



HISTORIC DISTRICT COMMISSION MEETING AGENDA

AUGUST 4, 2026

5:15 PM

VIEW ONLINE: [HTTPS://US02WEB.ZOOM.US/J/82121198652](https://us02web.zoom.us/j/82121198652)

DISCLAIMER:

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AGENDA

CALL TO ORDER HISTORIC DISTRICT COMMISSION:

ROLL CALL:

ACTION ON MINUTES:

- a. Approving the February 3, 2026 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
 - i. Bruce Thompson COA
A request by Joshua Miller on behalf of Bruce Thompson for a Certificate of Appropriateness to replace the roof at 121 W. Elm Street.
STAFF: Christina Moore, Planner I
OWNER REPRESENTED BY: Joshua Miller, Midcon Exteriors

REPORTS :

ADJOURN:



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

ROGERS HISTORIC DISTRICT COMMISSION MINUTES: February 3, 2026

CALL TO ORDER

The Historic District Commission met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on February 3, 2026 at 5:15 P.M. The meeting was called to order by Chairman Ed McClure.

ROLL CALL

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

ACTION ON MINUTES

Motion by Cicioni, second Tovar, to approve the meeting minutes from January 6, 2026.
Voice vote: YES (unanimous). Motion carried.
Minutes **APPROVED**.

PUBLIC FORUM

The Chair opened the public forum for comments. There were none.
The public forum was declared closed.

OLD BUSINESS

NEW BUSINESS

1. 5G Consulting (Case #: COA25-0691)

A request by 5G Consulting for a Certificate of Appropriateness to install a new sign at 114 W. Elm Street.

Planner Laural Scates presented the item stating the building was known as the Harris bakery building was built in 1929 in the Art Deco architectural file. Key characteristics of this style include a variety of colors and textures, deco and tile combined, projecting sun shades, rounded corner windows, colored brick, quartile zigzags or Chevron molding, molded metal panels or grills and repetitive geometric forms. As far as the compatibility with our design guidelines for the Historic District, when it comes to signage, all signage is subject to underlying city code signs should be size in proportion to the building. Signs, regardless of their placement, should not be so large as to detract from the architectural integrity of the structure. The applicant is proposing the steel and aluminum sign with the power coat of finish that is internally lit as not to cause distraction. It will be wall mounted on the front facade facing Elm Street near the main entrance of the building. In historic pictures, the bakery building has signed in the same location, and some more images of the proposed wall signed with what it would look like when it's lit up at night, and our staff recommendation is to approve.

Applicant, Abby Critselous, had nothing to add.

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

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

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

APPROVED

REPORTS

ADJOURN

There being no further business, the Chair adjourned the meetings at 5:07 PM.

ATTEST:

APPROVED:

Jorge Andrade, Secretary

Hannah Cicioni, Vice Chair



Historic District Commission

August 4, 2026



Agenda



CALL TO ORDER

PUBLIC FORUM

ROLL CALL

ACTION ON MINUTES

1. February 3, 2026

REPORTS FROM STAFF

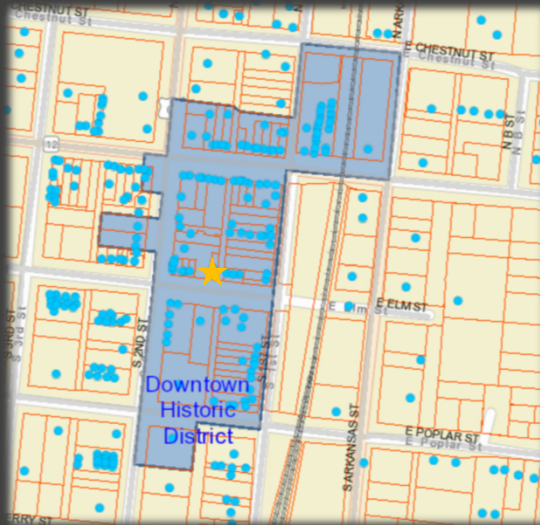
OLD BUSINESS

NEW BUSINESS

1. COA #26-0376: a request by Josh Miller for Bruce Thompson for a Certificate of Appropriateness to replace the roof at 121 W Elm Street.

