Harrison Courthouse Square Historic District

Local Ordinance District DRAFT Report

October 6, 2025

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EXECUTIVE SUMMARY

The Harrison Courthouse Square Historic District, located at the heart of downtown Harrison, Arkansas, represents a vital cultural and architectural resource for the community. Listed on the National Register of Historic Places in 1999, the district includes sixty-four buildings—forty-nine of which contribute to its historic character—spanning styles and periods from the late 19th through the mid-20th centuries. Anchored by landmarks such as the Boone County Courthouse, the Old Federal Building, and the Seville Hotel, the district embodies Harrison's growth and development during its most prosperous eras.

Despite its national recognition, the district faces significant threats. Since its listing, multiple contributing structures have been damaged by or lost to fire, flood, and demolition. Many remaining buildings show signs of neglect or incompatible alterations. Additionally, more than 65% of the district lies within a FEMA Special Flood Hazard Area, creating regulatory and investment challenges that jeopardize long-term preservation. Without stronger protections, continued deterioration could irreparably diminish the district's historic integrity.

To address these challenges, the report proposes establishing a **Local Ordinance Historic District (LOD)**, which would extend municipal-level protection through a design review process overseen by the Harrison Historic District Commission. This designation would:

- Safeguard historic character and prevent incompatible alterations or demolitions,
- Encourage compatible infill development,
- Support reinvestment and economic stabilization,
- Provide property owners with regulatory relief under the National Flood Insurance Program, and
- Protect and enhance community identity and cultural tourism.

The report outlines the statutory approval process for creating the LOD, the anticipated design review framework, and the need for locally tailored design guidelines. It emphasizes that the LOD would not regulate interior improvements, zoning, or ordinary maintenance, but would ensure that exterior changes respect the district's historic fabric. By adopting a Local Ordinance District, the City of Harrison can preserve the unique character of its courthouse square, strengthen downtown revitalization efforts, and secure long-term benefits for property owners, businesses, and the broader community.

1. INTRODUCTION

The Harrison Courthouse Square Historic District ("District") is located in the center of the City's downtown commercial district. The county seat of Boone County, Harrison is located in the picturesque Ozark Mountain range. The courthouse square is located less than two blocks from Crooked Creek, a winding Ozark Highlands stream which has historically been a strong influence on the development and physical appearance of the downtown. The District was listed on the National Register of Historic Places in 1999 (NHRP Ref. No. 99000523)

There are currently sixty-four buildings located within the District; the majority of which directly face the imposing Boone County Courthouse and are primarily of stone or brick masonry representing various vernacular details common to the late nineteenth century and early twentieth century commercial buildings.

Of the sixty-four buildings in the District, forty-nine (77%) contribute to the historic significance of the District. All but one of the fifteen non-contributing buildings were constructed prior to 1948. Twenty-eight (44%) of all the buildings in the District were constructed in the period of Harrison's greatest growth, 1900-1920. Included in the District are two buildings that are individually listed on the National Historic Register of Historic Places: Boone County Courthouse (NHRP Ref. No. 76000387) and the Seville Hotel (NHRP Ref. No. 94000443).

1.1 Terms

Definitions for terms used throughout this document are as follows:

Local Ordinance Historic District means a geographically definable area in which historic structures and their setting are protected by design review, typically by the Historic District Commission.

Design Review means a process where proposed exterior changes to buildings or sites within a designated historic district are evaluated to ensure they are consistent with the district's character and historical significance.

National Register Historic District means a geographically definable area with a significant concentration of buildings, structures, sites, spaces, or objects unified by past events, physical development, design, setting, materials, workmanship, sense of cohesiveness or related historical aesthetic associations. This is an honorary designation.

Contributing means the property adds to the historic association and/or architectural importance for which the district is significant. It must have been present during the district's historic period of significance and must physically retain a majority of the architectural characteristics representing that era. When a district is nominated to the National Register of Historic Places, every structure is

designated “contributing” or “non-contributing.” An area must have more than 50% “contributing structures” to be listed on the National Register.

Non-Contributing means the property is either later than the period of significance, has been altered in a major way such that the original form and/or materials and features are no longer present, or the building has deteriorated beyond reasonable repair.

Historic Resource Survey means a systematic method of documenting historic resources through fieldwork and research, often including documentation of photographs, maps, and a written description on a form.

2. HISTORY & SIGNIFICANCE

Harrison is located in a valley along the banks of Crooked Creek, a typical Ozark Highland stream. The Original Town of Harrison, as laid out in 1869, consists of a center block with some twenty blocks surrounding it in a grid pattern. The center courthouse square is the focal point of the downtown. Situated in the center of the tree-shaded is the three-story brick Boone County Courthouse. Across broad streets on all four sides of the courthouse square are rows of one and two-story commercial buildings ranging in age from the mid-1890’s to 1940’s. The courthouse square and portions of eight surrounding blocks comprise the Harrison Courthouse Square Historic District. Located in this historic commercial and governmental center in the Northwestern portion of Arkansas are sixty-four buildings representing the development of Boone County, Arkansas and its county seat, Harrison.

Harrison is less than sixty miles from the Missouri state line and some forty miles east of the Victorian era resort town of Eureka Springs, Arkansas (NHRP Ref. No. 79003730). The city of Harrison developed in the valley of Crooked Creek. The courthouse square and the adjacent blocks comprising the downtown commercial area are surrounded by residential areas, built on three hills overlooking the downtown.

The appearance of the Harrison Courthouse Square Historic District can be attributed to the surveyor who laid out the town in 1869, Col. M. LaRue Harrison. His foresighted and ambitious design of the town square, providing broad streets and spacious design, has been one of the aspects which has enabled the downtown to successfully accommodate over one-hundred years of change.

Centered in the 1869 plat of the Original Town of Harrison is the courthouse square. The Boone County Courthouse was constructed in 1909 to replace the original 1870’s courthouse, which had been destroyed by fire three years earlier. Prestigious Arkansas architect, Charles L. Thompson designed the building. The three-story brick building, in the Classical Revival style, sets an imposing and formal tone in the district. Scattered throughout the courthouse square grounds are monuments to historical events and persons in Boone County. A gazebo similar to one that was located on the grounds was reconstructed in 1976 at its original location in the northwest corner of the square. The

courthouse square sets a formal park-like setting, which has remained consistent with the surveyor's ambitious vision of the future city.

The Old Federal Building, constructed in 1905 at 201 N. Main Street on the northeast corner of the courthouse square is another anchor in the District. This highly visible three-story building is rectangular shaped with brick veneer. The building features Classical Revival style design elements such as cast concrete keystones, pedimented second story windows and a dentiled cornice. The building is now owned by a private developer who is in the process of remodeling the interior of the building for a mix of uses (i.e. restaurant, residential, etc.).

The earliest buildings in the historic district are located in the 100 block of N. Willow on the west side of the square and in the 100 block of W. Stephenson, on the south side of the square. The five buildings constructed in the mid-1880's on N. Willow Street have largely remained indicative of their design, although some storefront alterations have occurred. However, the seven buildings on W. Stephenson on the south side of the square have changed in appearance, largely as a result of a devastating flood in 1961 which severely damaged the buildings. A number of historic buildings in that block were lost to this flood. Subsequent work by the Urban Renewal program resulted in the drastic alteration or removal of others.

The buildings in the Harrison Courthouse Square Historic District constructed prior to 1900 frequently use native stone, abundantly found in the region. However, most of their facades are "dressed" in brick veneer.

The greatest period of growth in the city of Harrison was during the first three decades of the twentieth century. The strongest building boom occurred from 1900 to 1920 when twenty-eight (44%) of the remaining buildings in the district were constructed.

The buildings constructed in the first two decades of the twentieth century are examples of the variations in vernacular commercial styles of the buildings constructed in Harrison during the era when the coming of the railroad brought a boom in its economy.

The Boone County Courthouse and Old Federal Building fall into the early part of this period. These grand and important buildings are exceptions to the general type of building constructed in this time period. Buildings located at 102 W. Stephenson and 108 E. Stephenson are simple rectangular, one-story with brick veneer. Minimal decorative detail is expressed in brick patterns at the cornice line.

The Parr Block, 115-125 E. Stephenson, constructed in 1917, is comprised of three small and one large flat-roof storefronts veneered in brick. Typically, the only decorative architectural detail is found in a dentiled cornice set into a recessed brick panel.

An excellent example of the use of the stone indigenous to the area is the c. 1910 building at 201-207 W. Stephenson. This one-story building is constructed of heavy cut stone blocks used in much of the construction in northern Arkansas during this era. Arched

window and entrance openings and a simple band of dentils at the cornice provide the decoration for this building.

