

May 1, 2025

ITEM NO.: 2

FILE NO.: HDC2025-009

NAME: McGowan Street Apartments - Certificate of Appropriateness

LOCATION: 1016 McGowan Street, Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

McGowan Street Apartments LLC
3053 Madison Road
Cincinnati, OH 45209-1741

Tanner Glover, Pinnacle Signs
7610 Counts Massie North
Little Rock, AR 72113



Figure 1. MacGowan Street Apartments at 1016 McGowan Street, 2025.

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AREA: 0.81 acres

NUMBER OF LOTS: 1

WARD: 1

HISTORIC DISTRICT: MacArthur Park Historic District

HISTORIC STATUS: Non-Contributing

CURRENT ZONING: UU- Urban Use

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The application proposes the installation of two new signs: a wall mounted sign and a ground mounted sign.

B. BACKGROUND

Location

The subject property is located at 1016 McGowan Street. The property's legal description is "Lot 6, Block 5, Masonic Addition to the City of Little Rock, Pulaski County, Arkansas".

Context

The subject property is the site of the McGowan Street Apartments, previously the Graduate Flats, a three-story, red-brown brick multi-family structure containing 84 one-bedroom apartment units constructed in 2006 with Neo-Traditional architectural influences. The structure is classified as Non-Contributing to the MacArthur Park Historic District. The most recent Arkansas Architectural Resource Form (PU5619, 2007) is provided as Attachment C.

Development History

The apartment building was constructed in 2006 following the issuance of COA in 2004 for new infill construction. The building has

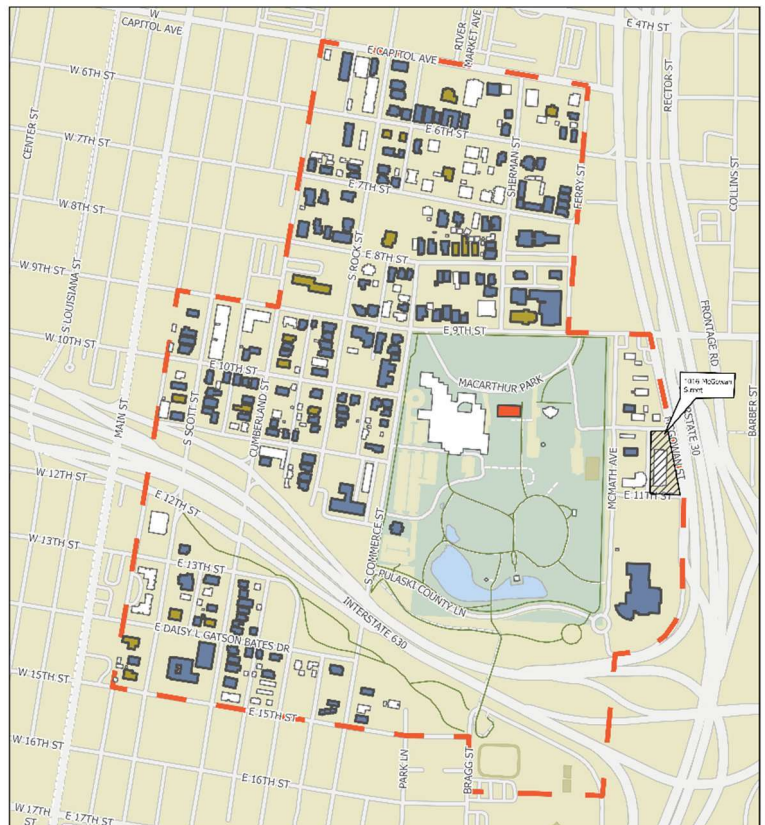


Figure 2. McGowan Street Apartments at 1016 McGowan Street located in MacArthur Park Historic District.

primary served as rental units for student attending the UALR William H. Bowen School of Law. Before the land was consolidated for the existing development, the parcel of record previously consisted of six residential parcels, occupied by single-family and two-family dwellings, facing McGowan Street. The area experienced significant demolition and vacancy following the construction of I-30 in the 1970s and the original dwellings previously occupying the area were all demolished by 1998.

Previous Action

On October 14, 2024, a COC (HDC2024-030) was issued to McGowan Apartments LLC for the construction of a rear parking area along the west alley.

On May 8, 2006, a COA (HDC2006-007) was issued to Michael Wood for exterior lighting.

On December 2, 2004, a COA (HDC2004-019) was issued to Jim Etters for air conditioning units placed along the front and rear of the property.

On April 2, 2004, a COA (HDC2004-010) was issued to Jim Etters for the construction of an 86-unit, three-story apartment building.

No previous actions were found on this site.

C. EXISTING CONDITIONS:

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

D. NEIGHBORHOOD COMMENTS:

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:

Wall Mounted Sign

The application proposes the installation of a new wall mounted signage located above the central entrance of the structure along the parapet wall, facing

McGowan Street and I-30. The sign is composed of ¼” inch depth, flat cut, brushed aluminum, single-sided dimensional lettering. The lettering is 20 inches in height. The sign is proposed to be installed flush mounted to the exterior brick. .

Staff finds the installation of a new wall mounted sign to be consistent with the *Design Guidelines*, specifically Guideline 5.21 (2). The proposal aligns with the building's architectural character and complies with guidelines concerning materials, scale, location, proportion, design, and lighting.

Staff finds the proposal is 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.”

Ground Mounted Sign

The application proposes the installation of a new ground-mounted sign located on the north lawn between the structure and the parking area, facing E 10th Street. The sign is composed of adhesive vinyl applied to 3mm black, aluminum composite material (ACM), mounted into a four (4) inch black aluminum frame. The frame is 39.5 inches tall by 72 inches wide and supported by 8-foot posts which will be installed two feet into the ground. The sign will be 6 feet in height, with an area of 19.75 square feet, and will be one-sided.

