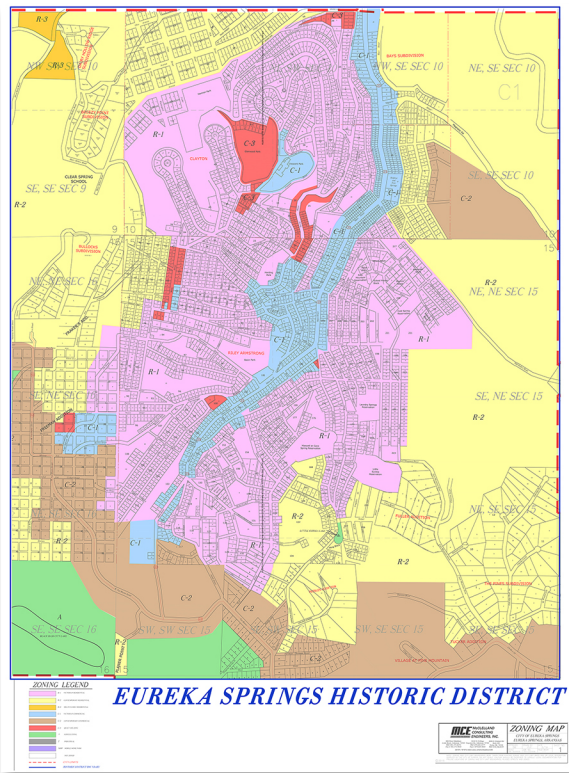




In 1970, the entire city limits of Eureka Springs was placed on the National Register of Historic Places. In 1978, local legislation was passed to create the Eureka Springs Historic District Commission (HDC) who have oversight of all exterior alterations within the District boundaries.



If your property is located in the Historic District -- no matter the age or style, residential or commercial -- then changes to the outside of your property must be reviewed by the Eureka Springs Historic Commission.

Please contact the City Historic Preservation Officer for review guidance.

Eureka Springs Historic District Commission
RETURN ADDRESS AREA
Eureka Springs, AR 72632
www.cityofeurekasprings.us

MAILING SERVICES ADDRESS AREA

MAILING SERVICES BARCODE AREA



Partners in preserving the places that tell
the story of Eureka Springs, Arkansas

What do I do if I want to make exterior alterations to my property?



1. Determine if your address is within the Eureka Springs Historic District.
2. Fill out an application available at City Hall or on the City's website www.cityofeurekasprings.us
3. The application and/or staff will tell you what supporting materials are needed for your project. The HDC commissioners must have enough information to clearly visualize the results of the proposed work.
4. You or a representative such as your contractor may need to attend the HDC meeting at which your application will be reviewed

to answer questions or give clarification.

5. The Commission may approve, disapprove or defer your application. If work is approved, you will receive a Certificate of Appropriateness (COA) that you present to the Building Official when you get your Building Permit. If no Building Permit is required for your project, then you just post the COA on site. There is no fee for a COA, which is valid for one year.

6. If your plans change after receiving the COA, then you must contact HDC staff for guidance on submitting your changes before proceeding with the work. The City Historic Preservation Officer in the Office of the Mayor at City Hall is available to answer questions and guide you through the process. Call 479 253-9703.

This material was produced with assistance from the Historic Preservation Fund, administered by the National Park Service, Department of the Interior and the Arkansas Historic Preservation Program, a division of the Department of Arkansas Heritage. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior or the Department of Arkansas Heritage.

How does the Historic District Commission make decisions?



Decisions are based on the *U.S. Secretary of the Interior's Standards for Rehabilitation* and *Eureka Springs Historic District Guidelines*. Most applications are

reviewed by the commissioners who meet twice a month. A Certificate of Appropriateness (COA) is issued. There are three levels of project work, with different review methods. The Guidelines are available on the city website: www.cityofeurekasprings.us

What if I do not like the decision of the Historic District Commission?



If ES HDC does not find that your proposed work meets the national standards and/or local guidelines, they will try to work with you to find a solution suitable to both you and the commission. If this is not possible, then you may appeal the decision to the Carroll County Circuit Court.

What if I do exterior work in the Historic District without a COA?



Exterior work done without a COA will be considered a misdemeanor with fines up to \$500 per day, with each day the violation continues constituting a separate offence. Enforcement is handled by the City Building Official.



How does the Eureka Springs Historic District Commission benefit me?

The goal of the Eureka Springs Historic District Commission is to preserve the historic resources and character of our town – not to complicate the lives of property owners.

Our shared heritage – the eclectic built environment of Eureka Springs – is precious. It cannot be found anywhere else, nor can it be duplicated or faked. ES HDC recognizes that it is you, the individual property owner, who does the real work of historic preservation by maintaining and renovating your building in ways that are honest to its style and history.

Preserving historic resources makes good economic sense. Studies have shown that properties in historic districts retain and increase property value more readily than those outside of such areas.

Historic preservation is not only for us who live here now. It also respects those who came before us while preserving the story of Eureka Springs for future generations.

Thank you for participating in the process!

