

NORTH LITTLE ROCK HISTORIC DISTRICT COMMISSION

**506 Main Street
North Little Rock, Arkansas 72114
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**MINUTES
NORTH LITTLE ROCK HISTORIC DISTRICT COMMISSION MEETING
June 13, 2019
506 Main Street
North Little Rock, AR
5:30 P.M.**

Commission Members Present:

**Tom Marr
Charlie Hart
Debra Roberts
Susan Markman
Ross Maestas
Ken Davenport**

Commissioners Absent:

Mason Toms

Others Present:

**Sandra Taylor Smith, Director
Cary Bradburn, Historian
John Gaudin
David Ashley
Joe Guillot
Clint Moore
Carol Moore
Zeke Tanner
Becky Tanner
Bob Markman**

Chairman Tom Marr called the North Little Rock Historic District Commission meeting of June 13, 2019 to order at 5:30 P.M. and a quorum was established. Commissioner Mason Toms 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 May 9, 2019 Historic District Commission meeting. Charlie Hart moved to approve the minutes of the May 2019 HDC meeting. Debra Roberts seconded the motion and it was approved 6-0 in roll call vote.

Chairman Marr asked if all would be in agreement to moving up sign applications on the agenda. He said some of the other applications may be lengthy and would like to allow ample time to discuss them.

New Business:

A. 411 Main Street- Signage

David Ashley was present to represent the application. Slides of the building were shown as Sandra Smith told Commissioners the existing signs will be used and only the faces of the

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signs will be changed. There was discussion about the decal to be placed on the north window. Mr. Ashley could not address the questions about the decal and transom window coverings.

Chairman Marr called for public comment and there was none.

Susan Markman made a motion to approve the new signage in existing signs. Ross Maestas seconded the motion and it was approved 6-0 in roll call vote.

Commissioners determined there was not enough information about the decals and would defer until specifics were supplied. Mr. Ashley said he will tell the business owners that the Commission needs samples and a better description of window decals and coverings on transom windows. Ken Davenport made a motion that the decals be tabled until further information is supplied. Susan Markman seconded the motion and it was approved 6-0 in roll call vote.

B. 413A Main Street- Signage

John Gaudin was present to discuss the application for installation of a sign. Slides were shown of the building and the proposed sign. Mr. Gaudin said the sign will be the same style and size as the one located at 413B Main Street. A new black aluminum bracket will be added to hang the sign.

There was no public comment.

Debra Roberts move to approve the sign as presented with the stipulation that the bracket be mounted in the mortar between the bricks. Charlie Hart seconded the motion and it was approved 5-1 in roll call vote with Ken Davenport recusing himself from vote.

C. 717 Main Street- Signage

Clint and Carol Moore were present to discuss the application for approval of existing signage. Slides were shown of the building. Mr. Moore said they were a new business on Main Street and was unaware they were in the Argenta Historic District. He said they removed an awning that was in bad shape and installed the 4ft. X 8ft. signage above the storefront as well as vinyl logos on the lower portion of windows. Mr. Moore said they will come back later with an application to install an awning and change the vinyl applications on the bottom of the windows.

In public comment Bob Markman said the apostrophe on Brother's is in the wrong place or not necessary.

Susan Markman moved to approve the existing signage with the understanding that any changes will be brought to the Commission. Debra Roberts seconded the motion and it was

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approved 6-0 in roll call vote.

OLD BUSINESS:

A. 116 Melrose Circle- Windows, doors, driveway, roofing, fence.

Joe Guillot was present to answer questions concerning the application for review of the renovation of the house. This item was tabled from the April and May 2019 meetings of the Historic District Commission. Slides were shown of the house. Sandra Smith said she issued a Certificate of Appropriateness on May 23 for re-roofing the house with composition shingles. Mr. Guillot said he would like to install a 6ft. vertical board privacy fence around the back yard. He showed Commissioners a photograph of horizontal board fencing that he said he would like to put horizontal wood fencing on the sides facing the front. He said he plans to reconstruct the concrete ribbon driveway, repair the concrete front porch floor, and stabilize the brick columns on the front porch. Susan Markman asked if the original wood windows could be saved. Mr. Guillot said no. He brought a portion of a window to show Commissioners the extent of damage. He said most of the windows are still there, but he would like to replace with ones of similar appearance. He showed Commissioners a spec sheet on windows he would like to install. Commissioners were unable to determine if the windows are true divided light and encouraged Mr. Guillot to attempt to repair the existing windows first. He also told Commissioners he originally planned to paint the brick house, but learned painting unpainted masonry is not allowed. He said he will pressure wash the brick.

Debra Roberts moved to approve the application with conditions that the brick cannot be painted or whitewashed, doors as submitted, concrete ribbon driveway, vertical wood fencing around back yard, new windows as submitted if true divided lights or repair - existing windows. Ross Maestas seconded the motion and it was approved 5-0 in roll call vote. Commissioner Susan Markman was excused from the meeting prior to vote.

Commissioner Ken Davenport was excused from the meeting.

NEW BUSINESS

D. NE Corner W. 5th and N. Broadway- Construct new single-family house

Property owner Zeke Tanner and Becky Tanner were present. Slides of the lot were shown. Sandra Smith showed a 1939 Sanborn Fire Insurance Map image of the block showing the original W. 5th Street prior to N. Broadway being opened in 1980. Zeke Tanner referred Commissioners to the drawings of the proposed house. It will be two-stories with Craftsman style features. The walls will be Hardie Board and windows will be vinyl. The Hardie Board will be lapped and smooth finish. Windows will not be operable. Debra Roberts suggested that code issues need to be followed for bedroom windows.

There was no public comment.

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Debra Roberts moved to amend and approve portions of the application to include floorplan and elevations, Hardie Board siding, architectural shingles on roof and vinyl material, not design submitted for windows. The motion stated that a cut sheet on windows and doors be brought back to the Commission for approval. Ross Maestas seconded the motion and it was approved 4-0 in roll call vote.

E. 125 Melrose Circle- Storage Shed in back yard

Sandra Smith showed slides of the house and the proposed 6ft X 6ft. storage shed to be located in the rear corner of the triangular-shaped lot. Ms. Smith said the owner of the house was not in attendance due to work schedule. Commissioners asked that the owner be reminded that there should be a 5ft. setback from adjacent properties to meet City Code requirements. Debra Roberts made a motion that the installation of a storage shed as presented be approved. Ross Maestas seconded the motion and it was approved 3-1 in roll call vote.

Staff Report

Sandra Smith told Commissioners a letter and brochure about the rules of the Argenta Historic District will be mailed to all property owners within the next month. She reported that there has been no further development with the illegally installed vinyl windows on the house at 116 Melrose Divide.

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 6:10 P.M.

Respectfully Submitted,

Sandra Taylor Smith, Director