

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

Commission Members Present:

**Tom Marr
Charlie Hart
Susan Markman
Megan Willmes**

Others Present:

**Kelli Peters, Staff
Cary Bradburn, Staff
Raymond Turner
Jeff Suiter
Bob Markman**

Commission Members Absent:

**Debra Roberts
Mason Toms**

Commission Chairman Tom Marr called the meeting of the North Little Rock Historic District Commission to order on November 13, 2025 at 5:30 P.M., and quorum was established. Debra Roberts had an excused absence.

Mr. Marr asked the guests to introduce themselves. Raymond Turner, the applicant for 820 Orange Street; Jeff Suiter, representing Renewal by Andersen windows; and Bob Markman, all introduced themselves.

CORRECTION AND ADOPTION OF MINUTES

Mr. Marr asked if Commissioners had read the minutes of the September 11, 2025 Historic District Commission meeting. Charlie Hart moved to approve the minutes of the September 11, 2025 HDC meeting as written. Susan Markman seconded the motion and it was approved 4-0 in a roll call vote.

New Business:

- A. 820 Orange Street – Placement of new windows & doors for rear additions and extension of rear deck/roof**

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Chairman Tom Marr introduced the project to the Commission. The owner, Raymond Turner, showed photos & drawings of the project to the Commission. He pointed out that the vinyl windows on the original part of the house will not be changed; the only changes proposed will be on the additions. His house is one of a line of shotgun-style houses on that block, and it seems to him that everyone on that block has changed their windows to vinyl. He also directed their attention to the rear deck, which now is only a short deck across the rear. He would like to extend the deck and its roof to cover the entire rear of the house, to make it more usable.

He would also like to move the rear door a few feet to the right (north) to accommodate the bedroom closet (at the southeast corner).

He also wants to add a door to the south elevation. Charlie Hart said that they don't normally allow doors to be moved but since it had already been approved by staff, he wanted to discuss it. Kelli Peters explained that the door on the south elevation is placed there to accommodate the closet, based on the proposed floor plan. Plus, it wouldn't be that visible because it's on the rear addition.

Susan Markman pointed out that this house is considered non-contributing to the district which surprised her. Chairman Marr explained that it was because of the percentage of the building that is original vs. the additions.

Mr. Turner added that because these houses are so close together, it's difficult to see the north & south elevations, and the rear is not visible because of a fence. Ms. Peters also pointed out that another reason she thought the additional door would be a good idea was for fire safety, giving occupants an additional exit.

Mr. Hart asked Mr. Turner what he has done since the September 2025 meeting. Mr. Turner told him that he has pulled more damaged wood, painted the original part of the house, and added the skirting board. Ms. Peters added that she had gone by the house and the skirting board is painted a bright white, and the original part of the house has been painted a beautiful cornflower blue. He has recently gotten an engineer to come up with a repair plan, which was required by Planning. The footings around the original part of the house will also have to be replaced. He added that he has also painted the garage.

Mr. Hart asked about the status of the roofs and Mr. Turner told him that the roofs over the rear additions have now been removed and discarded. The north & south walls have also been removed. There is now lots of natural light.

Mr. Marr stated that the windows will match those on the original portion of the house, and asked what kind of windows those are. Mr. Turner told him that they are single hung, vinyl windows with snap-in grids from Home Depot. He said that he is pretty sure that these

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windows were put in before the house was incorporated into the district and it seems to be what everyone did at that time. Susan Markman asked if that was in 1993 but Ms. Peters clarified that the district was expanded in 2007 which included this block.

Mr. Marr asked if he would be reusing his existing doors or buying new ones. Mr. Turner told him that he will get doors that match the front door, even though it's not original to the house, just to give the house a more consistent look.

Mr. Marr said that this is a rather awkward situation because, even though it's a non-contributing structure, and the houses are close together, we don't normally approve vinyl windows on homes, except for new construction, so he asked for comments from the commissioners. Mr. Hart said that they always recommend/suggest wood windows. Mr. Marr suggested that they should look like what would have been there historically. He said that, when in doubt, it's always best to install one-over-one windows rather than multi-pane windows. Ms. Markman said that the vinyl windows on this house don't jump out at her. Mr. Turner said that he's pretty sure the originals were narrower & taller than the vinyl windows he now has. He prefers that the windows all match so that they'll be more cohesive. Megan Willmes (looking at a historic photo of the houses on that block) said that it's hard to tell the window pattern in the photo.

