



NORTH LITTLE ROCK HISTORIC DISTRICT COMMISSION

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MINUTES

May 14, 2026
506 Main St.
North Little Rock, AR
5:30 P.M.

Commission Members Present:

Tom Marr
Charlie Hart
Susan Markman
Debra Roberts
Megan Willmes

Others Present:

Kelli Peters, Director
Cary Bradburn, Staff
Antoinette Johnson
Tiffany Weinkopff
Felisa Womble
Bob Markman

Commission Members Absent:

Mason Toms

Commission Chairman Tom Marr called the meeting of the North Little Rock Historic District Commission to order on May 14, 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 March 12, 2026 Historic District Commission meeting. Charlie Hart moved to approve the minutes of the March 12, 2026 HDC meeting as written. Susan Markman seconded the motion and it was approved 5-0 in a roll call vote.

New Business:

A. 304 W. 7th St. – Installation of gravel parking pad in rear yard

Chairman Marr yielded the floor to Antoinette Johnson, who presented the project on behalf of the owners, who live out of state. Ms. Johnson explained that they would like to install a gravel parking pad to provide a more appropriate place to park; right now it's a muddy spot full of pits. They would like to eventually build a garage on this site. The gravel pad will be edged by a stone border. Ms. Johnson passed around the site plan. Kelli Peters apologized to the commissioners for not having printed copies of the plans before the meeting.

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Chairman Marr then opened the discussion for public comment. Ms. Johnson stated that Ms. Weinkopff is in favor of it. There were no other comments so he closed public comment.

Charlie Hart asked Ms. Johnson what color the gravel would be, and he suggested that it not be white, and not be pea gravel. She stated that it would be regular, gray gravel. Debra Roberts asked Mr. Hart why he objected to pea gravel. He said that it doesn't stay contained.

Chairman Marr then asked for a motion to approve or deny the application as submitted. Susan Markman made a motion to approve the application as submitted and discussed, with regular gravel, no pea gravel. Debra Roberts seconded the motion and it was approved 5-0 in a roll call vote.

B. 318 W. 8th St. – Installation of wood storage building in rear yard

Chairman Marr gave the floor to Tiffany Weinkopff, the owner of the house at 318 W. 8th Street. She explained that she had just recently purchased the house from the Argenta CDC, and she needs storage for her lawnmower, etc. The shed will be a 12' x 16' shed covered with horizontal wood siding, painted to match the house, and covered with architectural shingles that match the house. The shed will be located on the rear corner of the property, 10 feet from the rear of the house. She added that the horizontal wood siding is about \$4,000 more expensive than the vertical siding but she's fine with that because that will help maintain the same aesthetic as the house.

Charlie Hart asked Ms. Weinkopff if she had the storage building 5 feet off the property line on both sides. She answered that there is a 6 foot easement, but that she could add 2 feet if needed. She added that that would probably be required anyway due to the location of a utility pole. She asked how far away it has to be from a utility pole. Mr. Hart suggested that she ask Planning so that she doesn't put it in the wrong place.

Chairman Marr then opened the discussion for public comment. Felisa Womble, one of Ms. Weinkopff's neighbors, spoke up in opposition to the size of the proposed building. She stated that she & Ms. Weinkopff have discussed this building. She doesn't object to her having the building but she thinks it is too large, and too tall. It will obstruct her view of W. 8th Street. Ms. Weinkopff explained that Ms. Womble can see W. 8th Street from her back door via the two empty lots east of Ms. Weinkopff's house. Ms. Womble stressed again that her main objection is the size of the building, but she is also concerned about safety, because she will no longer be able to watch out for her neighbors as easily with the building blocking her view.

Susan Markman asked Ms. Weinkopff why the horizontal siding automatically added 6 inches of height. Ms. Weinkopff explained that the only model she can get that has horizontal siding. The horizontal siding uses a different kind of backing which adds 6 inches to the height. Charlie Hart asked how tall the building would be. Ms. Weinkopff answered that it would be between 7.5 to 8 feet tall. There will be a workbench in it and space for tools & equipment. She'll be able to stand up inside the building.

Charlie Hart asked Ms. Womble if she is for or against the project. She answered that she is only

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against the size of the building and the easement. She said that an easement was put between their properties so they have to be mindful to abide by that. Ms. Womble explained that there is a large parking lot behind the three houses close to the southeast corner of Willow & W. 8th Street which was put in by the Argenta CDC to provide parking for all three houses.

Mr. Hart asked Ms. Weinkopff if her shed would sit on the parking pad and she explained that most of it would sit on the parking pad, within the easement, but part of it will not. The commissioners advised her to consult with Community Planning staff on the exact placement of the shed.

Mr. Hart asked Ms. Weinkopff if the easement is the concrete driveway and she answered yes. She also pointed out that she is the only one who uses it.

