



HISTORIC DISTRICT COMMISSION MEETING AGENDA

SEPTEMBER 1, 2026

5:15 PM

VIEW ONLINE: [HTTPS://US02WEB.ZOOM.US/J/87460061069](https://us02web.zoom.us/j/87460061069)

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 4, 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. Opera Block COA
A request by Chuck Davis for a Certificate of Appropriateness to allow a temporary art display at 104 W. Walnut Street.
STAFF:Chirstina Moore, Planner I
OWNER REPRESENTED BY: Chuck Davis

REPORTS :

a. COMMISSIONERS

i. 2026 New Appointment of Officers

b. STAFF

ADJOURN:

ROGERS HISTORIC DISTRICT COMMISSION

MINUTES: August 4, 2026

CALL TO ORDER

The Historic District Commission met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on August 4, 2026 at 5:15 P.M. The meeting was called to order by Vice Chair Hannah Cicioni.

ROLL CALL

Commissioners attending: Jorge Andrade, Derek Burnett, Hannah Cicioni, Ezequiel Tovar, and Isaac Stevens

Absent: None.

ACTION ON MINUTES

Motion by Andrade, second Tovar, to approve the meeting minutes from February 3, 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. Bruce Thompson COA (COA26-0376)

A request by Joshua Miller on behalf of Bruce Thompson for a Certificate of Appropriateness to replace the roof at 121 W. Elm Street.

Planner Christina Moore presented the item, stating the building was known as the Sinclair Oil Company Office and was built in 1925. Historic photographs show the building originally had a flat roofline; the pitched roof shown in later photos is believed to have been installed between 1930 and 1940, at which time brown shingles were used. The Rogers Historical Museum color-matched the historic roof to a “Desert Rose” shade from Duration. The applicant is proposing to replace the existing shingles, in place since the early 2000s, with a slightly darker, discontinued-replacement onyx black shingle; the roofline itself will remain intact. Staff stated the proposed change meets the historic district guidelines and is necessary to protect the building and bring the roof into compliance, noting that non-contributing changes should be reviewed the same as any other building in the historic district. Staff also noted that the Arkansas Historic Preservation Program confirmed the roof color change would not affect the building's historic designation, as obtaining preservation funding would require restoring the building to its

original flat roofline regardless of shingle color. Staff recommended approval of the property owner's preference for the onyx black shingle.

Applicant Joshua Miller, Midcon Exteriors, had nothing to add.

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

Motion by Andrade, second by Tovar to approve the request as presented.

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

APPROVED

REPORTS

ADJOURN

There being no further business, the Chair adjourned the meetings at 5:20 PM.

ATTEST:

APPROVED:

Jorge Andrade, Secretary

Hannah Cicioni, Vice Chair



Historic District Commission

September 1, 2026



Agenda



CALL TO ORDER

PUBLIC FORUM

ROLL CALL

ACTION ON MINUTES

1. August 4, 2026

REPORTS FROM STAFF

OLD BUSINESS

NEW BUSINESS

1. COA #26-0428: a request by Chuck Davis for John Mack for a Certificate of Appropriateness to install a temporary art exhibit at 102-104 W Walnut Street.

ADJOURN

COA: Opera House



Vicinity Map

Summary

Nature of Request
Temporary Art Exhibit
COA Scope of Work
Category I (no changes to exterior)
Relevant Design Guidelines
6.32 (Windows & Doors)
Location
102-106 W Walnut Street
Representative
Chuck Davis

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

COA: Opera House



Historical Photos



1890



1900

Summary Continued

Architectural Background

- Historically known as Citizens Bank Building & The Opera House
- Built in 1890 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.

COA: Opera House



Proposed Art Exhibit

The Proposal

- Install a temporary art exhibit
 - Removable vinyl art will be applied to the inside windows to be visible from the outside.
 - The artwork will highlight regional themes, featuring pieces by artists with connections to the Ozarks.
 - The images will be sepia in tonality meaning the images will have a reddish-brown monochrome tint used to give the images a warm, vintage, or antique appearance.

COA: Opera House



Proposed Art Exhibit

Compatibility with Design Guidelines

- 6.32 (Windows and Doors):
 - "Maintain and preserve all historically significant storefront opening features."
 - "Do not block windows or alter their size. "
- The applicant is proposing to install temporary vinyl artwork on the inside windows. No changes to historical features.
- The artwork will cover the entire window from the inside. All window glass, transoms, and window features will be preserved.

