

**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**

$s^{-}\bar{A} \pi^{-}\check{s}\check{G} \gg \pi^{-}, \pi$  185 Spring  $Z\pi^{+}\pi^{-}$ Gull  
 $s^{-}\bar{A} \pi^{-}\check{s}\check{G}f^{3/4} \pi^{-}\pi$  Frank Green 11 OFF:  $\check{s}\pi$ same  
 $- \check{A}, \check{s}-D\check{B}\check{C}A$  2† $\check{s}\pi\pi$  c1930  $- \check{A} \check{s}-E\check{B}\check{C}E\ll\pi$ Yes  
 $Z\check{A}\pi \check{A}\check{\Delta} \check{A}\check{\Upsilon}\pi$ New construction of cedar post and beam carport, 20'x20'

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

*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.*

### *Guiding Principles for Infill Construction and Additions: Site Layout and Orientation*

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

$$Z_S^+ \Delta^- \pi / \Delta^+ \pi \geq S_A^- \pi_{\text{Approval}}$$

*Sample motion:* I move that the Eureka Springs Historic District Commission issue a *Certificate of Appropriateness* for the proposed work at 211 E. Main based on the agreed upon Summary of Facts as presented.

$$11^{-\dot{A}/\pi \geq \pi}, \quad \check{G}_\pi, \quad \dot{A}$$



**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@b6mail.com		
Phone Number:	479-981-6036		
Applicant Identity: <i>Mark all that apply</i>	<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@b6mail.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"/> 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.

	<b>Feature A (type/name):</b>
--	-------------------------------

Describe property feature and its condition:

Describe proposed work on feature:

--	--

<b>Feature B (type/name):</b>
-------------------------------

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:** 

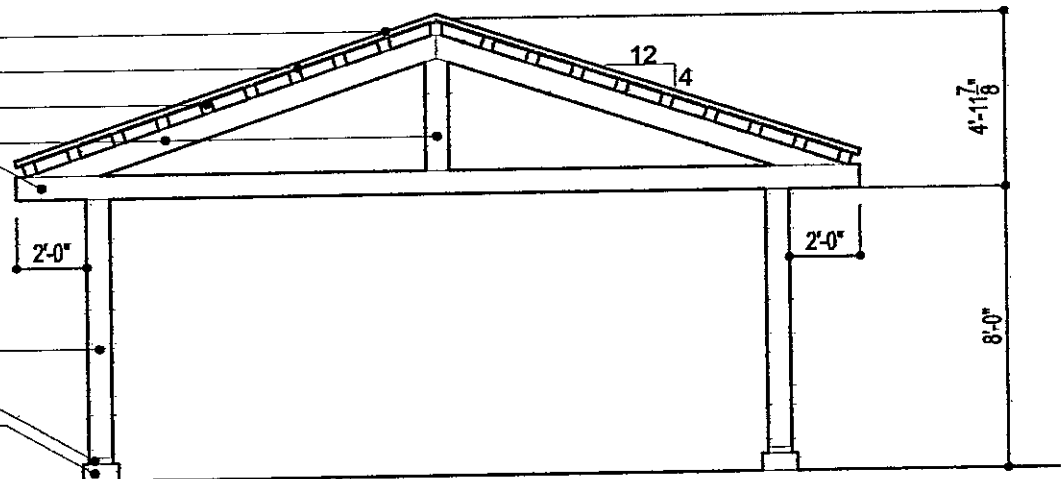
**Date:** 2-20-24

**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
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November 2	October 26	October 20
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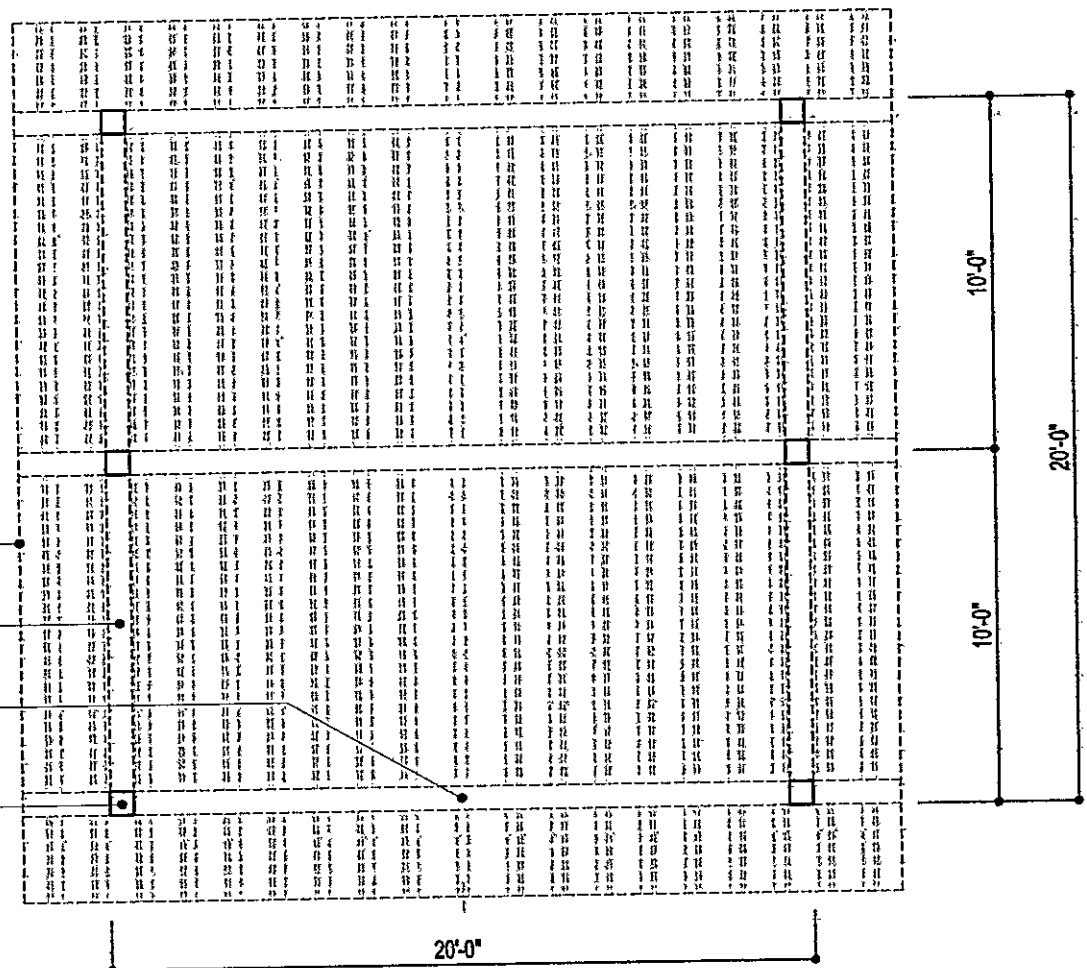
SHINGLE ROOF  
T&G CEDAR DECK  
4" X 4" CEDAR 16" O.C.  
8" X 8" CEDAR

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 66<sup>th</sup> 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:

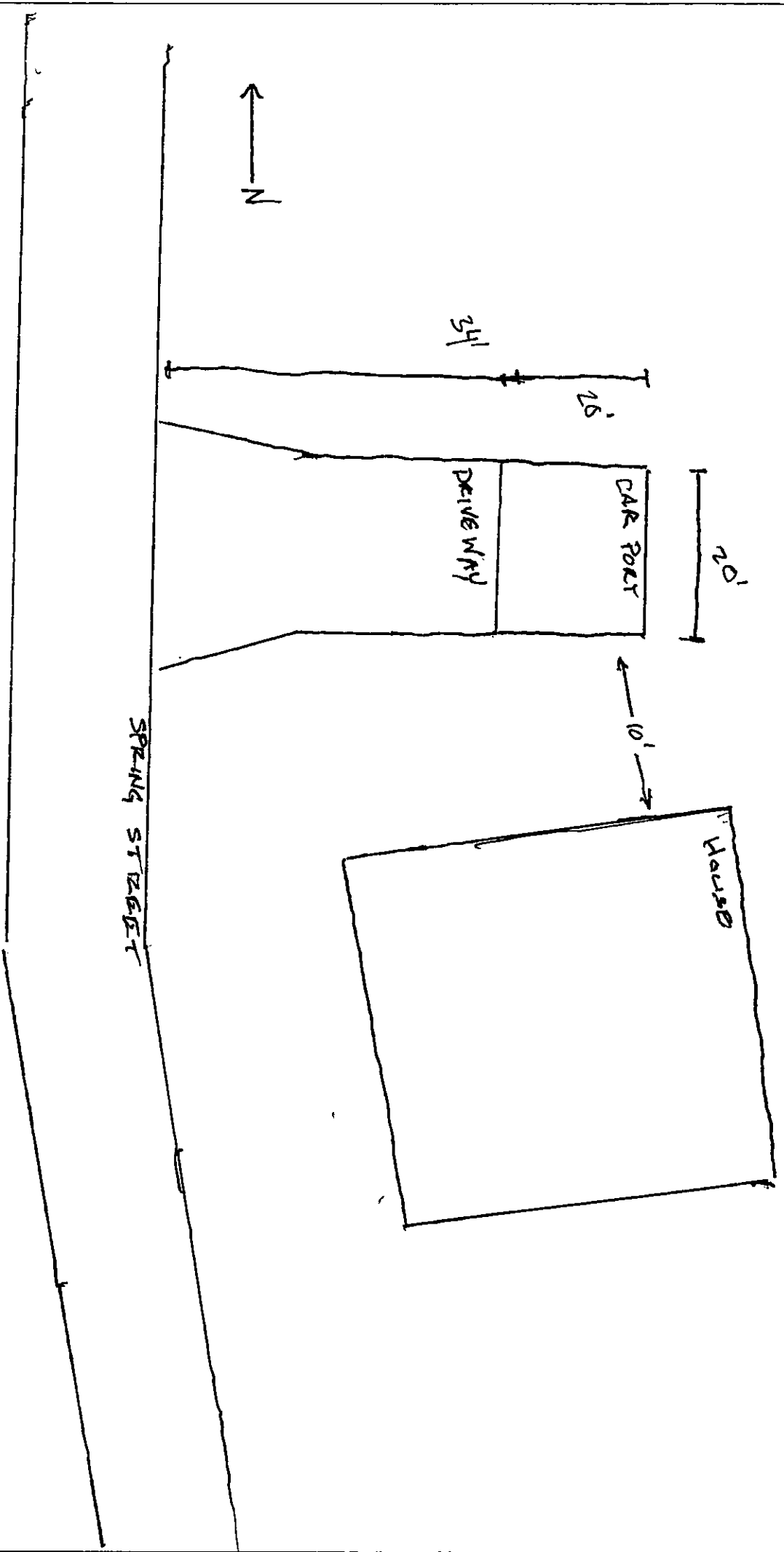
kyle.palmer@eurekaspringsar.gov. You can call my office for any questions: 479-340-0865.

Thank you for your attention to this matter.

