



HISTORIC DISTRICT COMMISSION MEETING AGENDA

JULY 15, 2025

4:30 PM

**COUNCIL CHAMBER, ROGERS CITY HALL, 301 W. CHESTNUT
STREET**

VIEW ONLINE

[HTTPS://US02WEB.ZOOM.US/J/85391144740](https://us02web.zoom.us/j/85391144740)

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. Approving June 4, 2025 meeting minutes

REPORTS FROM STAFF:

OLD BUSINESS:

NEW BUSINESS:

1. **COA #25-0294 Jason Jacob**
A request by Jason Jacob for a Certificate of Appropriateness to paint the exterior EIFS and Rear Stari Tower.
STAFF: Christina Moore, Planner
REPRESENTED BY: Jason Jacob

ADJOURN:



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

ROGERS HISTORIC DISTRICT COMMISSION MINUTES: June 4, 2025

CALL TO ORDER

Fry called the HDC Special Meeting to order at 12:00 pm

PUBLIC FORUM

ROLL CALL

Present: Carney, Cisneros, Fry, Loos, Herrera
Absent: Lawson

REPORTS FROM STAFF

ACTION ON MINUTES

Motion by Carney, second by Cisneros, to approve the meeting minutes from May 6, 2025 and May 20, 2025.

Voice vote: YES (unanimous). Motion carried.
Minutes **APPROVED**.

OLD BUSINESS

NEW BUSINESS

1. COA #25-0177: a request by Charles Davis for Beaulieu Hardware Building for a Certificate of Appropriateness to repair exterior masonry, paint the façade and window trim, and update existing windows at 228 S 1st Street.

Scates presented the staff report. Staff recommended approval of the proposed updates with consideration to be made for the color choice.

Fry asked if the applicant wished to speak on the item. The applicant spoke about their desire to solve some water penetration issues that they have had for years.

Fry asked if there was anyone from the public that wished to speak. No public comments were made.

Fry commented that the repairs make sense as a means to prevent water penetration.

Motion by Carney to approve the masonry repair, window trim, and color, second by Cisneros.

Fry asked for a vote:

Yes: Carney, Cisneros, Fry, Loos, Herrera

Motion carried.

ADJOURN

Meeting adjourned at 12:11 PM.



Historic District Commission

July 15, 2025



Agenda



CALL TO ORDER PUBLIC FORUM

ROLL CALL

ACTION ON MINUTES

1. June 4th, 2025

REPORTS FROM STAFF

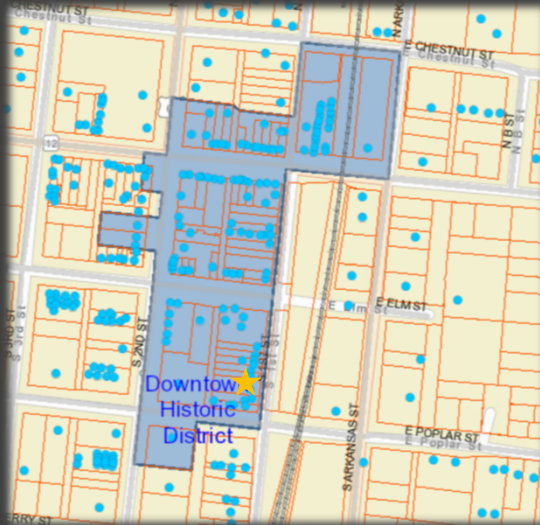
OLD BUSINESS

NEW BUSINESS

1. COA #25-0294: a request by Jason Jacob for Frisco Properties for a Certificate of Appropriateness for proposed painting of exterior façade and rear alley at 222 S 1st St.

