

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
November 10, 2016
506 Main Street
North Little Rock, AR
6:00 P.M.**

Commission Members Present:

**Tom Marr
Debra Roberts
Charlie Hart
Mason Toms
Susan Dollar
Ken Davenport
Denise Hanson**

Others Present:

**Sandra Taylor Smith, Director
Cary Bradburn, Staff
Larry Lewis
Tanya Fitzgerald
Cindy Duff
Bob Hardin
Alan New**

Commission Members Absent:

none

Chairman Tom Marr called the North Little Rock Historic District Commission meeting of November 10, 2016 to order at 6:00 P.M. and a quorum was established. Guests were asked to introduce themselves.

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

CORRECTION AND ADOPTION OF MINUTES

Chairman Marr asked if Commissioners had read the minutes of the October 13, 2016 Historic District Commission meeting. Debra Roberts moved to approve the minutes of the August 2016 HDC meeting as written. Mason Toms seconded the motion and it was approved 7-0 in roll call vote.

Old Business:

A. Demolition of building at 710 Main Street

Slides were shown of the building at 710 Main Street. Property owner Larry Lewis was present to speak about the application for the demolition of the building as well as the proposed new building on the site. Mr. Lewis said his family has been in business in North Little Rock for 68 years. They started their business at 5th and Locust in the 1940s, then moved to 7th and Locust in the 1960s, 3rd and Cypress in the 1970s.

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Mr. Lewis said they have adjusted materials in the proposed design for the new building. Mr. Lewis also said he takes exception to public comments made at the October Historic District Commission meeting. He said the Historic District Commission approved an application for construction of a two-story building on the site. The building was not constructed, but Mr. Lewis said they feel this is the time to build on the site.

Tom Marr said the 1974 building located on the lot is not historically significant. He told Mr. Lewis that the Commission would like to see the proposed new building project moving forward with all approvals before the existing building is demolished.

Mr. Lewis said the demolition is part of the construction budget.

Chairman Marr asked if there were any questions or comments from Commissioners and there were none. He also called for public comment and there was none.

Mason Toms moved to approve demolition of the building at 710 Main Street. Charlie Hart seconded the motion and it was approved 7-0 in roll call vote.

Sandra Smith showed a photograph of the 700 block of Main Street from around 1910, showing a trolley barn on the east side of the block, but no other buildings on that side. She said that side of the block was industrial and never had a contiguous row of buildings as other blocks on North Little Rock's Main Street.

B. 710 Main Street- Application for construction of a one-story commercial building.

Chairman Marr said that at the October Historic District Commission meeting the applicant was asked to make some design revisions. He referred all to the revised drawings of the proposed building and said that the applicant has removed decoration on the top of the building, removed iron brackets and has replaced the metal awning with canvas awnings.

Larry Lewis said that all along Maple Street where there are four blocks of new apartments with metal awnings. He said the metal awnings are innovative and energy efficient. Mr. Lewis said there is a higher cost to install canvas awnings, but they will do it.

Tom Marr said the apartments are residential and commercial projects on Main Street are dealt with differently.

Debra Roberts told Mr. Lewis that he has been very responsive to what the Commission requested in revision of the building design. She said the new design is more harmonious with what is on Main Street and is a wonderful improvement. Ms. Roberts noted that the north wall of the proposed building is planned to be stucco instead of EFIS. Mr. Lewis said the north wall will not be seen, but he intends to give that wall the look and texture of stucco. He said brick is too expensive for the project budget on the north wall. He went on

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to say that the north wall will be of EFIS with a stucco finish.

Chairman Marr called for public comment. Alan New said the applicant has improved the building design and he finds it more fitting for the community. Bob Hardin said the construction of this building will have a tremendous benefit for downtown.

Commissioner Debra Roberts said there needs to be discussion about EFIS vs. stucco on the north wall. Sandra Smith said that the building at 301 Main Street, constructed in 2007 has EFIS on its back wall. Mason Toms said the north elevation is a non-primary façade on the proposed building. Debra Roberts said the accent joints on this wall will be very important in its appearance.

Debra Roberts moved to approve the plans for construction of a new building at 710 Main Street as presented with the north wall being EFIS with a stucco finish and canvas awnings on the storefront. Susan Dollar seconded the motion and it was approved 7-0 in roll call vote.

New Business:

A. 315 Main Street (historic address 317 Main Street)- Renovation of building

Sandra Smith said the building was built in 1912 as a dry goods store for E.O. Manees. The original address was 317-319 Main Street. In 1924 Manees constructed a one-story building to the south of the original building. Thomason Furniture has operated in the combined two buildings for over fifty years.

Architect for the project, Cindy Duff, addressed the Commission saying they propose to remove the blue metal across the top of the storefront to expose original transom windows. She said they are fairly sure the brick is glazed and the existing paint will be removed and brick repaired. She discussed former window openings on the back of the building. The building will be renovated for retail on the first floor and offices on the second story.

Tom Marr said he had concerns about the project since this will be utilizing Federal tax credits. He said it may have to be reviewed again after the National Park Service gives opinions on the proposed renovation. Mr. Marr also expressed concerns about the proposed metal awning shown on the drawing. He said the building would originally have had a cloth awning.

Mason Toms said there is no description of proposed work on the application. He also asked for specifications on windows. He also requested more information on proposed materials for the north and south walls.

In public comment Alan New asked if they will have to come back to the Commission with design changes.

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After discussion, Tanya Fitzgerald, representing the applicant, asked that the application be tabled until the December 8 meeting in order for them to provide further information as requested by Commissioners.

Debra Roberts moved to table the application for renovation of the building at 315 Main Street. Ken Davenport seconded the motion and it was approved 7-0 in roll call vote.

Staff Report:

Sandra Smith told Commissioners that the Arkansas Archives held a seminar in the NLR Heritage Center on October 29 concerning researching historic properties. She said the event was a great success and 61 people attended. She showed a photograph of the buildings on the west side of the 700 block of Main that are nearing completion of renovation.

Ms. Smith announced that the next exhibit in the building will be "North Little Rock Railroads: Building a City". There will be an Open House on Sunday, December 4 from 2pm to 4pm.

Comments/Discussion:

Commissioners discussed setting a date for a work session on the Design Guidelines revisions. It was decided Thursday, November 17 at 5pm would be a work session.

After determining there was no further business to discuss, Charlie Hart moved to adjourn the meeting. Mason Toms seconded the motion and the meeting was adjourned at 7:30 P.M.

Respectfully Submitted,

Sandra Taylor Smith, Director