



CITY OF
FAYETTEVILLE
ARKANSAS

*113 W. Mountain St
Fayetteville, AR 72701*

Historic District Commission Agenda

**City Hall Meeting Room 101/ Virtual Meeting Via Zoom
Thursday, April 9, 2026
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 March 12, 2025 Historic District Commission Meeting Minutes.

Unfinished Business

Oak Grove Design Guidelines

Review guidelines for Oak Grove Local Historic District for adoption.

Downtown Design Overlay District Review

Continue review of Downtown Design Overlay District standards.

Proposed Southeast Fayetteville Local Historic District

Review proposal for the creation of a local historic district southeast of downtown with emphasis on the historic Black community.

Oak Grove Local Historic District Amendment

New Business

2026 Historic Preservation Awards Nominations

Review nominations and select winners for 2026 Historic Preservation Awards.

Q1 2026 Demolition Report

Review Q1 2026 demolitions of historic buildings.

Announcements

Annual This Place Matters Social Media Campaign

Adjournment



Oak Grove
Historic District
Advisory Design Guidelines



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Acknowledgements

Lorem Ipsum Dolor



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Introduction to Oak Grove

The Oak Grove Historic District preserves a residential neighborhood located near Fayetteville’s Wilson Park and within walking distance of the Fayetteville Square, Dickson Street, and the University of Arkansas campus.

Originally platted as Oak Grove Addition—a name referring to the many post oak trees in the area, many of which still stand today—the neighborhood is characterized by its wooded natural setting and rustic topography, its distinct vernacular architecture, and its significance in Fayetteville’s history.

The neighborhood was largely developed by Dr. Noah F. Drake, a University of Arkansas geologist who helped establish City Park, later known as Wilson Park—the first public park in Fayetteville and a much-beloved outdoor space for the city’s residents today. Born on a farm in Washington County in 1864, then educated at Cane Hill College and Arkansas Industrial University (now the University of Arkansas) in civil engineering (class of 1888). Drake eventually completed his PhD in geology at Stanford University in California in 1897 and

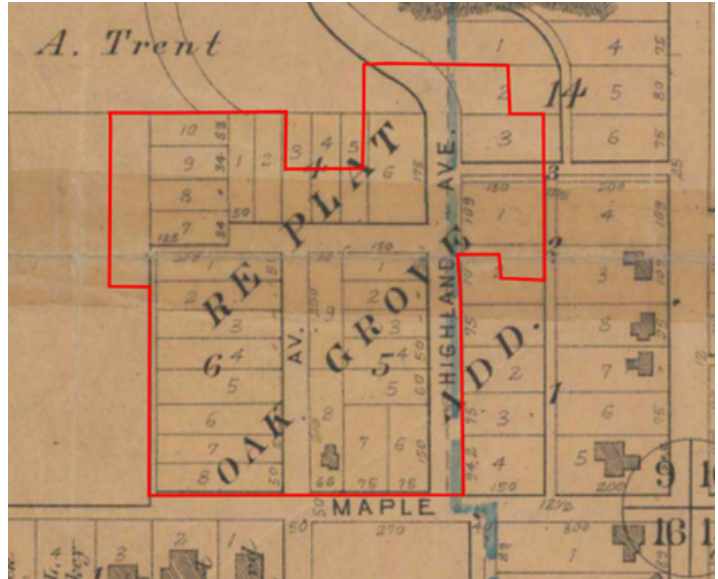


Figure 1. 1908 Plat Map of Oak Grove Addition. Portion in proposed district outlined in red.

spent many years thereafter as a professor of geology in Tianjin, China, where he was involved in petroleum mining. In 1911, Drake moved back to the United States, first teaching at Stanford before returning to Arkansas in 1912. Upon his return to Fayetteville, Drake resided in a home within the present boundary of the Oak Grove Historic District at 513 North Highland Avenue, then bought many nearby lots in the Oak Grove Addition and the neighboring Englewood Addition that he would soon develop.



Figure 2. Noah Fields Drake. Source: Orange County California Genealogical Society (Vera Wade Drake).

Introduction to Oak Grove

These include the corner lot on Maple Street and Forest Avenue, where he built his own family home: a house that recalls the iconic California Craftsman Bungalow through its large front porch, overhanging roof, and exposed rafter tails, but also includes unusual features, like its terracotta tile roof, which perhaps recalls the tiled roofs on Stanford's campus or the local architecture of Tianjin, a reference recorded in Drake's family correspondence.



Figure 3. Drake's Family Home



Figure 4. 16 Davidson

Drake also built the many "Rock Houses" in the neighborhood, including a distinct series of homes on West Davidson Street and North Park Avenue. These houses are defined by their use of local sandstone on their exterior facades. Drake created his own rock house style distinct from the "Ozark giraffe," named for its resemblance to the distinctive patterning of giraffe hides, evoking his background as a geologist and representing an innovative use of local materials in this region.

Other residential properties in the Historic District incorporate wood shingles, stucco, and natural materials, creating a charming connection between nature and architecture; houses are set in landscaped plots defined by rock work, large trees, and gardens. As explained in a study of the notable historic structures throughout Arkansas, these homes are "subtle in their distinctions, romantic in their image. Their hilly, leafy siting contributes to their desirability. ... Floral gardens complement the grounds of many of the houses, visually connecting them with the extensively planted beds of neighboring Wilson Park."^[1]



Figure 5. 603 Park

^[1] Cyrus A. Sutherland, with Gregory Herman, Claudia Shannon, Jean Sizemore, and Jeannie M. Whyne, *Buildings of Arkansas* (Charlottesville: University of Virginia Press, 2018), 54.

Introduction to Oak Grove

The neighborhood was home to significant figures in the city's and University of Arkansas's early history. Drake, for example, purchased City Park in 1926 and developed it with a pool and stone tourist cottages, three of which still stand, before selling it to the City of Fayetteville in 1944. He experimented with cultivating native walnut trees at his orchard and farm in North Fayetteville; some of these trees still dot the streets of Oak Grove. Drake also provided money for purchasing the first portion of land at Drake Field, the municipal airport located in South Fayetteville; the White Hanger at Drake Field is now preserved as a Local Historic District.

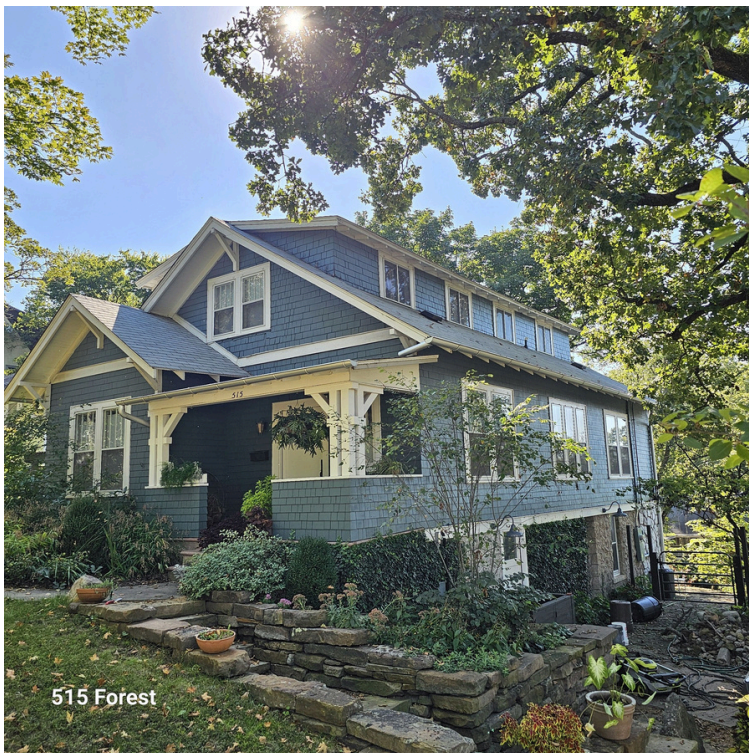


Figure 6. 515 Forest

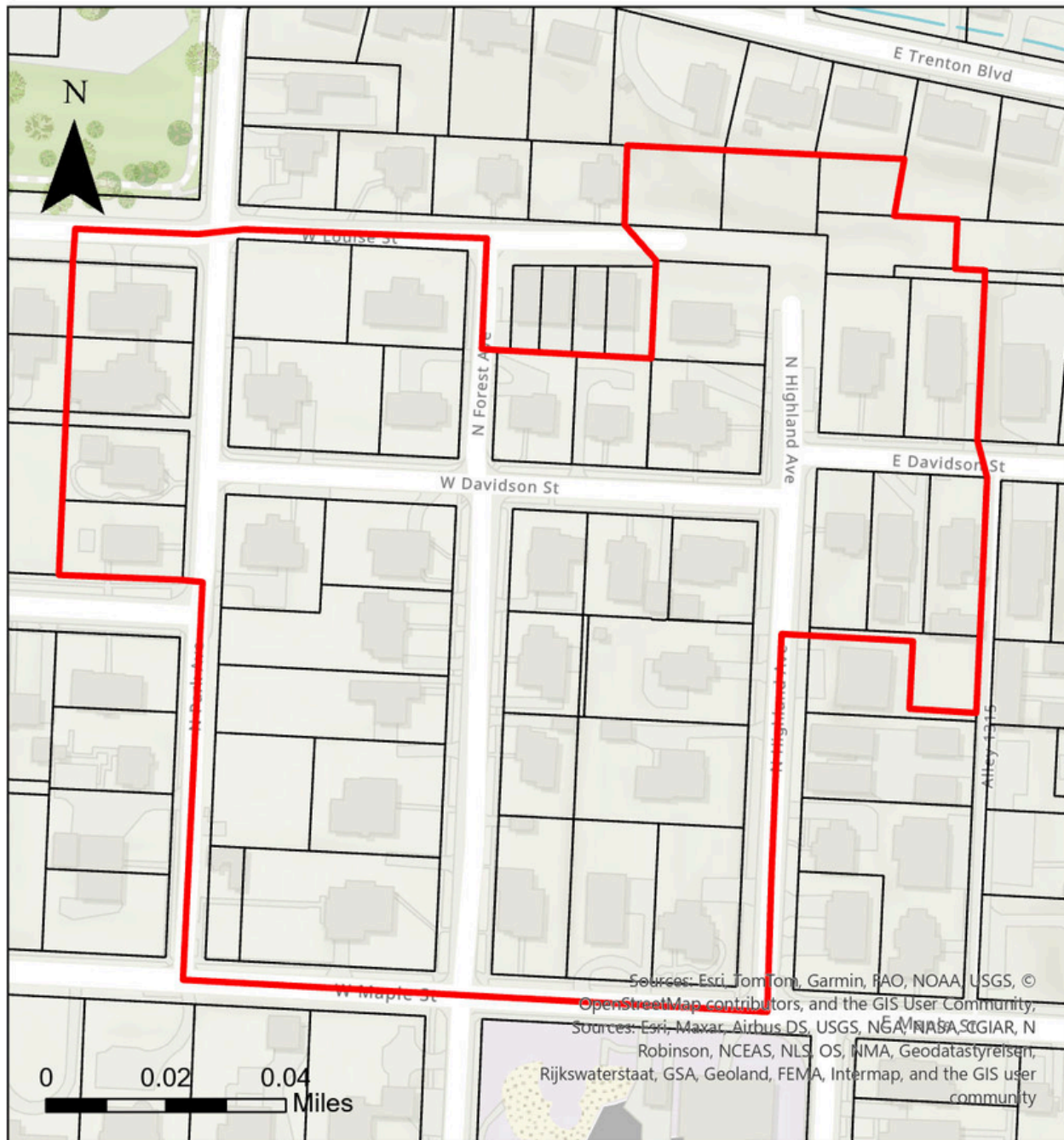
Other figures who lived in the boundaries of the Historic District are also significant in local history. Superintendent Wayne White (515 Forest Avenue) integrated the Fayetteville School District in 1954—Fayetteville was one of the very first districts in the former Confederacy to desegregate, and did so peacefully. Dr. Harry R. Rosen (509 Forest Avenue) advanced the science of crop production and is the namesake for the University's Rosen Center for Alternative Pest Control, located up the road on Maple Street. His terraced backyard was once used for cultivating new varieties of garden roses which he bred and released, including Miriam's Climber, named for his daughter.

George Clifton Wade (501 Forest Avenue) served as a member of the Arkansas Senate (1955-1971) and a member of the Arkansas House of Representatives (1947-1955).

The intent of the Oak Grove Historic District is to preserve this unique neighborhood—a cohesive and intact example of Ozark vernacular residential architecture and neighborhood design—for the future.

Introduction to Oak Grove

The Oak Grove Historic District was created by Fayetteville City Council on XXXXX, 2026 (Ord. No. XXX).



Legend

 Recommended Boundary

Figure 7. Proposed Oak Grove Local Historic District

Purpose

The design guidelines for the Oak Grove Historic District provide the HDC and property owners with best practices for residential rehabilitation[2] and new construction. The guidelines are practical approaches to specific design elements common for dwellings built in the early 20th century.

Rehabilitation assumes that at least some repair or alteration of the historic building will be needed to provide for efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features, or finishes that are important in defining the building's historic character. Design guidelines aim to provide acceptable solutions to adapting historic buildings for modern lifestyles, striking a balance between function and preservation. The guidelines allow for change when it is accomplished in a sensitive manner that maintains the special character of the Historic District while meeting the practical needs of the residents and property owners. The guidelines direct the HDC, staff, and property owners in making appropriate decisions in the physical appearance of exterior elements of historic properties regarding primary residential buildings, as well as their associated outbuildings, site features, landscaping, driveways, walkways, and overall streetscapes.

Of particular importance to the HDC and Historic District residents is preventing demolition of significant resources. Demolition of properties which contribute to the character of the district should only be a last resort and the burden of proof to justify demolition will be the responsibility of the property owner.

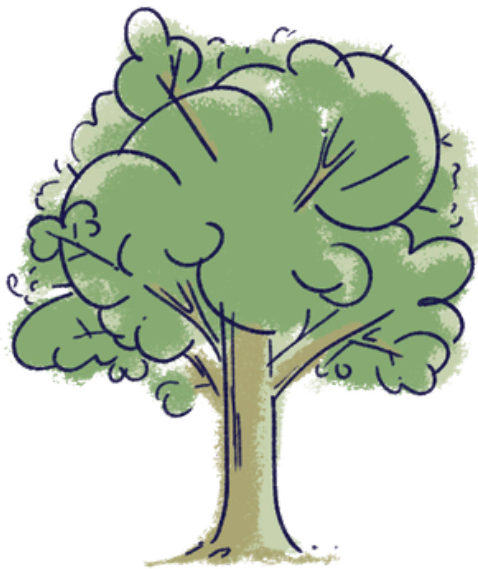


Figure 8. Oak Grove Graphic, Illustration: Martin Schapiro

[2] "Rehabilitation" is defined as "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."

General Application of Guidelines

The following guidelines only apply to exteriors; interior changes are not reviewed by the Historic District Commission.

CORE TENENTS

1. Always repair existing original elements when possible.
2. When replacing original elements damaged beyond repair, match as closely as possible.
3. When replacing a missing element, research comparable historical examples to inform selection of a replacement.
4. When altering a historical element, take care to make changes that are reversible. This will allow future owners to restore historical elements to their original appearance.
5. Keep historical elements visible. Be gentle when cleaning. Take steps to keep them dry.

