



HISTORIC DISTRICT COMMISSION MEETING AGENDA

NOVEMBER 15, 2022

4:00 PM

AGENDA

CALL TO ORDER:

PUBLIC FORUM:

ROLL CALL:

ACTION ON MINUTES:

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*
2. COA #22-03: a request by Harris Bakery for a Certificate of Appropriateness for the addition of three doors along the east (alley) side of the building at 114 W. Elm Street.
 - *STAFF: Christina Moore*
 - *REPRESENTED BY: Jessica Hester, Verdant Studio*

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

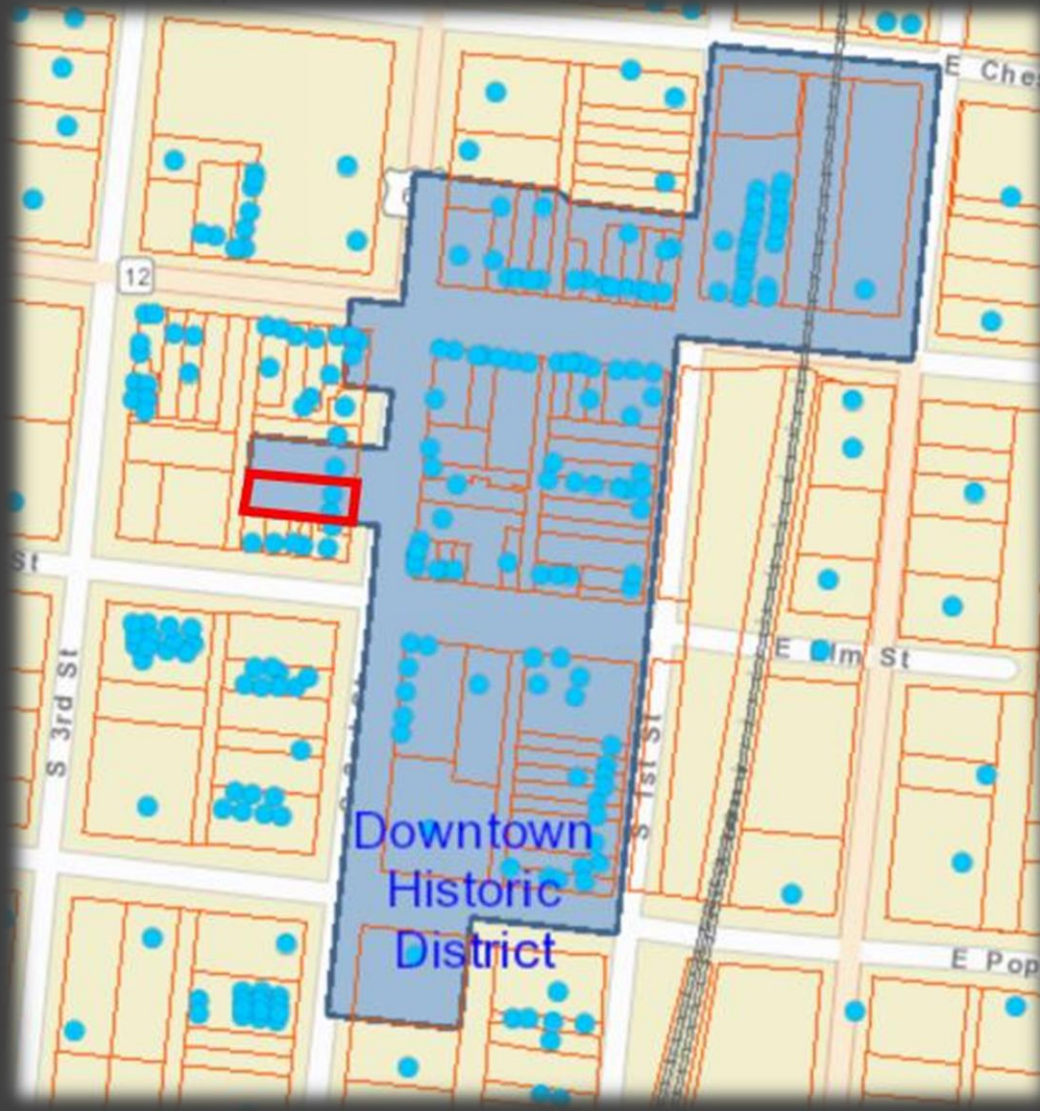
OLD BUSINESS

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

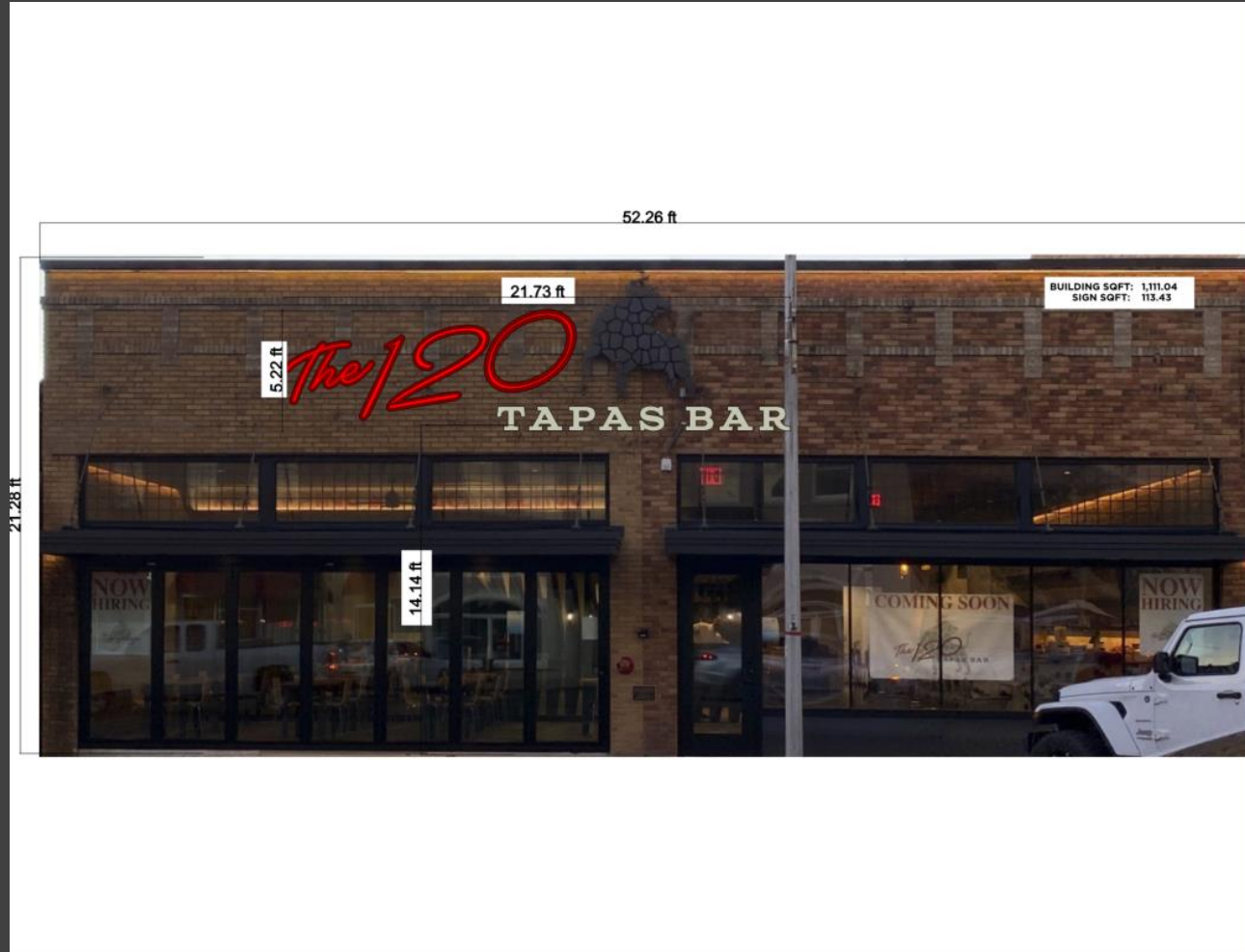
- Historically known as Edward's Grocery
- Built in 1928 in the 20th Century Commercial architectural Style
- Key Characteristics of Style: Cast-iron supported storefronts, large display windows, transom lights, bulkhead, recessed entry, double doors, tall second story windows, and cornice.

