

October 2, 2025

ITEM NO.: 1

FILE NO.: HDC2025-022

NAME: McMath Retail Suites – New Construction - Certificate of Appropriateness

LOCATION: Portions of Lots 5, 6, 7, 12, 13, and 14 of the Masonic Addition, also referred to as 913 McMath Avenue, Little Rock, Arkansas 72202

OWNER/AUTHORIZED AGENT:

Marc Nixon (Owner)
616 N. Taylor
Little Rock, AR 72205

SCM Architects, PLLC (Architects)
1400 Kirk Rd.
Little Rock, AR 72223



Figure 1. 913 McMath Ave, 2025.

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AREA: 0.53 acres

NUMBER OF LOTS: 1

WARD: 1

HISTORIC DISTRICT: MacArthur Park Historic District

HISTORIC STATUS: Non-Contributing

CURRENT ZONING: UU – Urban Use District

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The application proposes a 4,455 square foot new single-story, multi-tenant office and retail building on a 23,147 square foot cleared lot. The proposed structure's exterior is primarily composed of brick veneer with precast concrete architectural details, brick pilasters delineating traditional storefront bays, topped by a brick and concrete parapet wall. The proposed site includes an exterior patio, 30 off-street parking spots, three ingress/egress points, and landscaping.

B. BACKGROUND

Location

The subject property is located at the site previously addressed as 913 McMath Avenue. The property's legal description is "Lots 12, 13 and the South ½ of Lot 14, all of the South ½ of Lot 5, all of Lot 6 and all of Lot 7 lying west of the U.S. Interstate Highway No. 30 Right of Way; and all of that part of the closed alley lying between said lots, all in Block 4, Masonic Addition to the City of Little Rock, Pulaski County, Arkansas."

Context

The subject property is the site of a 23,147 square foot cleared lot that previously held a Pizza Hut (b. 1981) that was approved for

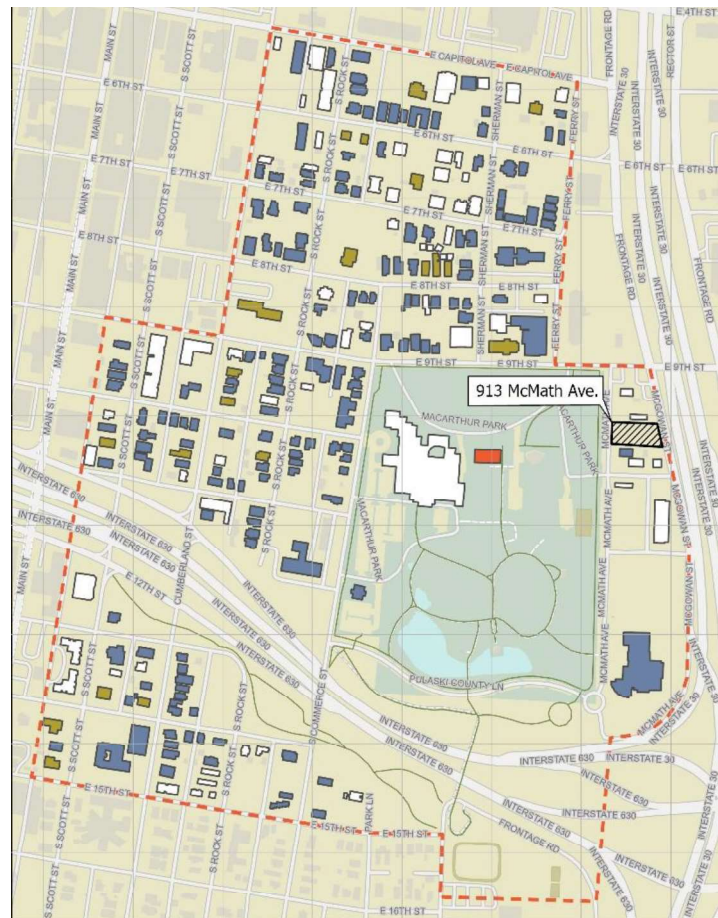


Figure 2. 913 McMath Avenue located in MacArthur Park Historic District.

demolition on August 4, 2023 through HDC2023-022. As a Pizza Hut, this site's use was restaurant/cafeteria. The Pizza Hut was built in the standard commercial 20th century style with one story. The signature Pizza Hut red metal roof was added in 1996 through HDC1996-006. The site takes access from McGowan St. to the east and McMath Ave. to the west. The former Pizza Hut was non-contributing to the MacArthur Park Historic District and the most recent Arkansas Architectural Resource From (PU2943, 2007) is provided as Attachment A. South of the site is a historic wood frame, single-story Folk Victorian residential structure (b. 1913) with a detached, rear, two-story accessory dwelling. The site is the last remaining contributing structure on the block. North of the site is a commercial structure (b. 1978) that is non-contributing to the district.

The applicant attended a Pre-Application Meeting with the Design Review Committee on June 18, 2025, which is mandatory for new construction proposals. The Design Review Committee comments are provided as Attachment D.

Development History

The subject property has been vacant since 2023. From 1981-2023, the site was home to a Pizza Hut. The Pizza Hut building was oriented to face Interstate 30 and was a frame construction on a continuous foundation. The structure had a rectangular floor plan and a red hipped metal standing seam roof, signature to Pizza Hut buildings. The windows were stationery in a trapezoidal shape, some being open corner windows. Several windows were horizontal and sliding to service a drive-through. The rear of the building faced McMath and had a freezer addition attached. In c. 1971, three historic residences were demolished following the rezoning of the property from Two-Family District to Commercial District for the purpose of new commercial development.

Previous Action

On August 4, 2023, a COA (HDC2023-022) was issued to Hut Little Rock LLC to allow for all structures to be demolished, with conditions that the removal of all debris and old structures avoid surrounding structures.

On September 5, 1996, a COA (HDC1996-006) was issued to National Pizza Co. to allow for the 18-year-old wooden shake roof to be replaced with a red metal groove-locked panel standing seamed roof.

On September 13, 1989, a COA (HDC1989-004) was issued to National Pizza Co to allow for a drive-thru window addition, with the condition that no open speaker phones would be installed at the order windows, to the Pizza Hut building.

On October 13, 1978, a CUP (Z-3237) was issued to Dr. Lem Clement to allow for the construction of a Pizza Hut restaurant.

On August 1, 1968, a zoning permit (Z-2181), seeking to rezone the subject site and two adjacent lots from "C" Two-Family District to "F" Commercial District for the purpose of a service station, was denied by the Little Rock Planning Commission.

No previous actions were found on this site.

Sanborn Maps and Aerials:

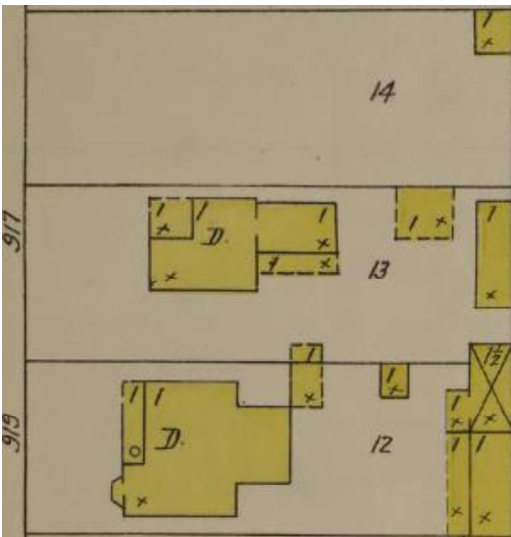


Figure 3: 913 McMath (formerly McAlmont) Ave, Sanborn Maps, 1897, Volume 1, Sheet 56.

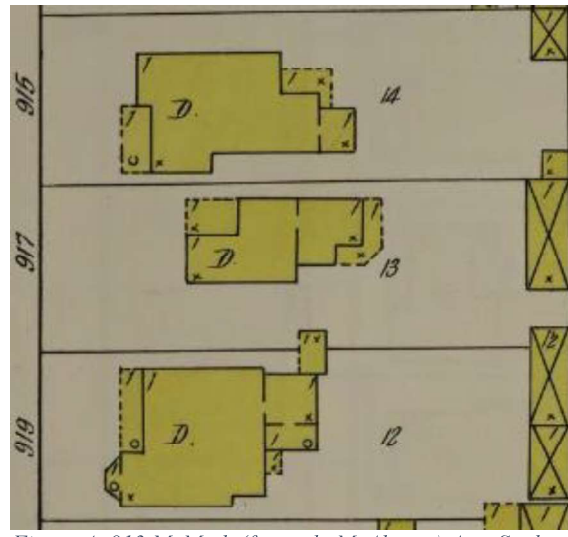


Figure 4: 913 McMath (formerly McAlmont) Ave, Sanborn Maps, 1913, Volume 2, Sheet 193.

