



CITY OF
FAYETTEVILLE
ARKANSAS

*113 W. Mountain St.
Fayetteville, AR 72701*

Historic District Commission Agenda

**City Hall 219 / Virtual Meeting Via Zoom
Thursday, December 11, 2025
5:30 PM**

Members

Chair Christine Myres (Exp: 06/28)
Vice Chair Cheri Coley (Exp: 06/27)
Meredith Mahan (Exp: 06/26)
Jennifer Didway (Exp: 06/27)
Tommie Flowers Davis (Exp: 06/27)
Mark Harper (Exp: 06/27)
Karen Rorex (Exp: 06/28)

City Staff

Long Range and Historic Preservation Planner Kylee Cole
Long Range Planning and Special Projects Manager Britin Bostick

Zoom Information

Webinar ID: 840 2719 5015

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_f7HGmAuqT-ipZ__Xsp5EzQ

Call to Order

Roll Call

Minutes

Approval of the November 13, 2025 Historic District Commission Meeting Minutes.

Unfinished Business

New Business

Public Hearing: Oak Grove Local Historic District

Announcements

Adjournment



TO: Historic District Commission

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: December 11, 2025

SUBJECT: **Proposed Oak Grove Local Historic District**

Background:

On September 4, 2025, residents submitted a petition to the City Clerk’s office to propose a local historic district called Oak Grove. This proposed district includes a portion of the Wilson Park Historic District, which is listed on the National Register of Historic Places, and several properties outside of the Wilson Park NRHP Historic District.

Since this honorary National Register designation provides no protections, residents have initiated a petition to strengthen the protection of the neighborhood’s architecture through the creation of a local ordinance district.

Citizens initiated this petition to create a local historic district to protect the unique and significant architectural character of this portion of the neighborhood from inappropriate alterations, demolitions, and incompatible new construction.

The Clerk’s office verified 34 signatures out of the total of 47 property owners within the proposed boundary. Their final calculation shows that 72% of property owners within the proposed district signed the petition. The required percentage of signatures is 51%. Since the submission to the Clerk’s office, three additional signatures of support were submitted to staff, bringing the total percentage to 78.7%.

The creation of local historic districts is supported by four elements of the City’s Heritage & Historic Preservation Plan adopted in July 2023:

Heritage and Historic Preservation Master Plan Relevant Goals and Action Items

1.9	Plan Review	Include historic preservation staff in review of proposed major projects and zoning changes to determine impacts to historic resources.
1.10	Demolition Ordinance	Pass an ordinance to allow for the review of proposed demolitions for resources forty-five years or older. Staff to evaluate each property for significance. Work with property owner to discourage demolition. Reviews should be taken up by HDC as needed.
3.7	Local Historic District Designation	Poll NRHP historic district property owners to gauge interest in becoming a local historic district. Based on poll results, prioritize facilitation of local historic district designation.
4.9	Community Engagement: Transparency	Publish information about historic preservation reviews and demolitions of historic properties to increase transparency.

History:

The Oak Grove Historic District, located just north of Fayetteville's historic commercial downtown, extends roughly between Highland Avenue on the east, North Park Avenue on the west, West Louise Street on the north, and West Maple Street on the south. This area contains land originally incorporated into the city through the Oak Grove and Englewood Additions in the early 1900s.

This area broadly captures the eastern portion of the Wilson Park Historic District (NRHP). As outlined in the National Register of Historic Places nomination, the Wilson Park area reflects the economic evolution of the community:

The initial development of the Wilson Park District occurred in the early part of the century during a boom period for Fayetteville. By 1910 the population had reached nearly 5000 and Fayetteville Lumber and Cement, Hill City Lumber and the Red Star Spoke Factory were doing a record business. The tons of produce and grain leaving Fayetteville yearly kept three train lines running. Canning factories and cold storage companies were built to package the produce for shipping. Many permanent homes were established during this period within the district. Summer cabins were built on East Mountain, later renamed Mt. Sequoyah, for vacationers taking advantage of the temperate climate. There were four banks and the square became the retail center for NW Arkansas with shops staying open until 9:00 p.m. to accommodate farmers in the outlying communities who needed to shop after their farm work was done.²

The development of Oak Grove was primarily led by Noah Fields Drake. Drake was born on January 30, 1864 near Summers, around 20 miles west of Fayetteville. He graduated in 1888 from the Arkansas Industrial University (now University of Arkansas) with a degree in civil engineering. After graduation, he worked on the Arkansas Geological Survey, then relocated to Texas for work with the State Geological Survey. In 1893, he followed mentor Dr. J.C. Banner to Leland Stanford University in California, where he earned several degrees, including a Ph.D. in geology in 1897. Following graduation, he spent one year with the United States Geological Survey before accepting a position at Pei Yang University in Tientsin China to teach geology and mining. He worked on many influential projects during his tenure in Tientsin, including creating the first geological maps of any part of China. He worked with the Chinese government, the Public Works Department of Tientsin, and as a consulting geologist for the American China Development Company.



