

NORTH LITTLE ROCK HISTORIC DISTRICT COMMISSION

**506 Main Street
North Little Rock, Arkansas 72114
Telephone (501) 371-0755; Fax (501) 371-8360**

**MINUTES
NORTH LITTLE ROCK HISTORIC
January 9, 2020
506 Main Street
North Little Rock, AR
5:30 P.M.**

Commission Members Present:

**Tom Marr
Ross Maestas
Ken Davenport
Charlie Hart
Susan Markman
Mason Toms**

Commission Members Absent:

Debra Roberts

Others Present:

**Sandra Taylor Smith, Director
Mike Mosley, Assist. City Attorney
Thomas Pownall
Ryan Newcomb
Ann Clements
Bob Markman
Scott Cook
Rocky McDaniel
James Meyer**

Chairman Tom Marr called the North Little Rock Historic District Commission meeting of January 9, 2020 to order at 5:30 P.M. and a quorum was established. Commissioner Debra Roberts had an excused absence. Mr. Marr welcomed guests and asked them to introduce themselves.

CORRECTION AND ADOPTION OF MINUTES

Chairman Marr asked if Commissioners had read the minutes of the December 12, 2019 Historic District Commission meeting. Susan Markman moved to approve the minutes of the December 2019 HDC meeting as written. Mason Toms seconded the motion and it was approved 6-0 in roll call vote.

New Business:

A. 507 Main Street- Permanent ADA ramp leading onto front porch

Property owner Ann Clements showed Commissioners photos of the ramp as constructed. Gary Clements asked the Commission in November for approval to construct a temporary ramp to be utilized during the North Little Rock Christmas parade on December 1. Commissioners agreed that the ramp would be appropriate as shown on the drawings Mr. Clements presented. The ramp was constructed and has been utilized. The Clements are

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asking for approval to paint and finish out the ramp as a permanent installation. Chairman Marr called for public comment and there was none. On a motion by Mason Toms and second by Ken Davenport, the application for a permanent wood ADA ramp leading to the front porch of 507 Main was approved 6-0 in roll call vote.

B. 511 W. 5th Street- Windows and Doors for New Construction

Property owner Scott Look was present to represent the application for approval of windows and doors on the proposed new house to be constructed on the lot at 511 W. 5th Street. An application for construction of a two-story frame house was approved by the Commission in June 2019. Window and door detail was to be brought back to the Commission for approval. Four-over-one double-hung windows and a Craftsman style door were submitted for approval. Ross Maestas made a motion to approve the windows and door. The motion was seconded by Susan Markman and approved 6-0 in roll call vote.

C. 809 Maple Street- Construction of 2-story 5 unit “townhome”

Ryan Newcomb and Thomas Pownall were present to represent the application to construct a two-story residence with five apartments. The vacant lot is zoned C-6. Drawings of the proposed building were reviewed and Ryan Newcomb went over specifics of the plan. He said parking will be to the rear (west) of the lot and accessed from the alley. Mr. Newcomb said the main roof and porch roofs will be composition shingle. The structure will be covered in Hardi Board. A six foot wood fence will surround the back of the property. There was discussion that the fence should come no further than half way to the front of the structure. Susan Markman moved to approve the application as submitted with the use of architectural shingles on all roofs. Fence location will be determined by staff at a later time. Ross Maestas seconded the motion and it was approved 6-0 in roll call vote.

D. 520 Main Street- Construct 3 and ½ story building

James Meyer with Taggart Architects was present to go over the plans for the proposed “Power and Ice Building”. The Commission reviewed a proposal for the building in May 2018 and it was approved. Mr. Meyer said there are two notable differences in the first proposal and the one being reviewed. The distance of the building from Main Street is closer than the original design and there is a partial fourth floor added. Mr. Meyer said there will be a stainless steel cable system on the building and 12 X 24 limestone panels. He said slate tiles are a possible material also. There was discussion about building materials as Commissioners were not clear on all of the proposed materials.

Chairman Marr called for public comment. Bob Markman said the building is very much outside of the typical Historic District Commission review. Ann Clements said the Argenta Plaza is a wonderful addition to downtown. Commissioner Ross Maestas said reviewing this project is difficult for the Historic District Commission and they need to know all of the proposed finishes and materials. James Meyer said brick masonry will be used on the building similar to that on the Orion building and 600 Main building. After lengthy

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discussion and clarification of materials, Ken Davenport moved to approve the application for construction of a 3 ½ story building at 520 Main Street. Susan Markman seconded the motion and it was approved 6-0 in roll call vote.

James Meyer recommended amending the boundaries of the Argenta Historic District to exclude the "Plaza District". Ann Clements said she is glad the Historic District Commission is reviewing these new construction projects and would not amend the boundaries.

After determining there was no further business to discuss, Susan Markman moved to adjourn and the motion was seconded by Ken Davenport. Meeting was adjourned at 6:50 P.M.

Respectfully Submitted,

Sandra Taylor Smith, Director