



## HISTORIC DISTRICT COMMISSION MEETING AGENDA

AUGUST 15, 2023

4:30 PM

ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/84093028961](https://us02web.zoom.us/j/84093028961)

### AGENDA

#### **CALL TO ORDER:**

#### **PUBLIC FORUM:**

#### **ROLL CALL:**

#### **ACTION ON MINUTES:**

1. May 2, 2023

#### **REPORTS FROM STAFF:**

#### **OLD BUSINESS:**

#### **NEW BUSINESS:**

1. COA #23-08: a request by Rivercliff Land & Cattle Inc. for a Certificate of Appropriateness for proposed improvements at 124 W Walnut Street.

- *STAFF: Christina Moore*
- *REPRESENTED BY: Brad Vandris*

#### **ADJOURN:**



# Historic District Commission

August 18, 2023



# Agenda



CALL TO ORDER

PUBLIC FORUM

ROLL CALL

ACTION ON MINUTES

1. May 2, 2023

REPORTS FROM STAFF

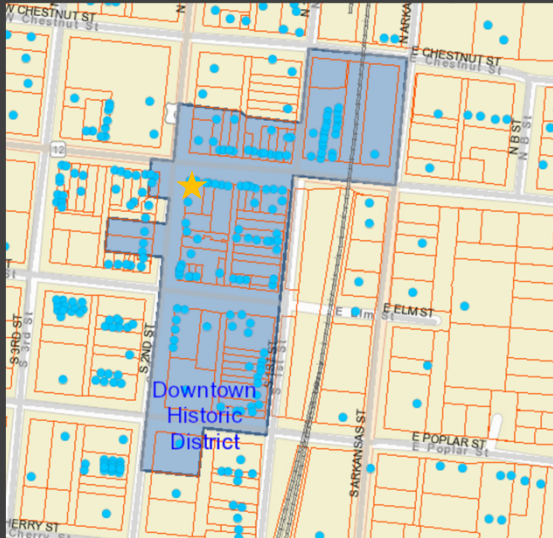
OLD BUSINESS

NEW BUSINESS

1. COA #23-08: a request by Rivercliff Land & Cattle Inc. for a Certificate of Appropriateness for proposed improvements at 124 W. Walnut Street.

ADJOURN

# COA: Rivercliff Land & Cattle



Vicinity Map

## Summary

### Nature of Request

Brick & mortar repair and remove signs

### COA Scope of Work

Category II

### Relevant Design Guidelines

6.7 (Brick, Masonry & Sealers)

6.9 (Color)

6.10 (Cornices)

6.25 (Signage)

### Location

124 W. Walnut Street

### Representative

Brad Vandris, Vandris Consulting

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

## COA: Rivercliff Land & Cattle



*Historic Photo*

### Summary Continued

#### Architectural Background

- Historically known as Union Block Building
- Built in 1897 in the 19<sup>th</sup> Century Commercial/Italianate Architectural Style
- Key Characteristics of Styles: Cast-iron supported storefronts, large display windows, transom lights, bulkhead, recessed entry, double doors, tall second story windows, cornice, and Cresting along roof ridges.

# COA: Rivercliff Land & Cattle



*Proposed Color*

## Compatibility with Design Guidelines

- 6.7 (Brick, Masonry, & Sealers):
  - Materials original to the building should be preserved where possible
  - As a general rule, brick and masonry should not be painted except in the case where the brick is extremely mismatched from earlier alterations or cannot withstand weather.
- The proposed color for painting the brick and mortar is SW0008 Cajun Red from the Sherwin Williams historic color pallet.
- The color matches the original color of the brick and repairs weather damaged brick making the building color uniform.

## COA: Rivercliff Land & Cattle



*Current Conditions*

### Compatibility with Design Guidelines

- 6.9 (Color):
  - Use appropriate colors to create a coordinated color scheme for the building. The façade should “read” as a single composition.
  - Use natural colors of building materials, such as the buff color of limestone, or red color of brick as the base for developing the overall color scheme.
- The proposed “Cajun Red” color improvement will make the façade a uniform color.
- The paint refresh will also repair some of the areas of brick where the paint is chipping.
- The color also matches the original color of the brick.

## COA: Rivercliff Land & Cattle



*Proposed Cornice Work*

### Compatibility with Design Guidelines

- 6.10 (Cornices):
  - Cornices that are intact should be preserved. Reconstruct a missing cornice is preferred when historic evidence of its character is available.
- Repair work is proposed on the tin cornice on the northeast front façade.

