



HISTORIC DISTRICT COMMISSION MEETING AGENDA

NOVEMBER 1, 2022

4:00 PM

DATE: NOVEMBER 1ST, 2022

LOCATION: CITY HALL, 301 W. CHESTNUT STREET

REGULAR SESSION: 4:00PM

ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/83669030714](https://us02web.zoom.us/j/83669030714)

AGENDA

CALL TO ORDER:

PUBLIC FORUM:

ROLL CALL:

ACTION ON MINUTES:

1. August 17, 2022

REPORTS FROM STAFF:

OLD BUSINESS:

NEW BUSINESS:

1. COA #22-02: a request by The 120 Tapas Bar for a Certificate of Appropriateness for proposed signage at 120 S. 2nd Street.

- *STAFF: Christina Moore*
- *REPRESENTED BY: Lee Reinhardt*

ADJOURN:



Historic District Commission

November 1, 2022

Agenda



CALL TO ORDER

PUBLIC FORUM

ROLL CALL

ACTION ON MINUTES

1. August 17, 2022

REPORTS FROM STAFF

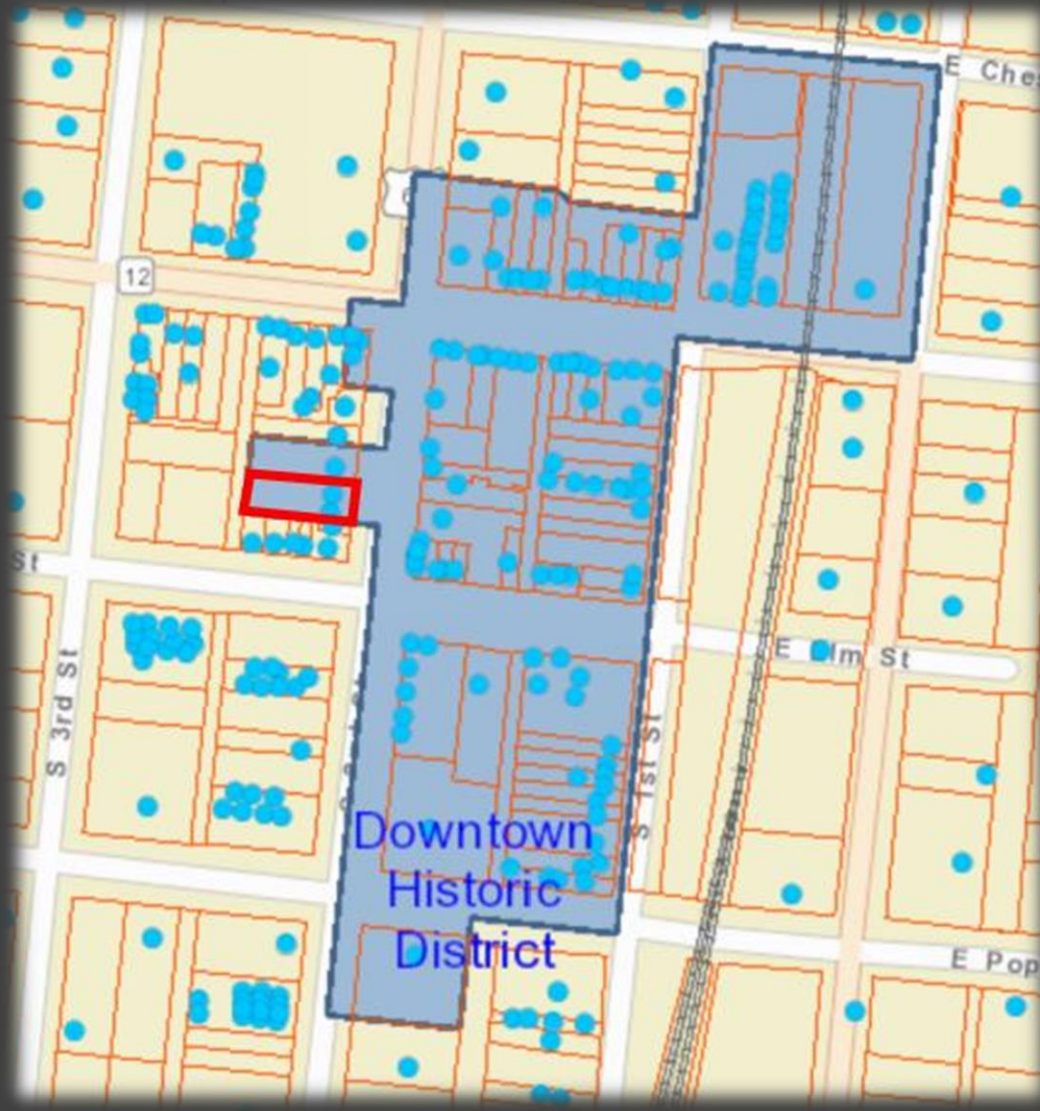
OLD BUSINESS

NEW BUSINESS

1. COA #22-02: a request by The 120 Tapas Bar for a Certificate of Appropriateness for proposed signage at 120 S. 2nd Street.