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

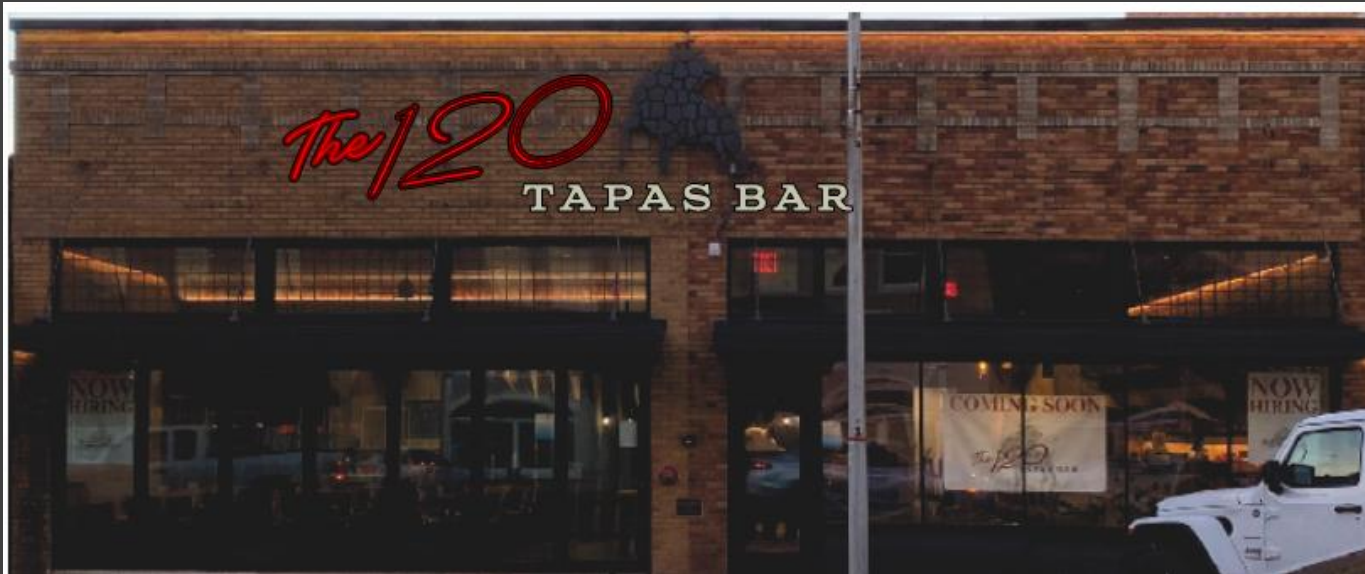


Compatibility with Design Guidelines

- 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
ENGINEERING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

Historic District Commission

November 1, 2022

Supplemental Documents

120 Tapas Bar	2-7
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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: 1928^d 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.

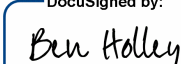
ANY WORK APPROVED BY THE HISTORIC DISTRICT COMMISSION IS SUBJECT TO ADDITIONAL CITY PERMITS SUCH AS SIGN AND BUILDING PERMITS.

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

7832CE5408824411
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

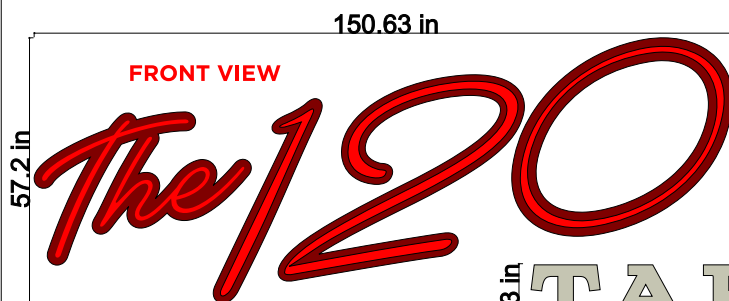
- ☐ TBD
☐
☐
☐
☐

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 15 of 14



BUILDING SIGN

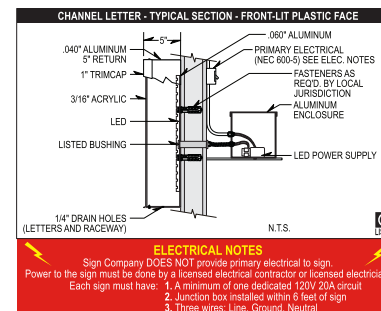
"120"

- CHANNEL LETTERS
- FAUX NEON SIGN
- PUSH THRU ACRYLIC
- 3/4" ACRYLIC W/ 1/2" PUSH
- H.P. RED TRANSLUCENT VINYL
- FRONT LIT
- RED LEDS
- DARK RED FACE
- DARK RED RETURNS
- FLUSH MOUNT

"TAPAS BAR"

- CHANNEL LETTERS
- FRONT LIT
- WHITE ACRYLIC FACE
- H.P. TRANS VINYL GRAPHICS
- COLOR TBD
- 1" BLACK TRIMCAP
- 3" BLACK RETURNS
- FLUSH MOUNT