Representative of the surge in the local economy beginning shortly after the turn of the century, are the Capps Building at 109-111 N. Main Street, and the Kirby Building at 123-125 N. Main. Both are two-story brick-veneered buildings constructed in 1914 and feature stylistic detailing in cast concrete window lintels and as on the Kirby Building, a cast concrete belt course running as a continuation of the second story window lintels.

The year 1929 saw the construction of several important components of the Harrison Courthouse Square Historic District. The Montgomery Ward Building constructed at 120 N. Willow is a decorative vernacular adaptation of the then popular Spanish Revival style. The parapet of the building is divided into three bays and features arches inspired by the Mission style. The second story of the facade is faced in glazed terracotta tile and features decorative green tile insets.

The Lyric Theater at 113 W. Rush on the north side of the square, was also constructed in 1929 and its decorative elements employ the elements of the Spanish Revival style. The dominating characteristic of this two-story building is its parapet which features decorative terracotta insets and small terracotta pilasters with finials.

The Seville Hotel is located at 300 N. Main Street on the northern point of the Harrison Courthouse Square Historic District. This building, constructed in 1929 is an excellent example of an historic hotel designed in the Spanish Revival style. The three-story building is wood frame with brick and terra cotta veneer. It is a relatively elaborate interpretation of the Spanish Revival design, presenting a distinctly Baroque appearance. Molded terracotta tile on first floor walls, bracketed cornice and large arches characterize the Seville Hotel's design. The Building also presents signature stylistic characteristics of the Spanish Revival style such as the polychromatic spiral columns and moldings which are tinted with deep, rich colors.

The c. 1929 Phillips Petroleum Gas Station Building at 224 N. Main Street is reminiscent of the Tudor Revival style in its steeply front facing gabled roof with pseudo half-timbering. The gas station and adjacent garage/auto repair building at 108-110 W. Ridge were constructed to accommodate the growing number of tourists and automobile traffic in the city in the late 1920s and early 1930s.

The Milburn Building located at 122-126 N. Willow, next door to the Montgomery Ward building on the west side of the square, was constructed in 1930. The design of this two-story, three storefront building includes modest decoration in the use of a cast concrete cornice line and cast concrete coping on the parapet ledge. The building's simple and functional design is typical of commercial buildings constructed by local businessmen in the years immediately preceding the Great Depression.

Toward the end of the 1930's as the country recovered from the effect of the Great Depression, the city of Harrison began to see new construction. In the late 1930's and

early 1940's the Rush Hotel at 114 E. Rush and an adjacent series of five commercial storefronts (116-124 E. Rush) were constructed. Post 2000, The Rush Hotel and commercial buildings at 116 & 118 E. Rush were razed for the construction of a parking lot. The Rush Hotel was an outstanding example of the way native materials were being used in construction in this time period just before World War II. The three-story hotel was of frame construction and veneered in native fieldstone with brick corners and brick surrounding window and door openings. This combination of stone walls and brick detailing was popular in both commercial and residential design beginning in the mid-1930's and continuing in popularity through the 940s.

The immediate post World War II construction boom in the country is reflected in five buildings in the Harrison Courthouse Square Historic District. The one-story buildings 110-114 and 116 N. Walnut are indicative of the "streamlined" effect popular in the post war era. The buildings' exterior walls are veneered in glazed tile and feature dark horizontal bands of tile in the upper portions on three sides. The Cash Grocery Store Building and adjacent office building at 201 W. Rush and 207-213 W. Rush are simple brick veneered buildings with flat roofs and little ornamentation. The one-story building on the Northwestern corner of the square at 121-125 W. Rush is another example of the immediate post war construction boom. Its utilitarian function is augmented with a stepped parapet with cast concrete coping.

The most recently constructed building in the District is approximately 64 years old. The c. 1961 gas station at 103 S. Main was constructed after the buildings originally occupying the site were destroyed in the May, 1961 flood.

Many of the building in the District are in good conditions; however, some of the buildings have been neglected and nine (14%) are fully vacant. Five buildings that existed within the District when it was originally listed on the National Register in 1999 are no longer there. As previously stated, The Rush Hotel and two adjacent commercial buildings were demolished to make way for a parking lot. A building at 105 N. Main (build c. 1900) was destroyed by fire and has not been rebuilt. All four of these buildings were contributing to the District at the time of listing. Another building, located at 216 N. Main (built c. 1929), which was non-contributing has also been removed.

Of the fifteen non-contributing buildings in the district, fourteen are historic and despite their alterations, remain a viable and important component of the courthouse square district.

3. PAST PRESERVATION INITIATIVES & PROJECTED LOSS OF THE HISTORIC DISTRICT

3.1. Past Preservation Initiatives

In 1985, Harrison joined Main Street Arkansas as a pilot program and saw measurable success in the revitalization of the downtown area, which includes the District, over the next couple decades. Early projects focused on cosmetic

enhancement (i.e. new signs/awnings, cleaning of building exteriors, etc.). Period lights, which were purchased by businesses and individuals, were installed around the Boone County Courthouse with additional period lights added by the City in the downtown area over the years. Several building renovations were completed (i.e. Walters Department Store, Shaddox Building, Lyric Theater, Boone County Courthouse, Federal Building, etc.). Despite several years of success, the City lost its designation as a Main Street Community program during the economic downturn during the late 2000's. With renewed community efforts to reinvigorate the downtown commercial areas and revitalize Main St., the City has rejoined the Main Street Arkansas program

In 2009, Congressman John Paul Hammerschmidt initiated the Central Organization for Revitalization & Enhancement of Harrison (C.O.R.E.). C.O.R.E. was a voluntary group of area residents focused on revitalization of Harrison's downtown area. While the group saw success during the early 2010's (i.e. implementation of a 'road diet' on Main Street and development of a 'CORE District Strategic Plan'), activity from the group began to wane in 2015 and it is no longer active.

3.2 Projected Loss of the Historic District

While the Harrison Courthouse Square Historic District was nominated to the National Register of Historic Places in 1999, no significant, long lasting efforts have been undertaken to protect and preserve the District beyond the honorary designation. At the time of listing, the District was comprised of seventy (70) properties; fifty-four of which contributed to the historic significance of the District (approximately 77%). In the past 26 years, four contributing buildings have been lost to either demolition or fire. Three contributing buildings (114, 116, & 118 E. Rush, including the Rush Hotel) were demolished to make way for a parking lot. Another contributing building located at 105 N. Main St. was destroyed by fire.

Since the District was last surveyed in 2003, there have been several incompatible alterations to contributing structures within the Historic District due to the lack of local oversight aimed at preserving the district.

Another threat to the long-term viability of the Historic District is the presence of FEMA mapped Special Flood Hazard Area (SFHA) in a large area of the district. Forty-three (43) of the remaining sixty-six (66) buildings, approximately 65%, are located within Zone AE SFHA. Application of NFIP regulations, specifically the Substantial Improvement Rule, have either hindered or outright prevented significant investment in the area thus leading to neglect for many of the contributing structures. Without relief, the continued neglect and subsequent deterioration of properties will likely cause the loss of addition contributing structures.

If the district continues to lose contributing structures (by demolition, neglect, or incompatible alterations), the Harrison Courthouse Square Historic District could be irreplaceably lost.

4. SOLUTION: LOCAL ORDINANCE HISTORIC DISTRICT

4.1 What is a Local Ordinance District?

A Local Ordinance District ("LOD") is a geographically definable area in which historic structures and their setting are protected by design review at the municipal level (rather than state or federal), typically be a Historic District Commission. The City of Harrison does not currently have a local ordinance district.

The proposed LOD for the Harrison Courthouse Square Historic District would be identical to, and encompass, the area of the existing National Register District (NRHP Reg. No. 99000523). A map of the proposed district is provided in Appendix A. If adopted, the District would gain a public review process for the alteration, restoration, construction, moving and demolition of structures within the District through the HDC. Applications would be reviewed by the HDC and City staff against specific design guidelines tailored to the district. The local ordinance would not review ordinary maintenance, interior improvements, or property use (such as zoning).

The anticipated impacts of creating the local ordinance district for the Harrison Courthouse Square Historic District would be:

- preservation of the existing historic character of the area,
- compatibly designed infill development,
- fewer demolitions,
- fewer vacant buildings,
- increased stabilization of the area's economy,
- protection of property owner investment, and
- simplification of navigating floodplain development rules and relief available to historic structures located within a flood plain (see further detail below).

The National Flood Insurance Program (NFIP) gives special consideration to the unique value of historic buildings and provides significant relief for historic structures. Structures defined within the NFIP framework as "historic structures" do not have to meet the new construction, substantial improvement, or substantial damage requirements of the program as long as the structures maintain their historic structure designation. Within a historic district, contributing properties are considered "historic structures" when applying such relief from NFIP rules. However, if plans to substantially improve a contributing property or repair a substantially damaged contributing property would result in loss of its designation as a contributing property the structure would no longer qualify for the exemption.