ADJOURN

COA: The 120 Tapas Bar



Vicinity Map

Summary

Location

120 A and B S. 2nd Street

Parcel 02-02249-000

Nature of Request

Additional signage on front of building

COA Scope of Work

Category II

Relevant Design Guidelines

6.25 (Signage)

Representative

Lee Reinhardt, Arkansas Sign & Banner

COA: The 120 Tapas Bar



Street View

Summary Continued

Architectural Background

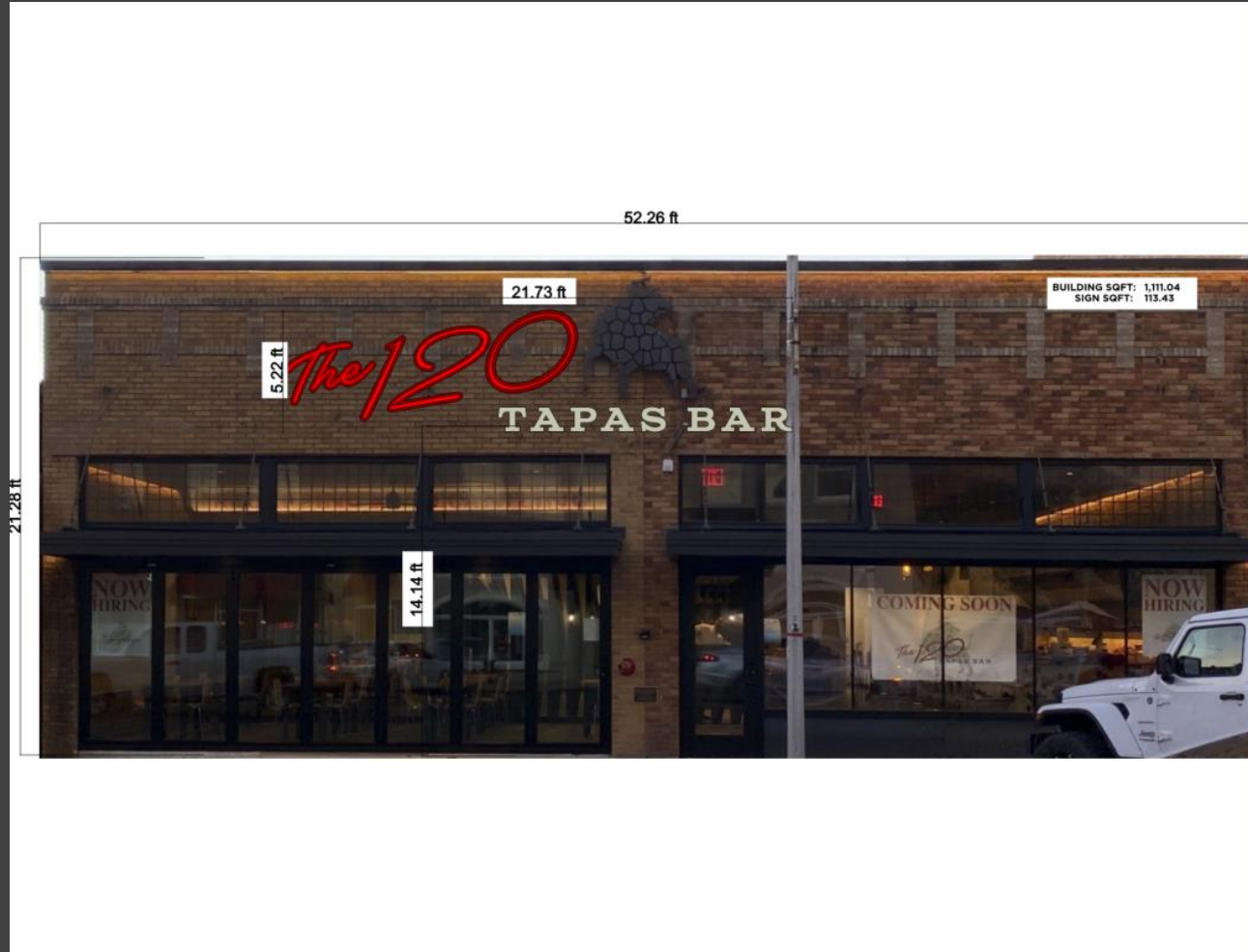
- Historically known as Edward's Grocery
- Built in 1928 in the 20th Century Commercial architectural Style
- Key Characteristics of Style: Cast-iron supported storefronts, large display windows, transom lights, bulkhead, recessed entry, double doors, tall second story windows, and cornice.