Figure 1. Noah Fields Drake.
Source: Orange County
California Genealogical Society
(Vera Wade Drake).

In 1911, Drake returned to the U.S. and accepted a position at the University of Arkansas as a professor of geology and mining.³ Drake served as the state geology, chair of the Geology Department, and curator of the University Museum before retiring from academia in 1920.⁴

² Kenneth Story, "Wilson Park Historic District National Register of Historic Places Nomination", Arkansas Historic Preservation Program, February 2, 1995.

³ "Memorial: Noah Fields Drake (1864-1945)," *Bulletin of the American Association of Petroleum Geologists*, vol. 29, no. 12 (December 1945), pp 1794, https://archives.datapages.com/data/bull_memorials/029/029012/pdfs/1794.htm, accessed October 6, 2025.

⁴ Annie Dowling, "Building a Vernacular Neighborhood and Beyond: Noah Drake's Legacy in Wilson Park and Fayetteville," (unpublished manuscript, October 30, 2014), typescript.

Upon his return to Fayetteville, he purchased the house at 513 Highland Avenue, formerly owned by geology professor A.H. Purdue. The house was in the Gates subdivision of the Oak Grove Addition to the City of Fayetteville.

Drake purchased land in the Gates subdivision in August 1914 for \$3,250. He also purchased land in the adjacent Englewood Addition in 1920 for \$1,350. The following year, he purchased additional land for \$1,250 and began the construction of his family home at 501 N. Forest Avenue.⁵

After the Drake house was completed, Noah Fields Drake tried his hand at real estate development. He constructed eleven residences between 1925 and 1936, many of which are located in area of the proposed Oak Grove Local Historic District.⁶ He also constructed two commercial buildings downtown in the late 1920s which housed Montgomery Ward & Co. and Sears Roebuck & Co.⁷ The Montgomery Ward Building at 41 West Center was constructed in 1929. The 20,000 square foot department store occupied the building until 1961 when it moved into the Evelyn Hills Shopping Center and the Clark-Eoff Furniture Company leased the space. In the mid-1970s, the building became an annex of the Washington County Courthouse and it served that purpose until its demolition in 2005.⁸

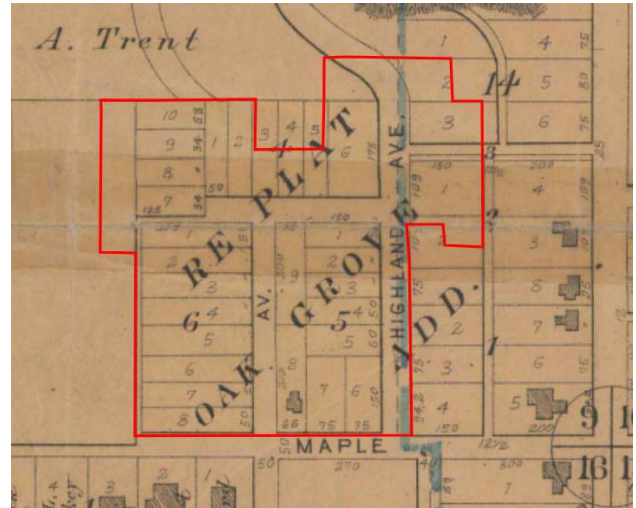


Figure 2. 1908 Plat Map of Oak Grove Addition. Portion in proposed district outlined in red.

Drake was instrumental in the development of Wilson Park, Fayetteville's original City Park, just northwest of the neighborhood. He and other businessmen formed the City Park Company, which improved the park and built the first permanent pool in 1926.⁹ Drake was also vital in the establishment of the municipal airport. In 1929, he donated \$3,500 to the city to purchase the land for an airport, then in 1947 the City renamed the airport Drake Field in honor of Noah Fields Drake.¹⁰

Architecture of Oak Grove

The Oak Grove neighborhood is architecturally distinctive, with a high concentration of Craftsman homes, including significant examples of residences constructed by Noah Fields Drake.