ADJOURN

COA: Bruce Thompson Roof



Vicinity Map

Summary

Nature of Request

Replace Roof

COA Scope of Work

Category II

Relevant Design Guidelines

6.24 (Roofs)

Location

121 W Elm Street

Representative

Josh Miller

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

COA: Bruce Thompson Roof



Historical Photos



Summary Continued

Architectural Background

- Historically known as the Sinclair Oil Co. Office
- Built: 1925
- Architectural Style: 20th Century Commercial
- Top Photo taken c. 1930
- Bottom Photo taken February 1976
- Pitched Roof added in somewhere in between 1930 and 1940's
- At the time the pitch roof was constructed, brown shingles were used on the roof.

COA: Bruce Thompson Roof



Aerial taken in 1946



Roof Shingle

Compatibility with Design Guidelines

- 6.24 (Roofs):
 - Replace deteriorated roof coverings with new material that visually matches the old material in size, composition, shape, color, and texture.
 - When roof replacement is necessary, use materials that are in the style of historic materials and meet current fire codes.
- Historically the roof was brown. The shingles installed when the pitched roof was added around 1930-1940's would have been the brown color shown.
- Rogers Historical Museum did a color match with the Harris Hotel shown in picture to choose the brown color
- The Duration shingle shown is the Desert Rose color



COA: Bruce Thompson Roof



Proposed shingle next to old shingle



Roof Shingle

Compatibility with Design Guidelines

- 6.24 (Roofs):
 - Replace deteriorated roof coverings with new material that visually matches the old material in size, composition, shape, color, and texture.
 - When roof replacement is necessary, use materials that are in the style of historic materials and meet current fire codes.
- The applicant is proposing to replace the roof with a slightly darker shingle.
 - Duration shingle in Onyx Black
- The manufacturer has discontinued the existing shingle color; the emergency roof patch uses the color that replaced it in the manufacturer's lineup.
- The roof has been this color since the early 2000's.

COA: Bruce Thompson Roof



Existing Conditions

Compatibility with Design Guidelines

- 6.24 (Roofs):
 - Preserve the historic character of the building's roof line. Altering an existing historic parapet line is inappropriate.
- The applicant is only proposing to replace the shingles on the roof. The building's roof line will remain intact.

COA: Bruce Thompson Roof



Current Conditions



Brown shingle vs black shingle



Summary

- The proposed improvements do meet HDC design guidelines
- The roof replacement is necessary to protect the building and bring the roof into compliance with building code.
- Historic District Guidelines (pg22) states non-contributing historic buildings should be protected from further inappropriate changes.
- Arkansas Historic Preservation Program stated that changing the roof from black to brown would not change the historical designation.
- To obtain funding and the contributing building status, the property owner would need to revert the building back to a flat roof 1 story building among other renovations.

COA: Bruce Thompson Roof



STAFF RECOMMENDATION:

Approve the onyx black shingle.

**Staff worked with property owner who would rather have black shingles than the brown shingles. Because the color of the shingles will not change the historical designation, staff recommends approval of black shingles.*

COA: Bruce Thompson Roof



Historic District Commission Considerations per Sec. 24-6(d):

- 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;

Public Input Received:
none



Adjourn

Josh Miller

Midcon Exteriors

Feb 25, 2026



Report Template

Section 1



Project: Sasha/Bruce Thompson B22
Date: Jul 10, 2025, 9:39 AM
Creator: Josh Miller