COA: The 120 Tapas Bar



Compatibility with Design Guidelines

- 6.25 (Signage):
 - The total area of the signs will cover 10% of the front of the building.
 - Sign requirements for COR zoning the total area of the signs cannot cover more than 15% of the building frontage per Sec. 44-9(1).
 - Flush mounted sign.



Plans

COA: The 120 Tapas Bar

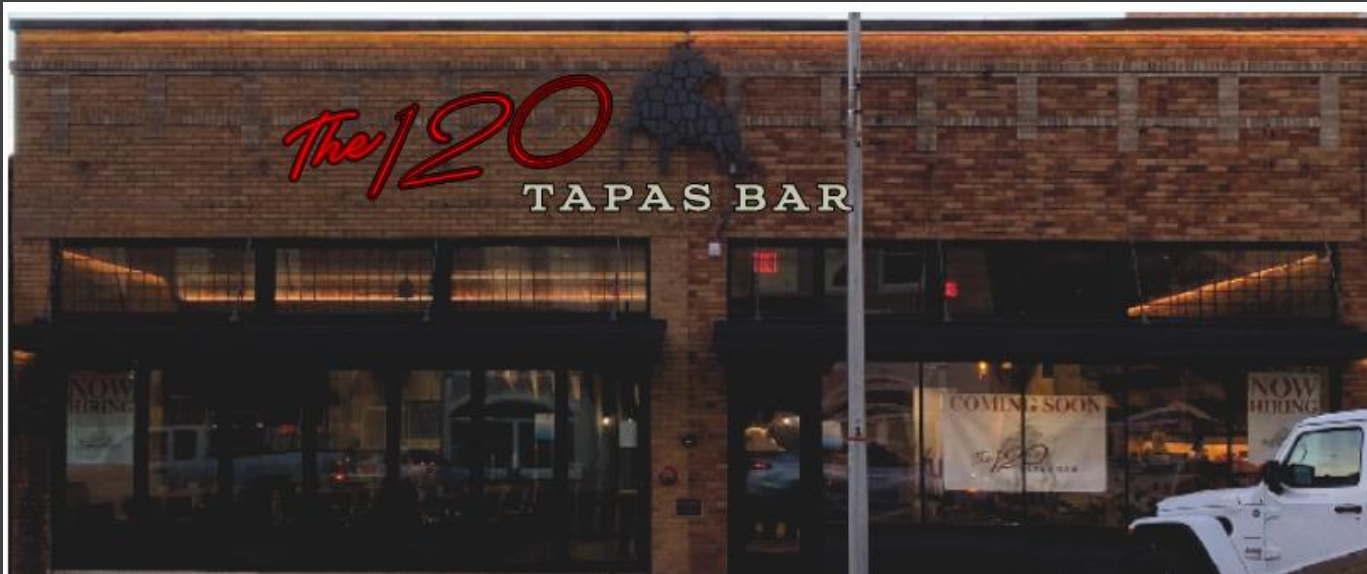


Compatibility with Design Guidelines

- 6.25 (Signage):
 - The 120
 - The bulb is covered with a red translucent vinyl.
 - 60 watt bulb.
 - Tapas Bar
 - White acrylic face
 - Basic block lettering
- The sign is appropriate in size and fits in the Historic District Design Standards.

Sign Specifications

COA: The 120 Tapas Bar



Proposed Sign

STAFF RECOMMENDATION:

Approve the Certificate of Appropriateness for the new signage.

