

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
October 13, 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**

Commission Members Absent:

Denise Hanson

Others Present:

**Sandra Taylor Smith, Director
Cary Bradburn, Staff
Bob Markman
Bob Dahms
Randy Wornock
Dan Stowers
Priyanka Murali
Kiyen Kim
Kwendeche
Ken Lewis
George Collins
Anna Massanelli
Tim Massanelli
Bob Hardin
Alan New
Monty Bradburn
Donna Hardcastle
John Chandler**

Chairman Tom Marr called the North Little Rock Historic District Commission meeting of October 13, 2016 to order at 6:00 P.M. and quorum was established. Commissioner Denise Hanson had an excused absence. Guests were asked to sign in at the front door.

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 August 11, 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 5-0 in roll call vote.

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New Business:

A. North Side 100 block E. 4th Street at City Grove Townhomes- Application to install metal dog sculpture

Slides were shown of the brick wall at City Grove Townhomes on the north side of the 100 block of W. 4th Street. Donna Hardcastle presented the application. She said a public art project began about six years ago. There have been five metal dog sculptures fabricated and they are intended to be placed in scattered sites in downtown North Little Rock. Sketches of the dog sculptures were shown in slides. Ms. Hardcastle pointed out that "Dog # 5" in the sketch will be placed on the brick wall at City Grove Townhomes on W. 4th Street.

Tom Marr asked if the sculpture will be flat against the wall. Ms. Hardcastle said the sculpture will be on a base and one will be able to walk around it. Susan Dollar asked what color this sculpture would be. Hardcastle said it will be green. She also said they have pink, orange, blue, and red dog sculptures to be placed as well as a 15ft. tall dancing figure.

Chairman Marr called for public comment. Bob Dahms said that is his condo that the sculpture will be placed against and he "heartly approves". Tom Marr said the proposed location is good as the property is not historic.

Debra Roberts moved to approve the placement of a green metal dog sculpture next to the brick wall at City Grove Townhomes on the 100 block of W. 4th Street. Susan Dollar seconded the motion and it was approved 5-0 in roll call vote.

Commissioner Ken Davenport arrived at the meeting.

B. 400 W. 5th Street- Remove metal storage shed. Install wood storage shed.

Monty Bradburn, representing the property owner of 400 W. 5th Street, presented the application. Ms. Bradburn said she is with the Argenta Community Garden. The Community Garden purchased the wood storage shed when the garden was located at the E. O. Manees House at 216 W. 4th Street. The Historic District Commission approved installation of the wood storage shed behind the Manees House. She said that the Manees House has been sold to a private property owner and he wants the shed moved off of the property. The proposal is to move the shed to the back of the house at 400 W. 5th Street after the existing metal shed is removed. Slides were shown of the back yard of the house at 400 W. 5th with the existing metal shed.

Chairman Marr asked if there was public comment and there was none.

Ken Davenport made a motion to approve the removal of the metal storage shed and installation of a wood storage shed behind the house located at 400 W. 5th Street. The motion was seconded by Mason Toms and approved 6-0 in roll call vote.

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C. 125 Melrose Circle- Exterior repairs; Replace windows; Remove front porch screening; Rebuild chimney; Remove secondary chimney; Demolish wood deck on west elevation; Demolish two ancillary buildings

Property owners Tim and Anna Massanelli were present to represent the application. Sandra Smith showed slides of the house at 125 Melrose Circle as the Massanelli's went over work on the house that they propose to do.

Tom Marr said he saw something in the list of proposed work that he wanted to address upfront. The application called for repair of foundation and painting it and the brick columns on the front porch. Mr. Marr said painting unpainted masonry in the Argenta Historic District is not allowed. As slides were shown, it appeared that the brick columns have not been painted. Mr. Marr also addressed the fact that vinyl windows are not allowed in the historic district. He said that should they decide to keep the existing non-original metal windows, they can, but if they change them, they should be wood. Mr. Marr said storm windows could be installed over the existing windows if they were concerned about energy conservation.

Tim Massanelli pointed out that the house has steel siding with holes cut in two places. He said that he is thinking of taking off the steel siding on the back of the house and using it to repair the holes in the siding. He said he would replace the siding on the back of the house with Hardi-Board. It was recommended that the Massanellis use wood to replace any siding that is removed in the back of the house.

Tom Marr said that removing the screening from the front porch will make a wonderful difference in the appearance of the house. He urged the owners to repair the concrete porch slab rather than install wood flooring on the porch. He also asked that any exposed wood on the front porch be kept intact and repaired.

Ken Davenport asked where the secondary chimney is located. It was pointed out in a slide of the house. The owners proposed to remove the secondary chimney and reconstruct the main chimney which has been removed above the roofline, using brick from the secondary chimney to match.