13 in TAPAS BAR 151.23 in



SIDE PROFILE VIEW



DAY VIEW



NIGHT VIEW

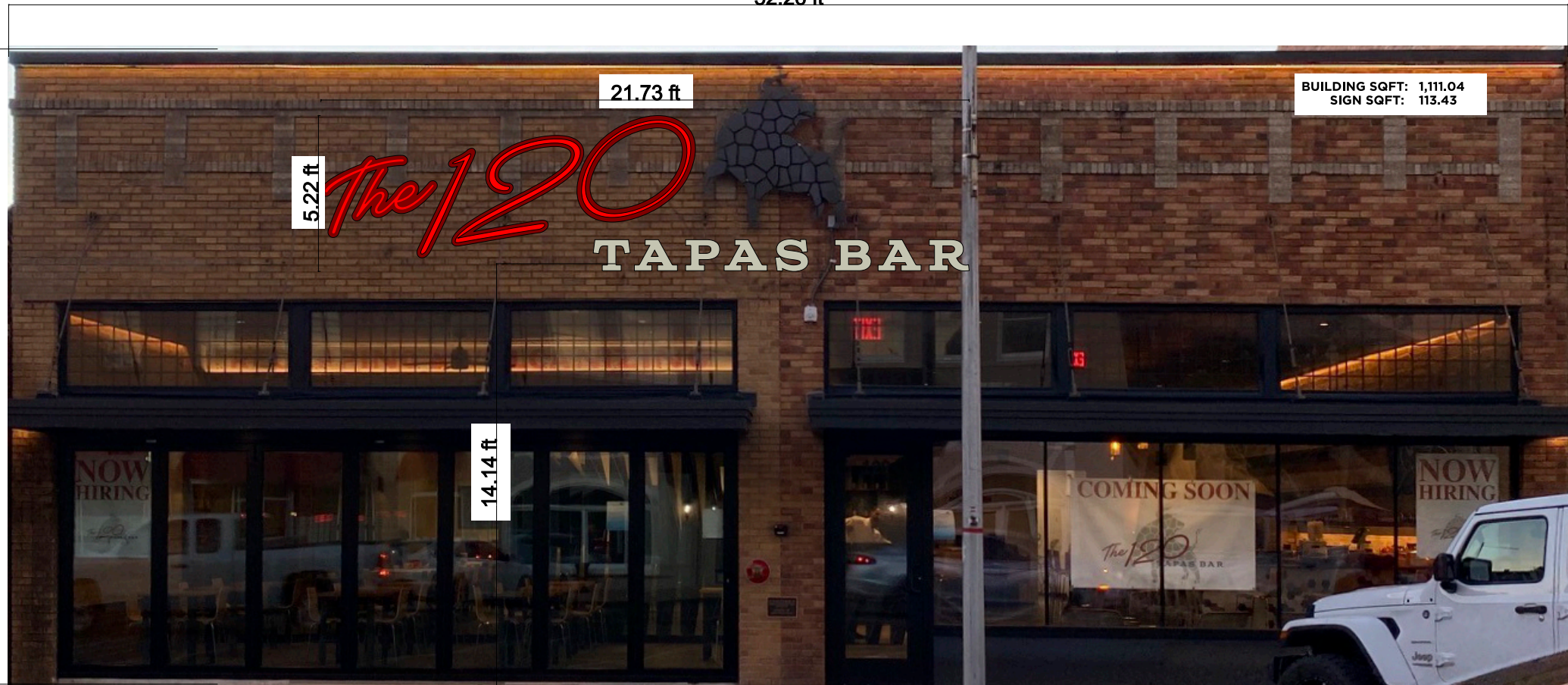


APPROVED BY: _____ DATE: _____

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

5.22 ft

14.14 ft

BUILDING SQFT: 1,111.04
SIGN SQFT: 113.43



**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 706.822.0273 or 706.822.1111

ROGERS CITY
MADE WITH PRIDE
SATURDAY
November 5, 2022
11 AM - 2 PM



Historic District Commission

November 15, 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.
2. COA #22-03: a request by Verdant Studio for a Certificate of Appropriateness for three proposed overhead doors.

ADJOURN

COA: Harris Bakery

Staff: Christina Moore, Planner I (cmoore@rogersar.gov)



Vicinity Map

Summary

Location

114 W Elm Street

Nature of Request

Installation of three garage doors in alley

COA Scope of Work

Category III

Relevant Design Guidelines

6.3 (Alleys)

6.11 (Demolition)

Representative

Jessica Hester, Verdant Studio

COA: Harris Bakery



Street View

Summary Continued

Architectural Background

- Historically known as Harris Bakery
- Built in 1929 in the Art Deco Architectural Style
- Key Characteristics of Style: Variety of colors and textures, Stucco and tile combined, projecting sunshades, rounded corner windows, colored brick or tile, zig-zags or chevron moldings, molded metal panels or grills, and repetitive geometric forms.

Staff: Christina Moore, Planner I (cmoore@rogersar.gov)

COA: Harris Bakery



Street View

Staff: Christina Moore, Planner I (cmoore@rogersar.gov)



- 6.3 (Alleys):
 - Alleys were traditionally used as service areas where goods were loaded into the rear of buildings. Functioning service entries should be maintained.
- The garage doors are similar in design as the existing garage doors in the alley.
- The garage doors appear as faux service areas.

COA: Harris Bakery



Demolition Plan

Compatibility with Design Guidelines

- 6.11 (Demolition):
 - The demolition of any original feature or part of a historic building should be avoided.
- Part of the exterior wall in the alley will be demolished in three areas to install the garage doors.
- The structural report notes the building is in good condition.
- The report also details the additional structural supports that will be implemented after the demolition when the garage doors are installed.

COA: Harris Bakery



Summary

- The applicant has made an effort to design the garage doors to be similar to the garage doors already existing.
- This remodel would enhance the alley and create a more inviting place.

Elevations

COA: Harris Bakery



STAFF RECOMMENDATION:

Consider the Certificate of Appropriateness for the additional three garage doors.

COA: Harris Bakery



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

Public Input Received:

- 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;



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

OFFICE USE ONLY	
Fee:	\$100 ⁰⁰ (\$100)
COA Number:	22-03
CityView Number:	PL202201028
Date Issued:	10/24/22

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 _____

Category III X

APPLICANT INFORMATION

Applicant Name: Jessica Hester - Verdant Studio Address: 216 W. Birch Street, Suite 101, Rogers, AR 72756

Phone: 479-202-8631 Email: jessica@verdant-studio.com

Property Owner (if not applicant): Brett Dye Address: 905 McClain Rd, Bentonville, AR 72712

Phone: 479-366-6816 Email: brett.dye@5gsales.com

Architect/Engineer/Contractor: Jessica Hester Address: above

Phone: above Email: above

PROPERTY INFORMATION

Historic name of property: Harris Bakery Building

Address: 114 W Elm Street, Rogers, AR 72756 Lot #: PTS 2,3,6,7 Block #: 11

BUILDING DATA

YEAR BUILT: 1936

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:

Opened in 1937, the Harris building was both the plan and the retail storefront for the bakery founded by Earl Harris in 1927. It was described as "the most beautiful bakery in America" and was one of Arkansas' first Art Deco buildings, having a air-coonoditioned front office - a rarity at the time. In 1965 the bakery was sold to IGA, eventually moving the plant down the road to a larger location.

PROPOSED SCOPE OF WORK:

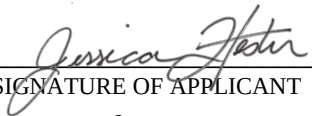
This project is a largely a reallocation of interior space as office space from its current design for multiple tenants. On the exterior, several of the existing window openings on the east (alley) side of the building will be turned into new overhead doors. This change will create more transparency and interaction between the public (alley) space and the private (office) space as the alley transforms as part of a City-wide revitalization project. The overhead doors will match the one already installed along the same wall toward the south, creating a cohesive aesthetic along the rhythm of the wall. This design move will also allow for more passive ventilation and air circulation throughout the interior space.

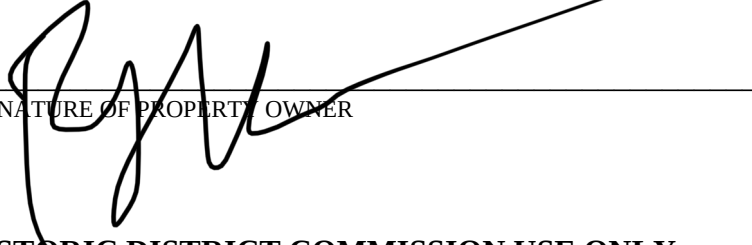
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I hereby certify I am the owner, agent of the owner, or other person in control of the property and that the information given herein, and as shown on the application and Certificate of Appropriateness, is true and that I am authorized to obtain this 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 10/10/22
DATE


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 A: CATEGORY INFORMATION

CATEGORY I: Ordinary Maintenance

This category is constituted by exterior repairs with no change in design, color, material, or appearance. Work includes repainting with same color(s), minor repairs with no additions or removals, replacing rotted porch flooring, damaged exterior surface and/or trim, rusted screening or surface-mounted gutters, roofing of same type and color, or essentially similar work.

Public notice is *not* required for this category.

CATEGORY II: Exterior Changes Not Affecting Surrounding Property

This category includes repainting structures in original or authentic color(s), restoring to original design or appearance, minor removals such as removing porches or enclosures not part of the original structure, additions that reconstruct original features, or essentially similar work not materially affecting surrounding property owners by changing neighborhood character. This category includes building signage.

Public notice is required for this category.

CATEGORY III: Exterior Changes Affecting Surrounding Property

This category includes construction of new additions which previously never existed, building new or demolishing buildings and outbuildings, removing original features or detailing from a building such as doors, windows, or trim, or essentially similar work which materially affects surrounding property owners.

Public notice is required for this category.

APPENDIX B: REQUIRED SUPPLEMENTS

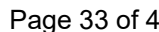
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- Relevant material samples;
- A color sample of any and all proposed paints to be used on the exterior;
- If the proposed work involves a new construction or a change in footprint, a general site plan including the necessary details as specified by 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.

