



Meeting of the Historic District Commission

November 13, 2025, 5:30 PM

City Hall Room 101 & Zoom

NOTE: The November 13, 2025 Historic District Commission meeting was held in person and online, with commissioners attending in person and online. Staff were present in person.

Members: Chair Christine Myres, Meredith Mahan, Mark Harper, Cheri Coley, Jennifer Didway, Tommie Flowers Davis, and Karen Rorex

City Staff: Kylee Cole – Long Range & Preservation Planner; Britin Bostick - Long Range Planning & Special Projects Manager

Call to Order: 5:30 PM

In Attendance: Chair Christine Myres, Cheri Coley, Merideth Mahan, Jennifer Didway, Mark Harper, Tommie Flowers Davis, Karen Rorex, Kylee Cole, and Britin Bostick.

Approval of Minutes from the October 9, 2025 Meeting: Motion to accept by Commissioner Coley, second by Commissioner Rorex. Motion passed unanimously by voice vote.

Unfinished Business:

1. **Downtown Design Overlay District Review:** Cole provided a brief overview of work so far and the current DDOD boundary. Chair Myres reminded Commissioners that this map is available on the City's GIS website. Commissioners reviewed standards and staff recommendations for marquees and awnings on new commercial buildings and renovations to non historic age commercial buildings. Cole introduced current standards for colonnades and arcades, which Commissioners noted aren't often seen in downtown Fayetteville. Discussion followed on whether the standards would be illustrated in a final document. Staff noted that we don't have a set vision for what this would look like, but that Municode is difficult to embed illustrations into. The alternative would be a separate illustrated manual, but the manuals aren't easy to find or prominently provided because its not considered an official document in the way that adopted code is. Bostick noted that the Planning Commission is also favorable to an illustrated code.
2. **Citywide Survey Ph. 1 Update:** Cole updated Commissioners about survey the week of October 20th and the week of November 10th. Field work is complete and now the consultants will be formulating the final document and recommendations for review in January. Bostick added a recap of the Ccreate housing event, and the project addition which would note if a property is vacant. This will help the Chief Housing Officer with an implementation project for housing rehabilitation in Fayetteville. It was emphasized that the work the HDC is doing is supporting

project work and a financial match for the implementation grant for housing. Discussion followed about opportunities for a rehabilitation pilot program.

3. **Oak Grove Local Historic District Update:** Cole updated the Commission on the Planning Commission's discussion on November 10th. The Planning Commission was unanimously supportive of the district and expressed an interest in supporting variances to support historic character and to support a fee waiver for variance applications. The Commission will be provided with a letter from Chair Andrew Brink at the next meeting. Cole reminded the Commission about the public hearing scheduled for the next meeting, to be held in City Council chambers. Discussion followed about the creation of districts, specifically the different trajectory of the Oak Grove effort and the Historic Black Community of SE Fayetteville. Commissioner Flowers Davis noted that the leaders of the effort in SE Fayetteville are continuing, but that the makeup of the community has changed and there are fewer lifelong residents. Staff noted that the Oak Grove district is much smaller and that is also an important difference. Chair Myres noted that there are also misconceptions about what a historic district does and that contractors and developers remain suspicious of any efforts to regulate design. Staff noted that perceptions are beginning to change and even people without historic homes see the value of a local historic district. Bostick remarked that the effort has early support from some Council members who are thrilled about the creation of the district. Discussion followed about amending districts in the future to add neighboring properties.

New Business:

1. **2025 Q3 Demolition Report:** Cole presented the demolition report from July 1 to September 30, which included three historic properties that retain their integrity. Commissioner Mahan inquired about the reasons for demolition, and staff noted anecdotal reasons, but emphasized that the demolition application does not require justification. Commissioner Coley asked if demolitions were up, Bostick said generally demolition permits were up and Cole added that demos for historic-age properties were down from Q2. Commissioners were interested in year-over-year comparison. Discussion followed about demolition review procedure for staff.

Other Business: None.

Announcements:

1. **2026 CLG Grant Application:** Cole announced that the grant application was submitted for phase 2 survey funding and additional funding to host CAMP in Fayetteville.

Adjourned: 6:16 PM