



HISTORIC DISTRICT COMMISSION MEETING AGENDA

MAY 20, 2025

4:30 PM

COUNCIL CHAMBER, ROGERS CITY HALL, 301 W. CHESTNUT ST.

VIEW ONLINE

[HTTPS://US02WEB.ZOOM.US/J/85279285380](https://us02web.zoom.us/j/85279285380)

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AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. May 6, 2025 meeting minutes

PUBLIC HEARINGS:

OLD BUSINESS:

NEW BUSINESS:

1. **COA #25-0177 Beaulieu Hardware Building**

A request by Charles J. Davis for Beaulieu Hardware Building for Certificate of Appropriateness to repair exterior masonry with wall coating on existing painted brick, update existing windows, and repaint the storefront and window trim at 228 S. 1st Street.

STAFF: Laural Scates, Planner

REPRESENTED BY: Charles J. Davis

REPORTS FROM COMMISSIONERS:

REPORTS FROM STAFF :

ADJOURN:



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

ROGERS HISTORIC DISTRICT COMMISSION MINUTES: May 6, 2025

CALL TO ORDER

Lawson called the HDC to order at 4:33 pm

PUBLIC FORUM

The tenant at OZ Smokehouse spoke about the agenda item hoping to come to a resolution to repair the brick work to stop water damage inside in the building and falling brick.

ROLL CALL

Present: Lawson, Cisneros, Loos, Herrera

Absent: Carney, Fry

REPORTS FROM STAFF

ACTION ON MINUTES

Motion by Cisneros, second by Loos, to approve the meeting minutes from September 17, 2024.

Voice vote: YES (unanimous). Motion carried.

Minutes **APPROVED**.

OLD BUSINESS

NEW BUSINESS

1. COA #25-0162: a request by Byron Copeland for a Certificate of Appropriateness at 113 W Walnut Street to install new cornice.

Moore presented the staff report. Staff recommended denial of the proposed cornice in favor of a cornice that more closely resembles the existing cornice.

Lawson asked if there was any one from the public wishing to speak on the item. The applicant spoke about the damage the building sustained during the 2024 tornado and how water was coming in the building and bricks were falling down one day. He wants to restore the cornice however the cost of ornamental cornice was more expensive than the proposed cornice design.

Lawson stated the brick should be repaired as soon as possible and the applicant could take more time to get a replica of the cornice. Cisneros agreed that the brick needed to be repaired to keep the brick from falling

Applicant stated they wanted to find a cornice more like the original but wanted to repair the brick.

Herrera stated we could approve the repair of the brick for safety issues and then they could come back with a cornice proposal later.

Both applicant and commission agreed to repairing the brick and then if necessary due to material change the cornice could come back through the Historic Commission.

Motioned by Lawson to approve the brick repair with the condition that the cornice is repaired like for like, second by Cisneros.

Lawson asked for a vote:

Yes: Lawson, Cisneros, Loos, Herrera

Motion carried.

Lawson: 25-0162 has been approved to repair the brick work with the condition the cornice be brought back like for like.

ADJOURN

Meeting adjourned at 4:54 PM.



Historic District Commission

May 6th, 2025



Agenda



CALL TO ORDER PUBLIC FORUM

ROLL CALL

ACTION ON MINUTES

1. September 17th, 2024

REPORTS FROM STAFF

OLD BUSINESS

NEW BUSINESS

1. COA #25-0162: a request by Byron Copeland for a Certificate of Appropriateness for proposed new cornice at 113 W Walnut Street.

ADJOURN

COA: OZ Smokehouse



Vicinity Map

Summary

Nature of Request

Cornice Replacement

COA Scope of Work

Category II

Relevant Design Guidelines

6.10 (Cornice)

Location

113 W Walnut Street

Representative

Bryon Copeland

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

This is a request to replace the cornice at 113 W Walnut Street

COA: OZ Smokehouse



Historic Photo

Summary Continued

Architectural Background

- Historically known as Rogers Hardware
- Built in 1900 in the Italianate Architectural Style
- Key Characteristics of Style: Double-hung, narrow windows, window panes are either one-over-one or two-over-two, decorative window hoods, ornate treatment of the eaves, quoins at building corners, transom above front door, protruding sills, flat roof, and cresting along roof ridges.

