

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
April 11, 2019
506 Main Street
North Little Rock, AR
5:30 P.M.**

Commission Members Present:

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

Commissioners Absent:

Mason Toms

Others Present:

**Sandra Taylor Smith, Director
Cary Bradburn, Historian
Ross Maestas
Melissa Miller
Heather Nelson
Ken Bartczak
Ron Harris
Bob Markman**

Chairman Tom Marr called the North Little Rock Historic District Commission meeting of April 11, 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 February 14, 2019 Historic District Commission meeting. Debra Roberts moved to approve the minutes of the February 2019 HDC meeting. Ken Davenport seconded the motion and it was approved 5-0 in roll call vote.

New Business:

A. 317 Main Street- Install 36" X 40" sign on front of building.

Allison Reavis with the Argenta Methodist Church was present representing the application for installation of a sign on the back (west) of the Manees Building at 317 Main Street. The proposed metal and acrylic sign will be 36.25" X 20.25" and would be mounted perpendicular to the building at the back entrance. Ms. Reavis explained that a volunteer installed the sign flat on the back wall, but they would like it to hang from a metal rod perpendicular to the building. Tom Marr called for public comment. Ross Maestas asked if there was a drawing of the mounting rod and what would the finish be. Ms. Reavis said the

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rod will be black iron with a powder coat finish.

Debra Roberts made a motion to approve the sign to be mounted perpendicular to the building at the appropriate height and not be internally lit. Susan Markman seconded the motion and it was approved 5-0 in roll call vote.

B. 705 Main Street- Install canvas awning on east elevation over storefront.

Commissioner Ken Davenport recused himself and stepped away from the table. Heather Nelson, representing Seal addressed the proposed awning as slides were shown of the front of the building without the awning and with the proposed awning. Commissioners discussed the height of the awning and suggested it would be more appropriate to lower it from the top of the building to the height of a horizontal line on the adjacent building. Charlie Hart said lettering can be no taller than 18" on signs in the Argenta Historic District and he would like the film removed from the windows. Mr. Marr called for public comment. Melissa Miller said the proposed awning would contribute to the continuity and flow of the block. Ross Maestas said the scale was his only concern, but asked about the mirror film on the windows. Ms. Nelson said they put the film on the windows and will look into an alternative way to shield the sun from the inside.

Debra Roberts made a motion to approve the awning to the height discussed similar to a line on the upper wall of the adjacent building, that letters be no taller than 18" and the film removed from the windows. Charlie Hart seconded the motion and it was approved 4-0 in voice vote.

C. 305 W. 7th Street- Demolish garage addition on east elevation, original ancillary building in back yard and non-historic storage shed in back yard. Construct a three-car garage in back yard and add wood-frame awning across back elevation of house.

Sandra Smith showed slides of the house, constructed in 1935 by the Goss family. She also showed photographs of the family inside on Christmas Day 1942 as well as a photo of the exterior of the house after a snowfall in 1942.

Commissioners were referred to the drawings provided for the project. Tom Marr said he was unclear about the wood-frame awning across the back of the house. Project contractor Ron Harris explained the awning and said it would have a metal roof. Commissioners discussed that metal roofs have been approved on porches on the back of houses in the district. Property owner Ken Bartczak said the metal roof will be a darker color and match colors in the rock on the house. Debra Roberts asked about LP Smart siding which was proposed for the new garage. Ron Harris handed her a sample of the product and said it comes in smooth and grain and has a twenty year paint warranty. Mr. Harris said the product is wood based, not cement based and is less expensive than Hardie Board. Tom Marr pointed out that artificial materials are not allowed on historic properties, but are

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permitted

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on new construction.

Mr. Marr called for public comment and there was none.

Ken Davenport made a motion to approve the application for demolition of the east elevation garage, original ancillary in the back yard and non-historic storage shed in the back yard and for construction of a wood-frame awning across the back elevation of the house to be covered in a metal roof and for construction of a wood-frame, three-car garage in the back yard to be covered in smooth 4" LP Smart siding. Charlie Hart seconded the motion. Susan Markman moved to amend the motion to state that the LP Smart smooth siding be lapped. Charlie Hart seconded the motion to amend and it was approved 5-0 in roll call vote. The Commission voted 5-0 in roll call vote to approve the application.

D. 116 Melrose Circle- Renovation of house, exterior work to include windows, doors, porch floor, roofing, driveway

Sandra Smith showed slides of the house and referred Commissioners to the staff report which outlined how long the house has been vacant and threatened for condemnation by Code Enforcement. She reported that the house recently sold and she was contacted by the new owners who said they are attempting to renovate the house in a short time period. An application for Certificate of Appropriateness was received, but there was no proof of ownership and no signature of an owner. In the case of this house, where there was unclear title for many years, Ms. Smith said the City Attorney's office has advised obtaining the proof of ownership. Ms. Smith said she has contacted the person who submitted the application a couple of times requesting the items missing from the application and specifications on doors and windows, but has not heard back from them.

Mr. Marr asked if anyone representing the owner was present and there was not. Ms. Smith said there is a building permit for interior work only and demolition of the interior is underway. The inside of the house is infested with termites and has been for several years. In looking at slides of the house taken the week of the meeting, Commissioners noted that a few windows have been removed. Mr. Marr said that removal of windows has crossed the line for work with an interior-only permit. He said that the Commission will need to see evidence that the windows are too deteriorated to be repaired. Debra Roberts asked Sandra Smith to ask why the windows have been removed. Ms. Smith agreed to make a site visit Friday morning and investigate the window situation. Charlie Hart said he would be willing to have a special call meeting to help move this project along if the proper information is supplied for review. Susan Markman made a motion to table the application. Debra Roberts seconded the motion and it was approved 5-0 in roll call vote.

Staff Report

Sandra Smith told Commissioners Bell Construction called and said the paint is not holding on their property at 601 Maple Street and would like to install Hardie Board siding.

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Commissioners stated that artificial materials such as Hardie Board is not permitted on
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historic structures in the Argenta Historic District.

Charlie Hart reported that a red metal dog sculpture is being installed on the north side lawn of the Argenta Branch Library. Sandra Smith said it has been almost two years since the application to install the dog was approved by the Commission and in that application, the metal dog was to be located on the west lawn of the building.

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

Respectfully Submitted,

Sandra Taylor Smith, Director