COA: Opera House



Proposed Art Exhibit

Summary

- This is a temporary art exhibit.
- Vinyl artwork will be applied to the inside windows to be visible from the street.
- No changes to the exterior building façade.
- Vinyl will be removed simply by pulling it away once the exhibit finishes.
- No damage or alterations to the building façade.
- This art exhibit is a great way to activate an otherwise vacant building in the Rogers Historic District.

COA: Opera House



Proposed Art Exhibit

STAFF RECOMMENDATION:

Approve the art exhibit.

COA: Opera House



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



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 XXX

Category II _____

Category III _____

APPLICANT INFORMATION

Applicant Name: Chuck Davis Address: 1411 Woodland Drive, Rogers AR 72756

Phone: +1 479.250.7707 Email: Studio@ChuckDavis.ART

Property Owner (if not applicant): H & C PROPERTY HOLDINGS LLC Address: 617 S 6TH ST, Rogers AR 72756

Phone: +1 479.246.0055 Email: jmack@jkjarchitects.com

Architect/Engineer/Contractor: JKJ Architects Address: 116 W Walnut St Ste a, Rogers, AR 72756

Phone: +1 479.246.0055 Email: jmack@jkjarchitects.com

PROPERTY INFORMATION

Historic name of property: Citizens Bank (ground floor) - Opera House (2nd Floor) / "Opera Block"

Address: 102.104 W WALNUT, 102 S 1ST Lot #: _____ Block #: _____

BUILDING DATA

YEAR BUILT: approx. 1890-94

CONSTRUCTION TYPE: Wood _____ Brick x Stone _____ Other _____

ORIGINAL USE:

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

BRIEF HISTORY AND DESCRIPTION OF PROPERTY:

Dating back to the 1890s, the Roger's Opera House is a two-story brick building that anchored a bustling downtown hub. Because of its prominent location, the surrounding street-level retail space earned the nickname "The Opera Block." Touring theatrical productions and minstrel shows, traveling lectures and political debates, local school plays and musicians, wrestling and boxing matches, and Roger's annual Fireman's Ball all took place in The Opera Block.

The building is a classic example of Italianate commercial masonry architecture, with no recorded architect, built about 1890, and perhaps first occupied in 1894. A third-floor expansion modified its original roofline in 1903, adding upon the existing Opera seating to now welcome 650 community members.

PROPOSED SCOPE OF WORK:

The word 'chautauqua' befits the purpose of The Opera Block – a place to express the community's greatest ideals. Chuck Davis is a 2025 Arkansas Visual Artist Fellow for Community engagement who wants to restore these ideals to the historic structure standing at Walnut and First Streets.

We are seeking feedback from the Historic District Commissioners to temporarily apply vinyl imagery to the ground floor windows and transoms facing Walnut. There are ten such openings, excluding doorways, and each will be filled with large scale photographs, applied by an opaque vinyl film (matte finish) of approximately 4-6mils. An example product is Roodle (tm) although many brands are available to choose from – each with the same characteristics: a removeable, squeegee applied vinyl film.

Each of these products uses UV cured inks to prevent fading, and film thickness prevents warping or bubbles, given an experienced installer. Maintenance is minimal and individual panels can be removed and replaced.

Regarding appropriateness of concept and coloration: images will be sepia in tonality, made using analog methods, including some 19th century methods of photography—essentially of the same age as the initial occupation of the building. The narrative applied relates to the contemporary relevance of native relocation. The Trail of Tears is less than 1000 feet from the Opera Block.

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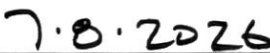
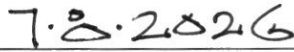
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APPLICATION SUBMISSION

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.

	
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. Work includes repainting with same color(s), minor repairs with no additions or removals, replacing rotted porch flooring, damaged exterior surface and/or trim, rusted screening or surface-mounted gutters, 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 color(s), restoring to original design or appearance, minor removals such as removing porches or enclosures not part of the original structure, additions that reconstruct original features, or essentially similar work not materially affecting surrounding property owners by changing neighborhood character. This category includes building 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 buildings and outbuildings, removing original features or detailing from a building such as doors, windows, or trim, or essentially similar work which materially affects surrounding property owners.