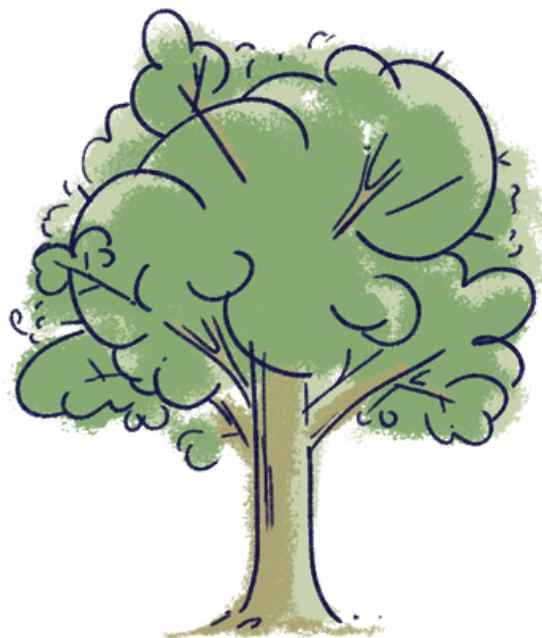
SECRETARY OF THE INTERIOR'S STANDARD FOR REHABILITATION

The following standards, prepared by the federal government, serve as general principles for historic preservation of buildings in the United States and complement the core tenets articulated above.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. Avoid the removal of historic materials or alteration of features and spaces that characterize a property.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

General Application of Guidelines

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Advisory Guidelines

The following guidance aims to help homeowners maintain and preserve the original features on the exterior of Historic District homes. *Advisory guidelines do not require review by the Historic District Commission.*

6. Accessibility - Ramps, Lifts, Paving and Elevators

The addition of new ramps, wheelchair lifts, paved paths, and elevators to historic dwellings may be required to provide access and meet the needs of residents and visitors. Property owners should contact the City of Fayetteville staff at the start of planning. Staff will provide professional planning assistance and will work with building code officials to investigate alternative methods for meeting accessibility requirements on historical dwellings.

If the need for access is only occasional, consider temporary ramps rather than permanent ones. Accessibility modifications should avoid loss of original fabric and should be reversible whenever possible.

Guidelines

6.1 Install accessibility features with minimal effect to dwelling.

To provide accessibility to residences, modifications may be needed to facilitate safe access for those with limited mobility. Make any alterations in such a manner that a historic property's character-defining features are affected as minimally as possible. To diminish the impact of accessibility features, design these elements to be compatible with the architectural character, proportion, scale, materials, and finish of the historic dwelling. Elevators can sometimes be sensitively installed inside a house without affecting rooms, features, or details.

6.2 Install ramps on side or rear elevations to minimize their visual impact.

6.3 Use temporary ramps where possible.

If the need for accessibility is intermittent, consider the use of temporary ramps which can be stored and not visible when not in use.

6.4 New walkways paved in stone, brick, concrete, and permeable materials are appropriate in the Historic District. The use of asphalt for walkways is not appropriate and the use of this material is discouraged.

6.5 Avoid loss of original fabric of a dwelling and design reversible modifications when possible.

Advisory Guidelines

7. Additions

Additions to dwellings are appropriate if they minimally affect historic materials, are not readily visible, are secondary in size and scale to the footprint of the original dwelling and maintain the dominance of the original structure. The new addition should be distinguishable from the character of the original dwelling while blending with the overall design. *Additions that alter the original roof form may require review by the Historic District Commission, but additions that do not impact the original roof form or are not visible from the public right-of-way will not.*

Guidelines

7.1 Consider the location, size, and scale of the addition.

A new addition should be secondary to the historic dwelling. Locate new additions on rear or side elevations not visible from the street.

7.2 Retain historic character.

The addition should blend with the historic dwelling but appear as a discernible wing from the historical building.

7.3 Character-defining features of dwellings should not be radically changed, obscured, damaged, or destroyed by an addition. The existing historical fabric should not be damaged by the construction of a new addition.

7.4 Additions shall respect the scale and massing of neighboring historic buildings.

Large additions may be required to be divided into smaller components similar in scale to the original building and neighboring historic buildings.

7.5 Additions should be designed to respect the established front and side yard setbacks present in the district.

Advisory Guidelines

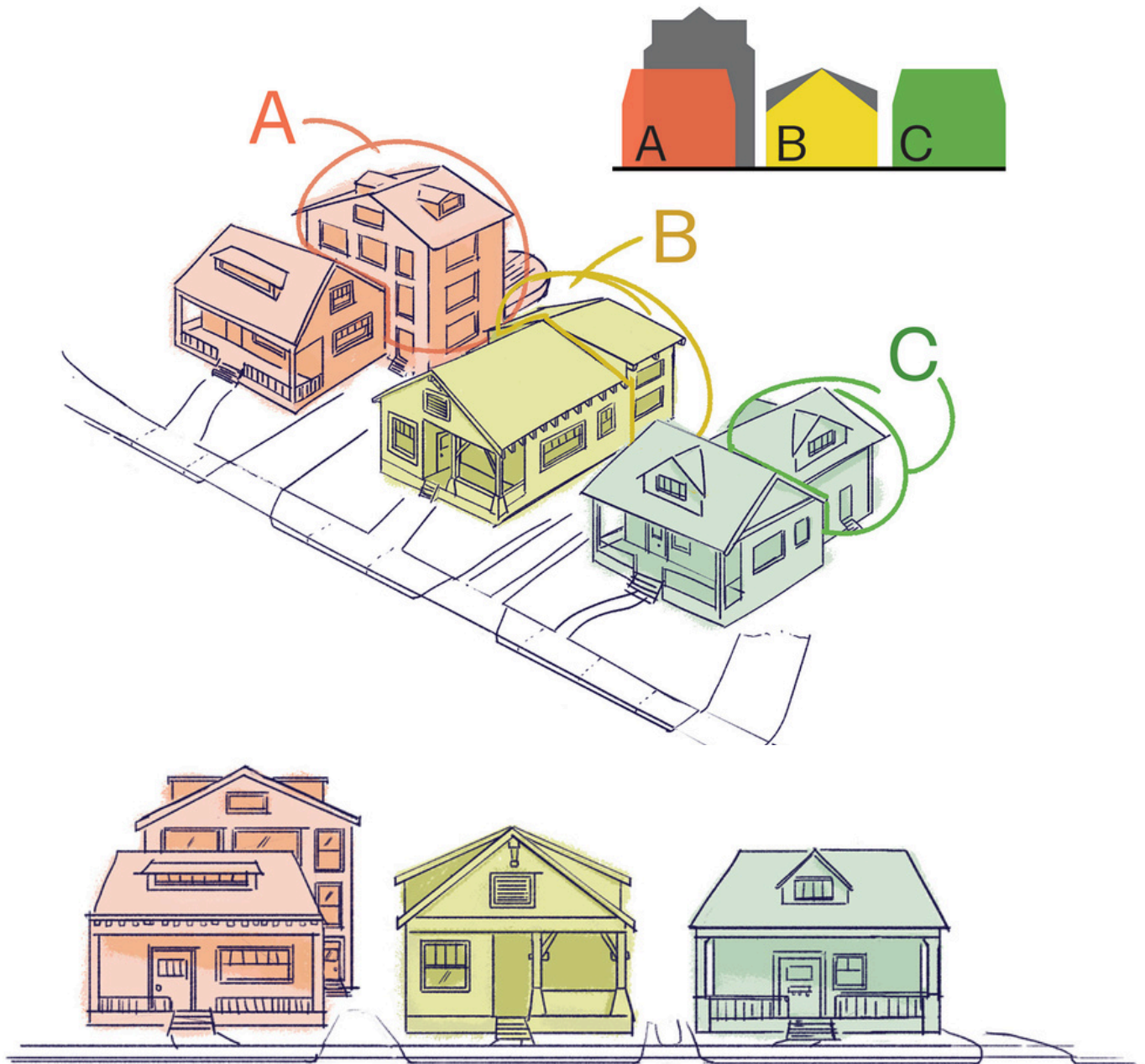


Figure 9 and 10. Additions Graphic, Illustration: Martin Schapiro

THREE APPROACHES TO REAR ADDITIONS: Adding an extension that dwarfs the original structure, as shown in example A, is not appropriate. The addition in example B is appropriately scaled and is difficult to see from the street. The addition in example C attempts to minimize the visual impact of the newly constructed addition on the street.

Advisory Guidelines

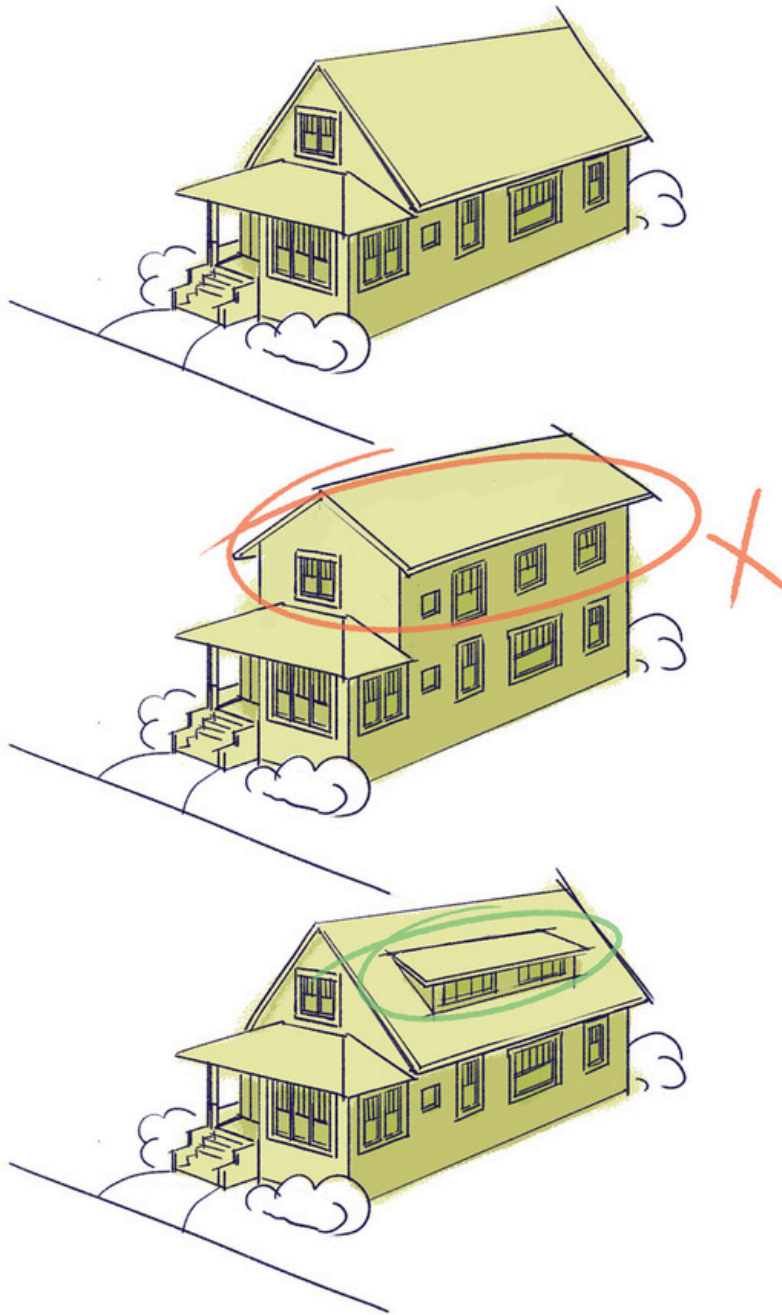


Figure 11. Building Up Graphic, Illustration: Martin Schapiro

BUILDING UP: Do not add a full second story to a single story or one and half story home. Instead, consider a rear addition that is not visible from the street. Dormers that do not face the street may be an economical way to improve usable living space. Dormers should be scaled to match those found on historical properties in the district.

Advisory Guidelines

8. Architectural Features

The architectural details and features of a dwelling are important stylistic elements that contribute to its historic character. They should be preserved and should never be removed or concealed. If a feature is beyond repair, in-kind replacement elements should match the original as closely as possible in material, design, color, and texture.

Guidelines

8.1 Preserve and maintain historic architectural details and features; do not cover or conceal them.

The various architectural details of a building together visually convey the distinct historic character and specific style of the building. To maintain that special quality, these details should be preserved. Removing or covering original architectural details compromises the visual appearance of a building and diminishes the historic character of this building and the surrounding district. Guidelines provide direction for proper care and maintenance, preventing loss through deterioration of individual elements and overall integrity.

8.2 Cleaning architectural details.

Depending on the material type, some architectural details and features may occasionally need cleaning to promote their longevity. Generally, the use of water with mild detergent and brushes is appropriate. For more complicated cleaning jobs, a historic architect or contractor with experience in historic buildings can provide specific recommendations. Do not use pressure washers or other abrasive methods on historic materials as they are likely to cause permanent damage.

8.3 Repair architectural features; return features to their original appearance.

Consult with a historic architect, architectural conservator, or experienced contractor to determine the appropriate treatment.

Wood: *Deterioration of wood features can be rectified with the application of epoxy to fill in small openings. Larger areas of decay should be cut out and re-fitted with pieces of new wood.*

Metal: *Light corrosion on historic metal features can be gently removed with a wire brush. Heavier corrosion may require alternative methods including low pressure grit or sand blasting, flame cleaning, and chemical treatment. These treatments are more hazardous, and consultation with a professional is recommended. Protect adjacent materials such as brick, glass, and wood with some form of temporary covering. Immediately following rust and paint removal, metal features should be painted. Epoxies may be used to fill small gaps.*

Advisory Guidelines

8.4 Do not embellish historic buildings; add features only with historical evidence in hand. The addition of historical architectural details muddles the building's true historical character and will often overlay contemporary tastes instead. *The best way to highlight a building's original character is to ground modifications in archival, photographic, or material evidence that reflect and extrapolate the building's earliest design. Some projects may require research into forms and detailing that would have been used in the region at the time the home was first constructed.*

8.5 Replace missing or severely damaged historical architectural detail with in-kind elements that match the original.

Replacement features should match the original feature in design, proportion, and detail. Historical photographs, drawings, graphics, or other physical evidence are useful in matching original features. If no historic documentation is available, select a simple design in keeping with the building's historic architectural style and period. The replacement feature should be made of the same material as the original, but when necessary, substitute materials may be considered if they successfully match the original detail appearance. The use of substitute materials may be especially appropriate where they are not readily visible from the street, such as along upper facades and cornices.

9. Chimneys

Retain and maintain original chimneys. Today, many fireplaces have gas inserts, and chimneys may only be used to vent furnaces. Even when they are no longer functioning, brick chimney stacks, their caps, and their decorative corbelling act as a visual reminder of a dwelling's historical character. Chimneys should be preserved on dwelling exteriors as an architectural feature, unless it becomes a safety hazard. Maintain and preserve chimneys in accordance with the primary materials guidelines.

Guidelines

9.1 Do not remove or alter original chimneys.

Preserve and maintain functioning and non-functioning chimneys. Do not cover chimneys with stucco or other veneers unless the brick surfaces are in poor condition. Adding chimney caps made of concrete, slate, unglazed terra cotta or stone are appropriate to improve functionality.

9.2 Follow the guidelines for brick/masonry to promote the longevity of an original chimney. Use gentle cleaning methods as needed. When repointing is necessary, apply soft mortar compounds that match the original mortar density.

9.3 An unstable chimney can be rebuilt, matching the original as closely as possible.

An unstable chimney may be rebuilt or otherwise supported with metal straps or brackets anchored to the roof framing. Use brick or other materials that match historical materials in shape, dimensions, mortar, color, and brick patterns.

Advisory Guidelines

10. Decks

Rear decks were not widely built until the mid-20th century when they became popular. Decks are typically not historical elements. As modern features, they should be designed and placed to minimize their impact on a dwelling's appearance. Wood decks should only be built at the rear of dwellings or on non-readily visible side elevations. Installation of decks should not result in the loss of historic fabric and should be removable.

Guidelines

10.1 Decks, patios, and other outdoor spaces should be located at the rear of dwellings.

If built on the side of a dwelling, the deck should be screened from street view with fencing and/or landscaping.

10.2 Wood decks should be stained or painted to match or blend with the colors of the dwelling.

10.3 Decks should be simple rather than ornate and of a design that does not detract from the house, adjacent properties, or the historic district.

10.4 Decks of wood construction are recommended.

Alternative materials, like engineered wood (Trex), may also be appropriate if the deck is not readily visible and if compatible with traditional materials in texture, design, and overall appearance.

11. Doors and Entrances

A dwelling's entrance acts as a focal point for a home's stylistic and historical attributes. Several elements work together—porches, doors, transoms, sidelights, pediments, and door surrounds—to communicate historical character. Preserve and maintain all original entrance elements and keep them visible from the public right of way.

Guidelines

11.1 Preserve and maintain original doors and entrances.

Retain and keep in good repair all historic entrance components including jambs, sills, and headers of openings. Preserve primary doors on the main façade—they are character-defining features. Enclosing or covering original door openings is discouraged.