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Creator: Josh Miller



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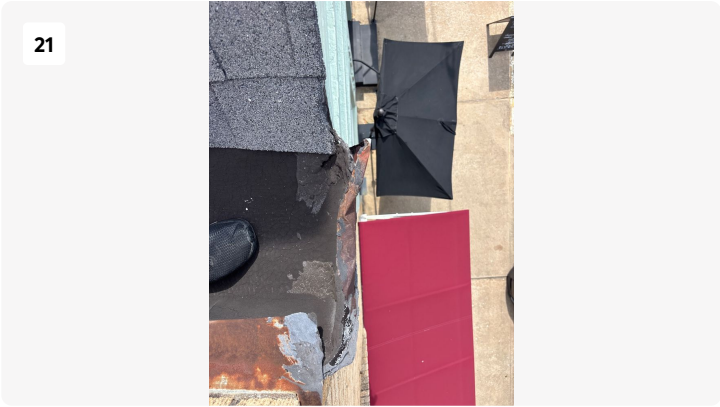
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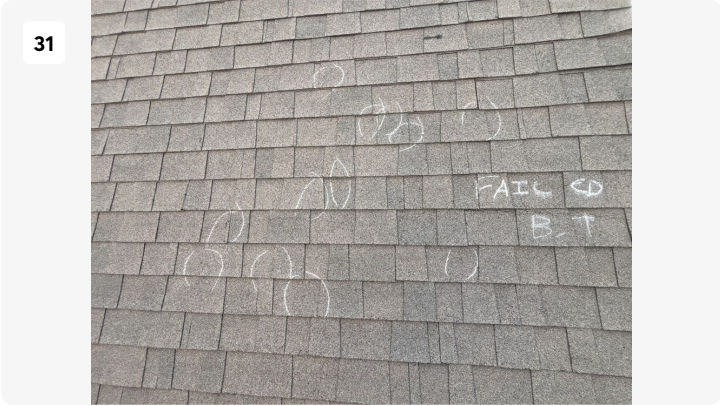
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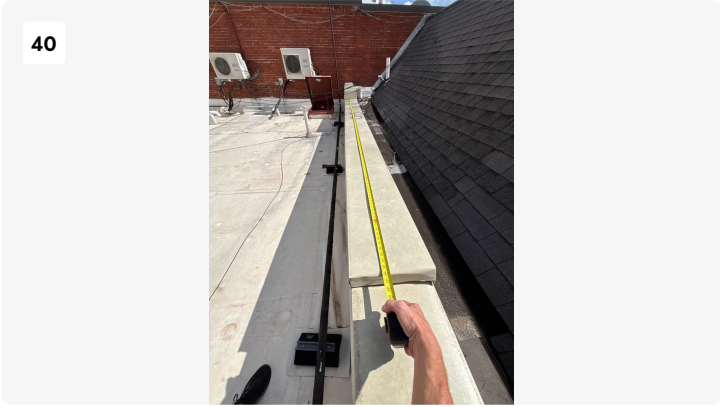


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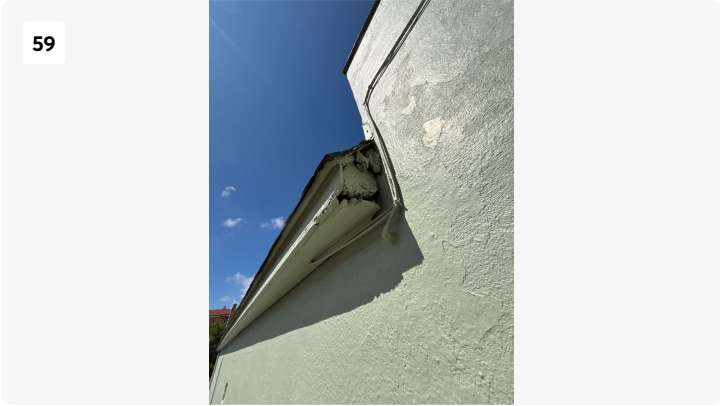
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Creator: Josh Miller



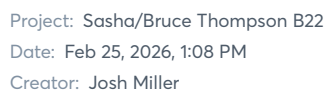
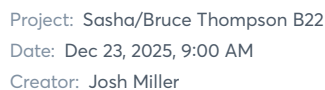
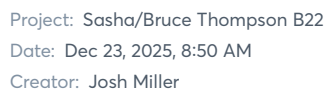
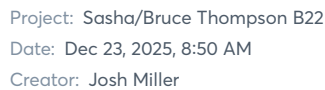
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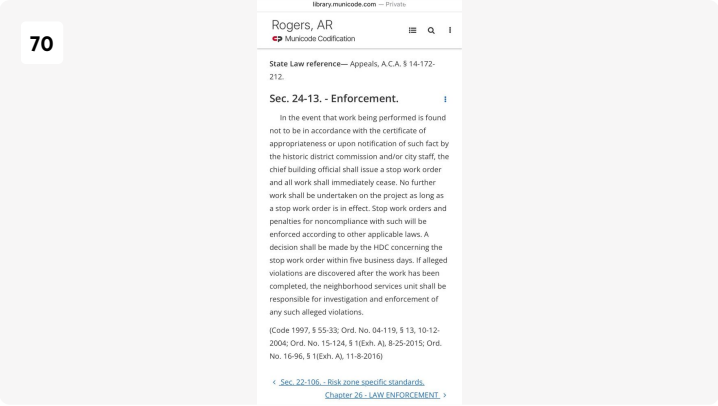


