

NORTH LITTLE ROCK HISTORIC DISTRICT COMMISSION

**506 Main Street
North Little Rock, Arkansas 72114
Telephone (501) 371-0755**

**MINUTES
NORTH LITTLE ROCK HISTORIC DISTRICT COMMISSION
July 10, 2025
506 Main Street
North Little Rock, AR
5:30 P.M.**

Commission Members Present:

**Tom Marr
Charlie Hart
Susan Markman
Debra Roberts
Mason Toms**

Others Present:

**Kelli Peters, Staff
Cary Bradburn, Staff
Leslie Clements, Champù Salon
Mike Vazquez, Champù Salon
Shawn Welch
Kerry Welch
Jarred M. Dulski, Hydco, Inc.
Travis McKenney
Bob Markman**

Commission Members Absent:

None

Commission Chairman Tom Marr called the meeting of the North Little Rock Historic District Commission to order on July 10, 2025 at 5:30 P.M., and quorum was established.

Mr. Marr asked the guests to introduce themselves. Applicants for 406 W. 5th Street, Shawn and Kerry Welch; applicant/representative for Champù Salon, Leslie Clements and Mike Vazquez; applicant for Hydco, Inc., Jarrod Dulski; Travis McKenney, and Bob Markman introduced themselves.

CORRECTION AND ADOPTION OF MINUTES

Mr. Marr asked if Commissioners had read the minutes of the June 12, 2025 Historic District Commission meeting. Debra Roberts moved to approve the minutes of the June 12, 2025 HDC meeting as written. Susan Markman seconded the motion and it was approved 5-0 in a roll call vote.

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New Business:

A. 601 Main Street – Installation of a monument sign in front of building

Tom Marr and Kelli Peters introduced the project to the Commission. Leslie Clements, the owner of Champu Salon, has installed two posts in the ground but not the sign. She is seeking permission to install the sign in the ground in front of the building, in front of the boxwoods. Ms. Peters then clarified with Ms. Clements the size of the letters of the sign: the large C is 26" and the smaller letters are 18".

Mr. Marr reminded the Commission that this signage on the building had been discussed in March. Mr. Marr pointed out that the guidelines limit the height of the letters to 18" whether it's a surface-mounted sign or a ground-mounted sign. Debra Roberts asked why this would be different than what they had discussed with the Hydco sign (at last month's meeting). Mr. Marr pointed out that Hydco's sign is a different application.

Mr. Marr asked Ms. Clements if this is the same sign that they had reviewed in March, and she answered "yes." He pointed out that staff recommends that no letters exceed 18" and should have a non-reflective finish. Charlie Hart said that the "C" is too tall. Ms. Roberts said that she doesn't see the difference in the size of this monument sign and the monument sign being proposed by Hydco. Ms. Clements said that she can see why it would matter if it were taller than the shrubs but it won't be.

Mr. Hart asked Ms. Roberts to explain what she meant by her comment. She said that when you compare the overall size of this sign, it seems a lot smaller than the sign Hydco is proposing, which would jump out at you. He pointed out that the letters in Hydco's sign are 18" in height. Ms. Roberts said that she thinks they should look at the size of the sign overall. Susan Markman added that she has struggled with this as well, but that she is concerned about setting a precedent. Another factor is that the sign is painted with a glossy finish. Ms. Markman understands Mr. Hart's point, but she also understands Ms. Roberts' point. Ms. Roberts told them that she had been on the Board of Adjustment for 20 years and she has been on this board for many years. On both boards, they have always been concerned about setting precedents. But she has also learned that they should look at each case individually. They judged each by the circumstances. She thinks that Hydco's sign is rather large, but this one is much smaller. She, personally, can't vote against this sign and then vote for Hydco's sign. Mr. Hart suggested that they not discuss the Hydco sign.

Ms. Clements commented that the sign, being black, wouldn't be that noticeable but Mr. Hart added that they are still concerned about setting a precedent. Ms. Roberts added that these are guidelines, not ordinances or laws. She thinks this sign is more discreet, and in keeping with the neighborhood.

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Mr. Marr opened the discussion for public comment. Because no one from the public made any comments, he closed public comment.

Tom Marr asked for a motion to approve or deny the application as submitted. Debra Roberts made a motion to approve the application as submitted. Susan Markman seconded the motion but it was denied 2-3 in a roll call vote. Mr. Marr told Ms. Clements that she could come back with a revision, or she could change the letter size to 18" and not come back, but that her application was not approved.

B. 710 Main Street – Demolition of building

Tom Marr introduced the application but no one was present to represent it. He said that staff recommends denial and he agrees. He suggested they just table it. Charlie Hart asked that if there were a plan for a new building on the site, for them to allow the demolition, how they would get assurances that they would follow through with a new building. Mr. Marr said that, in the past, they would need architectural drawings which shows a commitment to the project. He asked if they would need to vote to table it.

