



HISTORIC DISTRICT COMMISSION MEETING AGENDA

MAY 21, 2024

4:30 PM

ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/89964047515](https://us02web.zoom.us/j/89964047515)

DISCLAIMER: THE CITY OF ROGERS MAKES NO CLAIMS, PROMISES, OR GUARANTEES REGARDING THE PARTICIPANTS ABILITY TO ATTEND ANY PUBLIC MEETING VIRTUALLY. TECHNOLOGY RESOURCES, VIRTUAL MEETING PLATFORMS, AND THE INTERNET MAY OCCASIONALLY BE INTERRUPTED OR MADE UNAVAILABLE BY CAUSES BEYOND THE CITY'S REASONABLE CONTROL. THE CITY CANNOT GUARANTEE THAT PARTICIPANTS WILL HAVE THE OPPORTUNITY TO PARTICIPATE VIRTUALLY AT ALL TIMES. PUBLIC FORUMS, PUBLIC HEARINGS, AND SCHEDULED ITEMS OF BUSINESS WILL NOT BE TABLED OR POSTPONED DUE TO TECHNOLOGICAL ISSUES. IF YOU ARE REPRESENTING A PUBLISHED ITEM OF BUSINESS OR WISH TO SPEAK AT A PUBLIC HEARING, IN PERSON ATTENDANCE IS REQUIRED.

AGENDA

CALL TO ORDER:

PUBLIC FORUM:

ROLL CALL:

ACTION ON MINUTES:

1. May 7, 2024

REPORTS FROM STAFF:

OLD BUSINESS:

NEW BUSINESS:

1. (COA: Butter+Bloom) A request by Meghan Baker for Butter+Bloom for a Certificate of Appropriateness to install a wall sign, fresh paint, and restore the door at 121 W. Elm Street.
 - STAFF: Christina Moore
 - REPRESENTED BY: Meghan Baker

ADJOURN:



Historic District Commission

May 21, 2024



Agenda



CALL TO ORDER

PUBLIC FORUM

ROLL CALL

ACTION ON MINUTES

1. May 7, 2024

REPORTS FROM STAFF

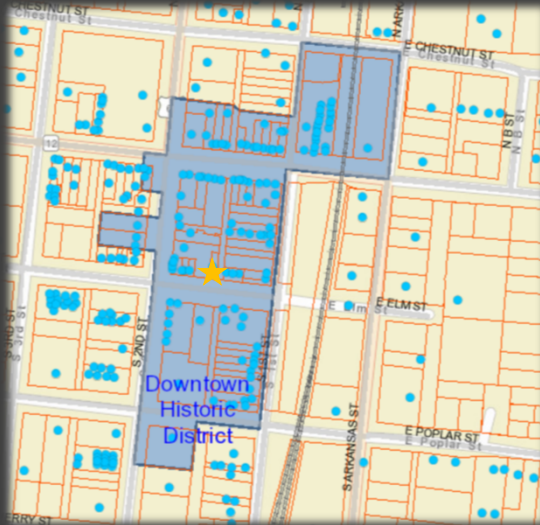
OLD BUSINESS

NEW BUSINESS

1. COA #24-0230: a request by Meghan Baker for Butter+Bloom for a Certificate of Appropriateness to install a wall sign, fresh paint, and restore the door at 121 W Elm Street.

ADJOURN

COA: Butter + Bloom



Vicinity Map

Summary

Nature of Request

Install wall sign, repaint the exterior and restore the door

COA Scope of Work

Category II

Relevant Design Guidelines

6.9 (Color); 6.13(Entries); 6.25(Signage)

Location

121 W Elm Street

Representative

Meghan Baker, Butter + Bloom

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

COA: Butter + Bloom



Historical Photos

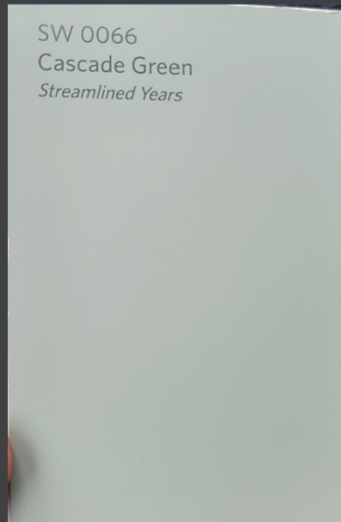


Summary Continued

Architectural Background

- Historically known as the Sinclair Oil Co. Office
- Built: 1928
- Architectural Style: 20th Century Commercial
- Top Photo taken c. 1930
- Bottom Photo taken February 1976
- Pitched Roof added in somewhere in between 1930 and 1976

COA: Butter + Bloom



Proposed Color

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
- The applicant is proposing to paint the south and east facing wall
 - Color: Cascade Green from Sherwin Williams
- The color is on the list of appropriate historic paint colors for Downtown Rogers.