COA: The 120 Tapas Bar



Historic District Commission Considerations per Sec. 24-6(d):

- a) The Rogers Commercial Historic District design guidelines;
- b) Applicable state law;
- c) Refer to the considerations listed under section 24-1 of the Code of Ordinances;

Public Input Received:



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

OFFICE USE ONLY

Fee: \$100 (\$100)

COA Number: 22-02

CityView Number: PL202201009

Date Issued: 10/5/2022

CERTIFICATE OF APPROPRIATENESS

Sec. 24-5

Please see **Appendix A** of this application to determine the appropriate category based on the proposed scope of work. Additional information may be found in the Rogers Commercial Historic District Design Guidelines document. Please see **Appendix B** for required supplemental materials. This project is:

Category I _____

Category II X

Category III _____

APPLICANT INFORMATION

Applicant Name: Lee Reinhardt The 120 Tapas Bar Address: 1914 S Walton Blvd

Phone: 479-271-9722 Email: lee@arkansassign.net

Property Owner (if not applicant): Bentonville Housing Address: 702 SE 5th St, Benton-

Phone: 479-599-0140 Email: wnitz@bluecrane.us

Architect/Engineer/Contractor: Arkansas Sign & Banner Address: 1914 S Walton Blvd

Phone: 479-271-9722 Email: lee@arkansassign.net

PROPERTY INFORMATION

Historic name of property: Edward's Grocery & Watson's Goodyear

Address: 120 A and B S 2nd St Lot #: 9 Block #: 9

BUILDING DATA

YEAR BUILT: 1928³ 1945

CONSTRUCTION TYPE: Wood ☐ Brick ☒ Stone ☐ Other ☐

ORIGINAL USE:

☐ Single-family residential
☐ Multi-family residential
☐ Hotel/boarding
☐ Office
☒ Commercial/retail

☐ Industrial
☐ Vacant
☐ Mixed-use
☐ Other

BRIEF HISTORY AND DESCRIPTION OF PROPERTY:

Originally built in 1928, 120 S 2nd St was home to the Edward's Grocery. Later in 1945, a second building was added onto the south and Watson's Goodyear moved into the new buildings. The two buildings were renovated in 1998 and was most recently the Thomas Kinkadee art gallery in 2003.

PROPOSED SCOPE OF WORK:

The proposed scope of work is to add illuminated channel letters reading "The 120 Tapas Bar" to the existing bull logo on the front elevation.

APPLICATION SUBMISSION

Certificates of Appropriateness are effective immediately upon issuance. Work approved must begin within twelve (12) months of approval. If the Certificate of Appropriateness expires, your project must be resubmitted for approval. Any work done outside the scope of the Certificate of Appropriateness renders it null and void.

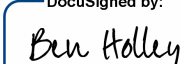
ANY WORK APPROVED BY THE HISTORIC DISTRICT COMMISSION IS SUBJECT TO ADDITIONAL CITY PERMITS SUCH AS SIGN AND BUILDING PERMITS.

I hereby certify I am the owner, agent of the owner, or other person in control of the property and that the information given herein, and as shown on the application and Certificate of Appropriateness, is true and that I am authorized to obtain this Certificate of Appropriateness. I understand that if the construction and/or installation for which this Certificate of Appropriateness is issued is contrary to the requirements of city codes or regulations, violations must be corrected. Approval by the Historic District Commission does not excuse the applicant, owner, or agent from compliance with any other applicable codes, ordinances, or policies of the City of Rogers.


SIGNATURE OF APPLICANT

8/17/22
DATE

DocuSigned by:


Ben Holley

9/27/2022

7832E540882441
SIGNATURE OF PROPERTY OWNER

DATE

HISTORIC DISTRICT COMMISSION USE ONLY

This project is: Category I _____ Category II _____ Category III _____

This COA is: Approved _____ Approved with conditions _____ Denied _____

Reasons for approval, conditions, or denial: _____

SECRETARY, HISTORIC DISTRICT COMMISSION

DATE

DEPARTMENT OF COMMUNITY DEVELOPMENT OFFICIAL

DATE

APPENDIX B: REQUIRED SUPPLEMENTS

The Historic District Commission and Department of Community Development staff may require the following supplements based on applicability to proposed scope of work:

- An accurate color rendering, photograph, or drawing of each elevation on which changes are proposed, that shows existing appearances and proposed changes;
- A description of the materials to be used and an overall scheme, including without limitation, foundation, walls, trim, windows, doors, any other exterior surface or detail;
- Relevant material samples;
- A color sample of any and all proposed paints to be used on the exterior;
- If the proposed work involves a new construction or a change in footprint, a general site plan including the necessary details as specified by the Department of Community Development or a surveyed property boundary drawing; or
- If the proposed work involves demolition, a structural report from a licensed engineer or architect, an Environmental Assessment report, or multiple contractor estimates for cost of rehabilitation and demolition.