Regards,

Kyle Palmer, ESHDC director





185 SPRING STREET  
NOT TO SCALE  
FRANK GREEN



1. Resource Number: 

C	R
2	2
2	8

 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 15 E 433980 N 4029170

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: \_\_\_\_\_

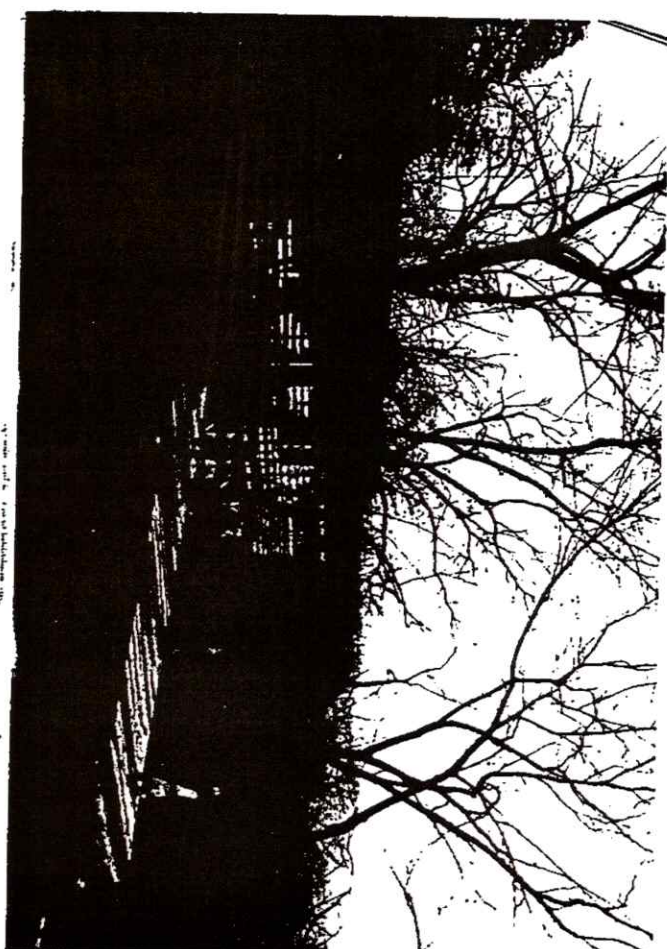
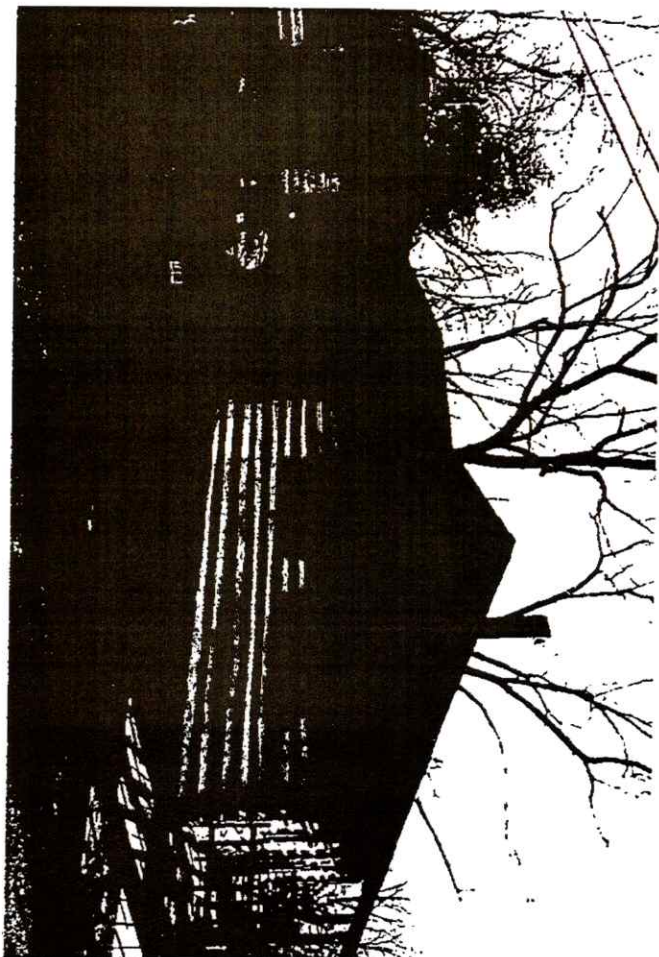
20. Use/Present: 0104 Other: \_\_\_\_\_

