



NORTH LITTLE ROCK HISTORIC DISTRICT COMMISSION

506 MAIN ST · NORTH LITTLE ROCK · AR · 72114-5330 · (501) 371-0755 · nlrhistory@nlr.ar.gov

MINUTES

March 12, 2026
506 Main St.
North Little Rock, AR
5:30 P.M.

Commission Members Present:

Tom Marr
Charlie Hart
Susan Markman
Mason Toms
Megan Willmes

Others Present:

Kelli Peters, Director
Cary Bradburn, Staff
Connie Jones
John Wellenberger
Bob Markman

Commission Members Absent:

Debra Roberts

Commission Chairman Tom Marr called the meeting of the North Little Rock Historic District Commission to order on March 12, 2026 at 5:30 P.M., and quorum was established. Mr. Marr asked the guests to introduce themselves.

CORRECTION AND ADOPTION OF MINUTES

Mr. Marr asked if Commissioners had read the minutes of the February 12, 2026 Historic District Commission meeting. Susan Markman moved to approve the minutes of the February 12, 2026 HDC meeting as written. Mason Toms seconded the motion and it was approved 5-0 in a roll call vote.

New Business:

A. 400 W. 4th St. – Replacement of mixed wood siding with new wood siding

Chairman Marr yielded the floor to Connie Jones, who presented her project to the Commission. Ms. Jones said that she has two different kinds of wood siding on her house due to a renovation by a previous owner. The original siding is flat and textured, and the newer siding is curved and smooth. The two don't meet at the corners which looks bad and allows water into the corners of the house. There isn't much of the original siding left; most of it is on the front porch. Tom Marr asked her to clarify that the new wood siding would be flat and be the same width as the original flat siding, and Mason Toms asked her to clarify that the corners would be mitred. She answered yes to both questions. Susan Markman asked if this would apply to the whole house. She said that it

HDC Meeting March 12, 2026

Page 2

would, except for the upper part which is shake siding on the dormers, which she believes is original. She has no plans to change that.

Chairman Marr then opened the discussion for public comment. There were no comments so he closed public comment.

Charlie Hart asked if any of the original siding would be retained. She answered that she plans to retain as much of the original siding as possible, most of which is on the front porch.

Chairman Marr then asked for a motion to approve or deny the application as submitted. Mason Toms made a motion to approve the application as submitted. Megan Willmes seconded the motion and it was approved 5-0 in a roll call vote.

B. 210 Melrose Cir. – Replacement of original wood windows with composite windows

Chairman Marr gave the floor to John Wellenberger, the owner of the house at 210 Melrose Circle. Mr. Marr asked if all of the windows in the house are original; Mr. Wellenberger said that, as far as he knows, they are, but that there is an addition on the back and those windows are not original. Chairman Marr said that the windows all appear to be in good shape, based on the photos provided. Mr. Wellenberger said that, due to the foundation settling, some of the windows don't open properly. He said that it would be nice to have the ease of egress since he has kids in the home. Megan Willmes asked Mr. Wellenberger if he has had anyone look at the windows to see if they could be repaired instead. He answered that he has had Renewal by Andersen[®] look at them. Mr. Marr pointed out that Andersen[®] is in the business of selling new windows, not repairing old ones.

Susan Markman mentioned that it's important to be able to open and close windows, but the glass appears to be in good shape, however, the surrounding wood looks like it's not in such good shape. He confirmed that there is some wood rot. Ms. Markman added that she can't believe that it would be that much difference in cost to replace rather than repair. She also added that you can't replicate old glass. She then asked Kelli Peters if she had a short list of professionals who specialize in restoring old windows. Ms. Peters answered that she doesn't have one here but that the state historic preservation office probably does have a list. She added that the only one who comes to mind is Steve Hurd in Conway. Ms. Willmes confirmed that Mr. Hurd does still do that. Ms. Markman clarified that they aren't necessarily recommending him but they are simply providing a resource. Ms. Peters encouraged Mr. Wellenberger to contact Mr. Hurd about looking at his windows, and gave him his contact information.

Mr. Wellenberger added that another factor he is considering with new windows is energy efficiency. Mr. Marr told him that they do allow storm windows in the district which would give him energy efficiency. Mason Toms pointed out that they had approved storm windows in 2019 so they wondered what happened to them. Mr. Wellenberger said that they were probably removed by the contractor who restored the house. That contractor had restored several houses in Melrose Place; he bought the house from them so that they could customize the interior.

