HISTORIC DISTRICT COMMISSION MEETING AGENDA
SEPTEMBER 16, 2025
5:15 PM
VIEW ONLINE: HTTPS://US02WEB.ZOOM.US/J/83906477378

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:

ROLL CALL:

ACTION ON MINUTES:

a. Approving August 19, 2025 meeting minutes.

PUBLIC HEARINGS:

a. OLD BUSINESS

b. NEW BUSINESS

1. Frisco Properties COA
A request by Jason Jacob for Frisco Properties for a Certificate of Appropriateness to paint exterior EIFS and rear stair tower at 222 S. 1st Street.
STAFF: Christina Moore, Planner I
REPRESENTED BY: Jason Jacob

2. Rogers Hardware 2 COA
A request by Rogers Hardware 2 for a Certificate of Appropriateness to replace cornice at 113 W. Walnut Street.
STAFF: Christina Moore, Planner I
REPRESENTED BY: Bryon Copeland

3. Southwest Power Building COA
A request by Southwest Power Building for a Certificate of Appropriateness to restore the corbels and cornice at 115 W. Walnut Street. Laural Scates, Planner I

REPRESENTED BY: Vincent Tate

REPORTS :

a. COMMISSIONERS

b. STAFF

ADJOURN:

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

ROGERS HISTORIC DISTRICT COMMISSION
MINUTES: August 19, 2025

CALL TO ORDER
Tovar called the meeting to order at 5:15 pm

REPORTS FROM COMISSIONERS
Motion by McClure, second by Cicioni, to appoint Tovar as the HDC Chair.
Voice vote: YES (unanimous). Motion carried.
Minutes ***APPROVED***.

Motion by Cicioni, second by McClure, to appoint Cicioni as Secretary and McClure as Vice Chair.
Voice vote: YES (unanimous). Motion carried.
Minutes ***APPROVED***.

PUBLIC FORUM

ROLL CALL
Present: Cicioni, Tovar, McClure
Absent: Andrade, Burnett

REPORTS FROM STAFF

ACTION ON MINUTES
Motion by McClure, second by Cicioni, to approve the meeting minutes from July 15, 2025.
Voice vote: YES (unanimous). Motion carried.
Minutes ***APPROVED***.

OLD BUSINESS

NEW BUSINESS

1. COA #25-0371: a request by David Hook for Rogers Old Post Office for a Certificate of Appropriateness for exterior maintenance work at 120 W. Poplar Street.

   Moore presented the staff report. Staff recommended approval of the exterior paint refresh and replacement of the exterior front doors.

   The applicant did not have anything else to add

   Chairman Tovar opened the public hearing for comments. There were none.
   The public hearing was declared closed.

Motion by McClure, second by Cicioni to approve the request.
Voice Vote: Unanimous – Yes. ***Motion carried.***
APPROVED

ADJOURN
Meeting adjourned at 5:26 PM.

COA: Jason Jacob

Vicinity Map

Summary

Nature of Request

Repaint the exterior façade and rear alley

COA Scope of Work

Category I

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

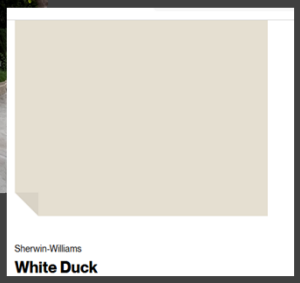
Architectural Background

- Non-Historic Building

- Guidelines for Non-Historic and Non-Contributing Buildings (pg 22 of RCHD Design Guidelines)
  - A) This building is less than 50 years old
  - E) Non-Historic buildings should follow the same guidelines as historic buildings.