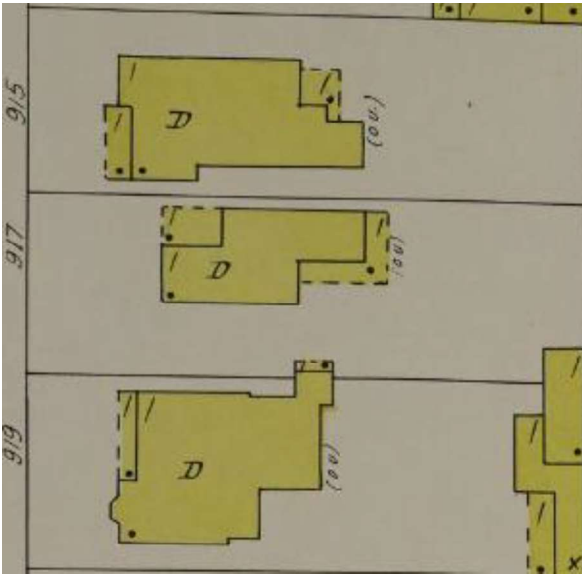


Figure 5: 913 McMath (formerly McAlmont) Ave, Sanborn Maps, 1939, Volume 1, Sheet 67.



Figure 6: 913 McMath Ave, 1960 aerial view.



Figure 7: 913 McMath Ave, 1998 aerial view.

Historical Photos



Figure 8: 913 McMath, Pizza Hut, pre-1996.



Figure 9: 921 McAlmont, 2007.

C. EXISTING CONDITIONS:

See site photos (Attachment B) and application packet (Attachment C). The application packet includes cover letter, application, public notice, survey, site plan, elevation renderings, materials, and site photographs.

D. NEIGHBORHOOD COMMENTS:

At the time of distribution, there were no comments regarding this application.

All owners of properties located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock that surround the site were notified of the public hearing.

E. ANALYSIS:

Sec. 23-120(d) of the Little Rock Municipal Code states: “When evaluating the general compatibility of alterations to the exterior of any building in the Historic District, the commission shall consider, but not be limited to, the following factors within the building’s area of influence: (1) Siting. (2) Height. (3) Proportion. (4) Rhythm. (5) Roof area. (6) Entrance area. (7) Wall areas. (8) Detailing. (9) Facade. (10) Scale. (11) Massing.” Additionally, the Little Rock Municipal Codes states: “Sec. 23-120(f) states that “New construction shall be judged on its ability to blend with the existing neighborhood and area of influence. The commission shall consider, but not be limited to the factors listed for alterations in paragraph [subsection](d).”

Siting

The application proposes that the new building has a front setback of approx. 24 feet, a side setback of approx. 48 feet to the north, a side setback of 10 feet to the south, and a rear setback of 56 feet from its shortest point and 86 feet from its longest point as the lot line is slanted along McGowan Street. The adjacent front yard setbacks of the site are approx. 22 feet (residential lot) and 50 feet (commercial lot). The front setback is within plus or minus 10% of the residential lot setback. The proposed site has a lot coverage of 19.25% and its primary entrance is oriented to McMath Ave, with secondary entrances oriented to the I-30 and the interior of the lot. The application proposes that the new building has off-street parking in addition to on-street parking on McMath Ave.

Staff finds the siting of the proposed building to be consistent with the Design Guidelines, specifically Guideline 7.1. The proposed building’s setbacks, lot coverage, and orientation comply with the Design Guidelines.

Height

The proposed height of the structure is 22 feet, from the from the finished ground level to the highest point of a building. Staff finds the height of the proposed building to be consistent with the Design Guidelines, specifically Guideline 7.2. The proposed building is less than 35 feet in height and is compatible with the height of neighboring structures.

Proportion

The front façade facing McMath Avenue measures approximately 63.5 feet in width and is composed of three evenly proportioned storefront bays. The primary entrance is located at the north corner and is marked by a prominent square tower element, with its parapet extending approximately 3.5 feet above the adjacent storefront bays. Each storefront measures approximately 16 feet 8 inches in width and 12 feet in height.

The rear façade, facing the McGowan Street, spans 49 feet and features two evenly proportioned storefront bays, identical in size to those on the front. A secondary entrance tower is located at the north corner and matches the height and design of the front tower.

The interior (north-facing) façade, oriented toward the parking area, is 103 feet 4 inches wide and organized into five evenly spaced storefront bays. These bays are framed at each end by the two matching tower elements, providing visual continuity across the building's elevations.

The south side elevation, which is minimally visible from the street, rises to a height of 18 feet 8 inches and is simply detailed, featuring a smooth sanded stucco finish and utilitarian rear doors. This elevation serves a more functional role and does not include the architectural articulation seen on the primary façades.

The storefronts include window and door openings in a traditional storefront configuration with five-lite transoms and traditional pane patterns.

Staff finds the proposed building to be consistent with Design Guidelines, specifically Guidelines 7.3. The proportion of the size and shape of windows and door openings, including trim and other detailing, and the ratio of wall surface to windows are compatible with those found on historic commercial buildings within the district.

Rhythm

The application proposes traditional storefront bays with traditional wall sign sections and parapet walls. Staff finds the proposed building rhythm to be consistent with Design Guidelines, specifically Guideline 7.4. The architectural rhythm of a new building is compatible with historic commercial buildings in the district and area of influence, and is compatible with neighboring residential structures, supporting the spatial harmony of the block.

Scale and Massing

Staff finds the proposed building's scale and massing to be consistent with Design Guidelines, specifically Guideline 7.5. The proposed building includes features such as storefronts and parapets that are compatible with the scale and massing of buildings within the area of influence. The proposed building is compatibly scaled in terms of façade, floor area, and lot coverage. The proposed building is wider along its east-to-west orientation, which matches the scale and of the existing structures in the area of influence in relation to lot orientations

Entrance Area

The proposed structure's primary entrance faces McMath Ave. and is located at the north corner of the front facade, marked by a prominent square tower element and double doors. The proposal takes advantage of the site's double frontage along McGowan Street and provides a secondary entrance inclusive of similar elements as the primary entrance.

The proposed building's front façade includes an outdoor patio seating area with two secondary storefront bays, customer entrance areas include display windows with transparent glazing, bulkheads made of ¼" thick cement board material mounted on ½" thick exterior plywood, transom windows, 6" Accoya modified painted wood storefront framing, cement cornices, a sign band, and standing seam metal awnings. The application proposes that the south elevation has five steel doors for staff use and building code compliance.

Staff finds the proposed building's entrance area to be consistent with Design Guidelines, specifically Guideline 7.6.1 and 7.6.3. The primary entrance (McMath) and secondary entrance (McGowan St.) face the public rights-of-way. All storefronts along the west, north, and east facades include traditional storefront components.

Wall Areas

The proposed structure's wall areas are primarily composed of McCool Hall brick veneer, precast concrete architectural detailing, and traditionally configured storefront bays that feature: transparent glazing, ¼" thick cement board mounted on ½" exterior

plywood bulkheads, five-lite transom window, 6" Accoya modified wood trim storefront framing, precast concrete cornices, framed sign bands, and metal standing seam shed awnings. The southern rear façade displays smooth stucco, aluminum gutter downspouts, and steel utilitarian doors.

Staff finds the proposed structure's wall areas are consistent with Design Guidelines, specifically Guidelines 7.7. The proportion, rhythm, and scale of the proposed wall areas are compatible with structures within the area of influence. The proposed wall areas reflect the historic context of the MacArthur Park Historic District while distinguishing the structure through the use of contemporary architectural materials inspired by historic materials found in the district. Staff recommends using transparent glazed windows rather than tinted glazed windows.

Roof Areas

The proposed structure displays a flat roof covered with TPO and a parapet wall with concrete coping.

Staff finds the proposed building's roof area to be consistent with Design Guidelines, specifically Guideline 7.8. The roof material is minimally visible and used in modern construction as well as historic rehabilitations for commercial flat roof structures. The roof design, including the parapets and the concrete copings, are compatible with roofs of buildings of similar use within the area of influence.

Façades

The proposed structure's facades include both traditional and contemporary materials. Traditional materials include brick, glass, precast concrete, and standing seam metal. Contemporary materials include modified wood for storefront framing, cement board for bulkheads, insulated glazing, and modern glazing.

Staff finds the proposed building's façade to be consistent with Design Guidelines, specifically Guideline 7.9. The proposed materials complement the historic context and material heritage of the Historic District.

Detailing

Staff finds the proposed structure's architectural detailing to be consistent with Design Guidelines, specifically Guideline 7.10. The proposed detailing aligns with the traditional commercial historic style and proportions are compatible with the area of influence.

Storefront Awnings

The proposed structure includes standing seam metal shed awnings above the storefronts. Though standing seam metal is a traditional building material, its material heritage in the Historic District is primarily found as a historic roofing material. Staff finds the proposed awnings are mostly consistent with the Design Guidelines, specifically Guideline 5.15.2. Staff recommends using a canvas or fabric material if a shed awning is desirable, or using simple metal canopy systems located between the storefront display windows and transoms.

Historic Site Features

No historic site features—including monuments, markers, sidewalks, signs, or stone curbs exist on the site.