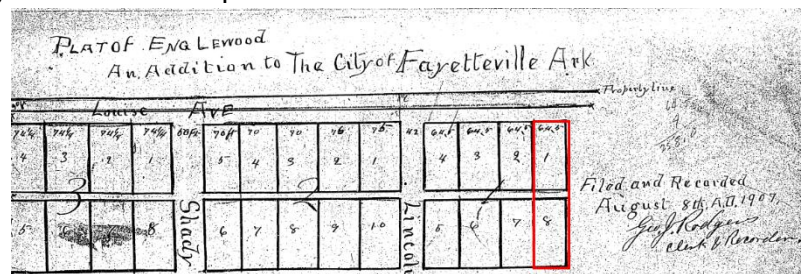


Figure 3. 1907 Plat Map of Englewood Addition. Portion of proposed district outlined in red.

⁵ Dowling, "Building a Vernacular Neighborhood and Beyond."

⁶ He created Drake's Replat of Block IV of the Revised Plat of Gate's [sic] Subdivision to Oak Grove Addition and Drake's Replat of Blocks I and VI of Englewood Addition. Four of Drake's houses are located on Park Avenue, six of them on West Davidson Street and one on Highland Avenue. Dowling, "Building a Vernacular Neighborhood and Beyond."

⁷ Vera Drake Wade, "The Pioneer Drake Family," *Orange County California Geological Society*, https://ocgs.com/projects/rescue/family_files/files/DRAKE%20Family.pdf, accessed October 6, 2025.

⁸ Anthony J. Wappel and Dennis L. Garrison, *On the Avenue: An Illustrated History of Fayetteville's US Highway 71B*, (Fayetteville, AR: Signature Book Printing, 2015), 105. Washington County Arkansas, "Brief History of County Buildings, Washington County Arkansas," <https://www.washingtoncountyar.gov/government/departments-a-e/archives/brief-history-of-county-buildings>, accessed October 13, 2025.

⁹ Story, "Wilson Park Historic District."

¹⁰ Wappel and Garrison, *On the Avenue*, 9.

Most of the homes within the proposed boundary present with some level of Craftsman detail or influence. Many feature prominent front porches, deeply set windows, exposed rafter tails, and low-pitched gabled roofs, characteristic of the Craftsman style.¹¹

Seven examples of “Rock Houses” constructed by Noah Fields Drake are extant in the neighborhood. Drake’s family home at 501 N. Forest Ave. was the first he constructed in the area and was the largest. According to the Arkansas Historic Preservation Program Survey Form for the property, the home used limestone from the “Highland & Dickson Church excavation” in its construction.¹² In his other examples, Drake extensively used locally quarried sandstone. Although similar in composition to the vernacular stone “Ozark Giraffe” examples in other areas of Fayetteville, Drake’s stone houses are distinctly different. In contrast to the Ozark Giraffe’s large stone slabs with uncut or very rough-cut margins and no coursing with thick white mortar, Drake’s stone is rough to square cut and applied in a neat, organized courses with thin mortar joints. Drake also commonly pairs his stonework with brick. The stone used by Drake does have the typical variety of earthy tones observed in Ozark Giraffe homes, with stone ranging from yellows to deep orange hues, which gave the houses a warmth and compliment the lush, wooded surroundings.¹³ Drake’s prominent use of local stone connected the homes to their natural environment, and was an architectural detail honored by other builders who sited homes in the neighborhood.

Discussion:

The proposed district is highly significant for its Craftsman architecture and prominent use of locally sourced fieldstone, associated with neighborhood builder Noah Fields Drake (Criterion C). This subset of the larger Wilson Park National Register Historic District represents the highest concentration of homes associated with Drake and the most architecturally intact homes in the neighborhood.

Public Comment:

Ahead of the Planning Commission’s November 10th meeting, staff received nine written comments in support. Staff also received two verbal requests for inclusion in the district, and one general inquiry from an adjacent property owner. At the Planning Commission meeting, 4 members of the public spoke in support of the request.

SHPO Comment:

On October 28th, a letter from Scott Kaufman, State Historic Preservation Officer, was received which outlined the Arkansas Historic Preservation Program’s “full support of this proposal.” Please see the full letter attached.

Planning Commission Comment:

On November 10th, a letter from Andrew Brink, Chair of the Fayetteville Planning Commission, was received noting “full support” of the proposal and an interest in supporting Planning Commission variance requests that would maintain the historic development patterns in the area. Please see the full letter attached.

Recommendation:

Staff recommend the Commission forward the Local Historic District to the City Council with a recommendation of approval.





¹¹ Virginia Savage McAlester, *A Field Guide to American Houses*, (New York: Knopf, 2023), 567.

¹² Arkansas Historic Preservation Program, “Arkansas Architectural Resources Form WA0592,” November 21, 1992.

¹³ Cyrus A. Sutherland with Gregory Herman, Claudia Shannon, Jean Sizemore Jeannie M. Wayne and Contributors, “Wilson Park and Rock Houses”, [Fayetteville, Arkansas], SAH Archipedia, eds. Gabrielle Esperdy and Karen Kingsley, Charlottesville: UVaP, 2012—, <http://sah-archipedia.org/buildings/AR-01-WA20>, accessed: October 6, 2025.

