

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
February 13, 2025
506 Main Street
North Little Rock, AR
5:30 P.M.**

Commission Members Present:

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

Others Present:

**Sandra Taylor Smith, Director
Kelli Peters, Staff
Stacy Holifield
Mary A. Chambers**

Commission Members Absent:

Charlie Hart

Commission Chairman Tom Marr called the meeting of the North Little Rock Historic District Commission to order on February 13, 2025 at 5:30 P.M., and quorum was established.

CORRECTION AND ADOPTION OF MINUTES

Mr. Marr asked if Commissioners had read the minutes of the September 12, 2024 Historic District Commission meeting. Debra Roberts moved to approve the minutes of the September 12, 2024 HDC meeting as written. Susan Markman seconded the motion and it was approved 4-0 in a roll call vote.

New Business:

A. 615 Main Street – Install blade sign to south wall of building

Tom Marr introduced the project and Sandra Smith showed them photos of the building and proposed sign. Mr. Marr pointed out that it looks like it meets all of the guidelines for new signs. Stacy Holifield, the applicant, added that they are considering turning it in a perpendicular direction, but in the same location. They are not trying to encourage street traffic but they need a way for their clients to identify their building. Susan Markman asked if this is the actual design to which Ms. Holifield answered that it is their intended

NORTH LITTLE ROCK HISTORIC DISTRICT COMMISSION

Meeting February 13, 2025

Page 2

design. She added that there will be three placards.

Sandra Smith asked if they have a law office in the firm now. Ms. Holifield told them that they now have a law office, and that her partner will operate their audit firm. She is now operating the tax and accounting firm. They have also added an attorney to the firm.

Mr. Marr suggested that she talk to their installer to ensure that the brackets are mounted in the mortar and not the bricks. Ms. Holifield said that she understood that and her installer will be Custom XM at 701 Main St.

Mr. Marr then opened the discussion for public comment. Mary Chambers, who was there as a student observer to learn the procedures, asked about the purpose of the commission. Mr. Marr explained that the commission reviews signs to make sure they follow the guidelines set forth in the ordinance. Kelli Peters added that the commission also reviews exterior changes to buildings, and signs are one of those things the commission regulates.

Mr. Marr then closed public comment and asked for a motion to approve or deny the application. Debra Roberts made a motion to approve the application as submitted and Mason Toms seconded the motion and it was approved 4-0 in a roll call vote.

Staff Report/Comments/Discussion:

Sandra Smith announced that we had 27 COAs which were approved in 2024 – not all required commission approval but that number is significant.

She reported that the annex to the Elks Lodge on E. Broadway will be redone.

She added that Rachel Modelevsky has bought the house at 215 W. 8th St. and she has hired Toni Johnson to do a tax credit project on the house, which was great news to everyone.

Tom Marr reported that things are still progressing on the house at 304 W. 7th St.

Ms. Smith added that the house at 406 W. 5th St. is still coming along. Then she commented about the Mobley-McAninch House at 417 W. 4th St. which is boarded securely but she still has concerns about it. The owner lives out of state but he can't afford to do anything to it. It is probably eaten up with termites but it has its brick exterior, so it still has the potential to be restored. It was built in 1913 and there are several people who are interested in buying and restoring it, but he can't bring himself to part with it. Susan Markman added that he owner is killing the house. Mr. Marr said that it's time to reach out with a letter of minimum maintenance or to the city attorney.

Mason Toms added that Katie Rose has bought a house on Melrose Circle; she is one of

NORTH LITTLE ROCK HISTORIC DISTRICT COMMISSION

Meeting February 13, 2025

Page 3

their assessments people.

Ms. Smith reported that she and others had met with Taggart Architects and some of the School Board people, including Pris Benson, and they have a new plan to restore/renovate North Little Rock High School. She reminded them that the millage vote is coming up in August. They plan to demolish and rebuild the junior high school. They want to put in the old high school building the Center of Excellence, which is currently in the new high school building. The Center of Excellence will hold up to about 800 students. The old high school building will once again be used as a school building/classroom space. They have some interesting drawings which are way different than their proposal four years ago, however, they can't figure out what to do with the old auditorium. Ralph Wilcox (Arkansas Historic Preservation Program) told them they could level the auditorium floor but the architect said that if they do that, and they start at the back, the floor would end up higher than the stage, so they aren't going to do that. They intend to restore the main floor of the building as much as possible. The School District is requiring them to remove all of the lockers at all schools, so the lockers have to come out. Kelli Peters said that she would rather they leave the lockers and weld them shut (rather than completely removing them). Ms. Smith said that that could change on down the line. She added that everyone is wondering if they're really going to follow through with their 1-2-3 priorities because that didn't happen last time.

Debra Roberts asked if they are still planning to move the School District offices into the old high school building. Ms. Smith told them that that is no longer the plan. The School District bought a building at Prothro Junction for several million dollars which surprised Ms. Roberts.

After Tom Marr determined that there was no further business to discuss, the meeting was adjourned at 5:50 P.M.

Respectfully Submitted,

Sandra Taylor Smith, Director