

CITY OF EUREKA SPRINGS
HISTORIC DISTRICT COMMISSION AGENDA
REGULAR MEETING WEDNESDAY, March 6, 2024 6:00 P.M.
AUDITORIUM BASEMENT, 36 S. Main St., Eureka Springs, Arkansas

ROLL CALL - ESTABLISH QUORUM

APPROVAL OF AGENDA

OLD BUSINESS:

- 1. None**

NEW BUSINESS:

- 1. Level III: 185 Spring** - Green, owner/applicant - new 20'x20' post and beam, cedar car port
- 2. Level III: 1 Frisco** - Holden, owner/applicant - demolition of collapsed structure

CONSENT AGENDA: *Level I & II projects that the City Preservation Officer believes to be in accordance with the Design Guidelines. Any commissioner or member of the public may move any Consent Agenda item to the Regular Agenda for discussion.*

- 1. None**

ADMINISTRATIVE APPROVALS by City Historic Preservation Officer: *Minor impact projects include ordinary maintenance that does not involve a change in materials. New and replacement signs. Alterations to non-contributing and/or non-historic structures (excluding major additions or demolition). Medium impact projects that meet Design Guidelines.*

1. 216 W VanBuren, Level II - Avanzino, owner/applicant - replace existing deteriorated swimming pool and pool deck with similar form and material
2. 73 Spring, Level I - Roberson, applicant/owner - repair, gen. maintenance

COMMISSION BUSINESS:

- 1.** Approval of minutes from February 7, 2023 regular meeting
- 2.** Approval of minutes from February 13, 2024 regular meeting
- 3.** Discussion - FORUM - Jul/Aug 2024
- 4.** Discussion - Main Street co-sponsorship funds
- 5.** Next Meeting: March 20, 2024. Level III applications due Thursday, March 7. Level II applications due Wednesday, March 14.
- 6.** Agenda setting for March 20, 2024 meeting

PUBLIC COMMENTS

COMMISSIONER COMMENTS

DIRECTOR COMMENTS

ADJOURNMENT

HISTORIC DISTRICT COMMISSION STAFF REPORT

REGULAR MEETING March 6, 2024

Property Address: 185 Spring
Property Owner: Frank Green
Construction Date: c1930
Level: III
Applicant: same
Contributing: Yes
Scope of Work: New construction of cedar post and beam carport, 20'x20'

Summary of Facts as presented on Application:

1. Site previously occupied by garage structure
2. Material to include cedar posts
3. Total height will be approximately 13 feet
4. Location will be on right (north) side of existing rustic resort style building

Applicable U.S. Secretary of the Interior Standards:

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Applicable Eureka Springs Historic District Guidelines:

Guiding Principles for Infill Construction and Additions: Site Layout and Orientation Materials

- 4. New residential and commercial construction should use materials typical of the architectural style and compatible with adjacent buildings.*

Staff recommendation: Approval

Sample motion: I move that the Eureka Springs Historic District Commission issue a *Certificate of Appropriateness* for the proposed work at **185 Spring** based on the agreed upon Summary of Facts as presented.

Approved: _____yes _____No



City of Eureka Springs
Planning & Community Development
 City Hall
 44 S. Main
 Eureka Springs, AR 72632
 479.253.9703

Application Level & Fee

Level I - Sign	No Fee.
Level I - Maintenance	
Level II - Moderate Impact	
Level III - Major Impact, Addition, Demolition	\$50
Sign Fee (Level III Only)	\$5 per sign

DESIGN REVIEW APPLICATION

APPLICANT INFORMATION

Applicant Name:	Frank Breed		
Mailing Address (Number & Street):	101 MTW ST		
Mailing Address (City, State, Zip):	Eureka Springs, Ar. 72632		
Email Address:	Eurekasprings@bmcmail.com		
Phone Number:	479-981-6036		
Applicant Identity: Mark all that apply	<input checked="" type="checkbox"/> Owner	<input checked="" type="checkbox"/> Lessee	<input type="checkbox"/> Contractor
	<input type="checkbox"/> Architect	<input type="checkbox"/> Engineer	<input type="checkbox"/> Other:

PROPERTY INFORMATION

Street Address or Parcel Number:	185 Spring ST		
Applicant Name: (N/A if owner is applicant)	Frank Breed		
Mailing Address (Number & Street):	Eurekasprings@bmcmail.com		
Mailing Address (City, State, Zip):	101 MTW ST ES.		
Email Address:	// //		
Phone Number:	// //		
Staff may enter my property to review site?			
	<input type="checkbox"/>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

SCOPE OF WORK

Provide an overview of your project. Summarize work elements, schedule of completion, and other information.

See Attachment
 Building Carport

DETAIL OF PROPOSED REHABILITATION WORK

If your project includes multiple features (ex. roof repair and window repair), you must describe each feature separately and provide photographs and other information on each feature. Include dimensions and materials of existing and proposed.

Feature A (type/name):

Describe property feature and its condition:

Describe proposed work on feature:

--	--

Feature B (type/name):

Describe property feature and its condition:

Describe proposed work on feature:

--	--

Use additional worksheets as needed.

SUBMISSION REQUIREMENTS

The following items must be submitted with this completed application. Digital submittals preferred for photos and other items when possible.

At least one current photo for each side of the house. Photo files or prints should be named/labeled with applicant name and elevation. For example, smitheast.jpg, smithwest.jpg, etc.

Photos for each feature as described in the section "Detail of Proposed Rehabilitation Work." Photo files or prints should be named/labeled with applicant name and feature letter. For example, smitha1.jpg, smitha2.jpg, smithb.jpg, smithc.jpg, etc.

Depending on the nature of the project, one or more of the following items shall be submitted.

Site Plan containing:

- Single line drawing, drawn to scale showing location of proposed and existing structures on lot
- All lot and building dimensions
- Distances between all buildings
- Location and dimensions of all driveways and parking areas

Elevation drawings with dimensions.

Product specification sheet(s).

Description of materials included in the proposed work.

Color sample(s) or chip(s) of all proposed paint colors.

The degree of detail required on each design review varies depending on the individual property, project complexity, and feature(s) impacted. More detail and/or information may be required due to special conditions or peculiarities of a particular site.

I certify that all the information furnished is true and correct to the best of my knowledge. I understand that submittal of false or incorrect information may be grounds for denial of this application. I certify that I have the authority to apply for the work proposed. Approval of this application does not excuse the applicant, owner or agent from compliance with any other applicable codes, ordinances, or policies of the City of Eureka Springs.

Applicant Signature: 

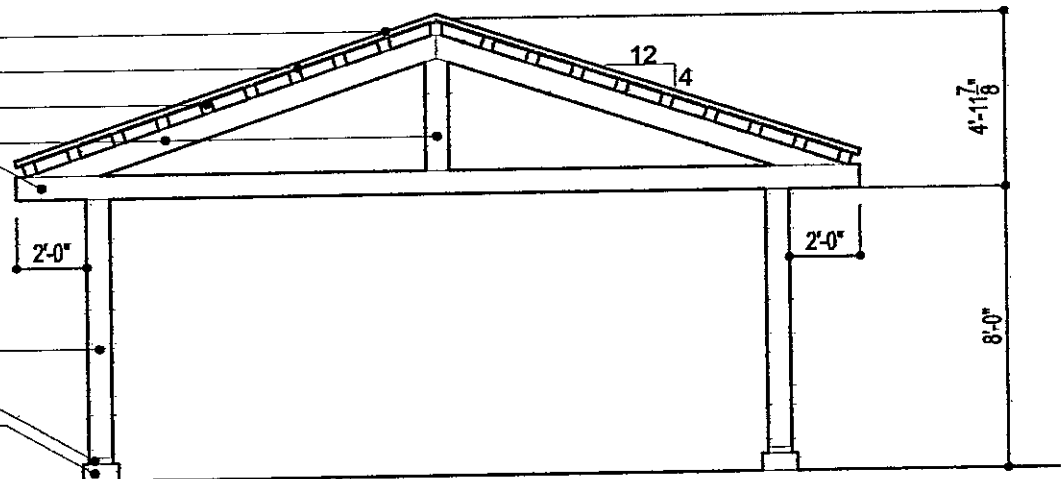
Date: 2-20-24

Owner Signature (required for Level III): 

