



**DEPARTMENT OF PLANNING AND DEVELOPMENT**

723 West Markham Street

Little Rock, Arkansas 72201-1334

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**LITTLE ROCK HISTORIC DISTRICT COMMISSION**

**MINUTE RECORD**

Monday, July 7, 2025, 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  
Dr. Thomas DeGraff III  
Tom Fennell  
Diane Thomas-Holladay

**Members Absent:**

Scott Green  
Chase Waters

**Staff Present:**

Hannah Ratzlaff  
Raeanne Gardner

**II. Finding a Quorum**

A quorum was present being five (5) in number.

**III. Citizen Communication**

No citizen chose to speak at this time.

**IV. Minutes**

**June 5, 2025 Minutes**

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

V. National Register Nominations

1. NR2025-003

City of Little Rock  
1100 Wright Avenue  
Nomination of the Paul Laurence Dunbar  
Junior and Senior High School and Junior  
College- Additional Documentation

VI. Deferred Certificates of Appropriateness

1. HDC2025-010

Linda Pollock  
1116 Rock Street  
Demolition of Accessory Building, New  
Construction of Accessory Building

NR ITEM NO.: ONE

FILE NO.: NR2025-003

NAME: Paul Laurence Dunbar Junior and Senior High School and Junior College –  
Additional Documentation

LOCATION: 1100 Wright Avenue

APPLICANT/AUTHORIZED AGENT:

City of Little Rock  
Planning & Development Department  
723 W. Markham,  
Little Rock, AR 72201

Angie Clifton Thiel  
Clifton Historic Resources, LLC  
Linden, TN 37096

OWNER:

Little Rock School District  
810 W. Markham,  
Little Rock, AR 72201



*Figure 1. Front and central façade of the Dunbar Junior and Senior High School and Junior College.*

AREA: 2.46 acres

NUMBER OF LOTS: 1

WARD: 1

HISTORIC DISTRICT: Paul Laurence Dunbar School Neighborhood Historic District

HISTORIC STATUS: Listed in 1980 (local significance), PU3232

CURRENT ZONING: R4, Two-family district, CUP

## A. BACKGROUND

*Location*

The subject structure is located at 1100 Wright Avenue.

