



NORTH LITTLE ROCK HISTORIC DISTRICT COMMISSION

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MINUTES

July 9, 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

Commission Members Absent:

Debra Roberts

Others Present:

Kelli Peters, Director
Cary Bradburn, Staff
Devin Sorrows
Bob Markman
Dustin Lawrence
Randy Adams
Devin Manis
Lourdes Jones
Saige Anderson
Neale Carber
L. Towby
Keilya Embry
Mason Richardson
Kristin Weatherford
Nathan Bradley
Cass Coomes
Chad Caza
Tom Howard

Jo Reinbold
Jonathan Reinbold
Chris McNeal
Ali Taylor
Blake Tierney
Leon Hunter
Molly McDaniel
Greg Wagnon
Phillip Bryan
Paul Strack
Logan Vanveldhuizen
Laura Fuentes
Shannon Begley
Max Vanveldhuizen
Will Smith
Cameron Chapman
Ginger Colclough
Travis McKenney

Commission Chairman Tom Marr called the meeting of the North Little Rock Historic District Commission to order on July 9, 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 May 14, 2026 Historic District Commission meeting. Megan Willmes moved to approve the minutes of the May 14, 2026 HDC meeting as written. Mason Toms seconded the motion, and it was approved 5-0 in a roll call vote.

New Business:

A. 309 W. 8th St. – Installation of wood storage building in rear yard

Chairman Marr yielded the floor to Randy Adams, who explained her need for a storage shed. She also explained that she needs a new porch rail because her husband had fallen off the porch the day before, while in his wheelchair. An application was presented with no drawings of the proposed porch rail. When the commissioners asked to see a photo of the front of the house, Kelli Peters stepped away to make copies to hand out to them. Chairman Marr said that he would like to have some more information on the porch railing before they review it and suggested to Ms. Adams that she bring it back for review next month.

Mr. Marr then returned the discussion to the storage building. He explained to Ms. Adams that we don't normally allow metal roofs on outbuildings, but we could agree to approve it if she agrees to put a shingle roof on it as a condition of approval. Ms. Adams told him that she could get that changed by the vendor.

Chairman Marr then opened the discussion for public comment. Cameron Chapman stated that, as the applicant's next-door neighbor, he is in favor of the storage building. There were no other comments, so Mr. Marr closed public comment.

Chairman Marr made the motion to approve the application as long as the roof is changed to an asphalt shingle roof. Megan Willmes made a motion to approve the application with the condition that the roof be changed to an asphalt shingle roof. Susan Markman seconded the motion, and it was approved 5-0 in a roll call vote.

Mr. Marr then suggested to Ms. Adams that she come back next month with drawings of the porch rail she proposes to install such as the height, materials, and style so that they can review it then.

B. 713A Main St. – Installation of vinyl window signage for Pocket Dimension Bookshoppe

Chairman Marr gave the floor to Devin Manis, co-owner of Pocket Dimension Bookshoppe. He apologized for the weird color of the photos he printed. Kelli Peters explained that she had given each commissioner an example of the signage that shows the actual colors. Mr. Manis added that even though it's not indicated in the photos, the largest letters are 6.75 inches tall.

Chairman Marr asked about the transparency of the signage. Mr. Manis explained that when you're walking by, on the sidewalk, you can see inside the store through the image. Mr. Marr clarified that we aren't so much concerned about looking from the inside out as much as we're concerned with being able to see into the store from the outside. Ms. Willmes & Ms. Markman stated that they have been by several times and have had no problem seeing into the business through the signage.

Chairman Marr then opened the discussion for public comment.

Logan Vanveldhuizen pointed out that there's another business nearby with similar signage and you can see inside the store from the outside.

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Devin Sorrows, co-owner of Pocket Dimension Bookshoppe, read a prepared statement explaining his choice of design.

Paul Strack, who acknowledged that he made the vinyl window graphic at *his* business, Custom XM, stated that the graphic is made of 60/40 perforated vinyl. He added that one of the benefits of this type of window signage is that it helps to block the morning sun. He pointed out that window signage in a retail environment can account for up to 50% of sales, according to statistics, and will likely help drive customer traffic to Argenta.

Lourdes Jones, the marketing coordinator at North Little Rock Tourism, spoke in support of the signage because it helps to show that there are businesses on Main Street north of Argenta Plaza. She said that the retail environment helps to encourage visitors to stay longer while they're in Argenta.

Shannon Begley, a local business owner, spoke in support of Pocket Dimension's signage. She feels that it will be a positive addition to the neighborhood.