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

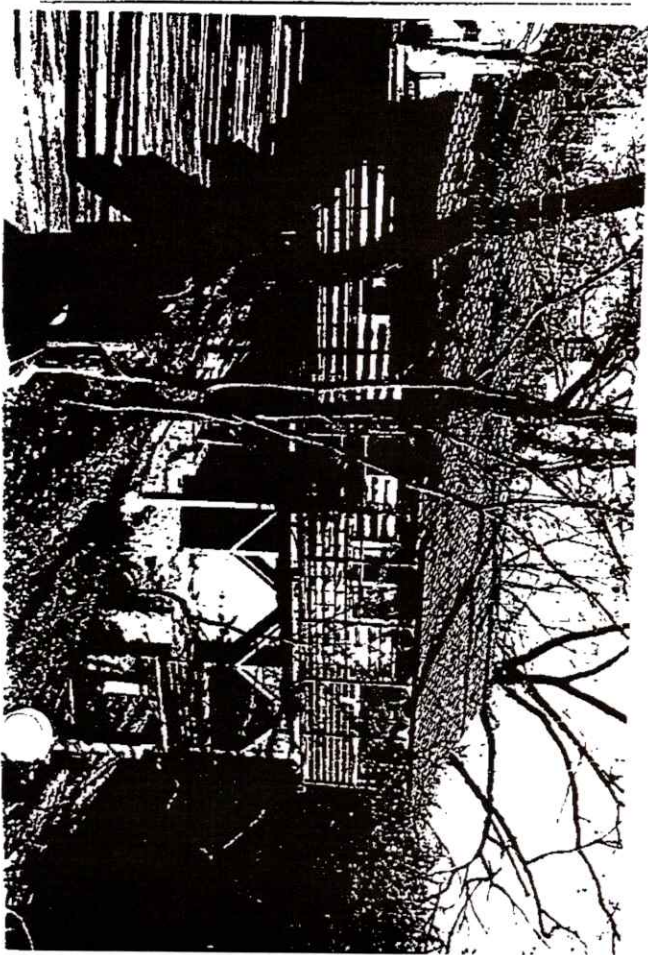
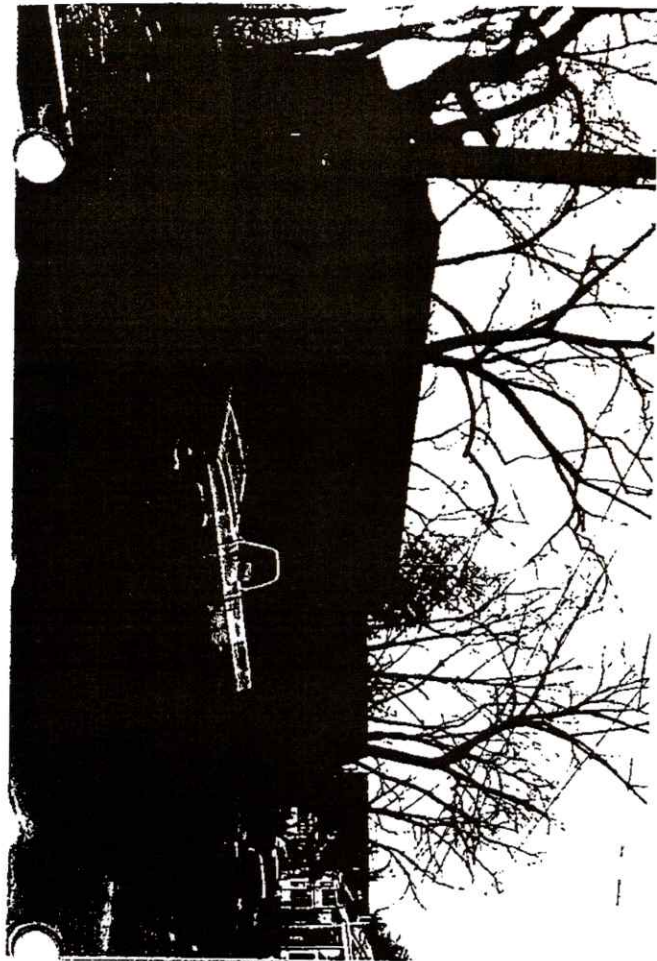
21. Setting: 4 Other: \_\_\_\_\_  
1-Rural, Undisturbed 2-Rural, Built-Up 3-Urban Encroachment 4-Small Town 5-Urban  
9-Other
22. Threats to Property: 11 Other: \_\_\_\_\_  
1-None/Property Stable 2-Neglect/Deterioration 5-Private Development  
7-Urban Encroachment 9-Other
23. Total Number of Site Features: 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 19<sup>th</sup> Century 22-Standard Commercial 20<sup>th</sup> 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