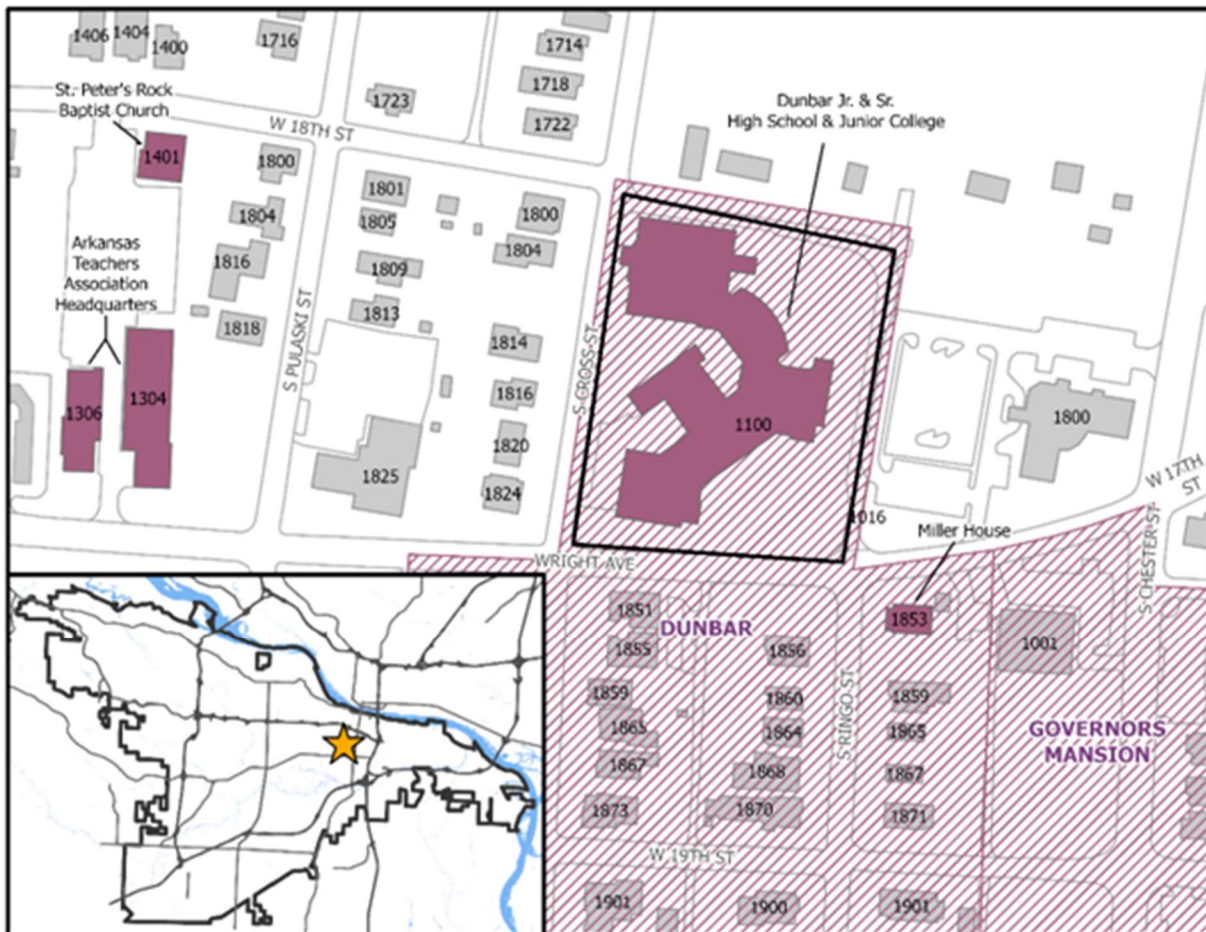


Figure 2. Location of the Dunbar Junior and Senior High School and Junior College at 1100 Wright Avenue.

*Context*

This nomination is submitted for consideration by the City of Little Rock, in partnership with the Little Rock School District, the Dunbar Historic Neighborhood Association, and the Quapaw Quarter Association. This project is funded in part by the Underrepresented Communities grant program through the Historic Preservation Fund, administered by the National Parks Service. The City received federal grant funding for the research, preparation, and submission of an updated National Register nomination for the Paul Laurence Dunbar School. The nomination project's aim is to elevate the site's level of significance to national significance to reflect the comprehensive themes, significant people, and events of the site related to African American history.

**B. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:**

The application requests to nominate Paul Laurence Dunbar Junior and Senior High School and Junior College – Additional Documentation to the National Register of Historic Places for local and national significance under Criterion A: Law, Ethnic Heritage: Black and C: Architecture, Education—through the submission of Additional Documentation—for its role: in Education as the first of only three Rosenwald urban industrial trade school in the segregated South and the only one with a junior college; as the sole Black high school in Little Rock from 1929 to 1955 and serving as a cultural and educational cornerstone for Little Rock's Black community; for its distinctive Art Deco and Mid-Century Modern architecture, reflecting Little Rock's educational architectural heritage; and for its association with Sue Cowan Williams, an English teacher at Dunbar who was the primary plaintiff in the landmark Civil Rights case *Morris v. Williams* (1942-1945) for equal pay for Black teachers.

**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 Dunbar Junior and Senior High School and Junior College holds national significance under Criterion A for its role in Education as the first of only three Rosenwald urban industrial trade schools in the segregated South and the only one with a junior college. Partially funded by the General Education Board, it elevated Black education with a unique curriculum of vocational and collegiate training, reflecting the GEB's mission to advance Black educators. Additionally, the Dunbar School holds national significance under Criterion A in the category of Law with Sue Cowan Williams, an English Teacher at the Dunbar School, being the main plaintiff in the landmark Civil Rights *Morris v. Williams* case (1942-1945) for equal pay for Black teachers. Students at the Dunbar School played a pivotal role in advancing this legacy, as seven of the Little Rock Nine (Ernest Green, Elizabeth Eckford, Terrence Roberts, Carlotta Walls, Gloria Ray, Thelma Mothershed, and Melba Pattillo), and likely all nine, given Minnijean Brown and Jefferson Thomas's probable attendance and ties to the community, chose to be the first Black students to enroll at Central High School in 1957, a nationally transformative event known as the 1957 Crisis at Central High that tested Brown v. Board of Education and prompted federal intervention.

