



HISTORIC DISTRICT COMMISSION MEETING AGENDA

JUNE 18, 2024

4:30 PM

ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/82634936510](https://us02web.zoom.us/j/82634936510)

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AGENDA

CALL TO ORDER:

PUBLIC FORUM:

ROLL CALL:

ACTION ON MINUTES:

1. May 21, 2024

REPORTS FROM STAFF:

OLD BUSINESS:

NEW BUSINESS:

1. (COA: Golden Rule) A request by Tom Hanna for The Golden Rule Loft for a Certificate of Appropriateness at 112 W. Walnut St. to replace the second-floor windows.

- *STAFF: Christina Moore*
- *REPRESENTED BY: Tom Hanna*

ADJOURN:

COA: Golden Rule



Vicinity Map

Summary

Nature of Request

Window Replacement

COA Scope of Work

Category II

Relevant Design Guidelines

6.32 (Windows & Doors)

Location

112 W. Walnut Street

Representative

Tom Hanna, Verdant-Studio

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

COA: Golden Rule



Current Conditions

Summary Continued

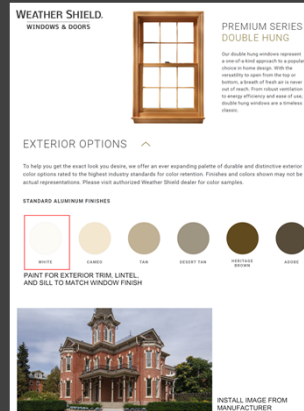
Architectural Background

- Historically known as Golden Rule
- Built in 1905 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, cornice.

COA: Golden Rule



Proposed Improvements



Window Specifications

Compatibility with Design Guidelines

6.32 (Windows & Doors):

- Preserve upper story windows. Historically, upper story windows had a vertical emphasis. The proportions of these windows contribute to the character of each commercial storefront
- All new windows and window replacements must meet all City of Rogers codes
- The applicant is proposing to replace the upper floor windows on the front, side and rear of the building.
- The windows are currently vinyl windows and will be replaced with aluminum clad windows.
- The sill and trim will be repainted white to restore the appearance.
- The appearance of the windows will remain the same

COA: Golden Rule



Proposed Improvements

Summary

- The historical appearance of the windows will remain the same but with an updated material.
- The sill and trim will also be restored.

COA: Golden Rule



STAFF RECOMMENDATION:

Approve.

COA: Golden Rule



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)

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 X

Category II

Category III

APPLICANT INFORMATION

Applicant Name: Jessica Hester Address: 216 W Birch St Suite 101, Rogers, AR 72756

Phone: 479-755-2904 Email: jessica@verdant-studio.com

Property Owner (if not applicant): Tom Hanna Address: 112 W Walnut St, Rogers, AR 72756

Phone: 479-652-7179 Email: THanna@HannaOG.com

Architect/Engineer/Contractor: Verdant Studio Address: 216 W Birch St Suite 101, Rogers, AR 72756

Phone: 479-755-2904 Email: jessica@verdant-studio.com

PROPERTY INFORMATION

Historic name of property: Golden Rule Building

Address: 112 W Walnut St, Rogers, AR 72756 Lot #: PT 1 & 4 Block #: 8

BUILDING DATA

YEAR BUILT: ca. 1894

CONSTRUCTION TYPE: Wood ☐ Brick ☒ Stone ☐ Other ☐

ORIGINAL USE:

- | | |
|--|---|
| ☐ Single-family residential | ☐ Industrial |
| ☐ Multi-family residential | ☐ Vacant |
| ☐ Hotel/boarding | ☒ Mixed-use |
| ☐ Office | ☐ Other |
| ☐ Commercial/retail | |

BRIEF HISTORY AND DESCRIPTION OF PROPERTY:

The building aquired its name from the Golden Rule chain of stores. In 1908 the west side turned over
to a series of cloting compaines with the east side remaining a bit more stable. The upstairs cycled
through the offices of different professionals until 2001 when Carl and Beth Guest’s Showcase Trophy
& Awards moved in and they converted the east upstairs to their home.

PROPOSED SCOPE OF WORK:

Replacement of existing white vinyl windows with white aluminum clad windows and the restoration
of the historic sill and lintel trim.

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.

DocuSigned by:
Jessica Hester
51A4CCBB15F446C

SIGNATURE OF APPLICANT

5/23/2024

DATE

DocuSigned by:
[Signature]
C17AA95F76174C0...

SIGNATURE OF PROPERTY OWNER

5/23/2024

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

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.





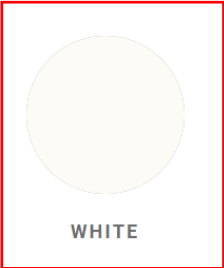
PREMIUM SERIES
DOUBLE HUNG

Our double hung windows represent a one-of-a-kind approach to a popular choice in home design. With the versatility to open from the top or bottom, a breath of fresh air is never out of reach. From robust ventilation to energy efficiency and ease of use, double hung windows are a timeless classic.

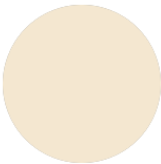
EXTERIOR OPTIONS ^

To help you get the exact look you desire, we offer an ever expanding palette of durable and distinctive exterior color options rated to the highest industry standards for color retention. Finishes and colors shown may not be actual representations. Please visit authorized Weather Shield dealer for color samples.

STANDARD ALUMINUM FINISHES



WHITE



CAMEO



TAN



DESERT TAN



HERITAGE
BROWN



ADOBE

PAINT FOR EXTERIOR TRIM, LINTEL,
AND SILL TO MATCH WINDOW FINISH



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