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Following adoption of the LOD and approval for the City to be a certified local government (CLG), the process for navigating the NFIP with respect to historic structures is simplified for both the City and property owners by providing a local pathway for determining whether or not proposed modifications would result in a properties designation as contributing. Furthermore, the availability of this relief from NFIP requirements will also serve as incentive to owners of contributing property within the SFHA to maintain the structure's designation.

Although contributing properties within the district can be exempted from the NFIP substantial improvement and substantial damage requirements, consideration should be given to mitigation measures that can reduce the impacts of future flooding. Such mitigation measures should focus on those that can reduce flood damages to historic structures without affecting the structure's designation (i.e. use of flood resistant materials, elevating mechanical and electrical systems when possible, etc.).

4.2 Path to Approval

To create a local ordinance district, the City of Harrison must follow the provisions outline by the Arkansas General Assembly (A.C.A. §14-172-203) and its Ordinance to Create the Harrison Historic District Commission (Ord. No. 1528). Below is a summary of the legal process:

1. Historic District Commission presents a report to the Arkansas Historic Preservation Program ("AHPP") and the Harrison Planning Commission ("PC") for recommendations.
2. The AHPP and the PC have 60 days to provide recommendations on the report to the Historic District Commission.
3. The report and recommendations will be presented at a Historic District Commission public hearing. The report and proposal of the LOD shall follow public notice provisions.
4. The final report, including all recommendations, shall be presented to the Harrison City Council with the recommendations from the AHPP, PC, and HDC.
5. The Harrison City Council will vote to approve or deny the proposal. If approved, there must be the passing of an ordinance to implement creation of the local ordinance district.

4.3 Path Following Approval

4.3.1 Design Guidelines

Following creation of a local ordinance district, design guidelines must be established to provide review standards for development specific to the District. Until these guidelines are in place, staff recommends use of The Secretary of the Interiors Standards of Rehabilitation as a guideline for reviewing proposed alteration or renovation of structures within the District.

4.3.2 Staff Capacity

If the Harrison Courthouse Square Historic District local ordinance district is established, additional staff may be required depending on the case load activity. With the City currently not having a local ordinance district, it is difficult to determine an expected case load at this time.

5. DESIGN REVIEW PROCESS

While adoption of a Local Ordinance District and design guidelines for the Harrison Courthouse Square Historic District will establish local measures to preserve and promote the history of the area, it will also create a new regulatory framework that will have to be navigated by property owners within the district. The following summary of a typical Design Review Process is intended to help local officials, stakeholders, and the public better understand this new regulatory framework.

In the design review process, owners of property within the District will be required to obtain approval from the Harrison Historic District Commission for major exterior alterations, additions, and new construction. Commission approval will be in the form of a "Certificate of Appropriateness" (CoA). The typical application and review process for a CoA would follow the steps below:

- Step 1 - Determine whether or not a property lies with the boundaries of the District. If yes, application for a CoA will be required for major exterior alterations, additions, and new construction.
- Step 2 – Consult with City staff about the planned alterations, additions, or new construction to receive guidance of the CoA application process. City staff will assist property owners with obtaining a CoA application and helping them understand what supporting information may be necessary for application review.
- Step 3 – Complete and submit the CoA application with all necessary supporting information to the City. City staff will review the application to make sure that it is complete. If not complete, staff will request the additional information or documents necessary.
- Step 4 – Once a CoA application is determined to be complete, a public hearing will be scheduled in conjunction with a scheduled Historic District Commission (HDC) meeting. Notification of the public hearing will be provided to property owners within 200 feet of the subject property and a Notice of Public Hearing will be published in the local newspaper at least fifteen (15) days prior to the date of the hearing.
- Step 5 – At the public hearing, the HDC shall hear all persons desiring to present information regarding the CoA application. Applicants will be expected to attend the Public Hearing and HDC meeting to answer questions. The HDC will approve, disapprove or defer the application pending further information. The HDC may

also approve an application contingent on certain conditions being met before issuance of a CoA.

- Step 6 – If work is approved, a CoA will be issued to the applicant. If work is not approved, written notification including reasons for non-approval will be provided to the applicant.

All decisions regarding CoA review and approval will be based on two documents: (1) U.S. Secretary of the Interior Standards for the Treatment of Historic Properties and (2) local district design guidelines that will be developed after adoption of the LOD.

There will be certain types of work that will not require a CoA. Examples of work not requiring a CoA include:

- Ordinary maintenance or repair of any exterior architectural feature in the District which does not involve a change in design, materials, or outer appearance. Proposed work consisting only of a change in paint color on surfaces that are previously painted would be considered ordinary maintenance.
- Restoration, rehabilitation, renovation, preservation, alteration, construction, or demolition of any such feature that the building inspector of the City certifies is required for public safety.

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APPENDIX A

Map of
Harrison Courthouse
Square Historic District

Department of Public Works
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Harrison, AR 72601
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Scale
1" = 120'

Date
August, 2025

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Appendix
A

APPENDIX B
Written Description of District Boundary

Verbal Boundary Description:
The Harrison Courthouse Square Historic District includes an area bounded by the alley south of W. Stephenson and E. Central on the south, the alley to the west of N. Willow on the west, the south one-half and northwest quarter of the block bounded by W. Rush, N. Willow, N. Main and W. Ridge, the south side of E. Rush to its intersection with N. Walnut where it turns and runs south along N. Walnut to the intersection with Central Avenue where it turns to run west along Central to S. Main then turning north to the point of beginning at the alley south of the 100 block of West Stephenson.

Legal Boundary Description:
Block 1; Block 2; Lots 8, 10, & 12 of Block 3; the East Half and Southwest Quarter of Block 4; Lots 9, 10, 11, & 12 of Block 5; the East Half of Block 6; lots 1 & 3 of Block 7; the North Half of Block 8; Block 9; and Lots 7, 9, & 11 of Block 14 of the Original City of Harrison.