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

COA: Jason Jacob

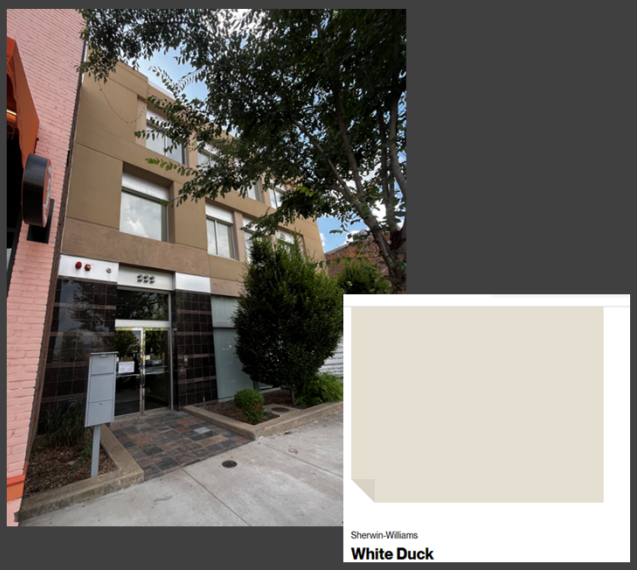


Paint Colors

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 "White Duck" is not on the commissioner approved color list, but it is similar to the "Downing Sand" color found on the approved list.
- The current building color is darker than the proposed color; however the two colors are in the same beige color family.

COA: Jason Jacob

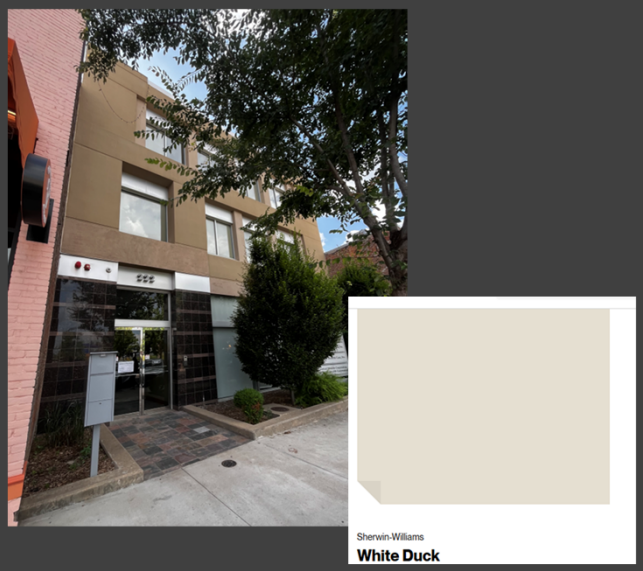


Proposed Improvement

Summary

- The proposal is to paint a non-historic building with a color that is similar to options found on the approved color chart and of the original color of the building.
- The purpose of the approved color chart is to preserve the integrity of the historic district and maintain the design and appearance of the historic district.
- The color gives property owners the option to choose an appropriate color that the Historic District Commission approved to maintain the integrity of the Historic District.
- The HDC must review all color requests whether or not the color is on the approved list. It is important to note that the proposed color is similar to those found on the chart.

COA: Jason Jacob



Proposed Improvements

STAFF RECOMMENDATION:
Approve the paint color.

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: Jason Jacob Address: 222 S First Street

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

Property Owner (if not applicant): Allen Kilgore Address: 8 W DOVER DR. ROGERS, AR 72758

Phone: 479 640 8600 Email: AKILGORE@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 Building is in historic district but is not historic - historic building was lost to a fire.

Address: 222 S 1st St Rogers Lot #: S 47' 9 Block #: 11

BUILDING DATA

YEAR BUILT: _____

CONSTRUCTION TYPE: Wood _____ Brick _____ Stone _____ Other X

ORIGINAL USE:

___ Single-family residential
___ Multi-family residential
___ Hotel/boarding
___ Office
X Commercial/retail
___ Industrial
___ Vacant
___ Mixed-use
___ Other

BRIEF HISTORY AND DESCRIPTION OF PROPERTY:

PROPOSED SCOPE OF WORK:

Paint the exterior EIFS and rear stair tower. Color to be White Duck SW 7010

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.

7-30-2025

SIGNATURE OF APPLICANT DATE

Allen Kilgore 05/28/2025

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.