Meeting Date	Application Due Dates 2022	Level III
January 5	December 29, 2021	December 23, 2021
January 19	January 12	January 6
February 2	January 26	January 20
February 16	February 9	February 3
March 2	February 23	February 17
March 16	March 9	March 3
April 6	March 30	March 24
April 20	April 13	April 7
May 4	April 27	April 21
May 18	May 11	May 5
June 1	May 25	May 19
June 15	June 8	June 2
July 6	June 29	June 23
July 20	July 13	July 7
August 3	July 27	July 21
August 17	August 10	August 4
September 7	August 31	August 25
September 21	September 14	September 8
October 5	September 28	September 22
October 19	October 12	October 6
November 2	October 26	October 20
November 16	November 16	November 10
December 7	November 30	November 23

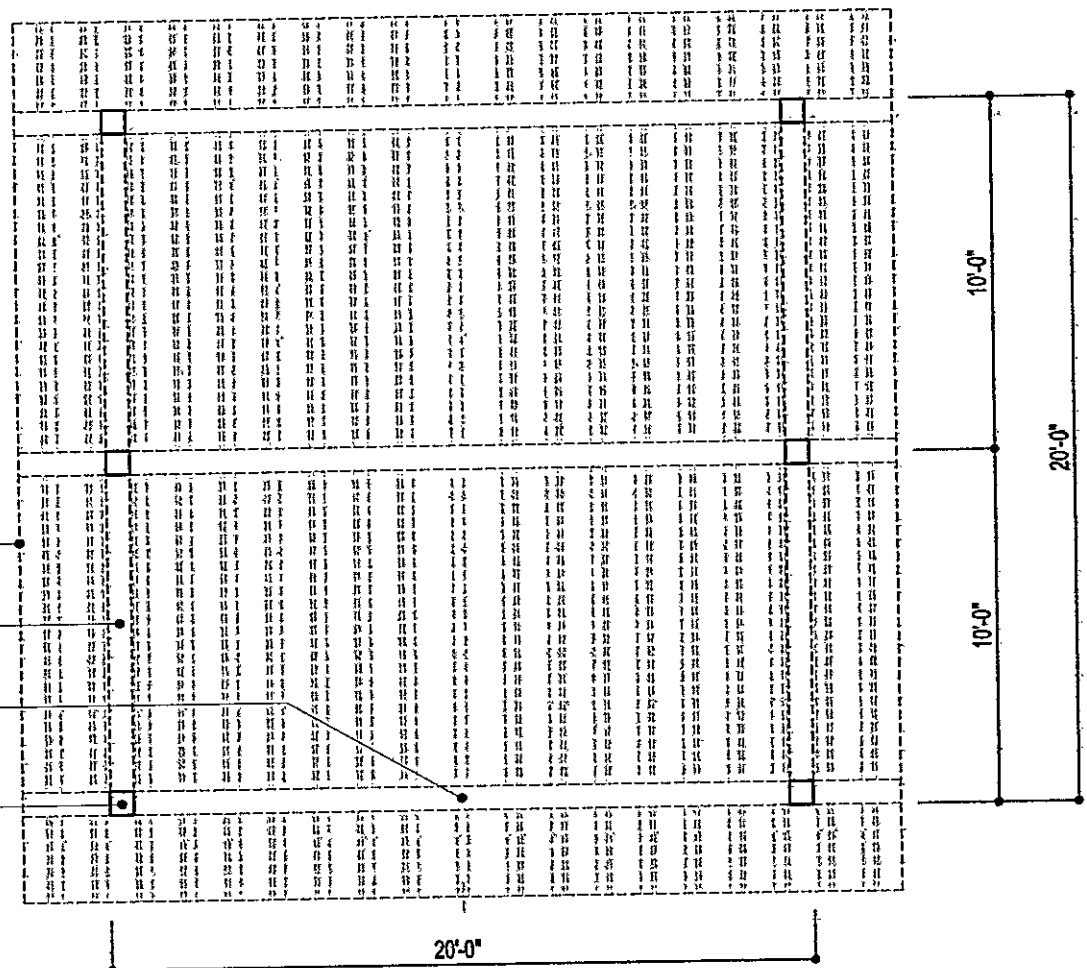
SHINGLE ROOF
T&G CEDAR DECK
4" X 4" CEDAR 16" O.C.
8" X 8" CEDAR

8" X 8" CEDAR POST
GALV POST BRACKET
CONCRETE POST BASE



FRONT ELEVATION

EDGE OF ROOF
ABOVE
8" X 8" CEDAR BEAM
ABOVE
8" X 8" CEDAR TRUSS
ABOVE
8" X 8" CEDAR POST
TYPICAL



PLAN

NEW CARPORT
N.T.S.

02.20.24

Craig & Shy Cox
257 Spring St
Eureka Springs, AR 72632

Marcia Yearsley
1 Grand Ave
Eureka Springs, AR 72632

Marcia Yearsley,
Rod & Jill Slane
2 Grand Ave
Eureka Springs, AR 72632

Samuel Christian Flanagan
113 Blackfoot Dr
Eureka Springs, AR 72632

William F Staggs, Jr.
3225 Turtle Creek Blvd, Apt 648
Dallas, TX 75219

Rod D Slane & Jull A Noonan
371 CR 241
Eureka Spring, AR 72632

Paul T & Kaye D Gallahar
3813 E 66th St
Tulsa, OK 74136

Chad E Brekelbaum
674 N Cliffside Dr
Fayetteville, AR 72701

Tammy Amanda Helg
4301 Mansfield Dam Rd #2102
Austin, TX 78734

Marvin Wayne Franks
172 Spring St
Eureka Springs, AR 72632

Jennifer Charlene &
Terri Lynn Little
3806 Merrimac Dr
Sherman, TX 75090

Danny & Dala Ford
1008 SW Melvin Ln
Minco, OK 73059

Heather Adriance &
Michael Breedlove
4 Crystal Ter
Eureka Springs, AR 72632

February 23, 2024

Dear neighbor,

A Level III application for new construction has been submitted to the Eureka Springs Historic District Commission (ESHDC) for review. You are listed as the owner of a neighboring property of 185 Spring Street. This letter is to inform you that the meeting will be held: Wednesday, March 6 at 6pm in the basement of the city auditorium at 36 S Main St.