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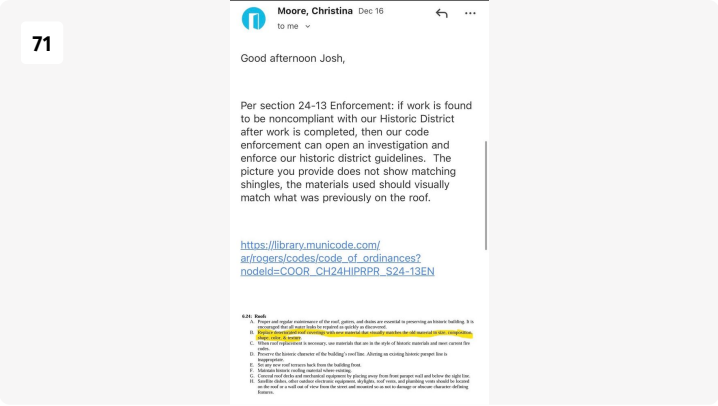




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Creator: Caleb Shelburne



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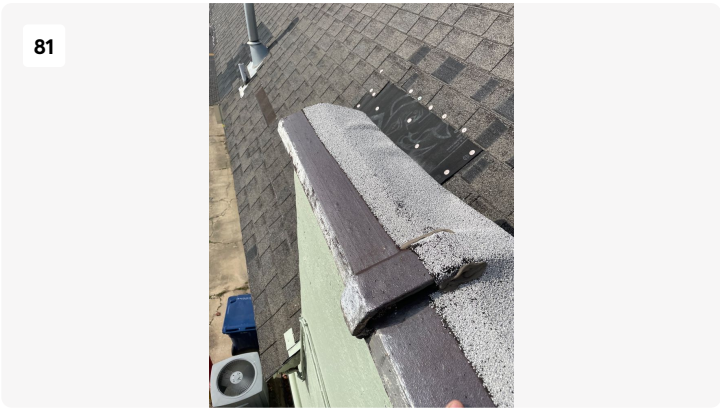
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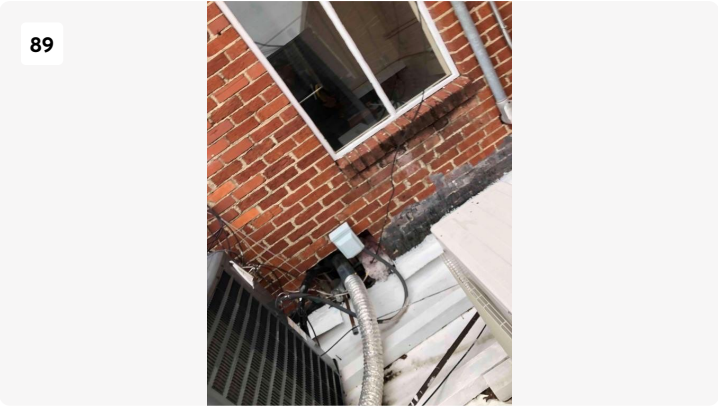
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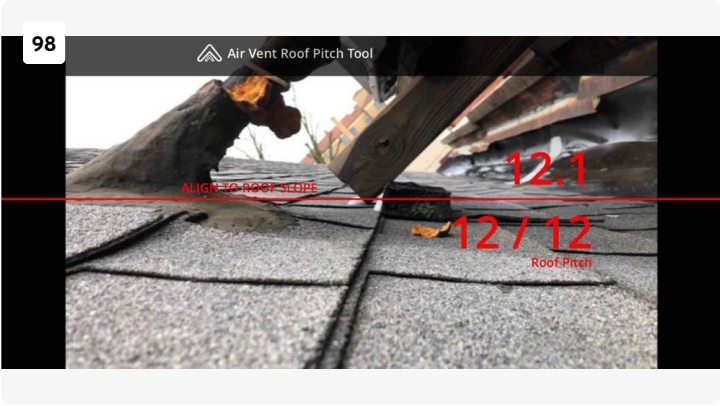
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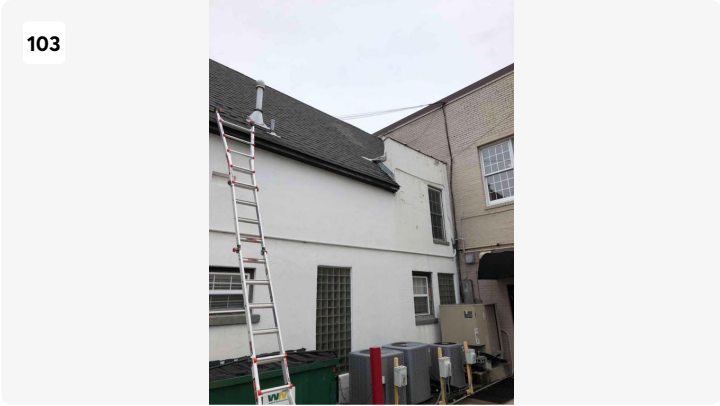
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Creator: Josh Miller