# COA: Rivercliff Land & Cattle



*Proposed Signage*

## Compatibility with Design Guidelines

- 6.25 (Signage):
  - Old signs reflecting outdated events, sales, or products should be removed.
  - "Ghost" signs (historic painted wall signs) should be preserved and not removed.
- Urban Forge is no longer leasing the retail space so their signs are being removed.
- The Coca-Cola "Ghost" sign will be preserved.
- The property owner has plans to give a fresh coat of paint on the Coca-Cola sign in the future. The improvements to the ghost sign will require a separate COA.

## COA: Rivercliff Land & Cattle



*Current Conditions*

### Summary

- The proposed improvements to the brick and cornice will enhance the appearance of the building.
- The sign removals will update the storefront to reflect the actual tenant and make room for any future tenant to occupy the space.

## COA: Rivercliff Land & Cattle



### STAFF RECOMMENDATION:

Approve.

## COA: Rivercliff Land & Cattle



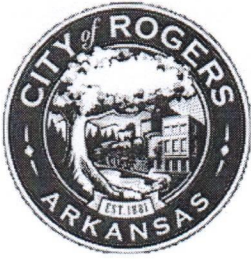
### Historic District Commission Considerations per Sec. 24-6(d):

### 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;



Adjourn



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

OFFICE USE ONLY	
Fee:	<u>\$100</u> (\$100)
COA Number:	<u>23-08</u>
CityView Number:	<u>PL202300762</u>
Date Issued:	_____

**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: Rivercliff Land & Cattle Inc Address: 2814 S Wakefield St.  
Unit D  
Arlington, VA 22206

Phone: 479-430-6485 Email: brad.vandris@icloud.com

Property Owner (if not applicant): N/A Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Architect/Engineer/Contractor: Mid Continental Restoration Address: 6707 E 12th St, Suite 101  
Tulsa, OK 74112

Phone: 620-704-2703 Email: mark\_aylward@midcontinental.com

**PROPERTY INFORMATION**

Historic name of property: Union Block Building

Address: 124 W Walnut Street Lot #: 2 and 3 Block #: 8

**BUILDING DATA**

YEAR BUILT: 1897

CONSTRUCTION TYPE: Wood  Brick  Stone  Other

ORIGINAL USE:

- |  |   |
|--|---|
| <input type="checkbox"/> Single-family residential | <input type="checkbox"/> Industrial           |
| <input type="checkbox"/> Multi-family residential  | <input type="checkbox"/> Vacant               |
| <input type="checkbox"/> Hotel/boarding            | <input checked="" type="checkbox"/> Mixed-use |
| <input type="checkbox"/> Office                    | <input type="checkbox"/> Other                |
| <input type="checkbox"/> Commercial/retail         |   |

BRIEF HISTORY AND DESCRIPTION OF PROPERTY:

The property consists of a two story brick building built in 1897. Total square footage is approx. 9200sf  
The building has had many uses throughout its' 126 year life with varying retail and mercantile uses  
in the first floor space and mainly office use in the upstairs portion of the structure.

PROPOSED SCOPE OF WORK:


The contractor will perform brick and mortar repair work on the east, north and west sides except for the  
the single story portion of the building. The contractor will then apply two coats of elastomeric paint on the  
north and west sides to the previously painted brick surfaces only. We will be applying SW0008 Cajun Red  
from the Sherwin Williams historic color pallete. We will be performing repair work to the tin cornice on the  
northeast front facade. Original materials will be reinstalled after repairs. The Coca Cola sign on the west side  
will be repainted to original colors and form after completion of other painting. To properly do the project, all  
signs and part of the canopy on the west will be removed. After painting is complete, the canopy on the west  
will be reinstalled, the northeast and southwest signage will not be reinstalled. The current Urban Forge sign on  
northwest side of the front will be replaced with Ave Design Co and the Ave Design Co on the north end of  
the west side will be reinstalled. See submittals for additional clarification.

**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	DATE
 EDWARD P. SPIVEY	7/21/2023
SIGNATURE OF PROPERTY OWNER	DATE
For Rivercliff Land & Cattle, Inc.	