Parking & Landscaping

The proposed site includes an asphalt parking lot with 30 off-street parking stalls located along the north (side) and east (rear) portions of the lot. The siting would require the relocation of the existing curb cut on McMath Avenue to the north, allowing a side drive to access parking, and does not increase the number of curb cuts to McMath Ave. or I-30 Frontage. The parking area is approximately 11,700 sq. ft., which is 50% of the area of the lot. The parking area is not located in the side yard setback as there is no required setback in the Urban Use Zoning District if not adjacent to a single-family structure. The parking along the north section of the property encroaches past the front facade of the proposed structure and the structure on the adjacent parcel.

The proposal includes planting screening foliage around the property, including two trees and 13 bushes as screening between the proposed patio and McMath Ave., a tree on the northwest corner of the property, a tree on the northeast corner of the property, a tree on the northeast corner of the proposed structure, and three trees and 11 bushes along the south property line east of the proposed building. The application proposes landscaping, such as manicured grass.

Staff finds the proposed project's parking to be mostly consistent with Design Guidelines, specifically Guideline 9.12. The proposed parking area is not adequately screened visible from McMath Avenue and encroaches past front facades. Staff recommends the removal of two parking stalls closest to McMath Ave. to conform to Guideline 9.12.4. and additional landscaping to adequately screen the parking area visible from McMath Ave to conform to Guideline 9.12.3.

Mechanical Equipment, Collectors & Structures

The proposal places the garbage collector in the southeast corner of the lot behind a fenced screening. The site plan does not include information regarding the placement of mechanical equipment.

Staff finds the proposed project's mechanical equipment, collectors, and structures to be mostly consistent with Design Guidelines, specifically Guidelines 9.23 and 9.24. The proposed project locates the garbage collector both in the rear and concealed with fenced screening. Staff recommends that mechanical equipment be located in areas not visible from the public rights-of-way.

Signage

The application does not include signage requests; however, it is staff's understanding that the applicant wishes to retain an existing ground mounted metal pole sign installed in the 1990s. The retention of the sign may require review by the Board of Adjustments. The sign face is no longer in the framing. Any sign refacing would require administrative review by Historic District Commission staff. The proposal is not inclusive of signage requests for the individual storefront bays.

Secretary of the Interior's Standards for Rehabilitation

Staff finds the proposed project to be consistent with the Secretary of the Interior's Standards for Rehabilitation, specifically Standard 9—"New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment"—and Standard 10—"New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

F. STAFF RECOMMENDATION:

Staff recommends the approval of the application, as submitted, with the following conditions:

1. Canvas or fabric shall be used on the shed awnings, or simple metal canopy systems located between the storefront display windows and transoms.

2. Additional landscape screening shall be located in front of the parking area to reduce visibility from McMath Avenue and parking stalls shall not encroach past the front façade.
3. Mechanical equipment shall be located in areas not visible from the public rights-of-way.
4. Any future railing along the perimeter of the outdoor seating area along the front façade shall conform to Design Guideline 9.19. and be reviewed by staff before installation.
5. Final architectural drawings and site plan shall be submitted to staff for final review and approval, inclusive of conditions.

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Attachment A: Arkansas Architectural Resources Form



ARKANSAS ARCHITECTURAL RESOURCES FORM

ARKANSAS HISTORIC PRESERVATION PROGRAM

1. Resource Number:

PU2943

2. Survey Number:

0169

3. District Name:

4. Contributing/Non-Contributing:

ABOVE FOR AHPP USE ONLY

5. Date Recorded: 05 / 15 / 07

6. Recorded By: T HEIPLE

GENERAL DATA

7. Historic Name:

N/A

8. Alternate Name:

PIZZA HUT

9. Quad Map:

4110

10. Geographic Location:

S 02 T 01N R 12W

11. UTM Coordinates:

Z 15 E 567486 N 3844317

12. Town/Nearest Community:

Little Rock

13. Street Address/Directions to Resource:

913 McMath Avenue

Zip 72202

14. Street Name:

McMath Avenue

15. Owner:

National Pizza Co.

16. Owner Address:

913 McMath Avenue

Zip 72202

17. Owner Phone Number:

(501) 228 - 7000

18. Informant Name & Phone Number:

PULASKI CO. ASSESSOR

(501) 340 - 6170

DESCRIPTIVE DATA

19. Use/Original:

0314

Other:

20. Use/Present:

0314

Other:

0101-Single Family Dwelling
0308-Bank 0401-Church

0102-Multi-Family Dwelling
0601-School 9800-Structure Aban/Unocc.

0301-General Retail Store
9900-Other

21. Setting: 5 Other: _____
1-Rural, Undisturbed 2-Rural, Built-Up 3-Urban Encroachment 4-Small Town 5-Urban
9-Other
22. Threats to Property: 1 Other: _____
1-None/Property Stable 2-Neglect/Deterioration 5-Private Development
7-Urban Encroachment 9-Other
23. Total Number of Site Features: 000 _____
(e.g. concrete walls, ponds, statuary)
24. Total Number of Ancillary Structures: 000 _____
(e.g. outbuildings, etc.)
25. Style Influence: Primary: 22 Secondary: Other: _____
01-Plain/Traditional 04-Greek Revival 05-Italianate 09-Queen Anne/Eastlake 10-Classical Revival
15-Craftsman 19-Art Moderne 24-English Revival 25-Colonial Revival 26-American Foursquare
21-Standard Commercial 19th Century 22-Standard Commercial 20th Century 18-Art Deco 99-Other
26. Plan: 07 Other: _____
01-One Room/single-pen 03-Double-pen 04-Dogtrot 05-Single Pile w/Central Hall
07-Rectangular 08-Square 09-Irregular 11-T-shaped 12-L-shaped 99-Other
27. Height (Stories): 01 Other: _____
01-One 02-One & One-Half 03-Two 04-Two & One-Half 99-Other
28. Basement/Cellar: 3 Other: _____
1-Full 2-Partial 3-No Cellar 8-Unknown 9-Other
29. Wings and/or Projections: A 01 B C Other: _____
01-Rear Shed 02-Rear L 03-Rear T 04-Side 05-Prow 08-Bay Projection 99-Other
30. Construction: A 06 B Other: _____
01-Log 06-Frame 07-Box 08-Brick 09-Stone 12-Reinforced Concrete 99-Other
31. Wall Material/Original: A 06 B Other: _____
32. Wall Material/Present: A 06 B Other: _____
01-Log 02-Weatherboard 03-Novelty Siding 04-Board/Batten 05-Brick 09-Synthetic Siding
10-Stucco 12-Cut Stone 13-Field Stone 14-Asbestos 97-Unknown 99-Other
33. Roof Type(s): A 99 B C Other: Pyramid w/modified monitor
01-Gable 02-Gable w/Parapet 03-Clipped Gable 04-Gable on Hip 06-Hip
07-Pyramid 08-Gambrel 12-Flat 13-Flat w/Parapet 99-Other
34. Roof Features (if present): A 99 B Other: Sign
01-Dormer(s) 02-Steeple 03-Cupola 04-Cresting 05-Clock Tower 07-Tower/Turret
08-Belfry 99-Other
35. Roof Materials: A 03 B Other: _____
01-Wood 02-Composition Shingle 03-Metal 05-Tile 06-Tar Built-up 99-Other
36. Chimney Placement: A 0 B C D Other: _____
1-Exterior End 2-Interior End 3-Other Exterior 4-Interior Central 5-Other Interior 9-Other
37. Chimney Material: A 0 B C D Other: _____
1-Brick 4-Cut Stone 5-Field Stone 6-Metal 7-Other
38. Foundation Type: A 1 Other: _____
1-Continuous 2-Piers 9-Other

39. Foundation Material: A ☒ 4 Other: _____
 1-Wood Block 2-Stone 3-Brick 4-Cast Concrete 5-Concrete Block 9-Other
40. Porch Type(s): A ☒ 15 B ☒ 15 C ☐ Other: _____
 01-Full, Front 02-Three-quarter, Front 03-One-Bay, Central Front 05-Wrap-around
 06-Awning 07-One-Half, Front 08-Recessed, Front 09-Side 10-Full, Rear 99-Other
41. Porch Height (Stories): A ☒ 1 B ☒ 1 C ☐ Other: _____
 1-One 2-One & One-Half 3-Two 4-Two & One-Half 9-Other
42. Porch Roof Type(s): A ☒ 4 B ☒ 4 C ☐ Other: _____
 1-Gable 2-Hip 3-Flat 4-Shed 5-Clipped Gable 9-Other
43. Porch Detail(s): A ☒ 00 B ☒ 00 C ☐ Other: _____
 01-Chamfered Posts 02-Turned Posts 03-Columns 04-Balustrade 05-Wood Ornament
 06-Lattice 08-Columns on Piers 11-Posts 13-Screened-in 99-Other
44. Window Type(s): A ☒ 4 B ☐ C ☐ Other: _____
 1-Double-hung 2-Triple-hung 3-Casement 4-Stationary 9-Other
45. Light/Pane Arrangement: A ☒ 01 / ☒ 00 B ☐ / ☐ C ☐ / ☐
46. Condition: ☒ 2
 1-Excellent 2-Good 3-Fair 4-Deteriorated 5-Ruin
47. Architectural Comments: Typical "Pizza Hut" franchise corporate architectural branding. Freezer addition made to the back of the building