PROOF DATE: 08-31-2021
DUE DATE: 00-00-2021

COMPANY:
120 TAPAS BAR

CONTACT:
CHASE HUNDLEY

PHONE:
870-930-5555

EMAIL:
chase@cheesylabs.com

BILL TO:
120 TAPAS BAR

BUILDING SIGN

- ☐ SIZE: 48.2"X142.7"
- ☐ SIDES: 1
- ☐ QUANTITY: 1
- ☐ LIT: LED
- ☐ MOUNT: RELIEF

MATERIALS

- ☐ ALUMINUM
- ☐ ACRYLIC
- ☐ NEON
- ☐
- ☐

COLOR MATCH

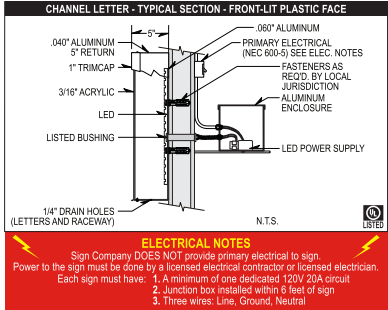
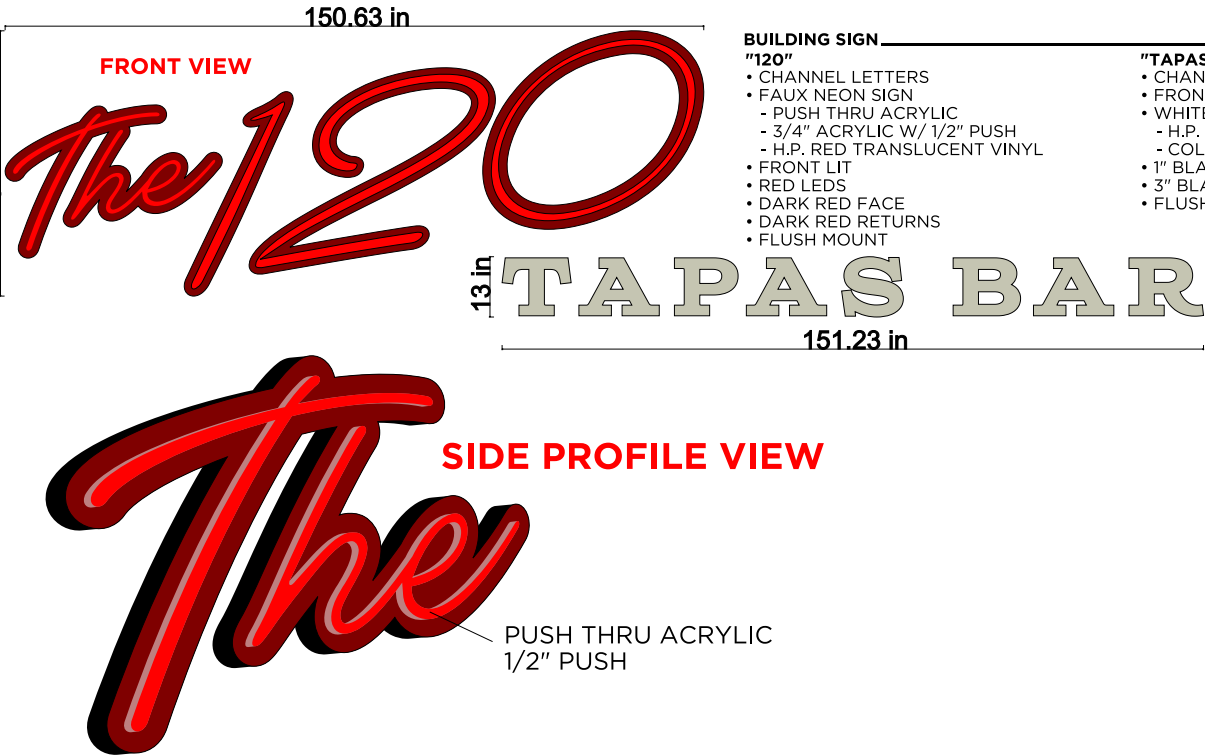
- ☐ TBD
- ☐
- ☐
- ☐
- ☐

INSTRUCTIONS

- ☐ INSTALL CENTERED
- ☐ ABOVE AWNING
- ☐

These drawings reflect exactly what Arkansas Sign & Banner plans to fabricate for this project. Please carefully review all pages, as these drawings supercede all prior written or verbal communications. Arkansas Sign & Banner is responsible only for details of the job that are included in these drawings. If these drawings accurately represent this project, and you would like us to proceed with the job as drawn, please sign and date below, and email all pages back to your designer.