[illegible]

GENERAL REQUIREMENTS

1. THE GENERAL REQUIREMENTS OF THE CONTRACT FOR CONSTRUCTION ARE HERE IN MAKE PART OF CONTRACT DOCUMENTS.
2. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODE, REGULATIONS, AND ORDINANCES HAVING JURISDICTION.
3. ALL CONSTRUCTION SHALL CONFORM TO STANDARD BUILDING INDUSTRY STANDARDS AND SPECIFICATIONS.
4. IT IS INTENDED THAT THE CONTRACTOR PROVIDE A COMPLETE JOB AND ANY OMISSIONS IN THESE NOTES SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR OF SUCH RESPONSIBILITIES.
5. NO DEFECTIVE WORK IN WORKMANSHIP, QUALITY OR DEFICIENT IN ANY OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE DESPITE ARCHITECTS FAILURE TO DISCOVER OR IDENTIFY DEFECTS OR DEFICIENCIES DURING THE COURSE OF CONSTRUCTION. DEFECTIVE WORK DISCOVERED WITHIN THE TIME PERIOD OF THE CONTRACTOR GUARANTEE PERIOD SHALL BE REPLACED OR CORRECTED AS IS ACCEPTABLE TO THE OWNER. NO PAYMENT WHETHER PARTIAL OR FINAL SHALL BE CONSTRUED AS AN ACCEPTANCE OF ANY DEFECTIVE WORK.
6. NOT ALL CONDITIONS MAY BE SHOWN IN DETAILS. CONTRACTOR SHALL PROVIDE INSTALLATIONS WHICH ARE IN CONFORMANCE WITH TYPICAL DETAILS FOR ATYPICAL CONDITIONS. TYPICAL DETAILS SHALL BE CONSTRUED TO PERTAIN TO ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
7. OMISSIONS OR CONFLICTS IN THE DRAWINGS OR OWNER SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND OWNER. THE ARCHITECT AND OWNER SHALL BE ADVISED PRIOR TO PROCEEDING WITH THE WORK.
8. BEFORE PERFORMING ANY WORK OR ORDERING ANY MATERIAL, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. ANY DIFFERENCES SHALL BE SUBMITTED TO THE ARCHITECT & OWNER FOR CONSIDERATION BEFORE PROCEEDING WITH THE WORK.
9. THE WORD "WALL" AND "PARTITION" ARE USED INTERCHANGEABLY IN THESE DOCUMENTS.
10. "TYPICAL" OR "TYP." IS DEFINED AS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
11. "SIMILAR" OR "SIM." IS DEFINED AS COMPARABLE CHARACTERISTICS TO THE CONDITION NOTED.
12. "FIELD VERIFY", "F.V." OR "FV" IS DEFINED AS A INSTANCE WHERE THE CONTRACTOR IS TO VERIFY DIMENSIONS OR CONDITIONS IN THE FIELD BEFORE PROCEEDING WITH WORK.
13. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY, UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. THERE IS NO HIGHER QUALITY/METHOD OF INSTALLATION HAS BEEN INDICATED WHICH DOES NOT AFFECT THE PRODUCTS WARRANTY, UL LISTING, OR EFFECTIVENESS.
14. THERE SHOULD BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED, UNLESS APPROVED OTHERWISE BY THE ARCHITECT/OWNER. WHERE THE TERM "OR EQUAL" IS USED, THE ARCHITECT & OWNER SHALL DETERMINE IF SUBMITTED MATERIAL/PRODUCT IS "EQUAL". CONTRACTOR TO SUBMIT INFORMATION FOR BOTH INDICATED PRODUCT AND THE SUBSTITUTED PRODUCT WITH A LINE BY LINE COMPARISON IF REQUIRED BY THE ARCHITECT.
15. ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL HAVE A DESIGN LISTING/NUMBER. ANY EQUIPMENT NOT LISTED WILL BE REQUIRED TO BE FIELD TESTED AND CERTIFIED BY AN APPROVED TESTING AGENCY. IT IS THE RESPONSIBILITY OF THE OWNER AND THEIR CONSULTANTS TO TEAM WITH THE EQUIPMENT MANUFACTURER. IF FIELD TESTING IS REQUIRED FOR ANY EQUIPMENT WITHOUT AN EQUIVALENT LISTED LABEL APPROVED BY THE BUILDING DEPARTMENT, PROOF OF EQUIPMENT CERTIFICATION WILL NEED TO BE SUBMITTED AND APPROVED BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.
16. EQUIPMENT INSTALLATION MAY REQUIRE SEPARATE PERMITS: PROVIDE CALCULATIONS AND ANCHORAGE DETAILS FOR ALL EQUIPMENT WEIGHING 400 LBS. OR MORE. NOTE THAT EQUIPMENT AT ANY WEIGHT MOUNTED AT MORE THAN 4 FEET ABOVE FLOOR HEIGHT SHALL BE PROVIDED WITH ANCHORAGE (ASCE 7-05 SEC. 13.1.4)
17. REFLECTED CEILING PLANS/ELECTRICAL PLANS; THE CONTRACTOR SHALL COORDINATE ANY AND ALL MECHANICAL, ELECTRICAL, COMMUNICATIONS, PLUMBING, AND STRUCTURE THAT ARE REQUIRED FOR CLEARANCES INDICATED ON THE DRAWINGS.
18. THE DESIGN WORK DOES NOT INCLUDE STRUCTURAL & ENGINEERING DESIGN. ALL REMARKS REGARDING STRUCTURAL ELEMENTS ARE FOR REFERENCE ONLY. CONTRACTOR TO VERIFY SIZING, CONNECTION, AND LOCATION WITH A LICENSED STRUCTURAL ENGINEER, IN THE JURISDICTION.
19. ALL DIMENSIONS ARE TO NEW-FRAMED WALL FINISHES AS INDICATED. DIMENSIONS TO EXISTING WALL ARE TO FINISH MATERIALS AS INDICATED. CONTACT ARCHITECT IMMEDIATELY IF DISCREPANCY ARISES.
20. STUD WALLS TO BE 3 1/2" SOUTHERN YELLOW PINE STUDS OR DOUGLAS FIR @ 16" O.C. UNLESS OTHERWISE NOTED.
21. PROVIDE 5 1/2" SOUTHERN YELLOW PINE STUDS OR DOUGLAS FIR @ ALL TOILET LOCATIONS AND OTHER LOCATIONS IF NOTED ON PLANS. ALL WALLS 12" OR HIGHER MUST BE 5 1/2" GYP OR DF.
22. ALL EXTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS TO BE SEALED.
23. ALL DISSIMILAR INTERIOR FINISHES TO BE CAULKED.
24. DO NOT DRILL OR CUT HOLES IN THE CONCRETE SLAB WITHOUT CONSULTING ARCHITECT OR OWNER.
25. DIMENSIONS SHOWN ON CONSTRUCTION DOCUMENTS, DRAWINGS ARE NOT TO BE SCALED.



GENERAL NOTES

- ALL EXISTING SUB-FLOORING TO BE REPAIRED/ LEVELED TO ACCEPT NEW FLOOR FINISHES.
- CONSTRUCTION SITE TO BE A NON-SMOKING ENVIRONMENT AT ALL TIMES.

- ## GENERAL NOTES
- ALL EXISTING SUB-FLOORING TO BE REPAIRED/ LEVELED TO ACCEPT NEW FLOOR FINISHES.
 - CONSTRUCTION SITE TO BE A NON-SMOKING ENVIRONMENT AT ALL TIMES.