Public notice is required for this category.

SEE ATTACHED

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.

SEE ATTACHED

COA Appendix: Temporary Art Installation at the Rogers Opera House

102–106 W. Walnut Street

From: Chuck Davis, Arkansas Artist Fellow | (479) 250-7707 | Studio@ChuckDavis.ART

To: Historic District Commission, City of Rogers

Date: July 7th, 2026

Dear Commissioners,

Here is the supplemental information requested by the COA for a temporary art installation on the ground-floor windows of the historic Opera House building at the corner of 1st and Walnut Street.

The building owner, John Mack (JKJ Architects), and I have agreed on this project, and we want to ensure the Historic District Commission has an opportunity for review. We are committed to honoring the building's history and the character of the downtown district.



Please note this project is not a repair, addition, or demolition—it is instead a temporary installation of art to a building surface, not unlike that of Shelley Molber, (above right) in Centennial Plaza during July 2023 which required no COA application, although it was a public competition which the commissioners may have been engaged in. Accordingly, our recommendation is “not applicable” or if a category is needed, then *Category I: Ordinary Maintenance*.

APPENDIX A: CATEGORY INFORMATION

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Public notice is not required for this category.

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- An accurate color rendering, photograph, or drawing of each elevation on which changes are proposed, that shows existing appearances and proposed changes;



Project Details

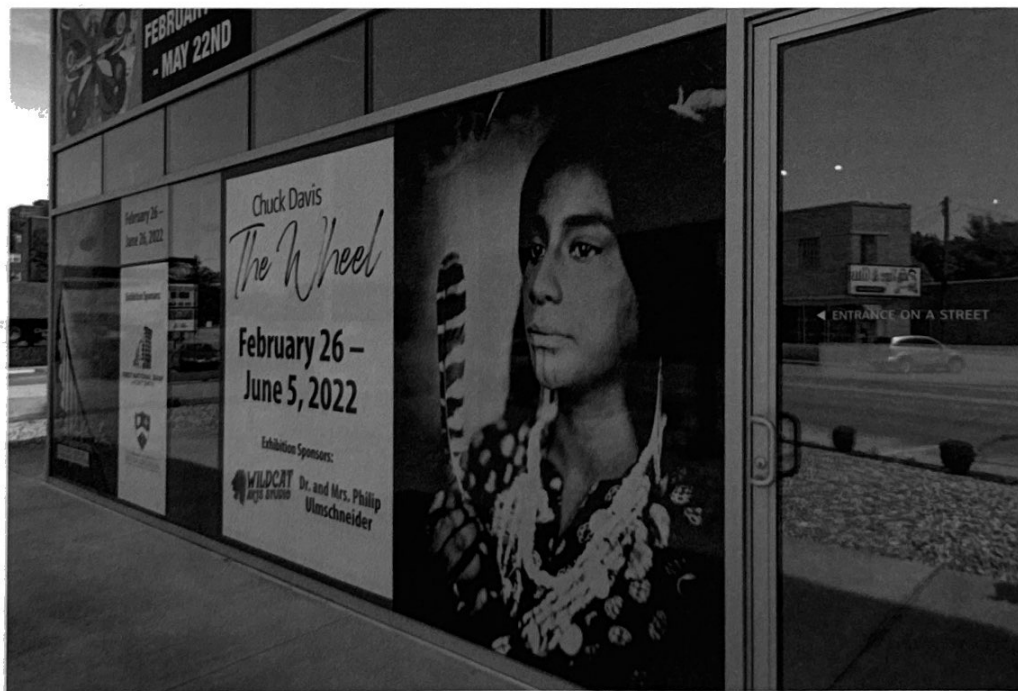
- **What:** We will apply removable vinyl art to the window glass only. This display will not affect the window frames, building facade, or any structural elements. It is designed to be easily removed without leaving a trace.
- **Content:** The artwork will highlight regional themes, featuring pieces by artists with connections to the Ozarks. The mock-up above illustrates a narrative of indigenous and Native relocation which was awarded a stipend from the Fort Smith Regional Art Museum, and an Arkansas Heritage Grant.