Dunbar Junior and Senior High School and Junior College also has local significance under Criterion A in the category of Ethnic Heritage/Black stemming from its role as the sole Black high school in Little Rock from 1929 to 1955 and serving as a cultural and educational cornerstone for the city's Black community. Located in the Paul Laurence Dunbar School Neighborhood Historic District (National Register Listed 09/27/13), its Black pride through its renaming to honor poet Paul Laurence Dunbar, its Florence Price Auditorium hosting historical and cultural figures like Eleanor Roosevelt and Duke Ellington, Count Basie, Florence Price, General Benjamin O. Davis, Sr., and its programs fostering Black excellence via athletics, extracurriculars, and a junior college. Community leaders' advocacy for its academic and vocational offerings, alongside its alumni's local impact (e.g., Little Rock Nine, National Dunbar Alumni Association), highlight its enduring role in Little Rock's Black heritage, which reflects its resilience against segregation's constraints, desegregation's challenges, and civil rights violations.

Dunbar Junior and Senior High School and Junior College is locally significant under Criterion C for its distinctive Art Deco and Mid-Century Modern architecture, reflecting Little Rock's educational architectural heritage. The d. 1929 Dunbar School Building, designed by local architects Wittenberg & Delony, exemplifies Art Deco restraint with its smooth brick facade, vertical piers, geometric detailing, and courtyard layout, enhanced by the Florence Price Auditorium's grand design, a testament to the firm's auditorium expertise also seen in Little Rock Central High School. The d. 1950 Physical Education Building, by Little Rock architect Bruce R. Anderson, adds Mid-Century Modern simplicity with its concrete block

construction, clean lines, and functional gymnasium, complementing the campus's postwar expansion. Together, these works by prominent local architects distinguish the Dunbar School as a landmark educational complex, its preserved design integrity with the only alterations seen being the d. 2004 addition connecting the two contributing resources at the north end and d. 2024 replacement windows that replaced over 160 ca. 1990 deteriorated windows for new, energy-efficient ones that closely resemble the original d. 1929 windows. The period of significance (1929-1955) encompasses the construction and use of both buildings as integral parts of Little Rock's Black educational architecture, ending when Dunbar transitioned to a junior high school in 1955."

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 December 3, 2025 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 Paul Laurence Dunbar Junior and Senior High School and Junior College – Additional Documentation to the National Register of Historic Places for local and national significance under Criterion A: Law, Ethnic Heritage: Black and Criterion C: Architecture, Education.

COMMISSION ACTION: \_\_\_\_\_ (JULY 7, 2025)

Staff presented the item and invited Angie Theil of Clifton Historic Resources, the cultural resource consultant and nomination researcher and author, to provide a presentation to the Commission.

Commissioner Jones asked to clarify that the nomination initiative--if for some reason it was not supported by the Arkansas Historic Preservation Program, the State Review Board, and the National Park Service—does not jeopardize the current National Register listing of the site. Mrs. Theil said that the current status of the site would not change and that it is her understanding that AHPP is fully supportive of the nomination as presented.

Commissioner Fennell discussed the significance of the site once having a trade school for masons and its ties to the historic context of the national reputation of Black masons from Little Rock present during the late 19<sup>th</sup> to mid-20<sup>th</sup> centuries.



Commissioner Aleman opened the floor to public comment. Angel Burt, Executive Director of the Historic Dunbar Neighborhood Association. Mrs. Burt wanted to clarify that the purpose of the nomination was to elevate the status of the listing from local to national and there is no consideration for delisting.

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

ITEM NO.: 1

FILE NO.: HDC2025-010

NAME: 1116 Rock Street - Certificate of Appropriateness

LOCATION: 1116 Rock Street, Little Rock, AR 72201

OWNER/AUTHORIZED AGENT:

Linda Pollock,  
Linda K Pollock Protection Trust,  
20001 Moon Dance Lane,  
Spicewood, TX 78669-6803



*Figure 1. Rear accessory structures at 1116 Rock Street, Little Rock, 2025.*

AREA: 0.16 acresNUMBER OF LOTS: 1WARD: 1HISTORIC DISTRICT: MacArthur Park Historic DistrictHISTORIC STATUS: ContributingCURRENT ZONING: R4A – Low Density Residential**A. PROPOSAL/REQUEST/APPLICANT’S STATEMENT:**

The application seeks approval for the demolition of a rear accessory structure and the construction of a new rear accessory structure in the same location on the property.

**B. BACKGROUND***Location*

The subject property is located at 1116 Rock Street. The property’s legal description is “Lot 9, Block 46, Original City of Little Rock, Pulaski County, Arkansas”.

