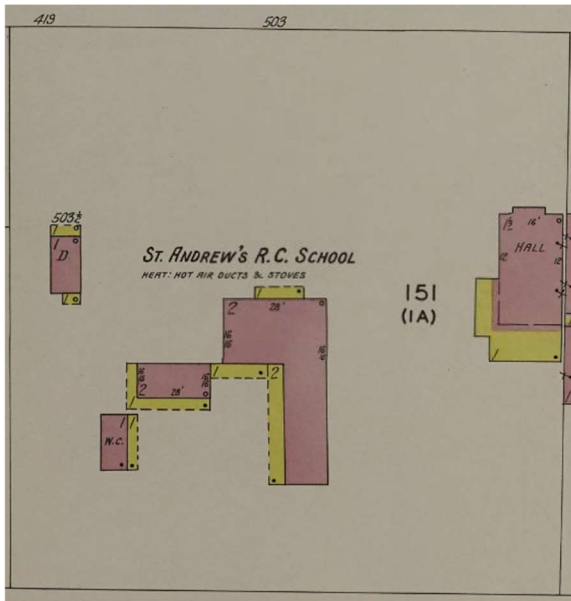


Figure 6: 503 E. 6th St., Sanborn Maps, 1939, Volume 1, Sheet 64.



Figure 7: 503 E. 6th St., Aerial View, 1960.



Figure 8: 503 E. 6th St., Aerial View, 1970.



Figure 9: 503 E. 6th St., Aerial View, 1998.

**Historical Photographs**



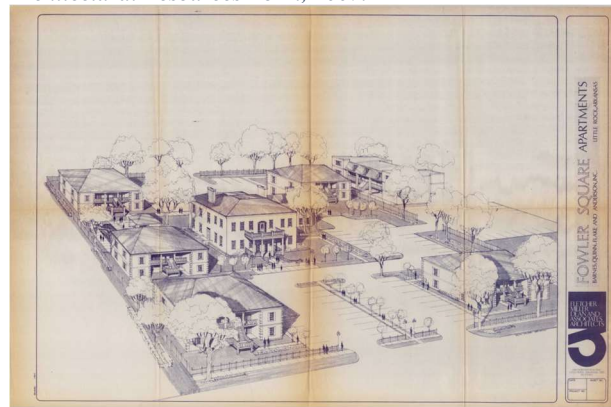
*Figure 10: 503 E. 6th St., photo courtesy of Arkansas Architectural Resources Form, 2007.*



*Figure 11: 503 E. 6th St., photo courtesy of Arkansas Architectural Resources Form, 2007.*



*Figure 12: 503 E. 6th St., photo courtesy of Arkansas Architectural Resources Form, 2007.*



*Figure 13: 503 E. 6th St., drawing from zoning case file Z-3052.*

**Previous Action**

On October 31, 2011, the Board of Adjustments approved a variance (Z-3052-A) for the construction of a 6-foot-tall steel picket fence.

On October 10, 2011, a COA (HDC2011-029) was issued to HMF, LLC to construct a 6-foot-tall steel picket fence with gates, to add signage, AC unit screens, removing shutters from the Fowler House and storing them, and masonry repair.

On April 1, 2011, a COC (HDC2011-010 and HDC2011-011) was issued to Fowler Square Apartments for a temporary chain link construction fence.

On December 19, 2008, a COC (HDC2008-036) was issued to Fowler Square Apartments to repair trim boards on apartment buildings.

On December 2, 1997, a COC (HDC1997-016) was issued to Fowler Square Apartments for maintenance and repainting.

On June 6, 1995, a COA (HDC1995-004) was issued to Barnes, Quinn, Flake, & Anderson for a roof repair for all 8 structures on the lot, both contributing and non-contributing.

On August 16, 1976, the Board of Adjustments issued a Conditional Use Permit (Z-3052) to allow for the property to be used as professional offices, to decrease the off-street parking spaces provided, and to waive the yard setback for the new apartment buildings.

No previous actions were found on this site.

C. EXISTING CONDITIONS:

See application packet (Attachment C). The application packet includes a cover letter, the application, site photos, a notarized authorization of representation, and a paint sample sheet.

D. NEIGHBORHOOD COMMENTS:

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

All owners of properties located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock that surround the site were notified of the public hearing.

E. ANALYSIS:

*Painting Non-historic Brick Masonry*

The application proposes to paint the brick masonry of the six (6) non-contributing apartment buildings. Sherwin-Williams's Greek Villa (SW 7551) is the proposed color, which is an off-white.

Staff finds the proposal to paint the unpainted brick masonry of the 1977 non-contributing structures to be consistent with the Design Guidelines, specifically Guidelines 3.9 and 3.32., and inconsistent with the Secretary of Interior Standards for Rehabilitation, specifically Standard 9. Guidelines 3.9 and 3.32 state that paint and coatings should not be applied to historic masonry that was not originally painted or coated. The applicant proposes to only paint the non-historic brick masonry associated with the non-contributing apartment buildings.

SOI Standard 9 states, “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.” Currently, the Fowler House is the visual focal point of the site. Staff is concerned that the proposed paint color (SW 7551) is not differentiated enough from the traditional off-white of the Absalom Fowler House and that the impact of a large parcel of clustered off-white buildings interrupts the rhythm of the area of influence which includes historic and traditional building materials and textures.

To make the proposal more consistent with the SOI Standards, Staff recommends that the approved paint color be complementary to and differentiated from the Fowler House. This would preserve the existing visual differentiation from the 1977 non-contributing buildings and the historic Fowler House.

F. STAFF RECOMMENDATION:

Staff recommends the approval of the application, as submitted, with the following conditions:

1. The paint color is conditioned to be complementary to and differentiated from the Fowler House, to be submitted to staff for final review and approval.

April 2, 2026

ITEM NO.: 1

FILE NO.: HDC2026-002

# **Attachment A: Arkansas Architectural Resources Form**



ARKANSAS ARCHITECTURAL RESOURCES FORM

ARKANSAS HISTORIC PRESERVATION PROGRAM

- 1. Resource Number: PW2804
- 2. Survey Number: 0029
- 3. District Name: MACARTHUR PARK H.D.
- 4. Contributing/Non-Contributing: NC

ABOVE FOR AHPP USE ONLY

5. Date Recorded: 01 / 15 / 07

6. Recorded By: T HEIPLE

GENERAL DATA

7. Historic Name: FOWLER SQUARE APARTMENTS

8. Alternate Name: N/A

9. Quad Map: 4110

10. Geographic Location: S 02 T 01N R 12W

11. UTM Coordinates: Z 15 E 567098 N 3844650

12. Town/Nearest Community: Little Rock

13. Street Address/Directions to Resource: 410 East Seventh Street  
Zip 72202

14. Street Name: East Seventh Street

15. Owner: Lynn Brooks

16. Owner Address: 7304 Woodside Lane Zip 72205

17. Owner Phone Number: (501) 372-1803

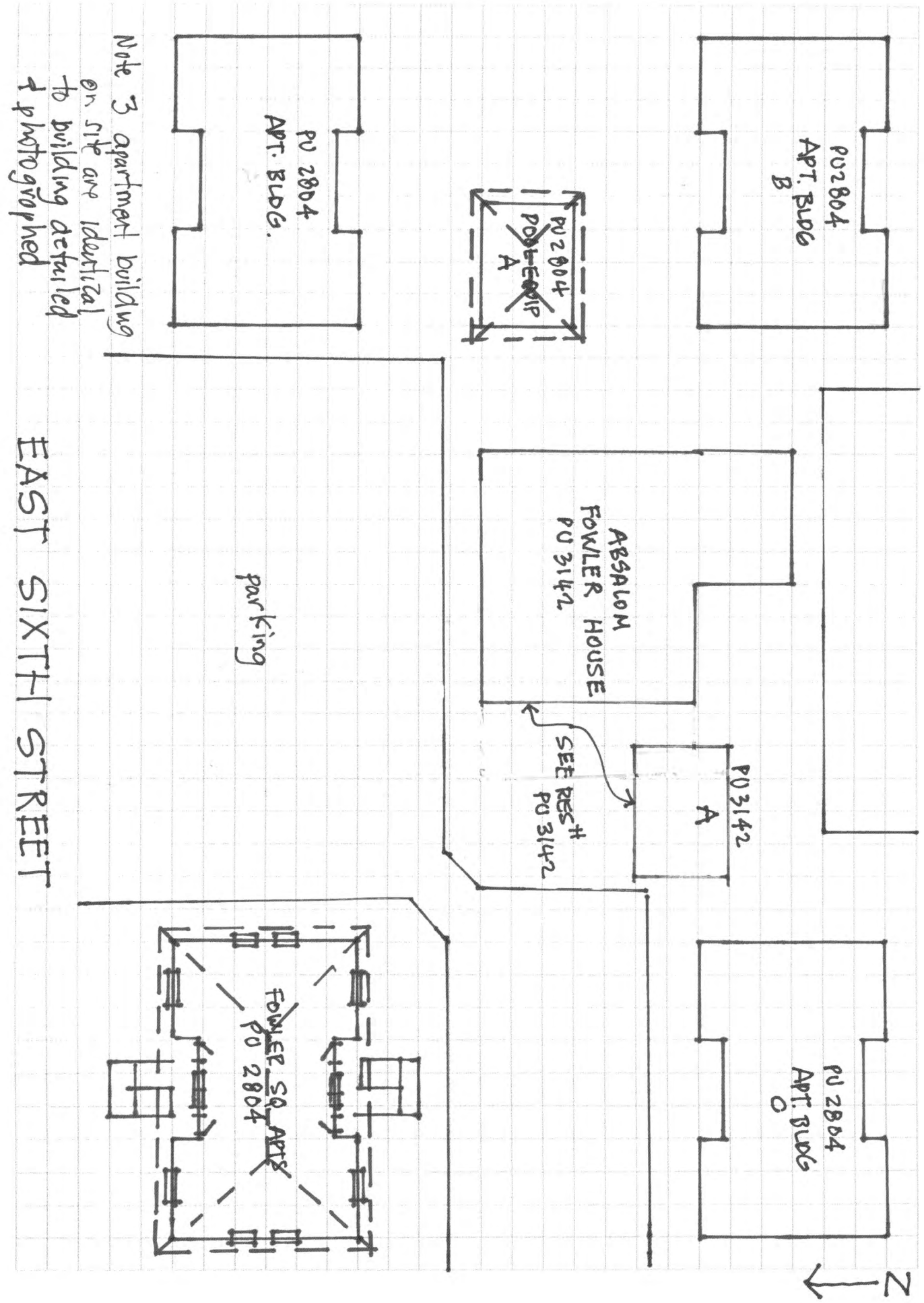
18. Informant Name & Phone Number: PULASKI CO. ASSESSOR  
(501) 340-6170

DESCRIPTIVE DATA

19. Use/Original: 0102 Other: \_\_\_\_\_

20. Use/Present: 0102 Other: \_\_\_\_\_

0101-Single Family Dwelling 0102-Multi-Family Dwelling 0301-General Retail Store  
0308-Bank 0401-Church 0601-School 9800-Structure Aban/Unocc. 9900-Other