Properties:

All photos by City of Fayetteville unless otherwise noted.

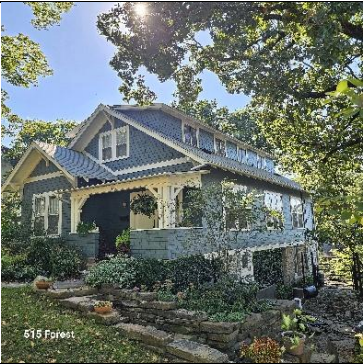



Address	Photo
<p>5 E. Davidson St. Date of Construction: c.1925 Style/Form: Craftsman Bungalow Association(s): Contributing to Local Historic District: Y Preservation Priority: Medium</p>	
<p>11. E. Davidson St. Date of Construction: c. 1923 Style/Form: Craftsman Bungalow Association(s): Contributing to Local Historic District: Y Preservation Priority: Medium</p>	
<p>12 E. Davidson St. Date of Construction: c. 1925 Style/Form: Craftsman Bungalow Association(s): Contributing to Local Historic District: Y Preservation Priority: Medium</p> <p>Photo Source: Google Streetview (March 2025)</p>	
<p>32 E. Davidson St. Date of Construction: c. 1925 Style/Form: Craftsman Bungalow Association(s): Contributing to Local Historic District: Y Preservation Priority: Medium</p>	

<p>9 W. Davidson St. Date of Construction: c. 1920 Style/Form: Plain/Traditional w/ Greek Revival Influence Association(s): Contributing to Local Historic District: Y Preservation Priority: Medium</p>	
<p>14 W. Davidson St. Date of Construction: c. 1925 Style/Form: Craftsman Association(s): Constructed by Noah Fields Drake; Vera Drake Wade Contributing to Local Historic District: Y Preservation Priority: High</p>	
<p>15 W. Davidson St. Date of Construction: c. 1925 Style/Form: Craftsman Bungalow Association(s): Contributing to Local Historic District: Y Preservation Priority: Medium</p> <p>Photo source: Google Streetview (March 2025)</p>	
<p>16 W. Davidson St. Date of Construction: c. 1925 Style/Form: Craftsman Association(s): Constructed by Noah Fields Drake Contributing to Local Historic District: Y Preservation Priority: High</p>	

<p>25 W. Davidson St. Date of Construction: c. 1922 Style/Form: Craftsman Association(s): Contributing to Local Historic District: Y Preservation Priority: Medium</p>			
<p>26 W. Davidson St. Date of Construction: c. 1930 Style/Form: Craftsman Association(s): Contributing to Local Historic District: Y Preservation Priority: High</p>			
<p>501 N. Forest Ave. Date of Construction: c. 1922 Style/Form: Craftsman Association(s): Constructed by Noah Fields Drake; Mary Eleanor Shockley Drake (3rd Vice President of Arkansas Woman's Suffrage Association); George Clifton Wade (State senator) Contributing to Local Historic District: Y Preservation Priority: High</p>			
<p>503 N. Forest Ave. Date of Construction: c. 1924 Style/Form: I-House Association(s): Contributing to Local Historic District: Y Preservation Priority: Medium</p>			

<p>506 N. Forest Ave. Date of Construction: c. 1925 Style/Form: Plain/Traditional Association(s): Contributing to Local Historic District: Y Preservation Priority: Medium</p>	
<p>508 N. Forest Ave. Date of Construction: c. 1925 Style/Form: Craftsman Bungalow Association(s): Contributing to Local Historic District: Y Preservation Priority: Medium</p>	
<p>509 N. Forest Ave. Date of Construction: c. 1928 Style/Form: Plain/Traditional Association(s): Harry R. Rosen, U of A scientist named Arkansas Man of the Year in Agriculture in 1953 for developing disease-resistant varieties of wheat and oats.¹⁴ Contributing to Local Historic District: N Preservation Priority: Low</p>	
<p>511 N. Forest Ave. Date of Construction: c. 1922 Style/Form: Craftsman Association(s): Contributing to Local Historic District: Y Preservation Priority: Medium</p>	

¹⁴ University of Arkansas Agricultural Experiment Station, "Rosen Center for Alternative Pest Control," University of Arkansas Division of Agriculture Research & Extension, <https://aaes.uada.edu/centers-and-programs/rosen-alternative-pest-control-center/>, accessed October 7, 2025.