Staff finds the installation of new signage on the side grass lot to be mostly consistent with the *Design Guidelines*, specifically Guideline 5.21 (2). The proposal aligns with the building's architectural character and complies with guidelines concerning scale, location, proportion, design, and lighting. The proposal does not use traditional materials by using aluminum support posts. The use of composite materials for the sign face—such as High-Density Polyethylene (HDPE) and Medium Density Plywood (MDO)—have been used in other signs in the district for durability. However, the sign supports have been traditional wood.



Figure 4. 610 E 6th Street, Burgos Law Firm & Lane Firm signage.



Figure 3. 523 E. Capitol Ave, AGC Arkansas signage.

Staff finds the proposal is 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.”

The property is in the Urban Use zoning district, where ground mounted signs are discouraged and can only be permitted as a variance through the Board of Adjustments. The sign may require additional review beyond this commission before being able to be issued a sign permit.

F. STAFF RECOMMENDATION:

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

1. The ground mounted sign support posts shall be made of a quality traditional material, such as wood.

May 1, 2025

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Attachment B: Application Packet



7610 Counts Massie Rd. Ste A.
North Little Rock, AR 72113
501-812-4433
info@pinnacle-signs.com

Pinnacle Signs

7610 Counts Massie
North Little Rock Arkansas 72113
Tanner@pinnacle-signs.com
501-812-4433

4/4/2025

Signage Proposal for Renamed Apartment Building

Dear Commission and Staff,

I am writing to submit the proposed signage plans for an apartment building currently undergoing ownership transition and rebranding. The new owners have recently acquired the property and are renaming the building as part of a broader revitalization and branding initiative.

The intent of this signage update is to provide clear building identification and distinguish the property's use to the public. The updated signs will reflect the building's residential purpose while aligning with the new owners' vision for style and clarity.

To support this transition, the existing signage will be removed and replaced with signage that better communicates the building's name and function. The proposed design and placement have been carefully selected to meet municipal guidelines and to enhance visibility, accessibility, and aesthetic appeal.

We appreciate your consideration of this application and are happy to provide any additional information needed to assist with your review.

Sincerely

Tanner Glover
Project Manager
Pinnacle Signs LLC



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: 1016 McGowan St. Little Rock AR

Legal Description of Property:

McGowan Street Apartments LLC

Owner/Agent (Printed Name): Tanner Glover - Pinnacle Signs LLC

Owner /Agent Street, City, State, & Zip: 7610 Locust Massie NLA AR 72113

Owner /Agent Phone Number: 501-812-4433

Owner /Agent Email: Tanner@pinnacle-signs.com

Name of Applicant as it will appear on all correspondence and in Staff report:

Brief Project Description:

Install qty (2) new building signs
as shown in attach renderings.
1 Building sign 1 ground sign

Estimated Cost of Improvements: \$7000

Zoning Classification: Is the proposed change a permitted use? ☒ Yes ☐ No

Signature of Owner or Agent:

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 # _____

HISTORIC DISTRICT COMMISSION DOCKETED _____ at 4:00 p.m.

LITTLE ROCK HISTORIC DISTRICT COMMISSION ACTION:

☐ DENIED ☐ WITHDRAWN ☐ APPROVED ☐ APPROVED WITH CONDITIONS ☐ SEE ATTACHED CONDITIONS

DOCUMENTING OFFICIAL SIGNATURE: _____ DATE: _____

DATE OF EXPIRATION (according to Ordinance No. 22,338): _____

**NOTICE OF PUBLIC HEARING BEFORE THE
LITTLE ROCK HISTORIC DISTRICT COMMISSION
ON AN APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

To all owners of land lying within 200 feet of the boundary of property at:

LEGAL DESCRIPTION: McGowan street Apartments LLC

STREET ADDRESS: 1016 McGowan St. Little Rock

OWNED BY: GPS Partners

NOTICE IS HEREBY GIVEN THAT an application for a Certificate of Appropriateness on the above described property has been filed with the City of Little Rock's Department of Planning and Development requesting the following changes:

Building signage + Ground Sign

A Public Hearing on said application will be held by the Historic District Commission at Willie Hinton Center 3805 West 12th St. (location address) on (date) May 1st at 4:00 pm (time).

ALL PARTIES IN INTEREST MAY APPEAR and be heard at said time and place or may notify the Little Rock Historic District Commission of their views on this matter by letter. All persons interested in this application are invited to call or visit the Department of Planning and Development to review the application with Commission Staff.

The City of Little Rock complies with all civil rights provisions of federal laws and related authorities that prohibit discrimination in programs and activities receiving federal financial assistance. The City of Little Rock does not discriminate on the basis of race, color, creed, religion, sex, national origin, age, disability, income status, marital status, sexual orientation, gender identity, genetic information, political opinions or affiliation, in admission or access to and treatment in the City's programs and activities, as well as the city's hiring or employment practices. Complaints of alleged discrimination and inquiries regarding the City's nondiscrimination policies may be directed to: Title VI Coordinator, 500 West Markham Street, Little Rock, AR 72201, 501-371-4475.

This notice is available from the Title VI Coordinator in large print or recording. Free language assistance for those with Limited English Proficiency is available upon request.

La ciudad de Little Rock cumple con todas las disposiciones de derechos civiles de los estatutos federales y autoridades relacionadas que prohíben la discriminación en programas y actividades que reciben asistencia financiera federal. La ciudad de Little Rock no discrimina por motivos de raza, color, credo, religión, sexo, origen nacional, edad, discapacidad, estado de ingresos, estado civil, orientación sexual, identidad de género, información genética, las opiniones políticas o afiliación, en la admisión o acceso y tratamiento en los programas y actividades de la ciudad, así como de contratación de empleados de la ciudad. Las quejas de supuesta discriminación y consultas sobre la política antidiscriminatoria de la ciudad pueden ser dirigidas a Coordinador del Título VI, 500 West Markham Street, Little Rock, AR 72201, 501-371-4475.