HISTORIC DATA:

48. Architect: UNKNOWN
49. Builder: UNKNOWN
50. Construction Date: ☒ C-circa D-date 1981 Other: _____
51. Historic Context: UNKNOWN

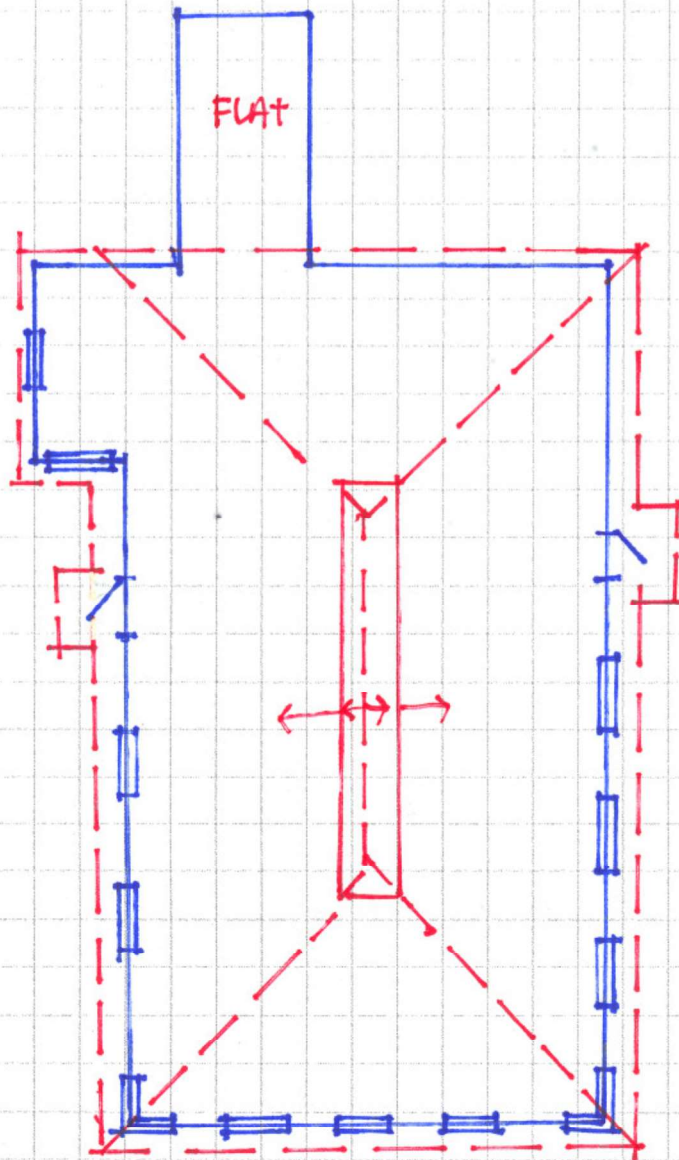
52. Please rate the level of significance of this property compared to others within survey area: ☒ 5
 1-Very Significant 2-Moderately Significant 3-Significant Within a Group Context
 4-Marginal 5-Non-Significant

53. Are any significant archeological features located on the property? ☒ N NONE KNOWN

54. Ethnic Heritage: A ☒ 03 B ☐ Other: _____
 01-Asian 02-African American 03-European 04-Hispanic 05-Native American 09-Other

BELOW FOR AHPP USE ONLY

55. NR Eligibility: ☒ 2
 1-Eligible 2-Ineligible 3-Listed 4-Delisted 5-Arkansas Register 6-Eligible in a District
56. Destroyed: (Y or N) ☐ Date: ☐ ☐ ☐



I - 30 Frontage Road



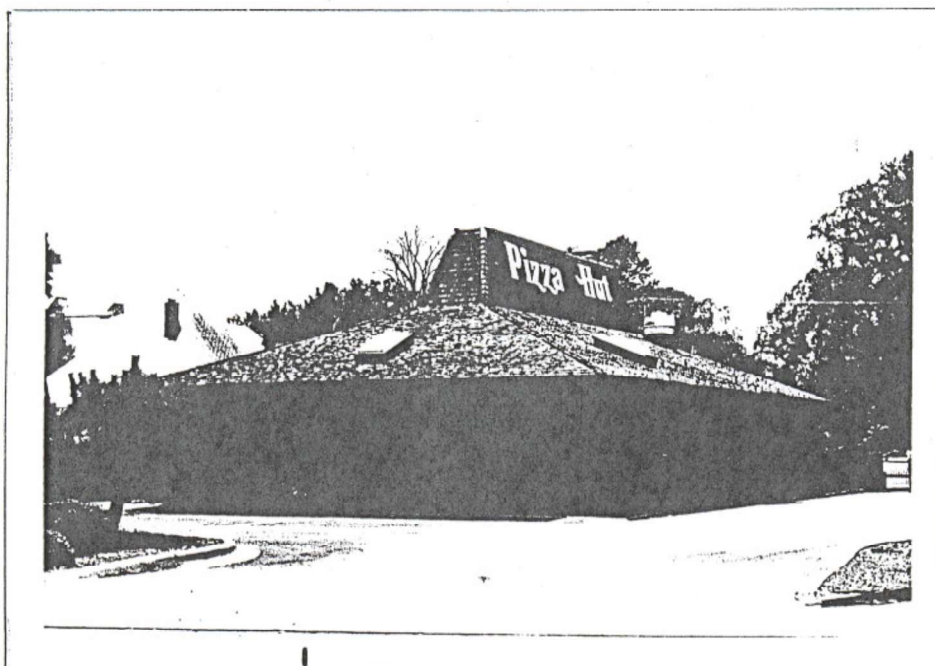
ARKANSAS
HISTORIC
PRESERVATION
PROGRAM

ARKANSAS ARCHITECTURAL RESOURCES FORM

1. Resource Number P42942
2. Survey Number 0169
3. Film Numbers 228: 98-10
 : -
4. Date Recorded 06-07-88
5. Recorder TAH

GENERAL DATA

6. Property Name PIZZA HUT
7. Quad Map L110
8. Geographic Location S02 T01N R12W
9. Town/Nearest Community LITTLE ROCK
10. Street Address/Directions to Resource 913 McALMONT
11. Owner C B INTERNATIONAL INC
12. Owner Address PO BOX 62643 PITTSBURGH KS 66762
13. Informant











Attachment B: Site Photos



Figure 10: 913 McMath, west elevation, 2025.



Figure 11: 913 McMath, southwest elevation, 2025.



Figure 12: 913 McMath, southwest elevation, 2025.



Figure 13: 923 McMath, one parcel south of 913 McMath, west elevation, 2025.

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Figure 14: 913 McMath, south-southwest elevation, 2025.



Figure 15: 913 McMath, north-northwest elevation, 2025.



Figure 16: 913 McMath, facing MacArthur Park



Figure 17: 913 McMath, northwest elevation, 2025.

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Attachment C: Application Packet

Snap-Shot Services
1 Innwood Cir, Ste. 210
Little Rock, AR 72211



September 2, 2025

To the Department of Planning and Development,

The proposed development is a ~4,455 square foot mixed-use development designed to accommodate both office and restaurant space located at Lot 5 and Lot 6 of the Masonic Addition, previously addressed 913 McMath Ave within MacArthur Park Local Ordinance Historic District, zoned UU by the city of Little Rock. The rationale behind the project stems from the growing demand for flexible commercial environments that support both professional services and dining experiences within walkable, community-centered areas. Snap-Shot Services, a local valuation company will be one of the occupants of the new building.

This establishment aims to:

- Foster economic growth in the MacArthur Park Historic District, the project will generate jobs and contribute to the local tax base
- Enhance community engagement
- Promote smart land use- the mixed-use design maximizes the utility of the site, aligning with sustainable development principles and local zoning objectives.
- Overall, this project is intended to create a dynamic, multi-functional commercial hub that responds to current market needs while enriching the community's commercial landscape.

Sincerely,

Marcus Nixon

Owner/President

mnixon@snapshotservices.com

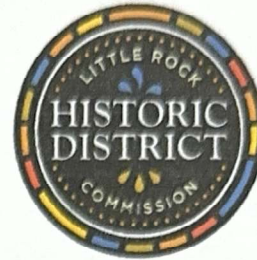
www.snapshotservices.com

501-944-1096



City of Little Rock

Department of Planning and Development
723 West Markham Street
Little Rock, Arkansas 72201-1334
Phone: (501) 371-4790 Fax: (501) 371-4546
www.littlerock.gov



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Address of Property: 913 McMath Ave, Little Rock, AR

Legal Description of Property (as shown on deed):

LOTS 12, 13 AND THE SOUTH 1/2 OF LOT 14, ALL OF THE SOUTH 1/2 OF LOT 5, ALL OF LOT 6 AND ALL OF LOT 7 LYING WEST OF THE U. S. INTERSTATE HIGHWAY NO. 30 RIGHT OF WAY; AND ALL OF THAT PART OF THE CLOSED ALLEY LYING BETWEEN SAID LOTS, ALL IN BLOCK 4, MASONIC ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS

Owner/Agent (Printed Name): 913 McMath, LLC / Marcus Nixon

Owner /Agent Street, City, State, & Zip: Marcus Nixon / 616 N. Taylor St, Little Rock, AR 72205

Owner /Agent Phone Number: 501-944-1096

Owner /Agent Email: mnixon@hosto.com

Name of Applicant as it will appear on all correspondence and in Staff report:

Marc Nixon

Brief Project Description:

The subject is an approximately ^{4,455}~~5,000~~ square foot multi-tenant retail/office building located on a 23,147 square foot cleared site. The subject will front McMath Ave, and will have approximately 27 parking spaces.