This is a photo taken in the early 1900's of Rogers Hardware.

COA: OZ Smokehouse



Current Conditions



Proposed Cornice

Nature of Request

- May 2024 tornado damaged the cornice
- The damage is also observed on the two adjacent store fronts that were constructed at the same time
- Current cornice is an intricate stamped metal visible on all three buildings
- Proposed cornice has a simpler appearance and would be different from the two adjacent buildings

The cornice was damaged during the May 2024 tornado on the subject property as well as the adjacent buildings. The proposed cornice is simpler in appearance compared to the intricate stamped metal visible on all three buildings.

COA: OZ Smokehouse



Close up of Cornice

Compatibility with Design Guidelines

- 6.10 (Cornices):
 - A) Most historic commercial buildings have cornices to cap their facades. Their repetition along the street contributes to the visual continuity on the block. They may be straight or stepped parapet.
- The proposed cornice would break the visual continuity on the buildings

The design guidelines state that cornices repeat and it visually connects the block. The proposed cornice would break that visual continuity on these three buildings.

COA: OZ Smokehouse



Close up of Cornice



Compatibility with Design Guidelines

- 6.10 (Cornices):
 - B) Cornices that are intact should be preserved. Reconstruct a missing cornice is preferred when historic evidence of its character is available. Use historic photographs, if available, to determine design details of the original cornice.
- There is historical and current evidence of the original stamped metal cornice design.

The guidelines also state that if the cornice is intact or historical evidence exists then the character of the cornice should be preserved. From both the historical photo and current photo, the original stamped metal cornice is visible.

COA: OZ Smokehouse



Close up of Cornice

Compatibility with Design Guidelines

- 6.10 (Cornices):
 - C) Substitution of another old cornice for the original may be considered, provided the substitute is similar to the original.
- The proposed cornice is not similar to the original design that is still attached to the buildings.
- Arkansas Historic Preservation Program strongly recommends a closer match to the original cornice.

The guidelines state the cornice should appear similar to the original. The Arkansas Historic Preservation Program strongly recommends that a closer match to the original cornice be sought. Although, the National Register Coordinator believed the proposed cornice would likely not result in the building losing its contributing status or state and federal historic tax credits as well as AHPP grants.

COA: OZ Smokehouse



Close up of Cornice

Compatibility with Design Guidelines

- 6.10 (Cornices):
 - D) *"If it is not possible to find photographs or evidence of the original cornice, a simplified interpretation is appropriate. Materials for reconstructed cornices include stone, brick, and stamped metal."*
- Because we have both historical and current evidence of the original appearance, the design of the stamped metal should be replicated to repair the cornice on the building.

Due to the historical and current evidence of the original appearance , the design should be consistent with the current cornice.

COA: OZ Smokehouse



Proposed Cornice

STAFF RECOMMENDATION:

Deny the request of the proposed cornice.

COA: OZ Smokehouse



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 ✓

Category III _____

APPLICANT INFORMATION

Applicant Name: Byron Copeland Address: 422 W Cherry St

Phone: 918-808-0682 Email: buffalo byron@gmail.com

Property Owner (if not applicant): RHL Mott Properties Address: 422 W Cherry St.

Phone: (479)-644-1070 Email: Randy Mott@gmail.com

Architect/Engineer/Contractor: Byron Copeland Address: 422 W Cherry St

Phone: 918-808-0682 Email: buffalo byron@gmail.com

PROPERTY INFORMATION

Historic name of property: Rogers Hardware

Address: 113 W Walnut Lot #: 7, 10, 11 Block #: 5

BUILDING DATA

YEAR BUILT: 1900

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:

was Rogers Hardware Store

PROPOSED SCOPE OF WORK:

Fix defective brick in the front of the building.
- Add decorative brick work used in the alley
and continue around the front of the
bl'd.

- Brick is falling onto public walkway
& needs fixed asap.

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.

B. Enel 3/21/2025
SIGNATURE OF APPLICANT DATE

B. Enel 3/21/2025
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