AFFIDAVIT

I hereby certify that I have notified all the property owners as reflected on the abstract company's list and all those that are not reflected on that list that I have knowledge of within 200 feet of the above-described property that a Certificate of Appropriateness application has been filed regarding the subject property and that a Public Hearing has been scheduled to be held before the Little Rock Historic District Commission at the time and place described on the notice.

Ramen Schoett
Applicant (Owner or Authorized Agent):

4/7/25
Date



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



CERTIFICATE OF APPROPRIATENESS AUTHORIZATION OF REPRESENTATION AFFIDAVIT

I, McGowan Street Apartments LLC (Lauren Schott, COO) do hereby authorize

Property Owner (print)

Tanner Glover Pinnacle Signs to represent me and my interests in an
Agent/Representative's name and business (print)

Application for a Certificate of Appropriateness for the property described below. I have reviewed the application and I have indicated that I have done this by initialing a copy of the submittals which are attached.

Street Address: 1016 McGowan St. Little Rock AR

Property Owner's Signature

[Signature]

Date

4-4-25

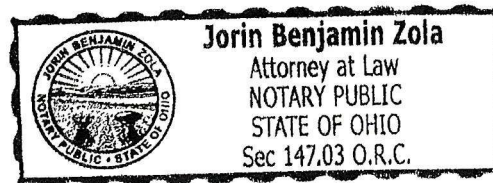
Agent/Representative's Signature

Date

Subscribed and sworn to me, a Notary Public on this 7th day of April, 2025.

[Signature]
Notary Public

My Commission Expires: N/A



Standard Abstract & Title Company, Inc.

3420 Old Cantrell Road – P.O. Box 7411

Little Rock, Arkansas 72202

501-664-1300

(Fax) 501-664-4672

Since 1957

200 ft. Radius Ownership Search

April 1, 2025

File No. B-25-65777

Pinnacle Signs

1016 McGowan St

Little Rock, AR, 72202

Regarding the following property:

Property Address: 1016 McGowan St, Little Rock, AR, 72202

Legal Description: Lots 1, 2, 3, 4, 5, and 6, Block 5 Masonic Addition to the City of Little Rock, Pulaski County, Arkansas.

Pursuant to your request, we have searched the records of the Circuit Clerk of Pulaski County, Arkansas, for property lying within a 200-foot radius of the above-mentioned property and found the following (listed mailing address in parentheses):

1. Parcel No. 34L0170001900: Part of Section 2, Township 1 North, Range 12 West, Pulaski County, Arkansas. Owner of record is The City of Little Rock (500 W Markham St, Ste 310, Little Rock, AR, 72201) as shown on Pulaski County Assessor's Office.
2. Parcel No. 34L0230004200: Lots 12, 13, and the South ½ of Lot 14, the South ½ of Lot 5, all of Lot 6 and all of Lot 7, Block 4, Masonic Addition to the City of Little Rock, Pulaski County, Arkansas. Owner of record is 913 McMath, LLC (P.O. Box 23501, Little Rock, AR, 72221) as shown on Quitclaim Deed filed for record as Instrument No. 2024045000, records of Pulaski County, Arkansas.
3. Parcel No. 34L0230004400: Lot 11, Block 4, Masonic Addition to the City of Little Rock, Pulaski County, Arkansas. Owner of record is WFM Enterprises, LLC (510 W 17th St, Apt 5, Little Rock, AR, 72206) as shown on Warranty Deed filed for record as Instrument No. 2015068552, records of Pulaski County, Arkansas.

4. Parcel No. 341.0230004301: Lot 10, Block 4, Masonic Addition to the City of Little Rock, Pulaski County, Arkansas. Owner of record is WFM Enterprises, LLC (510 W 17th St, Apt 5, Little Rock, AR, 72206) as shown on Quitclaim Deed filed for record as Instrument No. 2012009333, records of Pulaski County, Arkansas.
5. Parcel No. 341.0230004300: Lots 8 and 9, Block 4, Masonic Addition to the City of Little Rock, Pulaski County, Arkansas. Owner of record is WFM Enterprises, LLC (510 W 17th St, Apt 5, Little Rock, AR, 72206) as shown on Quitclaim Deed filed for record as Instrument No. 2012009333, records of Pulaski County, Arkansas.
6. Parcel No. 341.2160000600: Part of Section 2, Township 1 North, Range 12 West, Pulaski County, Arkansas. Owner of record is The City of Little Rock (500 W Markham St, Ste 310, Little Rock, AR, 72201) as shown on Pulaski County Assessor's Office.
7. Parcel No. 341.0230005200: The North ½ of Lot 11 and all of Lot 12, Masonic Addition to the City of Little Rock, Pulaski County, Arkansas. Owner of record is Macarthur Place, LLC (1518 Commerce St, Little Rock, AR, 72202) as shown on Warranty Deed filed for record as Instrument No. 2022015930, records of Pulaski County, Arkansas.
8. Parcel No. 341.0230005100: Lot 10 and the South ½ of Lot 11, Block 5, Masonic Addition to the City of Little Rock, Pulaski County, Arkansas. Owner of record is the Board of Trustees of the University of Arkansas (2801 S University Ave, SSC, Ste 425, Little Rock, AR, 72204) as shown on Warranty Deed filed for record as Instrument No. 2023001372, records of Pulaski County, Arkansas.
9. Parcel No. 341.0230005001: Lots 7, 8, and 9, Block 5, Masonic Addition to the City of Little Rock, Pulaski County, Arkansas. Owner of record is the Board of Trustees of the University of Arkansas (2801 S University Ave, SSC, Ste 425, Little Rock, AR, 72204) as shown on Warranty Deed filed for record as Instrument No. 2022042250, records of Pulaski County, Arkansas.
10. Parcel No. 341.0230010600: Lots 1-12, Block 12, Masonic Addition to the City of Little Rock, Pulaski County, Arkansas. Owner of record is the City of Little Rock (500 W Markham St, Ste 310, Little Rock, AR, 72201) as shown on Pulaski County Assessor's Office.