21. Setting: 5 Other: \_\_\_\_\_  
 1-Rural, Undisturbed 2-Rural, Built-Up 3-Urban Encroachment 4-Small Town 5-Urban  
 9-Other

22. Threats to Property: 1 Other: \_\_\_\_\_  
 1-None/Property Stable 2-Neglect/Deterioration 5-Private Development  
 7-Urban Encroachment 9-Other

23. Total Number of Site Features: 001 Wrought iron fence - original to Fowler House Property  
 (e.g. concrete walls, ponds, statuary)

24. Total Number of Ancillary Structures: 004 3 identical apt bldgs  
1 pool equip. bldg  
 (e.g. outbuildings, etc.)

25. Style Influence: Primary: 22 Secondary: 03 Other: \_\_\_\_\_  
 01-Plain/Traditional 04-Greek Revival 05-Italianate 09-Queen Anne/Eastlake 10-Classical Revival  
 15-Craftsman 19-Art Moderne 24-English Revival 25-Colonial Revival 26-American Foursquare  
 21-Standard Commercial 19<sup>th</sup> Century 22-Standard Commercial 20<sup>th</sup> Century 18-Art Deco 99-Other

26. Plan: 07 Other: \_\_\_\_\_  
 01-One Room/single-pen 03-Double-pen 04-Dogtrot 05-Single Pile w/Central Hall  
 07-Rectangular 08-Square 09-Irregular 11-T-shaped 12-L-shaped 99-Other

27. Height (Stories): 03 Other: \_\_\_\_\_  
 01-One 02-One & One-Half 03-Two 04-Two & One-Half 99-Other

28. Basement/Cellar: 3 Other: \_\_\_\_\_  
 1-Full 2-Partial 3-No Cellar 8-Unknown 9-Other

29. Wings and/or Projections: A 00 B     C     Other: \_\_\_\_\_  
 01-Rear Shed 02-Rear L 03-Rear T 04-Side 05-Prow 08-Bay Projection 99-Other

30. Construction: A 06 B     Other: \_\_\_\_\_  
 01-Log 06-Frame 07-Box 08-Brick 09-Stone 12-Reinforced Concrete 99-Other

31. Wall Material/Original: A 05 B     Other: \_\_\_\_\_

32. Wall Material/Present: A 05 B     Other: \_\_\_\_\_  
 01-Log 02-Weatherboard 03-Novelty Siding 04-Board/Batten 05-Brick 09-Synthetic Siding  
 10-Stucco 12-Cut Stone 13-Field Stone 14-Asbestos 97-Unknown 99-Other

33. Roof Type(s): A 06 B     C     Other: \_\_\_\_\_  
 01-Gable 02-Gable w/Parapet 03-Clipped Gable 04-Gable on Hip 06-Hip  
 07-Pyramid 08-Gambrel 12-Flat 13-Flat w/Parapet 99-Other

34. Roof Features (if present): A 00 B     Other: \_\_\_\_\_  
 01-Dormer(s) 02-Steeple 03-Cupola 04-Cresting 05-Clock Tower 07-Tower/Turret  
 08-Belfry 99-Other

35. Roof Materials: A 02 B     Other: \_\_\_\_\_  
 01-Wood 02-Composition Shingle 03-Metal 05-Tile 06-Tar Built-up 99-Other

36. Chimney Placement: A 0 B     C     D     Other: \_\_\_\_\_  
 1-Exterior End 2-Interior End 3-Other Exterior 4-Interior Central 5-Other Interior 9-Other

37. Chimney Material: A 0 B     C     D     Other: \_\_\_\_\_  
 1-Brick 4-Cut Stone 5-Field Stone 6-Metal 7-Other

38. Foundation Type: A 1 Other: \_\_\_\_\_  
 1-Continuous 2-Piers 9-Other

39. Foundation Material: A 4 Other: \_\_\_\_\_  
 1-Wood Block 2-Stone 3-Brick 4-Cast Concrete 5-Concrete Block 9-Other

40. Porch Type(s): A 08 B     C     Other: \_\_\_\_\_  
 01-Full, Front 02-Three-quarter, Front 03-One-Bay, Central Front 05-Wrap-around  
 06-Awning 07-One-Half, Front 08-Recessed, Front 09-Side 10-Full, Rear 99-Other

41. Porch Height (Stories): A 1 B     C     Other: \_\_\_\_\_  
 1-One 2-One & One-Half 3-Two 4-Two & One-Half 9-Other

42. Porch Roof Type(s): A 1 B     C     Other: \_\_\_\_\_  
 1-Gable 2-Hip 3-Flat 4-Shed 5-Clipped Gable 9-Other

43. Porch Detail(s): A 03 B 12 C     Other: \_\_\_\_\_  
 01-Chamfered Posts 02-Turned Posts 03-Columns 04-Balustrade 05-Wood Ornament  
 06-Lattice 08-Columns on Piers 11-Posts 13-Screened-in 99-Other

44. Window Type(s): A 1 B     C     Other: \_\_\_\_\_  
 1-Double-hung 2-Triple-hung 3-Casement 4-Stationary 9-Other

45. Light/Pane Arrangement: A 06 / 06 B     /     C     /    

46. Condition: 2  
 1-Excellent 2-Good 3-Fair 4-Deteriorated 5-Ruin

47. Architectural Comments: This twentieth century apartment building draws  
much from the Federal Style Fowler House at the center of the site. The  
shallow roof slope, narrow multi-paned windows, brick quoins and  
shutters are Federal style influences.

HISTORIC DATA:

48. Architect: UNKNOWN

49. Builder: UNKNOWN

50. Construction Date: C C-circa D-date 1970 Other: \_\_\_\_\_

51. Historic Context: 1970's Apartment-Building Complex  
built around historic Absalom Fowler house

52. Please rate the level of significance of this property compared to others within survey area: 5  
 1-Very Significant 2-Moderately Significant 3-Significant Within a Group Context  
 4-Marginal 5-Non-Significant

53. Are any significant archeological features located on the property? N NONE KNOWN

54. Ethnic Heritage: A 03 B     Other: \_\_\_\_\_  
 01-Asian 02-African American 03-European 04-Hispanic 05-Native American 09-Other

BELOW FOR AHPP USE ONLY

55. NR Eligibility: 2  
 1-Eligible 2-eligible 3-Listed 4-De-listed 5-Arkansas Register 6-Eligible in a District

56. Destroyed: (Y or N)     Date:



ANCILLARY STRUCTURES FORM

ADC-CDC-2303

ARKANSAS HISTORIC PRESERVATION PROGRAM

1. Resource Number PU 2804
2. Survey Number 0029
3. Ancillary ID A

4. Use 0204 Other
0203-Garage/Carriage Hse 0204-Storage/Equip. Shed 0205-Privy 0206-Well/Cistern
0209-Storm Cellar 0302-Smokehouse 0306-Grain Crib 0308-Barn (Feed)
0404-Barn (Livestock) 9700-Unknown 9900-Other

5. Plan 07 Other
06-Square 07-Rectangular 11-Single Crib 12-Side Drive Crib 15-Double Crib Barn
17-Four Crib Barn 18-Transverse Crib 19-Transverse Crib w/Side Additions 99-Other

6. Height (Stories) 01 Other
01-One 02-One & One-Half 03-Two 04-Two & One-Half 99-Other

7. Cellar 3 Other
1-Full 2-Partial 3-No Cellar 8-Unknown 9-Other

8. Construction 12 Other
01-Log 04-Box 05-Brick 06-Stone 08-Concrete Block 12-Frame 99-Other

9. Wall Material 05 Other
01-Log 02-Weatherboard 03-Novelty Siding 04-Board/Batten 05-Brick 12-Cut Stone
13-Field Stone 14-Asbestos 15-Vertical Board 99-Other

10. Roof Type 03 Other
01-Gable 02-Gambrel 03-Hip 04-Pyramid 07-Flat 10-Shed 99-Other

11. Roof Material 02 Other
01-Wood 02-Asbestos 03-Metal 04-Slate 05-Tile 06-Tar/Built Up 99-Other

12. Chimney Placement A 0 B Other
1-Exterior End 2-Interior End 3-Other Exterior 4-Interior Central 5-Other Interior
9-Other

13. Chimney Material A 0 B Other
1-Brick 5-Cut Stone 6-Field Stone 7-Metal 9-Other

14. Foundation Type 1 Other
1-Continuous 2-Piers 9-Other

15. Foundation Material A Other
1-Wood Block 2-Stone 3-Brick 4-Cast Concrete 5-Concrete Block 9-Other

16. Condition 2 Comments
1-Excellent 2-Good 3-Fair 4-Deteriorated 5-Ruin

17. Construction Date C 1970 Comments

18. Comments N



ANCILLARY STRUCTURES FORM

ADC-CDC-2303

ARKANSAS HISTORIC PRESERVATION PROGRAM

1. Resource Number 902804
2. Survey Number 0029
3. Ancillary ID B, C, D

4. Use 199 Other Apartment
0203-Garage/Carriage Hse 0204-Storage/Equip. Shed 0205-Privy 0206-Well/Cistern
0209-Storm Cellar 0302-Smokehouse 0306-Grain Crib 0308-Barn (Feed)
0404-Barn (Livestock) 9700-Unknown 9900-Other

5. Plan 07 Other
06-Square 07-Rectangular 11-Single Crib 12-Side Drive Crib 15-Double Crib Barn
17-Four Crib Barn 18-Transverse Crib 19-Transverse Crib w/Side Additions 99-Other

6. Height (Stories) 03 Other
01-One 02-One & One-Half 03-Two 04-Two & One-Half 99-Other

7. Cellar 3 Other
1-Full 2-Partial 3-No Cellar 8-Unknown 9-Other

8. Construction 12 Other
01-Log 04-Box 05-Brick 06-Stone 08-Concrete Block 12-Frame 99-Other

9. Wall Material 05 Other
01-Log 02-Weatherboard 03-Novelty Siding 04-Board/Batten 05-Brick 12-Cut Stone
13-Field Stone 14-Asbestos 15-Vertical Board 99-Other

10. Roof Type Other
01-Gable 02-Gambrel 03-Hip 04-Pyramid 07-Flat 10-Shed 99-Other

11. Roof Material Other
01-Wood 02-Asbestos 03-Metal 04-Slate 05-Tile 06-Tar/Built Up 99-Other

12. Chimney Placement A B Other
1-Exterior End 2-Interior End 3-Other Exterior 4-Interior Central 5-Other Interior
9-Other

13. Chimney Material A B Other
1-Brick 5-Cut Stone 6-Field Stone 7-Metal 9-Other

14. Foundation Type Other
1-Continuous 2-Piers 9-Other

15. Foundation Material Other
1-Wood Block 2-Stone 3-Brick 4-Cast Concrete 5-Concrete Block 9-Other

16. Condition Comments
1-Excellent 2-Good 3-Fair 4-Deteriorated 5-Ruin

17. Construction Date Comments

18. Comments







Fowler Square Apartments  
410 East Seventh Street  
Little Rock  
PA 28004  
January 14, 2007

Fowler Square Apartments  
410 East Seventh Street  
Little Rock  
PA 28004  
January 14, 2007

April 2, 2026

ITEM NO.: 1

FILE NO.: HDC2026-002

# **Attachment B: National Register Nomination Form for the Absalom Fowler House**

10-300  
(7-1969)

60-18-1100-61  
UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

Listed: 6-4-73  
NA

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME

COMMON:  
Absalom Fowler House

AND/OR HISTORIC:  
Magnolia

2. LOCATION

STREET AND NUMBER:  
502 East 7th Street

CITY OR TOWN:  
Little Rock

STATE: Arkansas      CODE: 05      COUNTY: Pulaski      CODE: 119

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	_____
<input checked="" type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious	_____	_____
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific	_____	_____

4. OWNER OF PROPERTY

OWNER'S NAME:  
Roman Catholic Diocese of Little Rock

STREET AND NUMBER:  
2415 North Tyler

CITY OR TOWN: Little Rock      STATE: Arkansas      CODE: 05

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:  
Pulaski County Courthouse

STREET AND NUMBER:

CITY OR TOWN: Little Rock      STATE: Arkansas      CODE: 05

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:

DATE OF SURVEY:       Federal     State     County     Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN:      STATE:      CODE:

SEE INSTRUCTIONS

STATE: COUNTY: ENTRY NUMBER: DATE: FOR NPS USE ONLY

## 7. DESCRIPTION

CONDITION	(Check One)					
	Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

The Absalom Fowler House was probably begun late in 1839 and completed sometime in 1840. Upon its completion Mr. Fowler named the house "Magnolia" and planted a double row of magnolia trees from the front steps to the street. Apparently Mr. Fowler was his own architect as was typical of this day and time, however, he had some unusual ideas about the kind of house that he wanted and the appearance he wanted to achieve. The house strongly resembles the classic designs of Thomas Jefferson.