11.2 Make repairs to deteriorated or damaged historic doors that do not dramatically alter the design or materials.

Repair historic doors with methods that retain their historic fabric and appearance as much as possible. Use epoxy to strengthen deteriorated wood.

Advisory Guidelines

11.3 Replace a door that is beyond repair with a new door that matches the historical original. Replace a missing original door with a door style identified through comparative research of historical examples.

Replacement doors should match the original door in materials, pane configuration, panel arrangement, and dimensions. The new doors should suit the dwelling's style and date of construction. Photographs from the building's historic period are helpful for researching appropriate styles when replacing doors. Additionally, similar dwellings that retain original doors may provide guidance for appropriate door design.

11.4 Do not introduce a new door opening where none exists on a readily visible facade. *The installation of a new door opening is an alteration of the dwelling's façade and compromises its architectural integrity. This practice is strongly discouraged. A new opening may be permitted on an elevation out of public view. The new entrance should still be compatible in scale, size, proportion, placement, and style to historic openings. Side or rear elevations are appropriate locations for the installation of a new door opening.*

11.5 Use storm or screen doors if desired.

Preserve historic screen doors, or select a screen or storm door design that allows full view of the original primary door. A storm door, security door, or screen door may be added, however these should be designed with minimal framework and full-view design to maintain visibility of the original door. These guidelines recommend screen doors made of wood, security doors made without extensive grillwork, and storm doors made of baked-enamel aluminum, color matched to the original doorframe.

12. Foundations

Foundations may be both functional and reflect the dwelling's design and style in texture, and color. Most foundations in the historic district are brick, stone, or rock-faced and poured concrete. Preserve and maintain these historic foundation materials. Keep historic foundations in good repair following the materials guidelines.

Guidelines

12.1 Preserve and maintain original foundations and keep these foundations visible.

Maintain original foundation materials, design, and detailing. The Historic District guidelines discourage covering or concealing original foundation materials with concrete block, plywood panels, corrugated metal, or similar materials. Follow Historic District materials guidelines for cleaning, care, and repair of foundations.

12.2 Follow Historic District materials guidelines for cleaning, care, and repair of foundations.

Advisory Guidelines

12.3 If replacing foundation materials are necessary, match the original as closely as possible. *Use in-kind materials for replacement of original foundations and install using similar construction techniques.*

12.4 Avoid water coming in contact with or penetrating foundations. *Water exposure over time causes deterioration of foundations. Direct downspouts and splash blocks away from the foundation. Also adjust irrigation systems to keep water a minimum of three feet away from foundations, with spray directed away from the foundations. Even better, install drip irrigation lines in foundation plantings to eliminate spray and keep moisture at ground level. It is also recommended to plant woody shrubs and trees well off the dwelling's perimeter, as they can increasingly trap moisture at the foundation as they grow in size and fullness.*

12.5 Do not conceal a historic pier foundation. *Treat piers as an architectural asset by keeping them visible. Openings between the piers may be screened with lattice panels. Cut and fit lattice into the openings, and do not use lattice to cover piers. Historically, homeowners may have added brick infill between piers, and these should remain in place. Repair frame lattice panels between brick piers and replace lattice panels in keeping with traditional designs. Frame lattice panels should be set back from the fronts of the piers by at least 2 inches. Historically, homeowners may have added brick infill between piers, and these should remain in place. If brick lattice panels are used, the brick should be similar in color, texture and mortar joint profile to the original brick piers.*

12.6 Foundations should not be painted or stuccoed unless there is historical evidence of this application. These treatments are only appropriate as means to hide mismatched or inappropriately repaired brick and/or mortar foundations.

13. Gutters and Downspouts

Gutters and downspouts are essential to protecting a dwelling from the effects of rain and water. While their presence is functional, they can have aesthetic value through material or color, such as copper installations that take on a green patina over time or examples intentionally matched to the trim color of the dwelling.

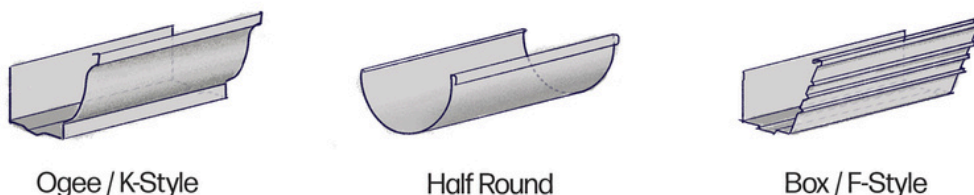


Figure 12. Gutters Graphic, Illustration: Martin Schapiro

GUTTER PROFILES: Half round gutters allow better view of exposed rafter tails, a key feature of homes in the historic district. Half round is preferred over K-style, Ogee, box, or F-style gutters.

Advisory Guidelines

Guidelines

13.1 Maintain gutters, downspouts, and splash blocks.

Diverting water off the roof and away from the dwelling is essential to home maintenance. Retain existing boxed or built-in gutters and remove any debris to keep them in good working order. Repair deteriorated or damaged gutters.

13.2 If original gutters are beyond repair, replace them with gutters of an appropriate type.

For houses built before 1940, half-round gutters are the most appropriate design. Ogee gutters may be appropriate for buildings dating from or influenced by designs from the 1940s or later. If new gutters are required, half-round designs, “K” or ogee design aluminum gutters are appropriate.

13.3 Downspouts should be unobtrusive and should direct away from architectural features.

Appropriately placed downspouts will protect the building and not detract from its historic character. Direct downspouts away from foundations, including those of neighboring dwellings.

13.4 Gutters and downspouts should be of colors that blend with the dwelling’s main body or trim colors.

13.5 The use of conductor heads (funnels that direct water from gutters to downspouts), where appropriate, is encouraged.

14. Lighting

Original light fixtures on early 20th century dwellings are historical assets and should be preserved or maintained. New, reproduction light fixtures should be compatible with the architectural style of the dwelling and use traditional materials. Locate reproduction fixtures in traditionally illuminated spaces, such as flanking the main entrance door or mounted on the porch ceilings. Inconspicuous accent lighting on sidewalks or in front yards is appropriate.

Guidelines

14.1 Maintain historic light fixtures.

Preserve historic light fixtures as they contribute to the overall historic character of a dwelling.

14.2 Repair original fixtures whenever possible. Replace severely damaged original light fixtures with reproduction fixtures that match the originals. Replace missing lighting fixtures with reproduction fixtures selected through comparative historical research.

Original light fixture design may be documented through photographic or physical evidence. Otherwise, select a design that blends with the style of other historic features of the historic dwelling. The use of modern, low-wattage, warm white, 3000-3500K bulbs is recommended.

Advisory Guidelines

14.3 Select simple designs appropriate to the character of the building.

If light fixtures of a modern design are desired, they should be inconspicuous and concealed with landscaping.

14.4 Do not allow light fixtures to damage or obscure architectural features or other building elements.

The installation of new light fixtures should not damage masonry, siding, or other historic materials. Illumination should aid visibility without detracting from the building's historic character.

14.5 Light fixture installed for security, such as flood lights, should be mounted on rear or sides of buildings rather than on the front.

Floodlights mounted in yards to illuminate the front of the house are discouraged. The light from yard fixtures should be concentrated on the property and should not illuminate neighboring properties. Lighting of trees should be minimal. If adding lights to trees, down-lighting contributes less light pollution than up-lighting.

15. Masonry

The key to preserving historical brick is to keep out water and use a soft mortar whenever repair is needed. Maintaining mortar and using appropriate cleaning methods are the best ways to protect brick from water intrusion. The use of hard mortars like Portland cement can cause the brick to crack and break when shifting temperatures expand and contract masonry. Low pressure water cleaning and the use of soft mortar mixes are best for brick dwellings. Abrasive cleaning methods, like sandblasting, erodes the skin of the brick.

Guidelines

15.1 Preserve and maintain original masonry including brick, stone, stucco, terra cotta, cast concrete, and mortar.

Masonry provides texture, finishes, and patterns that contribute to a dwelling's distinct appearance. Proper maintenance of masonry preserves the historic character of a dwelling. Do not cover or conceal original masonry surfaces with novel materials such as stucco, metal, or vinyl.

15.2 Do not use abrasive cleaning methods on brick and masonry.

Abrasive cleaning methods such as sandblasting erodes historic brick surfaces and risks eroding the integrity of the original material.

15.3 Use the gentlest means possible when cleaning masonry.

Masonry generally needs infrequent cleaning, perhaps to stop deterioration or to remove graffiti and stains. Mild detergent diluted with water may be used to remove dirt or grime from masonry.

Advisory Guidelines

Gently scrub with a natural bristle brush. Alternatively, a non-harmful chemical solution may be used. In either case, finish with a low-pressure water rinse. Before applying a cleaning agent to brick, test it in a small, inconspicuous area to ensure it will not damage or discolor the masonry.

15.4 Do not paint historical masonry.

Unpainted masonry is one of the most low-maintenance exterior building materials, but once it is painted, it requires repainting with similar frequency as wood siding. If original masonry is at risk of water penetration, apply a water-repellent coating like Cathedral Stone's R-97 Water Repellent. Do not use silicone-based sealants on masonry walls. Silicone sealants do not allow the brick to "breathe" and can trap moisture within walls. Non-paint treatments are also highly effective in strengthening damaged sandblasted masonry.

15.5 Do not use power tools on historical masonry.

When mortar is crumbling and needs to be removed and for re-pointing, use hand tools, not power tools. Hand tools allow for precision work, minimizing the chance for damage to adjacent brick and stone.

15.6 Preserve original mortar if possible, or repoint as necessary, using mortar mixes similar to the color and composition of the original.

Before the 1930s, traditional mortar mixes had a high ratio of lime. Portland cement, a harder mortar, was used in small proportions, if at all. Brick production has also evolved, in composition and firing method. Therefore, historic brick has a porous property that does not pair well with hard mortars, which force water through the softer masonry, causing damage. Mechanical stresses cause expansion, contraction, settlement, and water-driven deterioration mechanisms like freeze-thaw will also be relieved in the masonry rather than the mortar if the latter is harder than the former. Modern mortars may also contain harmful soluble salts that further accelerate brick and stone deterioration. Match new mortar to the original mortar in width, depth, color, joint profile, and texture.

16. Materials

In the Historic District, the most common materials for façade construction are wood, stone, brick, and stucco. Foundations are typically of stone, brick, or concrete construction, which may be covered by stucco. Proper maintenance of historic primary materials is key to preservation; avoid harsh or abrasive cleaning treatments. Do not cover or conceal historical primary materials, unless it is wood intended to be painted. Limited replacement of damaged original materials with matching materials may be considered.

Advisory Guidelines

Guidelines

16.1 Repair in-kind architectural features with materials, form, scale, and design which match the original.

Use photo, archival, or physical evidence to select new materials that will best match the scale, location, proportions, form, and detail of original elements.

16.2 Replace architectural materials which match the original as closely as possible in form, scale, and design.

16.3 Removal or alteration of original architectural materials from the dwelling should be avoided.

16.4 Do not add inappropriate materials to a building.

16.5 Materials such as Exterior Insulation Finishing Systems (EIFS) and masonry veneers are not recommended.

16.6 The use of epoxies for wood repair and special masonry repair components may be appropriate when the extent of damage is relatively small

17. Mechanical Systems and Energy Retrofits (Solar)

Mechanical systems such exterior HVAC system components should be placed at rear elevations. Systems placed on readily visible facades should be screened by landscaping or fencing.

Property owners in the historic district may pursue methods for improving overall energy efficiency. It is important that such concerns be addressed in ways that do not compromise the character of the dwelling or the district. Many Historic District dwellings were constructed with wide eaves, large floor-to-ceiling heights, transom windows, and other elements that allow for natural heating and cooling. Taking advantage of energy-efficient architectural assets and responsibly retrofitting historic buildings can maximize their potential for energy conservation.

Guidelines

17.1 Modern appliances such as satellite dishes and HVAC units should not be visible from the public right-of-way.

Locate modern utilities out of public view, especially roof-mounted equipment. Screen HVAC units, and utility meters with landscaping, lattice panels, or fencing. Mechanical and HVAC equipment must be screened if visible from the public right-of-way.

17.2 Do not install mechanical systems on primary facades or readily visible side façades unless the systems are effectively screened with landscaping, fencing, or lattice panels.

Advisory Guidelines

17.3 Window mounted air conditioning units should be mounted on rear or non-readily visible side elevations whenever possible.

This installation should not result in the loss of the original window. Install with care so that that modifications are reversible if the unit is removed later.

17.4 Roof-mounted equipment should not be placed on front-facing or public-facing roof planes and should be set back from the edges of roofs and screened, so that it is not visible to pedestrians and does not detract from the historic character of the dwelling.

17.5 Retain and preserve the original energy-conserving features and materials that contribute to the overall character of a building or site, including projecting eaves, porches, front canopies, shutters, operable windows, transoms, and large trees.

17.6 Increase the thermal efficiency of historic buildings through appropriate, traditional practices, including the installation of weatherstripping and caulking, storm windows and doors, insulation in attics, floors, and walls, and, if appropriate, awnings and operable shutters.

17.7 Install new energy upgrades in areas and spaces that will require the least amount of alteration to the building exterior, historical building fabric and site features.

17.8 Minimize the visual impact of solar panels.

Solar panels should be located on rear rooftops, back yards, or rear accessory buildings that are out of public view whenever possible. Mount solar panels on rooftops flush with the roofline. If not attached to the building, locate solar panels in side or rear yards. Do not use hardware, frames, and piping with a non-reflective finish.

17.9 Property owners may consider the use of reflective roofing surfaces to increase energy efficiency in warmer months.

18. Paint and Colors

Owners may choose to match the original color of their home with the help of a paint analysis. Alternatively, owners may choose to select a color palette appropriate to the dwelling's period and style. Masonry surfaces which have not been previously painted should not be painted.

Guidelines

18.1 Maintain a building's original historic painted or unpainted appearance.

Historically painted building surfaces or features should be maintained in paint. Do not paint unpainted masonry surfaces. If paint has been applied in the past to masonry buildings, then the continued maintenance of paint is appropriate. Windows should not be painted shut but left operable.

Advisory Guidelines

18.2 Remove paint using non-abrasive methods, protecting historic materials during the process. *The removal of paint should be undertaken only with non-abrasive methods such as chemical cleaning, hand-scraping, or hand-sanding. The use of abrasive or high-pressure methods is not appropriate. Low heat stripping with a heat gun or heat plate, with a temperature of less than 450 degrees, may be used for paint removal. This method softens paint layers by applying heat which then allows scraping. Buildings constructed prior to 1978 may have lead paint. Test kits for lead are available, and it is advisable to seek professional assistance if lead is present.*

18.3 Remove as little paint as possible.

Remove damaged or deteriorated paint only to the next sound layer. If paint is blistered to the bare surface level, remove all paint completely.

18.4 Owners are encouraged to use paint colors in keeping with their dwelling's style and age. Most commercially available paint companies offer historic color options, and there are numerous online resources to help you identify appropriate color schemes for each architectural style.

These general color schemes are recommended:

- Greek Revival: Light colors such as white, gray and yellow.
- Frame Vernacular or Folk Victorian: Contrasting wall and trim colors.
- Bungalow/Craftsman: Earth tones, sometimes different colors for different floors, for walls and complementary trim.
- Minimal Traditional: Simple, understated palettes, including whites, muted blues and greens, or creamy yellows.

18.5. Use appropriate paint.

Use oil-based or latex paint, which will adhere to a previously painted surface. Elastomeric paint should not be used because it lacks permeability and can trap moisture.

19. Porches

Porches and their components (columns, valances, spindles, piers, stairs, railings and other wood trim) help express the historic character and architectural style of a dwelling.

Guidelines

19.1 Retain, maintain, and repair wood and masonry porches.

Follow the Historic District materials guidelines for wood and masonry, to maintain and preserve porches and their elements.

19.2 Repair when possible, replace when necessary.

Retain as much original fabric as possible, replacing only those portions beyond repair. For example, replace only the damaged spindles and retain the portion of a valance that can be

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repaired. If an entire porch element is beyond repair, replace it completely with a design that matches the historic design.