This is not to be construed as a Title Certificate, Title Insurance, or Title Opinion. We do not certify as to the validity of title and our liability is expressly limited to the amount paid for this service.

If we can be of any further assistance, please let us know.

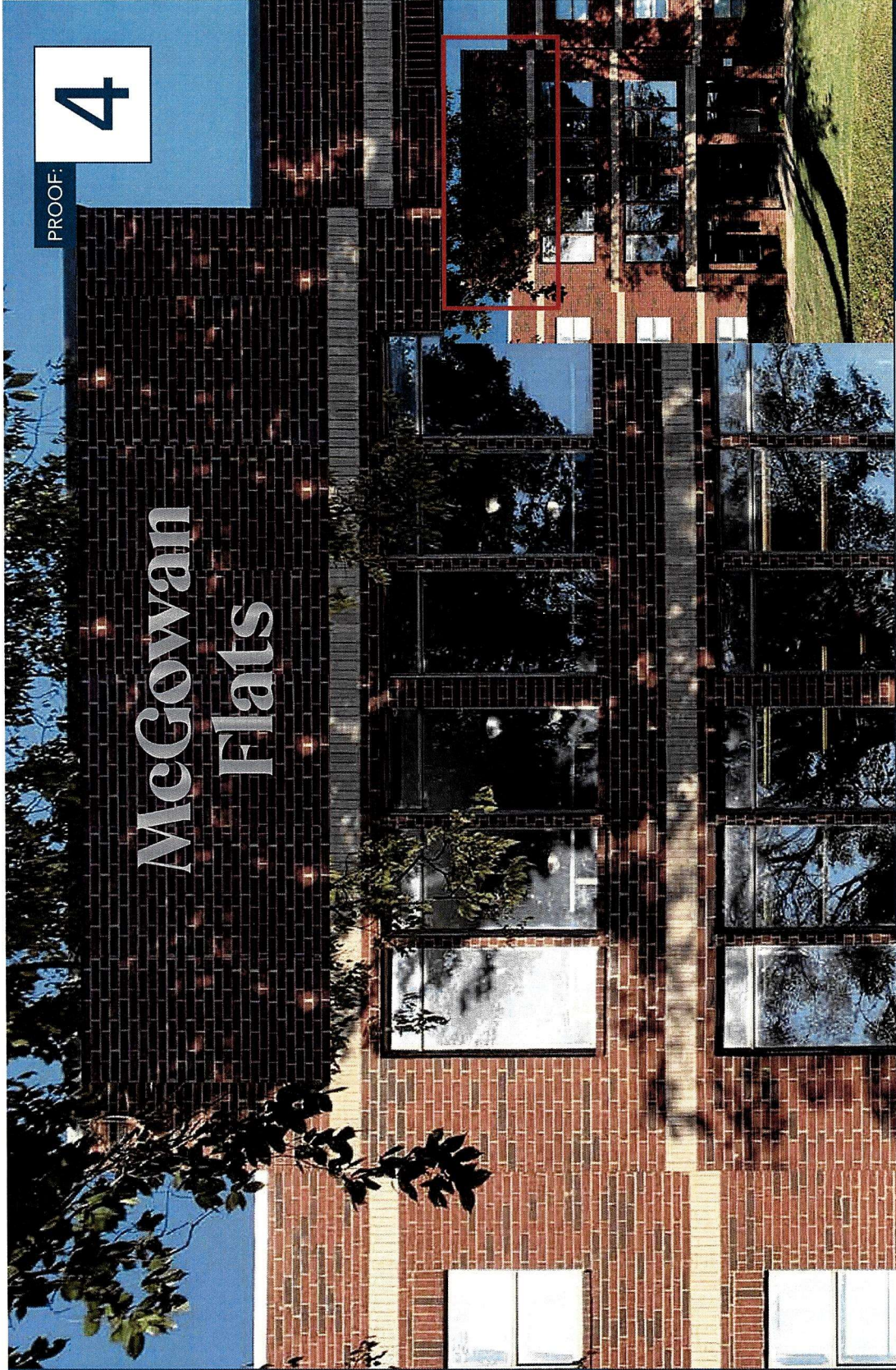
Sincerely,

Haley Richard
Title Examiner
Standard Abstract & Title Co.

A handwritten signature in black ink, appearing to read "Haley Richard". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.



PROOF: 4



Date: 03-04-25		
Client: Callahan Real Estate		
Client Contact: Heather Smith		
Designer: Rebekah		
Materials Used: Flatcut Metal Letters		
Project Location: N/A		
SIZE: 20" Letters		
QUANTITY:	SIDES:	
1	1	
Notes: Updated the font		

Carefully review spelling, information, and placement as the proof is intended to be an accurate illustration of the final product. Customer will be responsible for 50% of the remake cost if any errors are caught after production and/or installation begins. The first (3) revisions are included in initial quote, any customer changes after that are subject to a minimum \$65 art charge, unless otherwise noted in final quote. Colors portrayed on proof may not match final product due to difference between digital and pigmented colors. If you have a specific Pantone Color that we need to match, please let us know prior to art approval. We are not responsible for poor image quality as a result of unprovided vector images or client provided low resolution artwork. If customer cancels job for any reason after the proofing process has begun, customer will be charged art charge based on original quoted amount.