COA: Butter + Bloom



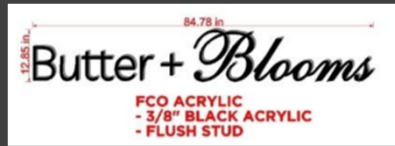
Proposed Door



Compatibility with Design Guidelines

- 6.13 (Entries):
 - The original doorway should be preserved on all historic buildings.
- The original door will be restored to a natural walnut color.
- The existing yellow paint will be removed.
- A coat of brown paint on the historic paint color list will be added
- Then a gel stain will be applied with a dry brush to pull out the wood texture of the door.
- The final appearance will be similar to the picture on the right.

COA: Butter + Bloom



Proposed Signage

Compatibility with Design Guidelines

- 6.25 (Signage):
 - All signage in the RCHD is subject to underlying city code.
 - Flush mounted wall signs are appropriate
- Sign Details
 - FCO Acrylic
 - 3/8" black acrylic
 - Flush Stud
- The business name will appear in black lettering.
- Sign will be attached with a flush stud
- The proposed sign is 7.56 sq ft and will take up 2.82% of the wall area.
- City sign code allows up to 15% of wall area per COR zoning

COA: Butter + Bloom



Compatibility with Design Guidelines

- 6.25 (Signage):
 - Window signage is not an appurtenant fixture subject to review and approval. Regardless, property and business owners are encouraged to comply with the design standards herein.
- Design proposed on window

Proposed Window Signage

COA: Butter + Bloom



Current Conditions

Summary

- The proposed improvements meet HDC design guidelines
- The sign meets city code for signage.

COA: Butter + Bloom



STAFF RECOMMENDATION:

Approve.

COA: Butter + Bloom



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: _____ (\$100)
COA Number: _____
CityView Number: _____
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: Meghan Baker Address: 121 W Elm St.

Phone: 620-330-3061 Email: meghanrolls@hotmail.com

Property Owner (if not applicant): Bruce & Sasha Thompson Address: 216 W. Poplar St., Rogers, AR 72756

Phone: 818-300-8492 Email: bruce@bellumlogistics.com

Architect/Engineer/Contractor: Painter David Himes Address: 2799 North Double Springs Rd Fayetteville, AR 72704

Phone: 479-200-7978 Email: himesdavid65@gmail.com

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.

Meghan Baker
SIGNATURE OF APPLICANT

4/22/24
DATE

[Signature]
SIGNATURE OF PROPERTY OWNER

4/22/24
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

SW 0066

Cascade Green

Streamlined Years

PROPERTY OWNER PERMISSION

I, BRUCE THOMPSON, hereby permit the use of EXTERIOR PAINT & DOOR
(name) (use)
on my property at 121 W. ELM ST. Rogers, Arkansas.
(address)

Dated this the 29 day of APRIL, 20 24.


Signed

BRUCE THOMPSON
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 24th day of April, 20 24.


Notary Signature

Jeremy Rand
Notary Name Printed

12-2-29
Commission Expires





FOR RENT
471-97-545

HOLD YOUR
HORSES
VINTAGE

121

PR
PA
EM
M
C
R
M
T
UNAU
WILL
O



Premium Oil



GEL STAIN

Multi-Surface Stain

- Ideal for vertical surfaces inside + out
- Rich, uniform color
- Easy-to-use, non-drip formula
- For wood, metal, fiberglass + more



AGED OAK

SEMI-TRANSPARENT





**NOTICE OF PUBLIC HEARING
CERTIFICATE OF APPROPRIATENESS**

DESCRIPTION	A request for a Certificate of Appropriateness to install a wall sign, fresh paint, and restore the door at 121 W. Elm St.
APPLICANT	Eller & Bloom
BOARD/COMMISSION	Hudson District Commission
MEETING DATE/TIME	May 21, 2024 at 4:30 PM
MEETING LOCATION	Rogers City Council Chambers 301 W. Chestnut
PUBLIC COMMENTS	hudsondistrictcommission@rogersar.gov

www.rogersar.gov/11811/Public-Hearing-Info