

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 DISTRICT COMMISSION MEETING
October 10, 2019
506 Main Street
North Little Rock, AR
5:30 P.M.**

Commission Members Present:

**Tom Marr
Debra Roberts
Ken Davenport
Ross Maestas**

Others Present:

**Sandra Taylor Smith, Director
Cary Bradburn, Historian
Tad Green
Tracy Gore
Mike Mosley, Assistant City Attorney**

Commission Members Absent:

**Susan Markman
Mason Toms
Charlie Hart**

Chairman Tom Marr called the North Little Rock Historic District Commission meeting of October 10, 2019 to order at 5:30 P.M. and a quorum was established. Commissioners Susan Markman, Mason Toms and Charlie Hart had excused absences. 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 September 12, 2019 Historic District Commission meeting. Debra Roberts moved to approve the minutes of the September 2019 HDC meeting. Ross Maestas seconded the motion and it was approved 4-0 in roll call vote.

New Business:

- A. Authorizing the North Little Rock City Attorney's office to take any and all legal action necessary to enforce the Historic District Commission ordinance.**

Assistant City Attorney Mike Mosley introduced himself to Commissioners. He said that he was present to obtain authorization to enforce North Little Rock Ordinance #6768

NORTH LITTLE ROCK HISTORIC DISTRICT COMMISSION

Meeting October 10, 2019

Page 2

establishing the North Little Rock Historic District Commission and approved by the City Council on December 27, 1993. Mr. Mosley said there is an allegation that non-conforming windows have been installed without obtaining a building permit or going through the Historic District Commission application process. Mr. Mosley said he is asking for authorization to initiate a civil lawsuit. He told Commissioners that the filing fee would be between \$165 and \$300. Sandra Smith said the Historic District Commission has the budget for the filing fee.

Commissioner Debra Roberts made a motion to authorize the City Attorney's office to file suit in this non-complying window installation and the filing fee will be paid out of Historic District Commission budget if there is no voluntary compliance. Ross Maestas seconded the motion and it was approved 4-0 in roll call vote.

B. 124 Melrose Circle- Remove porch enclosure; replace windows; remove rear room and construct new rear room

Property owners Tad Green and Tracy Gore were present to represent the application. Sandra Smith showed slides of the house. She said it was built in 1925 in the first wave of houses constructed in the Melrose Place Addition. Ms. Smith said the house was originally single family but was converted into a duplex about 1957. The original front porch was enclosed at that time and a second "front" door was added to the south elevation of the house. Slides were shown of the house with the enclosed porch and in its current condition with the enclosing walls and windows removed.

Tad Green said they want to return the house to single family. He said the windows are rotted and they propose to install wood Pella windows. Ken Davenport asked if the windows would be four over one as the originals. Green said they have not been able to find that style of windows. Tracy Gore asked if they could remove a window and reduce double windows to a single window. Mr. Green said they would like to remove the windows on either side of the chimney on the west elevation. Commissioners told the applicants that windows should not be removed and the double windows should not be changed to a single window. The proposed Pella windows are not true divided light. There was discussion about the fact that the new windows should be wood with true divided lights and appear as the originals.

Commissioner Ross Maestas said he would like to see drawings of the roofline change on the proposed rear addition. It was asked that the applicants bring a drawing of the elevations to Historic District Commission staff.

Tad Green said now that the walls and windows enclosing the original porch have been removed they would like to put the door on the wall on the side of the porch. Sandra Smith said it is likely that the house originally had a door at that location along with the existing door. She said most of the houses in the Melrose Place Addition had two front doors.

NORTH LITTLE ROCK HISTORIC DISTRICT COMMISSION

Meeting October 10, 2019

Page 3

On a motion by Debra Roberts to approve moving the existing Craftsman style front door to the west wall of the front porch and replace the door opening with the same wood siding as the rest of the house, removing the added door and concrete steps on the front wall of the house, replacing original windows with same style wood windows with true divided lights, and construction of rear room with gable roof after staff has reviewed elevation drawings. The motion was seconded by Ross Maestas and approved 4-0 in roll call vote.

Staff Report

Sandra Smith announced that the History Commission's new exhibit "Picture This-Capturing History Through the Camera Lens" featuring the camera collection of Jim Billings will open on Thursday, October 17 at a reception beginning at 5:30 P.M. All are invited to attend the opening. Ms. Smith also reported that the North Little Rock High School class of 1969 will be viewing an exhibit of memorabilia from schools in North Little Rock on October 12 at the Heritage Center and on October 18, the Quapaw Quarter Association will be bringing two buses of people touring "haunted" sites in downtown Little Rock and North Little Rock.

After determining there was no further business to discuss, Charlie Hart moved to adjourn and the motion was seconded by Mason Toms. Meeting was adjourned at 6.48 P.M.

Respectfully Submitted,

Sandra Taylor Smith, Director