GENERAL DEMOLITION NOTES

- GENERAL CONTRACTOR TO VISIT SITE PRIOR TO SUBMITTING BIDS.
- COORDINATE ALL DEMOLITION WORK WITH OWNER AND ANY OTHER CONCERNED PARTIES. MECHANICAL, ELECTRICAL, AND PLUMBING PLANS, PRIOR TO START OF WORK.
- CONTRACTOR TO PERFORM ALL DEMOLITION AND PROPERLY DISPOSE OF MATERIALS/EQUIPMENT REMOVED/ DEMOLISHED FROM THE JOB-SITE IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION, ALSO, DISPOSE OF ANY OLD PAINT AND DAMAGED LAMPS IN THE PROPER MANNER.
- CEASE ALL OPERATIONS AND NOTIFY OWNER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
- DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK, INCLUDING THAT REQUIRED FOR CONNECTION TO THE EXISTING BUILDING. PROTECT EXISTING STRUCTURAL MEMBERS THROUGH PHASE DEMOLITION IN ACCORDANCE WITH CONSTRUCTION SCHEDULE.
- DEMOLISH WITHOUT EXCESSIVE NOISE OR FUMES SO AS NOT TO DISRUPT BUSINESS OF ADJACENT TENANTS.
- ANY ITEMS, FIXTURES, EQUIPMENT, SYSTEMS, OR DEVICES AS INDICATED TO REMAIN, ARE TO BE INSPECTED BY QUALIFIED TECHNICIAN OR TRADESPERSON AND ADVISE TENANT OF VIABILITY OF REUSE.
- PLACE MARKERS TO INDICATED LOCATION OF DISCONNECT SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS ON PROJECT RECORD DOCUMENTS.
- ARRANGE AND PAY FOR DISCONNECTION, REMOVING AND CAPPING OF UTILITY SERVICES WITHIN AREAS OF DEMOLITION. DISCONNECT AND STUB OFF ALL UTILITIES AFFECTED BY THE DEMOLITION WORK. NOTIFY THE AFFECTED UTILITY COMPANY AND BUILDING MANAGER IN ADVANCE AND OBTAIN APPROVAL PRIOR TO THIS WORK.
- PROVIDE AND MAINTAIN TEMPORARY LIGHTING AND POWER AS REQUIRED FOR THE DEMOLITION AND CONSTRUCTION PHASES.
- REMOVE ALL UNUSED OR ABANDONED ELECTRICAL, MECHANICAL, AND PLUMBING EQUIPMENT ITEMS, CONDUIT, ETC., BACK TO THE SOURCE.
- IT IS IN THE INTENT THAT THE ENTIRE SPACE IS TO BE CLEARED OF ALL FIXTURES, FINISHES, AND SIGNAGE (UNLESS OTHERWISE NOTED IN THE DEMOLITION PLAN NOTES). THE REMAINING SPACE SHOULD CONSIST OF DEMISING WALLS, CLEAN SCRAPED AND LEVEL FLOOR, OWNER BULKHEAD AND NEUTRAL PIERS AT STOREFRONT.
- COORDINATE WITH DRAWINGS FOR EQUIPMENT AND FIXTURES THAT ARE TO REMAIN.
- REMOVE ALL ACT, DRYWALL AND WOOD SLATT CEILINGS, U.O.N.
- IN ALL AREAS NOT NOTED AS "NOT IN DEMO SCOPE", REMOVE EXISTING BLACK SOUND ABSORPTION PANELS UNDER ROOF DECK, SCRAPE, SAND, & CLEAN BOTTOM OF DECK TO RECEIVE NEW PAINT FINISH.

- # GENERAL DEMOLITION NOTES
- GENERAL CONTRACTOR TO VISIT SITE PRIOR TO SUBMITTING BIDS.
 - COORDINATE ALL DEMOLITION WORK WITH OWNER AND ANY OTHER CONCERNED PARTIES. MECHANICAL, ELECTRICAL, AND PLUMBING PLANS, PRIOR TO START OF WORK.
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PLAN KEY

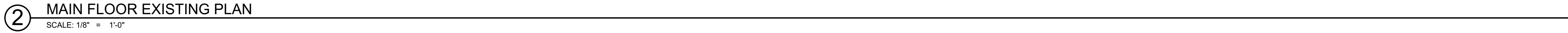
	NOT IN DEMO SCOPE. ALL WALLS, CEILINGS, & FINISHES TO REMAIN UNLESS OTHERWISE NOTED.
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED

- # PLAN KEY
- | | |
|---|--|
|  | NOT IN DEMO SCOPE. ALL WALLS, CEILINGS, & FINISHES TO REMAIN UNLESS OTHERWISE NOTED. |
|  | EXISTING WALL TO REMAIN |
|  | EXISTING WALL TO BE REMOVED |

DEMOLITION KEYED NOTES	
1	VERIFY EXISTING FLOOR/WALL FINISHES THROUGHOUT ENTIRE SPACE HAVE BEEN REMOVED. PREPARE FOR NEW FLOOR FINISHES THROUGHOUT SPACE. ENSURE SMOOTH TRANSITIONS PER ADA GUIDELINES.
2	VERIFY ALL FLOOR BOXES HAVE BEEN REMOVED TO THE SOURCE, NOT ABANDONED & PROPERLY CAPPED THROUGHOUT SPACE.
3	VERIFY ALL LIGHT SWITCHES, DIMMER SWITCHES AND ELECTRICAL OUTLETS ARE REMOVED TO THE SOURCE U.O.N. CAP AS REQUIRED AND REMOVE ELECTRICAL LINES TO NEAREST AVAILABLE JUNCTION BOX OR SOURCE. VERIFY ALL CONDITIONS IN THE FIELD.
4	REMOVE EXISTING INTERIOR PARTITION: FURRING WALL. VERIFY ALL BOLTS, ANCHORS, ETC. AT THE FLOOR LEVEL HAVE BEEN REMOVED. VERIFY ELECTRICAL IS CAPPED WITHIN WALLS BACK TO THE SOURCE.
5	NOT USED.
6	REMOVE EXISTING DOOR, FRAME, AND HARDWARE IN ITS ENTIRETY.
7	REMOVE PORTION OF EXISTING DRYWALL PARTITION TO RECEIVE NEW DOOR. PREP WALL OPENING AS REQUIRED. REFER TO OPENING SCHEDULE FOR ROUGH OPENING SIZE.
8	REMOVE FINISHED WOOD PLANK FLOORING DOWN TO PLYWOOD SLIP LAYER WHICH IS ABOVE A T&G SUB-FLOOR. INSPECT FOR ROT, MOLD, LOOSE BOARDS, OR SOFT SPOTS IN THE DECK. REPAIR AS REQUIRED. LEAVE T&G SUB-FLOOR AND PLYWOOD SLIP LAYER IN PLACE IF IT APPEARS SOUND.
9	REMOVE FINISHED WOOD PLANK FLOORING, AND SUBFLOOR/SLEEPERS DOWN TO CONCRETE FLOOR. CLEAN PATCH & REPAIR CONCRETE SLAB AS REQUIRED TO RECEIVE NEW WOOD FLOORING.
10	NOT USED
11	REMOVE EXISTING RAMP STRUCTURE AND FLOORING
12	REMOVE EXISTING WINDOWS AND WALL BELOW TO ACCOMMODATE NEW OVERHEAD DOOR.