Sherwin-Williams

White Duck

7010

$6.95

DOORS MUST REMAIN OPEN DURING BUSINESS HOURS
PLEASE RING DOORBELL
NOTICE OF PUBLIC HEARING
CERTIFICATE OF APPROPRIATENESS

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 is similar in appearance and is proposed to be stamped metal.

The cornice was damaged during the May 2024 tornado on the subject property as well as the adjacent buildings. The proposed cornice is similar in appearance and material to the existing cornice 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 will continue the visual continuity of the buildings

The design guidelines state that cornices should repeat and visually connect the block. The proposed cornice will continue the 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):*
  - *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.

The proposed cornice is similar in appearance and material to the original cornice.

COA: OZ Smokehouse

Proposed Cornice

STAFF RECOMMENDATION:

Approve request to replace cornice.

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 ✓ Bc

Category III _____

APPLICANT INFORMATION

Applicant Name: Byron Copeland Address: 422 w Cherry St.

Phone: 918-808-0682 Email: buffalobyron@gmail.com

Property Owner (if not applicant): Moff Properties Address: 318 elm St

Phone: 479-644-1070 Email: Randymoff@gmai.com

Architect/Engineer/Contractor: Byron Copeland Address: 422 w Cherry

Phone: 918-808-0682 Email: buffalobyron@gmail.com

PROPERTY INFORMATION

Historic name of property: Rogers Hardware

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

BUILDING DATA

YEAR BUILT: 1889

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:

Build in Historic Distric, old Rogers Hardware

PROPOSED SCOPE OF WORK:

Replace cornice damaged from Tornado.
Cornice will be a 90-99% match to original
• will look 100% the same from the ground

• Previosly had a meeting & understand what is expected. All properties around already know scope of work & approved last meeting

APPLICATION SUBMISSION

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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 7/31/25