Ms. Markman asked Ms. Peters if all of the shotguns are contributing. Ms. Peters left the room to get the list of contributing & non-contributing structures on that block. Mr. Marr said that the guidelines state that extra doors should not be added to the primary façade, or to secondary facades where readily visible from the street. He doesn't think, as far back as this one will be, that you will be able to see it from the street. Mr. Turner added that the rear addition is smaller than the original part of the house so it will be slightly recessed.

Mr. Marr asked if the deck will be pretty close to ground level, and if he's planning to put a railing around it. Mr. Turner confirmed that it will be ground level, but rather than putting in a railing, he would like to add a step all around it, to keep it feeling open. Mr. Marr added that if he plans to do a railing, they will need to review it.

Ms. Peters returned to the room with the list of contributing & non-contributing structures in the district. She reported that 814, 820, & 822 Orange are non-contributing, and the rest are contributing (there are 9 total).

Megan Willmes reported that, technically, according to the current National Register standards, as long as the pane arrangement is similar to what was there before, then vinyl windows have to be considered as fine. Ms. Peters added that they've changed the standards (in the past 20 years).

Ms. Markman commented that, even though the house is technically considered non-

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contributing to the district, the house is being improved, but it gives her pause that the house has vinyl windows. She is aware of the cost difference between wood, aluminum-clad, and vinyl windows. Mr. Marr added that all of these replacement windows likely have insulated glazing, and once the windows wear out and start failing, the entire window will have to be replaced. We will need to get people back on track to install the correct type of windows. Ms. Markman asked Mr. Turner if he had looked at any other types of windows. He answered that he hadn't because he would like for all of the windows to match.

Mr. Marr opened the discussion for public comment. Mr. Suiter gave Mr. Turner one of his business cards. There were no other comments so he closed public comment.

Mr. Marr stated that he is uncomfortable approving vinyl windows because he thinks it would set the wrong precedent for the homeowners in the neighborhood. He added that there are companies out there that sell wood windows such as JELD-WEN, which are available at Home Depot or Lowe's, and they are available with insulated wood windows. Mr. Turner asked if they would have something that looks like the windows on the front. He asked if it's mostly the material that's the issue; Ms. Markman answered yes. He said again that it would look better if the grid matched. Ms. Markman said that he should be able to match the grid. She added that, at some point, he will eventually need to replace the windows on the front of the house, and he would already have the JELD-WEN windows.

Ms. Markman reiterated that she likes what he's doing with the house, but explained that their problem with the proposed windows is the material; we typically don't allow vinyl. She told him that she has a 300 square foot ADU and she had to use wood windows for that. She realizes that he's working on a budget, and she is sensitive to that, although she thinks that in the long run, he would be happier with wood windows. Mr. Turner said that he hadn't even considered other materials, that he just wanted to give his house a cohesive look. He asked for clarification that he could get a wood window, and asked if he could get one to match the windows on the front. She said that he could. Mr. Turner asked if some things, such as replacing vinyl windows with wood, could be approved at the staff level.

Mr. Marr asked Mr. Turner to get in touch with Ms. Peters whenever he finds the windows he wants, and she can issue the COA. Mr. Turner then asked if various windows would have a fire rating. Mr. Marr answered that, typically, windows have the same fire rating as other materials in the house.

Mr. Marr then asked for a motion to approve or deny the application with Ms. Peters' approval of the windows chosen. Susan Markman made a motion to approve the application upon Ms. Peters' review & approval. Charlie Hart seconded the motion and it was approved 4-0 in a roll call vote.