100 STIKING CUREN SPRINGS - C4490L CR2228



APR 1968



855590 110497AD · 20V1992 AUGUS 201992 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

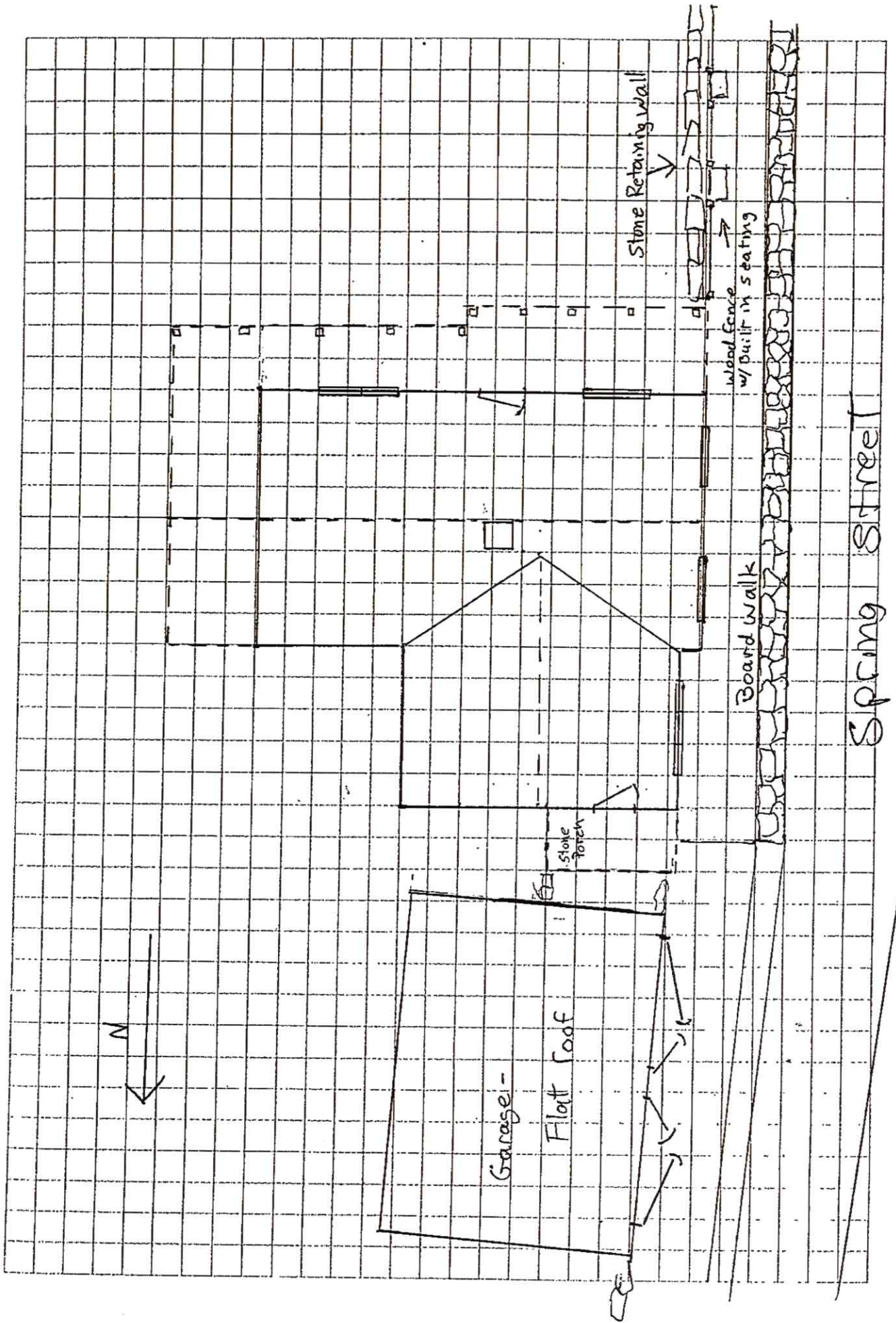
7. Construction Date 0 11930 Comments \_\_\_\_\_