*Context*

The subject property is the site of a single-story wood frame dwelling constructed as a residence circa 1880 in the Folk Victorian style and two wood frame rear attached accessory structures. The primary dwelling currently serves as a duplex. The primary structure is Contributing to the MacArthur Park Historic District. and the most recent Arkansas Architectural Resource Form (PU2987, 2007) is provided as Attachment C.

*Development History*

The rear square-shaped accessory structure that is the subject of the application, is a single-story, wood frame structure supported by a partial concrete

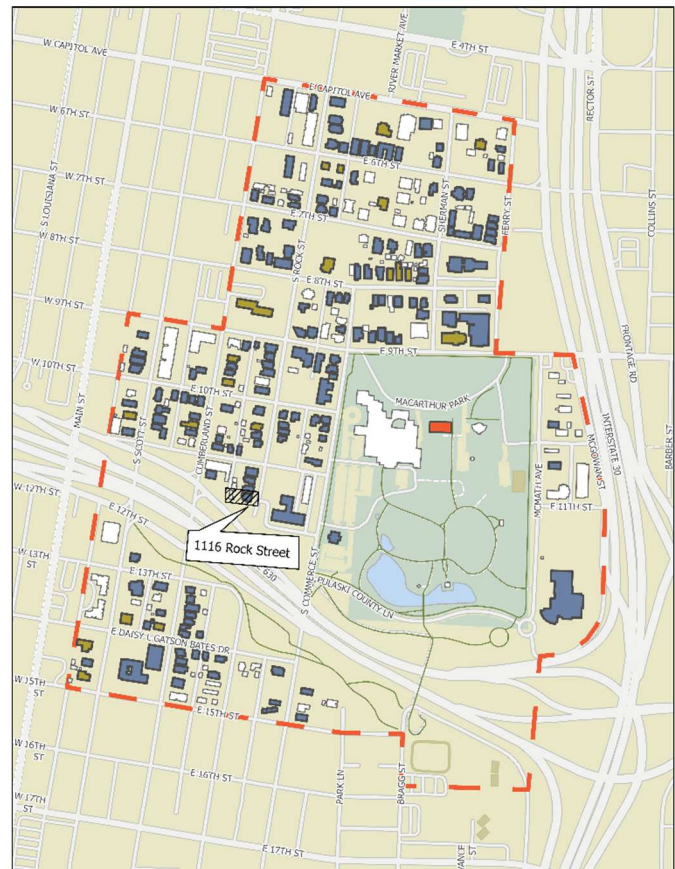


Figure 2. 1116 Rock Street located in MacArthur Park Historic District.

foundation, enclosed with wood board and batten siding and corrugated metal panels, and topped by a corrugated metal shed roof. The structure can be accessed from the alleyway by a large sliding wood door.

The structure—or a similar structure at the same location—is present on the 1897 Sanborn maps as a wood frame structure with a wood shingle roof with an open elevation towards the interior of the lot. By 1939, portions of the structure were enclosed or replaced with metal. Sometime between 1960 and 1998, an addition was constructed extending towards the interior of the lot, which shows the footprint visible today (See Attachment A).

The rear square accessory shed structure is attached to a rectangular structure to the north that served as a stable (indicated on the Sanborn maps by an “x” across the footprint). The stable structure is a one-and-one half story, wood frame structure supported by an unknown foundation, enclosed with wood board and batten siding, and topped by a corrugated metal shed roof. The structure retains rear stable doors accessed from the alleyway. Other original openings facing the interior of the lot have been boarded but retain their dimensions. This structure is present on the 1897 and has been relatively unchanged except for the replacement of wood shake roofing with corrugated metal.

#### *Previous Action*

On February 2, 2022, a COC (HDC2022-007) was issued to Linda Pollock for in-kind roof repairs to the rear accessory structure.

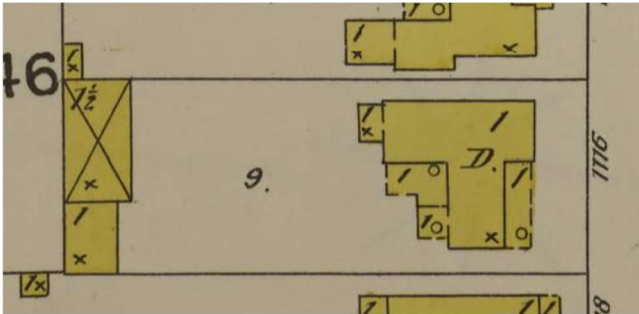
On February 27, 2011, a COC (HDC2011-007) was issued to Linda Pollock for front porch concrete step repair.