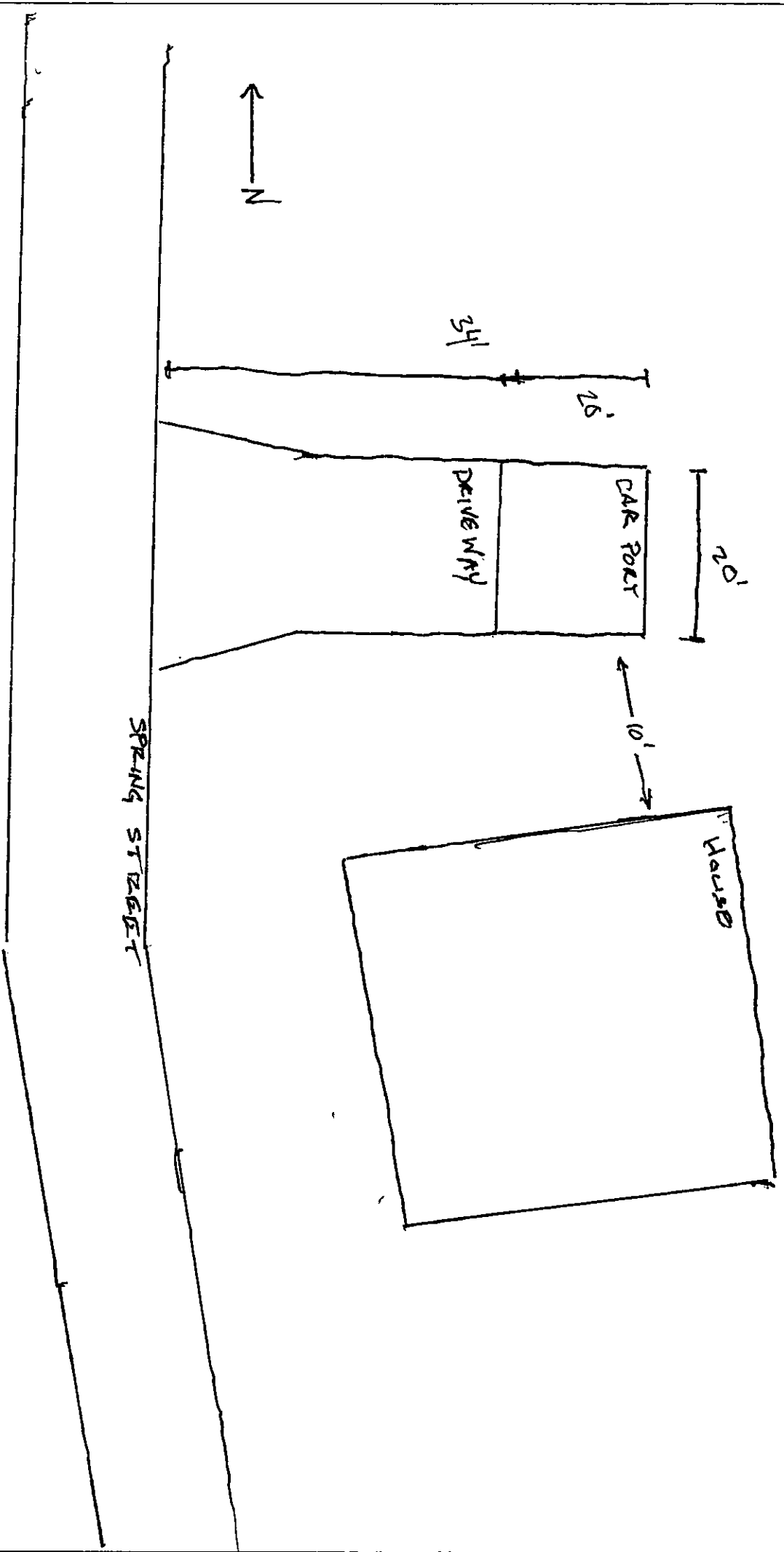
There will be a period for public comments you wish to make a statement for the commission to take into consideration on this application. You can also email me a statement to be read into the public record:

kyle.palmer@eurekaspringsar.gov. You can call my office for any questions: 479-340-0865.

Thank you for your attention to this matter.

Regards,

Kyle Palmer, ESHDC director



185 SPRING STREET
NOT TO SCALE
FRANK GREEN



1. Resource Number: CR 2228 CR 0797

2. Survey Number: | | | | |

3. District Name: | | | | | | | | | | | | | | | | | | | | | |

4. Contributing/Non-Contributing: | |

ABOVE FOR AHPP USE ONLY

5. Date Recorded: 02 / 28 / 02

GENERAL DATA

6. Recorded By: R L U T Z | | |

7. Historic Name: 1185 SPRING STREET

8. Alternate Name: CABIN ON THE BOARDWALK

9. Quad Map:

E	1	0	0
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10. Geographic Location: S | 1 | 0 | T | 2 | 0 | N | R | 2 | 6 | W |

11. UTM Coordinates: Z | 1 | S | E | 4 | 3 | 3 | 9 | 8 | 0 | N | 4 | 0 | 2 | 9 | 1 | 7 | 0 |

12. Town/Nearest Community: |E|U|R|E|K|A| |S|P|R|I|N|G|S| | | | | | | | |

13. Street Address/Directions to Resource: | 1 | 8 | 5 | | S | P | R | I | N | G | | S | T | R | E | E | T | | |

B	L	K	Z	I	L	O	T	A	-	5	P	T	6	P	T	U	L	C	L	A	Y	T	O	N			
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	--	--	--

14. Street Name: |S|P|R|I|N|G| |S|T|R|E|E|T| | | | | | | | | | | |

15. Owner: L Y N N R / S A N D R A B U R K S

16. Owner Address: 6724 LAKESHORE DR RAYTOWN, MO

17. Owner Phone Number: (479) 253-5532

64133-6151

18. Informant Name & Phone Number: _____

(111) 111 - 111

DESCRIPTIVE DATA

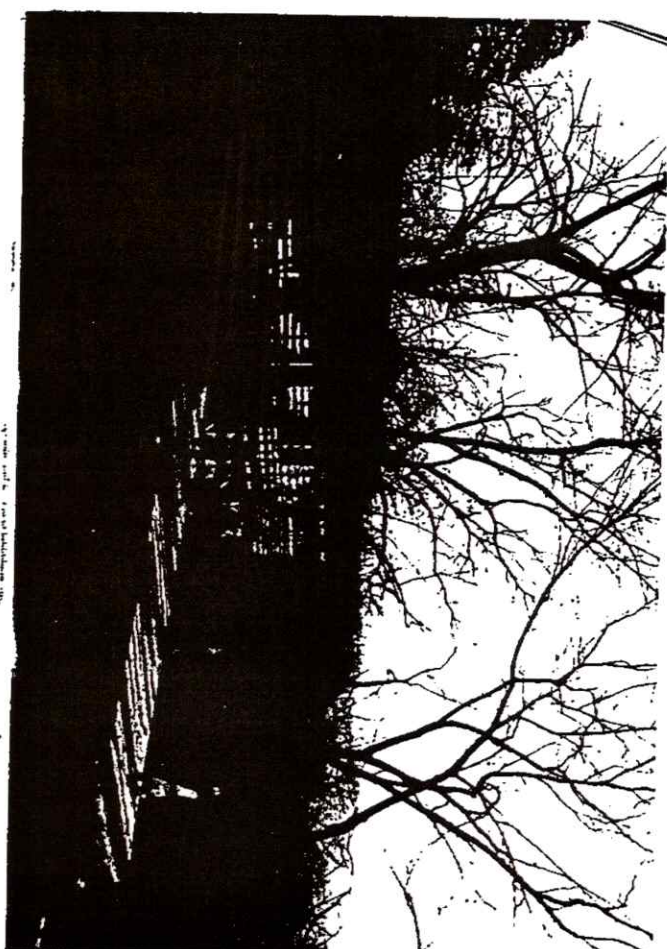
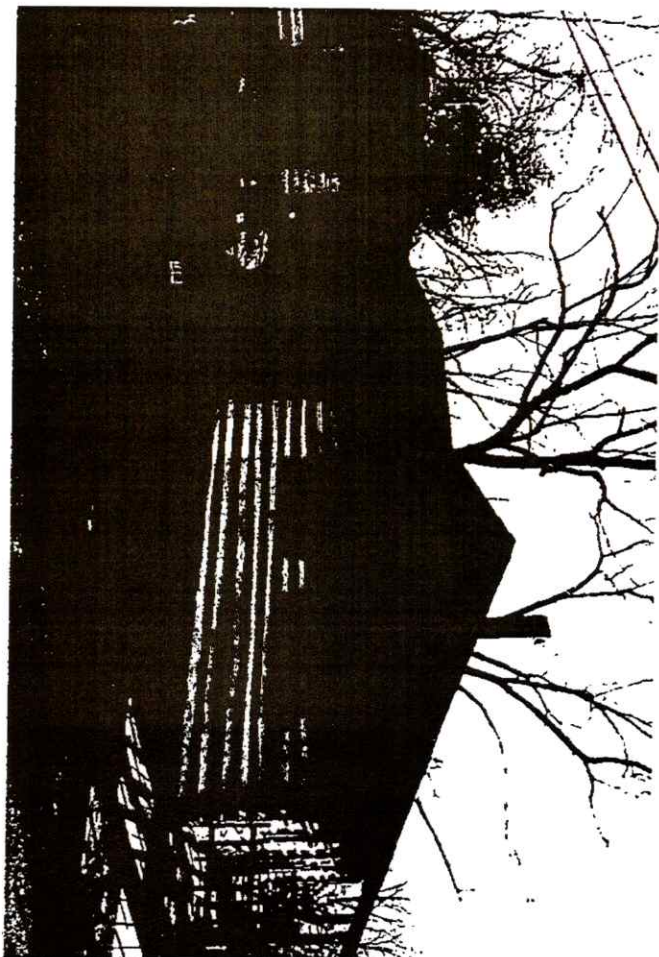
19. Use/Original: ☒ Original ☒ Other: _____

