



NORTH LITTLE ROCK HISTORIC DISTRICT COMMISSION

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MINUTES

January 8, 2026
506 Main St.
North Little Rock, AR
5:30 P.M.

Commission Members Present:

Tom Marr
Charlie Hart
Debra Roberts
Mason Toms

Others Present:

Kelli Peters, Director
Cary Bradburn, Staff
Scott Cook

Commission Members Absent:

Susan Markman
Megan Willmes

Commission Chairman Tom Marr called the meeting of the North Little Rock Historic District Commission to order on January 8, 2026 at 5:30 P.M., and quorum was established. Susan Markman & Megan Willmes both had excused absences.

Mr. Marr asked the guest to introduce himself. Scott Cook, the applicant for 801 Maple Street, introduced himself.

CORRECTION AND ADOPTION OF MINUTES

Mr. Marr asked if Commissioners had read the minutes of the December 11, 2025 Historic District Commission meeting. Charlie Hart moved to approve the minutes of the December 11, 2025 HDC meeting as written. Mason Toms seconded the motion and it was approved 4-0 in a roll call vote.

New Business:

A. 801 Maple Street – Construction of a new 4-unit townhouse on vacant lot

Chairman Marr introduced the project to the Commission which had previously been presented at the December 11, 2025 meeting. Since two of the commissioners missed the last meeting, Chairman Marr asked Mr. Cook to describe his project for their benefit. Mr. Cook directed them to the site plan drawings, pointing out that he has made adjustments to them which reflect some concerns voiced by the Commission at the last meeting. The concerns were the setbacks and addition of architectural details.

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Debra Roberts asked if the site plan showed the larger setback. She then asked why the driveway was curved. Mr. Cook explained that his engineer designed it that way because he thought it would be more aesthetically pleasing. She explained that she was asking about the setback of the driveway, explaining that the City allows a driveway to go to the property line. She suggested that by moving it further west, to abut the property line, it would give him more room to move the building a little bit to the west. Mr. Cook explained that the Planning Department required shrubs to be planted between the driveway and the property line, to help shield it from the neighbor's property.

Ms. Roberts also asked about a fence, as mentioned in the staff report. Kelli Peters explained that a fence was proposed in the original plan, for some time in the future, but she failed to take it out of the staff report. No fence is being proposed with this application.

Charlie Hart said that he would rather see the driveway straight, and Ms. Roberts concurred. Mr. Hart said that it looks just a little too cute. Mr. Cook indicated that he had no problem doing that.

Mr. Hart asked about the distance between the property line on the Maple Street side. Ms. Roberts said that it was 15 feet. He reported that he went over there today to measure it. He confirmed that the setback was in line with the new house in the third lot. He said that he thinks he has the building set back far enough now to match the setback of the other houses on that block. He commended Mr. Cook for it.

Mr. Cook explained that all of this would be contingent upon the City approving of the replat of the two lots into one lot. Donna (James) at the Planning Department said that she thinks he has a really good chance of getting it approved. Mr. Hart asked if there would be any reason why they would object. Ms. Roberts, borrowing from her own experience as a home builder, said that there weren't that many lots being replatted so she didn't run into anything similar to this as a home builder.

Chairman Marr added that there is a group of Shotgun-style houses on Willow Street that was owned by the Argenta CDC. They had been selling them off individually, but there was a shared parking lot behind them, and that was a challenging issue when it came to replatting them. He doesn't know what would happen down the road if this house should become separate from the apartment building, the apartment building would lose its parking.

Mr. Cook said that he originally was planning to do an easement, but when he spoke with Donna at Planning, she told him that if you bring up an easement, but you sell the property, technically they could take away the easement, and you would lose your parking lot. She said the only way to do it would be to replat the lots. That way, if you were to ever sell this building, you would have to sell the house, as well.

Ms. Roberts asked Mr. Cook if he would have a problem with the fact that a buyer would have to buy both buildings. He answered that he would not have a problem with that.

Mason Toms brought up an Art Moderne-style apartment building at 1501 Main, and said that that building, plus the house next to it are sold as one property on the same plat. He added that there is

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a parking lot behind them.

Debra Roberts asked the other commissioners if this design addresses their concerns from the previous month. Mr. Hart answered that the main factor of his withdrawal was the setbacks. Chairman Marr said that the setbacks seem to be okay now. Mr. Hart continued to say that we need to look at the other aspects of the building.

Mr. Hart brought up the fact that the Commission wanted the building to look more historic. Chairman Marr explained that there are several distinctive architectural styles in Argenta but his original design didn't seem to lend itself to any one particular design, but it seems that he's leaning toward Craftsman by adding the brackets. Mr. Cook also mentioned that he added the lights. Ms. Roberts pointed out that the apartment complex across the street doesn't reflect any one style, either.