Estimated Cost of Improvements: \$1,250,000

Capitol Zoning Jurisdiction: Is the subject property located within the boundaries governed by the Capitol Zoning District Commission? ☐ Yes ☒ No

Conservation Easement Status: Is the subject property encumbered by a recorded conservation easement?

☐ Yes ☒ No

Historic Rehabilitation Tax Credits: Is the property owner seeking federal or state historic rehabilitation tax credits in connection with the proposed scope of work? ☐ Federal ☐ State ☒ None

Signature of Owner or Agent: 

NOTE: Should there be changes during construction (design, materials, size, etc.) from the approved COA, the applicant shall notify Historic District Commission Staff immediately to allow Staff to review the changes. Approval by the Commission does not excuse the applicant or property from complying with other applicable codes, ordinances, or policies of the City. Responsibility for identifying such codes, ordinances, or policies rests with the owner or authorized agent.

DO NOT FILL IN - FOR STAFF USE ONLY

APPLICATION DATE: _____ HDC FILE # _____

HISTORIC DISTRICT COMMISSION DOCKETED _____ (DATE) AT _____ (TIME)

HISTORIC DISTRICT COMMISSION ACTION:

☐ DENIED ☐ WITHDRAWN ☐ APPROVED ☐ APPROVED WITH CONDITIONS ☐ SEE ATTACHED CONDITIONS

DOCUMENTING OFFICIAL SIGNATURE: _____ DATE: _____

DATE OF EXPIRATION (according to Ordinance No. 22,338): _____

**NOTICE OF PUBLIC HEARING BEFORE THE
LITTLE ROCK HISTORIC DISTRICT COMMISSION
ON AN APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

To all owners of land lying within 200 feet of the boundary of property at:

LEGAL DESCRIPTION:

LOTS 12, 13 AND THE SOUTH 1/2 OF LOT 14, ALL OF THE SOUTH 1/2 OF LOT 5, ALL OF LOT 6 AND ALL OF LOT 7 LYING WEST OF THE U. S. INTERSTATE HIGHWAY NO. 30 RIGHT OF WAY; AND ALL OF THAT PART OF THE CLOSED ALLEY LYING BETWEEN SAID LOTS, ALL IN BLOCK 4, MASONIC ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS

STREET ADDRESS: 913 McMath Ave, Little Rock, AR 72202

OWNED BY: 913 McMath LLC

NOTICE IS HEREBY GIVEN THAT an application for a Certificate of Appropriateness on the above described property has been filed with the City of Little Rock's Department of Planning and Development requesting the following changes:

See attached Cover Letter with Planned Description

A Public Hearing on said application will be held by the **Historic District Commission at Board Room, 500 W. Markham St, Little Rock, AR 72201** (location address) on (date) **October 2, 2025** at **4:00 PM** (time).

ALL PARTIES IN INTEREST MAY APPEAR and be heard at said time and place or may notify the Little Rock Historic District Commission of their views on this matter by letter. All persons interested in this application are invited to call or visit the Department of Planning and Development to review the application with Commission Staff.

The City of Little Rock complies with all civil rights provisions of federal laws and related authorities that prohibit discrimination in programs and activities receiving federal financial assistance. The City of Little Rock does not discriminate on the basis of race, color, creed, religion, sex, national origin, age, disability, income status, marital status, sexual orientation, gender identity, genetic information, political opinions or affiliation, in admission or access to and treatment in the City's programs and activities, as well as the city's hiring or employment practices. Complaints of alleged discrimination and inquiries regarding the City's nondiscrimination policies may be directed to: Title VI Coordinator, 500 West Markham Street, Little Rock, AR 72201, 501-371-4475.

This notice is available from the Title VI Coordinator in large print or recording. Free language assistance for those with Limited English Proficiency is available upon request.

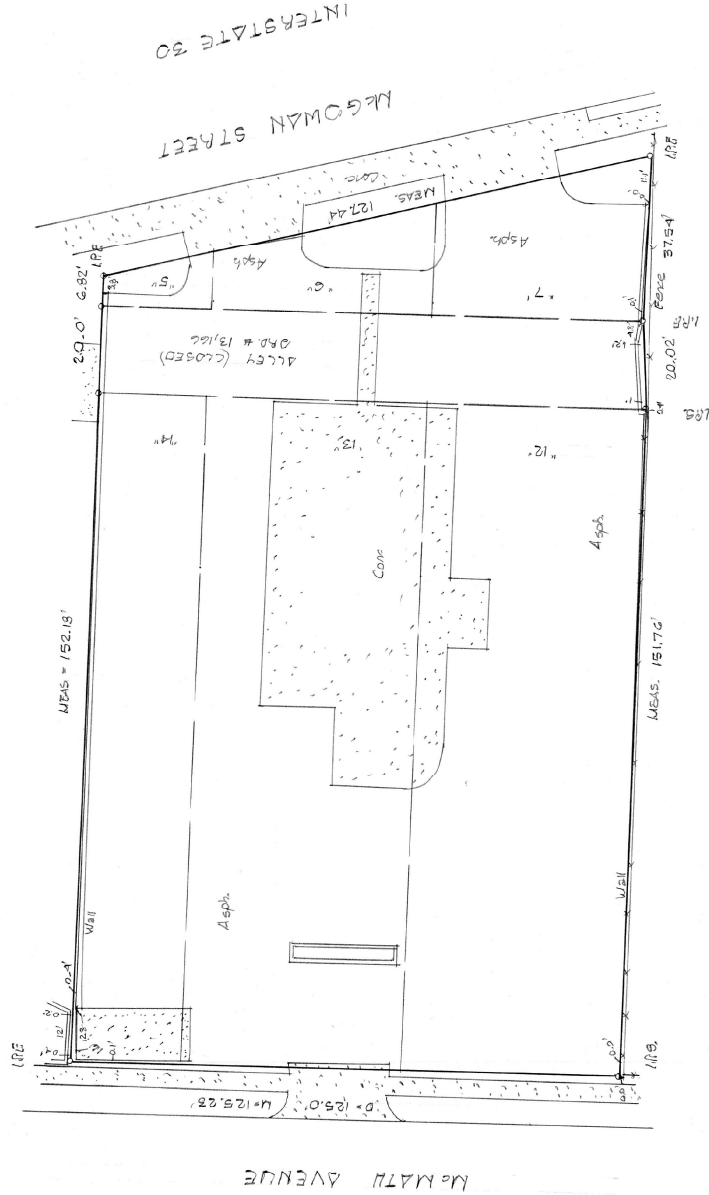
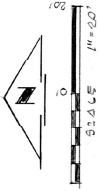
La ciudad de Little Rock cumple con todas las disposiciones de derechos civiles de los estatutos federales y autoridades relacionadas que prohíben la discriminación en programas y actividades que reciben asistencia financiera federal. La ciudad de Little Rock no discrimina por motivos de raza, color, credo, religión, sexo, origen nacional, edad, discapacidad, estado de ingresos, estado civil, orientación sexual, identidad de género, información genética, las opiniones políticas o afiliación, en la admisión o acceso y tratamiento en los programas y actividades de la ciudad, así como de contratación de empleados de la ciudad. Las quejas de supuesta discriminación y consultas sobre la política antidiscriminatoria de la ciudad pueden ser dirigidas a Coordinador del Título VI, 500 West Markham Street, Little Rock, AR 72201, 501-371-4475.

AFFIDAVIT

I hereby certify that I have notified all the property owners as reflected on the abstract company's list and all those that are not reflected on that list that I have knowledge of within 200 feet of the above-described property that a Certificate of Appropriateness application has been filed regarding the subject property and that a Public Hearing has been scheduled to be held before the Little Rock Historic District Commission at the time and place described on the notice.

Applicant (Owner or Authorized Agent):

Date

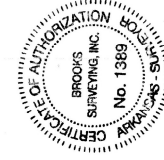


SURVEYOR'S CERTIFICATE
This is to certify that this survey was made under my supervision on August 26, 2024 and is my opinion of the property lines of land indicated herein. This survey was done in accordance with the standards set forth by the State of Arkansas Land Survey Office. No utilities were located unless otherwise indicated. The survey was made in the presence of any interested parties and the status of said property is not noted on this survey. The survey makes no statement concerning the flood status of said property. This survey and liability of this survey are for and limited solely to the parties shown herein and are nontransferable under any circumstances. This survey does not convey ownership of said property.