19.3 Do not enclose a porch on a primary façade for living space.

An open porch on the primary façade should never be enclosed with glass, wood siding, brick or other material. If enclosing a porch is desired, use screen panels with minimal structural elements. Fit the screen sections between the porch columns, posts, or other original divisions. The original openings should remain visible. Porches on rear or non-readily visible side facades may be enclosed with glass or wood panels as long as there is no removal of extensive historic fabric and as long as the enclosure work is reversible.

19.4 Carefully select any alternative materials.

Wood and plastic composite products may be appropriate substitutes for historic wood porch floors. If an alternative material is used, choose a product that resembles wood and matches typical dimensions of wood floorboards. The porch floor should be painted to blend with the house colors.

19.5 Porches missing their original columns and balusters should be rebuilt based upon photographic or physical evidence.

If no evidence exists, porches should be rebuilt in keeping with porches of houses built in a similar style of the same period. Wood columns are recommended but the installation of columns of alternative materials may be appropriate if they match historic designs in dimensions and overall appearance. Balusters (also called spindles) should be carefully sized for any replacement porch.

19.6 Retain historic porch steps and railings.

Retain historic porch steps and railings whenever possible. Replace individual sections of porch stairs and railings, if possible, rather than a complete replacement. Use materials that match the porch's materials.

19.7 Do not install pre-cast concrete steps on front porches.

If replacement of original steps is necessary, do not replace them with pre-cast concrete steps on entrances that are readily visible from the street.

19.8 Keep replacement railings simple and in kind with original.

Match replacement railings in style and appearance to the original railing. Simple painted wood railings with balusters between the top and bottom rail are appropriate. It is important to contact a building safety representative to discuss safety requirements for railings, including height.

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20. Roofs

Original roof forms are a key character defining feature that must be preserved and maintained. Replacement of roofing material, for example re-shingling, does not require review by the Commission, however a change in materials or roof shape or structure must be reviewed. Sanborn Fire Insurance maps can be a helpful tool to determine historic roofing material. Please see the Mandatory Guidelines section on Roofs for additional information.

Guidelines

20.1 Retain historic roof shapes and features.

Preserve roofs in their original size, shape, and pitch. Retain original materials and decorative elements, and roof features such as eaves, brackets, parapets, cornices, and chimney flues. Historic roof materials such as metal standing seam, slate and clay tile should be repaired and preserved.

20.2 Preservation of a historic buildings depends on good roof maintenance.

Inspect for and repair leaking roofs, gutters, and downspouts. Proper ventilation prevents condensation, which promotes decay. Anchor roofing materials solidly to prevent wind and water damage.

20.3 If an entire roof is beyond repair, wholesale replacement may be necessary.

If the original roof is not salvageable, replacing the entire roof with new roofing materials may be appropriate. The new materials should be compatible with the historic character of the dwelling and the district and should match original materials as closely as possible.

20.4 Do not introduce new elements that compromise the building's historic character.

Skylights, balconies, and mechanical equipment are modern amenities that should be placed out of public view and should not obscure original features. Rear roof planes are typically the most appropriate location for installing these features.

20.5 New dormers shall not be introduced on front façades but new dormers may be added on rear façades or secondary façades which are not readily visible and if the dormers are in keeping with the character and scale of the structure.

21. Signs and House Numbers

The Historic District is primarily residential in character, but there are sign provisions for home businesses. The Fayetteville Sign Ordinance should be referenced, and normal application procedures for sign permits shall be followed. Many sign types that are acceptable in areas zoned for commercial activity are inappropriate for a residential neighborhood. Free-standing or monument signs are not allowed. Wall signs and hanging signs are appropriate signs for residences.

Advisory Guidelines

House numbers can use a wide range of typefaces and should generally conform to the historical character of the neighborhood.

Guidelines

21.1 Placement and scale of primary signs

In the Historic District signs may be placed on the front wall of the house or hanging from the porch eave. The sign should not exceed 2'-0" in either dimension and not exceed four square feet in size. The sign should be made of compatible materials, such as wood or simulated wood.

21.2 Freestanding or monument signs are not permitted.

21.3 Internally illuminated or plastic-faced signs are not appropriate for the District.

21.4 Sign text should be set in a typeface that reflects the early 20th century or the period when the structure was constructed.

21.5 House address text and numerals for commercial and residential properties shall be set in a typeface that reflects the early 20th century or the period when the structure was constructed and shall not dramatically exceed the scale of house address text or numerals of historical properties in the district.

22. Windows

Windows are often referred to as the “eyes of the home,” and are vital to preserving the historic character of a dwelling.[1] Preserve, maintain, and repair original windows in the Historic District. If original windows are beyond repair, replace them with windows that closely match the original design. Historic District guidelines suggest using wood windows as a first option. New windows should match the original windows’ opening size, number of panes, and configuration of lites. Preserve the original window configuration of readily visible elevations. Do not cover or enclose original windows: original window openings should not be enclosed for the addition of smaller windows.

The installation of storm windows can help in lowering energy costs and are appropriate as long as they are full-view design or match the window’s design.

[1] National Trust for Historic Preservation, “Repair or Replace Old Windows: A Visual Look at the Impacts,” <https://www.westonma.gov/DocumentCenter/View/15438/Repair-or-Replace-A-visual-look-at-the-impacts-PDF>. National Trust for Historic Preservation, “Historic Wood Windows,” <https://www.westonma.gov/DocumentCenter/View/3040/Overview-of-Wood-Windows-Tips-from-the-National-Trust-for-Historic-Preservation-PDF>.

Advisory Guidelines

Guidelines

22.1 Preserve and maintain original windows, particularly on primary elevations.

Window openings, windows, window details, and the size and shape of these elements help establish rhythm, scale, and proportion of buildings and reflect architectural style and character. These are important character-defining features of a dwelling and windows on primary elevations should be preserved, repaired as needed and retained.

22.2 Keep wood windows in good condition. Repair parts as needed, replace missing panes or deteriorated sashes, rather than entire windows.

Make repairs as necessary, using epoxy to strengthen wood where it has deteriorated. Replace as little of the original window materials as necessary. Retaining as much historic window elements as possible will help ensure the building's historic character and appearance. Preserving the original size, shape, and pattern is key.

22.3 Preserve, maintain, and repair original metal windows.

During the mid-20th century, metal windows such as steel, aluminum, and bronze were widely in use. Preserving these materials as well as their original designs and details helps convey a sense of time and architectural style. Make repairs with materials that match the original as closely as possible.

22.4 Replace original windows if they are beyond repair, and install replacements that match the size, materials, and design. Take care to match the configuration of lites: the number and arrangement of these smaller panes often seen on the upper sash of Craftsman windows are important in establishing the historical character of a home.

Ideally, original wood windows would be replaced with wood windows. Fiberglass composite windows and aluminum-clad windows may also be appropriate alternatives. Vinyl and vinyl-clad windows do not accurately replicate historic windows and are discouraged in the Historic District guidelines. Replace original metal windows with like materials. Replacement windows should match the appearance of historic wood or metal window through appropriate dimensions, depth of frame, and the appearance of true divided lites. If original hardware from the removed windows is sound and operational, salvage and re-use this hardware with the replacement windows.

22.5 Replacement windows should not have snap-on, flush, or simulated divided muntins.

The Historic District guidelines do not recommend windows that feature muntins sandwiched between layers of glass, snap-on muntins, or surface-applied muntins.

22.6 New window openings should not be added to primary façades or to readily visible side elevations.

Advisory Guidelines

22.7 Clear glass should be used in windows on the primary and readily visible side elevations. Do not use reflective, tinted, patterned, or sandblasted glass in windows. The addition of these glass materials may be used on rear elevations or those not readily visible. Stained glass should be preserved where it existed historically.

22.8 Shutters that are original to the dwelling should be preserved and maintained. Repair historic wood shutters with in-kind materials.

22.9 Replace severely damaged original wood shutters with wood reproductions that match the original. Replace missing shutters with reproductions selected through comparative historical research. Make sure these fit the window opening. New shutters should be of louvered or paneled wood construction.

All shutters shall be appropriately sized to fit the window opening so that if working and closed, they would cover the window opening.

22.10 When installing window screens, use full-view screen panels made of wood or metal frames to allow the visibility of the historic window.

22.11 When installing storm windows, select full-view designs or designs that match the original window's design. Storm windows should be wood or metal frames. Metal storm windows should be anodized or baked-enamel surfaces and not unfinished metal.

Advisory Guidelines

Why Preserve Original Windows

The Economic, Historic, and Environmental Arguments

Windows are a significant part of the original fabric of historical structures. They provide important architectural qualities that define and characterize an architectural style and time period, as well as the scale of a building and/or historic district. The loss of windows alters the defining qualities of the historic fabric, structure, and/or historic district.

Rebuilding historical wood windows and adding storm windows makes them as efficient as new windows and more than offsets the cost of installation. Several comprehensive window studies have found that a wood window sealed with weatherstripping and covered with a storm window is as energy efficient as most new thermo-pane windows. These studies also find these maintained wood windows last longer.[2]

The old-growth lumber used in historic window frames can last if well maintained, unlike new-growth wood, vinyl, or aluminum.

In most cases, windows account for less than one-fourth of a home's energy loss. Insulating the attic, walls and basement is a more economical approach to reducing energy costs than replacing historic windows.

Any energy savings from replacing wood windows with aluminum or vinyl seldom justifies the costs of installation. For most buildings, it would take decades to recover the initial cost of installation, and with a life expectancy of 10 to 15 years or less, installing new vinyl or aluminum windows does not make good economic sense.

[2] Kimberly Konrad Alvarez and John D. Alvarez II, "Restoring Our Appreciation of Historic Wood Windows: Making a Case for Restoration Versus Replacement," New York State Office of Parks, Recreation and Historic Preservation, <https://www.westonma.gov/DocumentCenter/View/15436/Making-a-case-for-Restoration-v-Replacement-PDF>. Shanon Peterson Wasielewski, "Windows: Energy Efficiency Facts and Myths," Washington Department of Archaeology & Historic Preservation, <https://dahp.wa.gov/sites/default/files/Windows%20Energy%20Efficiency%20Facts%20and%20Myths.pdf>. Community Preservation, "Old' Wood Window/Replacement Window Energy Analysis, <https://www.communitypreservation.org/sites/g/files/vyhlf4646/f/uploads/windowenergyanalysis.pdf>

Advisory Guidelines

23. Wood Siding

Original wood siding materials should be preserved and maintained. If replacement is required it should be with materials to match the original as closely as possible. Always avoid concealing original wood siding materials with vinyl, aluminum, or other synthetic sidings because these materials do not successfully imitate the appearance of historic, wood siding. Synthetic materials are not “breathable” and may cause condensation and damage to the original siding beneath. Asbestos shingle siding is not hazardous as long as it is kept painted and encapsulated. If an owner is concerned about the potential hazard of the asbestos shingles they may be removed and replaced with appropriate alternative materials which match the original shingles as closely as possible.

Guidelines

23.1 Preserve and maintain original wood siding.

The texture, scale, and shape of original wood siding helps define a dwelling’s historic character and architectural style. Original wood siding is significant to the fabric of a structure, and new materials cannot adequately mimic its finish. Removal of original siding compromises a building’s architectural integrity.

23.2 Repair original siding when necessary and replace only if it is beyond repair.

Regular maintenance of siding will ensure its longevity. A finished surface can be achieved with the application of an opaque stain. If replacement of siding is necessary due to deterioration, match new siding to the original in size, placement, and profile. Often commercially available products may not provide an exact match; it is recommended to consult with a carpenter for custom work when feasible.

23.3 Avoid synthetic or substitute materials such as vinyl and aluminum.

Synthetic sidings do not adequately mimic the organic appearance of traditional materials and degrade a building’s historic character. Replacement or concealment of original wood materials with vinyl, aluminum or other synthetic materials is discouraged.

When using vinyl or aluminum siding, these new materials should match the existing wood profile and be properly vented. New siding installation should not conceal window or door trim and should not require the removal or concealment of architectural details.

23.4 Clean siding by the gentlest means possible.

Use a soft-bristle brush, mild soap, and low-pressure rinsing with a garden hose. Do not attempt to clean original siding with potentially destructive, dangerous, and/or abrasive cleaning techniques, such as propane torching, sand-blasting, or water-blasting.

Advisory Guidelines - Setting

The neighborhood's "hilly, leafy setting" as described by Cy Sutherland and Gregory Herman in the Society for Architectural Historians Archipedia is vital to the Historic District's character.[3] Setting is so important that it is one of the seven aspects of integrity that is used to evaluate the ability of a property to convey its historic significance. Properties are more than just the primary building; they are articulated with features such as accessory buildings, fences, walls, lighting, terraces, waterways, swales, fountains, patios, sculptures, arbors, pergolas, pools, furniture, and planters. Circulation patterns and intended use is defined with walkways, streets, alleys, driveways, and parking areas.

Like site features, plantings such as hedges, foundation plantings, lawns, gardens, and tree canopies play a significant role in creating the character of the historic district. Sutherland and Herman help us understand the special connection the Historic District has with our historic city park. They write, "Floral gardens complement the grounds of many of the houses, visually connecting them with the extensively planted beds of neighboring Wilson Park." Plantings may also reflect the regional climate. Historically, large shade trees were an important means of providing summer cooling to homes without air conditioning. Today, they still contribute shade to cool the neighborhood and provide distinctive character to the historic district. Mature trees are irreplaceable community assets.

24. Driveways

The location of driveways and their spacing, dimensions, and materials are an important part of the historic district's streetscapes. Parking areas are best placed on side and rear elevations of a dwelling, not in front yards. Traditional paving materials such as gravel, brick, stone, and concrete are encouraged over black asphalt and similar modern materials. The Historic District guidelines encourage use of permeable paving materials for driveways and parking areas. Permeable materials reduce neighborhood flooding by allowing water to be absorbed into the ground. Much of the Historic District was constructed when automobiles were new consumer products. As a result, district driveways and parking areas often reflect the smaller scale of this early car culture.

Guidelines

24.1 Preserve original driveway materials such as crushed gravel or concrete. Original designs such as concrete "ribbon" driveways—two narrow ribbons of concrete that mimic tire treads—contribute to the distinctive, early 20th century character of a property and should be preserved.

[3] Cyrus A. Sutherland, with Gregory Herman, Claudia Shannon, Jean Sizemore, and Jeannie M. Whyne, *Buildings of Arkansas* (Charlottesville: University of Virginia Press, 2018). See also Cyrus A. Sutherland, with Gregory Herman, Claudia Shannon, Jean Sizemore, and Jeannie M. Whyne "Wilson Park and Rock Houses," SAH Archipedia, <https://sah-archipedia.org/buildings/AR-01-WA20>.

Advisory Guidelines - Setting

24.2 Limit driveway and curb cut widths to the width of a single car.

Driveways and curb cuts should be limited in width to preserve the setting of the district and reflect the smaller scale of early 20th century automobiles.

24.3 Driveways and parking areas in side and rear yards should be of gravel (white or pea gravel), decomposed granite, brick, stone, concrete, textured concrete, or concrete ribbons (narrow strips).

Non-historical materials such as asphalt are discouraged.

24.4 Screen and minimize the visual impact of parking areas in rear or side yards with hedges, shrubs, or fences.

24.5 Parking areas on vacant lots between buildings should align edge screening with front façades of adjacent buildings.

On corner lots, they should have edge screening on both the primary and secondary street.

24.6 Sidewalks and driveways should be oriented perpendicular to the street.

If historical documentation provides evidence of curvilinear designs or other shapes and designs on that site or other similar house styles, such shapes may be appropriate.

24.7 Locate new driveways and walkways so that the topography of the dwelling site and significant landscape features, such as mature trees, are retained.

Protect mature trees and other significant landscape features from direct construction damage or from delayed damage such as destruction of root area or soil compaction by construction equipment.

24.8 Locate new additions so that the topography of the dwelling site and significant landscape features, particularly mature trees, are retained.

Protect mature trees and other significant landscape features from direct construction damage or from delayed damage such as destruction of root area or soil compaction by construction equipment.

25. Fences and Gates

The installation of new fences in keeping with traditional locations, designs and materials is appropriate for the historic district. Vinyl and similar synthetic fencing materials are inappropriate for the district in front and readily visible side yards.

Advisory Guidelines - Setting

Guidelines

25.1 Preserve historic fences.

Historic fence materials such as stone, brick, and wood should be preserved and maintained.