Chris McNeal, a local attorney, stated that he didn't know the store existed until their bright signage first appeared in the window. He went in, bought a book, he started following them on Instagram, he joined their science fiction book club, he has made friends there, and has bought more books. He then discovered the gaming store next door. He is very glad the store is there.

Seeing a pattern, Chairman Marr asked if anyone in the room was there in opposition. No one spoke up.

Devin Manis, one of the co-owners of Pocket Dimension, apologized to the Commission for their error in installing the sign before getting permission. Skirting our authority was never their intention. He expressed his appreciation to the Commission and staff for taking their signage into consideration.

Chairman Marr then closed public comment and asked the commissioners if they had any comments or questions. Charlie Hart told the group that they "didn't follow the rules but we allow it, if you come back around, so we want everybody to know, and tell their friends that there are a few historic district rules, and we would appreciate it if you come talk to us first before you do something. We don't control paint but we control most everything else. And don't paint your brick. We appreciate it."

Susan Markman stated that we pride ourselves on being a real community, including both businesses and residences, as they had indicated. She is happy to see it.

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

C. 620 Maple St. – Replacement of original wood siding with new, identical wood siding

Before the discussion got started, Susan Markman asked for clarification on the address. She asked if it was supposed to be 620 or 650 Maple. The owner, Dustin Lawrence, answered that it started out as 620 Maple, but it was changed a few years ago to 650 Maple.

Chairman Marr then introduced the project by asking Mr. Lawrence if his intention is to replace *all* of the wood siding or just the parts that are deteriorated. Mr. Lawrence told him that his contractor poked a hole in one of the siding boards with a screwdriver and it went right through, indicating that the boards are dry rotted. He added that they will try to save as much original material as they can. The trimwork can be saved, for the most part. Mr. Marr pointed out that the boards on the front porch have been protected by the porch roof. Mr. Lawrence agreed that if those boards can be sanded and painted, they will do that.

Mr. Marr asked if Mr. Lawrence's intent is to put OSB (oriented strand board) on the new areas. Mr. Lawrence explained that water had gotten behind the lap siding and rotted the plywood behind it. Mr. Marr advised him that if the plywood is damaged, he can replace that, but if some areas don't have plywood, OSB should not be added. He clarified that adding OSB would change the profile of the wood siding making it stick out farther than the corner boards.

Mr. Marr advised him to get his contractor to prime all four sides of the new wood siding before he installs it, because it holds up better. Charlie Hart added that the ends need to be primed, as well. Mr. Lawrence added that his contractor included caulking in his estimate but Mr. Marr advised against a lot of caulking. He advised only caulking the ends of the boards because if you caulk every single lap board, it traps moisture behind the siding. The siding was meant to breathe. He added that it costs a lot and it's not necessary. Susan Markman added that she had had that experience and learned the hard way.

Charlie Hart asked Mr. Lawrence if he had a source for his siding. He answered that his contractor has a lumber yard. Mr. Marr & Mr. Hart told him that Peoples Brothers Lumber can order it for him. Ms. Markman added that this house is neat because it has the narrow wood siding. Mr. Marr added that the secret is to keep it painted.

Chairman Marr then opened the discussion for public comment. Travis McKenney told them that he had lived in the house 19 years ago and it helped him fall in love with the Argenta district. He is very happy that Mr. Lawrence is fixing up the house because it's a jewel in the neighborhood. Kelli Peters commented that a lot of commuters have to wait at the traffic light (at 7th & Main) and look at that house as they wait. A lot of people see that house every day.

Chairman Marr then closed public comment and asked the commissioners if they had any comments or questions. Charlie Hart pointed out that the proposed work states that it says, "repair of windows as needed by removing & replacing rotted wood." He said that he was really glad to see that but if he plans to replace any of the windows in the process, he needs to come back before the Commission. Mr. Hart continued, stating that he can't replace them with aluminum or vinyl, they have to be wood windows. Mr. Lawrence said that the windows are pretty sound but some of the window casings

show some deterioration. Mr. Hart added that storm windows would be a quick fix after the windows are repaired.

He then asked if he needs to come back before the Commission if he planned to put in storm windows. Mr. Marr answered that their main concern is that they have a painted finish to them. We don't allow shiny, anodized aluminum. He can add a factory finish paint color to the window frame. Mr. Lawrence stated that he plans to make it the same color as the box trim so that it will "disappear." Ms. Peters asked Mr. Marr if storm windows could be approved at the staff level. He answered that as long as they aren't anodized aluminum, she could issue the COA at the staff level. She told Mr. Lawrence that he will need a COA for it.