20. Use/Present: 0104 Other: _____

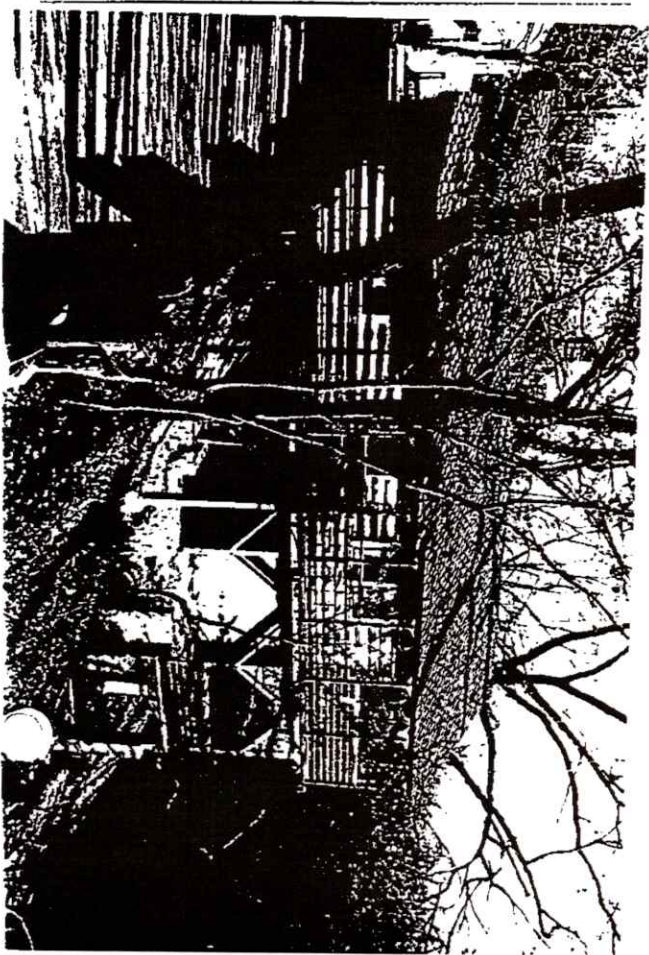
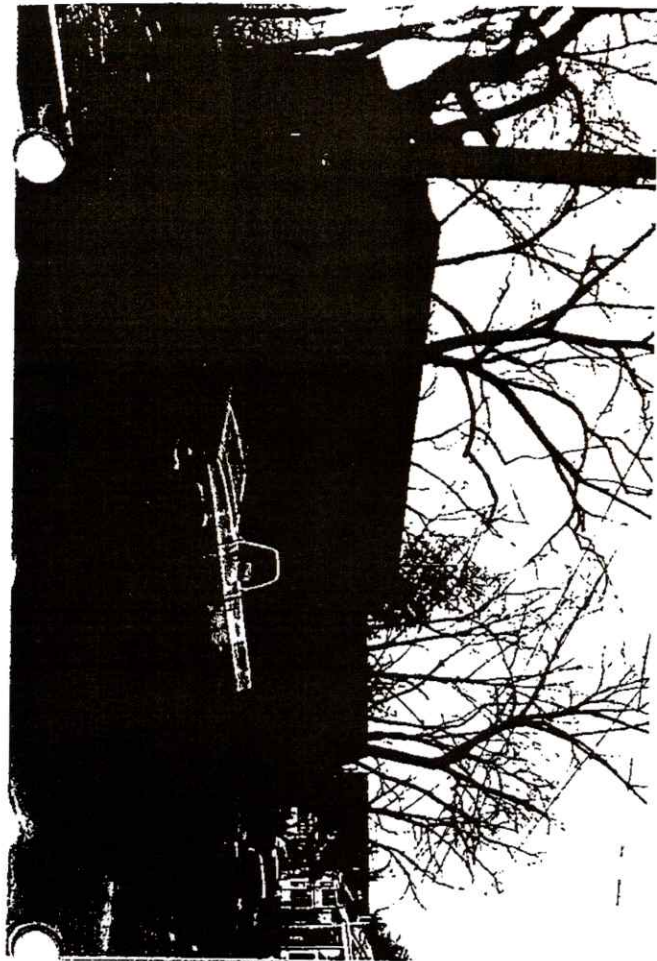
0101-Single Family Dwelling	0102-Multi-Family Dwelling	0301-General Retail Store
0308-Bank	0401-Church	0601-School
		9800-Structure Abandoned/Inocc.
		9900-Other