25.2 Repair or replace fence or wall materials with in-kind materials.

25.3 Installation of new wood picket fences in front yards or privacy wood fences in side or rear yards is appropriate if they are in traditional and permitted dimensions and designs.

Privacy fences constructed of wood board should only be located in rear yards and generally not exceed 6 feet tall.

25.4 Cast iron fences may be added to buildings constructed in the mid- to late-19th and early 20th centuries.

Cast iron fences are not appropriate for dwellings built after the mid-20th century.

25.5 Chain link, concrete block, rolled wire, or synthetic materials are not recommended for the historic district in front yards or readily visible side yards. Split or horizontal rails, railroad ties, or timbers are also not recommended for front yards or readily visible locations.

25.6 Fence posts, rails, and other framing members should be on the inside of the fence facing the dwelling or adjacent property rather than the street and sidewalk.

25.7 Fence gates should be designed to be compatible with the overall fence design and consistent with the age and style of the dwelling.

26. Retaining Walls

Low retaining walls of brick, stone, or finished concrete are common in the Historic District. Many of these walls enclose either a planting edge or simply the front lawn. Existing low walls are to be preserved. *Any changes beyond in-kind repair or restacking of existing retaining walls requires review by the Historic District Commission. Please see the Mandatory Guidelines for more information.*

Guidelines

26.1 Preserve and maintain original or historic retaining walls whenever possible.

Typically built of stone, brick or concrete, ensure historic retaining walls are in good condition and repointed when needed. Follow the maintenance recommendations for these materials.

Advisory Guidelines - Setting

27. Garages and Outbuildings

Outbuildings such as garages, sheds, carriage houses and smokehouses are part of the historical and architectural significance of the historic district. These structures reflect cultural changes over time. Historical outbuildings should be preserved and maintained. They should be repaired with materials and details to match the original.

Guidelines

27.1 Preserve and maintain historic outbuildings.

Preserve and maintain original outbuildings such as garages, carriage house and sheds, as they contribute to the history of a property.

27.2 Original outbuildings should be repaired with materials to match the original.

If original garage doors on contributing buildings are missing or damaged, sectional overhead roll-up doors and side-hinged doors of wood in historic designs are appropriate. For non-contributing outbuildings these designs are also recommended and doors of metal, composite, and other alternative materials may be appropriate.

27.3 Replace damaged or deteriorated sections of historic garages and accessory structures, only if deteriorated beyond repair and with in-kind materials to match the original.

Where possible, replace only the damaged or deteriorated portions rather than the entire feature.

27.4 Outbuildings were often built without gutters and those of frame construction may have deterioration of the sills and lower siding materials. If this is the case, consider only repairing these damaged areas rather than replacing the entire structure.

28. Walkways

Walkways which lead from the public sidewalks to dwellings display a variety of materials. Some dwellings retain their brick and stone walkways laid in the 19th and early 20th centuries while others have concrete walkways original to the dwelling. Property owners should repair and retain historic walkway materials as long as possible. If replacement is needed, materials should match the original as closely as possible or owners may substitute traditional materials such as stone, brick and concrete. New walkways with these materials are appropriate. Permeable paving materials may also be appropriate. The use of asphalt for walkways is not appropriate and the use of this material is discouraged.

Guidelines

28.1 Repair historic walkway materials with in-kind materials.

Advisory Guidelines - Setting

28.2 Replace historic walkways if determined to be non-repairable with in-kind or compatible materials.

28.3 Retain existing historic walkway materials such as brick, stone, and concrete.

28.4 Replace damaged areas with in-kind materials as closely as possible.

28.5 New paving materials should be in traditional materials such as brick, stone, and concrete.

28.6 Avoid paving materials such as asphalt, bright white or tinted concrete, and other non-traditional materials and colors.

28.7 Permeable paving surfaces for walkways may be appropriate if they have the appearance of traditional materials.

29. Landscaping

Landscaping is a critical part of the historic district's appearance. All property owners should make the effort to identify and retain existing trees and plants that help define the character of the area. Installing native, drought-tolerant plantings compatible with the existing neighborhood will further enhance the appeal of the area and retain the historic setting.

Guidelines

29.1 Retain and preserve the building and landscape features that contribute to the overall historic character of the district, including trees, gardens, yards, arbors, ground cover, fences, accessory buildings, patios, terraces, fountains, fish ponds, and significant vistas and views.

29.2 Retain and preserve the historic relationship between buildings and landscape features of the district setting, including site topography, retaining walls, foundation plantings, hedges, streets, walkways, driveways, and parks.

29.3 Protect and maintain historic building materials and plant features through treatments, including routine maintenance and repair of constructed elements and pruning and vegetation management of plantings.

Advisory Guidelines - Setting

29.4 Native significant trees [4] should be preserved.

- a. Replace a seriously diseased or severely damaged tree or hedge with a new tree or hedge that at maturity is of similar size and quality and appropriate for the climate. There are many options for native, durable species. Speak with one of the City's Urban Foresters, or view the [Recommended Tree List](#).
- b. It is inappropriate to remove, healthy, mature trees.
- c. Design new construction or additions so that large trees and significant site features, such as vistas, are preserved.
- d. Protect large trees and significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the drip line of trees. Use tree protection fencing as advised by the Urban Forester.

29.5 Replace missing or deteriorated site features in kind or with new compatible substitute materials that maintain the character of the site and the historic district.

29.6 It is not appropriate to alter the topography of a site substantially through grading, filling, or excavating, nor is it appropriate to relocate drainage features, unless there is a specific problem.

[4] Significant Tree: A tree with a diameter at breast height (DBH) of 24 inches or more for fast growth species, 18 inches or more for slow and moderate growth species, and 8 inches or more for understory species. A tree may also be considered significant because of advanced age for its species, or because it represents an uncommon or endangered species, or due to its location on a site designated as historic by local, state or federal authorities. Source: City of Fayetteville Tree Preservation, Protection, and Landscape Manual.

Advisory Guidelines - Setting

INVASIVE SPECIES	NATIVE TO ARKANSAS ALTERNATIVE SPECIES
Asian wisteria (<i>Wisteria sinense / floribunda</i>)	American Wisteria (<i>Wisteria frutescens</i>)
Bigleaf / Littleleaf Periwinkle (<i>Vinca major / Vinca minor</i>)	Partridge Berry (<i>Mitchella repens</i>) Allegheny Spurge (<i>Pachysandra procumbens</i>)
Bradford Pear (<i>Pyrus calleryana</i>)	Flowering Dogwood (<i>Cornus florida</i>)
Burning Bush (<i>Euonymus alatus</i>)	Fragrant Sumac (<i>Rhus aromatic</i>) Black chokeberry (<i>Aronia melanocarpa</i>)
Bush Honeysuckle (<i>Lonicera maackii / fragrantissima</i>)	Carolina Buckthorn (<i>Rhamnus caroliniana</i>) Winterberry (<i>Ilex verticillata</i>)
Chinese Privet (<i>Ligustrum sinense</i>)	Rusty Blackhaw (<i>Viburnum rufidulum</i>) Yaupon Holly (<i>Ilex vomitoria</i>)
Creeping Euonymus (<i>Euonymus fortune</i>)	Moss Phlox (<i>Phlox subulata</i>) Common Bearberry (<i>Arctostaphylos uva-ursi</i>)
English Ivy (<i>Hedera helix</i>)	Virginia Creeper (<i>Parthenocissus quinquefolia</i>) Allegheny Spurge (<i>Pachysandra procumbens</i>)
Golden Bamboo (<i>Phyllostachys aurea</i>)	River Cane (<i>Arundinaria gigantea</i>) Yaupon Holly (<i>Ilex vomitoria</i>)
Heavenly Bamboo (<i>Nandina domestica</i>)	Carolina Buckthorn (<i>Rhamnus caroliniana</i>) Virginia Sweetspire (<i>Itea virginica</i>)
Japanese Honeysuckle (<i>Lonicera japonica</i>)	Coral Honeysuckle (<i>Lonicera sempervirens</i>) Trumpet-Creeper (<i>Campsis radicans</i>)
Kudzu (<i>Pueraria montana</i>)	Virginia Creeper (<i>Parthenocissus quinquefolia</i>) American Wisteria (<i>Wisteria frutescens</i>)
Multiflora Rose (<i>Rosa multiflora</i>)	Golden currant (<i>Ribes aureum</i>) Climbing Rose (<i>Rosa setigera</i>)
Serica Lespedeza (<i>Lespedeza cuneata</i>)	Round Bush Clover (<i>Lespedeza capitata</i>) Big Bluestem (<i>Andropogon gerardii</i>)
Silktree, Mimosa (<i>Albizia julibrissin</i>)	Fringetree (<i>Chionanthus virginicus</i>) American Smoketree (<i>Cotinus obovatus</i>)
Shrubby Lespedeza (<i>Lespedeza bicolor</i>)	Blue Wild Indigo (<i>Baptisia australis</i>) Roundhead Lespedeza (<i>Lespedeza capitata</i>)
Tree-of-Heaven (<i>Ailanthis altissima</i>)	Kentucky Coffee-Tree (<i>Gymnocladus dioicus</i>) Kentucky Yellowwood (<i>Cladrastis kentukea</i>)

Advisory Guidelines - Setting

NOT RECOMMENDED

Some trees are not recommended as they are made vulnerable by climate change, common diseases, and pests or have the potential to become invasive.

These include, but are not limited to:

Bradford Pear (*Pyrus calleryana*)

Chinese Pistache (*Pistacia chinensis*)

Cottonwood (*Populus deltoides*)

Eastern Red Ceder (*Juniperus virginiana*)

Fringe Tree (*Chionanthus virginicus*)

Green Ash (*Fraxinus pennsylvanica*)

Japanese Zelkova (*Zelkova serrata*)

Lacebark Elm (*Ulmus parvifolia*)

Non-native Pines (*Pinus taeda*, *Pinus strobe*, etc. *Pinus echinata* is the only *Pinus* species native to the Ozarks)

Persian Silk Tree (*Albizia julibrissin*)

Sawtooth Oak (*Quercus acutissima*)

Silver Maple (*Acer saccharinum*)

Sugar Maple (*Acer saccharum*)

White Ash (*Fraxinus americana*)

Appendices

Terminology

Terminology in the Guidelines

There is a set of terms common to guidelines in general. This terminology is used throughout the Design Guidelines and reflects the principles that the Commission will consider when making decisions. These terms and their interpretation are as follows:

Appropriate

The term “appropriate” applies to a component, method, or design choice that is sensitive to the historic quality of a building and overall district. When “appropriate,” the project will be in compliance with the guidelines.

Beyond Repair and Beyond Reasonable Repair

The terms “beyond repair” and “beyond reasonable repair” describe deterioration that cannot be reversed. The damage to the building or feature is so extreme that not enough physical material remains for its repair. The burden of proof to demonstrate “beyond repair” will be the responsibility of the applicant.

Character

The term “character” means the attributes, qualities, and features that collectively convey the essence of a setting, place, or building.

Compatible and Compatibility

The terms “compatible” and “compatibility” mean “appropriate.” Compatibility also means the characteristics of different uses or activities that permit them to be located near each other in harmony and without anticipated conflict.

Inappropriate

An “inappropriate” feature, action, or design choice compromises the historic character of a building or district. An inappropriate project would not be in compliance with the design guidelines.

In-Kind and Like-Kind

When repair or replacement of specific elements of materials are needed, “in-kind” and “like-kind” substitutes match the existing, original, or historic in material, size, detail, profile, finish, texture, and appearance as closely as possible, and when installed will not be easily distinguishable from the original upon close inspection.

Appendices

Recommended

The term “recommended” means suggested, but not mandatory actions outlined in the guidelines.

Shall or Should

Where the terms “shall” or “should” are used, compliance is specifically required.

Visible or Readily Visible

The terms “visible” or “readily visible” means easily visible from public streets and rights-of-way, including through parking lots and other open spaces.

Planning Your Project

Projects involving a historic structure or new construction within the Historic District and any locally designated district may include a variety of approaches, including maintenance, simple repairs, or additional living space. By understanding the history and architectural development of a structure and its use, its present condition and the actions necessary to complete your project, you can develop an overall approach. The Secretary of the Interior’s Standards address four types of projects:

Preservation: Keeping an existing structure in its current state by initiating a program of maintenance and repair.

Rehabilitation: Actions to return a structure to its original state by preserving features that contribute to its historic character. This can also include using appropriate in-kind or replacement materials, adaptive reuse and adding compatible additions. Most projects taken before the Commission for existing buildings would be considered rehabilitation.

Restoration: This process involves reconstructing the appearance of the structure as it looked from a particular period of time.

Reconstruction: Reconstruction is defined as the act or process of depicting by means of new construction the form, features and architectural character of a structure that no longer exists. This type of project typically involves replicating a historic structure to a particular point in time—often for interpretive purposes.

Appendices

After the project approach has been identified, the property owner should refer to this manual and apply the design guidelines in the initial stages of planning and design. The primary approach of the Commission and the design review guidelines emphasizes preservation instead of removal/replacement and the use of sustainable practices and materials where possible. These principles are demonstrated in the use of words such as repair, retain, maintain, compatible and replace in-kind. When planning a rehabilitation or new construction project, the Commission encourages property owners to consider a series of steps in their planning.

One—*What Is the Significance of the Property?*

What is the age of the property and how has it changed over time? Does the building contribute to the character of the historic district through its architectural design? The Commission and Staff can assist in determining if a property is contributing or non-contributing.

Two—*What Is the Building's Condition and Integrity?*

A building with historic and architectural integrity will retain most of its character defining features on its primary and secondary elevations that are visible from the street. A property's degree of integrity will help determine the desired outcome of the project.

Three—*What Is the Intent of the Project?*

Some projects may only require upgrades to interiors which are not reviewed by the Commission. Exterior changes may be limited to in-kind repair and replacement or involve entire structure rehabilitation. Projects may also involve adding living space to a historic structure.

Four—*What Is the Proposed Project Treatment Plan?*

An appropriate project treatment plan will be developed once the historical significance, integrity and project intent has been determined. A project may include a variety of actions such as maintenance of some elements, repair of deteriorated materials, replacement of deteriorated materials, in-kind or replacement of deteriorated materials with compatible new materials, and construction of an addition or ancillary building.

When reviewing a property owner's proposed project treatment plan the Commission will be guided by a series of principles as follows:

- Proposed projects should emphasize retaining, maintaining, preserving, and repairing original or historic features.
- If such features and elements cannot be retained, maintained, preserved, and repaired, then replacement in-kind is recommended. Replacement in-kind means that the new feature and element match the existing original, or historic material in size, detail, profile, finish, and texture as closely as possible. Architectural details and materials can be documented through drawings, photographs, or physical evidence. Such documentation will aid in defining appropriate rehabilitation activities.