LEGAL DESCRIPTION

Lots 12, 13 and the South $\frac{1}{2}$ of Lot 14, all of the South $\frac{1}{2}$ of Lot 5, all of Lot 6 and all of Lot 7, lying West of the U.S. Interstate Highway No. 30 right of way; and all of that part of the closed alley lying between said Lots, all in Block 4, MASONIC ADDITION to the City of Little Rock, Pulaski County, Arkansas, as reflected in Ordinance No. 13,166, recorded in Book 1393 at Page 565.



PROPERTY SURVEY

FOR USE & BENEFIT:
Marcus Nixon

Property Address: 913 McMath Avenue

Date: August 26, 2024 Scale: 1" = 20'

BROOKS SURVEYING INC.

20820 Arch Street Pike
Hensley, AR 72065
501-888-5336/brookssurveying@att.net

MCMATH RETAIL SUITES

Marc Nixon

913 McMath Avenue
Little Rock, AR 72202

NOT FOR CONSTRUCTION

July 21, 2025

SCM ARCHITECTS PLLC
1400 MARK RD, SUITE 220
LITTLE ROCK, AR 72202
TEL: 501-225-1100
WWW.SCM-ARCHITECTS.COM

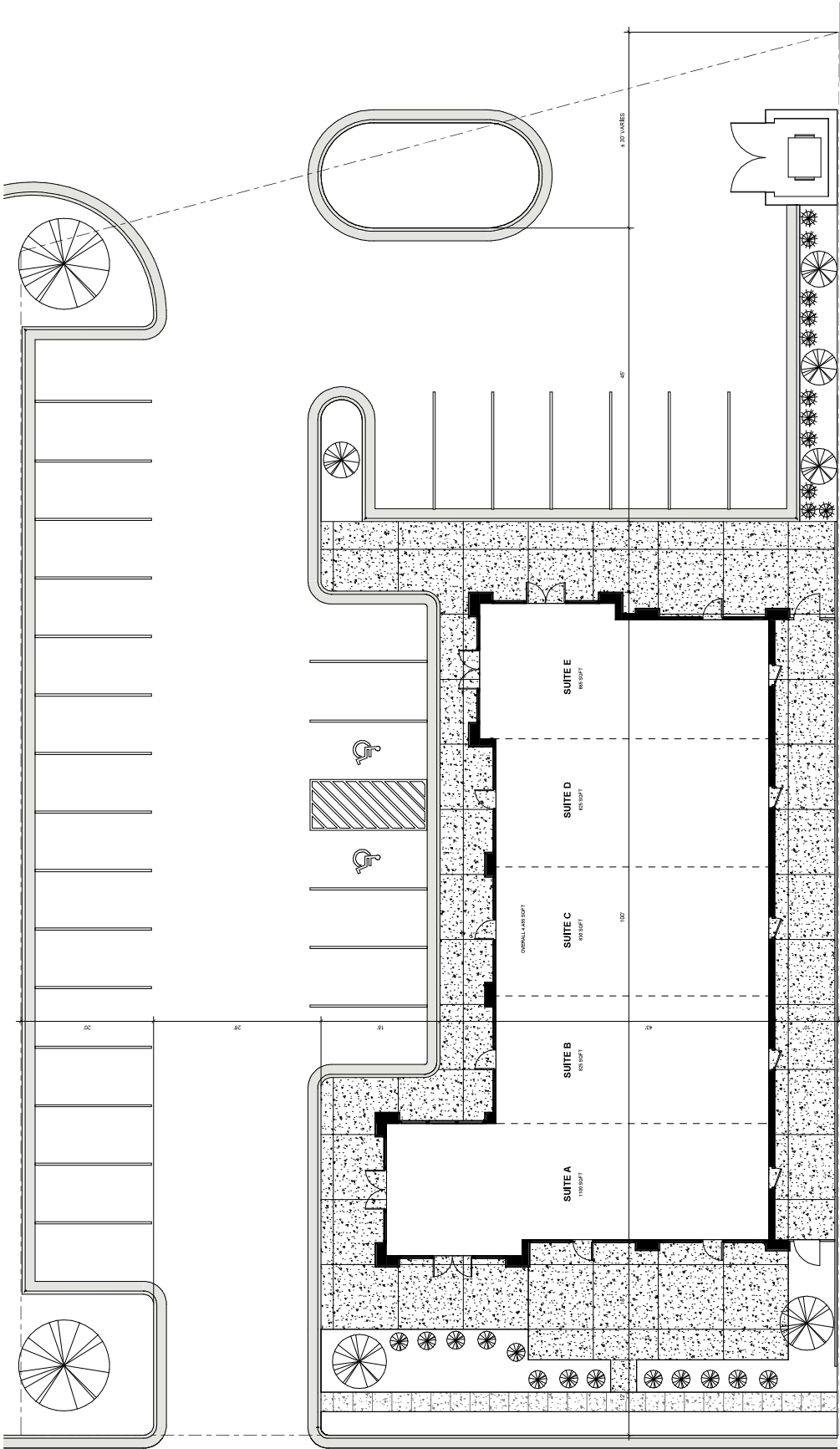
I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY SUPERVISION. I FURTHER CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LAW AND IN COMPLIANCE WITH THE ARKANSAS FIRE PREVENTION CODE FOR THE STATE OF ARKANSAS.

JOHN D. CONNELL

DATE:

T1.01

SCM ARCHITECTS PLLC



SITE PLAN
1/8" = 1'-0"



SITE PLAN

A0.01

SCM ARCHITECTS PLLC

PROJECT NO.
25017
DATE
JULY 21, 2025

REVISIONS:

MC MATH RETAIL SUITES
Marc Nixon
913 McMath Avenue
Little Rock, AR 72202

SCM
ARCHITECTS PLLC
1400 KIRK ROAD, SUITE 207
LITTLE ROCK, AR 72202
501-225-0000
WWW.SCMARCHITECTS.COM

NOT FOR CONSTRUCTION

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000



FLOOR PLAN

A1.01

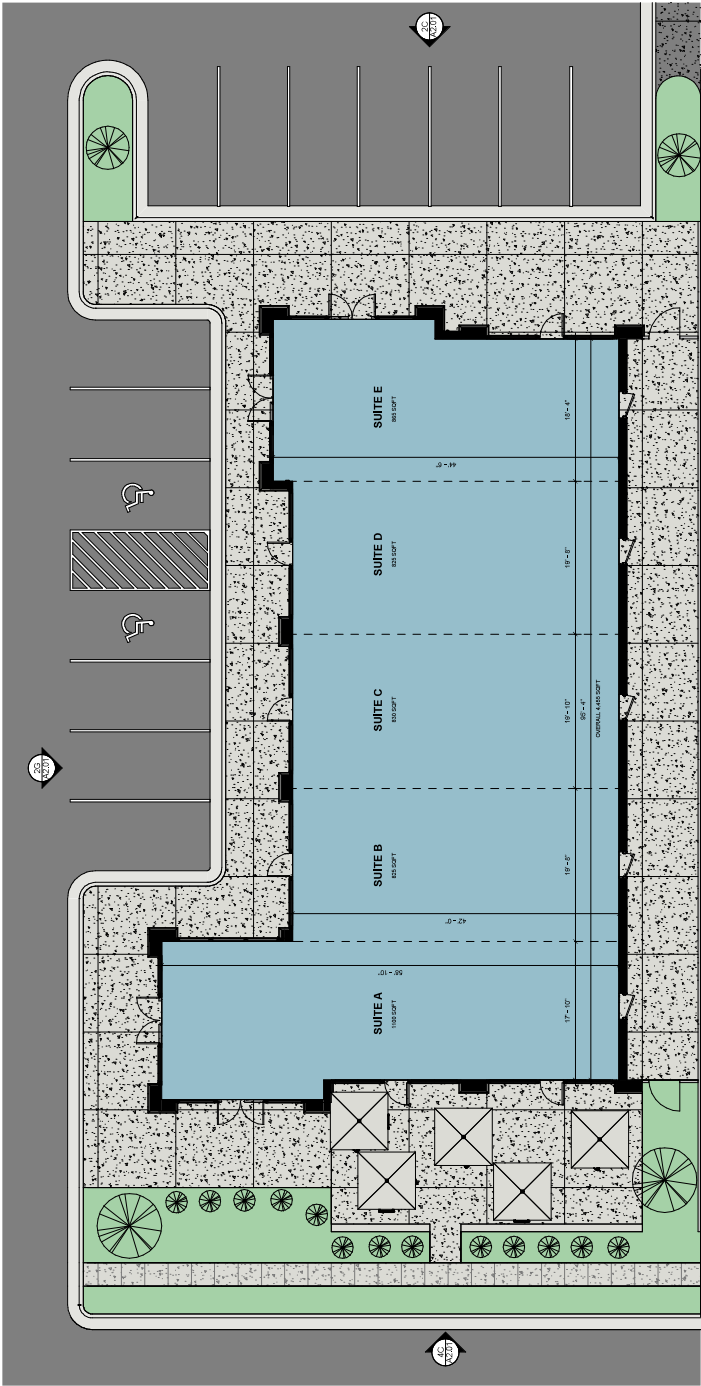
PROJECT NO.
25017
DATE
JULY 21, 2025

REVISIONS:

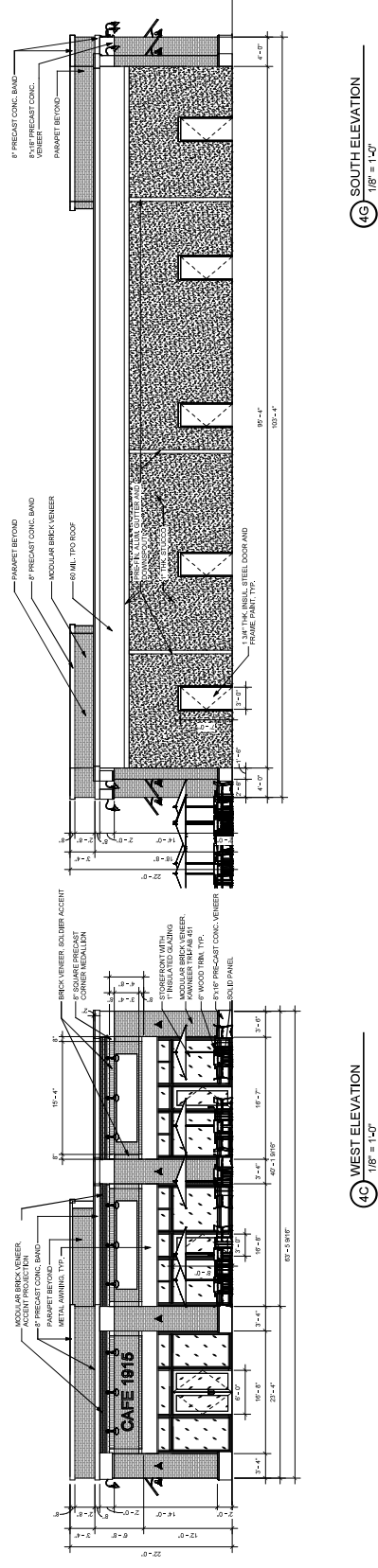
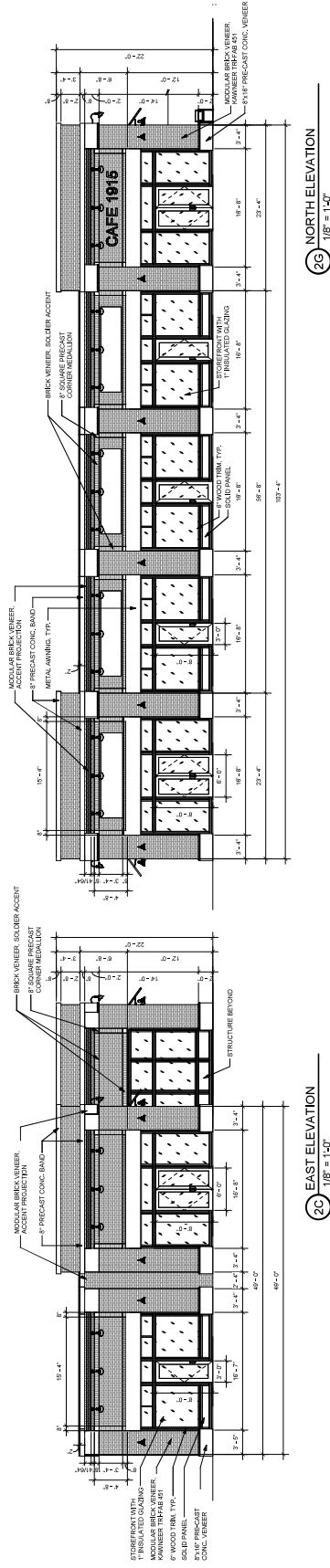
913 McMath Avenue
Little Rock, AR 72202

Marc Nixon
MCMATH RETAIL SUITES

SCM
ARCHITECTS PLLC
1400 KIRK ROAD, SUITE 207
LITTLE ROCK, AR 72202
501-380-0000
WWW.SCMARCHITECTS.COM



5F FLOOR PLAN
1/8" = 1'-0"



A3.01

3D VIEWS

PROJECT NO. 25017
DATE: JULY 21, 2025

REVISIONS:

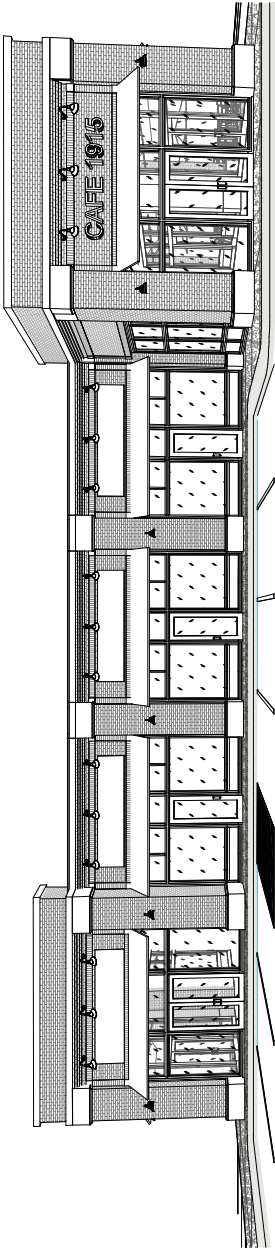
913 McMath Avenue
Little Rock, AR 72202

MCMATH RETAIL SUITES
Marc Nixon

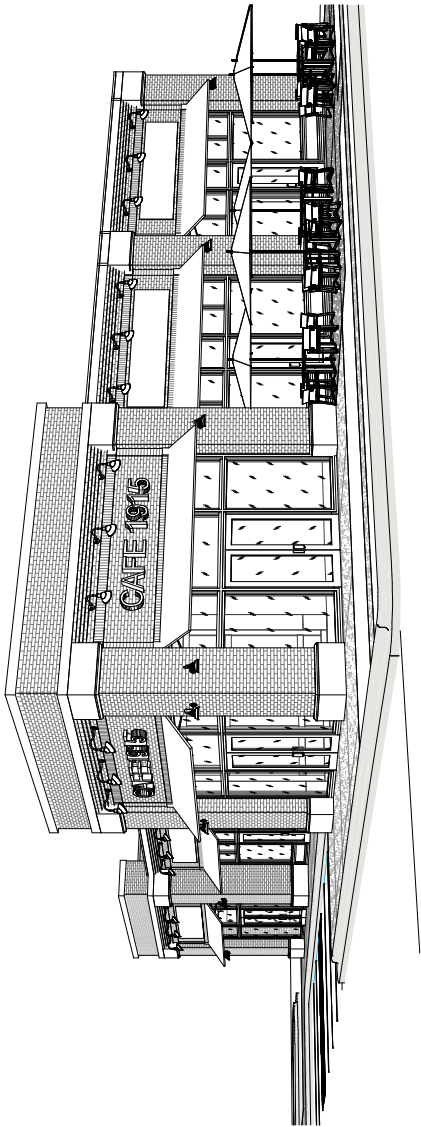
SCM ARCHITECTS P.L.L.C.
1400 KIRK ROAD, SUITE 2700
LITTLE ROCK, AR 72202
(501) 376-0000
WWW.SCMARCHITECTS.COM

NOT FOR CONSTRUCTION

5G NORTH ELEVATION




3G WEST ELEVATION



Responses to Historic District Questions concerning 913 McMath Avenue Retail Development

1. The architectural plans indicate metal awnings. Please describe in more detail the proposed metal and whether they are corrugated, standing seam, shuttered, etc.
The metal awnings will be roofed with MBCI BattenLok 16-inch, 24 Gauge, standing seam roof panels over high temperature underlayment mounted on ¾" thick plywood decking.
2. What is the proposed stucco patten along the south facade?
Smooth sanded surface with control joints.
3. The architectural plans indicate facade lighting and sign lighting. Please provide a description of the type and design of the lighting fixtures for the building, as well as any lighting fixtures proposed for the site.
Signage Light – Alcon Lighting Inc., Rustic Outdoor Gooseneck LED Sign Light
Wall Light – Hinkley, Medium Wall LED Barn Light.
Parking lot lighting will be pole mounted LED fixtures with dark skies features.
4. Please indicate the material of the proposed solid panels (bulkheads) for the storefront.
Bulkhead Material – ¼" Thick Cement Board Material mounted on ½" Thick Exterior Plywood.
5. The architectural plans indicate 6" wood trim for the storefronts. Should we understand this to mean an aluminum storefront clad with wood on the exterior or clad with wood on the interior? Please clarify.
All Storefronts will be wood framed with ½" thick sheathing and trimmed out in ¾" Thick Accoya Wood Trim - Painted.
6. The wall sign sections of the storefront appear different in the east elevation from the north elevation. Please clarify the north elevation material.
They are not designed to be different
7. Architectural plans indicate brick veneer. Please describe the specific brick proposed.
Columbus Brick Company – McCool Hall
8. Is the signage shown for "Cafe 1915" part of the proposal? If so, please provide more information about the sign (material, lighting, etc.).
No, the "CAFÉ 1915" signage is only shown for rendering purposes and is not a proposal for signage.
9. If there is a desire to streamline future signage reviews for this structure—if approved—it is recommend to provide proposed signage standards alongside the application.
Signage is not a part of this application.
10. Please clarify if the proposed pavement is concrete or another material.
All curb, sidewalk and entry drive apron construction is concrete. All drives and parking will be asphalt.
11. Please indicate the materials of the storefront doors.
Aluminum Clad Full Lite Doors
12. Will there be any boundary railing for the outdoor seating area along the west and south elevations?
Not at this time.