<p>515 N. Forest Ave. Date of Construction: c.1923 Style/Form: Craftsman Association(s): Contributing to Local Historic District: Y Preservation Priority: Medium</p>	
<p>601 N. Forest Ave. Date of Construction: c.1925 Style/Form: Craftsman Association(s): Contributing to Local Historic District: Y Preservation Priority: Low</p>	
<p>625 N. Forest Ave. Date of Construction: 2019 Style/Form: Contemporary Contributing to Local Historic District: N Preservation Priority: Low</p> <p>Photo source: Google Streetview (March 2025)</p>	
<p>513 N. Highland Ave. Date of Construction: c. 1911 Style/Form: Plain/Traditional Association(s): Occupied by Noah Fields Drake upon his return to Arkansas; Mary Eleanor Shockley Drake (Third Vice President of Arkansas Woman's Suffrage Association) Contributing to Local Historic District: Y Preservation Priority: Medium</p>	

<p>517 N. Highland Ave. Date of Construction: c.1920 Style/Form: Plain/Traditional w/ Greek Revival Influence Association(s): Contributing to Local Historic District: Y Preservation Priority: Medium</p>	
<p>521 N. Highland Ave. Date of Construction: c.1925 Style/Form: Craftsman Association(s): Contributing to Local Historic District: Y Preservation Priority: Medium</p>	
<p>526 N. Highland Ave. Date of Construction: c.1930 Style/Form: Plain/Traditional Contributing to Local Historic District: Y Preservation Priority: Medium</p>	
<p>601 N. Highland Ave. Date of Construction: c.1920 Style/Form: Craftsman Association(s): Contributing to Local Historic District: Y Preservation Priority: Medium</p>	

603 N. Highland Ave.

Date of Construction: c.1920
Style/Form: Craftsman
Association(s):
Contributing to Local Historic District: Y
Preservation Priority: Medium



12 W. Maple St.

Date of Construction: c.1925
Style/Form: Craftsman Bungalow
Association(s): Attributed to Noah Fields Drake
Contributing to Local Historic District: Y
Preservation Priority: Medium

Photo source: Google Streetview (March 2025)



14 W. Maple St.

Date of Construction: c.1926
Style/Form: Craftsman
Association(s):
Contributing to Local Historic District: Y
Preservation Priority: Medium



16 W. Maple St.

Date of Construction: c.1925
Style/Form: Craftsman Bungalow
Association(s):
Contributing to Local Historic District: Y
Preservation Priority: Medium






98 W. Maple St.

Date of Construction: c.1926
Style/Form: Plain/Traditional
Association(s): Originally constructed as a barn for home at 501 N. Forest Ave.
Contributing to Local Historic District: Y
Preservation Priority: Medium

Photo Source: Google Streetview (March 2025)



<p>601 N. Park Ave. Date of Construction: c.1927 Style/Form: Craftsman Association(s): Constructed by Noah Fields Drake Contributing to Local Historic District: Y Preservation Priority: High</p>	
<p>603 N. Park Ave. Date of Construction: c.1927 Style/Form: Craftsman Bungalow Association(s): Constructed by Noah Fields Drake Contributing to Local Historic District: Y Preservation Priority: High</p>	
<p>605 N. Park Ave. Date of Construction: c.1925 Style/Form: Craftsman Bungalow Association(s): Attributed to Noah Fields Drake Contributing to Local Historic District: Y Preservation Priority: Medium</p>	

Attachments:

- Excerpt from Arkansas Historic Districts Act
- City Clerk Treasurer Verification Letter
- SHPO Letter
- Planning Commission Letter
- Public Comment

14-172-203. Applicability.

None of the provisions of this subchapter shall be in operation until and unless:

(1) There shall have been filed, with the clerk of the city, town, or county in which an historic district is contemplated, a petition signed by a majority in numbers of the property owners within the proposed historic district agreeing that their property shall be included in the historic district; or

(2) The boundaries of the proposed historic district are identical to and encompass the area of a National Register of Historic Places Historic District as certified by the United States Department of the Interior.

History. Acts 1963, No. 484, § 10; 1965, No. 170, § 2; 1979, No. 371, § 1; A.S.A. 1947, § 19-5010; Acts 1993, No. 194, § 1

14-172-207. Establishment of historic districts.

By ordinance adopted by vote of the governing body thereof, any city, town, or county may establish historic districts and may make appropriations for the purpose of carrying out the provisions of this subchapter, subject to the following provisions:

(1)(A)(i) An historic district commission, established as provided in § 14-172-206, shall make an investigation and report on the historic significance of the buildings, structures, features, sites, or surroundings included in any such proposed historic district and shall transmit copies of its report to the Arkansas Historic Preservation Program, a division of the Department of Arkansas Heritage, to the planning commission of the municipality or county, if any, and in the absence of such commission, to the governing body of the municipality or county for its consideration and recommendation.