The one story front portico is supported on fluted Ionic columns having a cornice of very well proportioned design including dentils. A balustrade rail tops the one story front portico having a sheaf design set between simple paneled square piers decorated with small moldings. The front entrance has a wide single door with sidelights and a fan-shaped transom. Directly above is an identical doorway opening onto the open area atop the portico. Three windows, having double hung six lights sash, flank the doorway on either side on both the first and second floors. Originally they had louvered shutters. The entablature that completely surrounds the house is of unusual design with small scaled modillion blocks and an unusual double row of dentils alternately spaced directly above one another to form a small checkerboard pattern. The east side of the house had originally a small porte cochere with a balustrade rail and columns matching exactly the front portico. The moderately low hipped roof was originally crowned with a balustrade railing which also matched both the front portico and the east porte cochere. The rear ell-shaped piazza had a double set of eight Ionic style columns, one set superimposed over the other to form a two story gallery. The main house has four chimneys, one on either end of the main center section of the house, the third at the end of the original ell going to the southeast and the fourth at the end of the extended ell on the south end of the building. The two story kitchen building located west of the main structure separated by a distance of not more than eight feet was probably originally only a one story kitchen. This structure has a hip roof with an entablature treatment that resembles the main house, however, it is executed in offset ribbons of brick

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	Arkansas	
COUNTY	Pulaski	
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ENTRY NUMBER		DATE

(Number all entries)

7. Description

with only a simple wood cornice. The kitchen building is presently connected to the main house by a small enclosed passageway, obviously not original, however. The ell to the southeast of the main house was built in two sections, the first part at the same time as the main central part of the house, however, at some later date the ell was extended to twice its original length. The joint in the brickwork can be clearly seen as the coursing does not match perfectly, however, the cornice, gallery columns and entablature do match the original exactly.

Originally the house had six major rooms arranged in an ell shape with the entrance portico on the north, a porte cochere on the east and an ell-shaped open piazza on the south and west sides of the ell. The very unusual front hall or gallery, as it might be called, stretches completely across the north front of the house. A beautifully proportioned spiral staircase is at the east end of this gallery that is approximately nine and one-half feet wide. This stairway makes a full three-quarter turn beginning at the bottom and ending at the second floor. A simple but finely proportioned balustrade runs the entire length and at the half-way point where the stairs no longer touch the outside curved wall a balustrade rail begins again to close in the outer side of the stairway, forming a balcony railing from the second floor. This stairway is built against a curved plaster wall which creates a blind window of the easternmost window on the north facade both on the first and second floors. The stair is open underneath and has twenty-one treads with twenty-two risers. The outer curved wall of the stair is decorated with a plaster relief design divided into twenty-five panels, each panel alternating four panels vertically in one section with the next section having three panels vertically. These panels are decorated with oval designs and garlands of flowers in a very delicate, small scale, classical pattern.

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(Continuation Sheet)

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## 7. Description

East and west downstairs parlors each open from the front gallery or hallway and have a single door with transom into them. The west parlor has two interior double hung sash windows between this interior gallery hall and the room itself. The east room has one window opening from the gallery into it. The two parlors downstairs both have their original fireplaces, however, the mantels appear to have been changed at a later date. The present mantels are marble Renaissance style with wood framed ornate overmantels with mirrors. As late as 1941 both parlors had handpainted ceilings with oval patterns of nymphs holding garlands of flowers, arranged around a large brass and crystal chandelier. This decoration was undoubtedly not original but probably dated from the 1870's. The two rooms in the original ell downstairs have had the partition removed between them. An extension onto the original ell of the house is as large again as the original ell was and contains one large room downstairs with paneled wainscoting and plate rail and fireplace with mantel and was intended as the dining room. This woodwork is in late Victorian style. Under this wing is a cellar containing the furnace as well as storage space. No basement exists under the original main house. The ell-shaped piazza has been closed in on both the first and second floors, however, the original fluted Ionic style columns are still in place.

It is believed that an oval-shaped opening existed in the ceiling of the front gallery with a railing surrounding it at the second floor level and two chandeliers suspended from the second story ceiling down through this opening to light both the first and second floors of the house. This upstairs gallery has now been divided into three rooms with the floor well closed up and a bathroom installed in the western end of this space with a partition between a center room that was created and a smaller area where the stairway still exists as it did originally.

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7. Description

A door separates this front gallery from the inner center hall on the second floor. However, it appears that a partition did not exist when the house was first built and originally formed a T-shaped hall on the second floor. A door in the south end of this center hall opens onto the upstairs ell-shaped piazza. On the east wall of this center hall is a narrow staircase that goes to the attic, beginning at the south end of the center hall just inside the door to the piazza. At the top of this stair is another still more narrow staircase that leads to the flat upper portion of the roof that was originally surrounded by a balustrade railing. The two original large bedrooms upstairs still have their original wood mantels that match the basic design of the woodwork used throughout the original house. The two rooms in the original ell of the house upstairs have had the partition removed between them and is one large room presently. This room also has a wooden mantel with engaged fluted columns having Ionic capitals that match the columns of the rear piazza.

The present two story kitchen building located just west of the piazza contains three rooms on the first floor and one large room on the second floor. It is believed that the kitchen has always been on the first floor and that servants' quarters were later located on the second floor. However, other outbuildings, no longer existing, were probably the original servants' quarters because the kitchen apparently was a one story building when the house was first built.

This solid brick house is in basically sound condition. Because the alterations to the house are of a relatively minor nature, a restoration could be technically authentic as far as the main structure is concerned. And, because of the unusual, if not unique floor plan, and the interesting arrangement of stairs, galleries, piazzas, and porticos, the Absalom Fowler House is one of the most architecturally significant structures existing in Arkansas today.

**SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

- |  |                                       |  |                                       |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century            | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century  | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century |                                       |

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |  |                                      |   |  |
|--|--------------------------------------|---|--|
| <input type="checkbox"/> Aboriginal              | <input type="checkbox"/> Education   | <input checked="" type="checkbox"/> Political | <input type="checkbox"/> Urban Planning  |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy  | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic                | <input type="checkbox"/> Industry    | <input type="checkbox"/> Science              | _____                                    |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Invention   | <input type="checkbox"/> Sculpture            | _____                                    |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape   | <input type="checkbox"/> Social/Humanitarian  | _____                                    |
| <input type="checkbox"/> Art                     | <input type="checkbox"/> Literature  | <input type="checkbox"/> Theater              | _____                                    |
| <input type="checkbox"/> Commerce                | <input type="checkbox"/> Military    | <input type="checkbox"/> Transportation       | _____                                    |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Music       |   | _____                                    |
| <input type="checkbox"/> Conservation            |                                      |   | _____                                    |

STATEMENT OF SIGNIFICANCE

Absalom Fowler, the builder of "Magnolia," was an important figure in the early days of Arkansas. His life has been something of a mystery in the annals of the state because almost nothing is known of his early life. It is not even known with certainty when he first arrived in Little Rock, the city where he was to make his fortune.

It is known that Fowler was practicing law in the territory in 1829, for the Arkansas Gazette carried his professional card in its advertisements. It is tradition that Fowler had arrived at the small settlement of Little Rock a year or two earlier, having come on foot and having arrived penniless. In 1834 Fowler married Elvira Boswell of Batesville. There were no children.

By 1837, Absalom Fowler was prosperous enough to purchase a three acre tract of land from William Stevenson and several adjoining lots the following year. By this time Fowler had already served as delegate to the State Constitutional Convention of 1836 and as a Representative from Pulaski County in the Territorial General Assembly of 1835. He had also already run for Governor as a Whig but had been defeated by James S. Conway. The rising young lawyer was to serve two other terms in the legislature and to become the leader of the Whig party in Arkansas.

"Magnolia" was built between 1838 and 1840. Again, the records are uncertain.

It is certain that Elvira died in 1842. Only seven months later Absalom was remarried to Frances

SEE INSTRUCTIONS

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(Number all entries)

8. Significance

Ann Lewis, a young lady nineteen years his junior. Again, there were no children.

After 1840 Fowler was less active in public life, although he once more served in the state legislature (1844). He seems to have spent most of his time in the small office which stood on the grounds of his home. He became less and less popular with his colleagues and perhaps more and more isolated from the mainstream of the young State's political and social life.

Absalom Fowler died June 4, 1859, after suffering a stroke while arguing a case in the Federal court.

Next to Absalom Fowler the most noted owner of "Magnolia" was Major John D. Adams. By 1852 Major Adams had established a steamboat line between Little Rock and Arkansas City and another between Memphis and New Orleans. As his shipping interest became more lucrative, he diverted profits for the purchase of cotton land and ultimately acquired six large cotton plantations.

At the beginning of the Civil War, John Adams disposed of his river boats and enlisted in the Confederate cause. Although he served throughout the war and attained the rank of major, this conflict proved as disastrous to him personally, as it had to the Southern cause. His long absence from his business interests and his heavy investment in Confederate bonds left him in a precarious financial position. He immediately set to work rebuilding his river boat business and succeeded to an even greater degree than he had before the war.

By 1875 Major Adams had regained sufficient affluence to purchase the Fowler Home. A Mason and prominent Episcopalian, Major Adams served his state as president of the World's Fair Commission from the State of Arkansas. He also served Arkansas as Commissioner of Agriculture, Mines, and Manufacturers.

NATIONAL REGISTER OF HISTORIC PLACES  
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8. Significance Continued:

The next owner of the Fowler House was the Gracie family who lived in it until 1923 when John M. Gracie sold it to the Roman Catholic Diocese of Little Rock.