Susan Markman asked him about his timeline. Mr. Lawrence said that he plans to "hit the ground running." Kelli Peters then asked Megan Willmes if the total replacement of the siding would endanger the house's listing in the National Register of Historic Places. Ms. Willmes answered that replacing it in-kind follows the Department of the Interior's Standards for Rehabilitation so it won't be a problem.

Chairman Marr made the motion to approve or deny the application. Mason Toms made a motion to approve the application as submitted. Susan Markman seconded the motion, and it was approved 5-0 in a roll call vote.

D. Review of National Register nomination of Mabel Vallea Lustron House, 706 Skyline Dr.

Chairman Marr introduced the discussion of the proposed National Register nomination of the Mabel Vallea Lustron House at 706 Skyline Drive in Park Hill. He stated that the purpose of this discussion is to give our recommendation on the inclusion of this house to the National Register of Historic Places. He pointed out that not everyone is likely familiar with this type of house, so he yielded the floor to Megan Willmes, the National Register Coordinator at the Arkansas Historic Preservation Program.

Ms. Willmes explained that Lustron houses are prefabricated houses made entirely of enamel-coated steel. The exterior walls, the interior walls, kitchen cabinets, doors, ceilings, some of the floors of the house, and the garage are all made of metal. Mason Toms added that they advertised that you could order some picture hangers on super strong magnets to use inside the houses so that you wouldn't have to punch holes in the walls. Lustron houses were manufactured to help answer the call for additional housing after the end of World War II. He added that they were marketed as low-maintenance housing, specifically to single, unmarried, or widowed women because of their low maintenance. They even suggested that you could use a garden hose and wash down the walls. He added that, because they were prefab houses, they could still be dismantled and relocated. They were sold and shipped to all parts of the country, but they didn't fare well in certain climates such as the arid deserts of Arizona.

Ms. Willmes pointed out the significance of this Lustron house because it's only one of two Lustron houses in the whole state that have its matching garage. The garages are rare. Chairman Marr told Ms. Peters that Sandra Taylor Smith, the late director of the History Commission, wanted to get this

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house listed on the National Register for a long time, but the then-owner didn't want that.

Ms. Peters then told the group that the realtor is a friend of hers. He had called the office last year to get some information on the house to help him sell it, but he also had visions of getting it listed on the National Register. During that conversation, she referred him to the Arkansas Historic Preservation Program (AHPP) about surveying the house and nominating it to the National Register of Historic Places. Megan Willmes added that this is a house the AHPP staff has been anxious to document and nominate to the Register for several years.

Megan Willmes & Mason Toms told Ms. Peters that if they vote to support it, she needs to send a letter of support to Ralph Wilcox at AHPP so that it can be included in the packet they send to the National Park Service. Chairman Marr then asked for a group voice vote in support of the nomination. The vote was unanimous in support.

Staff Report/Comments/Discussion:

400 W. 5th St.

Kelli Peters reported that she received a call from Talor Shinn, of the City Clerk's office, to report that a lot of work is being done at 400 W. 5th Street. Ms. Shinn asked if the owner or contractor had gotten permission from us to do the work. I told her that they had gone before the Commission in March and they *do* have a COA for the work. She told us that they don't have a permit from the city. Chairman Marr reported that the roof brackets, which are very deteriorated, are also being replaced, as well as the roof. He asked if the owner should come back before the HDC about that work, as well. He asked the other commissioners if they would like for her to come back. (That question was never answered as the discussion continued.) The owner also wants to remove the paint from her two front porch columns – she knows not to sandblast them.

238 Melrose Cir.

Ms. Shinn also reported to Ms. Peters that the chimney is crumbling on the roof of 238 Melrose Circle. Ms. Shinn told her that, years ago, Sandra Taylor Smith had confronted the owner when he replaced the windows without permission. He responded by correcting only the front windows, leaving the inappropriate ones on the sides. He also left off all of the exterior window trim. It is still that way. The house also needs paint. His response to Ms. Smith, at the time, was that he just wouldn't do anything else to the house. Ms. Peters said that this will likely be her next hurdle. Chairman Marr asked if there is a new owner, but Ms. Peters said that it's the same owner, Darius Jones.

Faucette Building, 400 Main St.

Ms. Peters then reported that she had sent an email to Legal today asking for the status of the Faucette Building, because she knew that the commissioners would ask about it and she wanted to know what to tell them. Assistant City Attorney Alex Betton responded instead to Felicia McHenry, the director of Code Enforcement. Ms. McHenry called Ms. Peters today to say that Legal keeps bouncing it back to her. Ms. McHenry told Ms. Peters that all she can do is either condemnation or demolition. And she acknowledged that she can't condemn it and she can't demolish it. She said

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that Legal wants Code Enforcement to write a ticket for condemnation. Chairman Marr said, "No, that's not how it works." Ms. Peters told the commissioners that she and Ms. McHenry are in agreement that Legal needs to handle it. Chairman Marr stated that Legal needs to take the owner, Dr. Jaros, to circuit court and he needs to start paying a fine for every day that the building is not in compliance.