**HISTORIC DISTRICT COMMISSION USE ONLY**

This project is:      Category I \_\_\_\_\_ Category II \_\_\_\_\_ Category III \_\_\_\_\_

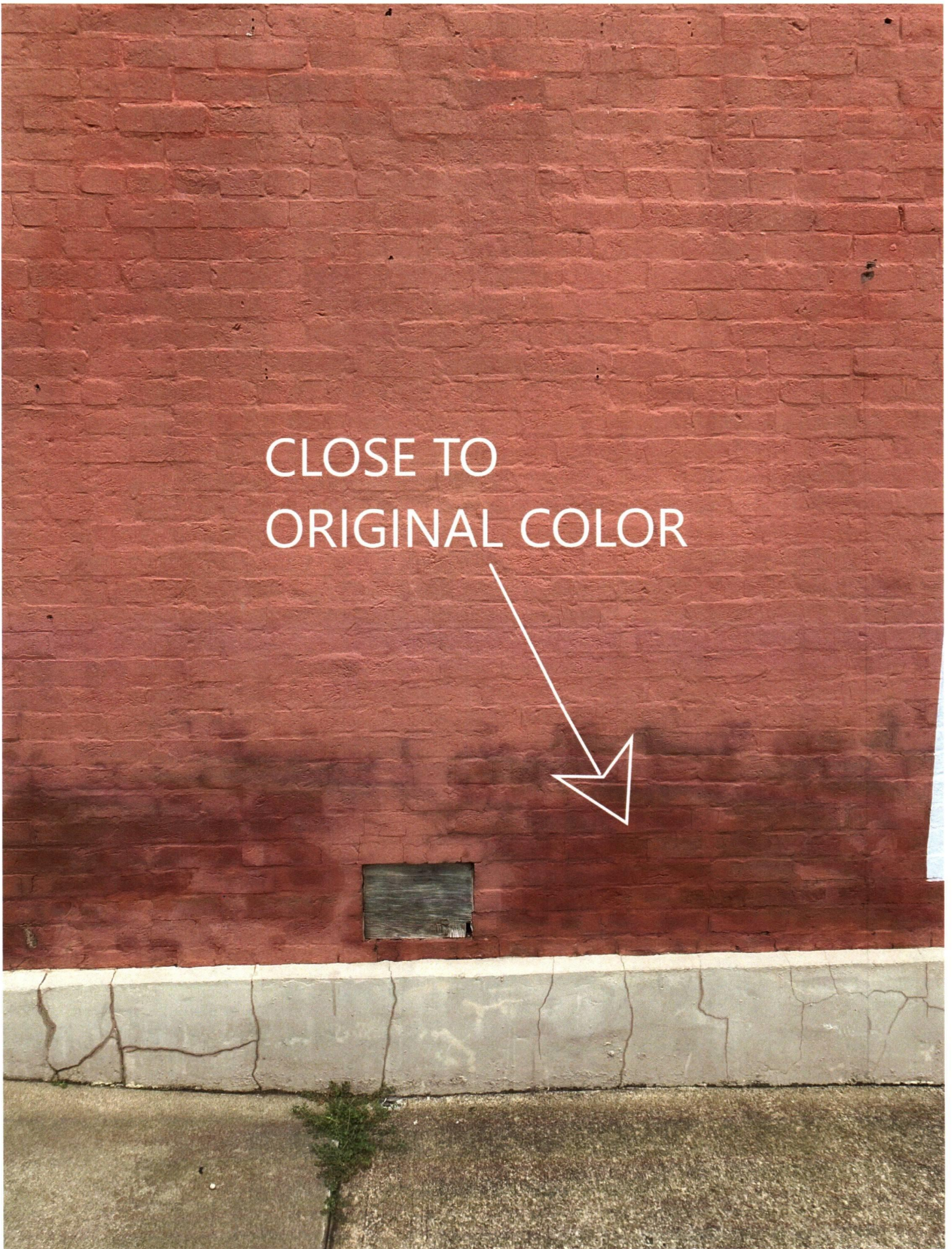
This COA is:      Approved \_\_\_\_\_ Approved with conditions \_\_\_\_\_ Denied \_\_\_\_\_

Reasons for approval, conditions, or denial: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 SECRETARY, HISTORIC DISTRICT COMMISSION      DATE

