



HISTORIC DISTRICT COMMISSION MEETING AGENDA

JANUARY 6, 2026

5:15 PM

LOCATION: COUNCIL CHAMBERS, ROGERS CITY HALL, 301 W
CHESTNUT ST.

VIEW ONLINE:

[HTTPS://US02WEB.ZOOM.US/J/88216610481](https://us02web.zoom.us/j/88216610481)

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AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

- a. Approving November 4, 2025 meeting minutes.

PUBLIC FORUM:

Public testimony on any issue not listed on the agenda may be provided at this time.

PUBLIC HEARINGS :

- a. OLD BUSINESS
- b. NEW BUSINESS

REPORTS:

- a. COMMISSIONERS
 - i. 2026 Voting of Officers
- b. STAFF

ADJOURN:



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ROGERS HISTORIC DISTRICT COMMISSION MINUTES: November 4, 2025

CALL TO ORDER

The Historic District Commission met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on November 4, 2025 at 5:15 P.M. The meeting was called to order by Chairman Ezequiel Tovar.

ROLL CALL

Commissioners attending: Jorge Andrade, Hannah Cicioni, Ed McClure, and Ezequiel Tovar
Absent: Derek Burnett

ACTION ON MINUTES

Motion by McClure, second Cicioni, to approve the meeting minutes from October 7, 2025.
Voice vote: YES (unanimous). Motion carried.
Minutes **APPROVED**.

PUBLIC FORUM

OLD BUSINESS

NEW BUSINESS

1. COA25-0518: Neal Hefner Construction

A request by Neal Hefner Construction for a Certificate of Appropriateness to replace fourteen existing windows on the second floor at 214 S. 1st Street.

Planner Christina Moore presented the gave a training on the different categories, the design guidelines and presented staff report. Training on Categories: Category I consist of "Ordinary Maintenance by exterior repairs with no change in design, color, material or appearance. Work includes repainting with same colors, minor repairs with no addition or removals, replacing rotted porch flooring, exterior surface, trim, rusted screening or surface mounted gutters, roofing or other similar work". Category II consist of "Exterior Changes not affecting surround properties. Includes repainting structures in original colors, restoring original appearances, minor removals such as removing porches or enclosures not part of the original structure, additions that reconstruct original features. Work does not change neighborhood character. This category also includes signs" Category III consist of "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 similar work". Historic District Design Guidelines: Primary facades that are visible from the sidewalk and/or street are emphasized in the Design Guidelines. City Ordinance 04-119: States any changes to the exterior must be reviewed by the Rogers Historic District Commission. Any changes on the exterior of a building within the Historic District will be reviewed by you. If a change is on multiple sides of the

building, you should focus on how it changes the view from the sidewalk or street and any changes to other sides of the building should be reviewed as secondary.

The building was built around 1888. There aren't many records of what occupied the upstairs space. We do know that in 1938 a second-hand furniture store was located there and from 1938 to at least 1951. Fowler Photography Studio was also upstairs. Wooden windows were replaced with aluminum windows in the 1960's. The Historic District Design Guidelines state the upper story windows should be preserved. Currently, the upper story windows are tan aluminum and have four panes. The proposal is to replace the windows with a like for like window that is also tan aluminum and has four panes. The request is aligned with the HDC guidelines because they are installing a like for like window with what is currently installed. This proposal will allow for improving the appearance of the building while maintaining the historical character of the building. Staff recommends approval.

Representative for Neal Hefner Construction he mentioned the windows being in terrible shape with water intrusion throughout the building.

Commissioner and staff discussed.

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

Motion by Cicioni, second by McClure to approve the request.

Voice Vote: Unanimous – Yes. **Motion carried.**

APPROVED

REPORTS

Commissioner Cicioni questioned the guidelines with only considering front facing changes and that now changing to alley facing? Moore responded after rereading the ordinance that initiated the Historic District as well as the guidelines, it says to take account for the building as a whole but emphasize the front of the building. Cicioni spoke on the change and mentioned wanting consistency and clarification for requests going forward.

ADJOURN

There being no further business, the Chair adjourned the meetings at 5:25 PM.

Approved by vote of the Historic District Commission on:

Hannah Cicioni, HDC Secretary