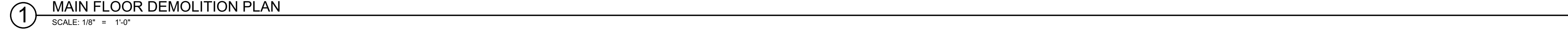
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② MAIN FLOOR EXISTING PLAN
SCALE: 1/8" = 1'-0"

② MAIN FLOOR EXISTING PLAN
SCALE: 1/8" = 1'-0"



① MAIN FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

① MAIN FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



HARRIS BAKERY BUILDING INTERIOR REMODEL

Project Team

Greenbird Design
554 Tuxford Circle
Bella Vista, AR 72714
Phone: (913) 558-1289

5G Consulting
905 McClain Rd
Bentonville, AR 72712

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DRAWN BY: AC
CHECKED BY: CM
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NOT FOR CONSTRUCTION



STATE OF ARKANSAS
JESSICA A. HESTER
REGISTERED ARCHITECT
CERTIFICATE No. 100885

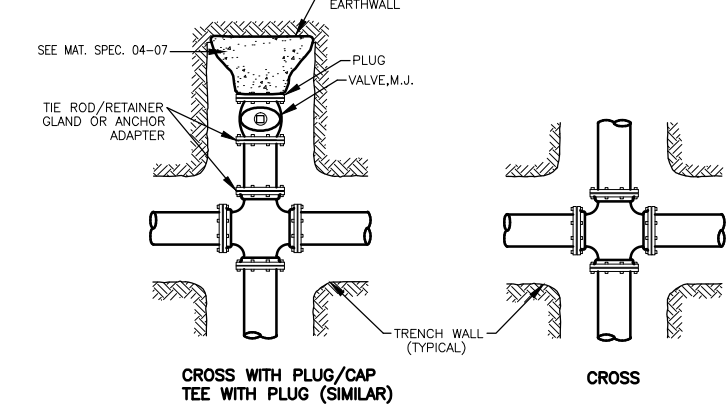
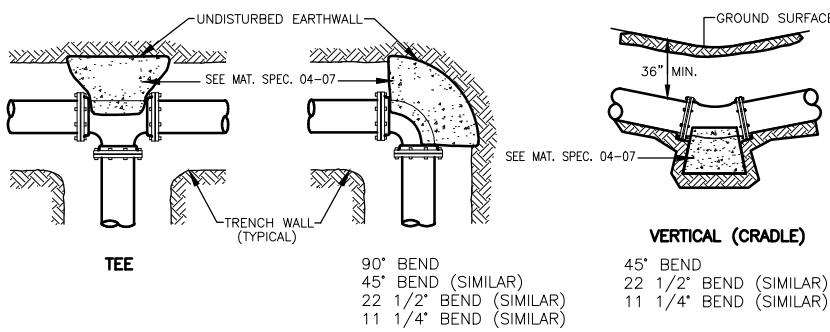
AD-001

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GENERAL CONSTRUCTION NOTES:

- A. The contractor will be held solely responsible for damage occurring to any property during the construction of this project. Said contractor shall take all necessary pre-cautions to prevent property damage.
- B. In accordance with generally accepted construction practices, the contractor will be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours.
- The duty of Rogers Water Utilities to conduct construction inspection or review of the contractor's performance is not an inspection or review of the adequacy of the contractor's safety measures in, on, or near the construction site.
- C. All water and sewer improvements shall be constructed in accordance with the latest revision to the Rogers Water Utilities Standard Specifications.
- D. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- E. Contractor is to remove and dispose of all debris, rubbish and other materials resulting from previous and current demolition operations. Disposal will be in accordance with all local, state and/or federal regulations governing such operations.
- F. Prior to installation of any utilities, the contractor is to excavate, verify, and calculate all crossings and inform the Rogers Water Utilities of any conflicts prior to construction.
- G. Construction shall not start on any water utility until approval is given by Rogers Water Utilities. Solid contractor shall not operate any valve, hydrant, or water utility appurtenance nor shall he attach to or tap any water utility main without approval. The contractor shall bear the cost and consequence of any disruption of utility operation caused by construction.

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



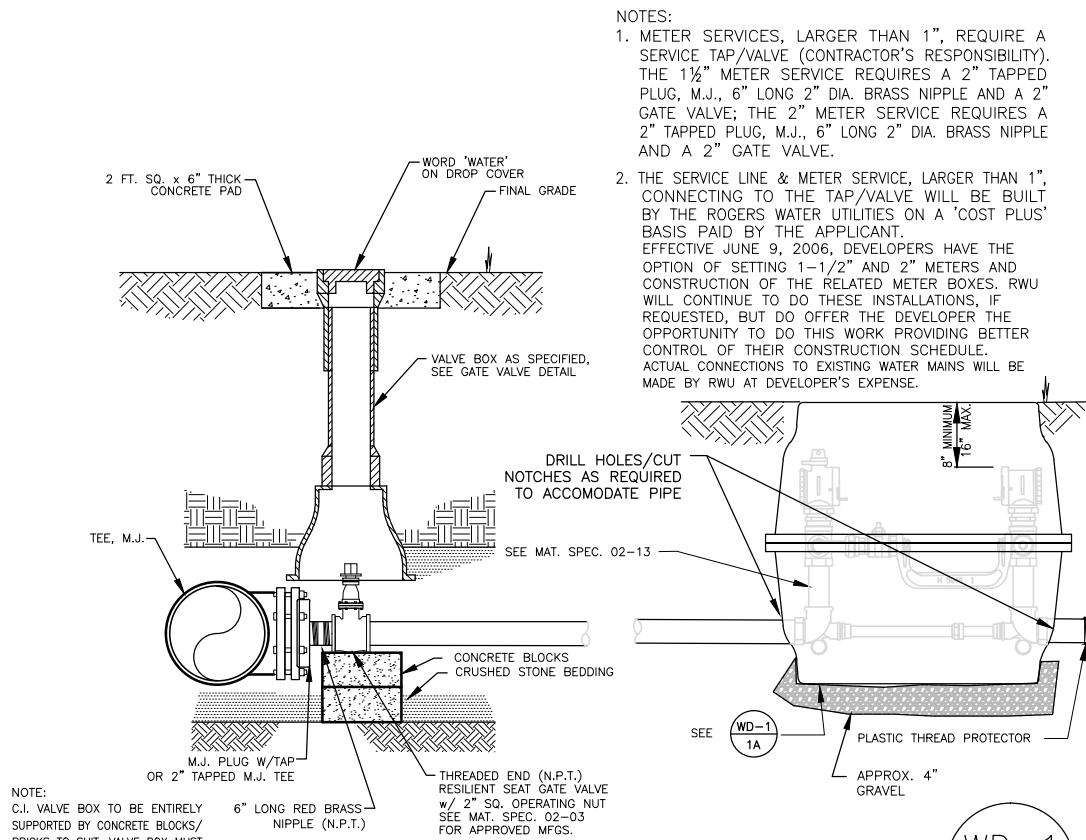
- NOTES:
- All fittings shall be mechanical joint with retainer glands.
 - Do not cover bells or flanges with concrete.
 - Wrap all fittings with viscqueen.
 - Back all lines according to size of branch.
 - Backing before line extensions shall be such that later removal is possible.
 - All bends where fittings are used, both horizontal and vertical, shall be backed.
 - Reaction backing table is based on 150 p.s.i. and soil bearing pressure of 2,500 lb./sq. ft. Additional backing may be required in some areas as directed by engineer.

REACTION BACKING TABLE		REQUIRED 50 FT. OF UNDISTURBED EARTH WALL FOR REACTION BACKING		TYPE OF FITTINGS	
SIZE	TEE OR 90° BEND	90°	45°	22 1/2°	11 1/4°
4"	3	2	2	1	1
6"	4	3	3	1	1
8"	5	4	4	2	2
10"	6	5	5	3	3
12"	7	6	6	4	4
14"	8	7	7	5	5
16"	9	8	8	6	6
18"	10	9	9	7	7
20"	11	10	10	8	8
22"	12	11	11	9	9
24"	13	12	12	10	10
26"	14	13	13	11	11
28"	15	14	14	12	12
30"	16	15	15	13	13

THRUST BLOCKING DETAIL

N.T.S.

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



STANDARD 1 1/2"-2" WATER SERVICE TAP DETAILS FOR NEW CONSTRUCTION

(CONNECTIONS TO EXISTING MAINS WILL BE MADE BY R.W.U.)

WD-1
5

REV. DEC. 2006

S SECOND ST.