Chairman Marr asked the commissioners if they had any further questions or comments for the applicant. Debra Roberts said that it's clear that Ms. Weinkopff understands that she has to abide by the easements. She added that she understands the need for a storage shed, and it seems to be a standard height for a shed. She also added that she is sorry that it would destroy the view that Ms. Womble has enjoyed but she doesn't think it's a valid reason for Ms. Weinkopff not to be allowed to have a shed. Ms. Womble responded and said that she isn't trying to keep her from having a shed but the size of the proposed building will create a safety issue but she feels the need to come to the meeting to state her opinion on the matter. Ms. Roberts then reiterated that Ms. Weinkopff meets the guidelines as long as she respects the easements.

Mr. Hart then told Ms. Womble that the purpose of these public hearings is to give the public a means to give their opinions on projects, and thanked her for her opinion.

Bob Markman asked if the slant of the roof could be turned in such a way that wouldn't obstruct Ms. Womble's view. Ms. Weinkopff explained that it is a rectangular building and if she turns it another way, it would take up more of the parking. At that point, Ms. Womble excused herself from the meeting. Mr. Hart told Ms. Weinkopff that she has it turned the correct way.

Ms. Weinkopff said that she doesn't understand the safety argument because there seems to be a lot of construction going on right now so, eventually, all of the lots on that block will likely be developed eventually.

There were no further comments so Chairman Marr closed public comment.

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

Staff Report/Comments/Discussion:

Kelli Peters reported that she has gotten some responses from violation letters she has sent out. The first time she sent one to the owner of the Hodge-Cook House came back but she has now been in contact with the owner, Dustin Lawrence. He is proposing the complete replacement of the

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original wood siding with LP siding that is much wider than the original wood siding.

She also got a call from Felisa Womble earlier today asking the same question. She asked if siding is allowed in the district. So Ms. Peters asked her which kind of siding she was asking about.

Chairman Marr added that if the previous owner had kept up with the painting at the Hodge-Cook House then this wouldn't be an issue right now. Ms. Peters then read Mr. Lawrence's response to her email. Mr. Hart advised her to tell him that he can't put up new siding because it's not allowed. Ms. Markman said that if the siding needs to be replaced, it needs to be replaced with the exact same kind of siding. Chairman Marr said that 100% of the siding would not be allowed to be replaced because it would jeopardize its National Register listing, to which he deferred to Megan Willmes. Ms. Willmes said that as long as the replacement siding is exactly the same kind as the original it wouldn't affect the National Register listing.

Chairman Marr told Ms. Peters that the appropriate kind of wood siding is available here at People's Lumber. It is made-to-order.

Ms. Peters added that Ms. Womble may propose the same thing.

She reported that she has finally heard from Bubba Lloyd regarding the violation letters she has sent about the Church of Christ building (at 200 W. 6th St.). She has developed a rapport with him, and it is now on his radar to address. He told her that he had roofers out there the day he called.

She had sent a violation letter to the Argenta Library regarding the downspout nozzle that still hasn't been put on after the reroofing job they did a few months ago. It now has a sawed-off PVC pipe just sticking out and it looks really bad.

Ms. Peters sent a violation letter to Cassandra Ticer on May 7 about the hole in the siding over the front door.

She reported that Mr. Hart told her that Rachel Modelevsky has built a permanent cover over her rear deck at 520 Willow. She didn't have permission or a COA for the work. It has a silver standing seam metal roof over it. Mr. Hart asked what the repercussions would be. Ms. Roberts & Mr. Marr both said that she would have to complete an application and come before them; they will either approve or deny the application. Mr. Hart added that she is a realtor so she should know better. Ms. Peters told them that she had already given her a COA for the front porch on which she specified that the floor had to be tongue & groove and not decking and that she didn't like that much.

Charlie Hart asked about the timeline if she doesn't do anything and doesn't change it. Ms. Peters wasn't sure but she said that she has found several good examples of violation letters in Sandra's papers that she could use as a guide.

Cary Bradburn added that as a code violation like that would probably go to district court. Appeals

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would go to circuit court as an administrative review. Ms. Markman added that she should probably send a follow-up letter giving the timeline of what the next steps will be.

Debra Roberts reported that she will be having surgery on her foot so she will be out in July and probably August, as well. She then excused herself from the meeting.

Chairman Marr asked about the schedule for planting the tree at the Old Mill in Sandra's memory but Ms. Peters wasn't sure about which time that would be. Cary Bradburn added that parking may be an issue at the Old Mill's celebration of 50 years as a city park.

After Tom Marr determined that there was no further business to discuss, the meeting adjourned at 6:22 P.M.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Kelli Peters".

Kelli Peters, Director
North Little Rock Historic District Commission