

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
May 9, 2024
506 Main Street
North Little Rock, AR
5:30 P.M.**

Commission Members Present:

**Tom Marr
Charlie Hart
Debra Roberts**

Others Present:

**Kelli Peters, Staff
Gary Clements
Donald Mooring**

Commission Members Absent:

**Susan Markman
Mason Toms**

Commission Chairman Tom Marr called the meeting of the North Little Rock Historic District Commission to order on May 9, 2024 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 March 14, 2024 Historic District Commission meeting. Debra Roberts moved to approve the minutes of the March 14, 2024 HDC meeting as written. Charlie Hart seconded the motion and it was approved 3-0 in a roll call vote.

New Business:

A. 507 Main Street – Replace existing lean-to addition with larger lean-to addition

Tom Marr introduced the project and showed the commission a scale model of the house (which had been made as part of a fundraiser years ago). Then owner/architect Gary Clements presented his project. He plans to replace the existing lean-to addition at the rear, southeast corner, and build a larger lean-to addition which will house a large break room, and additional bathrooms. The lean-to will be located where a previous porch had been. The roof is sagging where the chimney is. He has had the house leveled, the basement dug out, and he has moved the condenser. He plans to use the same materials

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that are already on the house. The new break room will be larger and a bathroom will be added. There will still be access to the cellar.

Mr. Marr asked if the shingles would match and Mr. Clements said they would. Charlie Hart asked about the slope and height of the roof over the addition. Mr. Clements clarified that it would have a slight slope. He then added that the siding on the house was replaced with pine several years ago, but it already needs to be replaced, and will be replaced with cypress, which weathers better. Mr. Hart asked if the exterior door would remain in the same place but Mr. Clements explained that the porch and door would come out, and would be rebuilt a few feet from where they are now. He added that the columns on that porch came from the front porch, originally.

Mr. Marr asked for public comment. Donald Mooring complimented Mr. Clements on the project, saying that as a fellow property owner in the community, he is very pleased with it. Mr. Marr then closed public comment and opened it up to the commissioners for comment. Debra Roberts complimented Mr. Clements on presenting such a good application. There were no further comments so Mr. Marr asked for a motion to approve or deny the application. Debra Roberts made a motion to approve the new addition as submitted on the application. Charlie Hart seconded the motion and it was approved 3-0 in a roll call vote.

B. 250 Melrose Circle – Addition of second bathroom at the southwest corner of the house

Tom Marr introduced the project and asked Donald Mooring to present his project to the commission. Mr. Mooring described the project. The walls of the addition will continue the sight line of the existing house. He wants the roofline to continue the existing slope, though the roof pitch will change slightly. The house has 9' ceilings but he will probably put in 8' ceilings in this bathroom, to ensure that the change in roof pitch will be minimal. He will not likely undertake this project anytime soon because he already has his hands full, but he does plan to do it within the next year. There are several things about the house that baffled him until Sandra Smith, the director, sent him photos of the house after a major fire in 1995. The entire rear of the house was charred, which answered many of his questions about what had been done to the house over time. He explained that the foundation on the rebuilt rear of the house is concrete block. Mr. Marr asked him what the foundation material would be on this addition. He answered that he would prefer to use concrete block but he could use brick, like on the original part of the house. Charlie Hart told him that he would need to use concrete block because he can't paint the brick. Mr. Mooring told the commission that he has just had his house painted, including the brick columns, chimney, and foundation, but that those had already been painted numerous times.

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Mr. Marr mentioned that he saw a window on the plans and asked if he plans to do that. Mr. Mooring answered that he doesn't have any firm plans on adding a window but he would prefer to have a window in it. Mr. Marr told him that it needs to be a particular type of window. Mr. Mooring told them that he recently replaced some of the insulated panes in the other windows of the house which are black aluminum windows. Kelli Peters told the commission that he had gotten a COA for that. Mr. Hart and Mr. Marr advised him to put in an all-wood window with no aluminum cladding. It can be insulated but it should be wood. Mr. Marr suggested that he look at Jeld-wen windows which are more affordable.