ADJOURN

COA: Jason Jacob



Vicinity Map

Summary

Nature of Request

Repaint the exterior façade and rear alley

COA Scope of Work

Category II

Relevant Design Guidelines

6.9 (Color)

Location

222 S. 1st St

Representative

Jason Jacob

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

COA: Jason Jacob



Current Photo

Summary Continued

Architectural Background

- Non-Historic Building
- This building is less than 50 years old
- Non-Historic buildings should follow the same guidelines as historic buildings.

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



Paint Colors

Compatibility with Design Guidelines

- 6.9 (Color):
 - A) "Use appropriate colors to create a coordinated color scheme for the building. The façade should "read" as a single composition."
 - E) "Using the historic color scheme of a building is preferred when evidence exists."
 - F) "Paint charts of appropriate colors are available at the Department of Community Development or Main Street Rogers office."
- The main color "Peppercorn" is not on the commissioner approved color list, but it is similar to other colors found on the paint chart.
- The current building color is lighter than the chosen Peppercorn color.

COA: Jason Jacob



Summary

- The proposal is to paint a non-historic building with a color that is similar to options found on the approved color chart.

Peppercorn SW 7674

Proposed Improvement

COA: Jason Jacob



Peppercorn SW 7674

STAFF RECOMMENDATION:
Approve the paint color.

Proposed Improvements

COA: Jason Jacob



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: Jason Jacob Address: 222 S First Street

Phone: 479-435-8686 Email: jjacob@tcmenterprises.com

Property Owner (if not applicant): Kristina Kilgore Address: 222 S First Street

Phone: 479-531-3656 Email: kmullen@c-healthcare.com

Architect/Engineer/Contractor: TCM Enterprises Address: 1186 E Stearns St Fayetteville

Phone: 479-587-0086 Email: jjacob@tcmenterprises.com

PROPERTY INFORMATION

Historic name of property: N/A

Address: _____ Lot #: _____ Block #: _____

BUILDING DATA

YEAR BUILT: _____

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:

PROPOSED SCOPE OF WORK:

Paint Exterior EIFS and Rear Stair Tower of the building proposed color to be Sherwin Williams Peppercorn

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.

	5-27-2025
_____ SIGNATURE OF APPLICANT	_____ DATE

	on behalf of owner	5-27-2025
_____ 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
---	---------------

APPENDIX A: CATEGORY INFORMATION

CATEGORY I: Ordinary Maintenance

This category is constituted by exterior repairs with *no* change in design, color, material, or appearance. Includes repainting structure same color(s) and/or minor repairs with no additions or removals, such as replacing rotted porch flooring, replacing rotting or damaged exterior surface and/or trim, replacing rusted screening or surface-mounted gutters, replacement 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 (correct for time period of original construction) color(s) and/or restoring to original design or appearance, including minor removals (such as removing porches or enclosures not part of the original structure), additions (such as reconstruction of original porches, railings, or ornamental trim), or essentially similar work not materially affecting surrounding property owners (changing character of neighborhood). This category includes 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 outbuildings, removing original portion or detailing from a building (such as doors, windows, or ornamental trim that was part of the original structure), demolishing a building over 50 years old, 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.



Google



222

NOTICE TO TENANTS
PLEASE READ THIS NOTICE
IF YOU ARE A TENANT OF
THE PROPERTY AT 222
N. 1ST ST. IN THE CITY OF
CHICAGO, IL 60601
YOUR LEASE AGREEMENT
CONTAINS A CLAUSE
THAT STATES THAT YOU
AGREE TO ACCEPT THE
TERMS AND CONDITIONS
OF THE LEASE AGREEMENT
AND TO WAIVE YOUR
RIGHT TO A JURY TRIAL
IN THE EVENT OF A
DISPUTE. THIS NOTICE
IS BEING PROVIDED TO YOU
FOR YOUR INFORMATION.
IF YOU HAVE ANY
QUESTIONS, PLEASE
CONTACT THE PROPERTY
MANAGER AT (773) 321-1234.

PLEASE RING
DOORBELL
- BRIDON 222 N 1ST CHICAGO, ILL 60601

U.S. MAIL