21. Setting: 4 Other: _____
1-Rural, Undisturbed 2-Rural, Built-Up 3-Urban Encroachment 4-Small Town 5-Urban
9-Other
22. Threats to Property: 11 Other: _____
1-None/Property Stable 2-Neglect/Deterioration 5-Private Development
7-Urban Encroachment 9-Other
23. Total Number of Site Features: 10011 wood fence/seating areas and
(e.g. concrete walls, ponds, statuary) boardwalk at front & south of bldg.
24. Total Number of Ancillary Structures: 10011 Garage
(e.g. outbuildings, etc.)
25. Style Influence: Primary: 1011 Secondary: 111 Other: Nat. Folk
01-Plain/Traditional 04-Greek Revival 05-Italianate 09-Queen Anne/Eastlake 10-Classical Revival
15-Craftsman 19-Art Moderne 24-English Revival 25-Colonial Revival 26-American Foursquare
21-Standard Commercial 19th Century 22-Standard Commercial 20th Century 18-Art Deco 99-Other
26. Plan: 1011 Other: _____
01-One Room/single-pen 03-Double-pen 04-Dogtrot 05-Single Pile w/Central Hall
07-Rectangular 08-Square 09-Irregular 11-T-shaped 12-L-shaped 99-Other
27. Height (Stories): 1011 Other: _____
01-One 02-One & One-Half 03-Two 04-Two & One-Half 99-Other
28. Basement/Cellar: 2 Other: _____
1-Full 2-Partial 3-No Cellar 8-Unknown 9-Other
29. Wings and/or Projections: A 104 B 111 C 111 Other: _____
01-Rear Shed 02-Rear L 03-Rear T 04-Side 05-Prow 08-Bay Projection 99-Other
30. Construction: A 1011 B 106 Other: _____
01-Log 06-Frame 07-Box 08-Brick 09-Stone 12-Reinforced Concrete 99-Other
31. Wall Material/Original: A 1011 B 104 Other: _____
32. Wall Material/Present: A 1011 B 104 Other: _____
01-Log 02-Weatherboard 03-Novelsy Siding 04-Board/Batten 05-Brick 09-Synthetic Siding
10-Stucco 12-Cut Stone 13-Field Stone 14-Asbestos 97-Unknown 99-Other
33. Roof Type(s): A 1011 B 111 C 111 Other: _____
01-Gable 02-Gable w/Parapet 03-Clipped Gable 04-Gable on Hip 06-Hip
07-Pyramid 08-Gambrel 12-Flat 13-Flat w/Parapet 99-Other
34. Roof Features (if present): A 100 B 111 Other: _____
01-Dormer(s) 02-Steeple 03-Cupola 04-Cresting 05-Clock Tower 07-Tower/Turret
08-Belfry 99-Other
35. Roof Materials: A 102 B 111 Other: _____
01-Wood 02-Composition Shingle 03-Metal 05-Tile 06-Tar Build-up 99-Other
36. Chimney Placement: A 4 B 111 C 111 D 111 Other: _____
1-Exterior End 2-Interior End 3-Other Exterior 4-Interior Central 5-Other Interior 9-Other
37. Chimney Material: A 11 B 111 C 111 D 111 Other: _____
1-Brick 4-Cut Stone 5-Field Stone 6-Metal 7-Other
38. Foundation Type: A 2 Other: _____
1-Continuous 2-Piers 9-Other

COMM 1 109 JKING CUREN SPRINGS - CARROLL CR2228



APR 1968 109 JKING CUREN SPRINGS - CARROLL CR2228



855590 110497AD · 20V1992 113903 211992 201 9744 1005





ANCILLARY STRUCTURES FORM

ADC-CDC-2303

ARKANSAS
HISTORIC
PRESERVATION
PROGRAM1. Resource Number KIR22282. Survey Number 3. Ancillary ID 4. Use 0203 Other _____

0203-Garage/Carriage Hse 0204-Storage/Equip. Shed 0205-Privy 0206-Well/Cistern
0209-Storm Cellar 0302-Smokehouse 0306-Grain Crib 0308-Barn (Feed)
0404-Barn (Livestock) 9700-Unknown 9900-Other

5. Plan 017 Other _____

06-Square 07-Rectangular 11-Single Crib 12-Side Drive Crib 15-Double Crib Barn
17-Four Crib Barn 18-Transverse Crib 19-Transverse Crib w/Side Additions 99-Other

6. Height (Stories) 011 Other _____

01-One 02-One & One-Half 03-Two 04-Two & One-Half 99-Other

7. Cellar 3 Other _____

1-Full 2-Partial 3-No Cellar 8-Unknown 9-Other

8. Construction 99 Other Plank

01-Log 04-Box 05-Brick 06-Stone 08-Concrete Block 12-Frame 99-Other

9. Wall Material 017 Other _____

01-Log 02-Weatherboard 03-Novelty Siding 04-Board/Batten 05-Brick 12-Cut Stone
13-Field Stone 14-Asbestos 15-Vertical Board 99-Other

10. Roof Type 017 Other _____

01-Gable 02-Gambrel 03-Hip 04-Pyramid 07-Flat 10-Shed 99-Other

11. Roof Material 97 Other _____

01-Wood 02-Asbestos 03-Metal 04-Slate 05-Tile 06-Tar/Built Up 99-Other

12. Chimney Placement A 0 B Other _____

1-Exterior End 2-Interior End 3-Other Exterior 4-Interior Central 5-Other Interior
9-Other

13. Chimney Material A 0 B Other _____

1-Brick 5-Cut Stone 6-Field Stone 7-Metal 9-Other

14. Foundation Type 11 Other _____

1-Continuous 2-Piers 9-Other

15. Foundation Material 4 Other _____

1-Wood Block 2-Stone 3-Brick 4-Cast Concrete 5-Concrete Block 9-Other

16. Condition 3 Comments _____

1-Excellent 2-Good 3-Fair 4-Deteriorated 5-Ruin

17. Construction Date 0 11930 Comments _____18. Comments _____

39. Foundation Material: A ☒ 1-Wood Block B ☐ 2-Stone C ☐ 3-Brick Other: ☐ 4-Cast Concrete ☐ 5-Concrete Block ☐ 9-Other
40. Porch Type(s): A ☒ 01-Full, Front B ☒ 02-Three-quarter, Front C ☐ 03-One-Bay, Central Front Other: ☐ 05-Wrap-around
☐ 06-Awning ☐ 07-One-Half, Front ☐ 08-Recessed, Front ☐ 09-Side ☐ 10-Full, Rear ☐ 99-Other
41. Porch Height (Stories): A ☐ 1-One B ☒ 2-One & One-Half C ☐ 3-Two Other: ☐ 4-Two & One-Half ☐ 9-Other
42. Porch Roof Type(s): A ☒ 1-Gable B ☒ 2-Hip C ☐ 3-Flat Other: ☐ 4-Shed ☐ 5-Clipped Gable ☐ 9-Other
43. Porch Detail(s): A ☐ 10-Chamfered Posts B ☐ 02-Turned Posts C ☐ 03-Columns Other: ☐ 04-Balustrade ☐ 05-Wood Ornament
☐ 06-Lattice ☐ 08-Columns on Piers ☐ 11-Posts ☐ 13-Screened-in ☐ 99-Other
44. Window Type(s): A ☒ 1-Double-hung B ☒ 2-Triple-hung C ☐ 3-Casement Other: ☐ 4-Stationary ☐ 9-Other
45. Light/Pane Arrangement: A ☒ 01-3 / ☒ 01-2 B ☒ 01-3 / ☒ 01-3 C ☐ / ☐
46. Condition: ☒ 1-Excellent ☐ 2-Good ☐ 3-Fair ☐ 4-Deteriorated ☐ 5-Ruin

47. Architectural Comments: Major remodel done in 1998, and side addition roof put on. Roderick Beattie was the person who did the remodel. The side entrance previously had a shed roof. Note Rustic Gable decorative

HISTORIC DATA:

48. Architect: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ 9 ☐ 0 ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ 9 ☐ 0
49. Builder: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ 9 ☐ 0 ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ 9 ☐ 0
50. Construction Date: ☒ C-circa ☐ D-date ☐ 1 ☐ 1 ☐ 9 ☐ 3 ☐ 0 Other: ☐
51. Historic Context: originally built for C.H. McLaughlin