- **Relevant material samples;**

As a representative example of removable vinyl window display material, Mactac IMAGin ROODLE is a 6.0 mil matte white semi rigid vinyl print media designed for removable exterior and indoor wall graphic applications on smooth, flat surfaces.

The image below is of the exterior glass surfaces of the Fort Smith Regional Art Museum, where my solo exhibit "the Wheel" was held in 2022 over a period of three months.

This vinyl material is applied by squeegee, after carefully cleaning the glass to prevent bubbles, bumps or imperfections. Removal is performed by peeling back the vinyl from any corner.



- **A color sample of any and all proposed paints to be used on the exterior;**

No paint will be applied to any surface of the building.

- 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

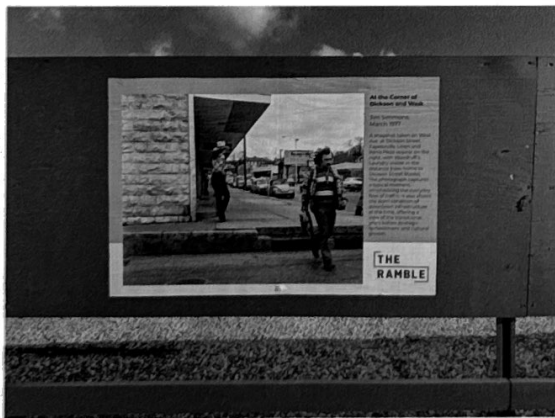
This installation makes no change to footprint and is not a new construction of any type.

- 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.

No demolition contained by this proposal.

Our Approach

The project, to be known as **ART@OPERA HOUSE**, follows similar initiatives in our area, such as the vinyl displays at the "Upper Ramble" in Fayetteville ([LINK](#)) and art installations currently within the Rogers Historic District at Centennial Park (image above), and the Ozark Beer Company ([LINK](#)). We are using the same high-quality, stable materials used in these successful local projects.



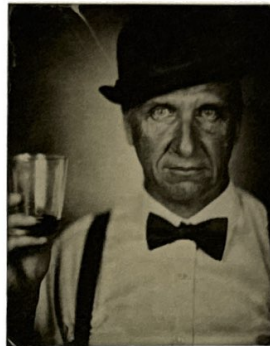
Removable vinyl signage currently on display at the Ramble.

Regulatory Note

Because this is a non-commercial display and work of art, the City of Rogers does not classify it as "signage." Furthermore, since it is located on private property, it falls outside the governance of the Rogers Public Art Commission. The project provides no permanent changes to a building.

Even so, our goal is to collaborate with the City of Rogers given the anchored placement of **ART@OPERA HOUSE** within the Historic District. We welcome the opportunity to attend a Commission meeting to present our design plans, show samples of the materials, and answer any questions you may have.

Images for selection to the temporary window display.



Cherokee and First Nation portraits made in the downtown studio of Chuck David Rogers, AR – 19th century tintypes, a photographic method contiguous to initial occupation of The Opera Block.



Horse Apples harvested from Choctaw Nation.



Hunters Home, residence of Chief John Ross - Cherokee



Keetoowah Elder -
Woodrow Proctor
(left)

Cherokee Elder -
Jack Baker
(right)



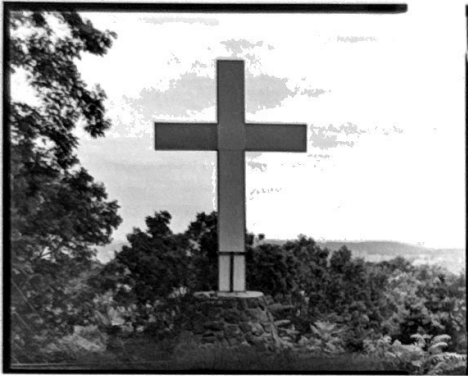
Interior of School House (left)

Choctaw Nation Capital (right)



Installation of a Temporary Window Art Exhibit at 102 -106 W WALNUT ST

(Previous page) Images from Going Snake District and columns from Women's Boarding School. (Below) Mount Sequoyah and Spiro Mounds.



Thank you for your time and your dedication to downtown Rogers.

Sincerely,

Chuck Davis

cc: John Mack - JKJ Architects