APPROVED Page 14 of 16



APPROVED BY: _____ DATE: _____

WE HAVE REVIEWED ALL SPELLING, SIZING, COLORS, QUANTITIES AND MATERIALS AND UNDERSTAND ALL REVISIONS AFTER APPROVAL WILL BE OUR RESPONSIBILITY.

21.28 ft

52.26 ft

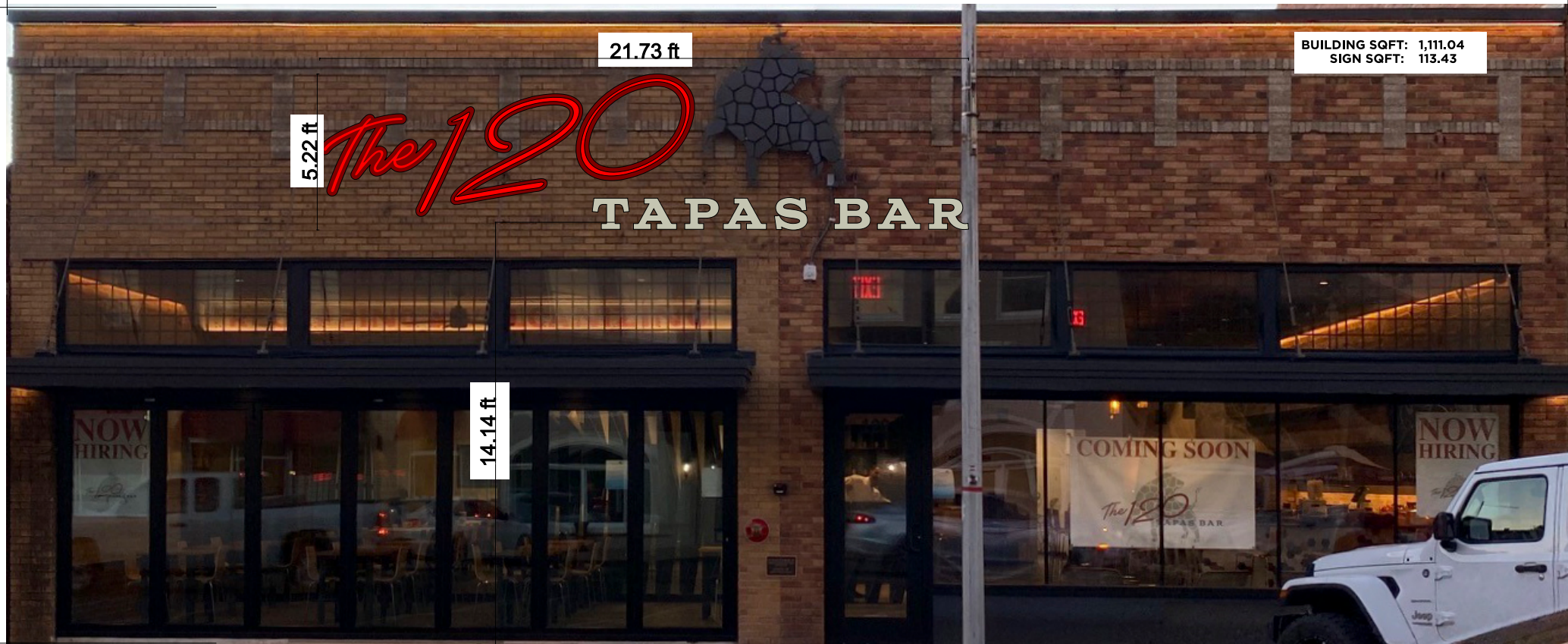
21.73 ft

BUILDING SQFT: 1,111.04
SIGN SQFT: 113.43

5.22 ft

14.14 ft

The 120
TAPAS BAR





NOTICE OF PUBLIC HEARING
CERTIFICATE OF APPROPRIATENESS

DESCRIPTION:	Proposed wall signage at 120 S. 2nd Street, Site A & B
APPLICANT:	The 120 Tipton Bar
BOARD/COMMISSION:	Historic District Commission
MEETING DATE/TIME:	November 1, 2022 at 4:00 PM
MEETING LOCATION:	Rogers City Council Chambers
PUBLIC COMMENTS:	HistoricCommission@rogersga.gov 706.870.2734 ext. 1111 or 706.870.2734

