

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
November 14, 2019
506 Main Street
North Little Rock, AR
5:30 P.M.**

Commission Members Present:

**Tom Marr
Debra Roberts
Ken Davenport
Ross Maestas
Charlie Hart
Mason Toms**

Others Present:

**Sandra Taylor Smith, Director
Cary Bradburn, Historian
Odell Abraham
Annie Abraham
George Collins
Travis McKinney
Maggie Hune**

Commission Members Absent:

Susan Markman

Chairman Tom Marr called the North Little Rock Historic District Commission meeting of November 14, 2019 to order at 5:30 P.M. and a quorum was established. Commissioner Susan Markman 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 October 10, 2019 Historic District Commission meeting. Ken Davenport moved to approve the minutes of the October 2019 HDC meeting. Ross Maestas seconded the motion and it was approved 6-0 in roll call vote.

New Business:

A. Remove non-conforming vinyl windows; replace with wood windows similar to original windows.

Sandra Smith told Commissioners that Assistant City Attorney Mike Mosley has advised the Commission to review the application without the applicant, Windows USA present. Ms. Smith said the windows were installed over a weekend in May and the company did not obtain a building permit which would have prompted the Planning Department to send the project to the Historic District Commission for review. Ms. Smith stated that the City Attorney's office said that Windows USA is aware that if the application is approved and

NORTH LITTLE ROCK HISTORIC DISTRICT COMMISSION

Meeting November 14, 2019

Page 2

the work is not done, he will file suit.

Maggie Hune, representing the property owner was present. She asked if the window replacement will be done at no cost to her. She said she wants the windows to be “right” but does not want to be out any more money. In public comment, neighbor Odell Abraham suggested Ms. Hune get the agreement with Windows USA in writing. Sandra Smith said the window company made the error in not obtaining a building permit.

Tom Marr cautioned Ms. Hune about the fact that the new wood windows will likely have a factory primer and will need to be repainted within a year or less.

Commissioner Debra Roberts moved to approve the application to replace un-authorized vinyl windows with wood windows similar to the original on the house at 116 Melrose Divide as submitted in the application. The motion was seconded by Mason Toms and approved 6-0 in voice vote.

B. 521 Willow Street- Repairs to house; rebuild second story rear wood deck; replace second story door

Sandra Smith showed slides of the house at 521 Willow Street. She said it was built c. 1920 for North Little Rock dentist Dr. T. K. Starnes and his wife Jewell Starnes. Ms. Smith said George Collins, the new owner, is only the third owner of the house.

Tom Marr asked Mr. Collins about the rear second story deck. Mr. Collins said it was a 12ft. X 12ft. deck and what is left of the railings are in the garage. Mr. Collins said there is a lot of damage to exterior siding to be repaired. He said windows will all be repaired. Charlie Hart asked if he plans to put a fence in. Mr. Collins said he ultimately will repair the existing fence.

Chairman Marr called for public comment. Adjacent property owner Travis McKenney said he is pleased Mr. Collins has purchased the property. He asked if the house will remain four units and expressed concern over parking issues.

Commissioner Ken Davenport moved to approve the application for repairs to the house at 521 Willow Street with the condition that a drawing of the reconstruction of the rear second story deck be submitted to HDC staff and that it meet the design guidelines. Debra Roberts seconded the motion and it was approved 6-0 in roll call vote.

Staff Report

Sandra Smith told the Commission Eric Isaac with Restaurant Capeo at 425 Main Street asked about installing a plastic “door” at the recessed entry to the restaurant to prevent the cold air coming in. Mr. Isaac said customers complain about the cold air that comes in when the door is opened. Mr. Isaac has explored installing clear plastic material to help

NORTH LITTLE ROCK HISTORIC DISTRICT COMMISSION

Meeting November 14, 2019

Page 3

insulate the entry area. He asked that this idea be discussed with the Commission. Sandra Smith said there is no provision in the design guidelines for installation of this type at an entry. Commissioners discussed the issue and determined it would be an alteration to the historic building front and would not be appropriate as it would “flatten” out the recessed entry. George Collins said in Chicago restaurants have radiant heaters that form a heat barrier at entries.

Ms. Smith reported that Gary Clements, owner of the Barth-Hempfling House at 507 Main would like to install a low-profile ADA ramp to the front porch of the house. He submitted detailed drawings and asked if he could build a temporary ramp to have in place for the Christmas parade on December 1. Commissioners discussed the proposed ramp and asked that Ms. Smith convey to Mr. Clements that it would be acceptable, but he will need to submit a formal application and go through the review process for permanent installation. The Commission was in agreement that a temporary ADA ramp would be acceptable, based on the drawings submitted.

Charlie Hart reported that Creegans Restaurant at 301 Main installed new canvas awnings. Sandra Smith said it did not come through the Historic District Commission.

After determining there was no further business to discuss, Debra Roberts moved to adjourn and the motion was seconded by Ross Maestas. Meeting was adjourned at 6:58 P.M.

Respectfully Submitted,

Sandra Taylor Smith, Director