Charlie Hart asked about fencing and the owners said they will come back with a fence request once the rehabilitation of the house is completed. Debra Roberts asked about the carport proposed in the application and Mr. Massanelli said they have decided not to construct a carport.

Chairman Marr called for public comment and there was none. He asked the owners to bring specifications to the Commission if they decide to replace the windows.

Debra Roberts moved to approve the application with changes discussed at the meeting,

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conditional that no vinyl windows be installed and no brick painted. The motion also stated the porch concrete slab will be repaired, not covered and the ribbon driveway will be repaired. No replacement structure for the outbuildings will be built, a secondary chimney will be removed and the main chimney rebuilt. If replacement of siding on the back is necessary, staff will review. Charlie Hart seconded the motion and it was approved 6-0 in roll call vote.

D. 521 Main Street- Construct Addition on North Elevation for Outdoor Seating; Signage

The new building owner, Kiyen Kim, architect Dan Stowers, electrical engineer Randy Wornock and Priya Murali were present to represent the application for construction of an outdoor seating area and installation of signage on the building at 521 Main Street. Ms. Murali addressed Commissioners as slides of the building were shown. She referred to the architect's drawing of the building showing the proposed one-story shed roof addition to the north elevation. Ms. Murali also referred Commissioners to the drawings of a proposed sign.

Tom Marr said in the floor plan Ms. Murali distributed to Commissioners at the beginning of the meeting the floor plan seems smaller than in the original plan. Randy Wornock said the proposed size is 63 ft. by 20ft.8 inches.

Tom Marr noted that the drawing shows the roof will extend in front of the two single windows near the front of the north elevation. Dan Stowers said they may have to brick the windows. Debra Roberts said that will be a problem. Mason Toms said he had discussed the addition to the building with the National Register Coordinator at the AR Historic Preservation Program. There was concern about covering the two individual windows on the north elevation and how far out the patio will be. Tom Marr said the two windows on the north elevation are important to the building and it would not be appropriate to cover or brick-in these windows.

Building owner Kieyn Kim addressed the Commission saying he is concerned about the uneven surface under the two windows and that people might trip over that surface. Debra Roberts said that area could be left as an open landscaped section with some uncovered seating. Dan Stowers said that could be done with moving the patio forward and covering the patio in the back. He said the brick wall would extend the length of the patio.

Ken Davenport asked what color the brick patio wall will be. Dan Stowers said the building owner wants to paint the north side of the building a red brick color, similar to the color of the brick at 601 Main Street. The building is currently painted white and only the north side will be repainted a brick red.

Charlie Hart asked about the height of the sign. All were referred to the sign sketch.

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Tom Marr asked for public comment. George Collins said he welcomes the business and opportunity for patio seating. Donna Hardcastle asked about parking spaces. Kieyn Kim said there will be four off-street parking spaces.

Ken Davenport asked if a gate will be required by the city and if so, what kind of gate. Mr. Stowers said a metal gate with latch is likely what they will use. Tom Marr said metal will fit well with the Art Moderne style of the building. Ken Davenport said staff could approve a gate.

Tom Marr said he would like to see the applicant supply final drawings to staff with all of the changes to the proposed patio addition on the north elevation. Mason Toms said he would like to see the brick enclosure on the patio be more permeable and open to reduce the visual impact to the building. Charlie Hart said the item should be tabled with revised plans. Debra Roberts said she has no problem with approving the proposal with contingencies.

Debra Roberts made a motion that the proposal to add a covered patio area on the north side of the building at 521 Main Street be tentatively approved with final and revised drawings submitted to staff showing that the two single windows are not covered and pending a description/sketch of the gate on the patio. Mason Toms seconded the motion and it was approved 5-1 roll call vote with Charlie Hart abstaining.

Debra Roberts moved that the proposed sign be approved subject to a new to scale drawing showing the sign. Susan Dollar seconded the motion and it was approved 6-0 in roll call vote.

E. 710 Main Street- Demolish Existing Building

Slides of the building located at 710 Main Street were shown. Sandra Smith said it is a non-contributing building in the Argenta Historic District, constructed in 1974. Property owner Ken Lewis said they propose to demolish the building and construct a new building on the site.

Tom Marr said the Historic District Commission usually does not approve demolition prior to approval of a new building on the site.

Susan Dollar told those present she had received an email stating objections to the new building. Tom Marr said he also received an email about objections to the proposed new construction at 710 Main Street.

Project architect Kwendeché explained, as slides were shown, the proposed one-story commercial building. He said that previously (2010) the Historic District Commission approved construction of a two-story building at 710 Main Street, but it was not

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constructed due to an economic downturn. He talked about the general concept of the proposed building. Kwendeché explained that a corrugated metal canopy will cover the west and south elevations. Parking will be located in the rear and a service entrance will be located on the east elevation.