(ii) Each such body or individual shall give its recommendation to the historic district commission within sixty (60) days from the date of receipt of the report.

(B)(i) Recommendations shall be read in full at the public hearing to be held by the commission as specified in this section.

(B)(i) Recommendations shall be read in full at the public hearing to be held by the commission as specified in this section.

(ii) Failure to make recommendations within sixty (60) days after the date of receipt shall be taken as approval of the report of the commission.

(2)(A) The commission shall hold a public hearing on the establishment of a proposed historic district after giving notice of the hearing by publication in a newspaper of general circulation in the municipality or county once a week for three (3) consecutive weeks, the first such publication to be at least twenty (20) days prior to the public hearing.

(B) The notice shall include the time and place of the hearing, specify the purpose, and describe the boundaries of the proposed historic district.

(3)(A) The commission shall submit a final report with its recommendations and a draft of a proposed ordinance to the governing body of the municipality or county within sixty (60) days after the public hearing.

(B) The report shall contain the following:

- (i) A complete description of the area or areas to be included in the historic district. Any single historic district may embrace noncontiguous lands;
 - (ii) A map showing the exact boundaries of the area to be included within the proposed district;
 - (iii) A proposed ordinance designed to implement the provisions of this subchapter; and
 - (iv) Such other matters as the commission may deem necessary and advisable.
- (4) The governing body of the municipality or county, after reviewing the report of the commission, shall take one (1) of the following steps:
- (A) Accept the report of the commission and enact an ordinance to carry out the provisions of this subchapter;
 - (B) Return the report to the commission, with such amendments and revisions thereto as it may deem advisable, for consideration by the commission and a further report to the governing body of the municipality or county within ninety (90) days of such return; or
 - (C) Reject the report of the commission, stating its reasons therefore, and discharge the commission.
- (5) The commission established under the provisions of this subchapter, by following the procedures set out in subdivisions (2) to (4), inclusive, of this section, may, from time to time, suggest proposed amendments to any ordinance adopted under this section or suggest additional ordinances to be adopted under this section.

History. Acts 1963, No. 484, § 3; 1965, No. 170, § 1; 1977, No. 480, § 11; A.S.A. 1947, § 19- 5003; Acts 1993, No. 194, § 3.

Office of the City Clerk Treasurer

Kara Paxton – City Clerk Treasurer
Courtney Spohn – Senior Deputy City Clerk



Phone: 479.575.8323
cityclerk@fayetteville-ar.gov

113 W. Mountain Street
Fayetteville, Arkansas 72701

Date: September 26, 2025

Historic District Commission

Commissioner Christine Myres, Chair
Commissioner Meredith Mahan, Vice Chair
Commissioner Cheri Coley
Commissioner Tommie Flowers Davis
Commissioner Jennifer Didway
Commissioner Mark Harper
Commissioner Karen Rorex
Board Staff Contact - Kylee Cole, Long Range & Historic Preservation Planner

RE: Proposed Historic District – Oak Grove

Commissioners,

After a detailed review of the Arkansas Historic Districts Act, deed records, and the petition signatures submitted on September 4, 2025, our office has verified that there are enough signatures to meet the required threshold of 51%. Our team was able to verify thirty-four (34) signatures out of the total of forty-seven (47) property owners within the proposed boundary. Our final calculation shows that 72% of property owners within the proposed historic district signed the petition.

Respectfully,

A handwritten signature in blue ink that reads "Kara Paxton".

Kara Paxton, MMC, CAMC, MSISM
City Clerk Treasurer
City of Fayetteville



Sarah Huckabee Sanders
Governor
Shea Lewis
Secretary

October 28, 2025

Christine Myres, Chair
Historic District Commission
Fayetteville, AR

Dear Chair Myres:

Thank you for your submission, dated October 10, 2025, of Fayetteville's official report regarding the proposed creation of the Oak Grove Local Historic District. In accordance with the Arkansas Historic Districts Act, this letter serves as the Arkansas Historic Preservation Program's (AHPP) official reply.

It is with pleasure that AHPP gives its full support to this proposal. The Oak Grove report encapsulates multiple reasons why this area is a suitable location for local preservation design review. First, residents of the neighborhood evinced an overwhelming support for the proposal. Second, the structures in the proposed district, when taken as a whole, display a distinct and cohesive historic fabric, both in construction era and in their architectural style. This second factor is further substantiated by the fact that the proposed boundaries of Oak Grove overlap with the eastern boundary of the Wilson Park National Register Historic District. Finally, several of the proposed district's individual properties hold historical ties with Noah Fields Drake, a prominent Fayetteville native and an accomplished academic.