APPENDIX C

Inventory of Buildings
Within the District

INVENTORY OF BUILDINGS WITHIN THE HARRISON COURTHOUSE SQUARE HISTORIC DISTRICT

	Info from 1999 NRHP Registraition Form				Current Building Information		
	Address	**Building Name**	**Date**	**Contributing**	**Current Address (if different)**	**Current Use(s)**	**Current Owner**
1	Courthouse Square	Boone County Courthouse	1909	C		Boone County Courthouse	Jacquelyn C. Fowler Living Trust 8/1/2000
2	100-102 N. Willow		c. 1895	NC		Foresee Insurance, Rouge's Den	Jacquelyn C. Fowler Living Trust 8/1/2000
3	104 N. Willow		c. 1905	C		Camp Jack Office	Massey Family Trust UTD 3/4/2020
4	108-110 N. Willow		c. 1895	C		Styled Events, Harness Boots & Shoes	Becky Hall Family Rev. Trust 6/2
5	112 N. Willow		c. 1895	C		**Vacant**	Wanda McCaskey
6	114 N. Willow		c. 1895	C		Neno's Place	Kafe & Kaly LLC
7	116 N. Willow	Old Dime Store	c. 1895	C		Possibly Canvender's	Family Orchard LLLP (Lisa Cavender Price)
8	120 N. Willow	Montgomery Ward Building	1929	C		Commerce Mall (closed)	Carl B Marcusen (estate)
9	122-126 N. Willow	Milburn Building	1930	C	124-128 N. Willow	**Vacant**, Country Meadow Botique, Selling 726	726 Properties LLC
10	128-130 N. Willow		c. 1930	C	130-132 N. Willow	Tiny Tots Resale, Virnig Law	T&V Real Estate, Patricia Virnig
11	102 W. Stephenson		c. 1910	C		Three Wishes	Blake & Amanda & Ruby Kate JTRS
12	104-106 W. Stephenson		c. 1910	C		Tatoo Shop, Vacant	SF Town Square LLC
13	110 W. Stephenson	Coffman Building	c. 1895	NC		**Vacant**	Michael W Broeg Living Trust 5/23/2023
14	112 W. Stephenson	Phelps Building	c. 1895	NC		Bella Donna Salon	Cash Enterprises Inc.
15	116 W. Stephenson		c. 1895	C		Academy of Self Defence, Rhuel Luttrell	Preferred Marketing Services Inc.
16	118 W. Stephenson		c. 1895	C		Rag & Bone Emporium	Christine James Harrison
17	120 W. Stephenson		c. 1895	C		Rag & Bone Emporium	Christine James Harrison
18	122 W. Stephenson		c. 1895	C	124-126 W. Stephenson	Sanctuary Shop	Sanctuary Inc.
19	124 W. Stephenson	First Federal Building	c. 1895	NC	128 W. Stephenson	Boone County Title (Coffman Center)	Jefferson Wayne Properties LLC
20	103 W. Rush		c. 1910	NC		Frenzy	Jo Francis Smith Trust Dated July 15, 2011
21	105-107 W. Rush		c. 1910	NC		Frenzy, Exquisite Salon on the Square	Jo Francis Smith Trust Dated July 15, 2011
22	109-111 W. Rush	Time Building	c. 1897	NC		Harrison Daily Times	BBP Harrison LLC
23	113 W. Rush	Lyric Theather	1929	C	115 W. Rush	Lyric Theater	Ozark Arts Council
24	115 W. Rush		c. 1920	NC	117 W. Rush	Luxe on Rush	Beth Crenshaw
25	119 W. Rush		c. 1929	C		Town House Café	Kevin & Joy Kuykendall
26	121 W. Rush		c. 1929	C		J&J Bowtique & Snackbar	Roger L Orr
27	125-127 W. Rush		1946	C	125 W. Rush	Boba Joes	Renner Investment Holdings LLC
28	101-103 N. Main	Walters Building	c. 1920	C		**Vacant**	Soujourners LLC
29	105 N. Main		c. 1900	C		**No Building/Hole in Square (Destroyed by Fire)**	Soujourners LLC
30	107 N. Main	Kirby-Evans Building	c. 1900	C		**Vacant**	CRMJ Properties LLC
31	109-111 N. Main	Capps Building	c. 1914	C		**Vacant**	Myers Property Rentals LLC
32	113-115 N. Main		c. 1913	C		**Vacant**, Boone Lodge #314	Morton Haritage Irr. Trust 3/13/18; Boone Lodge #314
33	117 N. Main		c. 1913	C		**Vacant**	Griffin Family Trust U/I/T/3-6-2007
34	121 N. Main		c. 1913	C		Venue 121	Timothy Sean & Acacia Johnson
35	123-125 N. Main	Kirby Building	1914	C		Sam Alexander Health Mart Pharmacy	Joanna Alexander Rev. Trust UTD Dec. 8, 2003
36	201 N. Main	Old Federal Building	1905	C		**Vacant (Being Remodelled)**	KTW Ventures LLC
37	212 N. Main		c. 1922	NC		United Country Real Estate	BBP Harrison LLC
38	214 N. Main		c. 1929	NC		United Country Real Estate	BBP Harrison LLC
39	216 N. Main		c. 1929	NC		**No Building (Removed)**	BBP Harrison LLC
40	224 N. Main	Phillips Petroleum	c. 1929	C		Office	Gordon & Kandy G Webb
41	300 N. Main	Seville Hotel	1929	C		Seville Hotel	1929 Seville LLC
42	108-110 W. Ridge		c. 1929	C		**Vacant**	Gordon & Kandy G Webb
43	205 W. Rush	Cash Grocery Store	c. 1948	C	201 W. Rush	Dollar General	Joe D Bennet Rev Trust 9/15/1997
44	207-211 W. Rush		c. 1948	C	207, 209, 213 W. Rush	Psych Bike, Couns. & Fam. Therapy	Cognition Investments LLC
45	206-210 W. Rush		c. 1930	C		Ridge River Cloggers, Serenity Cleaning	Colby Williams
46	200 W. Stephenson		c. 1907	NC		Explore Harrison	Harrison CATPC
47	204-206 W. Stephenson		c. 1900	NC	204 W. Stephenson	Backstreet Trader	Rick & Shirley Schoenberger
48	210 W. Stephenson		c. 1900	NC	208 W. Stephenson	**Vacant**	Leanna Zimmerman
49	212 W. Stephenson	Allison Building	c. 1900	C		Stewart's Sticks & Strings	JAJA Solutions Inc.

INVENTORY OF BUILDINGS WITHIN THE HARRISON COURTHOUSE SQUARE HISTORIC DISTRICT

	Info from 1999 NRHP Registraition Form				Current Building Information		
	Address	**Building Name**	**Date**	**Contributing**	**Current Address (if different)**	**Current Use(s)**	**Current Owner**
50	205 W. Stephenson		c. 1900	C	201, 205, 207 W. Stephenson	Message Therapy with GiGi; Legal Aid of Arkansas	Jacquelyn C. Fowler Living Trust 8/1/2000
51	114 E. Rush	Rush Hotel	c. 1939	C	116 E. Rush	**No Building (Removed and Paved for Parking)**	Joanna Alexander Rev. Trust UTD Dec. 8, 2003
52	116 E. Rush		c. 1939	C	116 E. Rush	**No Building (Removed and Paved for Parking)**	Joanna Alexander Rev. Trust UTD Dec. 8, 2003
53	118 E. Rush		c. 1939	C	116 E. Rush	**No Building (Removed and Paved for Parking)**	Joanna Alexander Rev. Trust UTD Dec. 8, 2003
54	120 E. Rush		c. 1939	C		The Lilly Frog Children's Boutique	Rick & Lorna Dixon Liv. Trust Date 01/17/2025
55	122 E. Rush		c. 1939	C		Movement Chiropractic	Rick & Lorna Dixon Liv. Trust Date 01/17/2025
56	124 E. Rush		c. 1939	C		Peaceful Massage	Richard & Marcie L Black
57	115 E. Stephenson	Parr Block	1917	C		Cressie's	Rebecca M. Kirkland
58	117 E. Stephenson	Parr Block	1917	C		Rainbow	Rebecca M. Kirkland
59	119 E. Stephenson	Parr Block	1917	C		1915 Café & Bakery	Rebecca M. Kirkland
60	121-125 E. Stephenson	Parr Block	1917	C		Jones Barber Shop, Sassy Wags	Jordan Schaeffer
61	108 E. Stephenson	Wagley Building	1917	C		Tacky Cactus Boutique	Edmont Properties LLC
62	110 E. Stephenson	Wood Building	c. 1917	C		Urban Market	Keith Lee
63	112 E. Stephenson		c. 1917	**NC**		Harrison Handyman & Construction	Kent & Skipper McCormick
64	114 E. Stephenson		c. 1920	C		Six Sisters Coffee and Crepes	Savells Family Trust Date February 10, 2023
65	116-118 E. Stephenson		c. 1920	C		Creatable Art Studio, Elite Hair Fashions	Savells Family Trust Date February 10, 2023
66	120 E. Stephenson		c. 1920	C		John Arthur Hammerschmidt Office	Pioneer Properties
67	103 S. Main St.		c. 1961	**NC**		Freeland's Barber Shop	Dunscombe Group LLC
68	110-114 N. Walnut		c. 1946	C	110 N. Walnut	Home Furniture Décor & More	Rick & Lorna Dixon Liv. Trust Date 01/17/2025
69	116 N. Walnut		c. 1946	C		Clark Office Products	Rick & Lorna Dixon Liv. Trust Date 01/17/2025

APPENDIX D

Photographs of Buildings Within the District

100 N. Main St.
Boone County Courthouse
Built: 1909
Inventory No. 1
Contributory
Individually Listed (NHRP Ref. No. 76000387)

100-102 N. Willow St.
Built: c. 1895
Inventory No. 2
Non-Contributing

104 N. Willow St.
Built: c. 1905
Inventory No. 3
Contributing

108-110 N. Willow St.
Built: c. 1895
Inventory No. 4
Contributing

112 N. Willow
Built: c. 1895
Inventory No. 5
Contributing

114 N. Willow St.
Built: c. 1895
Inventory No. 6
Contributing

116 N. Willow
Old Dime Store
Built: c. 1895
Inventory No. 7
Contributing

120 N. Willow St.
Montgomery Ward Building
Built: 1929
Inventory No. 8
Contributing

122-126 N. Willow St.
Milburn Building
Built: 1930
Inventory No. 9
Contributing

130-132 N. Willow
Built: c. 1930
Inventory No. 10
Contributing

102 W. Stephenson
Built: c. 1910
Inventory No. 11
Contributing

104-106 W. Stephenson Ave.
Built: c. 1910
Inventory No. 12
Contributing

110 W. Stephenson Ave.
Coffman Building
Built: c. 1895
Inventory No. 13
Non-Contributing

112 W. Stephenson
Phelps Building
Built: c. 1895
Inventory No. 14
Non-Contributing

116 W. Stephenson
Built: c. 1895
Inventory No. 15
Contributing

118 W. Stephenson Ave.
Built: c. 1895
Inventory No. 16
Contributing

120 W. Stephenson Ave.
Built: c. 1895
Inventory No. 17
Contributing

122 W. Stephenson Ave.
Built: c. 1895
Inventory No. 18
Contributing

124 W. Stephenson Ave.
First Federal Building
Built: c. 1895
Inventory No. 19
Non-Contributing

103-107 W. Rush Ave.
Built: c. 1910
Inventory Nos. 20 & 21
Non-Contributing

109-111 W. Rush
Times Building
Built: c. 1897
Inventory No. 22
Non-Contributing

113 W. Rush Ave.
Lyric Theater
Built: 1929
Inventory No. 23
Contributing

115 W. Rush Ave.
Built: c. 1920
Inventory No. 24
Non-Contributing

119 W. Rush Ave.
Built: c. 1929
Inventory No. 25
Contributing

121 W. Rush Ave.
Built: c. 1929
Inventory No. 26
Contributing

125-127 W. Rush Ave.
Built: 1946
Inventory No. 27
Contributing

101-103 N. Main St.
Walters Building
Built: c. 1920
Inventory No. 28
Contributing