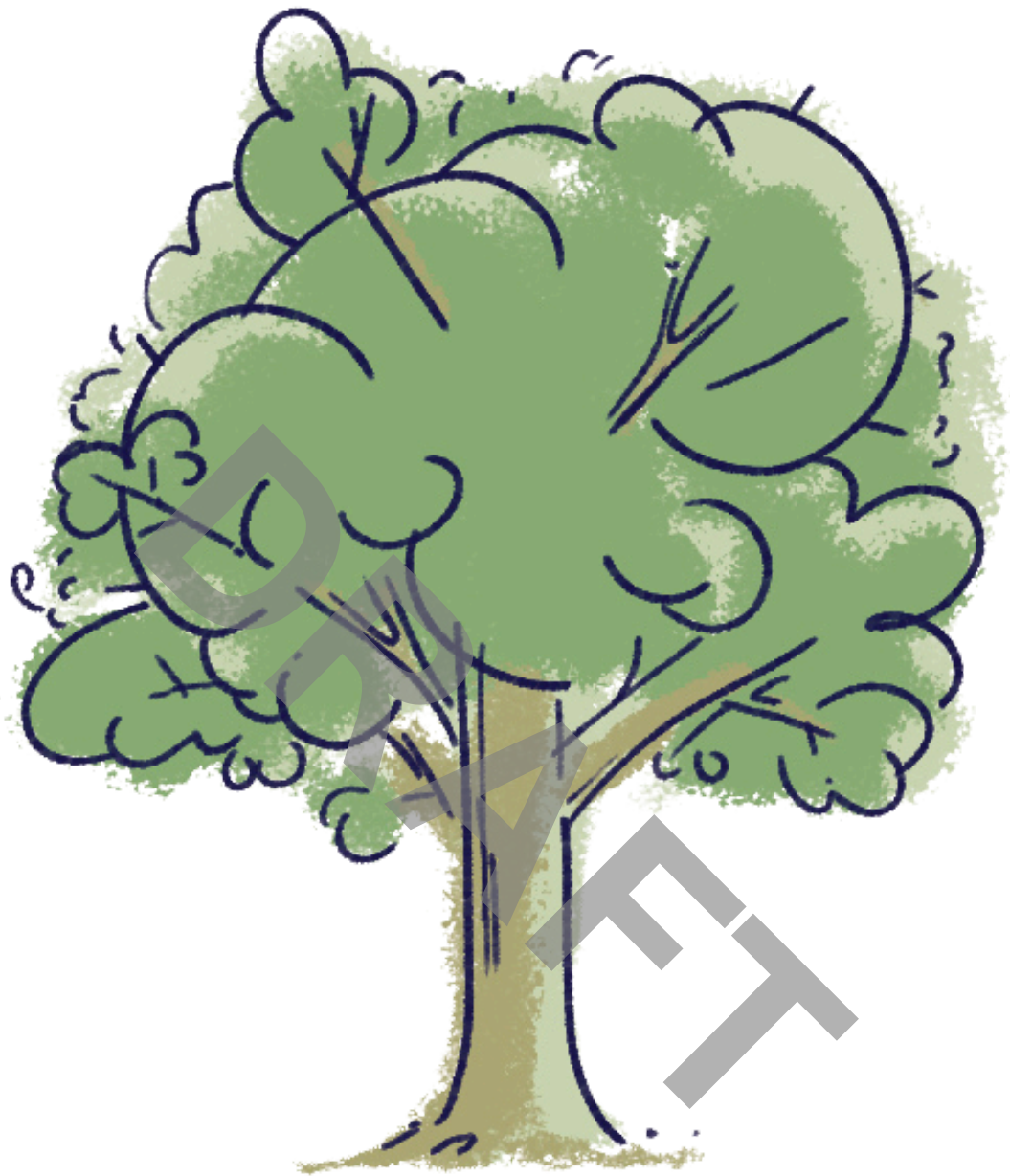
Appendices

- If material replacement in-kind is not feasible or practical, the Commission may consider the use of appropriate alternative materials that match the original as closely as possible in texture, design, and overall appearance.
- Rehabilitation will be reviewed to determine the impact, compatibility, and appropriateness of the proposed work to the existing structures, site, streetscape, and district.
- Rehabilitation shall be compatible with the historic building or structure for which it is proposed. Compatible rehabilitation efforts are those that protect and retain significant architectural features and elements of individual buildings and the district.
- New construction for primary buildings and outbuildings shall be compatible with adjacent buildings along the street and blockface in massing, scale, materials, and setback.

Five—*What Must be Submitted to the Commission for Review?*

In addition to a completed Certificate of Appropriateness application, the Commission also requires the following for specific projects:

- New retaining walls: A sample or photo of the proposed wall material.
- New exterior materials: A sample or photo of the proposed exterior material.



Oak Grove
Historic District
Mandatory Design Guidelines



CITY OF
FAYETTEVILLE
ARKANSAS

Acknowledgements

THANK YUO THANK YOU THANK YOU INSERT



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Introduction to Oak Grove

The Oak Grove Historic District preserves a residential neighborhood located near Fayetteville’s Wilson Park and within walking distance of the Fayetteville Square, Dickson Street, and the University of Arkansas campus.

Originally platted as Oak Grove Addition—a name referring to the many post oak trees in the area, many of which still stand today—the neighborhood is characterized by its wooded natural setting and rustic topography, its distinct vernacular architecture, and its significance in Fayetteville’s history.

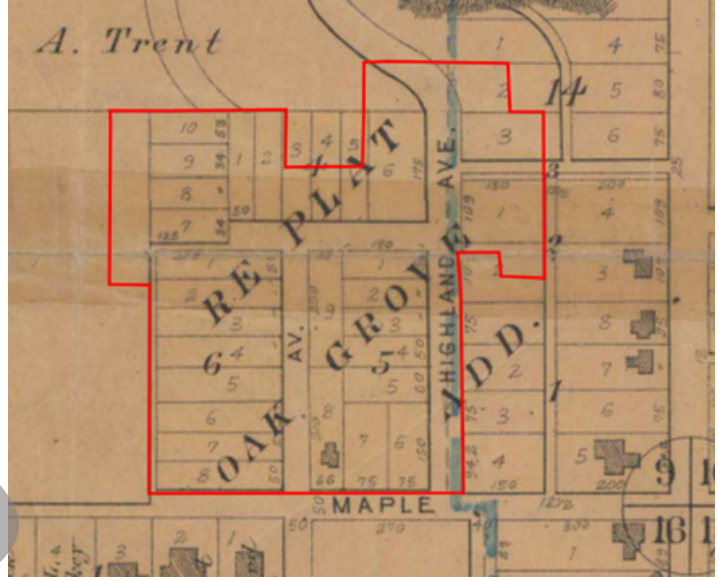


Figure 1. 1908 Plat Map of Oak Grove Addition. Portion in proposed district outlined in red.

The neighborhood was largely developed by Dr. Noah F. Drake, a University of Arkansas geologist who helped establish City Park, later known as Wilson Park—the first public park in

Fayetteville and a much-beloved outdoor space for the city’s residents today. Born on a farm in Washington County in 1864, then educated at Cane Hill College and Arkansas Industrial University (now the University of Arkansas) in civil engineering (class of 1888). Drake eventually completed his PhD in geology at Stanford University in California in 1897 and

spent many years thereafter as a professor of geology in Tianjin, China, where he was involved in petroleum mining. In 1911, Drake moved back to the United States, first teaching at Stanford before returning to Arkansas in 1912. Upon his return to Fayetteville, Drake resided in a home within the present boundary of the Oak Grove Historic District at 513 North Highland Avenue, then bought many nearby lots in the Oak Grove Addition and the neighboring Englewood Addition that he would soon develop.



Figure 2. Noah Fields Drake. Source: Orange County California Genealogical Society (Vera Wade Drake).

Introduction to Oak Grove

These include the corner lot on Maple Street and Forest Avenue, where he built his own family home: a house that recalls the iconic California Craftsman Bungalow through its large front porch, overhanging roof, and exposed rafter tails, but also includes unusual features, like its terracotta tile roof, which perhaps recalls the tiled roofs on Stanford's campus or the local architecture of Tianjin, a reference recorded in Drake's family correspondence.



Figure 3. Drake's Family Home



Figure 4. 16 Davidson

Drake also built the many "Rock Houses" in the neighborhood, including a distinct series of homes on West Davidson Street and North Park Avenue. These houses are defined by their use of local sandstone on their exterior facades. Drake created his own rock house style distinct from the "Ozark giraffe," named for its resemblance to the distinctive patterning of giraffe hides, evoking his background as a geologist and representing an innovative use of local materials in this region.

Other residential properties in the Historic District incorporate wood shingles, stucco, and natural materials, creating a charming connection between nature and architecture; houses are set in landscaped plots defined by rock work, large trees, and gardens. As explained in a study of the notable historic structures throughout Arkansas, these homes are "subtle in their distinctions, romantic in their image. Their hilly, leafy siting contributes to their desirability. ... Floral gardens complement the grounds of many of the houses, visually connecting them with the extensively planted beds of neighboring Wilson Park."^[1]



Figure 5. 603 Park

^[1] Cyrus A. Sutherland, with Gregory Herman, Claudia Shannon, Jean Sizemore, and Jeannie M. Whyne, *Buildings of Arkansas* (Charlottesville: University of Virginia Press, 2018), 54.

Introduction to Oak Grove

The neighborhood was home to significant figures in the city's and University of Arkansas's early history. Drake, for example, purchased City Park in 1926 and developed it with a pool and stone tourist cottages, three of which still stand, before selling it to the City of Fayetteville in 1944. He experimented with cultivating native walnut trees at his orchard and farm in North Fayetteville; some of these trees still dot the streets of Oak Grove. Drake also provided money for purchasing the first portion of land at Drake Field, the municipal airport located in South Fayetteville; the White Hanger at Drake Field is now preserved as a Local Historic District.

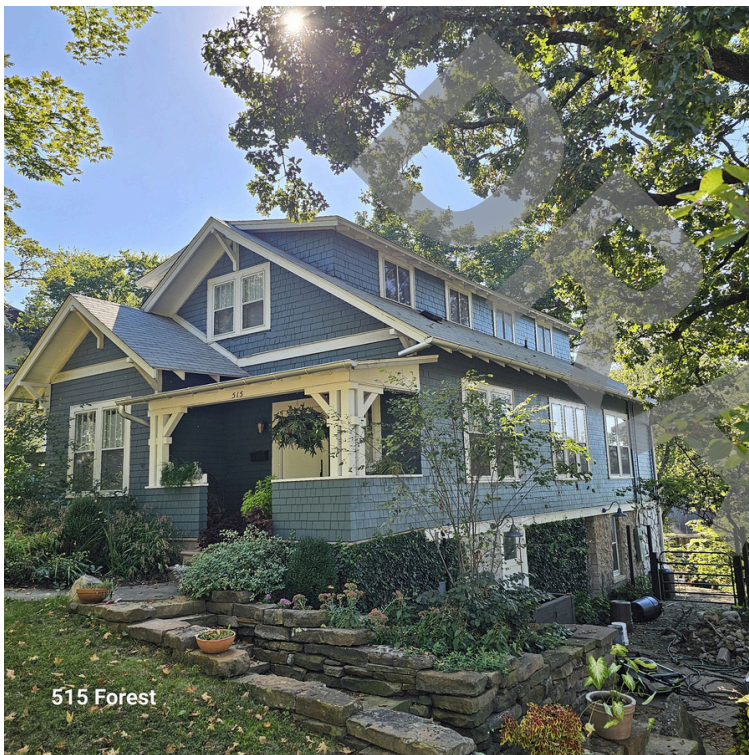


Figure 6. 515 Forest

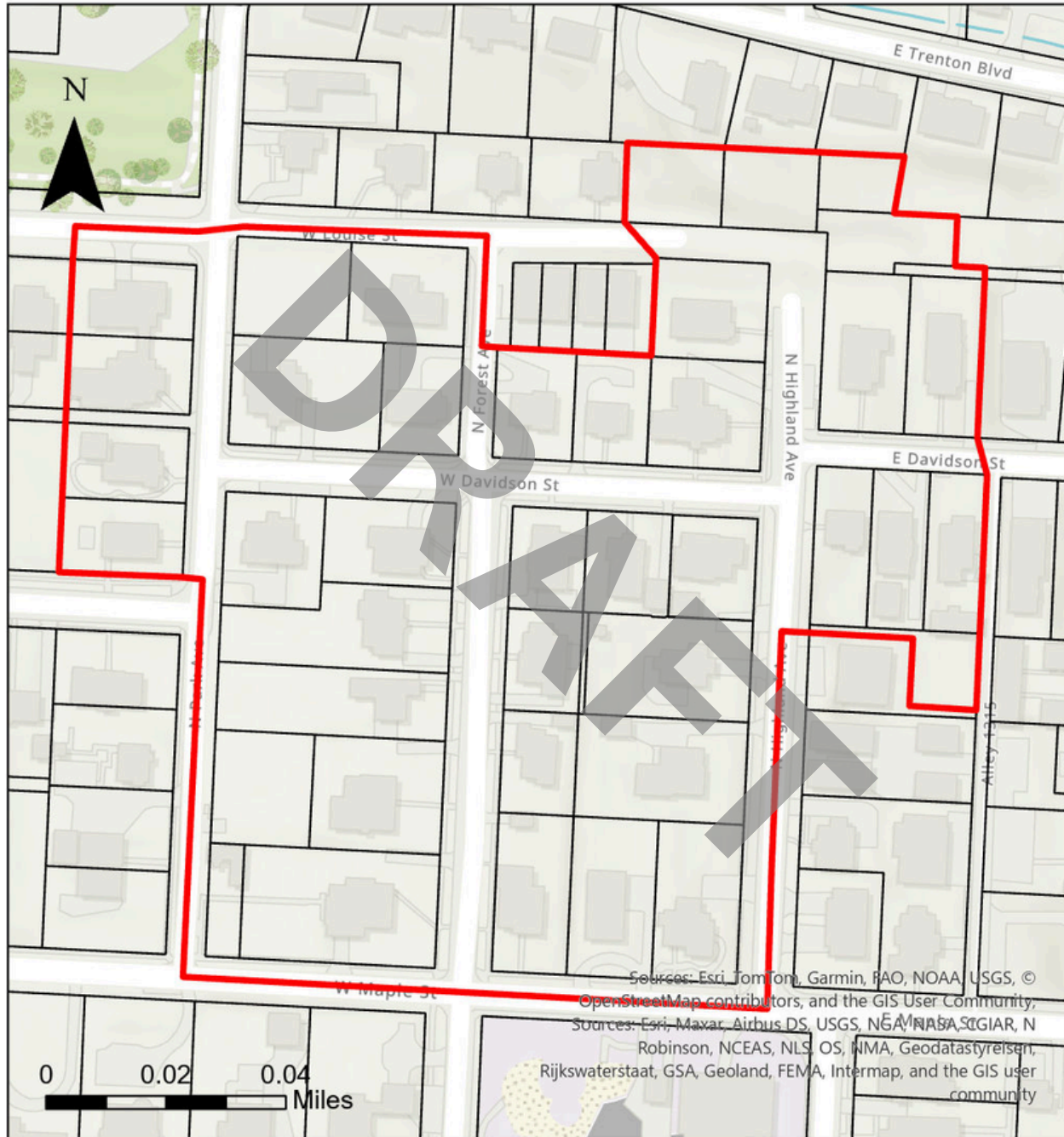
Other figures who lived in the boundaries of the Historic District are also significant in local history. Superintendent Wayne White (515 Forest Avenue) integrated the Fayetteville School District in 1954—Fayetteville was one of the very first districts in the former Confederacy to desegregate, and did so peacefully. Dr. Harry R. Rosen (509 Forest Avenue) advanced the science of crop production and is the namesake for the University's Rosen Center for Alternative Pest Control, located up the road on Maple Street. His terraced backyard was once used for cultivating new varieties of garden roses which he bred and released, including Miriam's Climber, named for his daughter.

George Clifton Wade (501 Forest Avenue) served as a member of the Arkansas Senate (1955-1971) and a member of the Arkansas House of Representatives (1947-1955).

The intent of the Oak Grove Historic District is to preserve this unique neighborhood—a cohesive and intact example of Ozark vernacular residential architecture and neighborhood design—for the future.

Introduction to Oak Grove

The Oak Grove Historic District was created by Fayetteville City Council on XXXXX, 2026 (Ord. No. XXX).



Legend

 Recommended Boundary

Figure 7. Proposed Oak Grove Local Historic District

Purpose

The design guidelines for the Oak Grove Historic District provide the HDC and property owners with best practices for residential rehabilitation[2] and new construction. The guidelines are practical approaches to specific design elements common for dwellings built in the early 20th century.

Rehabilitation assumes that at least some repair or alteration of the historic building will be needed to provide for efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features, or finishes that are important in defining the building's historic character. Design guidelines aim to provide acceptable solutions to adapting historic buildings for modern lifestyles, striking a balance between function and preservation. The guidelines allow for change when it is accomplished in a sensitive manner that maintains the special character of the Historic District while meeting the practical needs of the residents and property owners. The guidelines direct the HDC, staff, and property owners in making appropriate decisions in the physical appearance of exterior elements of historic properties regarding primary residential buildings, as well as their associated outbuildings, site features, landscaping, driveways, walkways, and overall streetscapes.

Of particular importance to the HDC and Historic District residents is preventing demolition of significant resources. Demolition of properties which contribute to the character of the district should only be a last resort and the burden of proof to justify demolition will be the responsibility of the property owner.