On May 14, 1990, a COA (HDC1990-003) was issued to Linda Pollock & Ludy Riley for fire damage repairs and wood window replacements

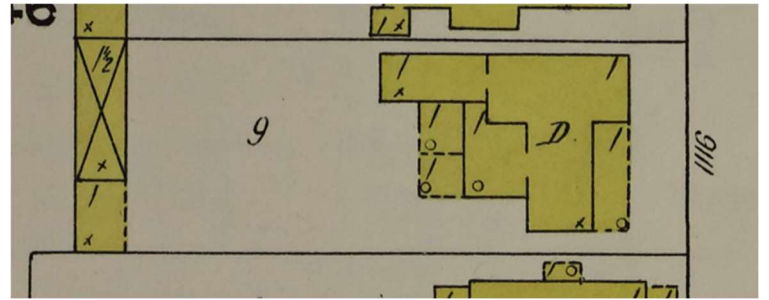
No additional previous actions were found on this site.



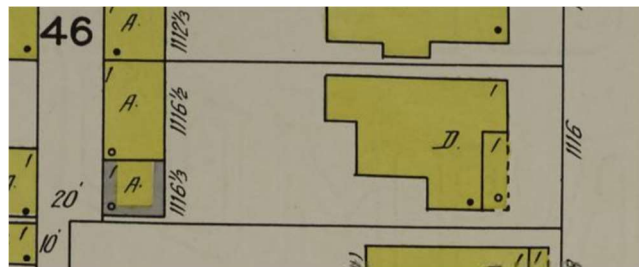
**Sanborn Maps & Aerials:**



*Figure 3. 1116 Rock Street, 1897 Sanborn Map.*



*Figure 4. 1116 Rock Street, 1913 Sanborn Map.*



*Figure 5. 1116 Rock Street, 1939 Sanborn Map.*



*Figure 6. 1116 Rock Street, 1950 Sanborn Map.*



*Figure 7. 1116 Rock Street, 1960 aerial image.*



*Figure 8. 1116 Rock Street, 1998 aerial image.*

C. EXISTING CONDITIONS:

See site photos (Attachment A) and application packet (Attachment B). The application packet includes cover letter, application, survey, site plan, elevation drawings and product sheets and specifications.

D. NEIGHBORHOOD COMMENTS:

At the time of distribution, staff received no public comments.

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:

*Demolition of Rear Accessory Structure*

The application requests the approval of the demolition of the rear accessory shed (“shed”) structure. The shed structure is approximately 550 sq. ft. in area and, being over 200 sq. ft., the demolition request cannot be administratively reviewed. Based on document and physical analysis, Staff believes the structure was constructed during the period of significance (“POS”) of the District (1842-1960) but has been significantly altered after the period of significance with an addition and by materials. Additionally, these alterations are poorly constructed making it prone to damage and posing security risks for the owner and occupants.

Staff finds the demolition of the shed to be consistent with the *Design Guidelines*, specifically Guideline 8.1. The shed is determined to be non-contributing due to alterations and is unable to be restored to be contributing to the site as no known photographic evidence or illustrations during the POS have been found to guide restoration.

Staff finds the proposal is consistent with the Secretary of Interior’s Standards for Rehabilitation, as the building is non-contributing and does not retain its historic integrity due to material loss and alterations.



*Construction of New Rear Accessory Structure*

The application proposes the construction of a new rear accessory structure at the same location, and relatively within the same footprint, as the existing shed. The structure is intended to be used for storage. The structure will be of frame construction with board and batten-style cladding using LP SmartSide (i.e. engineered wood siding) with a wood grain-like texture. Roofing will be galvalume 26-gauge sheet metal with a profiling similar to the existing corrugated metal. The project proposes that the roofline of the new accessory structure will match the height of the existing historic stable. A large sliding door is proposed along the west elevation facing the alley, similar to the existing sliding door. See Attachment B for survey, site plan, elevations, and proposed materials.