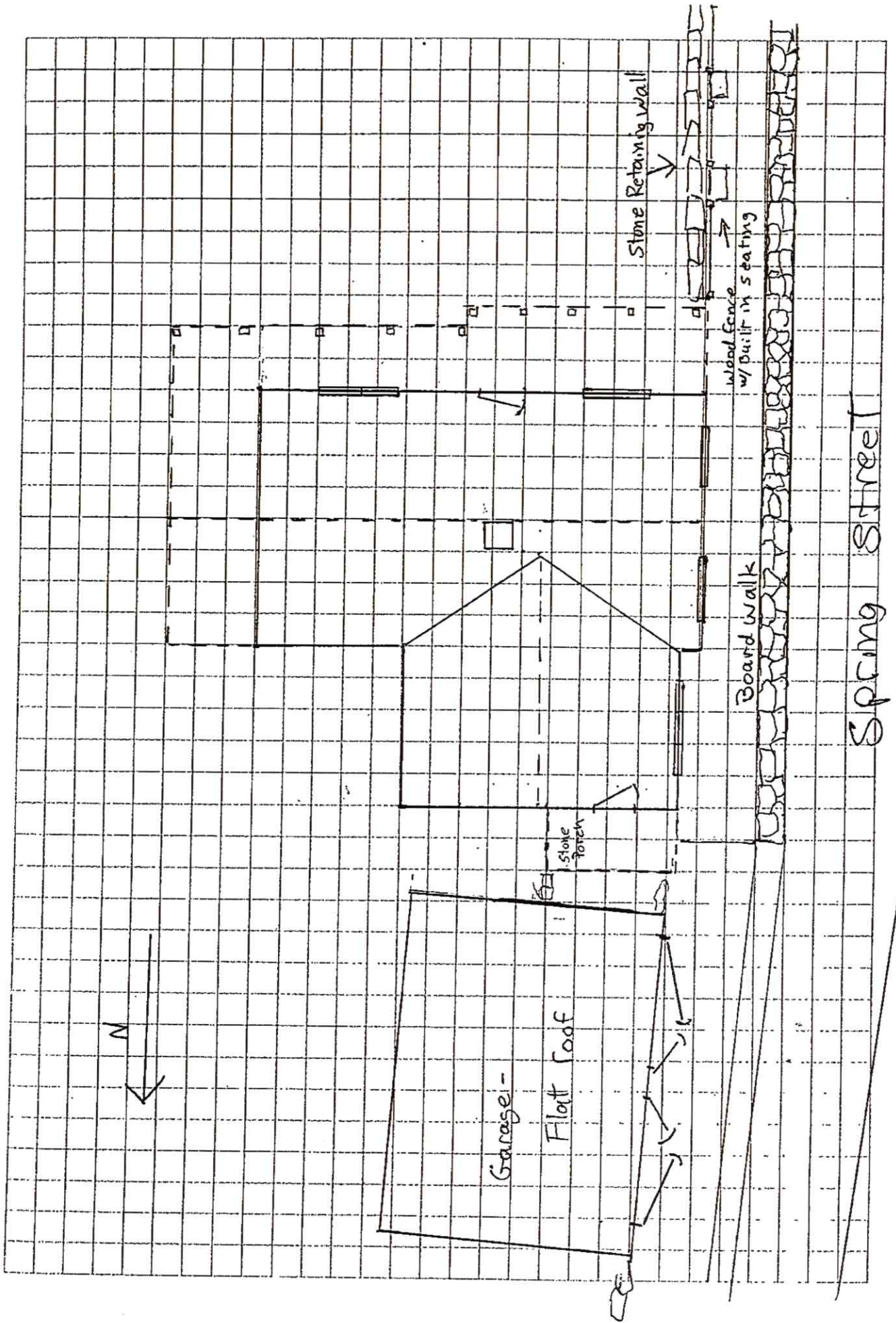
52. Please rate the level of significance of this property compared to others within survey area: ☒ 3
☐ 1-Very Significant ☐ 2-Moderately Significant ☐ 3-Significant Within a Group Context
☐ 4-Marginal ☐ 5-Non-Significant

53. Are any significant archeological features located on the property? ☒ ☐

54. Ethnic Heritage: A ☒ 01-Asian B ☐ 02-African American C ☐ 03-European Other: ☐ 04-Hispanic ☐ 05-Native American ☐ 99-Other

55. NR Eligibility: ☐ 1-Eligible ☐ 2-Ineligible ☐ 3-Listed ☐ 4-Delisted ☐ 5-Arkansas Register

56. Destroyed: (Y or N) ☐ Date: ☐ ☐ ☐ ☐ ☐



HISTORIC DISTRICT COMMISSION STAFF REPORT

REGULAR MEETING March 6, 2024

Property Address: 1 Frisco

Level: III

Property Owner: Judy Holden

Applicant: same

Construction Date: unknown

Contributing: unknown

Scope of Work: demolition of collapsed structure

Summary of Facts as presented on Application:

1. Information is unknown, does not appear on maps, property files or on state survey forms
2. Residential wooden structure deteriorated beyond mitigation
3. Located across Frisco Street from 1 Frisco, who is current property owner
4. The building official has determined it is a safety hazard
5. Questions of landscape, site, environment treatment

Applicable U.S. Secretary of the Interior Standards:

**see attachment from NPS.gov*

Applicable Eureka Springs Historic District Guidelines:

Guidelines for Infill Construction and Additions, [p176]:

Overview: Building gaps representing missing buildings occur for a variety of reasons: catastrophic fire resulting in complete demolition, removal of a building long ago without a replacement constructed, or recent removal of a building due to life-safety issues.

Staff recommendation: Approval

Sample motion: I move that the Eureka Springs Historic District Commission issue a *Certificate of Appropriateness* for the proposed work at **1 Frisco** based on the agreed upon Summary of Facts as presented.

Approved: _____yes _____No



City of Eureka Springs
Planning & Community Development
City Hall
44 S. Main
Eureka Springs, AR 72632
479.253.9703

Application Level & Fee

Level I - Sign	No Fee.
Level I - Maintenance	
Level II - Moderate Impact	
Level III - Major Impact, Addition, Demolition	\$50
Sign Fee (Level III Only)	\$5 per sign

DESIGN REVIEW APPLICATION

APPLICANT INFORMATION

Applicant Name:	Judy E Holden		
Mailing Address (Number & Street):	1 FRISCO ST.		
Mailing Address (City, State, Zip):	EUREKA Springs, AR 72632		
Email Address:	Judy52@gmail.com		
Phone Number:	479 619-8582.		
Applicant Identity: <i>Mark all that apply</i>	Owner <input checked="" type="checkbox"/>	Lessee <input type="checkbox"/>	Contractor <input type="checkbox"/>
	Architect <input type="checkbox"/>	Engineer <input type="checkbox"/>	Other: <input type="checkbox"/>

PROPERTY INFORMATION

Street Address or Parcel Number:	↑		
Applicant Name: (N/A if owner is applicant)	Same as Above		
Mailing Address (Number & Street):			
Mailing Address (City, State, Zip):			
Email Address:			
Phone Number:			
Staff may enter my property to review site?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

SCOPE OF WORK

Provide an overview of your project. Summarize work elements, schedule of completion, and other information.

Demolition Residential structure.

DETAIL OF PROPOSED REHABILITATION WORK

If your project includes multiple features (ex. roof repair and window repair), you must describe each feature separately and provide photographs and other information on each feature. Include dimensions and materials of existing and proposed.

Feature A (type/name):

Describe property feature and its condition:

Describe proposed work on feature:

Feature B (type/name):

Describe property feature and its condition:

Describe proposed work on feature:

Use additional worksheets as needed.

SUBMISSION REQUIREMENTS

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Depending on the nature of the project, one or more of the following items shall be submitted.

Site Plan containing:

- Single line drawing, drawn to scale showing location of proposed and existing structures on lot
- All lot and building dimensions
- Distances between all buildings
- Location and dimensions of all driveways and parking areas

Elevation drawings with dimensions.

Product specification sheet(s).

Description of materials included in the proposed work.

Color sample(s) or chip(s) of all proposed paint colors.

The degree of detail required on each design review varies depending on the individual property, project complexity, and feature(s) impacted. More detail and/or information may be required due to special conditions or peculiarities of a particular site.

I certify that all the information furnished is true and correct to the best of my knowledge. I understand that submittal of false or incorrect information may be grounds for denial of this application. I certify that I have the authority to apply for the work proposed. Approval of this application does not excuse the applicant, owner or agent from compliance with any other applicable codes, ordinances, or policies of the City of Eureka Springs.