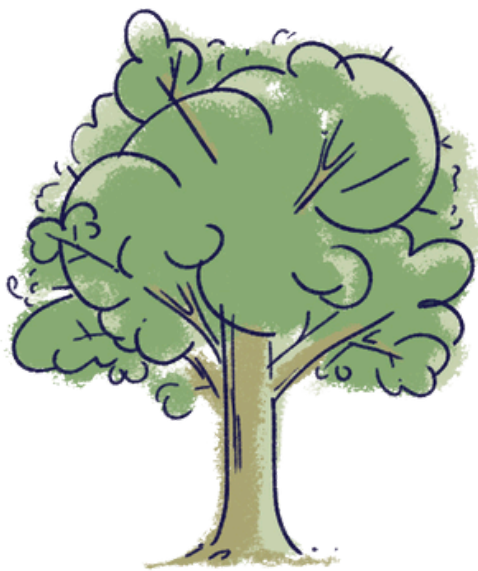


Figure 8. Oak Grove Graphic, Illustration: Martin Schapiro

[2] "Rehabilitation" is defined as "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."

General Application of Guidelines

The following guidelines only apply to exteriors; interior changes are not reviewed by the Historic District Commission.

CORE TENENTS

1. Always repair existing original elements when possible.
2. When replacing original elements damaged beyond repair, match as closely as possible.
3. When replacing a missing element, research comparable historical examples to inform selection of a replacement.
4. When altering a historical element, take care to make changes that are reversible. This will allow future owners to restore historical elements to their original appearance.
5. Keep historical elements visible. Be gentle when cleaning. Take steps to keep them dry.

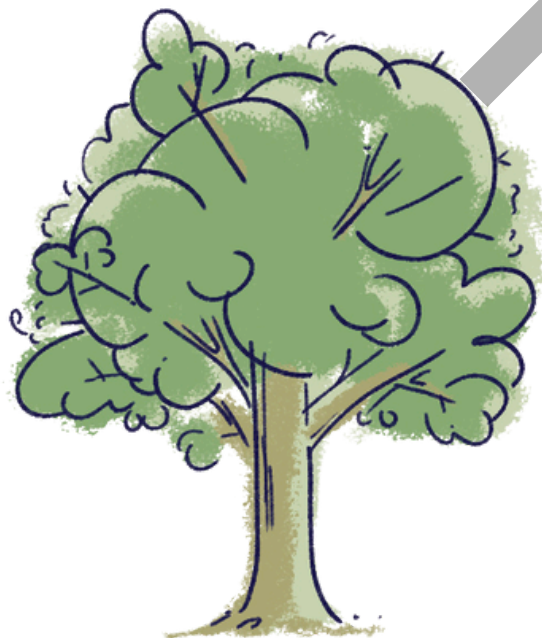
SECRETARY OF THE INTERIOR'S STANDARD FOR REHABILITATION

The following standards, prepared by the federal government, serve as general principles for historic preservation of buildings in the United States and complement the core tenets articulated above.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. Avoid the removal of historic materials or alteration of features and spaces that characterize a property.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

General Application of Guidelines

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



New Residential Construction

The following guidelines are **mandatory** for new construction within the Historic District.

1. Primary Dwellings

New construction of primary dwellings in the Historic District should maintain the pattern of existing historical structures in the neighborhood. New primary dwellings must carefully address multiple design considerations: setback; distance between homes; scale; materials; window size, style, and placement; and site features. New design should blend with, but need not attempt to replicate, historic dwellings. The general approach to new construction is for it to be compatible in character and scale with adjacent dwellings. Compatible means reinforcing typical features that dwellings display along the block. Architects and property owners are encouraged to design houses compatible with the context of the lot and the historic dwellings along the block. Appropriately scaled replications or reproductions of historic designs are acceptable but not required for the historic district.

Guidelines

1.1 Maintain existing historical patterns.

New primary dwellings shall reinforce the historical patterns along the block. Follow typical setbacks, materials, height, width, roof shapes, scale, and proportions. Setbacks are determined by the underlying zoning designation and may change via rezoning. Current setbacks should be checked using the City's zoning map. Most houses in the District are set back a minimum of 15' from the property line. This minimum setback is strongly recommended for new construction.

1.2 Orientation towards the street.

New dwellings should be oriented towards the major street.

1.3 Maintain existing patterns of building height.

New dwellings shall be compatible with adjacent dwellings in terms of height. New dwellings should fall within the range of existing homes on the streetscape. Building height is measured from the average grade of the public street across the width of the building. Under the current zoning designations, the maximum height allowed in the district for new construction is three stories, but most houses are one to two stories in height, some with basements and attics. This maximum two-story height is strongly recommended for new construction. Note: Structures not originally designed as a residence shall not be considered a primary dwelling for the purposes of limiting building height and scale nor for understanding the intent of this article 1.3 and the following article 1.4.

New Residential Construction

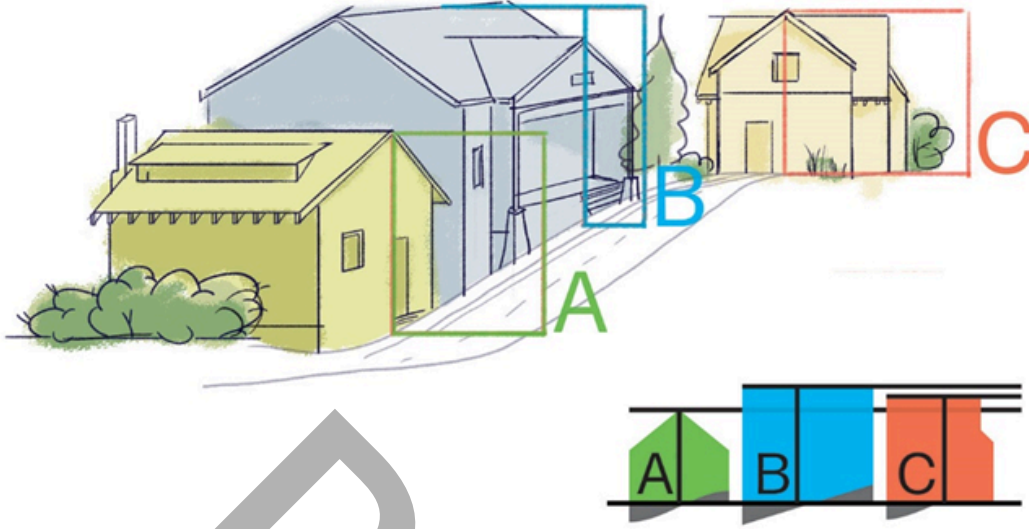


Figure 8. Heights Graphic, Illustration: Martin Schapiro

BUILD IN SCALE WITH THE NEIGHBORHOOD: Structure height is measured from the average grade of the public street across the width of the building. Here structure A is the shortest, B is the tallest, and C maintains this existing pattern of build height by rising between heights A and B.

1.4 Maintain existing scale along the street.

New dwellings shall be compatible with adjacent primary dwellings in terms of scale and proportions.

1.5 Maintain existing patterns of roof form.

Roof form of new dwellings should be compatible with those of adjacent dwellings. Roof pitch shall be 4:12 minimum. Appropriate roof types include gable or hip with a dormer at the front façade if desired.

1.6 Maintain historical setting designs.

New construction should follow the traditional designs of setting such as location of retaining walls, driveway placement and outbuilding placement. Parking spaces should be located at the side or rear of the dwelling and not in front of the house or in front yards.

1.7 Match materials of surrounding dwellings.

New dwellings should use traditional primary materials on their exteriors:

Foundations: Within the Historic District, brick, stone, stucco, or concrete (not bare concrete block) are appropriate for foundations, piers, chimneys, and lower column piers. Foundations may be covered with real stone veneer.

New Residential Construction

Retaining Walls: Within the Historic District, brick, stone, stucco, or concrete (not bare concrete block) are appropriate for retaining walls. Walls may be covered with real stone veneer.

Siding: Within the Historic District, siding materials shall be wood or simulate the appearance of wood. Appropriate siding includes beveled siding, lap siding, and shingle siding. These materials appear in the historical homes in this district. Vinyl siding is discouraged; other engineered materials, like fiber-cement (Hardie products) better replicate wood. However, vinyl siding is allowed when installed with appropriate trim and fascia details in the historic district. Siding shall not protrude beyond the face of door and window frames and frieze boards. Materials such as faux-stone and Exterior Insulation Finishing Systems (EIFS) will not be approved as a siding material on new construction. Real stone and brick veneer is permitted.

Windows and Doors: For windows and doors, modern materials may be appropriate, and materials that simulate the appearance of wood are preferred. Hung windows (double, single, etc.) and grouped windows are appropriate. Large picture windows are not permitted as they are most commonly associated with Ranch-style homes, which are not found in the District.



Figure 9. Example of existing windows on 14 Davidson

New Residential Construction

Porches: Because porches are traditional focal points of Historic District facades, new primary dwellings should have front porches. Porches should be at minimum one-half of the total width of the front façade. Minimum depth of the front porch should be 7' - 0" deep.

Porch Columns and Posts: Porch columns and posts shall be wood or materials that simulate the appearance of wood, stone, or brick. Column/post types may include turned, rounded, rectangular, or square. These may have chamfered (beveled) corners or be fluted. Porches set on tapered piers may have pyramidal columns.

Chimneys: Use traditional masonry (brick, stone, stucco, etc.) for chimneys whenever possible. Chimneys may be clad in the same material as the dwelling exterior. Chimneys that are not masonry, however, shall not be clad in the same material as the dwelling exterior beyond the point of roof penetration. Above that point, a properly installed galvanized stove pipe type chimney shall be required. Chimney stacks must start at grade and shall not cantilever.

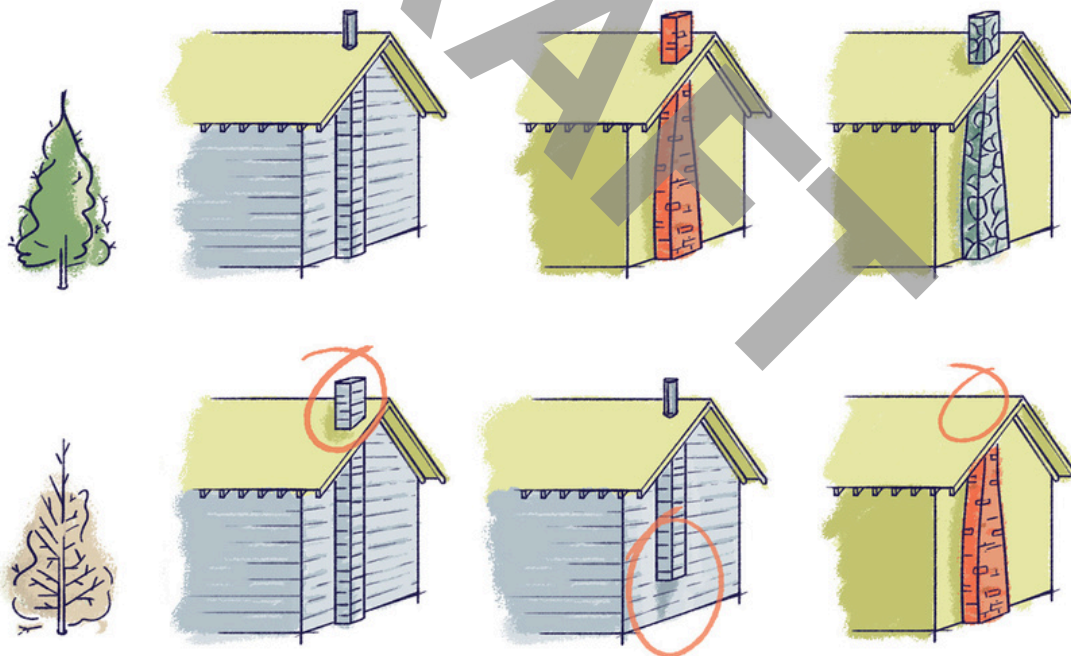


Figure 10. Chimneys Graphic, Illustration: Martin Schapiro

CAREFULLY CONSIDER MATERIALS: Chimneys finished with the siding should not use this siding material above the roof penetration. Do not float the chimney stack.

New Residential Construction

Roofs: Appropriate materials for roofs of new dwelling include metal (low-profile strong back, corrugated, V-crimp), slate, terra cotta, or asphalt composition shingles. Craftsman details, such as exposed rafter tails and widely overhanging eaves can improve the compatibility of new construction within the established neighborhood.

1.8 Locate new additions so that the topography of the dwelling site and significant landscape features, particularly mature trees, are retained.

Protect mature trees and other significant landscape features from direct construction damage or from delayed damage such as destruction of root area or soil compaction by construction equipment.

2. Garages and Outbuildings

New garages and outbuildings should generally be secondary in scale and compatible with adjacent dwellings. Compatible means reinforcing typical features, such as roof pitches, eave depth, materials, proportions and location of openings, architectural details, etc., found on the primary dwelling or other dwellings and outbuildings along the block. Reproductions of historical designs are also appropriate.

Guidelines

2.1 Design new garages and other accessory buildings to be compatible with existing properties within the Historic District.

Design new garages and accessory buildings to be compatible with the architectural style and secondary in scale to the associated dwelling. Prefabricated accessory structures are only appropriate when the design is compatible with the main structure or similar to historic accessory structures within the district. Most prefabricated accessory structures will not meet this standard.

2.2 New garages and accessory buildings shall be sited appropriately on the lot.

Locate new garages and outbuildings to the rear of a dwelling or set back from the side elevations. Attached garages and accessory buildings shall be set back from the front façade of the primary dwelling at least one-third of the total depth of the dwelling.

2.3 Reconstruction of a missing or replacement garage or outbuilding shall be based on historically grounded evidence of the original configuration, form, massing, style, placement, and detail. The historical accuracy of a reconstruction design should be confirmed with photographs or other documentation of the original building or similar buildings.

With proper documentation, historic garages and outbuildings may be constructed in locations that do not conform to the underlying zoning district, if fire code and life safety requirements are met.

New Residential Construction

2.4 The design of new garages and outbuildings should be secondary to that of the primary historic dwelling.

Generally, new garages and outbuildings should be smaller and less ornamented than the primary historic dwelling.

2.5 Materials used for new garages and outbuildings should reflect historical development of the property.

Materials used at exterior façades of garages and outbuildings were often different (and less costly) than that of the main dwelling. Materials that are appropriate for new secondary buildings include wood or brick. If frame buildings are constructed, alternative materials may be considered if they resemble traditional wood siding in texture, dimension, and overall appearance. Materials such as T1-11 siding are not sufficiently durable for exterior use and are not appropriate.

2.6 Metal garage doors with a paneled design may be appropriate.

These doors can be used on garages that are located at the back of the lot and are minimally visible from the street or public right-of-way. If the garage and garage doors are highly visible from a public street or located on a corner lot, solid or paneled wooden garage doors are more appropriate.

2.7 Garages accommodating more than one vehicle, like double or triple garages, shall be constructed with single width garage doors rather than larger, double doors. Garage doors shall not exceed the width of a single vehicle.

Single width doors maintain the scale and rhythm of older structures, making a larger garage seem smaller and more compatible with the primary dwelling.

2.8 Ancillary outdoor features such as gazebos, arbors, trellises, etc. may be appropriate if they are located at rear or side elevations and not readily visible from the public right-of-way. These features should be scaled appropriately to their site. Ancillary outdoor features do not require review if they are under 10 ft. by 10 ft. in area.

Such structures should be scaled to the site, adequately screened, and built with materials traditionally found in the historic district such as wood or brick. These features should complement the architectural design of the dwelling or main building.

2.9 New carports should be located at the rear of dwellings and not visible.

Most carport designs have flat roofs and metal support columns and are not compatible with historic dwelling designs. Carports imitative of porte-cocheres (drive-thru wings on historic dwellings) with wood or brick columns, flat roofs, and wood construction may be added to sides of dwellings visible from the street. Carports should be reflective of the architecture of the house and not detract from the dwelling's original design.

New Residential Construction

3. Sidewalks and Rights-of-Way

Sidewalks are an integral part of the Historic District. Sidewalks should be constructed and/or repaired for all street frontages and shall match the historic width or the prominent width along the street. Sidewalks shall pass through driveways.

