



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

**JULY 15, 2019**

**TO:** HISTORIC DISTRICT COMMISSION

**RE: STAFF SUMMARY REPORT  
CERTIFICATE OF APPROPRIATENESS – 103 W. WALNUT**

**STAFF:** ETHAN HUNTER, CITY PLANNER

**REQUEST INFORMATION:**

ADDRESS/LOCATION:	103 W. Walnut Street
CURRENT ZONING:	COR (Core Mixed Use) & Historic District Overlay
CURRENT USE:	Retail
COA CATEGORY:	Category II
PROPOSED SCOPE OF WORK:	Repair and repaint, remove awning, recess entry

**APPLICANT INFORMATION:**

APPLICANT/REPRESENTATIVE:	Ken Riedel
PROJECT OWNER/DEVELOPER:	Ken Riedel
PROPERTY OWNER:	Ken Riedel
REQUEST:	COA approval

**CITY INFORMATION:**

RELEVANT DESIGN GUIDELINES:	6.4, 6.9, 6.13, 6.28, 6.32
AUTHORITY:	Chapter 24, Rogers Code of Ordinances

VICINITY MAP:



**STAFF REVIEW:**

1. PROJECT SUMMARY: The applicant proposes the following scope of work:
  - a) Repaint exterior using approved Sherwin-Williams palette (Category I)
  - b) Remove awnings over windows
  - c) Recess storefront entry
2. ARCHITECTURAL BACKGROUND: The subject building, historically known as the Walters building, was built in 1900 in the Italianate style. Key characteristics of this style include double-hung, narrow windows, decorative window hoods, ornate eaves, quoins at building corners, transom above front door, protruding sills, flat roof, and cresting along roof ridges.
3. COMPATIBILITY WITH DESIGN GUIDELINES: The following Design Guideline sections apply to this project:
  - a) 6.4 (Awnings & Canopies): The proposed project complies with these guidelines. While the guidelines state that awnings and canopies are appropriate in many instances, awning removal within the Historic District has been generally encouraged for some time. Historic photos indicate the presence of both solid canopies and fabric awnings at various points in time. The subject awning would be one of the last remaining awnings along Walnut Street to be removed.
  - b) 6.9 (Color): The proposed project complies with these guidelines. The commission should consider the use of black as a primary exterior color as requested by the applicant.
  - c) 6.13 (Entries): The proposed project complies with these guidelines. Staff cannot determine if the building ever featured a recessed entry, or if the existing storefront door and windows are original. Original conditions should be maintained, but recessed entries are appropriate design-wise. The commission should try to determine the original status of the existing entry and request more information if necessary.
  - d) 6.28 (Storefront): The proposed project complies with these guidelines. The commission should try to determine the original status of the existing storefront and request more information if necessary. The proposed changes are similar to the recessed entry storefronts of adjacent buildings.
  - e) 6.32 (Windows & Doors): The proposed project complies with these guidelines. The commission should try to determine the original status of the existing door and windows to make sure that proposed changes retain original shapes and proportions.
4. REPORTS FROM OTHERS: Staff has not received supporting or opposing comments to date.
5. RECOMMENDATIONS:
  - a) Consider with regard to land-use compatibility and the health, safety, and general welfare of the public.
  - b) Approve request as presented if original status of storefront can be verified.

**STAFF SIGNATURES:**



Ethan Hunter, City Planner  
City of Rogers Planning Division

**SUGGESTED MOTIONS:**

1. FOR APPROVE: "Move to approve the request by Ken Reidel for a Certificate of Appropriateness at the subject location as presented."
2. FOR APPROVE WITH CONDITIONS: "Move to approve the request by Ken Reidel for a Certificate of Appropriateness at the subject location subject to [conditions or contingencies]."
3. FOR DENY: "Move to deny the request as presented."
4. FOR TABLE: "Move to table the request [indefinite or date certain]."

**TABS:**

1. COA application with supplements
2. Maps and/or photos



DEPT. OF COMMUNITY DEVELOPMENT  
PLANNING DIVISION  
301 W. CHESTNUT  
PHONE: (479) 621-1186  
FAX: (479) 986-6896

OFFICE USE ONLY

Fee: \$100 CC (\$100)  
COA Number: 19-04  
CityView Number: PL201900455  
Date Issued: 7-17-19

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: Ken Riedel Address: 11433 Blackburn Rd  
Lowell, AR 72745  
Phone: 214-808-5973 Email: Ken.L.Riedel@gmail.com

Property Owner (if not applicant): \_\_\_\_\_ Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Architect/Engineer/Contractor: Ken Riedel Address: Above

Phone: Above Email: Above

## PROPERTY INFORMATION

Historic name of property: \_\_\_\_\_

Address: 103 W. Walnut Lot #: \_\_\_\_\_ Block #: \_\_\_\_\_  
Rogers, AR 72756

## BUILDING DATA

YEAR BUILT: c1888\*

CONSTRUCTION TYPE: Wood \_\_\_\_\_ Brick ☒ Stone \_\_\_\_\_ Other \_\_\_\_\_

ORIGINAL USE:

☐ Single-family residential  
☐ Multi-family residential  
☐ Hotel/boardings  
☐ Office  
☒ Commercial/retail

☐ Industrial  
☐ Vacant  
☐ Mixed-use  
☐ Other

## BRIEF HISTORY AND DESCRIPTION OF PROPERTY:

\* 1896 - Dyer Brothers's Farm Implement store + Rogers Republican Newspaper. First concrete sidewalks in Rogers. 1907 a jeweler and Stewart's Groceries. 1917-1943 various stores including the Rogers Candy + Ice cream company. Most recent Miss Judis Wisteria Lane. Future "American Estates", a

PROPOSED SCOPE OF WORK: Custom furniture company.

1. Remove Awning.
2. Recess Front Doors ~30".
3. Paint Building Front "Needlepoint Navy", a Pre-approved color. If "Tricorn Black" is not an option. Renters requested "Tricorn Black". It is approved as an accent color now.

\* Rogers, Arkansas by James F. Hulse

## 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.

K. Riedel  
SIGNATURE OF APPLICANT

6/18/19  
DATE

K. Riedel  
SIGNATURE OF PROPERTY OWNER

6/18/19  
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

# Certificate Of Appropriateness Application

103 W.Walnut, Rogers AR 72756

Category II

*Building Front Modifications*

Owner & Contractor: *Perdiem Investments, LLC*

Contact: *Ken Riedel*

Phone: *214-808-5973*

Email: *[ken.l.riedel@gmail.com](mailto:ken.l.riedel@gmail.com)*

Address: *11433 Blackburn Rd. Lowell, AR 72745*

Project Address: *103 W.Walnut Rogers, AR 72756*

Original Use: *Commercial/Retail*

Current Occupancy Type: *Commercial/Retail*

Year Built: *c1888*

Exterior Type: *Brick*

# 103 W. Walnut Proposed Changes

- Remove awning from building
- Recess front entrance 30"
- Paint building exterior
  - Desired Color: *Tricorn Black*
    - Not currently available as an exterior color
    - Available as a trim color
    - *Can Tricorn Black be added as an exterior color?*
  - Second Option Color: *Needlepoint Navy*
    - Available selection

# Applicable Guidelines

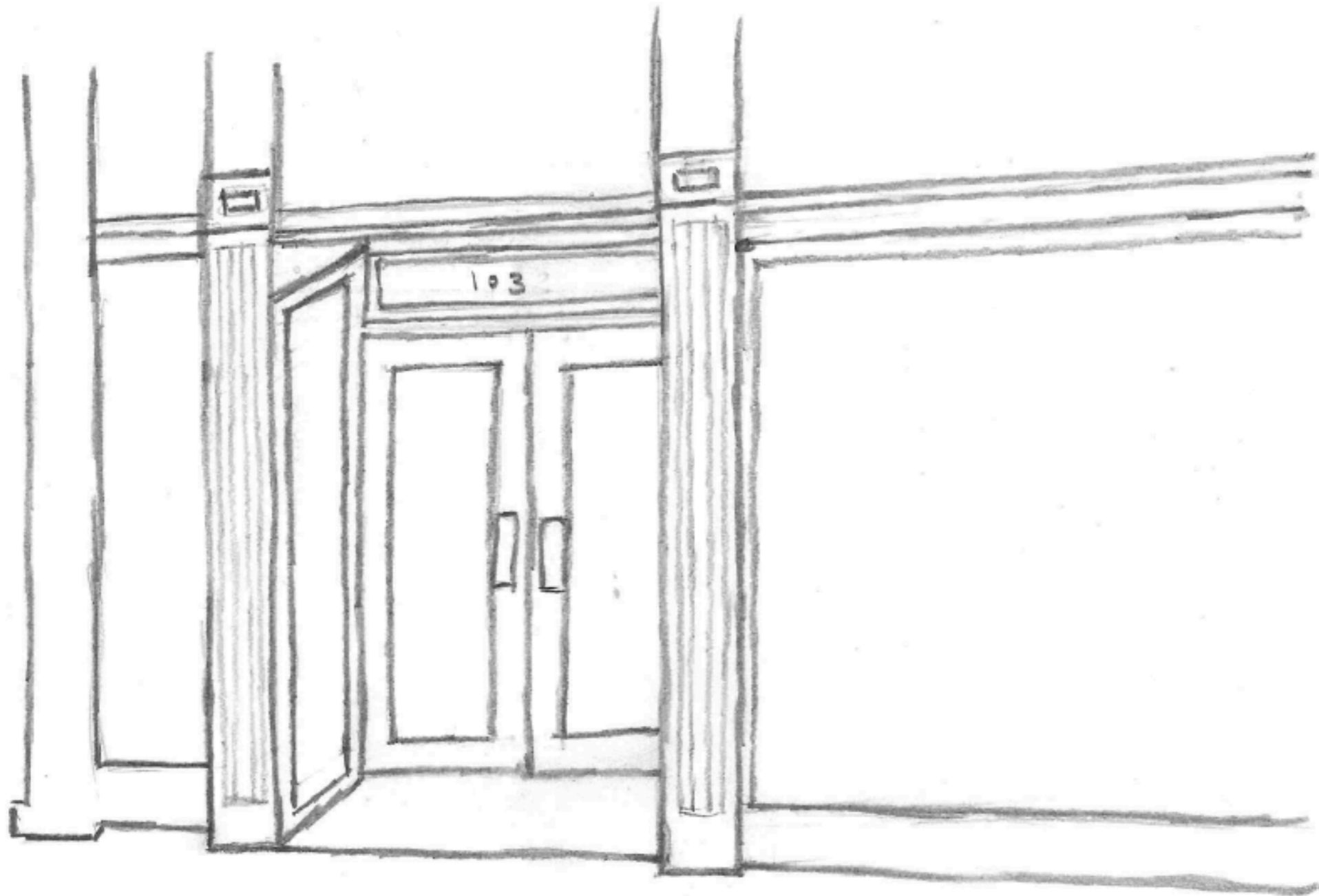
- 6.13 - Maintain existing recessed entries. These recessed entries were designed to provide protection from the weather. The repeated rhythm of these shaded areas along the street helps to identify business entrances and establish a sense of scale.
- 6.28 - Retain and preserve storefronts that contribute to the overall historic character of a building, including such functional and decorative features as transoms, doors, entablatures, display windows, pilasters, **recessed entries**, and signs.
- 6.28 - It is appropriate to remove objects and later renovations to reveal original storefront openings obscured by the changes.
  - *We are modifying the storefront to have a recessed entry*
  - *Building originally had a recessed entry*
  - *Other storefronts on the street have recessed entries*
  - *We are removing the awning that obscures the storefront opening*