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109



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112



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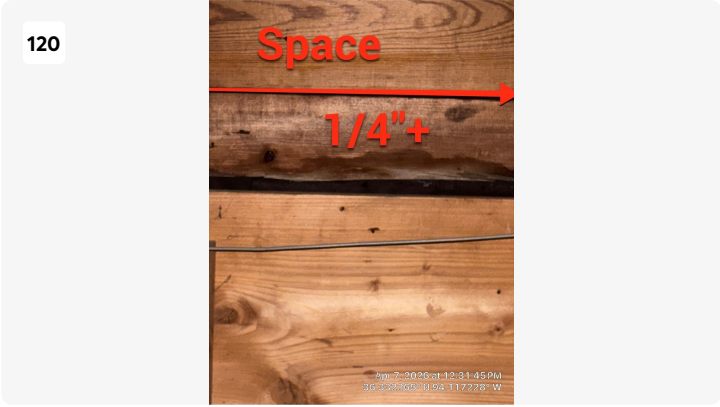
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Creator: Josh Miller





Project: Sasha/Bruce Thompson B22
Date: Apr 7, 2026, 12:33 PM
Creator: Josh Miller

122

Code: IRC R905.2.1
Roof type: Asphalt shingles
Requirement: Must be fastened to **solidly sheathed decks**
First IRC book: Present in the 2000 IRC
Oklahoma enforcement of 2018 IRC amendment: September 14, 2022

Tiny but important adjuster-fight detail: the IRC book itself does not “enforce” anything until the state/city adopts it. For a claim, use the adopted local code date, not just the copyright year on the IRC book.

Project: Sasha/Bruce Thompson B22
Date: Apr 24, 2026, 12:26 PM
Creator: Josh Miller



Duration shingle Onyx Black used to replace the shingle missing for a test.

Project: Sasha/Bruce Thompson B22
Date: Feb 25, 2026, 1:08 PM
Creator: Josh Miller

124

library.municode.com — Private

Rogers, AR
Municode Codification

State Law reference— Appeals, A.C.A. § 14-172-212.

Sec. 24-13. - Enforcement.

In the event that work being performed is found not to be in accordance with the certificate of appropriateness or upon notification of such fact by the historic district commission and/or city staff, the chief building official shall issue a stop work order and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop work order is in effect. Stop work orders and penalties for noncompliance with such will be enforced according to other applicable laws. A decision shall be made by the HDC concerning the stop work order within five business days. If alleged violations are discovered after the work has been completed, the neighborhood services unit shall be responsible for investigation and enforcement of any such alleged violations.

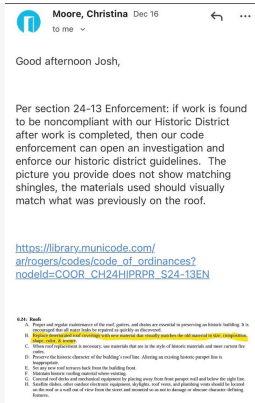
(Code 1997, § 55-33; Ord. No. 04-119, § 13, 10-12-2004; Ord. No. 15-124, § 1(Exh. A), 8-25-2015; Ord. No. 16-96, § 1(Exh. A), 11-8-2016)

< Sec. 22-106 - Risk zone specific standards.
Chapter 26 - LAW ENFORCEMENT >

Emailed code From the City of Rogers

Project: Sasha/Bruce Thompson B22
Date: Feb 25, 2026, 1:08 PM
Creator: Josh Miller