105 N. Main St.
Built: c. 1900
Inventory No. 29
Originally Listed as Contributing
Destroyed by Fire

107 N. Main St.
Kirby-Evans Building
Built: c. 1900
Inventory No. 30
Contributing

109-111 N. Main St.
Capps Building
Built: c. 1914
Inventory No. 31
Contributing

113-115 N. Main St.
Built: c. 1913
Inventory No. 32
Contributing

117 N. Main St.
Built: c. 1913
Inventory No. 33
Contributing

121 N. Main St.
Built: c. 1913
Inventory No. 34
Contributing

123-125 N. Main St.
Kirby Building
Built: 1914
Inventory No. 35
Contributing

201 N. Main St.
Old Federal Building
Built: 1905
Inventory No. 36
Contributing

212-214 N. Main St.
Built: c. 1922
Inventory Nos. 37 & 38
Non-Contributing

224 N. Main St.
Phillips Petroleum
Built: c. 1929
Inventory No. 40
Contributing

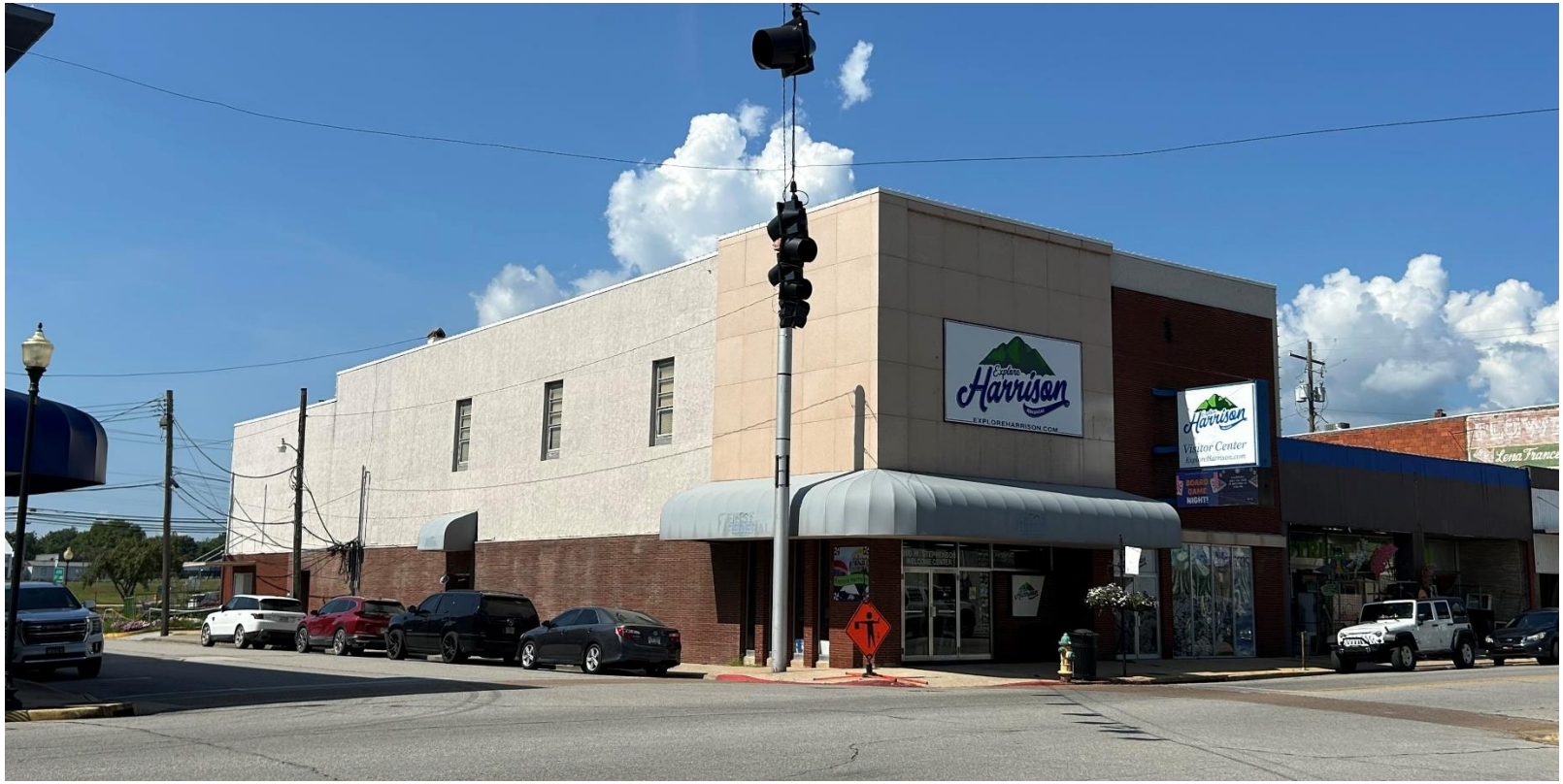
300 N. Main St.
Seville Hotel
Built: 1929
Inventory No. 41
Contributing
Individually Listed (NHRP Ref. No. 94000443)

108-110 W. Ridge Ave.
Built: c. 1929
Inventory No. 42
Contributing

201 W. Rush Ave. (South Side)
Cash Grocery Store
Built: c. 1948
Inventory No. 43
Contributing

207-211 W. Rush Ave.
Built: c. 1948
Inventory No. 44
Contributing

206 – 210 W. Rush Ave.
Built: c. 1930
Inventory No. 45
Contributing



200 W. Stephenson Ave.
Built: c. 1907
Inventory No. 46
Non-Contributing

204-206 W. Stephenson
Built: c. 1900
Inventory No. 47
Non-Contributing

210 W. Stephenson
Built: c. 1900
Inventory No. 48
Non-Contributing

212 W. Stephenson
Built: c. 1900
Inventory No. 49
Non-Contributing

201 to 205 W. Stephenson Ave.
Built: c. 1900
Inventory No. 50
Contributing

118 & 120 E. Rush Ave.
Built: c. 1939
Inventory Nos. 54 & 55
Contributing

124 E. Rush Ave.
Built: c. 1939
Inventory No. 56
Contributing

115 E. Stephenson Ave.
Parr Block
Built: 1917
Inventory No. 57
Contributing

117 E. Stephenson Ave.
Parr Block
Building: 1917
Inventory No. 58
Contributing

119 E. Stephenson Ave.
Parr Block
Built: 1917
Inventory No. 59
Contributing

121-125 E. Stephenson
Parr Block
Built: 1917
Inventory No. 60
Contributing

108 E. Stephenson Ave.
Wagley Building
Built: 1947
Inventory No. 61
Contributing

110 E. Stephenson Ave.
Wood Building
Built: c. 1917
Inventory No. 62
Contributing

112 E. Stephenson Ave.
Built: c. 1917
Inventory No. 63
Non-Contributing

114 E. Stephenson Ave.
Built: c. 1920
Inventory No. 64
Contributing

116-118 E. Stephenson Ave.
Built: c. 1920
Inventory No. 65
Contributing

120 E. Stephenson Ave.
Built: c. 1920
Inventory No. 66
Contributing

103 S. Main St.
Built: c. 1961
Inventory No. 67
Non-Contributing

110-114 N. Walnut St.
Built: c. 1946
Inventory Nos. 68 & 69
Contributing

APPENDIX E

Draft Ordinance to Establish Local Ordinance District (LOD)

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING PROCEDURES FOR THE PROTECTION AND PRESERVATION OF THE CHARACTER OF AND PROPERTIES WITHIN THE HARRISON COURTHOUSE SQUARE HISTORIC DISTRICT

WHEREAS, the City of Harrison contains unique and valuable historic properties and neighborhoods worthy of preservation and protection; and

WHEREAS, the establishment of historic districts in in furtherance of the public interest and welfare to preserve and protect said historic district and the buildings, structures and surroundings therein; and

WHEREAS, it is hereby found and determined that certain areas and districts within the City have a special character of special historic or aesthetic interest or value and represent architectural products of distinct periods in the history of the City, and that said areas are in danger of having their distinctiveness destroyed without adequate consideration of the irreplaceable loss of the aesthetic, cultural, and historic values represented by such areas; therefore the preservation is both feasible and desirable to the people of the City; and

WHEREAS, Ordinance No. 1528 dated August 22, 2024 creates the Harrison Historic District Commission to oversee the creation and operation of historic districts within the City of Harrison.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HARRISON, ARKANSAS:

SECTION 1 – PURPOSE

It is hereby declared as a matter of public policy that the protection, enhancement, perpetuation, and use of such areas, improvements and districts of special character or special historic or aesthetic interest or value are public necessities and are required in the interest of the health, prosperity and welfare of the people of this City.