Applicant Signature: _____

Date: 02/23/24

Owner Signature (required for Level III): _____

Meeting Date	Application Due Dates 2022	
	Level I/II	Level III
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March 16	March 9	March 3
April 6	March 30	March 24
April 20	April 13	April 7
May 4	April 27	April 21
May 18	May 11	May 5
June 1	May 25	May 19
June 15	June 8	June 2
July 6	June 29	June 23
July 20	July 13	July 7
August 3	July 27	July 21
August 17	August 10	August 4
September 7	August 31	August 25
September 21	September 14	September 8
October 5	September 28	September 22
October 19	October 12	October 6
November 2	October 26	October 20
November 16	November 10	November 4
December 7	November 30	November 23

CITY OF EUREKA S

Receipt: 175792

Entry Date: 02/23/2024 13:21

44 SOUTH MAIN STREET
EUREKA SPRINGS, AR 72632

Post Date: 02/23/2024

Cashier: MOSBORNE

Received Of: JUDY HOLDEN

(479) 253-9703

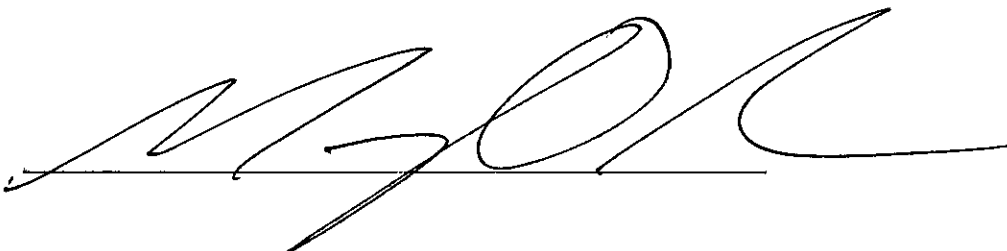
HDC APPLICATION

The sum of: 50.00

4401	PLANNING APPLICATION FEE		50.00
		01-00-4401	50.00
		Total	50.00

TENDERED: CASH 50.00

Signed:

A large, stylized handwritten signature in black ink, appearing to be 'JH', is written over a horizontal line.

Joanne Singer
42 Ridgeway
Eureka Springs, AR 72632

Paul Andrew McConkey
6372 Clifty Hwy
Huntsville, AR 72740

Rhonda Dixon
327 Dairy Hollow Rd
Eureka Springs, AR 72632

Richard Gary &
Janet P Maybury
21 Singleton
Eureka Springs, AR 72632

Lonnie Robinson & Margaret Eakin
2128 Conaan Southfield Rd
Southfield, MA 01259

February 23, 2024

Dear neighbor,

A Level III application for demolition has been submitted to the Eureka Springs Historic District Commission (ESHDC) for review. You are listed as the owner of a neighboring property of 1 Frisco Street. This letter is to inform you that the meeting will be held: **Wednesday, March 6 at 6pm in the basement of the city auditorium at 36 S Main St.**

There will be a period for public comments you wish to make a statement for the commission to take into consideration on this application. You can also email me a statement to be read into the public record:

kyle.palmer@eurekaspringsar.gov. You can call my office for any questions: 479-340-0865.

Thank you for your attention to this matter.

Regards,

Kyle Palmer, ESHDC director





Denver Service Center Workflows

NPS.gov (<https://www.nps.gov/>) / Home (<https://www.nps.gov/dscw/index.htm>)

/ Cultural & Natural Resources (<https://www.nps.gov/dscw/cultural-and-natural-resources.htm>)

/ Cultural Resources (<https://www.nps.gov/dscw/cultural-resources.htm>) / Secretary of the Interior's Standards for the Treatment of Historic Properties

Secretary of the Interior's Standards for the Treatment of Historic Properties

(Excerpted from [The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings](https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf) (<https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>) (pdf).)

The Secretary of the Interior's Standards for the Treatment of Historic Properties (1995) identify four distinct treatment approaches, with accompanying guidelines for each, that apply to a wide variety of cultural resource types, including buildings, sites, structures, objects, districts, and landscape features and patterns:

- **Preservation** maintains the existing integrity and character of a historic resource. This treatment precludes uses that would require major additions or demolition.
- **Rehabilitation** maintains the existing integrity and character of a historic structure but allows major additions or alterations to accommodate a compatible contemporary use.
- **Restoration** reestablishes the form, features, and character of a historic resource at a specific past period of time. NPS *Management Policies* permits restoration only if (a) it is essential for public understanding of the cultural associations of a park and (2) it can be accomplished with minimal conjecture based on sufficient data.
- **Reconstruction** produces a new resource identical in form, features, and details to a historic resource that no longer exists. NPS *Management Policies* permits reconstruction only if (a) it is essential for public understanding of the cultural associations of a park established for that purpose, (b) the resource can be built at full scale on the original site with minimal conjecture. As such, NPS rarely reconstructs historic resources and reconstruction is not a recommended treatment for historic resources in this general management plan.

One set of standards applies to a property undergoing treatment, depending upon the property's significance, existing physical condition, the extent of documentation available and interpretive goals, when applicable.

The standards are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. The guidelines offer general design and technical recommendations to assist in applying the Standards to a specific property. Together, they provide a framework and guidance for decision-making about work or changes to a historic property.

The Standards and Guidelines can be applied to historic properties of all types, materials, construction, sizes, and use. They include both the exterior and the interior and extend to a property's landscape features, site, environment, as well as related new

construction.

Federal agencies use the Standards and Guidelines in carrying out their historic preservation responsibilities. State and local officials use them in reviewing both Federal and nonfederal rehabilitation proposals. Historic district and planning commissions across the country use the Standards and Guidelines to guide their design review processes.

[Back to Top \(https://www.nps.gov/dscw/cr-treatment-of-historic-properties.htm#_topdoc_\)](https://www.nps.gov/dscw/cr-treatment-of-historic-properties.htm#_topdoc_)

Last updated: February 12, 2021

Was this page helpful?

☐ Yes

☐ No

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(<https://touchpoints.app.cloud.gov/>)

CONTACT INFO

Kyle Palmer

From: Simon Wiley
Sent: Thursday, February 29, 2024 7:06 AM
To: Kyle Palmer; Jacob Coburn; Jacob Coburn
Cc: Butch Berry; Kim Stryker; Forrest Jacobi
Subject: RE: Washington/Frisco Demolition

Kyle,

Frisco is basically just a driveway to the house at the end of it. We maintain it to where it turns right towards the house. I don't foresee any traffic concerns utilizing Frisco aside from the one residence at the end of it.

Please note that I just had Frisco graded last week. Its in good condition right now. Hopefully we can make sure that it is left in good condition once the demolition is completed.

Simon Wiley, CPM

Director of Public Works

City of Eureka Springs, Arkansas

3174 East Van Buren

Eureka Springs, AR 72632

P: 479.253.9600

C: 479.981.0707

swiley@eurekaspringsar.gov

"Unless someone like you cares a whole awful lot, nothing is going to get better. It's not." – Dr. Seuss

From: Kyle Palmer <Kyle.Palmer@eurekaspringsar.gov>

Sent: Wednesday, February 28, 2024 4:29 PM

To: Simon Wiley <swiley@eurekaspringsar.gov>; Jacob Coburn <Jacob.Coburn@eurekaspringsar.gov>; Jacob Coburn <Jacobscottcoburn512@gmail.com>

Cc: Butch Berry <mayor@eurekaspringsar.gov>; Kim Stryker <kim.stryker@eurekaspringsar.gov>; Forrest Jacobi <attorney@eurekaspringsar.gov>

Subject: Washington/Frisco Demolition

Hi, Simon and Jacob!!