Tom Marr made a motion to table the application and Mason Toms seconded it. It was approved 5-0 in a roll call vote.

C. 406 W. 5th Street – New garage apartment, swimming pool, rear yard fencing

Kerry Welch told the Commission that she plans to build a garage apartment in the Craftsman style, to match the main house. It would have 8" weatherboard siding to match the 8" steel siding that's on the main house. The garage doors would have windows up high for light. The door to the apartment would be a glass Craftsman-style door to match the doors on the house. The apartment will be used as a pottery and stained glass studio. It would be built farther east than the slab of the original garage apartment that had been on the lot. Shawn Welch pointed out that they will build it within the 5' easement. The windows would be 01/01 wood windows.

Tom Marr asked what they mean by weatherboard siding. The Welches answered that they would use Hardie® board siding; Mr. Marr stated that it is allowed in new construction. He then asked them about the corners. He said that mitered corners would be very challenging to do but Mr. Welch said that they would have corner boards. He asked about the porch columns; they answered that they would be 6" x 6" wood columns.

Kelli Peters pointed out that two of the sheets of the plans had been changed, showing a change in a window on the upper east elevation. The window is now a 12" x 24" window in the living room.

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The Welches said that they need to replace part of the rear fence, and part of the west fence; it would match the existing.

Mr. Marr opened the discussion for public comment. Travis McKenney asked if they are planning to run a driveway next to Steve's driveway but they answered "no." Because there were no more comments, he then closed public comment.

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

D. 800 Main Street – New signage on building or monument sign

Tom Marr introduced the project and reminded the Commission that they had discussed this at last month's meeting, but the applicant has made some revisions to the proposed signage. He asked for clarification that the images on the building are the signs they are proposing, and Jarred Dulski answered "yes." Charlie Hart asked if this is the same size as what he proposed last month but he said that this one is smaller. Mr. Hart asked if they are proposing to do both signs (building and monument). Mr. Dulski answered that they are proposing the building signs, as long as the (National Park Service) approves them, however, if the NPS does not approve them, then they will propose the monument sign. He explained that there is a new person in charge of the tax project so they are now waiting to hear back on approval.

The group looked at the plans and discussed the size of the signs. Mr. Dulski assured them that they would make sure that no letters exceed 18" in height and that he would get that to Ms. Peters.

Mr. Marr opened the discussion for public comment. Because there were no comments, he then closed public comment.

Charlie Hart asked if the signs would be internally-lit. Mr. Dulski answered that they would be, and that they put the lumens on the specifications. After Debra Roberts asked for clarification about which signs they are proposing, Mr. Dulski told her that they would prefer to have the signs on the building. However, if the (National Park Service) doesn't approve those, then they would install the monument sign. (The monument sign would be contingent on the approval of the building signs.)

Kelli Peters asked if they needed to discuss the monument sign, in case the National Park Service does not approve the building signs. They then discussed the setbacks. It would be located where the flagpole is now. Mr. Hart stated that he doesn't want the monument sign. Ms. Markman asked when Mr. Dulski thinks he may hear back about the sign, and

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he answered, "90 days." He then explained that there has been a delay because of the change in personnel at the federal level. Mr. Hart asked if the other commissioners were okay with the signs being internally-lit. There were mixed opinions about it.

Tom Marr asked for a motion to approve or deny the application. It was decided that motions would be made in two parts. For Part 1, Susan Markman moved to approve the application for the signage on the south and west facades of the building – which is their preference – as long as no letters exceed 18" in height. Mason Toms seconded the motion and it was approved 5-0 in a roll call vote. For Part 2, Mason Toms moved to approve the monument sign as long as the sign is 5 feet from the property line, follows the dimensions on the specifications, contains letters that do not exceed 18" in height, does not exceed 75" in height overall, and has a 6" base, as long as the National Park Service does not approve the building signs. Susan Markman seconded the motion and it was approved in a 4-1 roll call vote.

Staff Report/Comments/Discussion:

Kelli Peters told the commissioners that she has sent two violation letters but hasn't had enough time to hear back about them.

Tom Marr asked if she had heard anything from the city attorney's office about the Faucette Building situation but she said she hadn't.

Charlie Hart asked about the library project, why it was not on the agenda. She explained that they had sort of done it backwards, expecting her to design the solution to the drainage problem. She stressed that she was not qualified to design that so she checked with Mary Beth Bowman, who told her that she would get her some plans. Once Ms. Peters got the plans, it was clear that she could approve the project at the staff level, so she issued the COA on Monday.

After Tom Marr determined that there was no further business to discuss, the meeting was adjourned at 6:30 P.M.

Respectfully Submitted,



Kelli Peters, Staff
North Little Rock Historic District Commission