The Purpose of this Ordinance is to:

(a) effect and accomplish the protection, enhancement, and perpetuation of such areas and improvement of districts which represent or reflect elements of the City's cultural, social, economic, political, and architectural history;
(b) safeguard the City's historic, aesthetic and cultural heritage, as embodied and reflected in such areas;
(c) stabilize and improve property values in such districts;
(d) foster civic pride in the beauty and accomplishments of the past;
(e) protect and enhance the City's attractions to tourists and visitors;

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(f) strengthen the economy of the City; and
(g) promote the use of historic districts and landmarks for education, pleasure, and welfare of the people of the City.

SECTION 2 – COMMISSION POWERS

Without limiting the generality of the other provisions of this Ordinance by reason of the following enumeration, the Historic District Commission (hereafter referred to as HCD) shall have, in addition to the duties enumerated in Ordinance 1528 dated August 22, 2024, the authority but not be limited to:

(a) Adopt design review guidelines to be used when considering Certificate of Appropriateness applications. These guidelines will be based upon the Secretary of Interior's Standards for Rehabilitation and adapted specifically to Harrison.
(b) Conduct surveys and studies of neighborhoods, areas, places, structures, objects and improvements within the City of Harrison for the purpose of determining those distinctive historic, community, architectural, or archeological interest or value.
(c) Nominate buildings, structures, objects and historic districts to the National Register of Historic Places.
(d) Recommend to the City Council the adoption of Ordinances designating areas as having special historic community or architectural value as "historic district" and add these historic districts to the provisions of this Ordinance.
(e) Keep a register of all properties and structures that have been designated as historically significant including all information required for each designation.
(f) Obtain services of qualified persons to direct, advise and assist the HDC.
(g) Request and receive any appropriate information, cooperation, assistance or studies from any City departments, boards, agencies or commission and any joint city-county departments, boards, agencies or commissions.
(h) Advise and assist owners of historic properties within historic districts on physical and financial aspects of preservation, renovation, rehabilitation, and reuse, and on procedures for inclusion on the National Register of Historic Places.
(i) Promote the education and understanding of Harrison's heritage.
(j) Hold public hearings to review applications for Certificates of Appropriateness.
(k) Periodically review the Harrison Zoning Ordinance and recommend to the Planning Commission and the City Council any amendments appropriate for the protection and continued use of property within historic districts.
(l) Review and make recommendations to the Planning Commission on all conditional uses, rezonings, and variances that affect properties within historic districts.
(m) Testify before relevant boards and commissions on any matter affecting architecturally and/or historically significant properties.
(n) Expend any moneys arising from grants, contributions or gratuities, and receive bequests or donations of real or personal property and convert into money any such property which cannot be used in the form received, and expend the same for any of the functions performable by the HDC.
(o) Cooperate with the Arkansas Historic Preservation Program, historical associations and other non-profit organizations devoted to the history of this city and state.

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(p) Take such other action, not inconsistent with law, as it shall deem necessary in the performance of any of its functions.
(q) Adopt (amend) its own rules and regulations by a vote of not less than two thirds of all members present and voting.

SECTION 3 – HARRISON COURTHOUSE SQUARE HISTORIC DISTRICT

The Historic District hereby created shall consist of that area of the City shown on Exhibit 1, which is attached hereto and made a part hereof.

The Harrison Courthouse Square Historic District is more particularly described as follows:

Verbal Boundary Description:
The Harrison Courthouse Square Historic District includes an area bounded by the alley south of W. Stephenson and E. Central on the south, the alley to the west of N. Willow on the west, the south one-half and northwest quarter of the block bounded by W. Rush, N. Willow, N. Main and W. Ridge, the south side of E. Rush to its intersection with N. Walnut where it turns and runs south along N. Walnut to the intersection with Central Avenue where it turns to run west along Central to S. Main then turning north to the point of beginning at the alley south of the 100 block of West Stephenson.

Legal Boundary Description:
Block 1; Block 2; Lots 8, 10, & 12 of Block 3; the East Half and Southwest Quarter of Block 4; Lots 9, 10, 11, & 12 of Block 5; the East Half of Block 6; lots 1 & 3 of Block 7; the North Half of Block 8; Block 9; and Lots 7, 9, & 11 of Block 14 of the Original City of Harrison.

SECTION 4 – DEFINITIONS

Unless specifically defined below, words or phrases shall have the same meaning they have in common usage.

ADAPTIVE USE – Rehabilitation of a historic structure for use other than its original use such as a residence converted into offices.

ADDITION – New construction added to an existing building or structure.

ALTERATION – Any project involving change of or addition to an existing building.

AREA OF INFLUENCE – The affected area to be notified for a public hearing as determined by a specific type of construction, alteration, restoration, moving or demolition as described in the individual categories found in the guidelines for review adopted by the Historic District Commission.

BUILDING – Any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals or chattels.

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CERTIFICATE OF APPROPRIATENESS – A document issued by the HDC allowing an applicant to proceed with a proposed rehabilitation, renovation, preservation, alteration, demolition, or new construction in a designated area or site, following a determination of the proposal's suitability according to applicable criteria.

CERTIFICATE OF ECONOMIC HARDSHIP – A certificate issued by the HDC waiving the requirements for a Certificate of Appropriateness due to significant financial constraints of the property owner.

CHARACTER – The qualities and attributes of any structure, site, street, or district.

CONTEMPORARY – Reflecting characteristics of the current period. Contemporary denotes characteristics, which illustrate that a building, structure or detail was constructed in the present or recent past rather that being imitative or reflective of a historic design.

DETAILING – Architectural aspects that, due to particular treatment, draw attention to certain parts or features of a building.

DEMOLITION – Any act, which destroys in whole or in part a building or structure.

DEMOLITION BY NEGLECT – The destruction of a building or structure through abandonment or lack of maintenance.

DESIGN GUIDELINES – Criteria developed by preservation commissions to identify design concerns in an area and to help property owners ensure that rehabilitation and new construction respect the character of designated buildings and districts.

ELEMENT – A material part or detail of a site, structure, street, or district.

ENTRANCE AREA – The area of access to the interior of the building including the design, location, and materials of all porches, stairs, doors, transoms, and sidelights.

EXTERIOR ACHITECTURAL FEATURES – The architectural style, design and general arrangement of the exterior of a structure, including the kind and texture of the building material and the style of all windows, doors, light fixtures, signs and other appurtenant fixtures.

FAÇADE – A face of a building.

HEIGHT – The vertical distance as measured through the central axis of the building from the elevation of the lowest finished floor level to the highest point of the building.

HISTORIC DISTRICT – A geographically definable area with a significant concentration of buildings, structures, sites, spaces, or objects unified by past events, physical development, design, setting, materials, workmanship, sense of cohesiveness or related historical and aesthetic associations. The significance of a district may be recognized

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through listing in a local, state, or national register and may be protected legally through enactment of a local historic district ordinance administered by a historic district commission.

LANDMARK – A building, structure, object or site, which is identified as a historic resource of particular significance.

MASSING – Volume, magnitude or overall size of a building.

ORDINANRY MAINTENANCE – Those improvements, which do not change but simply upgrade a structure.

OWNER OF RECORD – The person, corporation, or other legal entity listed as owner on the records of Boone County.

PRESERVATION – The maintenance of a property without significant alteration to its current condition.

PROPORTION – Relationship of height to width of the building outline as well as individual components.

PUBLIC NOTICE – The classified advertisement of an event, such as a public hearing, that is published in the local newspaper in order to notify the general public of the upcoming event.

REHABILITATION – The process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

RESTORATION – The process of returning a building to its condition at a specific time period, other to its original condition.

RHYTHM – A harmonious or orderly recurrence of compositional elements at regular intervals, including the location of doors and the placement of windows, symmetrically or asymmetrically and their relative proportion.

ROOF AREA – The outside covering of a building or structure extending above the vertical walls including the form, material, and texture of the roof, including the slope, pitch, and spacing of roof covering. Roof area also includes but is not limited to size, design, material, and location of chimneys.