Chairman Tom Marr opened the floor for public comment. Bob Markman asked if the building will be near the sidewalk on the west elevation and Kwendeché answered yes. Alan New said the metal canopy is not in keeping with the neighborhood. He said Argenta is moving toward the Main Street viaduct. Mr. New stated that he felt the proposed building is similar to suburban development such as seen along John F. Kennedy Boulevard. Mr. New passed out photographs of the 300, 400, and 500 block of Main Street and photographs of strip shopping buildings along John F. Kennedy Blvd. in Park Hill. Mr. New stated he is an architect and will collaborate with Kwendeché to design a building for 710 Main. Bob Hardin spoke saying the overall architectural elements of the proposed building seem different than most in Argenta. He said he likes the plan for retail, but would like to see the building consistent with existing architectural elements in downtown. Alan New said Studio Main will be moving to downtown North Little Rock and design of the building would be a wonderful project for them.

Kwendeché said he appreciated the critique, but Studio Main's involvement would complicate the issue. He said he is working for his clients and thinks the proposed new building is consistent with architecture in downtown North Little Rock and is unique and inviting. The design was thought out to attract tenants. He said there is no comparison to the buildings on John F. Kennedy that Alan New provided in photographs. Kwendeché said they want to go ahead with the proposed project.

John Chandler said he agrees with Bob Hardin and Alan New in liking the general concept for bringing new retail to downtown. Alan New asked if he could read a text from Fletcher Hanson. Mr. Hanson's text said the proposed project is a step backward and the design scale is not appropriate, giving a suburban feel.

Alan New asked Kwendeché if he has heard of Mugs. When Kwendeché said he has not been there, Mr. New said that shows a lack of knowledge about the area. Kwendeché objected to this statement saying it is not an issue with the Historic District Commission as to whether or not he has been to Mugs.

George Collins said he likes the building proposal in general, but thinks the metal canopies look like a Cracker Barrel Restaurant.

Ken Davenport asked the applicants if they would object to covering the north elevation with stucco rather than EFIS. Kwendeché said he did not think his client would object to stucco.

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Charlie Hart asked how far the proposed building is from the curb. Kwendeche said it is 20ft. from the curb.

Debra Roberts said her concern is that proposed new buildings harmonize with the existing fabric of Main Street. She specifically stated that the proposed wrought iron brackets are not seen in downtown North Little Rock and this appears more like a New Orleans style. She also said that using stucco or EFIS on the north elevation is less expensive. Ms. Roberts said she thought the arcade was a departure from most architecture downtown. She said the plan, footprint and scale are good, but her vote would be no due to the arcade.

Mason Toms said the drawings do not match the number of windows, making it hard to match the floor plans and elevation drawings. He said he felt he could not approve until he knows exactly what the building will look like. Tom Marr concurred with Mr. Toms statement. Mason Toms said that the Commission does not need a full set of drawings, but do need floor plans that match the elevation drawings. Commissioners discussed that the floor plans and elevation must match before they can proceed.

Susan Dollar said she likes the fact that the proposed building will help knit the area together. Chairman Tom Marr asked the applicants if they would like to defer the vote on the project or have the Commission vote. Ken Lewis asked if they could send changes to the proposed design as was allowed for 521 Main Street. Debra Roberts said there are too many contingencies on the project to send changes without the full Commission review. Ken Lewis said they wish to table the application. Debra Roberts moved to table the application for new construction at 710 Main Street. Mason Toms seconded the motion and it was approved 6-0 in voice vote. Kwendeche said they are flexible and will be taking some of the suggestions Commissioners presented to re-work some aspects of the design.

Comments/Discussion:

Sandra Smith reported that the front porch screening on the house at 812 Orange Street, installed without Commission approval, has been removed. She also told Commissioners that the exterior of offices of Bell Construction Co. at 601 Maple Street have been repaired and painted.

Ms. Smith announced that the Arkansas Archives is holding a workshop at 506 Main Street on Saturday, October 29, 2016. The title of the workshop is "Using Archival Records to Preserve Historic Structures" and will focus on using archival records in the preservation of historic properties. The seminar will feature Sandra Taylor Smith and Ann Clements using the Argenta Historic District as an example of using archival materials in research.

Ms. Smith said that the next exhibit at 506 Main Street will opening to the public on December 4, 2016. The exhibit will be called "North Little Rock Railroads: Building a City" and feature a large tree with a model train running through it and panels discussing the

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railroad history of North Little Rock. A special event launching the exhibit will be held the evening of December 1, 2016.

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 8:20 P.M.

Respectfully Submitted,

Sandra Taylor Smith, Director