The property was assigned to St. Andrew's Parrish and served as St. Andrew's Catholic School from 1923 until 1961. From 1961 to the present time the Absolom Fowler House has served the St. Andrew's Parrish as the St. Andrew's Day Care Center and residence for the two Nuns who operate it.

**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

Arkansas Gazette, July 8, 1829; June 11, 1859; December 8, 1892; March 28, 1936.

Hallum, John. Biographical and Pictorial History of Arkansas. Albany: Weed, Parsons and Company, 1887.

Pulaski County Probate Court. The Will of Absalom Fowler.

**10. GEOGRAPHICAL DATA**

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE		LONGITUDE		LATITUDE		LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	0	.	"	0	.	"	34°	44'	30"
NE	0	.	"	0	.	"	92°	15'	48.8"
SE	0	.	"	0	.	"			
SW	0	.	"	0	.	"			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: \_\_\_\_\_

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

**11. FORM PREPARED BY**

NAME AND TITLE:

Staff

ORGANIZATION

Arkansas Historic Preservation Program

DATE

STREET AND NUMBER:

1023 West Third Street

CITY OR TOWN:

Little Rock

STATE

Arkansas

CODE

05

**12. STATE LIAISON OFFICER CERTIFICATION**

**NATIONAL REGISTER VERIFICATION**

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National  State  Local

Name \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

I hereby certify that this property is included in the National Register.

\_\_\_\_\_  
Chief, Office of Archeology and Historic Preservation

Date \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Keeper of The National Register

Date \_\_\_\_\_

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Arkansas	
COUNTY	
Pulaski	
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ENTRY NUMBER	DATE

(Number all entries)

9. Major Bibliographical References

Pulaski County Probate Court. The Inventory of the Estate of Absalom Fowler.

Ross, Margaret. "Absalom Fowler and His Home," The Pulaski County Historical Review, Vol. V, No. 2, (June 1957).

Ross, Margaret. Arkansas Gazette - The Early Years 1819 - 1866. Little Rock: Arkansas Gazette Foundation, 1969.

ANNING COUNTY

LITTLE ROCK QUADRANGLE

ARKANSAS

7.5 MINUTE SERIES (TOPOGRA

NE 1/4 ALEXANDER 15' QUADRANGLE

CONWAY 32 MI. (VIA U.S. 65)  
0.5 MI. TO JUNC. U.S. 65

1.7 MI. TO NORTH TERMINAL INTERCHANGE

1910000 FEET 17' 30"

IVESVILLE 10 MI.  
WOODLAND HEIGHTS 7.9 MI.

ARKANSAS HILL  
ARKANSAS RIVER

LITTLE ROCK

34° 44' 30"

USGS 7.5' SERIES  
LITTLE ROCK, ARKANSAS  
QUADRANGLE  
1961 SCALE -- 1:24,000

92° 15' 48.8"



Hot Springs Junction

SOUTH TERMINAL INTERCHANGE

CREEK

Gilliam Park

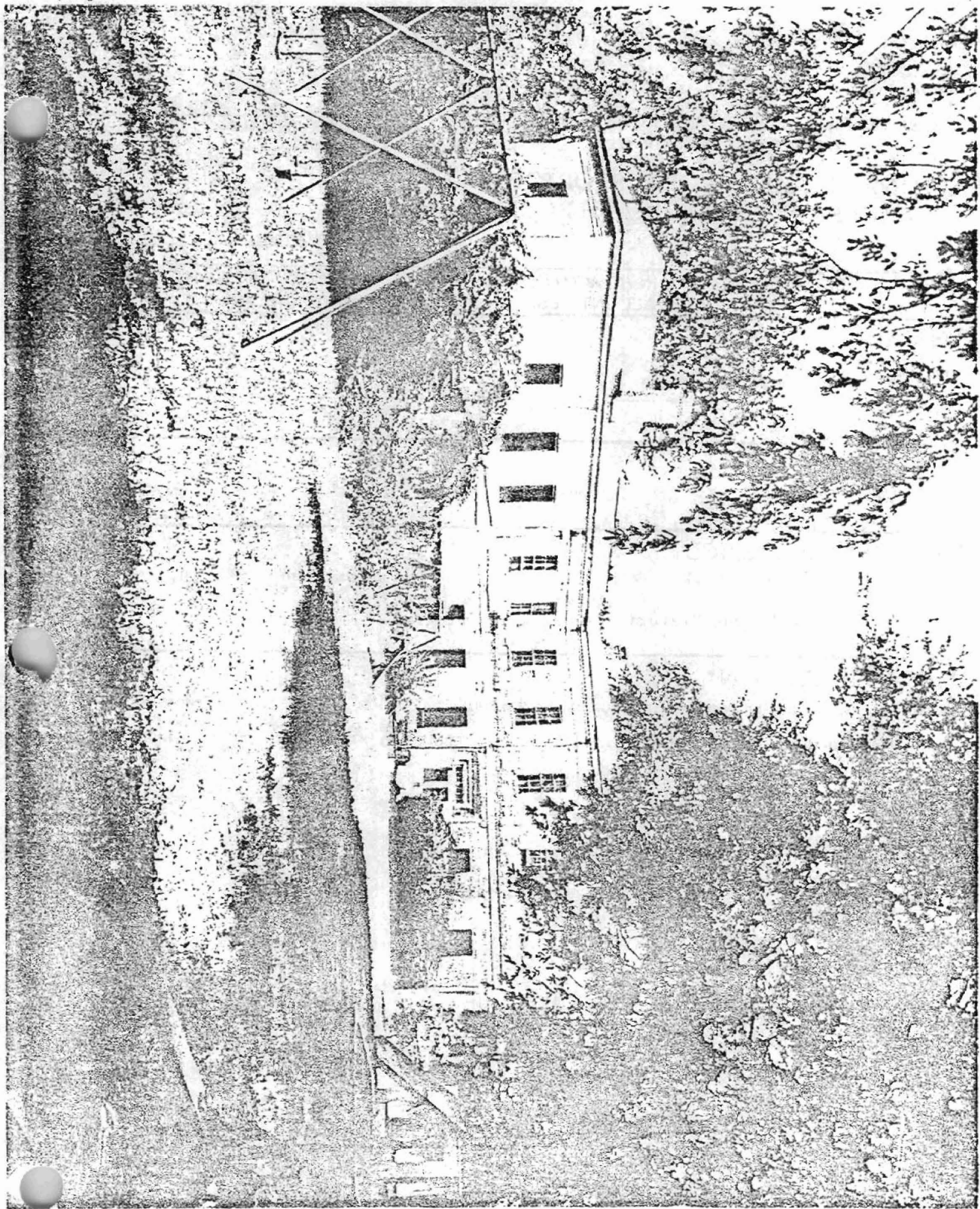
Fairview

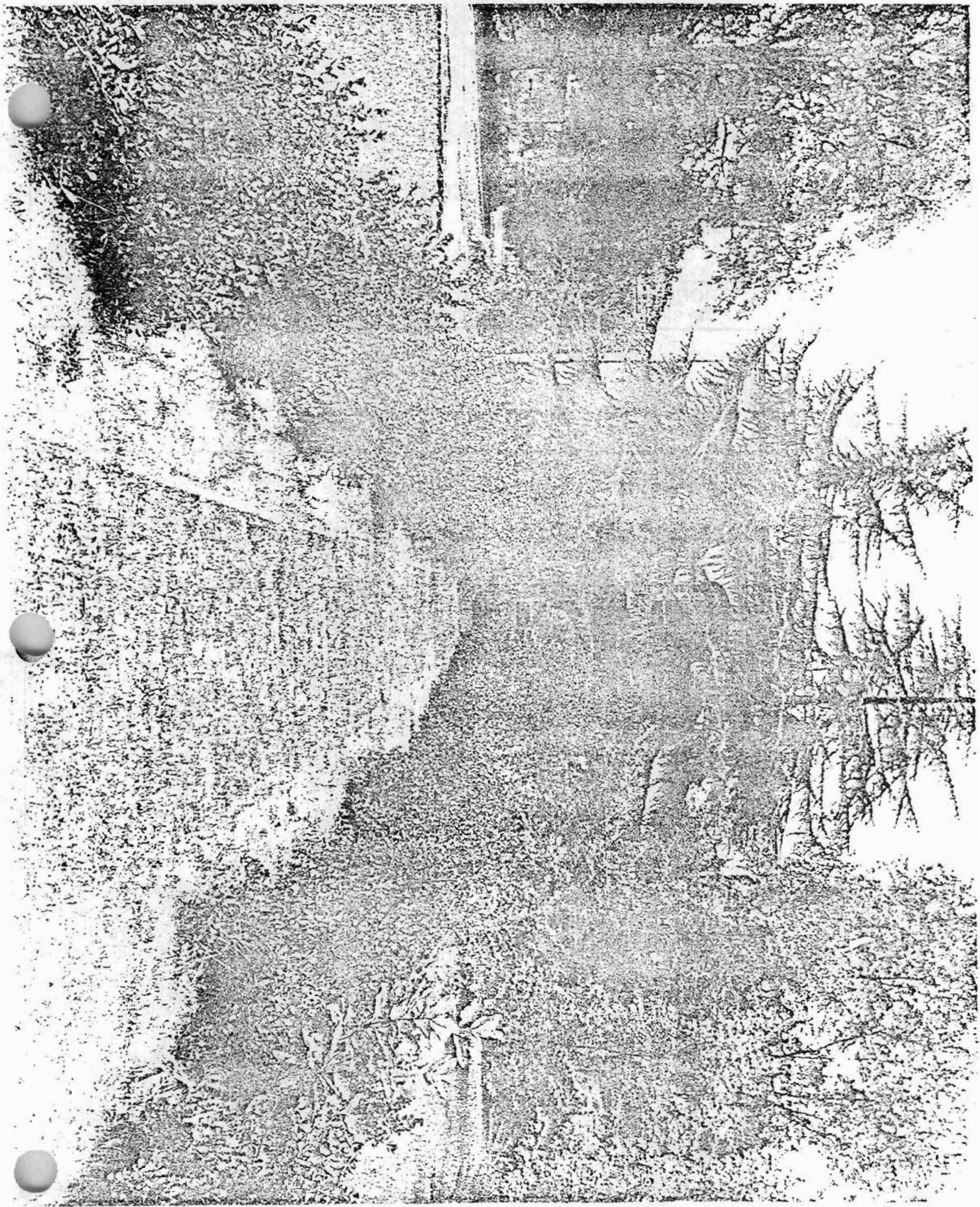
Granite Mountain Sch.