 Please [login](#) to add products to cart and to view accurate pricing.

[x](#)

MCCOOL HALL



Description

Using an age old process, most of Columbus Brick's production has been devoted to Genuine Papercut brick. By using paper in the cutting process, a pleasing texture and appearance comparable to hand-molded or "old brick" is obtained at a much more economical price. An occasional wedge shape, rounded end and soft edge is characteristic of Genuine Papercut, adding to the unique appearance associated with our brick. Columbus Brick is proud to be one of the few manufacturers who offer this process.

Click below for more sizes and variants of this product

PRODUCT OPTIONS 

M/S MCCOOL HALL

6011001052

-

0

+

each

▼

Cube/Skid/Box/Case
Count is 525

PRODUCT DETAILS

Product ID6011001052

Cleaning CodeB

ASTM CodeFBS

Weight3.47 LB

ManufacturerColumbus Brick

LIBRARY

No documents available for this Product

LOCATIONS WHERE PRODUCT IS AVAILABLE

[PRIVACY POLICY](#)

[RETURN POLICY](#)

SEE WHAT WE'RE UP TO!

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wienerberger







Photos of Site:



Looking East from McMath Ave



October 2, 2025

ITEM NO.: 1

FILE NO.: HDC2025-022

Attachment D: Design Review Committee Comments

Design Review Committee Comment Sheet

The Design Review Committee (DRC) will review your project in the meeting based on eleven design factors to assess compatibility, according to Sec. 23-120 (d) of the Little Rock Municipal Code. Further information on the design factors can be obtained in the *MacArthur Park Historic District Design Guidelines* available online or at the Planning & Development office. Please familiarize yourself with the design factors when project planning and in preparation for the DRC meeting.

1. **Siting** means the location of a building in relationship to the legal boundaries and setbacks, adjacent properties, and the natural conditions of the site.

Comments: needs reconsideration re: facing McMath Ave.
as proposed, its setback too much

2. **Height** means the vertical distance as measured through the central axis of the building from the elevation of the lowest finished floor to the highest point of the building.

Comments: no issue but suggest the building be uniform
in height

3. **Proportion** means the relationship of height to width of the building outline as well as individual components.

Comments: discussed reworking of building layout &
will be improved w/ reworking

4. **Rhythm** means a harmonious or orderly recurrence of compositional elements at regular intervals, including the location of doors and the placement of windows, symmetrically or asymmetrically and their relative proportion.

Comments: handwritten comment: the design should be simple
no issues; like the simplicity of the storefronts.

5. **Scale** means the relative dimension, size, degree, or proportion of parts of a building to each other or group of buildings.

Comments: no issues

6. **Massing** means volume, magnitude or overall size of a building.

Comments: will be improved after reworking
of siting & setback for McMath

7. **Entrance Area** means the area of access to the interior of the building including the design, location, and materials of all porches, stairs, doors, transoms, and sidelights.

Comments: entrance needs to face McMath but recommend
staying a variance to get entrance approved by zoning
other City depts.

8. **Wall Areas** means the vertical architectural member used to define and divide space including the kind and texture and exposure of wall sidings and trims, and the location, number and design of all window and door openings.

Comments: recommend darker metal for trim, door openings, etc.



City of Little Rock

Department of Planning and Development
723 West Markham Street
Little Rock, Arkansas 72201-1334
Phone: (501) 371-4790 Fax: (501) 371-4546
www.littlerock.gov



9. **Roof Areas** means the outside covering of a building or structure extending above the vertical walls including the form, material, and texture of the roof, and including the slope and pitch, spacing of roof covering, size, design, number and location of dormers, the design and placement of cornices, and the size, design material and location of chimneys.

Comments: examples shown for better roof ideas

10. **Facade** means the face of the building.

Comments: needs some reworking was discussed

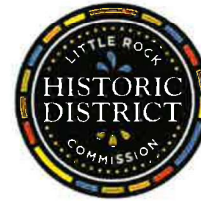
11. **Detailing** means architectural aspects that, due to particular treatments, draw attention to certain parts of features of a building.

Comments: consider brick of parapet, consider darker brick. no more windows, darker metal for door frames and canopy presented.

Amber



City of Little Rock
Department of Planning and Development
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Design Review Committee Comment Sheet

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1. **Siting** means the location of a building in relationship to the legal boundaries and setbacks, adjacent properties, and the natural conditions of the site.

Comments: not sure this is compatible with the district guidelines

2. **Height** means the vertical distance as measured through the central axis of the building from the elevation of the lowest finished floor to the highest point of the building.

Comments: even the varying height is more in line with Little Rock

3. **Proportion** means the relationship of height to width of the building outline as well as individual components.

Comments: like the bay but would rather be more uniform - same height & same set back

4. **Rhythm** means a harmonious or orderly recurrence of compositional elements at regular intervals, including the location of doors and the placement of windows, symmetrically or asymmetrically and their relative proportion.

Comments: good

5. **Scale** means the relative dimension, size, degree, or proportion of parts of a building to each other or group of buildings.

Comments: good

6. **Massing** means volume, magnitude or overall size of a building.

Comments: well done

7. **Entrance Area** means the area of access to the interior of the building including the design, location, and materials of all porches, stairs, doors, transoms, and sidelights.

Comments: thus ok, but I wonder if it could be better with more thought to historic preservation

8. **Wall Areas** means the vertical architectural member used to define and divide space including the kind and texture and exposure of wall sidings and trims, and the location, number and design of all window and door openings.

Comments: I think he could better with regard to materials



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**

City of Little Rock

Department of Planning and Development
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www.littlerock.gov



9. **Roof Areas** means the outside covering of a building or structure extending above the vertical walls including the form, material, and texture of the roof, and including the slope and pitch, spacing of roof covering, size, design, number and location of dormers, the design and placement of cornices, and the size, design material and location of chimneys.

Comments: not wild about towers

10. **Façade** means the face of the building.

Comments: it's ok, could be better

11. **Detailing** means architectural aspects that, due to particular treatments, draw attention to certain parts of features of a building.

Comments: would like to see less stone on the towers

Design Review Committee Comment Sheet

The Design Review Committee (DRC) will review your project in the meeting based on eleven design factors to assess compatibility, according to Sec. 23-120 (d) of the Little Rock Municipal Code. Further information on the design factors can be obtained in the *MacArthur Park Historic District Design Guidelines* available online or at the Planning & Development office. Please familiarize yourself with the design factors when project planning and in preparation for the DRC meeting.

1. **Siting** means the location of a building in relationship to the legal boundaries and setbacks, adjacent properties, and the natural conditions of the site.

Comments: Does not address street, faces North.
South elevation is not attractive

2. **Height** means the vertical distance as measured through the central axis of the building from the elevation of the lowest finished floor to the highest point of the building.

Comments: Why one end taller? Precedence? Reason
maybe shorter

3. **Proportion** means the relationship of height to width of the building outline as well as individual components.

Comments: Scale OK but ends odd.

4. **Rhythm** means a harmonious or orderly recurrence of compositional elements at regular intervals, including the location of doors and the placement of windows, symmetrically or asymmetrically and their relative proportion.

Comments: would be OK if facing West.

5. **Scale** means the relative dimension, size, degree, or proportion of parts of a building to each other or group of buildings.

Comments: Relates to new construction which is good

6. **Massing** means volume, magnitude or overall size of a building.

Comments: Not bad for this size building.

7. **Entrance Area** means the area of access to the interior of the building including the design, location, and materials of all porches, stairs, doors, transoms, and sidelights.

Comments: typical of strip retail - address McMath

8. **Wall Areas** means the vertical architectural member used to define and divide space including the kind and texture and exposure of wall sidings and trims, and the location, number and design of all window and door openings.

Comments: not too bad except south elevation
Nice to add Brick.



City of Little Rock

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9. **Roof Areas** means the outside covering of a building or structure extending above the vertical walls including the form, material, and texture of the roof, and including the slope and pitch, spacing of roof covering, size, design, number and location of dormers, the design and placement of cornices, and the size, design material and location of chimneys.

Comments: Flat roofs are not typical but okay considering the law school architecture

10. **Facade** means the face of the building.

Comments: not bad for strip center - w/ tweaks

11. **Detailing** means architectural aspects that, due to particular treatments, draw attention to certain parts of features of a building.

Comments: see above

Tom Tennell, Commissioner