Date: 04-01-25

Client: Callahan

Client Contact: Rob Callahan

Designer: Rebekah

Materials Used:
8' Poles, 2' buried.
75" x 39.5"
Princeton Caps

Project Location:
1016 McGowan Street
Little Rock, AR, 72202

SIZE:

VO:72" w x 36" h

QUANTITY:

1

SIDES:

1

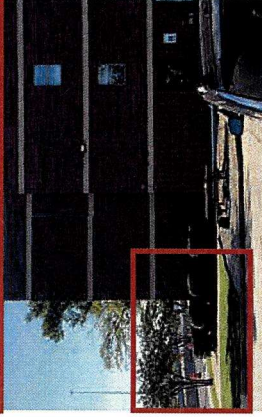
Notes:

PROOF:

4



Install Location



7610 Counts Massie Rd., Suite A, North Little Rock AR 72113 • P: 501-812-4433 • E: info@pinnacle-signs.com

PAGE 1 OF 1

Carefully review spelling, information, and placement as the proof is intended to be an accurate illustration of the final product. Customer will be responsible for 50% of the remake cost if any errors are caught after production and/or installation begins. The first (3) revisions are included in initial quote, any customer changes after that are subject to a minimum \$65 art charge, unless otherwise noted in final quote. Colors portrayed on proof may not match final product due to difference between digital and pigmented colors. If you have a specific Pantone Color that we need to match, please let us know prior to art approval. We are not responsible for poor image quality as a result of unprovided vector images or client provided low resolution artwork. If customer cancels job for any reason after the proofing process has begun, customer will be charged art charge based on original quoted amount.





1016 McGowan St







Pinnacle Signs & Graphics
7610 Counts Massie Rd. Ste A North Little Rock, AR 72113
info@pinnacle-signs.com
(501) 812-4433



www.pinnacle-signs.com

Quote 21032

Revised Building Sign and Post and Panel

SALES REP INFO
Adam Russell
adam@pinnacle-signs.com

QUOTE DATE
Tue, 04/01/2025
QUOTE EXPIRY DATE
Thu, 05/01/2025

TERMS
50/50

REQUESTED BY
SPS Partners

CONTACT INFO
Sara Dickey
sdickey@spspartners.com
(513) 655-2491

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TAX
1	Front of Building Dimensional Letters Custom 1/4" depth flat cut bushed aluminum dimensional letters flush stud mounted to exterior brick facade of building. Line1 Letter Height: 20 Depth: 0.25 Inches Specifications Line 1 Text: MCGOWAN FLATS Letter Material: Metal Illuminated: No Face Finish: Custom Paint Font style: Custom Face Color: Brushed Aluminum Font: CUSTOM Mounting Style: Flush Stud Site Details Wall Location: Exterior Wall type: Brick Wall Includes Labor: Design, Setup and Proofing, Fabrication, Installation	1	Each	\$3,478.96	\$3,478.96	\$300.06
2	Post and Panel Sign Full color, digital print on adhesive vinyl applied to 3mm black aluminum composite mounted into a 4" black aluminum frame with 8" post installed 2" into soft ground. Sides: 1 Height: 39.5 Inches Width: 75 Inches Design Details Sides: Single Content: Customer provided art, Originally intended for banner. Includes Labor: Design, Setup and Proofing, Fabrication, Installation Material Only 4" Aluminum Standard Frame Includes Labor: Material	1	Each	\$2,502.96	\$2,502.96	\$215.88
3	Banner Removal Removal and disposal of existing banners from each end of building. *Does not include any repair to the building façade.	1	Each	\$450.00	\$450.00	\$38.81

5-30218-AT

LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 5, MASONIC ADDITION IN THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, LESS AND EXCEPT THAT PORTION TAKEN BY THE ARKANSAS STATE HIGHWAY COMMISSION AS DESCRIBED IN PULASKI COUNTY CIRCUIT COURT ORDER, BOOK 35, PAGE 540, RENDERED JUNE 6, 1960, CASE NO. 48747, STYLED "ARKANSAS STATE HIGHWAY COMMISSION (VS) R.E. STEPHENS, ET AL."

FOR

ALTA SURVEY BASED AND RELIED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT, NUMBER 6-30218-AT-1, CONTAINING AN EFFECTIVE DATE AND TIME OF 12/27/2021 AT 8:00 AM

CE COMPANY AND RAS

TO CHICAGO TITLE INSURANCE COMPANY AND PARTNER ENGINEERING AND SCIENCE, INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16 and 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 02/14/2022.

DATE OF PILOTOR MAP: 02/22/2022.

PROPERTY ADDRESS 1014 MCGOWAN ST ITTIEROCK AR 72202

SURVEYOR: JEFFREY S. PARKER
REGISTRATION NUMBER PL# 4
STATE OF REGISTRATION ARKANSAS
FIELD DATE OF SURVEY 02/14/2
LATEST REVISION DATE []

ACKNOWLEDGEMENT

CORPORATE OFFICE
2154 TORRANCE BLVD.
TORRANCE, CA 90501 888-213-7479
ALTA@partneresi.com

PARTNER
Engineering and Science, Inc.

<http://www.partneresi.com/>
PAGE 1 OF 1

10 ANY PRIOR MINERAL RESERVATION OF CONVEYANCE, TOGETHER WITH RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AND RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO OIL, GAS, SAND AND GRAVEL IN OR ON AND UNDER SUBJECT PROPERTY, DOES AFFECT, BLANKET IN NATURE.

COVENANTS, RESTRICTIONS, EASEMENTS AND BUILDING LINES, OTHER THAN CITY OR COUNTY ORDINANCES, BUT EXCEPT ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604 @. DOES APPLY. BLANKET IN NATURE.