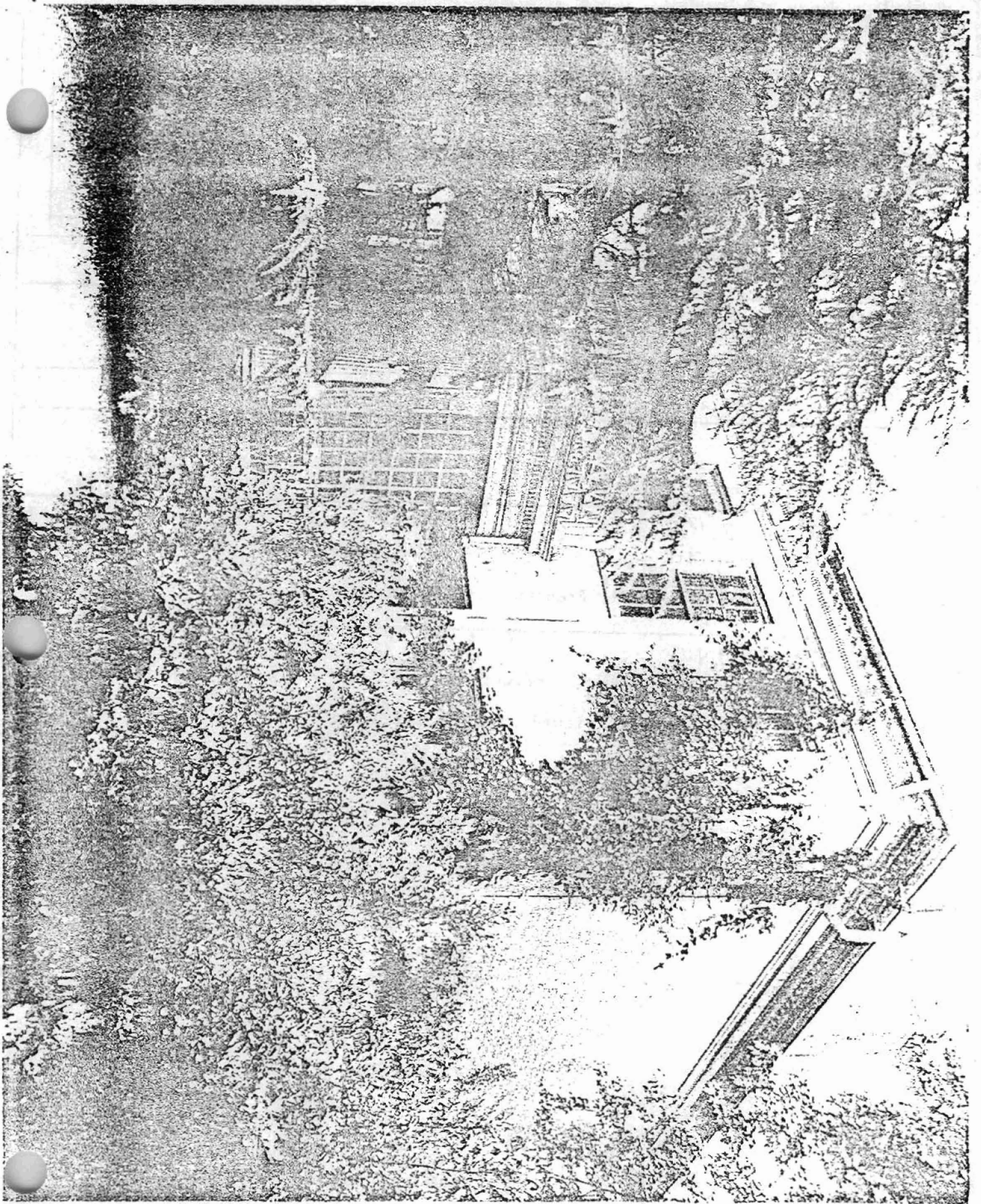
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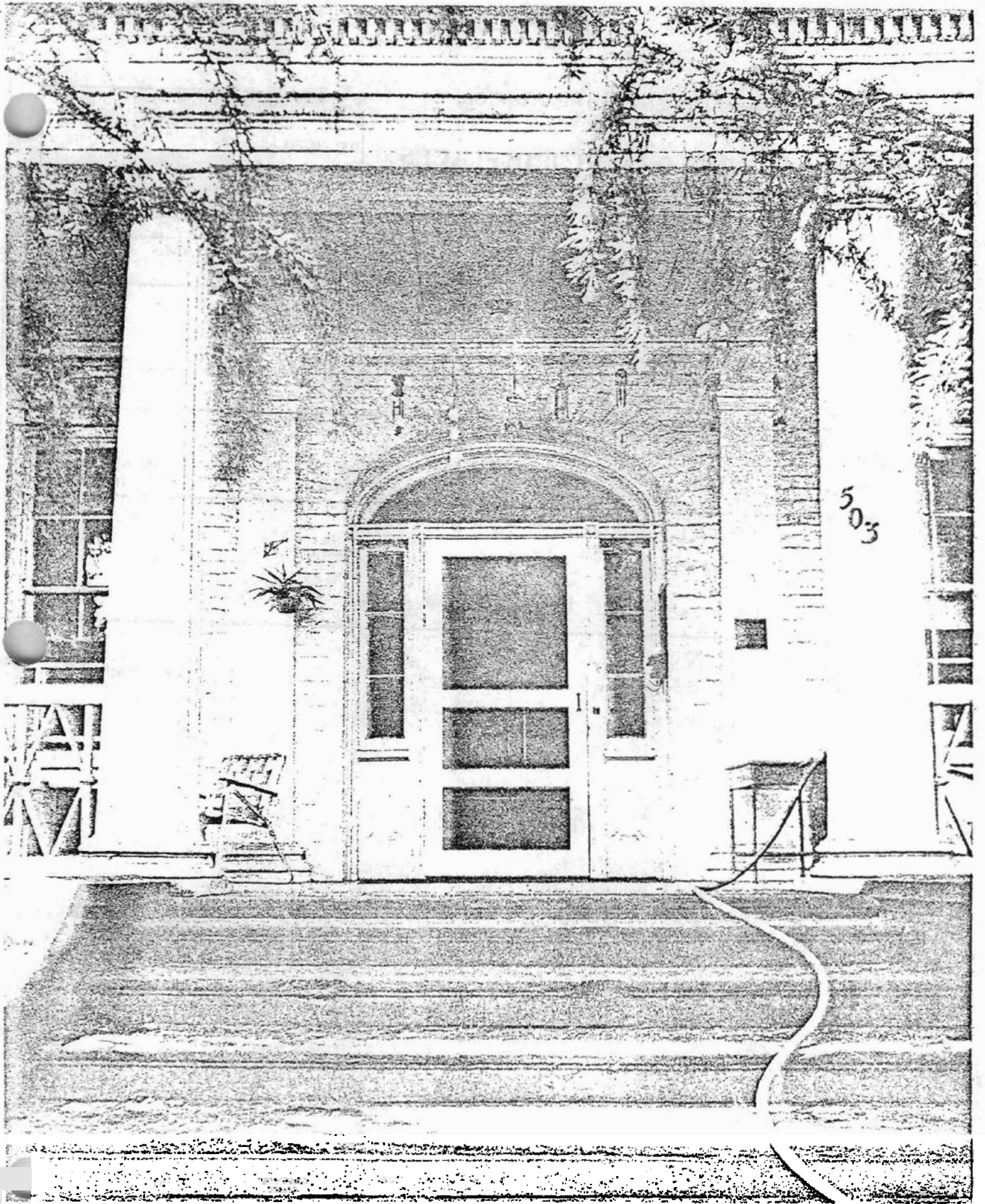
Water