Little Rock Municipal Code Sec. 23-120(f) states: “New construction shall be judged on its ability to blend with the existing neighborhood and area of influence. The commission shall consider, but not be limited to the factors listed alterations in paragraph [subsection] (d),” those being: siting, height, proportion, rhythm, roof area, entrance areas, wall areas, detailing, façade, scale, and massing. Each of these factors is outlined in the *Design Guidelines* in Section 7.

Staff finds the construction of the new rear accessory structure to be partially consistent with the *Design Guidelines*, specifically Guideline 7.1 (Siting), 7.2 (Height), 7.3 (Proportion), 7.4 (Rhythm), 7.5 (Scale and Massing), 7.6 (Entrance Area), 7.7 (Wall Areas), 7.8 (Roof Area), and 7.9 (Façades). The proposal is inconsistent with Guideline 7.8(3), in that the proposed ridgeline of the new structure would be in line with the historic stable structure.

Staff recommends that the ridgeline be lower than the historic stable structure so that the new structure is subordinate and differentiated from the historic stable. Staff also recommends that the engineered wood finish be a smooth finish, rather than a wood grain-like finish, and that a horizontal trim board be utilized along the south elevation to differentiate between the wall area and gable area of the building. Separately, staff believes traditionally spaced standing seam metal may be considered an appropriate roofing material for the project, if desirable, as it is typically more durable.

Staff finds the proposal is mostly consistent with the SOI Standards, specifically Standard 9: “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.”

Lastly, the property is zoned R-4 and accessory buildings in R-4 are allowed to compromise 30% of the rear yard area. Currently the existing accessory structures compromise 60% of the rear yard area and are considered non-conforming unless significantly altered or

removed. If the existing shed was removed, the new structure would need to meet all applicable zoning requirements, including rear lot coverage requirements as well as be positioned so that any overhangs do not enter the public right-of-way. The proposal may require the approval of a variance by the Board of Adjustment and require it be set back from the rear property line to avoid overhangs entering the public right-of-way.

**F. STAFF RECOMMENDATION:**

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

1. The ridgeline of the structure shall be located below the existing historic stable structure.
2. Engineered wood siding shall be smooth in finish.
3. No alterations shall be made to the historic stable structure during demolition and construction of the new accessory structure.

**COMMISSION ACTION:** \_\_\_\_\_ (JULY 7, 2025)

Staff presented the item to the commission. Mrs. Linda Pollock, owner of the property, addressed the commission. Mrs. Pollock said she was amenable to the roofline location and provided a sample of the proposed roofing material to the commission. There was discussion regarding the proposed roofing material and siding material.

Commissioner Fennell made a motion to approve the application with the following conditions:

1. The ridgeline of the structure shall be located below the existing historic stable structure.
2. The exterior cladding material for the walls of the new accessory structure shall be an exterior grade plywood for the board and batten.
3. No alterations shall be made to the historic stable structure during demolition and construction of the new accessory structure.
4. A horizontal trim shall be located between the gable and wall area on the southern elevation.

Commissioner Aleman seconded the motion. The motion passed with a vote of 5 ayes, 0 noes, and 2 absent.

VII. New Certificates of Appropriateness

None

VIII. Other Matters

1. Destination Downtown & NAPC Past Forward Conferences

Ratzlaff reminded the commission of two training opportunities offered this year.

2. NAPC Webinar Feature

Ratzlaff announced that she was a panel speaker on the most recent National Alliance of Preservation Commission's webinar series which featured the success of the MacArthur Park Historic District Design Guidelines.

3. Preserve Arkansas Award Nomination Submissions

Ratzlaff confirmed that the staff had submitted the MacArthur Park Historic District Design Guidelines for a 2025 Preserve Arkansas Award.

4. CLG and HPF Grant Updates

Staff provided updates to the various grant projects managed by the City's Certified Local Government program.

5. Enforcement Issues

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

6. Certificates of Compliance

HDC2025-016—616 Ferry Street—reroof and fence repairs, storm damage  
HDC2025-017—1301 Scott Street—reroof, storm damage

IX. Adjournment

Commissioner Fennell made a celebration of life statement regarding the recent passing of local architect and preservationist Charles Witsell Jr. Commissioner Jones shared that Mr. Witsell was instrumental in saving City Hall when he advocated to the Little Rock Board of Directors years ago to restore the structure when it was being considered for demolition.

There being no further business for the commission, the meeting was adjourned at 4:55 P.M.

Attest:

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Chair

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Date

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Secretary

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Date