On behalf of AHPP's staff, I want to acknowledge the commendable efforts by multiple parties to bring this accomplishment to fruition. Among those that deserve thanks are the members of the Fayetteville Historic District Commission, Kylee Cole and Britin Bostick of the Fayetteville Planning Department, and the property owners in the Oak Grove neighborhood that worked diligently to garner support for this project.

Should you have any questions regarding this project, such as procedural matters or potential updates to your local ordinance to reflect this district's creation, feel free to contact AHPP at any time. Thank you for your contribution to the important work of preserving historic resources in Arkansas.

Sincerely,

A handwritten signature in blue ink that reads 'Scott Kaufman'.

Scott Kaufman
AHPP Director &
State Historic Preservation Officer



CITY OF
FAYETTEVILLE
ARKANSAS

Planning Commission
Fayetteville, Arkansas

November 10, 2025

Chair Christine Myres & Fayetteville Historic District Commission
City of Fayetteville, Arkansas

RE: Oak Grove Local Historic District

Dear Ms. Myres & Historic District Commissioners,

Thank you for the opportunity to comment on the proposed Oak Grove Local Historic District. In accordance with the Arkansas Historic Districts Act, this letter serves as the Planning Commission's official reply.

The Planning Commission is delighted to give its full support to this proposal. As indicated in the report, it is evident that Oak Grove is a special place that deserves protection and stewardship. The architectural style of the area and the association with Noah Fields Drake makes this neighborhood historically important. It is rare to see such overwhelming support for a neighborhood project, and we are impressed by the residents' dedication to preserving the unique character of their neighborhood.

The Planning Commission wishes to offer our support now and in the future for development-related requests that may come before our body. We understand that the historic development patterns in this neighborhood differ from our current development standards, specifically the Master Street Plan. As variances to the Master Street Plan are under the purview of the Planning Commission, we will take this historic development pattern and the desire of the neighborhood to preserve it into full consideration if any requests come before us.

We also want to express our support for waiving fees for variance applications associated with historic properties. We hope that this will incentivize the restoration and adaptive reuse of historic buildings and appropriate infill in Fayetteville's historic neighborhoods.

Respectfully,

A handwritten signature in blue ink that reads "Andrew Brink". The signature is written in a cursive, flowing style.

Andrew Brink
Chair, Planning Commission



Letter to Andrew Brink regarding Oak Grove Historic District

From John Blakinger <johnrb@uark.edu>
Date Sat 11/8/2025 12:46 PM
To Cole, Kylee <kcole@fayetteville-ar.gov>

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Kylee,

I would like to submit the following letter to Andrew Brink and the Planning Commission regarding Oak Grove since I am unable to attend the meeting on Monday. Thank you!

I also assume you received the three additional petition signatures that came in late, which I dropped off at your office.

John

November 8, 2025

Andrew Brink
Planning Commission Chair
City of Fayetteville
Fayetteville, AR 72701

Dear Mr. Brink:

Since I am unable to attend the Planning Commission meeting on November 10 regarding the establishment of the Oak Grove Historic District, I am writing to you and the Commission directly to express my unequivocal support for the proposed district. I have lived on Forest Avenue since 2020 and at 515 North Forest Avenue since 2021. Even in just five years, the development pressures around Wilson Park have been dramatic, with numerous old homes torn down and new buildings constructed. These changes threaten the unique historic quality of our neighborhood, which includes important examples of vernacular Ozark residential architecture, including the iconic giraffe stone facades on the rock houses on Park Avenue and Davidson Street, and key examples of the American craftsman bungalow from the 1910s and 1920s. The neighborhood is also deeply tied to the history of Fayetteville through Noah Drake, who developed the area and was instrumental in creating Wilson Park and establishing Drake Field.

I strongly support the protections that the historic district will provide, especially its regulations regarding demolition of existing historic structures and guidelines for new construction. The district has overwhelming support from residents within its proposed boundaries, and I believe its formation is an

important step in preserving our city's unique character as it continues to grow. I urge you to support these efforts by voting to recommend the formation of the district.

Sincerely,
John Blakinger
515 North Forest Avenue

TO: ANDREW BRINK, Planning Commission Chair
FROM: Michael and Jodie Standrod 12 W Maple St
DATE: November 9, 2025
RE: Proposed Oak Grove Historic District

Dear Chairman Brink:

We are writing as owner/residents of this property for over 45 years, to express our strongest support for the establishment of this local historic district.

We were actively involved in the establishment of the original Wilson Park National Historic District, working with Cyrus Sutherland, Tim Conklin and the neighborhood property owners. Unfortunately, no restrictions or covenants were enacted, which resulted in nothing more than a few signs being placed at the neighborhood perimeters.