SCALE – The relative dimensions, size, degree or proportion of parts of a building to one another or group of buildings.

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SITING – Location of a building in relationship to the legal boundaries and setbacks, adjacent properties, and the natural conditions of the site.

STRUCTURE – Any improvement on the land that extends above ground level.

TEXTURE – The visual or tactile surface characteristics created by shape, arrangement and distribution of the component materials.

WALL AREAS – The vertical architectural member used to define and divide space. This includes but is not limited to kind, texture, and exposure of wall sidings and trims and the location, number, and design of all window and door openings.

SECTION 5 – CERTIFICATE OF APPROPRIATENESS REQUIRED

No building or structure, including but not limited to masonry walls, fences, light fixtures, steps and paving, other appurtenant fixtures, or other elements set forth in design guidelines shall be erected, altered, restored, moved, or demolished within said Historic District until after an application for a Certificate of Appropriateness as to the exterior architectural features has been submitted to an approved by the HDC.

(a) No building permit or other permit shall be granted for purpose of constructing or altering structures until an application for a Certificate of Appropriateness as to the exterior architectural features has been submitted to and approved by the HDC.

(b) A Certificate of Appropriateness shall be required whether or not a building permit is required.

(c) In its deliberations under this Ordinance, said HDC shall not consider interior arrangement or use.

SECTION 6 – DETERMINATION ON AN APPLICATION

Within a reasonable amount of time, not to exceed thirty (30) days after the filing on an application for a Certificate of Appropriateness, the HDC shall make a preliminary determination as to the properties, in any, that will be materially affected by any of the changes proposed in said application. The HDC shall promptly notify the applicant and owners of all such affected properties of a public hearing to be held by the HDC on said application. A notice of the public hearing shall be published at least one (1) time in a newspaper having circulation throughout the City of Harrison a minimum of fifteen (15) days prior to the hearing.

(a) The HDC, at the public hearing, shall hear all persons desiring to present information regarding the application. The HDC shall act on such application for Certificate of Appropriateness within a reasonable period of time. The HDC shall determine whether the restoration, rehabilitation, renovation, preservation, alteration, construction, moving or demolition of buildings, structures, or appurtenant fixtures involved will be appropriate to the preservation of the Historic District. If the HDC determines that a certificate of

appropriateness should not be issued, it shall place upon its records the reasons for such determination. The HDC shall immediately notify the applicant of its determination.

(b) Proposed repairs, alterations, new construction, moving or demolition in the Historic District shall respect and relate to the special character of the District. In making its determination, the HDC shall consider without being limited to the following criteria:
1. The purpose of the Ordinance;
2. The architectural or historic value or significance of a building and its relationship to the surrounding area;
3. The general compatibility of the proposed changes; and
4. Any other factor, including visual and aesthetic, considered pertinent.

(c) The HDC shall encourage proposed changes which reflect the original design of the structure, based on photographs, written description or other historical documentation, and shall be guided by the following preferences:
1. It is preferable to preserve by maintenance rather that to repair original features of the building.
2. It is preferable to repair rather that to reconstruct if possible.
3. It is preferable to restore by reconstruction of original features rather than to remove or remodel.
4. Contemporary design shall not be excluded from consideration.

(d) When evaluating the general compatibility of alterations to the exterior of any building in the Historic District, the HDC shall consider, but not be limited to, the following factors within the building's area of influence:
1. Siting
2. Height
3. Proportion
4. Rhythm
5. Roof area
6. Entrance area
7. Wall areas
8. Detailing
9. Façade
10. Scale
11. Massing

(e) New construction shall be judged on its compatibility with the existing neighborhood and area of influence.

(f) Additions to existing buildings shall be judged in the same manner as new construction and shall complement the design of the original building.

(g) No change shall be made in scope of work for any building permit after issuance of a Certificate of Appropriateness without resubmitting to the HDC and receiving approval in the same manner as provided above.

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SECTION 7 – DEMOLITION

If the application for a Certificate of Appropriateness involves the demolition of a building which the HDC initially determines to be an inappropriate demolition, then the HDC may defer the matter until such time as it has had an opportunity to consider the following alternatives to the demolition of subject property:

(a) Sources of funding for preservation and restoration activities if lack of such funds is the reason for the request to demolish.

(b) Adaptive use changes.

(c) An attempt to find a purchaser for the property who would maintain the building in a suitable and acceptable manner.

(d) The feasibility of moving the building to another appropriate location.

(e) Any such other solution as may be deemed advisable and in keeping with the spirit and intent of this Ordinance.

The owner or other person having legal custody of any building or structure within a historic district shall keep the structure properly maintained and repaired in order to prevent demolition by neglect. However, during the time the HDC is considering any one of the alternatives above, the HDC and/or its staff at its regularly scheduled meeting shall make progress reports. If, at the expiration of one hundred twenty (120) calendar days from the date of the first public hearing of an application for demolition, the HDC has not found a viable alternative to the demolition of the property, the HDC shall reschedule the matter for public hearing requiring notices as aforesaid, and upon said public hearing, make its final determination as to the application. In such cases, the public hearing for final determination shall be held within thirty (30) calendar days after the expiration of the one hundred twenty (120) calendar days from the date of the first public hearing; and at the second public hearing, the HDC may hear such matters as are necessary or desirable to be fully advised of all facts and circumstances pertaining to the proposed demolition. At the second public hearing, the HDC may immediately announce its decision or take the matter under advisement to its next regularly scheduled meeting but in no event longer than sixty (60) calendar days after the expiration of the one hundred twenty (120) calendar day period after the first public hearing. If the HDC has rendered no decision on the application for demolition within sixty (60) calendar days after the expiration of the one hundred twenty (120) calendar days following the first public hearing, the HDC shall considered the application as having been approved and shall issue a Certificate of Appropriateness.

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SECTION 8 – ECONOMIC HARDSHIP

In addition to considering matters brought to the attention of the HDC and the criteria set out above, the HDC may determine that failure to issue a Certificate of Appropriateness will involve a substantial economic hardship to the application.

(a) It shall be incumbent on the applicant to demonstrate economic hardship to the HDC.

(b) If the property is a significant historic and community resource, the HDC may invoke up to a ninety (90) day delay of proposed work. During this period of delay, the HDC shall propose suitable alternatives to the proposed work for the applicant to investigate. The applicant, with the assistance of the HDC and/or City staff, shall investigate the feasibility of the proposed alternatives, and report their findings to the HDC. If the applicant fails such, the HDC may consider this failure in their deliberations.

(c) If, after the end of the ninety (90) day delay period, no reasonable use can be found or economic return can be obtained and there has been no substantial detriment to the Historic District, the HDC may issue a Certificate of Economic Hardship approving the proposed work. If the HDC finds otherwise, it shall deny the application for Certificate of Economic Hardship, and record in its records the reasons therefore.

SECTION 9 – DEMOLITION BY NEGLECT

The owner or other person having legal custody of any building or structure within a historic district shall keep the structure property maintained and repaired. It will be the responsibility of such owners to repair a structure if it is found to have deteriorated, including but not limited to:

(a) The deterioration of exterior walls or other vertical supports;
(b) The deterioration of external chimneys;
(c) The deterioration of roofs or other horizontal members;
(d) The deterioration or crumbling of exterior plasters or mortar;
(e) The ineffective waterproofing of exterior walls, roofs, foundations, including broken windows or doors;
(f) The peeling or paint, rotting, holes and other forms of decay;
(g) The lack of maintenance of surrounding environment, e.g. fences, gates, sidewalks, steps, signs, ancillary structures, and landscaping; and
(h) The deterioration of any feature so as to create or permit the creation of any hazardous or unsafe condition or conditions.

The HDC shall notify the property owner of any violations of these maintenance requirements by mail, giving details of the violation along with a time period for remedy of the violation and consequences of failure to remedy the violation.

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SECTION 10 – WORK NOT REQUIRING A CERTIFICATE OF APPROPRIATENESS

(a) Nothing in this Ordinance shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in the Historic District which does not involve a change in design, materials, or outer appearance. Such ordinary maintenance will not require a Certificate of Appropriateness.

1. For the purposes of this Ordinance, proposed work consisting only of a change in exterior paint color shall be considered ordinary maintenance.

(b) The Ordinance shall not prevent the restoration, rehabilitation, renovation, preservation, alteration, construction, or demolition of any such feature that the building inspector or similar agent of the City shall certify is required for public safety. In emergency situation, threatening life, limb or significant property damage, work may be authorized by the City of Harrison without a Certificate of Appropriateness. Such work shall be done in accordance with the principles and specific criteria adopted under this Ordinance. When work is performed by city staff or utility companies under this emergency clause, the HDC shall be so notified by the next business day.