W POPLAR ST.

W ELM ST.

EXTEND PRIVATE FIRE MAIN TO FIRE RISER
NEW FIRE DEPT CONNECTION, RE: DETAILS THIS SHEET
TO CITY FIRE MAIN

REMOVE EXISTING CONCRETE DRIVE AND PROVIDE NEW 6" THK CONCRETE PER CITY STANDARD. LEVEL TO EXISTING GRADE. REFER TO FLOOR PLAN FOR MORE INFORMATION.

EXISTING POWER POLE
EXISTING ELECTRICAL SWITCHGEAR TO REMAIN
RELOCATED EXISTING GAS METER

NEW OVERHEAD DOOR
NEW OVERHEAD DOOR
NEW OVERHEAD DOOR

ALLEY

EXISTING PLANTER BED - ADD PLANTERS MIX TO 6" DEPTH AND PLANT WITH (12) 1-GAL HORSETAIL REED @ 24" O.C. WITH NATIVE STONE MULCH

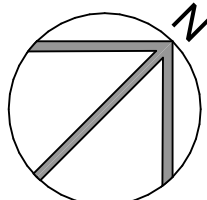
EXISTING POWER POLE

EXIT

EXISTING HARRIS BAKERY BUILDING

1 SITE PLAN

SCALE: 1/16" = 1'-0"



PROJECT NORTH



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HARRIS BAKERY
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554 Tuxford Circle
Bella Vista, AR 72714
Phone: (913) 558-1289

CLIENT CONTACT INFO:

5G Consulting
905 McClain Rd
Bentonville, AR 72712

ID	NAME	BY	DATE
01	HISTORICAL COMMISSION APPROVAL	AC	10/10/22

PROJECT NO: ACP-22-009

DRAWN BY: AC

CHECKED BY: CM

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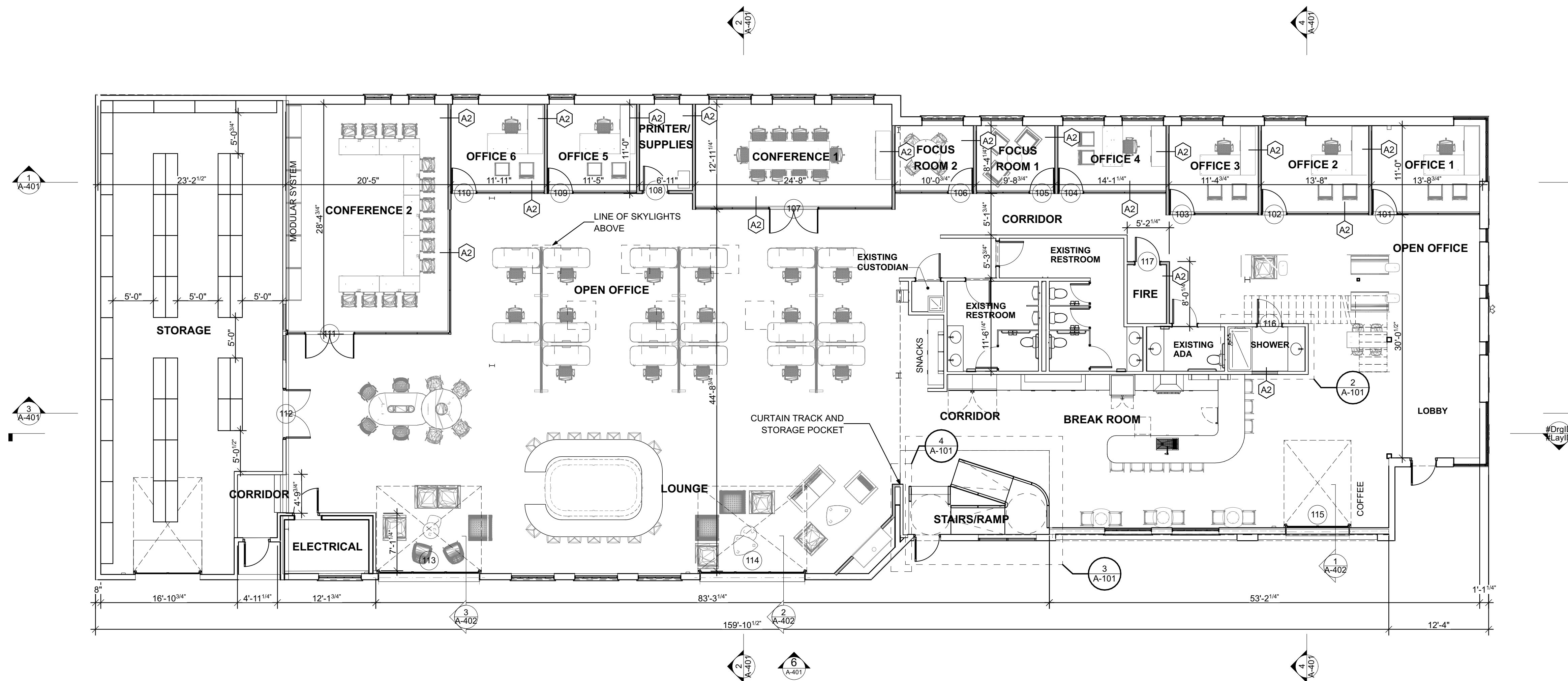
SITE PLAN

AS-101

06

	DEMISING WALL (FLOOR TO DECK NON-RATED)
	DEMISING WALL (FLOOR TO DECK RATED 1-HOUR)
	EXISTING WALL/ PARTITION TO REMAIN
	NEW PARTITION
	FIRE EXTINGUISHER CABINET
	SPEAKER ATTACHED TO EXISTING STRUCTURE ABOVE PROVIDED BY TENANT (EVEREVE) AND INSTALLED BY CONTRACTOR.
	SOUND BATTS
	PARTITION TYPE

WALL HEIGHT	STUD SPEC	STUD SPACING
0'-0" TO 10'-10"	362S125-18 (25 GA)	1'-4"
10'-10" TO 12'-5"	362S125-33 (20 GA)	2'-0"
12'-5" TO 13'-6"	362S125-33 (20 GA)	1'-4"
13'-6" TO 15'-6"	362S125-33 (20 GA)	1'-0"
15'-6" TO 16'-11"	362S125-33 (20 GA)	1'-0"
16'-11" TO 19'-8"	362S125-54 (16 GA)	1'-0"
19'-8" TO 26'-7"	600S162-54 (16 GA)	1'-4"



SCALE: 1/8" = 1'-0"

A-101

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7 EXISTING PHOTO - OVERHEAD DOOR
NOT TO SCALE