I have some questions coming up about the demolition application for the property on the corner of Washington and Frisco (across from Harmon Park on Fuller).

The neighbors do not want the demolition equipment to access the property from Washington Street. They are worried it will tear up the natural landscape around their property.

The structure lies closer to Frisco as far as distance, the road there is also maintained as a road and the neighbors feel that there would be less damage to the landscape accessing it from that side of the property.

Is there any control the city has on this issue?

Thank you for your help with this.

Cheers,

Kyle Palmer

Director

Planning and Community Development,

Historic District Commission

44 S. Main Street, Eureka Springs, Arkansas 72632

Office: 479-253-9703

Cell: 479-244-0721

www.espreservation.org

www.esplanning.org

"A brilliant design will always benefit from the input of others." -Zaha Hadid

Kyle Palmer

From: Jacob Coburn <jacobscottcoburn512@gmail.com>
Sent: Thursday, February 29, 2024 8:11 AM
To: Kyle Palmer
Subject: Re: Washington/Frisco Demolition

Kyle,

Washington st is the easiest access point for the demolition and debris removal but I'll leave it up to the authority having control of this matter to decide.

Respectfully

Jacob

On Wed, Feb 28, 2024 at 4:28 PM Kyle Palmer <Kyle.Palmer@eurekaspringsar.gov> wrote:

Hi, Simon and Jacob!!

I have some questions coming up about the demolition application for the property on the corner of Washington and Frisco (across from Harmon Park on Fuller).

The neighbors do not want the demolition equipment to access the property from Washington Street. They are worried it will tear up the natural landscape around their property.

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Director

Planning and Community Development,

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"A brilliant design will always benefit from the input of others." -Zaha Hadid

HDC Chair Dee Bright called the regular meeting of the Historic District Commission (HDC) to order at 6:00 p.m. Wednesday, February 7, 2024, in the Auditorium at 36 S. Main St.

PRESENT: Chair Dee Bright, Commissioners Christine Santimore, Magi Hayde, Susan Daniels, and Frank Green. Preservation Officer Kyle Palmer was also present.

ABSENT: Peter Graham.

Ms. Bright stated the Historic District Commission is empowered by the Eureka Springs Municipal Code to issue a Certificate of Appropriateness for alterations of exterior architectural features, demolition, and new construction within the Historic District. The HDC uses the Eureka Springs Historic District Design Guidelines and the U.S. Department of Interior's Standards for the rehabilitation of buildings as the basis for decisions. The Commission can take the following actions on an application: approval, approval with modifications, denial, or deferral for more information. Appeal of denial may be made to the Circuit Court. Public comments will be heard as each agenda item is called. Other comments will be heard during the public comment period.

APPROVAL OF AGENDA

Ms. Santimore moved to discuss funding for the window workshop with Bob Yapp, Basin Park for parks, and equity bank signature changes. Mr. Green seconded.

Motion carried 4/0/0 by voice vote.

Mr. Green moved to approve the agenda as presented. Ms. Santimore seconded.

Motion carried 4/0/0 by voice vote.

UNFINISHED BUSINESS

None.

CONSENT AGENDA: *Level I and II projects the City Preservation Officer believes to be in accordance with the design guidelines. Any Commissioner or member of the public may move any consent agenda item to the regular agenda for discussion.*

1. Level II – 120 W Van Buren – Hadnot (yoursignstudio) – applicant – new sign

Ms. Hayde moved to accept the consent agenda as presented. Ms. Santimore seconded.

Motion carried 4/0/0 by voice vote.

NEW BUSINESS

1. Discussion of Basin Park by Parks

Sam Dudley, Parks Director, discussed application for Basin Park changes with the table.

Ron Sumner, CAPC Tech Director, Noah Morris, 30 Nova St, and Scott Price, 5 Main St, made comments on the application.

Application was discussed further with Sam Dudley.

ADMINISTRATIVE APPROVALS by the City Preservation Officer: *Minor impact projects including ordinary maintenance that does not involve a change in materials. New and replacement signs. Alterations to non-contributing and/or non-historic structures, excluding major additions or demolition. Medium impact projects that meet design guidelines.*

- 1. Level II – 115 E Van Buren – Buford, applicant – install rear fire escape system**
- 2. Level I – 226 W Van Buren – Stephenson, applicant – repaint**
- 3. Level I – 17 Flint St – Stacy's Stone, applicant – rebuild retaining wall with same material**
- 4. Level I – 25 Kingshighway – Colletti, applicant – repaint**
- 5. Level I – 22 S Main – Cross, applicant – new sign**

6. Level I – 28 S Main – Cross, applicant – new sign

Ms. Bright stated the administrative approvals can be viewed online.

COMMISSION BUSINESS

1. Approval of minutes from December 6, 2023 regular meeting

Ms. Santimore made a motion to accept the minutes for December 6, 2023. Ms. Hayde seconded. Motion carried 4/0/1 by voice vote with Ms. Daniels abstaining.

2. CLG grant updates: NAPC registration, NAPC Forum: 4 commissioners, July 31-August in West Palm Beach; CAMP training – 7 commissioners: October – Hot Springs

Table discussed NAPC Forum and CAMP training.

3. Discussion of funds for window workshop with Bob Yapp

Table discussed contributing \$350 for the window preservation workshop with Bob Yapp.

Mr. Green made a motion to take \$350 out of the Historic District Commission's saving account and apply it to the window workshop on March 2nd and 3rd. Ms. Santimore seconded.

Motion carried 4/0/0 by voice vote.

4. Discussion of signature changes on Equity account.

Mr. Green made a motion to remove Steve Holifield and Kylee Hevrdejs from the Historic District Commission's saving account. Ms. Santimore seconded.

Motion carried 4/0/0 by voice vote.

Table delayed rest of the discussion to the end of commission elections.

5. Commission elections

Mr. Green moved to reappoint Dee Bright as chairman on the Historic District Commission. Ms. Santimore seconded.

Motion carried 4/0/0 by voice vote.

Mr. Green made a motion to appoint Christine Santimore as Vice Chair of the Historic District Commission. Ms. Hayde seconded.

Motion carried 4/0/1 by voice vote with Ms. Santimore abstaining.

Ms. Daniels moved to nominate Frank Green as secretary of HDC. Ms. Santimore seconded.

Motion carried 4/0/1 by voice vote with Mr. Green abstaining.

Mr. Green moved to elect Susan Daniels as treasurer. Ms. Santimore seconded.

Motion carried 4/0/1 by voice vote with Ms. Daniels abstaining.

Table continued with discussing signature changes for the Equity bank account.

Ms. Hayde moved to replace signatures on the savings account with Equity bank with Kyle Palmer, Dee Bright, Christine Santimore, and Susan Daniels. Mr. Green

Motion carried 5/0/0 by voice vote with Ms. Bright giving an "aye" vote.

6. Next Meeting: February 21, 2024. Level III applications due Thursday, February 8. Level II applications due Thursday, February 15.

Ms. Bright reminded everyone of the application deadlines.

7. Agenda setting for February 21, 2024 meeting

There were no agenda items presented.

PUBLIC COMMENTS: None.

COMMISSIONER COMMENTS

Ms. Daniels asked about paint color.

Ms. Hayde thanked Susan and expressed gratitude that Kyle was back at the table.

Ms. Santimore reiterated what Ms. Hayde said.

Ms. Bright discussed the Main Street Eureka Springs window workshop on March 8th and made comments on other projects.

DIRECTOR COMMENTS

Mr. Palmer thanked everyone for the kind words and thanked the commissioners for their service.

ADJOURNMENT

Mr. Green motioned to adjourn. Ms. Santimore seconded.

Motion carried by voice vote 4/0/0 at 6:46 pm.