Chairman Marr asked Mr. Cook if there was a particular reason his architect put the light fixtures over the double windows. Mr. Cook said that he probably just thought it looked better there. They mentioned that a light shining through the window might be problematic to the occupants. Mr. Cook said that he could have the lights moved to the side. Mason Toms suggested that moving them closer to the entrance stoops would be a good idea.

Ms. Peters added that it doesn't appear that there is any wood trim around the windows. Mr. Toms added that there is more trim on the front than on the rear. They pointed out that there is trim around the windows. Ms. Roberts added that the soldier course in the brick above the doors and windows is a nice touch.

Mr. Hart asked Ms. Peters if she had reported that there had been a house on that lot before, and she answered yes. She explained that she confirmed that by looking at a website that had aerial photos from years past, and verified that the house first disappeared in the mid-1980s, and there hasn't been anything on that lot since then. The house looked just like the one next door, as evidenced on the Sanborn map.

Chairman Marr asked Mr. Cook about the placement of the windows on the first floor of the end walls. It shows on the floor plan that the windows are very close to the front corner of the wall. He was hoping the architect could move the window over about 6 inches so that it doesn't interrupt the corner board.

Mr. Marr also said that he would like for the awnings over the doors to be lowered a bit, and install a light up under the awnings. He said that most of the awnings in the neighborhood are lower. Mr. Cook asked if they would rather have that light than the lights shown on the plans, and they all said that they would (prefer the lights under the awnings).

Mr. Hart asked what kind of doors and windows he proposes. Mr. Cook answered wood doors and vinyl windows.

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Chairman Marr then opened the discussion for public comment but since there were no members of the public in attendance, he closed public comment.

Debra Roberts changed the subject and asked if anyone knows what will happen to the old fire station (at 723 Maple) once the fire station moves to its new location. Ms. Peters answered that she has only heard that it will (hopefully) be a fire museum. There was some discussion on the matter.

Chairman Marr asked Mr. Cook if this is the design of the front doors. Mr. Cook answered that he plans to use windows with two windows in the door, in a Craftsman style. Mr. Roberts added that a Craftsman-style door with a ledge would be a nice touch. Mr. Hart suggested that Mr. Cook send Ms. Peters an email about the kind of doors he plans to use; she can approve them at the staff level.

Mr. Hart asked Mr. Cook if there are little stoops at the back. He answered that there are, with a little concrete pad.

Mr. Hart asked him for the distance between the rear of the building and the house next door. Mr. Cook answered that there will be 10 feet between the two buildings. Ms. Peters told Ms. Roberts that the original setbacks match the house at 805 Maple, but the house at 813 had a porch added to the front, which changed its setback; the new 5-plex at 809 Maple used the setback of 813 as its guide, so those two houses have smaller setbacks than the historic setback on the block.

Chairman Marr mentioned that it would probably be up to the homeowner at 211 W. 8th Street about whether or not to put up a fence between the two properties. Ms. Roberts said that this might motivate the owner to erect one.

Mr. Hart pointed out that the shrubbery & fencing aren't shown on the plans, and told Mr. Cook that they will hold him to do what they've suggested. He then said that he's not sure how to hold someone to changes if they aren't reflected on the plans that they approve. Mr. Toms said that they could put it in the motion. Ms. Roberts asked Ms. Peters if she needs to see the landscaping plan but she said that she didn't, because we don't review landscaping plans. Mr. Cook assured the commissioners that the City does review landscaping plans before they will issue a permit. He added that they plan to put in bushes or shrubs along the west property line.

Chairman Marr told Mr. Cook that he would like for his architect to tweak his elevation drawings to reflect their suggestions, and submit them to Ms. Peters. He would like to see the lower awnings, the lights removed, fixing the trim on the end walls, and specify which doors he plans to use. Ms. Peters can approve those at the staff level.

Ms. Roberts told the commissioners that she had spoken with Ms. Peters, prior to the meeting, because she had concerns about giving out a COA before the lots were replatted. Ms. Peters told her that a motion could be that the COA is not granted until proof that the lots had been replatted is given. Ms. Peters gave an example from the November 2025 meeting in which a COA would not be issued until the applicant had chosen which windows he wanted to install. Once those are approved, she will issue that COA, and could do the same for this application. They thought that

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was a good idea. Ms. Roberts stated that they would be issuing permission for a COA when proof of the replat is submitted. Ms. Peters added that the redrawing of the plans is a contingency, also. Ms. Roberts clarified that Ms. Peters can approve at the staff level because they have given her direction about what they want.