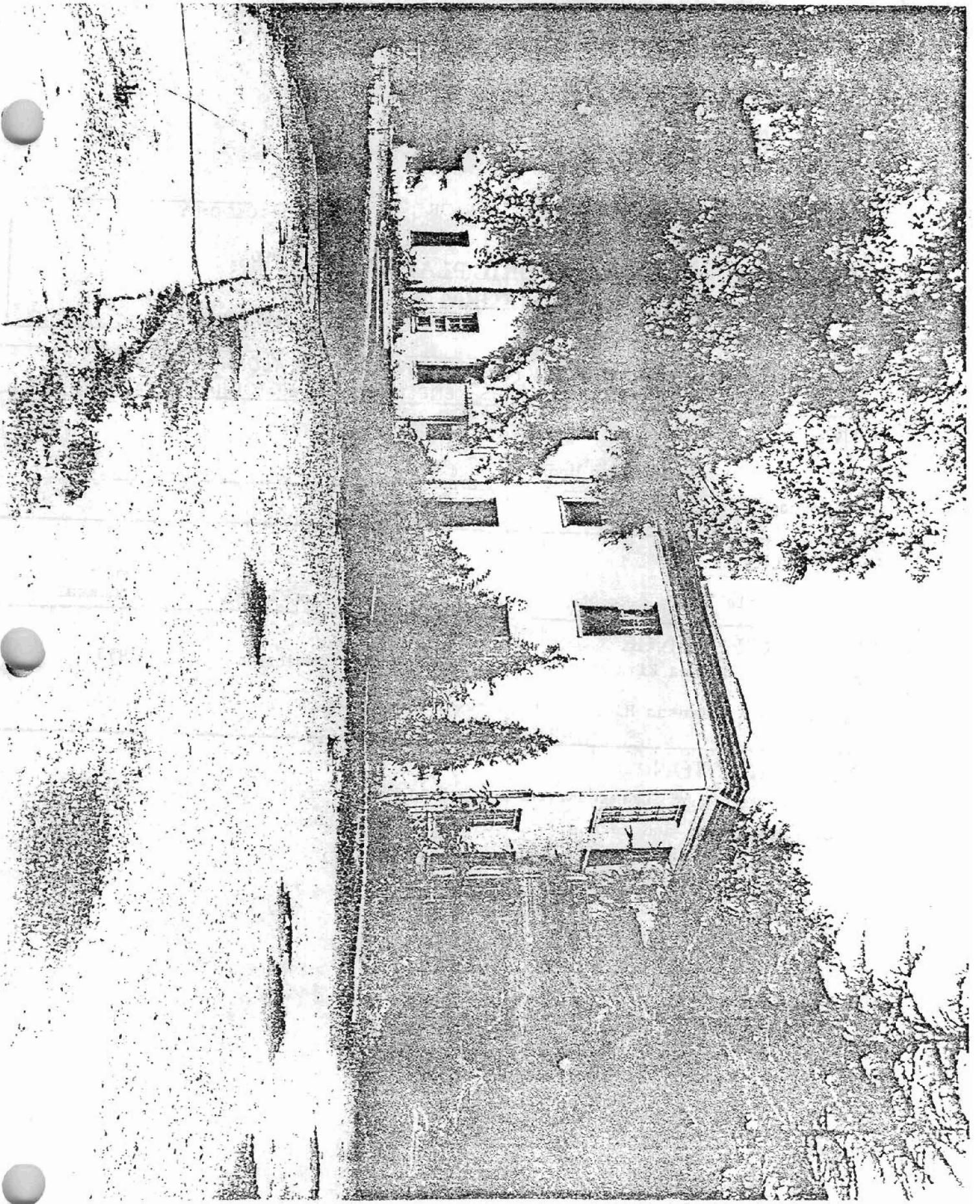
Mine

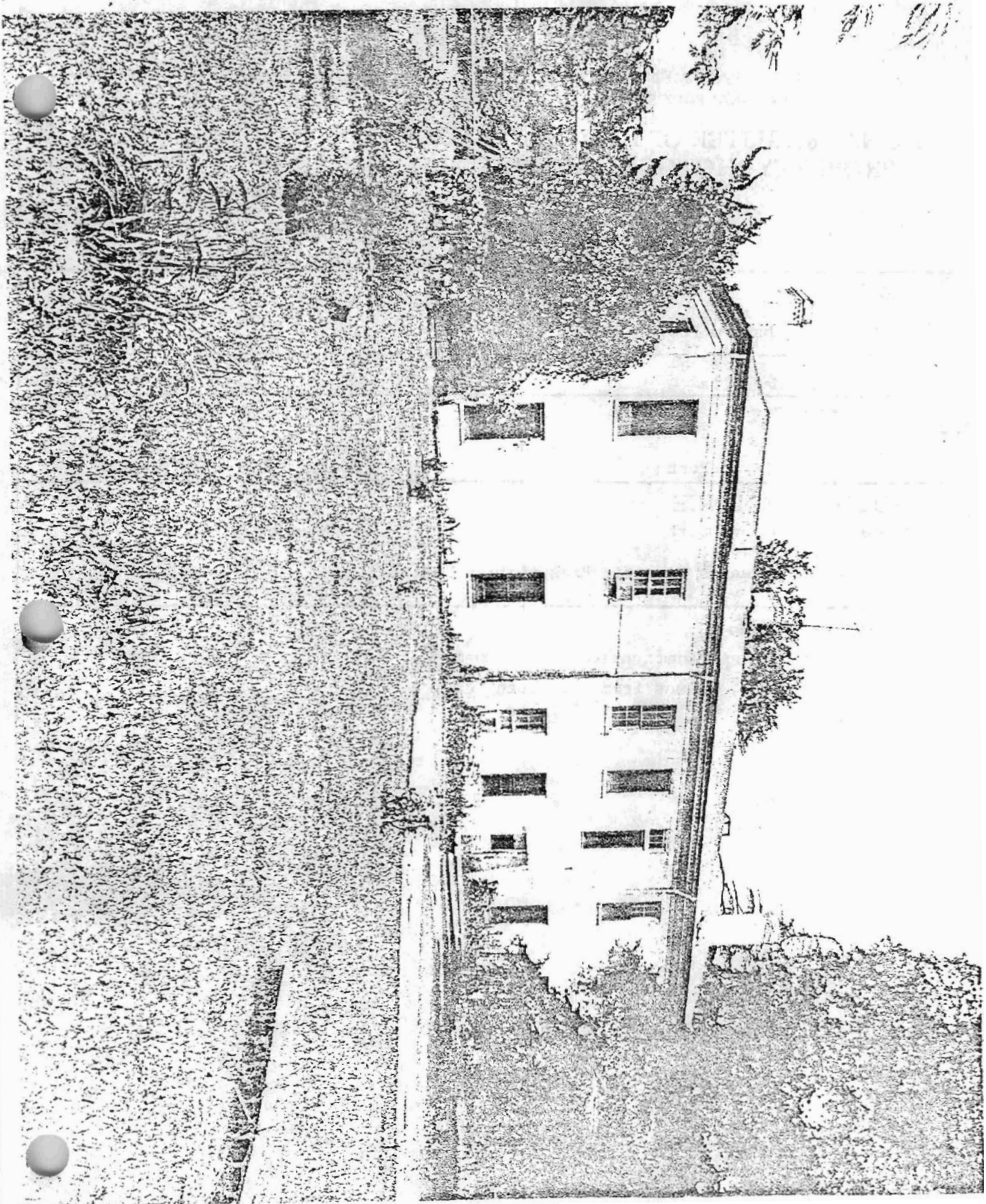


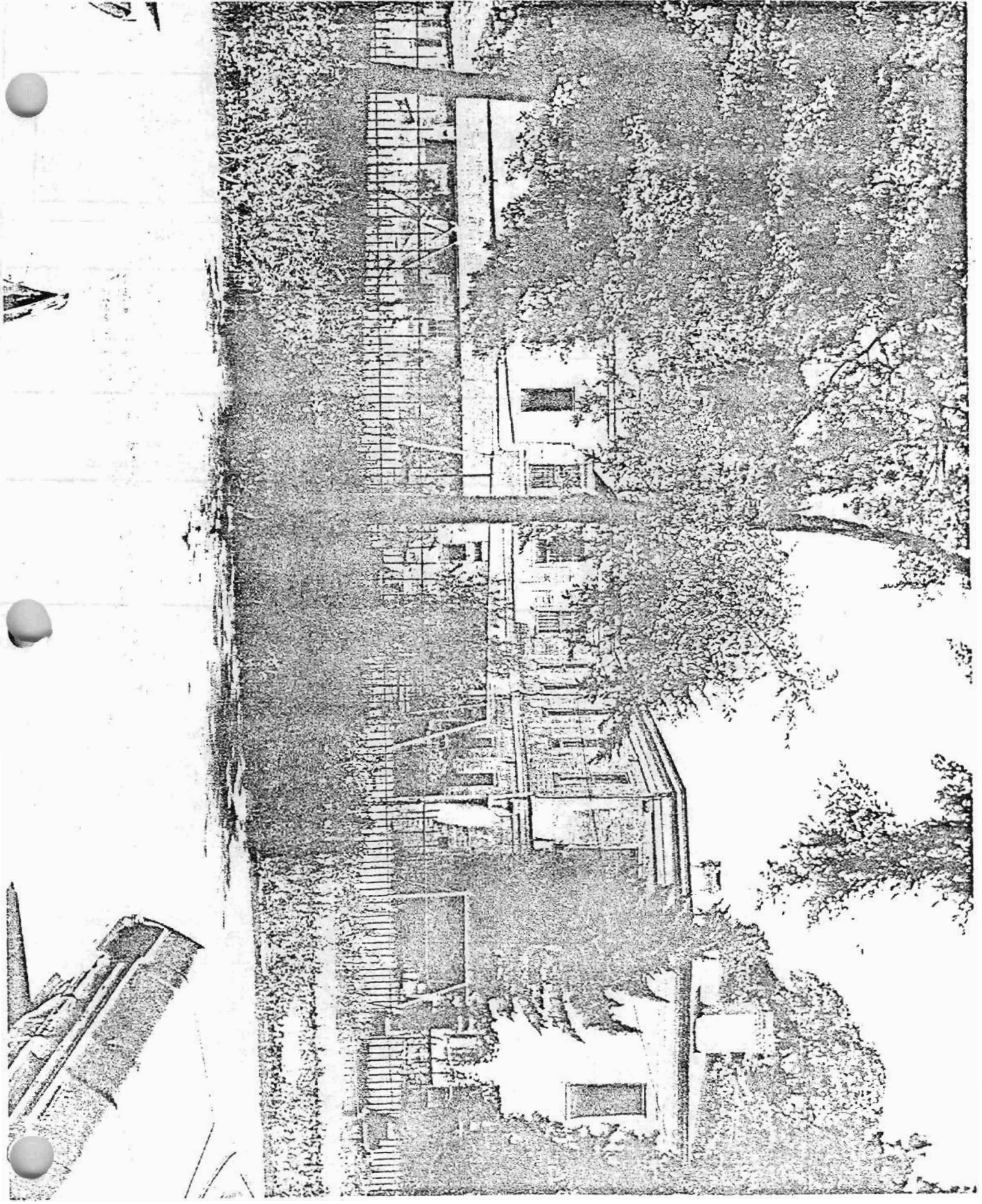


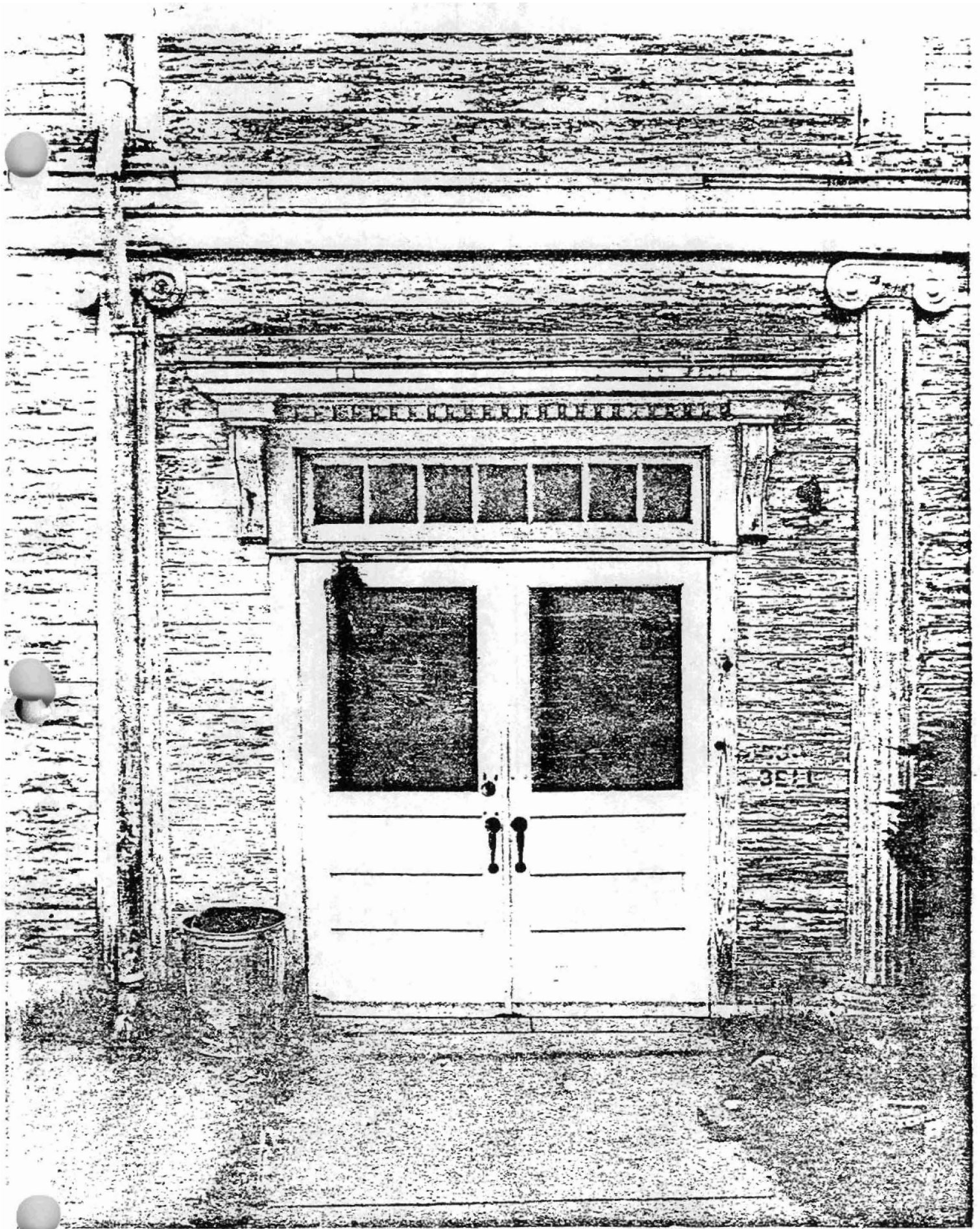












UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE


NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES ENCLOSE WITH PHOTOGRAPH

 NAME

HISTORIC Absalom Fowler House

AND/OR COMMON Magnolia

 LOCATION

CITY, TOWN Little Rock      VICINITY OF      COUNTY Pulaski      STATE Arkansas


 PHOTO REFERENCE

PHOTO CREDIT Dianna Kirk      DATE OF PHOTO 1975

NEGATIVE FILED AT Arkansas Historic Preservation Program

 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

PHOTO NO.