SIGNATURE OF PROPERTY OWNER — DATE 7/31/25

HISTORIC DISTRICT COMMISSION USE ONLY

This project is: Category I _____ Category II _____ Category III _____

This COA is: Approved _____ Approved with conditions _____ Denied _____

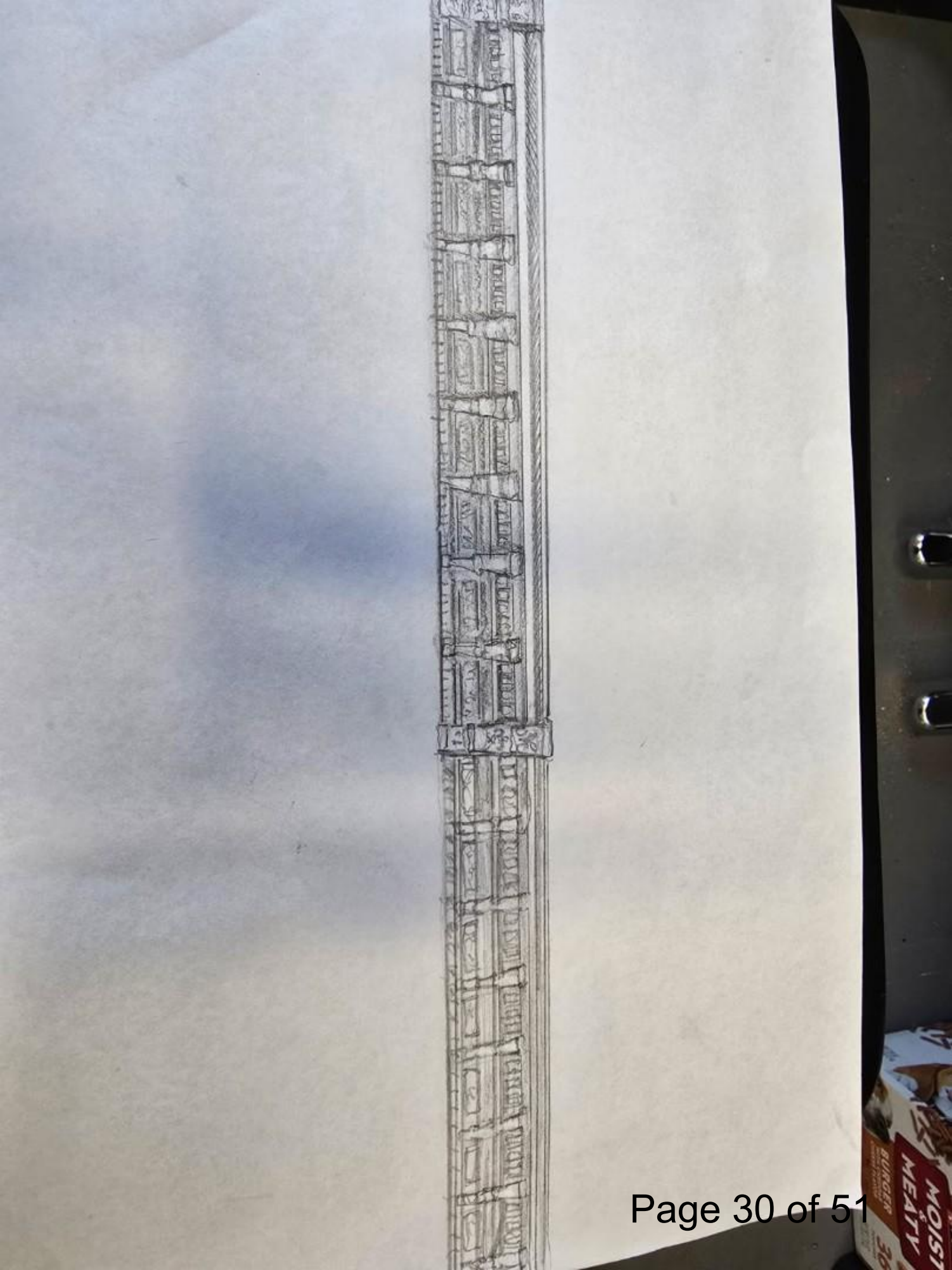
Reasons for approval, conditions, or denial: _____

_____

_____

SECRETARY, HISTORIC DISTRICT COMMISSION — DATE

DEPARTMENT OF COMMUNITY DEVELOPMENT OFFICIAL — DATE


MOIST
MEATY
BURGER

113
Tuesday - Saturday 11-9
Sundays only 10-3
Sundays = Brunch menu only
NOTICE OF PUBLIC HEARING
CERTIFICATE OF APPROPRIATENESS
DISTRICT SERVING BUSINESS
OZ SMOKEHOUSE
BBQ · BREWS · BRUNCH
Monday - Closed
Tuesday - 11am-9:00pm
Wednesday - 11am-9:00pm
Thursday - 11am-9:00pm
Friday - 11am- 9:00 pm
Saturday - 11am- 9:00 pm
Sunday (Brunch) - 10am-3pm
NO PUBLIC RESTROOMS
NO OUTSIDE FOOD or DRINK

COA: Southwest Power Building

Vicinity Map

Summary

Nature of Request

Cornice Replacement

COA Scope of Work

Category II

Relevant Design Guidelines

6.10 (Cornices)

Location

115 W Walnut St

Representative

Vincent Tate

Staff: Laural Scates, Planner I (lscates@rogersar.gov)

COA: Southwest Power Building

Historical Photo

Summary Continued

Architectural Background

- Historically known as the Southwest Power Building
- 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-one; 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

Staff: Laural Scates, Planner I (lscates@rogersar.gov)

COA: Southwest Power Building

Current Conditions

Nature of Request

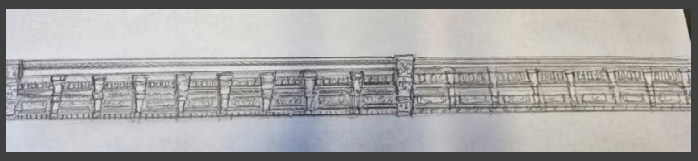
- May 2024 tornado damaged the cornice
- The damage is also observed on the two adjacent store fronts that were constructed at the same time
- Current cornice is an intricate stamped metal visible on all three buildings
- Proposed cornice is similar in appearance and is proposed to be stamped metal.