125



Email From the City of Rogers saying we do not comply

Project: Sasha/Bruce Thompson B22

Date: Feb 25, 2026, 1:08 PM

Creator: Josh Miller

126



Repair Made after pulling shingle twice for Insurance

Project: Sasha/Bruce Thompson B22

Date: Feb 25, 2026, 1:09 PM

Creator: Josh Miller



6/17/2026, 2:59 PM

PROPERTY OWNER AFFIDAVIT

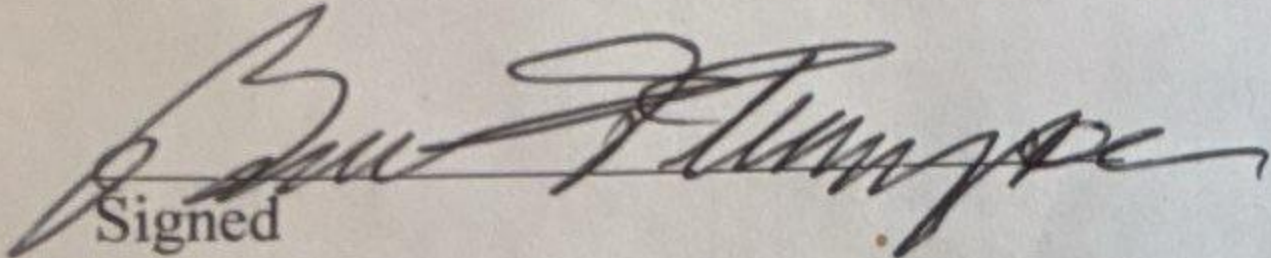
I, BRUCE THOMPSON, certify that I am the legal owner of the property located at
(Owner name, printed)

121 W. ELM ST., ROGERS which is the subject of this application. I hereby
(Address or Parcel ID)

authorize, JOSH MILLER to act as my agent for this application only.
(agent name or list self)

I acknowledge that all information contained in this application has been prepared by me or my agent and are true and correct. I have read the application and consent to its filing, and I remain responsible for compliance with applicable regulations.

Dated this the 16 day of JUNE, 2026.

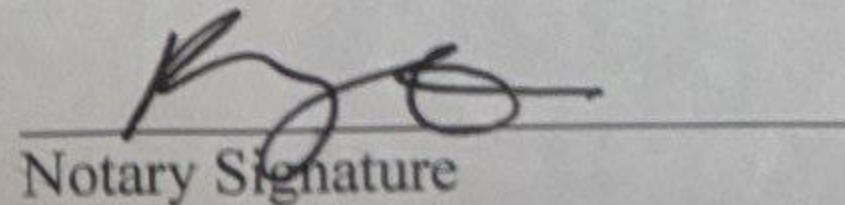

Signed

BRUCE THOMPSON
Name Printed

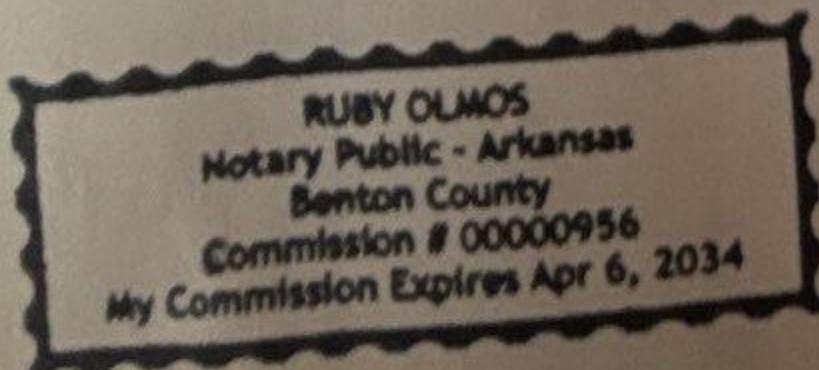
STATE OF Arkansas

COUNTY OF Benton

Subscribed and sworn before me this the 16 day of June, 2026.


Notary Signature

Ruby Omos
Notary Name Printed



Apr 6, 2034
Commission Expires

Butter + Blooms

121

NOTICE OF PUBLIC HEARING
CERTIFICATE OF APPROPRIATENESS

UNAUTHORIZED VEHICLES
WILL BE TOWED AT THE
OWNER'S EXPENSE