

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
May 11, 2017
506 Main Street
North Little Rock, AR
6:00 P.M.**

Commission Members Present:

**Tom Marr
Debra Roberts
Mason Toms
Ken Davenport
Susan Markman**

Others Present:

**Sandra Taylor Smith, Director
Cary Bradburn, Staff
Bob Markman
Cody Lorge
Josh Davenport
Cody Wilson**

Commission Members Absent:

**Denise Hanson
Charlie Hart**

Chairman Tom Marr called the North Little Rock Historic District Commission meeting of May 11, 2017 to order at 6:00 P.M. and a quorum was established. Commissioners Denise Hanson and Charlie Hart had excused absences. Guests were asked to introduce themselves.

CORRECTION AND ADOPTION OF MINUTES

Chairman Marr asked if Commissioners had read the minutes of the April 13, 2017 Historic District Commission meeting. On a motion by Debra Roberts and second by Mason Toms, the April 2017 minutes were approved by all in roll call vote.

Chairman Marr went over the procedure for review of applications for those present.

New Business:

A. 509 W. 5th Street- Install 6ft. wood privacy fence

Property owner Cody Lorge was at the meeting. Sandra Smith showed slides of the house and the proposed fence location was described. Ms. Smith provided a brief history of the house. Mr. Lorge referred Commissioners to the site plan he submitted which shows the

NORTH LITTLE ROCK HISTORIC DISTRICT COMMISSION

Historic District Commission Meeting of May 11, 2017

Page 2

proposed location of a 6ft. wood privacy fence. He said he is aware that fencing should not come further toward the front of the house than half-way, but there is a projecting bay that contains a bedroom and they would like to be able to enclose that room behind the fence. Chairman Marr asked if there was any public comment and there was none.

Debra Roberts said it looks like the fence had already been started in the photographs. Mr. Lorge said he failed to get a building permit for the project and the work was stopped shortly after the support poles had been installed. He said he originally planned for an 8ft. fence, but the Planning Department does not allow over 6ft. along N. Broadway.

Mason Toms said he sees no problem with allowing the fence to come toward the front enough to cover the bay, since it is only a few feet. Debra Roberts said if the fencing company had applied for a building permit, then it would have been referred to the Historic District Commission and there would have been no miscommunication. Ken Davenport said he thought it was appropriate to come forward with the fencing enough to enclose the bay.

Mason Toms made a motion to approve the 6ft. wood privacy fence in the location shown on the site plan with it extending a few feet forward on the west elevation to enclose the projecting bay, referring to Section 14 on the design guidelines. Debra Roberts seconded the motion and it was approved 5-0 in roll call vote.

B. 321 Maple Street- Install Solar Array on roof.

Commissioner Ken Davenport recused himself from participation in this application. Sandra Smith showed slides of the building and related a brief history. The building is the only representation of the International style of architecture in the Argenta Historic District. Constructed in 1947, it was a medical clinic and contained a pharmacy on the south end of the building.

Josh Davenport and Cody Wilson with Seal Energy Solution were in attendance to represent the owner on the application. Mr. Davenport said there will be a 10 degree elevation of the panels and they will face south. The array will not be visible from the street as it will be behind the roof parapet. There will be some visibility on the west elevation of the new addition being constructed. Mr. Wilson said they are rated for 110 mile per hour wind.

Chairman Marr called for public comment. Cody Lorge asked Mr. Davenport and Mr. Wilson about usage metering.

Susan Markman said she is happy to see new technology being used on historic buildings. Mason Toms said this is a good building to install the array since they will not be visible from the street.

NORTH LITTLE ROCK HISTORIC DISTRICT COMMISSION

Historic District Commission Meeting of May 11, 2017

Page 3

Susan Markman moved to approve the application for installation of a solar array on the roof of 321 Maple Street as submitted, stating that the project complies with Section 43, Solar Energy of the Design Guidelines. Debra Roberts seconded the motion and it was approved 4-0 in roll call vote

Discussion

Tom Marr discussed open and broken windows on the second story of the Faucette Building at 400 Main Street. Sandra Smith said she will send a letter to the owner.

Mr. Marr reported that he has discussed the design guidelines revisions with the Certified Local Government Coordinator at the AR Historic Preservation Program. He said the CLG Coordinator is concerned about leaving the design guidelines flexible and emphasized that the guidelines are not the law.

After determining there was no further business to discuss, Debra Roberts moved to adjourn the meeting. Susan Markman seconded the motion and the meeting was adjourned at 6:40 P.M.

Respectfully Submitted,

Sandra Taylor Smith, Director