6 EXISTING PHOTO - VIEW 2
NOT TO SCALE



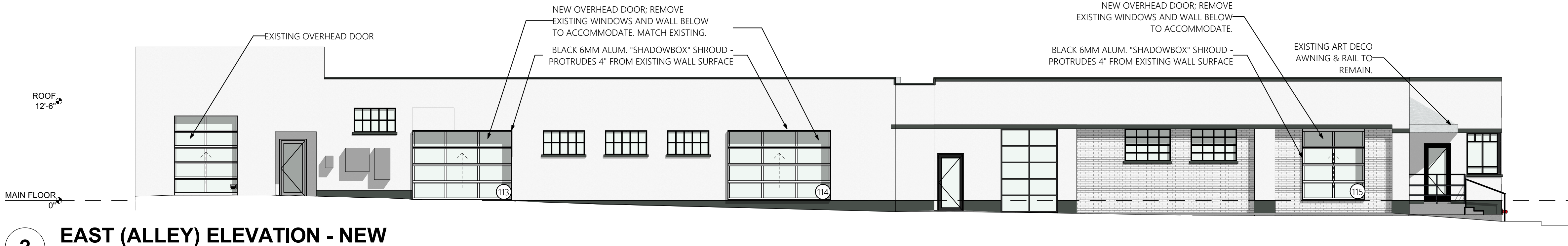
5 EXISTING PHOTO - VIEW 1
NOT TO SCALE



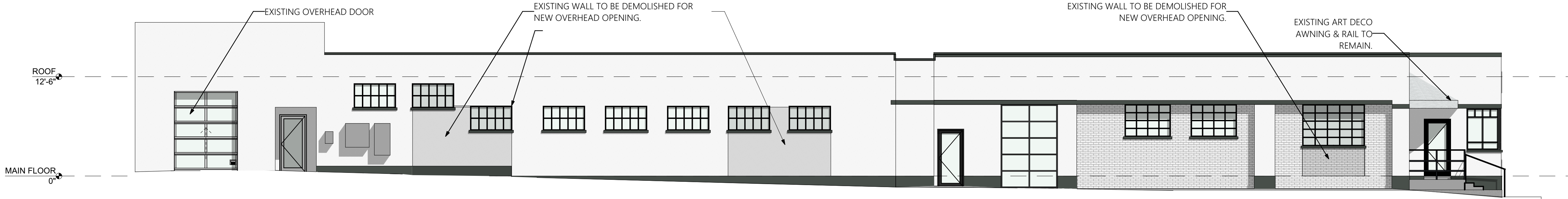
4 3D VIEW 2 - NEW
NOT TO SCALE



3 3D VIEW 1 - NEW
NOT TO SCALE



2 EAST (ALLEY) ELEVATION - NEW
SCALE: 1/8" = 1'-0"



1 EAST (ALLEY) ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



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3D VIEWS & ELEVATION

A-402

November 9, 2022

**Condition Assessment Brief
Harris Bakery Building**

RE: Rogers Historical Commission Review

The Harris Bakery building located at 114 West Elm Street in downtown Rogers was built in 1937. The original building was constructed primarily of structural clay tile. There appear to be three (3) sections in the building that seem to indicate three different phases of construction. The original northernmost section facing Elm Street is built over a crawl space and is constructed of clay tile. The center section is built over a concrete slab and is also constructed of clay tile. The southern section is a modern addition built of concrete masonry units on a concrete slab. All new work will take place in the older sections of the building.

The clay tile in these areas appears to be in very good condition, especially considering the age of the building. It was laid with the flues oriented horizontally, which made it easier to lay, but is also the weakest axis for gravity loads. It is protected on the exterior by stucco plaster, which appears to be the original finish. The interior side is exposed in the areas where new overhead doors are planned. There does not appear to be any structural cracking in the clay tile or mortar joints. However, there are several areas where the exterior plaster is cracked, some of which appear to be structural cracking. The separation of the cracks is minimal and not a cause of concern, again given the age of the building, and the fact that traditional stucco finishes that are this age typically telegraph structural forces along the weakest path via cracks in the surface. The roof of the structure appears to be built-up insulation over a corrugated steel deck, based on joist spacing. The roof substrate is not directly observable, but concrete slabs would require joists spaced approximately 5' on center, where the spacing in this building averages 8-10'. The roof deck is supported by open web steel joists and W-section steel beams. The beams are supported by steel tube columns.

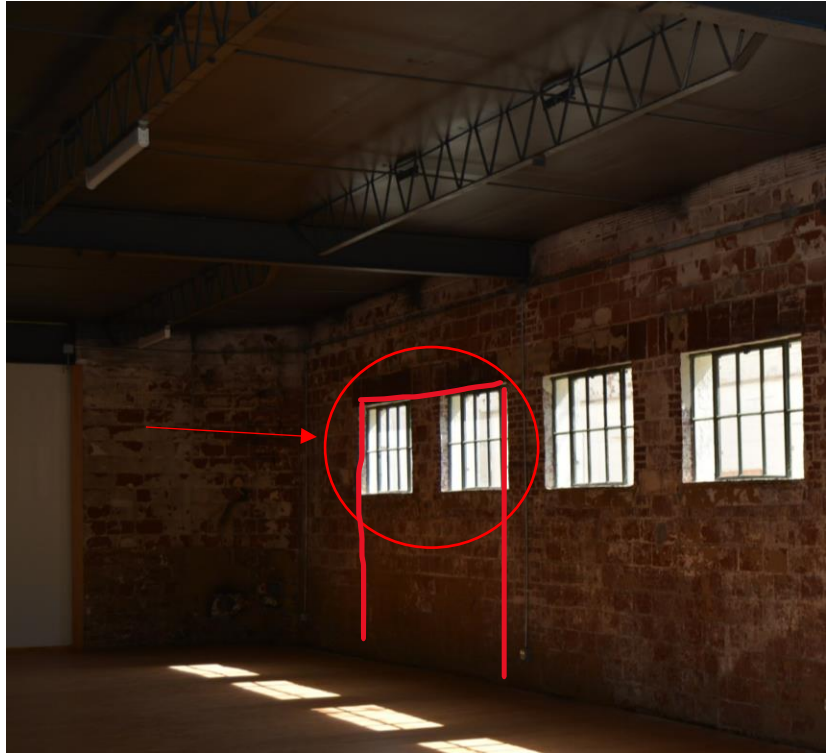
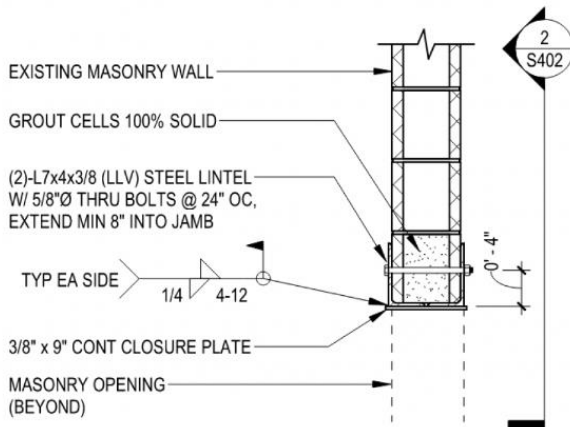
In the northernmost section, the roof does not appear to be supported by the clay tile. There are exterior pilasters on the east side of the building that appear to conceal steel columns. On the west side of the building, the thickness of the exterior wall would indicate that the columns are located within the wall cavity. A new overhead door is planned for this section of the building, to be placed where an existing window is currently located, as noted in the photo to the right. In this particular place, concrete block was used to infill the wall below the beam line. The design intent is to remove the steel window frame and block below the window. A new sectional overhead track door of the same width and height would fill the wall opening. The lintel support within the wall plane here supports a few courses of CMU. The main structural support appears to be a steel



beam beyond the clay tile above the window. The structural design would reinforce the header with steel angles on either side of the wall which would be bolted through the wall. The angle will be concealed by the stucco finish on the exterior. A decorative steel plate shadow box will surround the opening.

Another new door is planned in the center section of the building. As in the previous example, the door would be located where a steel framed windows currently exists. Refer to the photo below. In this case, two frames would be removed and the remaining portion of the wall within the width of the existing opening. Here the wall above the opening appears to be supported by a structural clay tile lintel. Here a similar structural detail utilizing steel angles bolted through the wall would provide additional support to the existing lintel. A decorative steel plate shadow box will surround the opening.

Please refer to the proposed detail shown below.



NOTICE OF PUBLIC HEARING
CERTIFICATE OF APPROPRIATENESS

DESCRIPTION:	Proposed addition of two doors along the East (alley) side of the building at 114 W. Elm Street.
APPLICANT:	Harris Bakery
BOARD/COMMISSION:	Historic District Commission
MEETING DATE/TIME:	November 15, 2022 at 4:00 PM
MEETING LOCATION:	Rogers City Council Chambers 301 W. Chestnut
PUBLIC COMMENTS:	historicdistrictcommission@rogersar.gov
www.rogersar.gov/1181/Public-Hearing-Signs	



114

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