# 103 W. Walnut Proposed Changes

## Current Storefront



# 103 W. Walnut Proposed Changes “Artist” Rendering



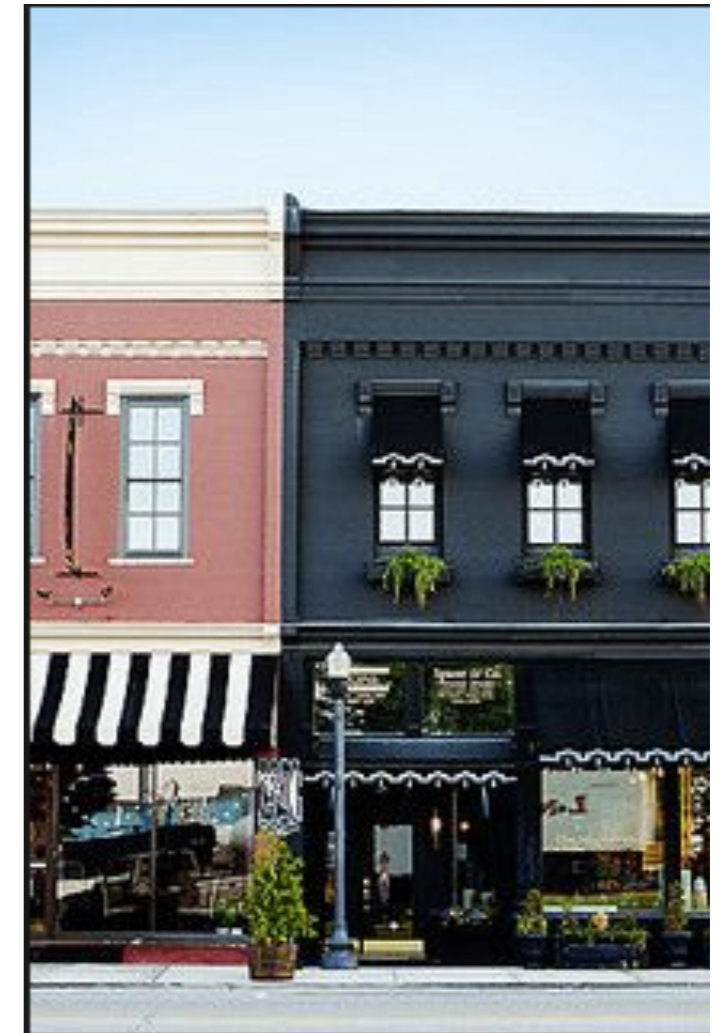
# 103 W. Walnut Proposed Changes

## Storefront Changes Similar To Others In DTR



# 103 W. Walnut Proposed Changes

## Black Storefront Examples



# 103 W.Walnut Proposed Changes

## Tricorn Black



# 103 W.Walnut Proposed Changes Needlepoint Navy