The cornice was damaged during the May 2024 tornado on the subject property as well as the adjacent buildings. The proposed cornice is similar in appearance and material to the existing cornice on all three buildings

COA: Southwest Power Building

Nature of Request (continued)

- A licensed contractor and experienced metal fabrication subcontractor will restore the corbels and cornice to their original design.
- This will include fabrication of corbels and cornice using the damaged pieces as a template; installation; weatherproofing; and clean-up. The corbels and cornice will be manufactured using aluminum (mostly 14 gauge but 10 gauge in some more intricately decorative places).
- The corbels and cornice will be powder-coated white for durability.



Proposed Improvements

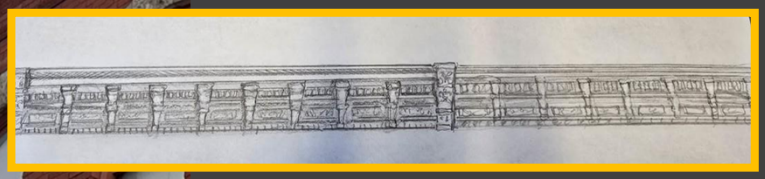
The cornice was damaged during the May 2024 tornado on the subject property as well as the adjacent buildings. The proposed cornice is similar in appearance and material to the existing cornice on all three buildings

COA: Southwest Power Building

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 a straight or stepped parapet."
- The proposed cornice will continue the visual continuity of the buildings



COA: Southwest Power Building

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: Southwest Power Building

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.

The proposed cornice is similar in appearance and material to the original cornice.

COA: Southwest Power Building

Proposed Improvements

STAFF ANALYSIS:
The decorative cornices and corbels that were on the building prior to the tornado are being used as templates to create stamped metal replicas of the original designs. The proposal conforms to HDC standards for cornices.

COA: Southwest Power Building

Proposed Improvements

STAFF RECOMMENDATION:
Approve request to replace cornice.

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: _____

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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: Vincent Tate, Tate Commercial Holdings LLC Address: 2801 S 20th PL, Rogers, AR 72758

Phone: 479-200-8760 Email: vince.tate.ar@gmail.com

Property Owner (if not applicant): _____ Address: _____

Phone: _____ Email: _____

Architect/Engineer/Contractor: Leverich Land + Home Address: 9208 FR 2190 Washburn, MO 65772

Phone: 417-496-1846 Email: max@govpro.us

PROPERTY INFORMATION

Historic name of property: _____

Address: 115 W Walnut, Rogers, AR Lot #: Parts of 7, 10 + 11 Block #: 5

BUILDING DATA

YEAR BUILT: c.1898

CONSTRUCTION TYPE: Wood _____ Brick X Stone _____ Other _____

ORIGINAL USE:

___ Single-family residential
___ Multi-family residential
___ Hotel/boarding
___ Office
X Commercial/retail
___ Industrial
___ Vacant
___ Mixed-use
___ Other

BRIEF HISTORY AND DESCRIPTION OF PROPERTY:

In 1907 was Autder Heide Furniture Store; from 1920s to 1950s was home of Southwest Power; Perry's Jewelry occupied during the 1960s; Rice Jewelry occupied in 1970; Whites Jewelry occupied from 2000 to 2024.

PROPOSED SCOPE OF WORK:

The May 2024 tornado destroyed the decorative corbels and cornice. A licensed contractor and experienced metal fabrication subcontractor will restore the corbels and cornice to their original design. This will include: fabrication of corbels and cornice using the damaged pieces as a template; installation; weatherproofing; and clean-up. The corbels and cornice will be manufactured using aluminum (mostly 14 gauge but 10 gauge in some more intricately decorative places). The corbels and cornice will be powder coated white for durability.

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7-30-2025

SIGNATURE OF APPLICANT DATE

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.

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