The protection provided by this local historic preservation district will help preserve the architecture and feel of this unique neighborhood in Fayetteville; in particular, the "rock-house" bungalows and cottages built by Noah Drake in the early 1900's.

It is our understanding that some 70-80% of the property owners in this area are in support of and have signed the circulated petition requesting this designation.

PLEASE vote to recommend the formation of this district.

Sincerely,

Michael Standrod

Jodie Standrod

Michael & Jodie Standrod



Support for Proposed Oak Grove Historic District

From Sandra Allen <allensandra302@gmail.com>

Date Mon 11/10/2025 8:44 AM

To Cole, Kylee <kcole@fayetteville-ar.gov>

Cc Sandra Allen <allensandra302@gmail.com>

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission Chair Andrew Brink:

I am writing as a resident of the proposed Oak Grove Historic District to convey my support for the establishment of this local historic district in accordance with the Arkansas Historic Districts Act. The protections that a local historic district offers will help us preserve the unique architecture and feel of a special residential neighborhood in Fayetteville. Please vote to recommend the formation of this district.

Sincerely,
Sandra Allen
9 West Davidson Street
Fayetteville, AR 72701



Oak Grove Historic District

From Annie smith <smith_annie@hotmail.com>

Date Mon 11/10/2025 9:36 AM

To Cole, Kylee <kcole@fayetteville-ar.gov>

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I am the homeowner at 601 North Highland Avenue and wanted to share my support for creation of an Oak Grove Historic District to help preserve elements of the historic nature of the neighborhood in the core of Fayetteville.

Thank you for your consideration.

Warmly,
Annie Smith

Sent from my iPhone



In Support of the Oak Grove Local Historic District

From Aaron Bleidt <aaron@doxavantage.com>
Date Mon 11/10/2025 9:53 AM
To Cole, Kylee <kcole@fayetteville-ar.gov>
Cc John Clayborn <john.clayborn@tyson.com>

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

c/o Kylee Cole:

Dear members of the Fayetteville Planning Commission,

We are writing as residents of the proposed Oak Grove Historic District to convey our support for the establishment of this local historic district in accordance with the Arkansas Historic Districts Act.

The protections that a local historic district offers will help us preserve the unique architecture and feel of a special residential neighborhood in Fayetteville.

At your November 10th meeting, please vote to recommend the formation of this district.

Sincerely,

Aaron Bleidt & John Clayborn
14 W Maple St
Fayetteville, AR



Re: I support the proposed Oak Grove Historic Ordinance

From S.Deen <sdeenark@yahoo.co.uk>
Date Mon 11/10/2025 9:25 AM
To Cole, Kylee <kcole@fayetteville-ar.gov>
Cc sdeenark@yahoo.co.uk <sdeenark@yahoo.co.uk>

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Monday, 10 November 2025
Fayetteville, Arkansas

Dear Ma'am, dear Sir,

I vigorously support the proposed Oak Grove Historic Ordinance. Please proceed to approve it and send it to the Fayetteville City Council for adoption.

Together with my friends Rahmat and Sari Soemadipradja, I own the property located at the corner of N. Forest Avenue and Louise Street, which is inside the proposed historic district. We have already signed and submitted a petition for adoption of the ordinance.

Fayetteville is rapidly changing, and change can be a good thing -- though not always. Let us please preserve our Wilson Park area jewel of a craftsman cottages historic district. There are greedy developers that would pull it down and build apartments, which would -- in my view -- be criminal. Let us preserve this piece of Fayetteville historic beauty.

Respectfully yours,
Stephan Deen
625 N. Forest Avenue
Fayetteville, Arkansas 72701



Oak Grove Historic District

From David Teaff <rudyandholly@sbcglobal.net>

Date Mon 11/10/2025 1:44 PM

To Cole, Kylee <kcole@fayetteville-ar.gov>

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission Chair Andrew Brink,

We have lived in the Oak Grove area on Forest Ave. for over 30yrs. We love our neighborhood and have tried to be good stewards. We are excited to see younger people moving into the area the want to preserve its historical identity for future generations. They have our total support.

David and Jennifer Teaff

508 Forest Ave.

Fayetteville, Ar. 72701

Sent from my iPad



Oak Grove Historic District

From Doug Walsh <kdougwalsh@yahoo.com>

Date Mon 11/10/2025 3:13 PM

To Cole, Kylee <kcole@fayetteville-ar.gov>

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I live at 601 N. Highland and within the proposed Oak Grove Historic District. I'm writing to state my support for the creation of the district. It provides reasonable guidelines while supporting the historical nature of the neighborhood.

Thanks,
Doug Walsh