Mr. Marr asked about the exterior cladding of the new addition. Mr. Mooring told them that it would be the exact same type of siding. In fact, he plans to remove the siding from what will be covered up and reuse it on the addition. This very much pleased the commissioners. Mr. Marr asked if the roofing shingles would match the existing roof and he answered that they would.

Mr. Marr did not open the discussion for public comment since there was no one there to comment. He then opened the discussion for comments from the commission. Debra Roberts asked if the staff recommendation was for approval, and it was answered yes.

Mr. Marr told Mr. Mooring that if they approve the application tonight, that it will be good for one year. If he does not do any of the work within the first year, and he doesn't change anything, he can just come back for a simple approval. However, if he changes anything, he'll need to get approval again.

Mr. Marr then asked for a motion to approve or deny the application. Debra Roberts made a motion to approve the new addition as submitted on the application. Charlie Hart seconded the motion and it was approved 3-0 in a roll call vote.

Staff Report/Comments/Discussion:

Tom Marr pointed out that this is the first meeting that Director Sandra Smith has missed since 1993. He told them that she wasn't feeling well so he sent her home. He then asked Kelli Peters if she had anything to report.

Ms. Peters told the commission that Dionicio Rodriguez's great-nephew, Carlos Cortes, has been working on the restoration of the Rodriguez sculptures at the Old Mill. He found things that needed attention that Friends of the Old Mill had missed. He had done such a good job that they hope to have him come back to work on the big bridge. Debra Roberts asked if the City had paid for it. Ms. Peters told them that they had gotten a grant but she wasn't sure how much the City paid. Tom Marr added that those are typically 2-to-1 matching grants.

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Ms. Peters then told the commissioners that Ms. Smith had run into the city attorney recently so she asked her about the status of the Faucette Building. The city attorney told her that the inspector told *her* that, in his opinion, the building is habitable. The good part of that is that the building does not need to be condemned. Charlie Hart added that they need to find where it's deteriorating and push him toward fixing the biggest issues.

Ms. Peters brought up a request from a resident who operates an acupuncture business in her house at 216 W. 5th Street, who wants a yard sign in her front yard. She added that there is already a sign in the window of the front door. Mr. Marr added that this applicant has already been denied an additional sign by City Council. He said that until City Council approves it, we don't need to approve a sign because of its Planned Unit Development (PUD) status, and that signage wasn't allowed. He didn't feel that the commission needs to hear and consider the application since it's tied to the property. The owners knew about that restriction when they bought the property so it was no surprise. Now, Councilwoman Linda Robinson is getting involved, and she wants to know what we think before she goes before the City Council about it. Charlie Hart asked if Gary Clements has a sign in his yard. Ms. Peters answered that he has a sign attached to the front of his office. Mr. Marr pointed out that Mr. Clements' office is in a commercial zone. Ms. Peters added that there is another resident who operates an office in her house, with permission, but she has a sign in her yard. None of them had noticed it because it's a very minimal sign, and you have to be looking for it to see it. Debra Roberts said that if the City Council said no, then we don't need to hear it. Ms. Peters concluded that we would just wait to see if anything develops on it and then address it then.

Ms. Peters asked Mr. Marr if they should discuss a proposed project at 801 Maple. He asked if there had been any changes and she answered no. He said that they don't really need to address that at this time. Mr. Marr explained to the commission that the drawings did not follow the guidelines at all so we had advised them that they needed to rework it and come back.

Mr. Marr asked if there were any other issues to discuss. Mr. Hart brought up the house at 304 W. 7th Street. Mr. Marr then stated that the contractor got too ambitious during the demolition phase; the owner wanted to fire him, but Mr. Marr advised against it. They are now working with an architect and will go back just like it was based on drawings he has. The contractor is being watched very carefully now.

After Tom Marr determined that there was no further business to discuss, the meeting was adjourned at 6:19 P.M.

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Respectfully Submitted,

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Sandra Taylor Smith, Director