\_\_\_\_\_  
 DEPARTMENT OF COMMUNITY DEVELOPMENT OFFICIAL      DATE

CLOSE TO  
ORIGINAL COLOR



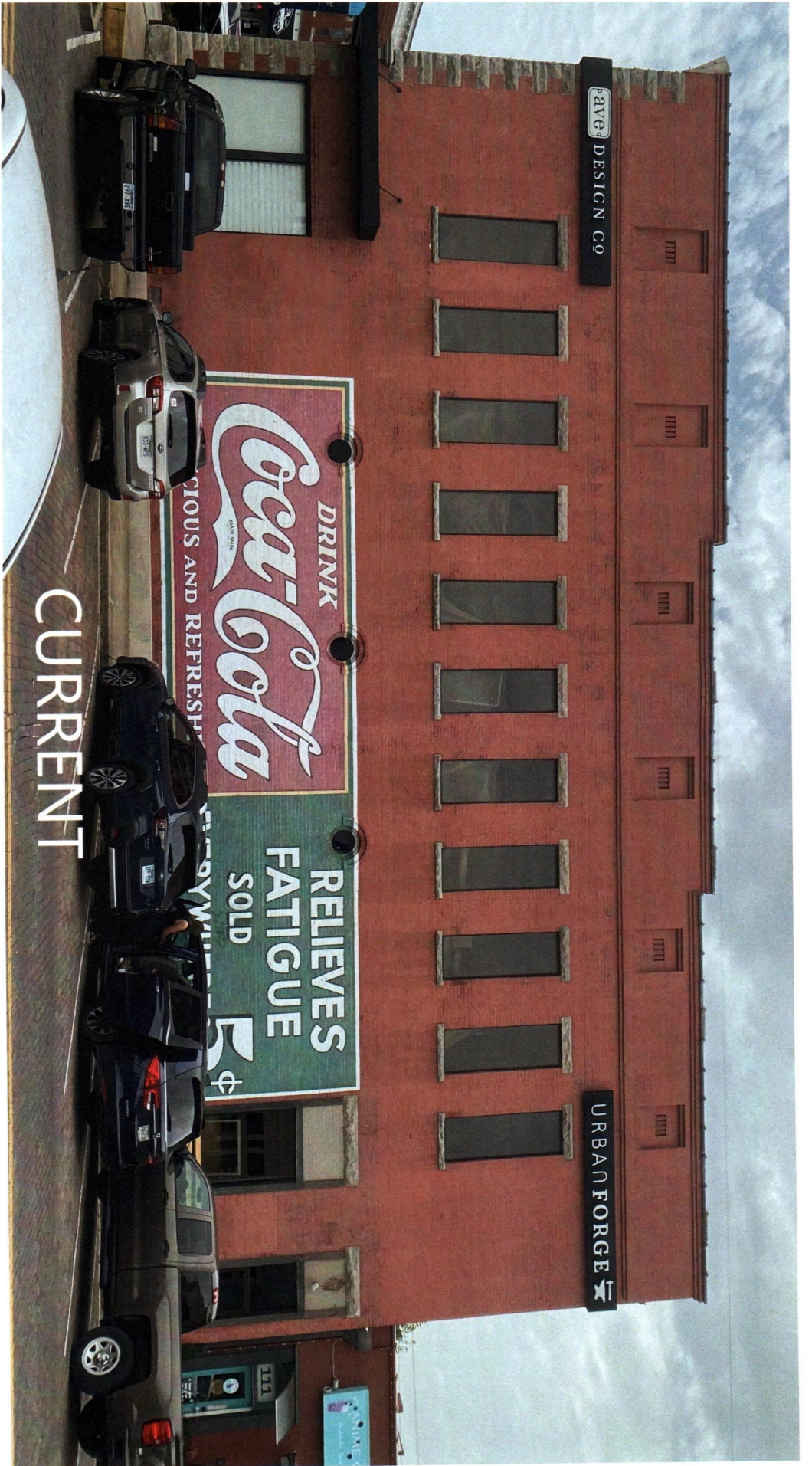
Cajun Red

SW 0008  
Cajun Red

X



SIGNAGE  
CHANGE



CURRENT





avee DESIGN CO

18-UNION BLOCK 97

URBAN FORGE

UNIQUE ITEMS. HAND SELECTED.

ARTISAN MADE GUARANTEED FOREVER.

avee DESIGN CO

124

We're Open Monday - Saturday 10:00 - 5:30

URBAN FORGE

CURRENT

-Walnut Street, looking East, Rogers, Ark.

TOM P. MORGAN, ROGERS, ARK



MAIN STREET

WATER, NY.

2-67



VIEW OF THE ST. ...

## Brad Vandris

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**From:** Edward Spivey <edwardspivey@gmail.com>  
**Sent:** Friday, July 21, 2023 11:34 AM  
**To:** Brad Vandris  
**Subject:** Authorization to Sign

Brad,

As project manager on the Union Block renovation program, you are authorized to sign on my behalf when submitting documents and applications to the City of Rogers and more specifically the Rogers Historical Commission and any of its sub-organizations.

If persons in receipt of said documents and application forms need confirmation by telephone, I may be rung at 1-571-587-4835.

Sincerely,

Edward Spivey

Sent from my iPhone