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Staff Report/Comments/Discussion:

Kelli Peters told the commissioners that a man who bought a house on Melrose Circle would like to replace his original wood windows with Fibrex® composite windows. She got a call a couple of weeks ago from the window company, whose representative brought a sample by, so that she could get a first-hand look at the window. Just yesterday, Jeff Suiter stopped by to find out why their Fibrex® windows would no longer be approved in the district, as they had been approved before. Ms. Peters saw an opportunity, so she invited him to attend tonight's meeting. He told her that he would bring his samples with him so that the commissioners could get a good look at them. She then turned the floor over to Mr. Suiter so that he could explain more about the product. After his presentation he passed out his business cards to each of the commissioners and left the meeting.

Ms. Peters then reported to the commissioners that she has sent out a slew of violation letters recently. One was to Connie Jones, who owns 400 W. 5th Street, regarding the condition of the two corners of her front porch, a missing section of a front corner of her house, and a board that has come loose from the back of the house. Ms. Jones has called Ms. Peters but Ms. Peters hasn't had a chance to call her back yet.

Another letter she sent was to Dr. David Chu, who owns the buildings occupied by Argenta Drug and Crush Wine Bar. There is a missing window pane on the second floor of Argenta Drug and bricks missing from the parapet over Crush Wine Bar, but she hasn't heard back from Dr. Chu yet. She has sent these letters with printed photos of each building, with the damage circled.

She plans to send a letter regarding the Hodge-Cook House at 620 Maple which needs painting and repairs to the soffit over the front porch.

She also reported that the owner of 104 Melrose Divide has indeed put a cute, little storage building in her backyard. The owner had come before the Commission in 2024 but was denied approval of a plastic storage building. She hasn't come to the Commission for approval of the storage building she's installed so Charlie Hart told Ms. Peters that the owner needs to come before the Commission regarding this storage building.

Mr. Hart also mentioned the house at 108 Melrose Divide that has vinyl windows in it. He asked Ms. Peters to check to see if the windows are still vinyl or if they have corrected that violation. He said that this has been ongoing for years.

Ms. Peters reported that she has sent a letter to the owners of the house at 323 W. 7th Street, which wasn't technically a violation letter, but more of a suggestion, regarding the overgrowth of vegetation on the rear of the house. Charlie Hart mentioned that the previous owners demolished a garage behind that house without approval a few years ago.

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Tom Marr asked for the status of the Faucette Building at 400 Main Street. Ms. Peters reported that the city attorney's office is having trouble delivering a summons to the owner, but other than that, they are not sharing information with us. Cary Bradburn told them that John Crow is really baring down on the city attorney's office about it. Ms. Peters & Mr. Bradburn reported that John Crow and John Chandler met with the realtor a few weeks ago, and made an offer, but Dr. & Mrs. Jaros wanted more than they offered. Dr. Jaros is no longer responding to anyone, including his realtor, which tells us that he is just playing games for the purpose of dragging this out.

Tom Marr asked if there has been any discussion about the awning over Galaxy Office Furniture. Ms. Peters answered that she has heard from Lynda Hogan, one of the owners. Ms. Peters sent the application by email to Galaxy but hadn't gotten anything back even two weeks later. Since she was going to be at City Hall the next day anyway, she decided to issue the COA, take the application, walk into the store, and surprise Wayne Hogan, the other owner. He signed it and Ms. Peters gave him the COA and told him that he's now legal. They have completely replaced the awning cover. The COA specifies that it should be silver in color but it's white, which is acceptable. Mr. Hart asked what the material is; she told him that it's a white standing seam metal cover.

Mr. Hart asked about the Mobley-McAninch House at 417 W. 4th Street. Ms. Peters told them that she's still mulling over how to word the letter because when she drove by recently, she couldn't see any visible damage to the house. It's been closed up for so long that they know the interior is rotten. Cary Bradburn asked how the garage could possibly still be standing, and Susan Markman described the horrible condition of the garage. Ms. Peters stated, "There's my 'in.'" Ms. Markman suggested that she drive down the alley to get a good look at it.

Charlie Hart thanked Ms. Peters for sending the letters, and mentioned that it's a good first step. Bob Markman reported a car that has been parked at 4th & Willow for about 3 months. Tom Marr said that that is more of an issue for Code Enforcement.

After Tom Marr determined that there was no further business to discuss, the meeting was adjourned at 6:36 P.M.

Respectfully Submitted,



Kelli Peters, Staff
North Little Rock Historic District Commission