Entry detail, west elevation all extension.

8

The attached National Register Inventory-Nomination form is being returned to your office for clarification of the information indicated below. 1-26-73

1. Name. \_\_\_\_\_
2. Location. \_\_\_\_\_
3. Classification. \_\_\_\_\_
4. Owner of Property. \_\_\_\_\_
5. Location of Legal Description. \_\_\_\_\_
6. Representation in Existing Surveys. \_\_\_\_\_
7. Description. \_\_\_\_\_
8. Statement of Significance. IS A HOME ACCORDING TO THE NOMINATION DISCUSSION STOPS AT 1875 PLEASE CLARIFY WHEN IT BECAME A SCHOOL WHEN ACQUIRED BY THE CHURCH ETC
9. Bibliography. \_\_\_\_\_
10. Geographical Data.
  - a. Longitude and Latitude Coordinates: \_\_\_\_\_
  - b. Acreage. \_\_\_\_\_
11. Form Prepared By. \_\_\_\_\_
12. Certification. \_\_\_\_\_
- Photographic Coverage. \_\_\_\_\_
- Map Coverage. \_\_\_\_\_
- Other. \_\_\_\_\_

Clarification or correction of the above items must be made prior to the initiation of our professional review. Correction of these technical errors does not necessarily insure that the nomination will then satisfy National Register criteria in full.

Thank you for your attention to the above items checked.

SIGNED: \_\_\_\_\_

# ARKANSAS HISTORIC PRESERVATION PROGRAM

~~300 WEST MARKHAM STREET, LITTLE ROCK, ARKANSAS 72201 TELEPHONE - 501-371-1639~~



"THE OLD STATE HOUSE" 300 WEST MARKHAM

LITTLE ROCK, ARKANSAS 72201  
TELEPHONE - 501 371-1639

July 2, 1975

Ms. Sally Oldham  
National Register Publications  
National Park Service  
Department of the Interior  
Washington, D.C. 20240

Dear Ms. Oldham:

Enclosed are the photos you requested of the Absolom Fowler House in Pulaski County, Arkansas. After using these photos in the preparation of your publication, please have them added to the permanent file on the Absolom Fowler House.

Please contact me if we may be of any further assistance.

Sincerely,

Dianna Kirk, Historian

DK:cal

April 2, 2026

ITEM NO.: 1

FILE NO.: HDC2026-002

# **Attachment C: Application Packet**



February 23, 2026

Little Rock Historic District Commission  
City of Little Rock  
Department of Planning and Development  
723 W Markham Street  
Little Rock, AR 72201-1334

Please find attached an application for The Apartments at Gracie Mansion, 503 E 6<sup>th</sup> Street. Downtown Dwellings acquired the 75-unit residential complex in December 2025. Since acquiring the property, we have recognized the need to make repairs.

The Absalom-Fowler House, also known as Gracie Mansion, is individually listed in the National Register of Historic Places. The National Register nomination is comprised of the two historic antebellum buildings. The remaining 7 buildings on the property were constructed in the late 1970s and are non-contributing resources of the National Register listed MacArthur Park Historic District.

Shortly after acquiring the property, we invited Mr. Ralph Wilcox, Deputy SHPO and AHPP's National Register administrator, to visit the site to assess the eligibility of the more recent buildings. He determined that they would not be eligible for inclusion in the National Register, though they were close to the 50-year mark, they would not meet National Register Criteria.

Downtown Dwellings proposes the following:

1. Replace the severely deteriorated stairs, they will match replacement stairs the previous owners installed
2. In-kind replacement and repair of deteriorated features
3. Paint the non-historic apartments, both brick and trim

We have reviewed the MacArthur Park Historic District Design Guidelines and believe the project is consistent with the Secretary of the Interiors Standards for the Rehabilitation of Historic Properties as well as the MacArthur Park Historic District Design Guidelines.

The owner will pursue state historic rehabilitation tax credit for work on the historic accessory building, replacement of the deteriorated stairs. There are other components of the tax credit application but would not be subject to HDC review.

While we anticipate review by the HDC, we believe some of the components could be administratively approved by the planning staff. Except for the in-kind replacement of a set of

metal stairs on the historic Absalom-Fowler House accessory building, all the work will be on the non-historic apartments and office.

Stairs:

The existing stairs are in a serious state of disrepair. The metal components are severely corroded, the concrete steps are cracking and spalling, and several have been replaced with new concrete treads and wooden boards. The brick skirting at the base is also deteriorating. See photos for buildings 1, 2, 3, 4, 5, and 6.

We seek approval to remove the existing stairs and remove the brick walls at the base. The new stairs will match the style, material and finish of the replacement stairs the previous owners installed. See photos of new stairs at buildings 2 and 7.

We would like to begin this work as soon as possible since they are in such poor condition and pose a safety hazard.

In-kind repair:

Several of the buildings have trim components that are deteriorating. We propose repairing these with in-kind material. See photos associated with buildings 2, 3, and 4.

We would like to start these repairs as soon as possible too, since the deterioration continues unabated with much exposure and accelerated damage to the building.

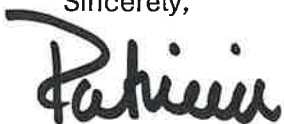
Painting non-historic buildings:

To create a more cohesive apartment complex that would enhance the beauty of the historic buildings, we propose painting the non-historic buildings, both the brick and the wooden components. In consultation with our paint reps at Sherwin-Williams, we will use paint that will breathe, not trap moisture, and as suggested by HDC staff, would complement, but not replicate the paint on the historic buildings. Due to the style of the non-historic buildings, we do not believe there would be confusion about the development of the site. The non-historic buildings read as contemporary structures and should not give a false sense of their age, especially in the immediate vicinity of the Absalom-Fowler House and the historic accessory building.

Thank you for considering this request. We look forward to working with the LRHDC to repair and improve this site in the heart of the MacArthur Park Historic District.

If you have any questions, do not hesitate to contact me at 501-580-1715 or at [patricia@downtowndwell.com](mailto:patricia@downtowndwell.com).

Sincerely,



Patricia M. Blick  
Downtown Dwellings



DEPARTMENT OF  
**PLANNING &  
DEVELOPMENT**

**City of Little Rock**

**Department of Planning and Development**  
723 West Markham Street  
Little Rock, Arkansas 72201-1334  
Phone: (501) 371-4790 Fax: (501) 371-4546  
www.littlerock.gov



**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

Address of Property: The Apartments at Gracie Mansion, 503 E 6th Street, Little Rock

Legal Description of Property (as shown on deed):  
FOWLER SQUARE AMENDED 1 & 2 AND ORIGINAL CITY OF LR FRL LTS 7-8 & 9 & S40' OF LT 10 151

Owner/Agent (Printed Name): The Apartments at Gracie Mansion LLC

Owner /Agent Street, City, State, & Zip: 1101 Cumberland Street, Little Rock 72202

Owner /Agent Phone Number: 501-580-1715

Owner /Agent Email: mynewhome@downtowndwell.com

Name of Applicant as it will appear on all correspondence and in Staff report:  
The Apartments at Gracie Mansion LLC

Brief Project Description:

Replace deteriorated metal stairs, repair deteriorated trim, paint non-historic apartment buildings

Estimated Cost of Improvements: \$238,000

Capitol Zoning Jurisdiction: Is the subject property located within the boundaries governed by the Capitol Zoning District Commission?  Yes  No

Conservation Easement Status: Is the subject property encumbered by a recorded conservation easement?  
 Yes  No

Historic Rehabilitation Tax Credits: Is the property owner seeking federal or state historic rehabilitation tax credits in connection with the proposed scope of work?  Federal  State  None

Signature of Owner or Agent: *Patricia M. Bick*

**NOTE:** Should there be changes during construction (design, materials, size, etc.) from the approved COA, the applicant shall notify Historic District Commission Staff immediately to allow Staff to review the changes. Approval by the Commission does not excuse the applicant or property from complying with other applicable codes, ordinances, or policies of the City. Responsibility for identifying such codes, ordinances, or policies rests with the owner or authorized agent.

**DO NOT FILL IN - FOR STAFF USE ONLY**

APPLICATION DATE:

HDC FILE #





---

**RE: Staircase Proposal**

---

**From** Greg O'Gary <gogary@ogarygroup.com>

**Date** Fri 2/20/2026 10:19 AM

**To** Haley Shelton <haley@downtowndwell.com>

**Cc** Matthew O'Gary <mogary@ogarygroup.com>; Ben Woodruff <bwoodruff@ogarygroup.com>

 1 attachment (190 KB)

Stair Section Gracie Mansion.pdf;

Hello Haley,

In the scope of work, the highlighted areas depict the materials being used. Also attached is a typical mid landing staircase.

#### Scope of Work

- Demolish and remove eight (8) existing sets of stairs attached to Buildings 1-6 in phases of two (2) staircases per phase approved by Downtown Dwellings. (See "Attachment A")
- Provide and install a temporary construction fence measuring (10'-0 W x 20'-0 L x 8'-0 H) in location approved by management to provide laydown area for materials.
- Fabricate and install two (2) temporary wood staircases and handrails to provide access to upper units in two (2) different buildings during construction of new staircases.
- Design and fabricate eight (8) stair sets using C10x15.3 stringers and (0.75" x 0.75" x 0.065") HSS square tube pickets with (2" x 1" x 0.125") HSS square tube handrails to match existing remodeled staircases.
- Platform columns will be made with (4" x 4" x 0.125") HSS square tube with quarter inch (0-0.25") checkered steel plate used for treads and landing platforms.
- Excavate four (4) concrete footing holes measuring (2'-0 x 2'-0 x 2'-6") per staircase and install #4 reinforcement bar for seven (7) of the new stairs sets at Buildings 1-5.
- Form, Fit and Pour approximately (0.37) cubic yards of 4,000 psi concrete per staircase for footing to support platform columns.
- Platform columns for Buildings 1-5 will be installed to concrete footers using base plates measuring (6" x 6" x 0.5").
- Remove and replace five (5) balcony support columns at Building 6 using (4" x 4" x 0.125") HSS square tube and anchor to existing concrete.
- Stringers and platform support columns will be installed using (0.5" x 4.25") concrete wedge anchor bolts and (0.5" x 4") screw-in anchor bolts to concrete in the appropriate areas.
- Staircases and handrail will be primed with Sherwin Williams Kem Kromik Universal Metal Primer and painted with two (2) coats with Sherwin Williams Industrial Alkyd Enamel in color approved by Downtown Dwellings.
- Stair treads and platforms will incorporate H&C Shark Grip Slip Resistant Additive with second coat of paint.

Please let me know if this is sufficient.

Thank you, Greg

**From:** Haley Shelton <[haley@downtowndwell.com](mailto:haley@downtowndwell.com)>  
**Sent:** Thursday, February 19, 2026 3:14 PM  
**To:** Greg O'Gary <[gogary@ogarygroup.com](mailto:gogary@ogarygroup.com)>  
**Subject:** Re: Staircase Proposal

You don't often get email from [haley@downtowndwell.com](mailto:haley@downtowndwell.com). [Learn why this is important](#)

Hey Greg,

We are going to have to get permission from the Historic District Commission on this one. Do you have a drawing or specs I can add to that application?