18. Comments      \_\_\_\_\_









$s^{-} \bar{A} \pi^{-} \check{s} G \gg \pi^{-}, \pi$	1 Frisco	$Z\pi^{+}/\mu$ Gull
$s^{-} \bar{A} \pi^{-} \check{s} G f^{3/4} \pi^{-}\pi$	Judy Holden	11 Off. $\check{\pi}$ same
$- \bar{A}, \check{s} D A \check{A} 2^{\dagger} \check{\pi} \pi$	unknown	$- \bar{A} \check{s} C E \check{E} \ll \pi$ unknown
$Z \bar{A} \pi \bar{A} \check{\Delta} \check{A} \ddot{\gamma} \pi$	demolition of collapsed structure	

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

*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.*

*Sample motion:* I move that the Eureka Springs Historic District Commission issue a *Certificate of Appropriateness* for the proposed work at 30 E. 5th based on the agreed upon Summary of Facts as presented.

$$11^{-\dot{A}/\pi \geq \pi}, \quad \check{G}_\pi, \quad \dot{A}$$



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**Planning & Community Development**  
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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 15		
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**

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Applicant Signature: \_\_\_\_\_

Date: 02/23/24

Owner Signature (required for Level III): \_\_\_\_\_

Meeting Date	Application Due Dates 2022	
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October 19	October 12	October 6
November 2	October 26	October 20
November 16	November 10	November 10
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

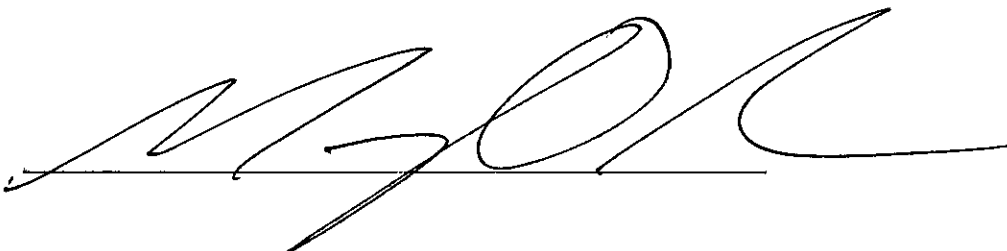
HDC APPLICATION

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](mailto: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.

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[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

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**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](mailto: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](http://www.espreservation.org)

[www.esplanning.org](http://www.esplanning.org)

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



## Kyle Palmer

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**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](mailto: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.

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](#)

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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 8<sup>th</sup> 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.