Felicia McHenry also mentioned that the fire marshal should probably weigh in on it, too. Ms. Peters said that she is planning on setting up a meeting with Legal and the fire marshal. They keep bouncing it back and that's not helping anybody. Charlie Hart said that the city always recommends demolition because that's the easiest way out for them, and we always have to fight that. Mr. Marr reminded the group that he & Ms. Peters had attended a meeting over a year ago with several city officials, and everyone was in agreement that the building should not be torn down. The city attorney's office was going to handle the case, and they were going to start going after the owner, but it sounds like nothing's been done. Ms. McHenry told Ms. Peters that she had even gone to Conway to try to track him down, at his eye clinic, but she couldn't find him.

Chairman Marr said that there have been several instances where they've had to take people to circuit court. He stated that, "Once the court starts fining you, that's pretty serious because if you don't start making the payments, you go to jail." Ms. Peters added that that's motive to sell. Cary Bradburn said that those cases are now sent to district court. Mr. Marr said that Randy Morley is the district court judge and he has always been kind toward preservation movements, so he's a little shocked that the city has totally dropped the ball on this. Legal said that they would handle it, but they apparently have decided not to. He said that it sounds like it's time to meet with the mayor about it. This is our only option so if they aren't willing to do it, the mayor needs to know about it. Ms. Peters said that the mayor will probably step in because of the significance of this building.

Cary Bradburn reported that there was an effort by John Crow & John Chandler to buy the building, but Dr. Jaros completely ignored them. Mr. Marr said that he had heard that the assistant city attorney was too empathetic about the owner's cancer. Mr. Marr said that that doesn't matter because Dr. Jaros is not doing what he needs to be doing. He's had multiple letters, and the city has tried to get him to do something, and then it suddenly stopped. That was a year ago. Chairman Marr offered to go with Ms. Peters to meet with the mayor or City Council. It was agreed that we've gotten enough excuses from the city that we need to take it up a notch. Enough is enough. We're getting pressure from the community to do something with this building, and we've put it in their hands, but they haven't done anything.

234 Melrose Cir.

Ms. Peters then reported that Talor Shinn had also called to report that a roof was being installed at 234 Melrose Circle without a permit. Ms. Peters went to the house and saw that 100% of the old roof had already been removed. She spoke to the roofer who showed her the shingles they were going to install. She told the roofer that since it was supposed to rain the next day, to go ahead and finish and she would deal with the owner. She sent the owner a violation letter, application, and pamphlet explaining who we are and what we do. She has since sent in the application, so Ms. Peters sent her the COA to make it legal. She said that she thinks this owner may turn out to be a good

addition to the neighborhood.

520 Willow St. & 616 Orange St.

Charlie Hart then reminded Ms. Peters about the violation at Rachel Modelevsky's house at 520 Willow Street. She reported that she had sent two violation letters each to both Ms. Modelevsky and to Cassandra Ticer about their respective violations, but she hadn't heard anything from either of them. She then asked the commissioners what her next steps should be. Chairman Marr said that, in the past, they would turn it over to the city attorney's office to handle. Legal would normally send a letter telling them that they have a certain number of days to respond or they would take them to court. The court would normally set a daily fine until they bring the property into compliance.

309 W. 8th St.

Charlie Hart then asked Ms. Peters about one of the previous COAs issued for 309 W. 8th Street, which was listed on the staff report for this meeting. He asked about a COA for a metal roof over a rear shed addition. She said that she couldn't remember if that's the kind of roof the owner already had so she checked the file. It said that she permitted a shingle roof over the rear addition and a metal roof on a shed. She couldn't find anything in the file to explain that, so she accepted the blame for the error. Mr. Hart asked if we could amend the guidelines. Ms. Peters found a note that said, "metal roof on shed" but the word metal was crossed out with "no metal." She interpreted that to mean that she was made aware (after the fact) that metal was not allowed. She accepted that as an error on her part.

Other

Chairman Marr asked Ms. Peters if she had had a chance to work on the guidelines. She told them that she had gotten a lot of things behind her, and was pretty much caught up, so she hoped to start working on them the next week.

After Chairman Marr determined that there was no further business to discuss, the meeting adjourned at 6:45 P.M.

Respectfully Submitted,



Kelli Peters, Director
North Little Rock Historic District Commission