12 THE POLICY WILL NOT INSURE ACREAGE. ANY MENTION OF ACREAGE IS FOR THE DESCRIPTIVE PURPOSES ONLY, NOT SURVEY RELATED.

13) RESERVATIONS, RESTRICTIONS, DEDICATIONS, EASEMENTS, RIGHT-OF-WAY AND SETBACK LINES AS MAY BE SHOWN ON THE PLAT OF SAID MASONIC ADDITION, FILED IN BOOK AB AT PAGE 203 IN THE RECORDS OF PULASKI COUNTY, ARKANSAS DOES AFFECT, BLANKET IN NATURE.

14 RIGHT OF WAY EASEMENT IN FAVOR OF CENTRAL ARKANSAS WATER, A CONSOLIDATED WATER ASSOCIATION, FILED 7/7/05 AS DOCUMENT #2005056718 IN THE RECORDS OF DILL ARK/COUNTY ARKANSAS. DOES AFFECT AS SHOWN.

15 RIGHT OF WAY INSTRUMENT IN FAVOR OF ENERGY
ARKANSAS, INC., FILED 8/30/05 AS DOCUMENT #200507373
IN THE RECORDS OF PULASKI COUNTY, ARKANSAS. DOES
AFFECT BLANKET IN NATURE.

NOTE: POLICYHOLDERS HAVE THE RIGHT TO FILE A COMPLAINT WITH THE ARKANSAS INSURANCE DEPARTMENT (AID). YOU MAY CALL AID TO REQUEST A COMPLAINT FORM AT (800) 852-5494 OR (501) 371-2640 OR WRITE THE DEPARTMENT AT: ARKANSAS INSURANCE DEPARTMENT, 1 COMMERCE WAY, SUITE 102, LITTLE ROCK, AR 72202.

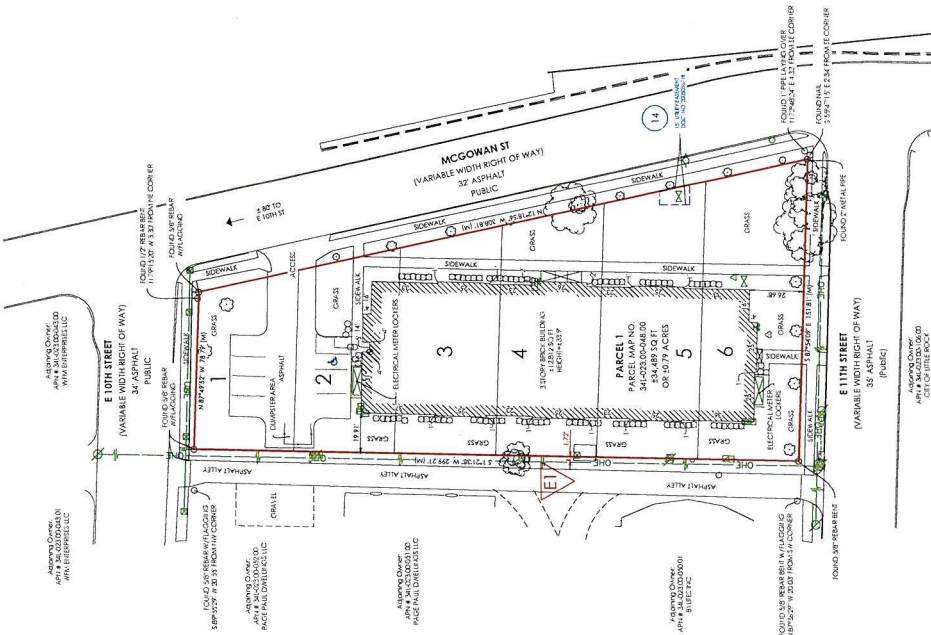
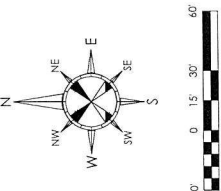
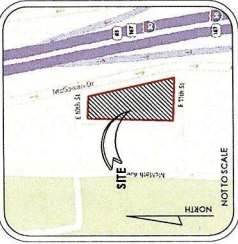
1. *Journal of the American Medical Association*, 2000; 283: 2689-2696.

E1

20170777

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
(M)	MAGNIFIED CALL
(D)	DEEDED CALL
(P)	PLATTED CALL
	EASEMENT
	SURFACE LINE
	OVERHEAD ELECTRIC
	MASONRY FENCE
	FOUND MONUMENT (AS NOTED)
	SET MONUMENT (AS NOTED)
	SURVEY MONUMENT
	POWER POLE
	TRANSFORMER, JCT. BOX
	ELECTRIC METER
	WATER METER
	TELEPHONE
	ELECTRICAL
	SEWER MANHOLE
	FIRE DEPARTMENT CONNECTION
	AIR LINE
	A/C UNIT
	GAS METER
	VENTILATOR FLANGE

STATE PLAT CODE: 500-01N-12W-0-11-410-60-1784

[illegible]

1000

PENDING ZONING REPORTS

A FIELD SURVEY MAY NOT BE CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE-LEVELS Distinguishing BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE USED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMPLETION, ADJUST PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE (FIRM # 28744C0255) DATED 02/28/2015. AS OF 11/01/2015, THE FLOOD HAZARD AREA (FIRM # 28744C0255) DATED 02/28/2015. A SPECIAL FLOOD HAZARD AREA. (FIRM # 28744C0255) DATED 02/28/2015.

THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON ARKANSAS
STATE PLANE COORDINATE SYSTEM NAD 83 (2011). SOUTH TONE AS
DETERMINED BY GPS OBSERVATION. ALL DISTANCES ARE U.S. SURVEY
FEET.