---

**From:** Greg O'Gary <[gogary@ogarygroup.com](mailto:gogary@ogarygroup.com)>  
**Sent:** Wednesday, February 18, 2026 10:56 AM  
**To:** Haley Shelton <[haley@downtowndwell.com](mailto:haley@downtowndwell.com)>; Matthew O'Gary <[mogary@ogarygroup.com](mailto:mogary@ogarygroup.com)>  
**Cc:** Darren McClerren <[dmcclerren@ogarygroup.com](mailto:dmcclerren@ogarygroup.com)>; Connie O'Gary <[cogary@ogarygroup.com](mailto:cogary@ogarygroup.com)>  
**Subject:** RE: Staircase Proposal

Sounds good Haley. Please see my contact information below.

Gregory H. O'Gary  
Phone: 501.812.3343  
Cell: 515.720.3988



O'Gary Construction Group ***Find A Better Way***  
Central Arkansas Division | 7324 Cock of the Walk Lane | North Little Rock, AR 72113  
Northwest Arkansas Division | 2115 Main Drive, Suite C | Fayetteville, AR 72704  
Web: [www.ogarygroup.com](http://www.ogarygroup.com)

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**From:** Haley Shelton <[haley@downtowndwell.com](mailto:haley@downtowndwell.com)>  
**Sent:** Wednesday, February 18, 2026 10:03 AM  
**To:** Matthew O'Gary <[mogary@ogarygroup.com](mailto:mogary@ogarygroup.com)>  
**Cc:** Darren McClerren <[dmcclerren@ogarygroup.com](mailto:dmcclerren@ogarygroup.com)>; Connie O'Gary <[cogary@ogarygroup.com](mailto:cogary@ogarygroup.com)>; Greg O'Gary <[gogary@ogarygroup.com](mailto:gogary@ogarygroup.com)>  
**Subject:** Re: Staircase Proposal

Thanks again for getting this over. We have reviewed it and Mark Brown, the owner of our company has a few questions and will give you a call so we can talk about next steps.

---

**From:** Matthew O'Gary <[mogary@ogarygroup.com](mailto:mogary@ogarygroup.com)>  
**Sent:** Monday, February 16, 2026 6:35 PM

**To:** Haley Shelton <[haley@downtowndwell.com](mailto:haley@downtowndwell.com)>

**Cc:** Darren McClerren <[dmcclerren@ogarygroup.com](mailto:dmcclerren@ogarygroup.com)>; Connie O'Gary <[cogary@ogarygroup.com](mailto:cogary@ogarygroup.com)>; Greg O'Gary <[gogary@ogarygroup.com](mailto:gogary@ogarygroup.com)>

**Subject:** Staircase Proposal

Haley,

Please see attached proposal to complete the staircase project at your property. We appreciate the opportunity to provide you with this proposal, please let me know if you have any questions regarding the scope of work.

Best Regards,

Matthew D. O'Gary  
Senior Project Manager  
Phone: 501.812.3343  
Cell: 501.626.6006



O'Gary Construction Group ***Find A Better Way***

Corporate Office | 7324 Cock of the Walk Lane | North Little Rock, AR 72113

Northwest Arkansas Office | 1682 East Joyce Boulevard | Fayetteville, AR 72703

Web: [www.ogarygroup.com](http://www.ogarygroup.com)

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The Apartments at Gracie Mansion

503 E 6<sup>th</sup> Street

Little Rock, AR 72202

Absalom-Fowler House





The Apartments at Gracie Mansion  
Buildings 1-7, plus Office  
Building 6 (2) Historic Absalom-Fowler House

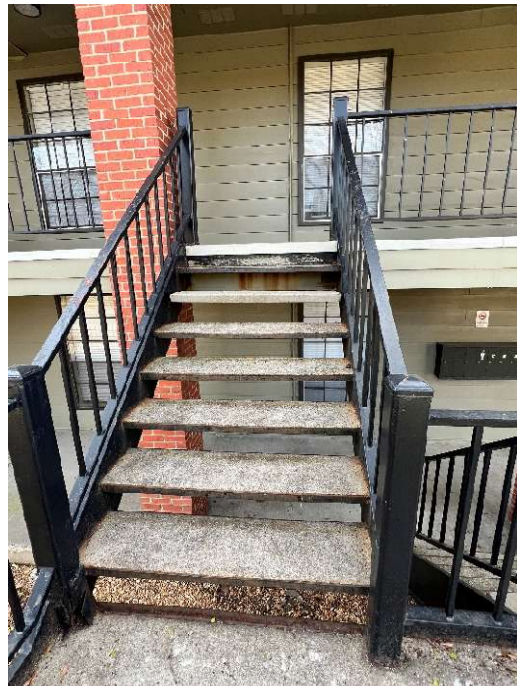
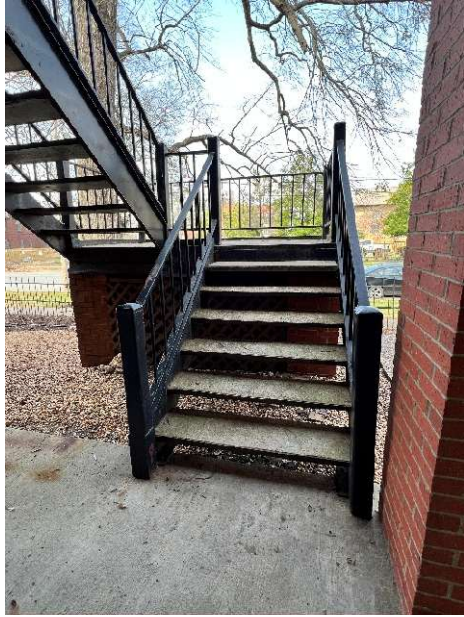
Building 1





Building 2





Deteriorated Trim

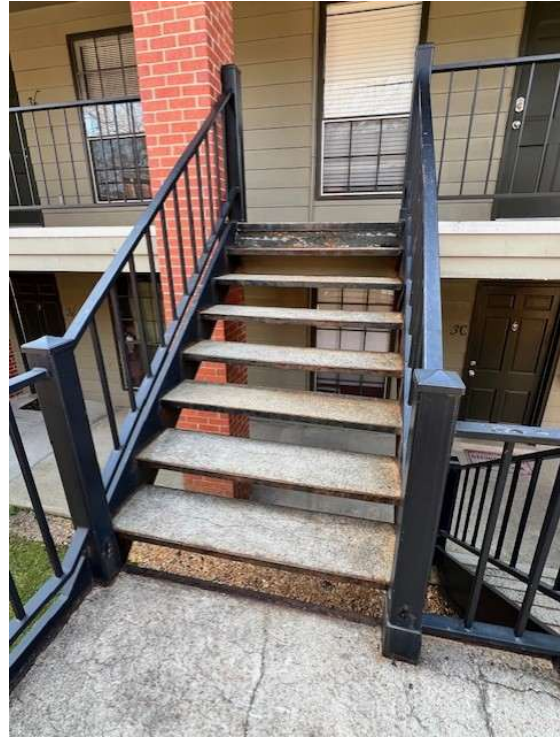


Building 2, new stair



Building 3

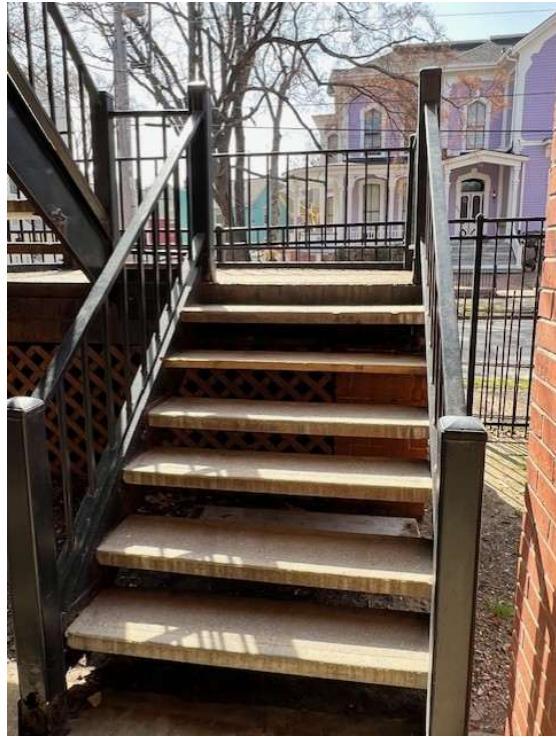




Deteriorated Trim



Building 4





Deteriorated Trim



Building 5





Building 6





Building 7



New Stair



Office



Adjacent Properties















SHERWIN-WILLIAMS

What can we help you find?



0 - \$0.00

Paints & Supplies Find Color Project Center For Pros Special Offers

Color > White Paint Colors > SW 7551 Greek Villa

SW 7551

SW 7009

SW 7013

SW 7042

SW 7010

SW 7011

SW 7637

SAVE

SW 7551

# Greek Villa

FULL DETAILS

This sunny white comes to life in natural light. Use it to brighten any space or try it on trim to make other colors pop.

Sample this color:

FREE Color Chip

Peel & Stick

Paint Sample

Or, shop paint:

Interior Paint


Exterior Paint



Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color sample.

### Coordinating Colors

 **Illusive Green**  
SW 9164

 **In the Navy**  
SW 9178

# See Greek Villa work in any room



BEDROOM

LIVING ROOM

KITCHEN

BATHROOM



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**SEE ALL #SWCOLORLOVE**

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Explore our top ten most popular colors that our customers have been loving recently.

**ORDER SAMPLES**



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

## CERTIFICATE OF COMPLIANCE

HDC2026-003

Property Owner/Agent: Apartments at Gracie Mansion LLC/Patricia Blick, Downtown Dwellings LLC

Address of Property: 503 E. 6<sup>th</sup> Street

Project Description with Conditions listed:

### 1) **Stair Replacement**

- a) Remove corroded metal stairs and concrete steps. Remove brick skirting.
- b) Replace metal stair framing with framing of the same size, color, and material as the updated steps from previous owner. Avoid damaging historic materials.
- c) Replace steps with metal steps of same size, location, number of steps, height of riser, length of tread, etc. as the updated steps from previous owner.
- d) Replace handrails with new handrails with same design, location, materials, etc. as the updated steps from previous owner.

### 2) **Wood Trim Board Repair**

- a) Trim Boards Repair
  - i) Repair damaged trim boards 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) Trim Boards Replacement
  - i) Remove irreparably damaged trim boards pieces and replace with boards of same dimension, shape and profile.
  - ii) High grade cedar or cypress is recommended as replacement material for rot resistance.
  - iii) Caulk, prime, and paint. Back prime new boards by applying a coat of primer to the reverse side and edges.

### 3) **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.

**4) 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.

**Zoning & Building Code**

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

  
 \_\_\_\_\_  
 Staff Signature

02/27/2026  
 \_\_\_\_\_  
 Issue Date

02/27/2027  
 \_\_\_\_\_  
 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.