Ms. Peters asked Mr. Cook if he had already bought the lot. He said that it is under contract. She asked him for the closing date but he said it had been pushed back pending approval of the replat.

Debra Roberts moved that this project be approved with the following contingencies: 1.) No COA is granted to the owner or applicant without proof of replat; 2) New drawings are submitted showing front lights removed, porch awnings lowered, and windows on first floor of side elevations moved over enough that the corner trim goes around four (4) sides of the window; 3.) Front door specifications to be approved by staff. Mr. Hart and Mr. Marr added that the lights could be moved to the front entries. Mason Toms seconded the motion and it was approved 4-0 in a roll call vote.

Mr. Cook mentioned that he would also straighten out the driveway.

Staff Report/Comments/Discussion:

Mr. Marr mentioned that he saw a scissor lift in front of Crush Wine Bar so Ms. Peters reported that she had spoken with Joy Chu and they are in the process of replacing the missing bricks on the parapet. She said they have had to remove the awning, temporarily, so the scissor lift can get to the parapet. They will be putting it back. So, that is one violation letter that is getting some results.

Chairman Marr asked for the status of Galaxy's awning so she reported that it has already been replaced. He hadn't heard her story about how that came about so she told him (refer to the minutes of November 13, 2025).

Chairman Marr then brought up Argenta Downtown Council's proposed new wayfinding signs. She passed around a printed copy of the new signs they are proposing. All but one are 6 feet high, the last one is 10 feet high. The 10-foot high sign is on E. Washington where the Junction Bridge abutment is.

They all looked at the new designs and expressed their opinions about them. They all seemed disappointed that none of them have a map, they don't prefer QR codes, and they look busy. Mr. Marr clarified that they are using the existing signs, and just changing the face of each sign. Only one is within the boundaries of the historic district (the one at the trolley stop at E. 6th and Main). Mason Toms opined that it seems like they are showing favoritism toward certain restaurants. Mr. Marr asked if they would like for Ms. Peters to comment to the ADC. Ms. Peters read the list of locations – only one is in the district. Charlie Hart asked if when you scan the QR code, if it goes directly to the map. Mason Toms tried it but found that he had to go through several steps before he got to the map (Menu/Visit Argenta/Visitor Guide/Interactive Map). Debra Roberts commented that if the QR code says "Scan for a map," then the map is what needs to come up first because a lot of people won't know that you can keep scrolling. They would like for Ms. Peters to tell the ADC that they would prefer a more usable map, but the QR code should go directly to the

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map, and then it could take you to something else.

Charlie Hart had asked Ms. Peters about Chris Kent's email from October which he sent to the mayor and other officials. She said that he was picking on just a few buildings. She reported that her reply to Mr. Kent went to the mayor, the officials, and all of the HDC, but she never heard anything else about it. So that's where it ended. Mr. Marr commented that he appreciated her reply to Chris Kent.

Chairman Marr asked Ms. Peters if she had heard anything about the Faucette Building. She reported that she had run into Amy Fields, the city attorney, recently, so she asked her for the status. Amy told Ms. Peters that Dr. Jaros has Stage 4 cancer and it's been very hard to get in touch with him and get him to respond. Ms. Fields told Ms. Peters that she would get with Alex Betton (the assistant city attorney assigned to the case) and ask him to get in touch with Ms. Peters about the status.

Ms. Peters reported that she plans to work on violations all next week. Mr. Hart asked her if the demolition by neglect properties would be her top priority, and she said that they would be.

Charlie Hart asked if vinyl windows are approved for new construction, and someone answered yes. Ms. Peters said that that is one issue she wants to change when the guidelines are rewritten. Chairman Marr asked if she thinks she would be able to do that in 2026. She answered that she hopes to have that done by the first half of 2026. She left the room and came back with Monty Bradburn's rough draft of the new guidelines, and showed them. Ms. Peters bragged on how nice they look. Chairman Marr said that he would like for them to look particularly at the New

Construction and study it hard, to see if they need to add anything else. Ms. Peters said that she only has the printed version, but Monty has the electronic version. She wants to get those so she can go through it with a fine tooth comb and amend things that they think need to be. She then wants to email them to each commissioner, giving them two weeks to review, and then they could come back to meet a couple of times to finalize the guidelines.

Mr. Marr reminded them that he had discussed with Sandra about revising their guidelines on signage. He feels like their current guidelines are a bit antiquated. He said it's tricky, too, because we're dealing with guidelines for both commercial and residential. They should be separated in the new guidelines. They were all encouraged that this is on the agenda for the year.

After Tom Marr determined that there was no further business to discuss, the meeting was adjourned at 6:38 P.M.

Respectfully Submitted,



Kelli Peters, Director
North Little Rock Historic District Commission