N2 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL

PARKING				
REGULAR	DISABLED	TRAILER	PARTIAL	TOTAL
6		1	0	

N3 THERE WAS NOT EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N4 THERE WAS NOT PROPOSED CHANGES IN STREET RIGHT OF WAY LINE OR EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N5 THE DISTANCE TO THE NEAREST INTERSECTING STREET E 10TH STREET IS 80 FEET AND IS DESIGNATED ON SURVEY MAP FOR CLARITY.

N6 PROPERTY HAS PHYSICAL ACCESS TO MCGOWAN ST. A PUBLIC STREET

N7

ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, EASEMENTS, SERVICES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

N8 THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.

N9 THE DIMENSION AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.

N10 THERE IS NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY AT THE TIME OF THE


 SURVEY PREPARED BY:
 CRAFTON TULL & ASSOC.
 1000 LEDGELAWN DRIVE
 CONWAY, AR 72034

1000000

1 THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION E IV

VICINITY MAP

Shipping Center
34-27230-043 00
M ENTERPRISES LLC

15.79°N

1

Diagram showing a sidewalk and grass area. A red line runs diagonally across the area, possibly indicating a path or boundary. Labels include "GRASS", "SIDEWALK", and "16".

Diagram illustrating a sidewalk cross-section. The sidewalk is shown with a 3% slope and a 2% slope. The diagram includes labels for 'SIDEWALK' and 'SIDEWALK' with arrows indicating the slope. A vertical line is labeled 'SIDEWALK LOCKERS'.

PARCEL 1
 PARCEL MAP NO.
 023-00-048.00
 459 SQ FT

5

6

GRASS

100

WITH RIGHT OF WAY)
ASPHALT
Public)

: 6-30218-AT

COUNTY CIRCUIT COURT ORDER, BOOK 10, PAGE 100
 2 ARKANSAS STATE HIGHWAY COMM

ED AND SHOWN HEREON IS THE SAME
ED 12/21/2021, PREPARED BY CHICAGO

/NSPS LAND 1
FOR
1016 MCGOW

PARTNER PROJECT NUMBER: 18-AT-1, CONTACT TIME OF 12/27/2021 AT 12:00 PM

IFY THAT THIS MAP OR PLAT AND

FOR ALIA/NSPS LAND TITLE SURVEYS

[illegible]

J.S. PARKER
 10000 BEE PLUM # 1168
 TOLLAND, CA 90501
 714/7652
 NE II

CORPORATE OFFICE
 2154 TORRANCE
 TORRANCE, CA 90501
 ALTA@partners.com

ART
 eering and

STATE PI AT CODE: 500-01N-12W-0-11-410-60-1786

CORPORATE OFFICE
2154 TORRANCE BLVD.
TORRANCE, CA 90501 888-213-
ALTA@partneresi.com

PARTNER
Engineering and Science, Inc.®

<http://www.parlneresi.com/>
PAGE 1 OF 1

**NOTICE OF PUBLIC HEARING BEFORE THE
LITTLE ROCK HISTORIC DISTRICT COMMISSION
ON AN APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

To all owners of land lying within 200 feet of the boundary of property at:

LEGAL DESCRIPTION: McGowan Street Apartments LLC

STREET ADDRESS: 1016 McGowan Street Little Rock 72202

OWNED BY: _____

NOTICE IS HEREBY GIVEN THAT an application for a Certificate of Appropriateness on the above described property has been filed with the City of Little Rock's Department of Planning and Development requesting the following changes:

Building Sign Reading "McGowan Flats"
Ground Sign - "For Rent" Aluminum Frame
Sign

A Public Hearing on said application will be held by the **Historic District Commission** at Board Room City Hall - 500 W. Markham Little Rock (location address) on (date) May 1st, 2025 at 4:00 PM (time).

ALL PARTIES IN INTEREST MAY APPEAR and be heard at said time and place or may notify the Little Rock Historic District Commission of their views on this matter by letter. All persons interested in this application are invited to call or visit the Department of Planning and Development to review the application with Commission Staff.

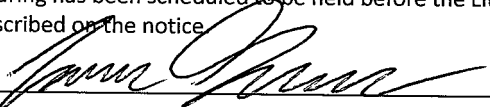
The City of Little Rock complies with all civil rights provisions of federal laws and related authorities that prohibit discrimination in programs and activities receiving federal financial assistance. The City of Little Rock does not discriminate on the basis of race, color, creed, religion, sex, national origin, age, disability, income status, marital status, sexual orientation, gender identity, genetic information, political opinions or affiliation, in admission or access to and treatment in the City's programs and activities, as well as the city's hiring or employment practices. Complaints of alleged discrimination and inquiries regarding the City's nondiscrimination policies may be directed to: Title VI Coordinator, 500 West Markham Street, Little Rock, AR 72201, 501-371-4475.

This notice is available from the Title VI Coordinator in large print or recording. Free language assistance for those with Limited English Proficiency is available upon request.

La ciudad de Little Rock cumple con todas las disposiciones de derechos civiles de los estatutos federales y autoridades relacionadas que prohíben la discriminación en programas y actividades que reciben asistencia financiera federal. La ciudad de Little Rock no discrimina por motivos de raza, color, credo, religión, sexo, origen nacional, edad, discapacidad, estado de ingresos, estado civil, orientación sexual, identidad de género, información genética, las opiniones políticas o afiliación, en la admisión o acceso y tratamiento en los programas y actividades de la ciudad, así como de contratación de empleados de la ciudad. Las quejas de supuesta discriminación y consultas sobre la política antidiscriminatoria de la ciudad pueden ser dirigidas a Coordinador del Título VI, 500 West Markham Street, Little Rock, AR 72201, 501-371-4475.