HDC Meeting March 12, 2026

Page 3

Mr. Marr said that that may have been the company that put in vinyl windows and the HDC made them take them out and replace with new wood windows. Mr. Wellenberger stated that, as expensive as windows are, he was going to do it right; he wasn't going to ask for forgiveness. He assured them that he's trying to maintain the aesthetics of the district. He added that, with their blessing, he would also like to remove the fiberboard siding, at some point.

Chairman Marr stated that the Renewal by Andersen[®] salesman did a presentation for them a few months ago; the window he demonstrated was not wood, but was a composite, and its appearance was more like a fiberglass or other type of artificial material. It's not something the HDC would approve. Mr. Wellenberger said that he wasn't sure if the composite windows were open for discussion. He acknowledged that he knows the bylaws require aluminum or wood. Ms. Willmes said that she would really like to see an assessment of the condition of the original windows before making any decision about replacing them.

Chairman Marr then opened the discussion for public comment. There were no comments so he closed public comment.

Chairman Marr then told Mr. Wellenberger that if they vote on the application as it's presented tonight, but they deny it, he has to wait a year before he can bring it back before the Commission. However, if he withdraws it, then it's still open. Mr. Wellenberger clarified what was just told to him and stated that he understood. Mr. Marr added that if he repairs the windows instead, that could be done with staff approval. Mr. Wellenberger said that he is looking to replace rather than repair. He then added that he would like to get a hard "no" so that he can give that information to the window salesman. Charlie Hart said that it used to be cheaper to repair the windows rather than replace them but that may no longer be the case.

Chairman Marr then asked for a motion to approve or deny the application as submitted. Susan Markman made a motion to deny the application as submitted. Charlie Hart seconded the motion and it was approved 5-0 in a roll call vote.

Staff Report/Comments/Discussion:

Kelli Peters reported that Antonio Torres stopped by earlier today to see if he could erect two 9-foot tall sugar skulls in front of Catrina Taqueria Cantina. She told him that she would run it by the commissioners at their meeting tonight. She asked the commissioners if this was something they would like to review. Mason Toms said that he would consider it public art. Ms. Peters clarified that they would be standing so that people can have their pictures taken in front of them. The stated that they just don't want him to bolt them to the building. The consensus was that they would be considered public art. Whether or not it has to be reviewed depends on the installation (whether or not they're attached). They also mentioned that they can't block the sidewalk.

Charlie Hart asked about Eddie Armstrong's windows. She reported that he is proposing vinyl windows but she replied that the windows had to be wood or aluminum-clad wood. She added that the front porch column he submitted is round, in a more Colonial Revival style. She is trying to work with him on the details. He seems to be very busy so he only gets back to her occasionally.

HDC Meeting March 12, 2026

Page 4

Charlie Hart reported that Scott Cook started digging a huge hole at his vacant lot at 801 Maple today. Ms. Peters was very surprised to hear that; she told them that she has not issued a COA because she still hasn't gotten the replat documentation from Mr. Cook yet.

She reported that she has typed a list of all of the violations so she will add that one to it.

Chairman Marr reported that it looks like the parapets are repaired at Crush Wine Bar & Argenta Drug. Charlie Hart told Ms. Peters that she had done a good job with that. She said that there were still some strips of the parapet that needed repair. Mr. Marr added that he had noticed that a window on the rear had been rebuilt or repaired. She added that she thinks she may have spurred him on, to do more repairs. Mr. Hart added that they needed to review the windows but Mr. Marr said they it appears they are repairing the windows instead of replacing them. Susan Markman said that she remembers that the windows are tinted but Mr. Marr added that it appears that way because there is no light on the second floor, so it makes the glass appear tinted.

On that note, Ms. Peters added that she had suggested to Eddie Armstrong to change the black screens to silver. Assuming that the glass would be tinted, she also told him that the glass has to be clear, and cannot be tinted or mirrored.

After Tom Marr determined that there was no further business to discuss, the meeting was adjourned at 6:12 P.M.

Respectfully Submitted,



Kelli Peters, Director
North Little Rock Historic District Commission

Note: Kelli Peters had already told the commissioners, earlier that day, via email, that former director, Sandra Taylor Smith, passed away early that morning.

This issue of the minutes of the North Little Rock Historic District Commission is dedicated to the memory of Sandra Taylor Smith, longtime director of the North Little Rock History Commission and the North Little Rock Historic District Commission. Rest in peace, Sandra. We love you.