(c) This Ordinance shall not prevent the restoration, rehabilitation, renovation, preservation, alteration, construction or demolition of any such feature under a permit issued by a building inspector or similar agent of the City prior to the effective date of the establishment of said Historic District.

SECTION 11 – APPLICABILITY TO CITY AND UTILITIES

Work done by the City of Harrison and by public utility companies within historic districts shall be subject to the provisions of this Ordinance. The HDC shall consider these certificates in accordance with the procedures and standards applicable to individual certificates.

SECTION 12 – APPEALS

The HDC may adopt, within its own rules, procedures for addressing aggrieved applicants or reconsidering prior decisions. Any applicant still aggrieved by the determination of the HDC may, within thirty (30) days after the making of such decision, appeal the determination of the HDC to the Circuit Court of Boone County, Arkansas.

SECTION 13 – ENFORCEMENT

In the event that work being performed is found not to be in accordance with the Certificate of Appropriateness or upon notification of such fact by the HDC and/or City staff, the building inspector shall issue a stop work order and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop work order is in effect. Stop work orders and penalties for non-compliance with such will be enforced according to other applicable laws. A decision shall be made by the HDC concerning the stop work order within five (5) business days.

DRAFT

A violation of this Ordinance shall be deemed a misdemeanor and shall be punishable as set forth in the Harrison Municipal Code Section 1.32.01.

SECTION 14 – OTHER ORDINANCES

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed. This Ordinance is amendatory to the Harrison Municipal Code.

SECTION 15 – STATE LAW

It is the legislative intent of the Harrison City Council to grant the Harrison Historic District Commission authority to the extent allowed under the Arkansas Historic Districts Act, Act 484 of 1963 as amended and codified at Arkansas Code Annotated §14-172-101 et seq. Should Arkansas law hereafter be amended, this Ordinance shall conform to state law.

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APPENDIX F

Ordinance No. 1528
Creation of Historic
District Commission

2024004512
FILED FOR RECORD
08/27/2024 11:00AM
JUDY KAY HARRIS, Clerk
Boone County, Arkansas
By M. Adam D.C.

ORDINANCE NO. 1528

AN ORDINANCE CREATING AN HISTORIC DISTRICT COMMISSION IN THE CITY OF HARRISON, ARKANSAS

WHEREAS, the City of Harrison wishes to promote the educational, cultural, economic, and general welfare of the public through the preservation and protection of buildings, sites, places, and districts of historic interest; and

WHEREAS, the City of Harrison wishes to create a historic district commission to oversee the creation and operation of historic districts within the City of Harrison; and

WHEREAS, A.C.A. § 14-172-201 et seq. sets out the procedures required to create historic district commissions and historic districts.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HARRISON, ARKANSAS:

Section 1: There is hereby created the City of Harrison Historic District Commission (henceforth referred to as the HDC) pursuant to the authority contained in A.C.A. §14-172-201 et seq., which provisions of said statutes are hereby adopted.

Section 2: The HDC shall consist of five (5) members appointed by the Mayor, subject to confirmation by the City Council, under the following requirements as established by law:

a) Members must be electors of the City of Harrison, Arkansas.

b) Members cannot hold a salaried or elective municipal office.

c) Members shall demonstrate a positive interest in historic preservation, possessing interest or expertise in architecture, history, building rehabilitation, archeology, or preservation or conservation in general.

d) Members shall be appointed for terms of three (3) years each and until their successors are appointed and confirmed by the City Council with said Commission beginning with one 1-year member, two 2-year members, and two 3-year members.

e) Members shall serve without compensation.

Section 3: The HDC shall elect and Chairman and Vice-chairman annually from its own members and shall meet at least four (4) times per year. The Mayor shall designate an individual to serve as the City's Historic Preservation Officer, who shall provide administrative support to the HDC and advise the HDC on matters submitted to it. The Historic Preservation Officer may be a current city employee or a consultant procured via a contract for professional services.

The City Clerk, or their designee, shall serve as the secretary to the HDC.

In addition to serving as representative of the HDC, the Historic Preservation Officer is responsible, with the assistance of the Chairman, or appointed designee, for coordinating the City's preservation activities with those of state and national agencies and organizations. The Historic Preservation Officer may consult, at his or her discretion, with preservation-related professionals including, but not limited to, architects, historians, engineers, and archeologists.

The HDC shall meet at least quarterly, or more frequently if so required, to conduct business. A simple majority of the HDC shall constitute a quorum for the transaction of business. The Historic Preservation Officer may, when necessary and with adequate notice, call special meetings of the HDC. All meetings of the HDC shall be public meetings subject to Arkansas FOIA requirements.

Section 4: The HDC is subject to all fiscal procedures of the City. The HDC may, subject to appropriation, employ clerical and technical assistance or consultants and may accept money, gifts or grants, and use the same for such purpose.

Section 5: Duties generally:

1) The HDC may conduct studies for the identification and designation of historic districts and sites. The HDC may proceed at its own initiative or upon petition from any person, group, or association. The HDC shall maintain records of all studies and inventories for public use.

2) The HDC may make recommendations to the State Historic Preservation Officer (SHPO) for the listing of a historic district or site in the National Register of Historic Places.

3) The HDC will coordinate with the appropriate state and federal agencies in the pursuance and maintenance of Certified Local Government (CLG) status for the City of Harrison.

4) The HDC will serve as the official custodian of the City's history and will act as a point of contact for the public and for state and federal agencies in all matters concerning historic preservation within the City of Harrison.

5) The HDC may adopt rules of procedures (by-laws) not inconsistent with the provisions of this ordinance and applicable state law for the conduct of business. The HDC shall adopt a schedule for regular meetings and shall advise the City Clerk of such.

Section 6: Duties specifically:

a) The HDC shall make an investigation and report on the historic significance of the buildings, structures, sites, or surroundings included in a proposed historic district and

shall transmit copies of its report to the Arkansas Historic Preservation Program (AHPP), an agency of the Division of Arkansas Heritage, or it's successor agencies, and the to City of Harrison Planning Commission for their consideration and recommendation. AHPP (or applicable state agency) and the Planning Commission shall give their recommendations to the HDC within sixty (60) days from the date or receipt of the report.

1) Failure by these bodies to make recommendations within sixty (60) days after the date of receipt shall be taken as approval of the report of the HDC.

2) Recommendations shall be read in full at the required public hearing to be held by the HDC.

b) The HDC shall hold a public hearing on the establishment of the proposed historic district after giving notice of such hearing by publication in a newspaper of general circulation in the city once a week for three (3) consecutive weeks, the first such publication being at least twenty (20) days prior to the public hearing. Such notice shall include the time and place of the hearing, specify the purpose and describe the boundaries of the proposed historic district.

c) The HDC shall submit a final report with its recommendations and a draft of a proposed ordinance to the City Council within sixty (60) days after the public hearing. The report shall contain the following:

1) A complete description of the area or areas to be included in the historic district or districts. Any single historic district may embrace noncontiguous lands.

2) A map showing the exact boundaries of the area or areas to be included within the proposed district or districts.

3) A proposed ordinance designed to implement the provisions of the Arkansas Historic Districts Act [A.C.A. §14-172-201 et seq.].

4) Such other matters as the HDC may deem necessary and advisable, including a statement of purpose and policy.

d) The City Council, after reviewing the report of the HDC, shall take one (1) of the following steps:

1) Accept the report of the HDC and enact the proposed ordinance therein; or

2) Return the report to the HDC, with such amendments and revisions thereto as it may deem advisable, for consideration by the HDC and a further report to City Council within ninety (90) days of such return; or

3) Reject the report of the HDC, stating its reasons therefore, and discharge of the HDC.

Section 7: In the event any portion of this ordinance is found invalid or unconstitutional, such finding shall not affect the remaining portions of this ordinance, which shall remain in full force and effect as if the portion found invalid or unconstitutional was not originally a part of this ordinance. Additionally, all ordinances or parts of ordinances found to be in conflict herewith are hereby repealed.

PASSED AND ADOPTED THIS 22nd day of August, 2024.

CITY OF HARRISON, AKRANSAS

BY: _____
JERRY JACKSON, MAYOR

ATTEST:

JLW

_____
JAMES WHITE, CITY CLERK

CITY CLERK
CITY OF HARRISON
BOONE COUNTY ARKANSAS

SEAL OF CIRCUIT COURT
BOONE COUNTY, AR

STATE OF ARKANSAS-SS
COUNTY OF BOONE
I hereby certify that this instrument was filed for record in my office the 08/27/2024 11:00AM and duly recorded. Record as Instrument # 2024004512
Witness my hand and the court seal this 08/27/2024 11:00AM
JUDY KAY HARRIS
Circuit Clerk and Recorder

By M. Adam D.C.