AFFIDAVIT

I hereby certify that I have notified all the property owners as reflected on the abstract company's list and all those that are not reflected on that list that I have knowledge of within 200 feet of the above-described property that a Certificate of Appropriateness application has been filed regarding the subject property and that a Public Hearing has been scheduled to be held before the Little Rock Historic District Commission at the time and place described on the notice


Applicant (Owner or Authorized Agent):

4-15-25
Date

9589 0710 5270 3015 4173 27

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Total Postage and Fees \$5.58

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Mac Arthur Place LLC
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1519 Commerce St
City, State, ZIP+4®
Little Rock AR 72202

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04/15/2025

May 1, 2025

ITEM NO.: 2

FILE NO.: HDC2025-009

Attachment C: PU5619



ARKANSAS ARCHITECTURAL RESOURCES FORM

ARKANSAS HISTORIC PRESERVATION PROGRAM

1. Resource Number:

PU 5619

2. Survey Number:

0070

3. District Name:

4. Contributing/Non-Contributing:

ABOVE FOR AHPP USE ONLY

5. Date Recorded:

06 / 15 / 07

GENERAL DATA

6. Recorded By:

T HEIPLE

7. Historic Name:

N/A

8. Alternate Name:

~~BUILDING~~ @ 1016 McGowan

9. Quad Map:

4110

10. Geographic Location:

S 01 T 01N R 12W

11. UTM Coordinates:

Z 15 E 567521 N 3844161

12. Town/Nearest Community:

Little Rock

13. Street Address/Directions to Resource:

1016 McGowan

Zip 72202

14. Street Name:

McGowan

15. Owner:

Lincoln Log Developments LLC

16. Owner Address:

460 Goode Lane

Zip 721034

17. Owner Phone Number:

(501) 450-2920

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
0308-Bank 0401-Church

0102-Multi-Family Dwelling
0601-School 9800-Structure Aban/Unocc.

0301-General Retail Store

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: 000 _____
(e.g. concrete walls, ponds, statuary)
24. Total Number of Ancillary Structures: 000 _____
(e.g. outbuildings, etc.)
25. Style Influence: Primary: 22 Secondary: 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 19th Century 22-Standard Commercial 20th 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): 05 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 13 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 06 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 3 B C Other: _____
1-Gable 2-Hip 3-Flat 4-Shed 5-Clipped Gable 9-Other

43. Porch Detail(s): A 00 B 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 01 / 01 B / C /

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

47. Architectural Comments: The standard commercial apartment building has a flat roof with varying height parapets and horizontal brick banding marking floors to break up large mass of this building.

HISTORIC DATA:

48. Architect: Bob Bailey

49. Builder: Lincoln Log Development

50. Construction Date: C-circa D-date 2006 Other: _____

51. Historic Context: This apartment building was constructed as infill with materials and detailing to match styles in the Historic District

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

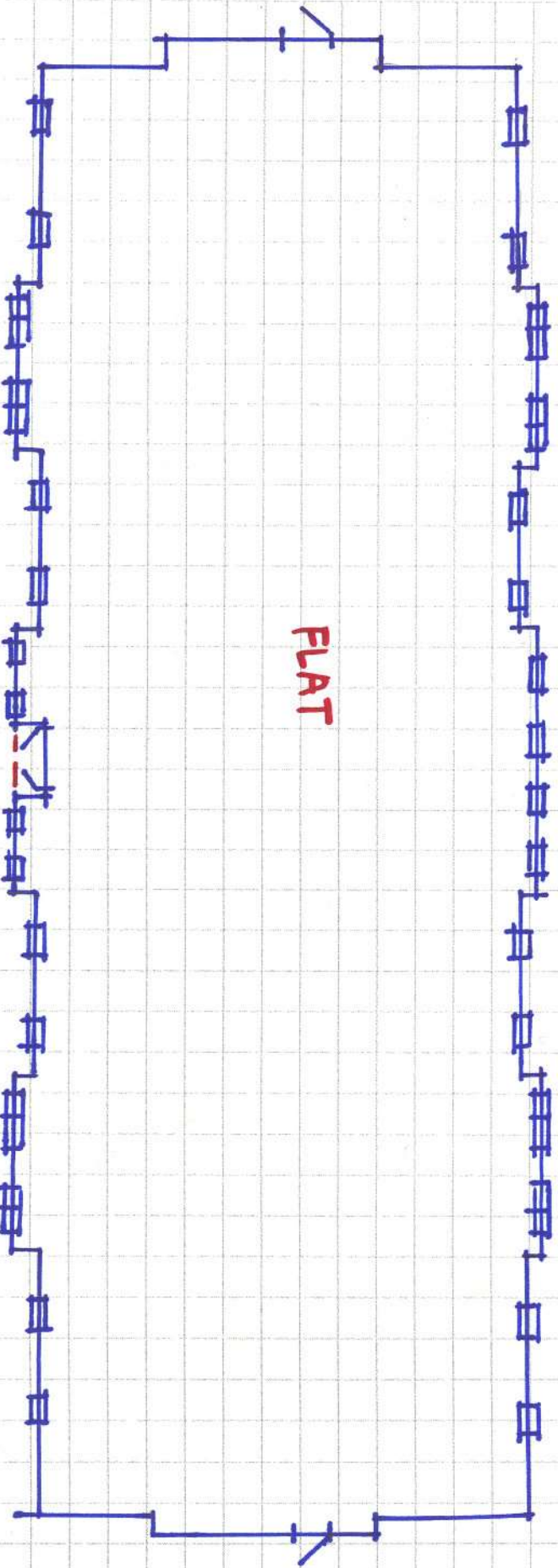
BELOW FOR AHPP USE ONLY

55. NR Eligibility: 2
1-Eligible 2-Ineligible 3-Listed 4-Delisted 5-Arkansas Register 6-Eligible in a District

56. Destroyed: (Y or N) Date:

N →

FLAT



INTERSTATE 30 FRONTAGE RD (MCGOWAN)