Many of the platted streets in the Historic District were originally laid out with 30–45-foot rights-of-way. The Fayetteville Master Street Plan requires that all Residential Link Streets have a minimum of 45 feet of street right-of-way and are improved with a six-foot sidewalk, six-foot greenspace, and one-and-a-half-foot curb and gutter. This regulation is based on larger lot suburban standards developed in the mid-20th century. The Master Street Plan also requires that all Urban Center Streets have a minimum right-of-way of 39 feet and are improved with an eight-foot sidewalk, four-foot greenspace, and one-and-a-half-foot curb and gutter. The Historic District shall allow construction without the requirement of dedication of additional street right-of-way, upon the granting of a variance by the Planning Commission. The smaller street rights-of-way of the District are a desirable feature and should be preserved.

4. Retaining Walls

Low retaining walls of brick, stone, or finished concrete are common in the Historic District. Many of these walls enclose either a planting edge or simply the front lawn. Existing low walls are to be preserved. *Any changes beyond in-kind repair or restacking of existing retaining walls requires review by the Historic District Commission. All new retaining walls require review by Historic District Commission.*

Guidelines

4.1 Preserve and maintain original or historic retaining walls whenever possible.

Typically built of stone, brick or concrete, ensure historic retaining walls are in good condition and repointed when needed. Follow the maintenance recommendations for these materials.

4.2 New retaining walls should be of traditional historic materials and be of similar height to existing retaining walls along the street. Avoid rectilinear, cut stone blocks in favor of rough cut or rubble stone. Poured concrete or concrete block walls must be covered with stone veneer.

4.3 Bare concrete block, re-cast simulated stone, railroad tie, and landscape timber retaining walls are prohibited in the Historic District.

Changes to Historic Properties

The following guidelines are **mandatory** for changes of historical structures within the Historic District.

5. Roofs

Original roof forms are a key character defining feature that must be preserved and maintained. Replacement of roofing material, for example re-shingling, does not require review by the Commission, however a change in materials or roof shape or structure must be reviewed. Sanborn Fire Insurance maps can be a helpful tool to determine historic roofing material. *Additions that disrupt the original roof form may require additional review from the Historic District Commission.*

Guidelines

5.1 Retain historic roof shapes and features.

Preserve roofs in their original size, shape, and pitch. Retain original materials and decorative elements, and roof features such as eaves, brackets, parapets, cornices, and chimney flues. Historic roof materials such as metal standing seam, slate and clay tile should be repaired and preserved.

5.2 Preservation of historic buildings depends on good roof maintenance.

Inspect for and repair leaking roofs, gutters, and downspouts. Proper ventilation prevents condensation, which promotes decay. Anchor roofing materials solidly to prevent wind and water damage. Check seams of metal roofs.

5.3 If an entire roof is beyond repair, wholesale replacement may be necessary.

If the original roof is not salvageable, replacing the entire roof with new roofing materials may be appropriate. The new materials should be compatible with the historic character of the dwelling and the district and should match original materials as closely as possible.

5.4 Do not introduce new elements that compromise the building's historic character.

Skylights, balconies, and mechanical equipment are modern amenities that should be placed out of public view and should not obscure original features. Rear roof planes are typically the most appropriate location for installing these features.

5.5 New dormers shall not be introduced on front façades but new dormers may be added on rear façades or secondary façades which are not readily visible and if the dormers are in keeping with the character and scale of the structure.

Changes to Historic Properties

6. Relocation of Historic Buildings

Moving a contributing building in a historical district is strongly discouraged. It should only be considered after all other approaches to protect a historical dwelling on its site have been exhausted, and relocation to a compatible vacant lot for rehabilitation becomes the last resort. Before the Historic District Commission approves relocation of a historical dwelling, it will carefully evaluate the conditions that give rise to both the threat of demolition and subsequent proposal of relocation.

Guidelines

6.1 Relocating dwellings and outbuildings should be in accordance with the design guidelines for new construction and the *Secretary of the Interior's Standards*.

6.2 Relocating dwellings and outbuildings that contribute to the historic and architectural character of the district out of the Historic District should be avoided unless demolition is the only alternative.

6.3 Relocating a building into the Historic District may be appropriate if:

- [1] it is compatible with the district's architectural character through style, period, height, scale, materials, setting, and placement on the lot, and;
- [2] its location on the new site will be consistent with its original location and will respect the front and side yard setbacks, orientation, and foundation heights of the neighboring properties.

6.4 All features should be adequately protected, and windows and doors boarded or braced in the least damaging manner.

6.5 Relocated buildings should be carefully rebuilt and placed on a foundation which replicates the original using masonry material compatible with traditional foundations. Salvaging and reuse of original foundation materials is strongly encouraged.

6.6 Porches and chimneys or any other projections that cannot be raised with the building should be carefully dismantled.

Each member should be numbered and recorded to rebuild onto the building in the same place and manner at the new site. The chimney should be reconstructed using the removed materials with new mortar that matches the original in color, content and consistency. Any repair materials should match in kind to the original.

6.7 Buildings relocated into the Historic District must meet the guidelines for new construction, unless, as originally built, a building would have met the criteria for a contributing structure in this Historic District. If a building would have been considered contributing, it will be subject to the guidelines for existing structures.

Changes to Historic Properties

7. Retaining Walls

Low retaining walls of brick, stone, or finished concrete are common in the Historic District. Many of these walls enclose either a planting edge or simply the front lawn. Existing low walls are to be preserved. *Any changes beyond in-kind repair or restacking of existing retaining walls requires review by the Historic District Commission. All new retaining walls require review by Historic District Commission.*

Guidelines

7.1 Preserve and maintain original or historic retaining walls whenever possible.

Typically built of stone, brick or concrete, ensure historic retaining walls are in good condition and repointed when needed. Follow the maintenance recommendations for these materials.

7.2 If it is necessary to reconstruct a dry-stack wall with mortar, recess the mortar joints so that it is not visible from the front of the wall, retaining the appearance of dry-stack.

7.3 New retaining walls should be of traditional historic materials and be of similar heights to existing retaining walls along the street. Avoid rectilinear, cut stone blocks in favor of rough cut or rubble stone.

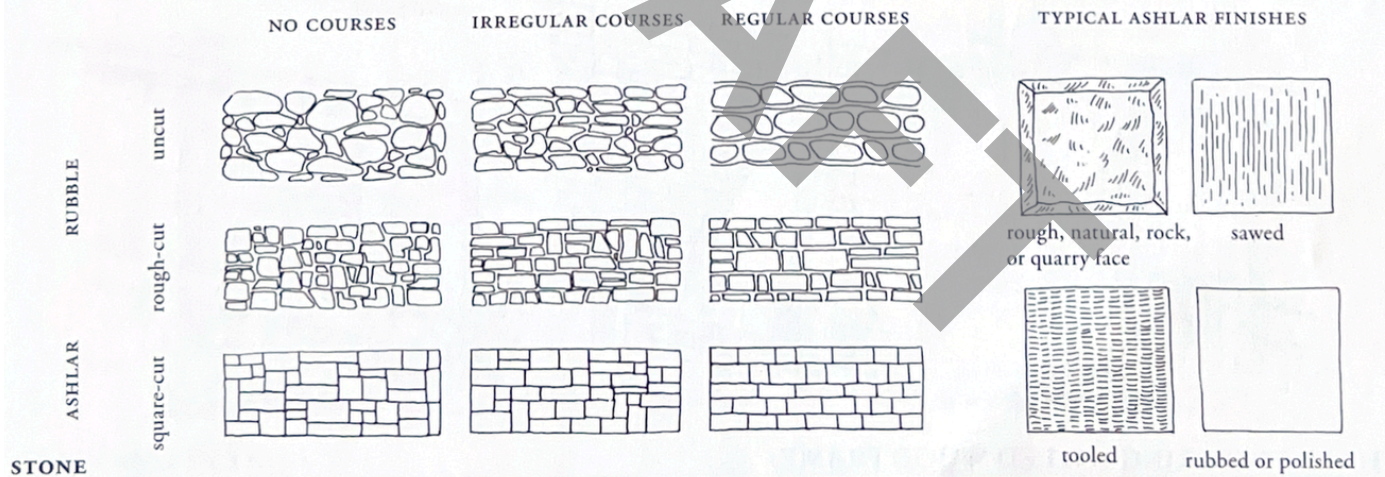


Figure 11. Stone examples, from “A Field Guide to American Houses,” Virginia Savage McAlester

7.4 Bare concrete block, stone veneer, pre-cast simulated stone, railroad tie, and landscape timber retaining walls are prohibited in the Historic District.

Demolition of Historic Properties

The following guidelines are **mandatory** for demolition of historical structures within the Historic District.

8. Demolition

All demolitions within the Historic District must be reviewed and approved by the Historic District Commission prior to the issuance of a demolition permit. Demolition of dwellings that contribute to the historic or architectural significance of the Historic District should only be an action of last resort. Demolition of existing structures that are 50 or more years old within the Historic District must be approved by the Commission. Demolition through neglect is prohibited, and owners who do not conform to maintenance codes may be subject to legal action.

The Commission will need ample evidence that a dwelling cannot be rehabilitated, and consultation with experts, such as licensed architects and engineers, may be necessary. The burden of evidence is on the applicant. A decision can only be reached after thorough analysis of the structure's history and extant condition through documentation provided by the applicant and/or external experts. If the building is planned for demolition to accommodate new construction, expansion of another building, or new development, the Commission may not consider the future replacement designs and may not review redevelopment plans until after the demolition decision is reached.

Guidelines

8.1 Demolition of a building that contributes to the historic or architectural significance of the historic district shall not occur, unless:

- public safety and welfare require the removal of the building or structure;
- the building has lost its architectural and historic value or the building does not contribute to the historical or architectural character of the Historic District;
- the building's removal will improve the architectural and historic integrity of the district. The removal will not adversely impact the integrity of the historical streetscape and the historic district.

8.2 In order for the Commission to approve demolition of a contributing building, the applicant should submit an application that includes [i] historic background and archival research, [ii] thorough documentation of the current state of the building and property, and [iii] a plan for the dismantling and removal of historic materials for salvage. Materials to be salvaged include historic timber framing, windows, doors, mantels, newel posts, balusters, moldings, flooring, hardware, metalwork, brackets, weatherboard, brick, stone, other masonry components, and any other interior or exterior decorative elements.

Demolition of Historic Properties

8.3 Relocation of contributing structures is preferable to demolition, however relocation is not preferable to restoration in situ. The owner is encouraged to consider moving the building to another location within or near the historic district. The Commission may pursue measures with the owner and other parties to preserve the contributing building.

8.4 A licensed and qualified structural engineer or architect with experience in historic buildings should assess the condition of the subject building to evaluate the viability of relocation as an alternative to demolition.

This assessment should estimate and enumerate the damage that relocation would inflict on the structure for the Commission to review. In situations involving contributing properties, further expert consultation by the Arkansas Historic Preservation Program and others may be necessary.

8.5 A plan for protecting mature trees and major vegetation must be submitted to the Commission as part of a demolition application. If demolition is approved, this tree preservation plan must be shared with the demolition general contractor. The general contractor will be responsible for outlining the plan for subcontractors and posting it onsite for employees to review. The demolition must be accomplished in a manner that preserves existing trees and major vegetation, in order for the Commission to grant or maintain approvals for redevelopment of the site.

8.6 If approved, the demolition should be accomplished in a manner which recycles as many materials as possible and has minimal environmental impacts on adjacent properties.

The Commission may request a plan from the applicant prior to demolition which outlines materials to be salvaged, such as architectural details, wood flooring, bathroom and kitchen fixtures, and other recyclable items. Demolition should be conducted by qualified professionals to minimize exposing neighbors and pets to hazards.

8.7 Pest control abatement should occur prior to demolition.

Properties which have been vacant for lengthy periods of time may have infestations of rodents or insects and must be abated prior to demolition.

When is Demolition Review Needed?

Requests for demolition of any portion of or the entirety of any building, structure, or object shall require review by the Historic Preservation Commission when such demolition request affects:

- a. More than twenty-five percent (25%) of any exterior street façade of a building, structure or object;
- b. More than twenty-five percent (25%) of any combination of exterior foundations, walls, and/or roofs;
- c. Any purposefully designed landscape by a notable individual; or
- d. A significant, naturally occurring land or geological formation when such building, structure, object or site has been designated as a Historic Landmark or has been included within a designated Historic District.

Demolition of Historic Properties

Demolition shall be considered only when all other redevelopment options for a building, structure, object, improvement, or site have been exhausted.

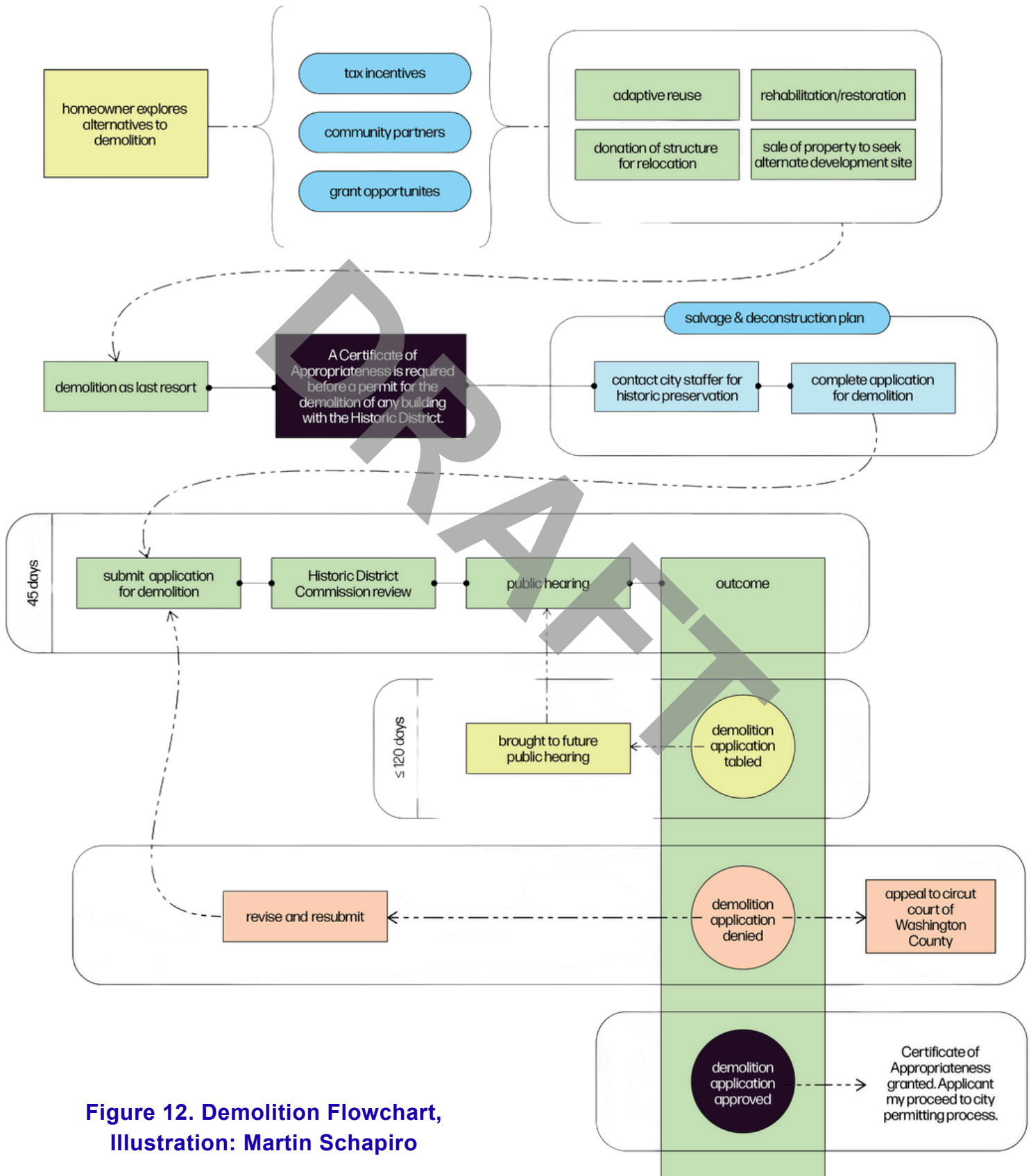


Figure 12. Demolition Flowchart, Illustration: Martin Schapiro

Demolition of Historic Properties

A. Demolition Review Procedure

Application Standards

A complete demolition permit application shall contain the following:

- a. a legible, dimensioned, and accurate property map indicating location of all improvements proposed for demolition;
- b. written affidavit of the owner(s) of record of the property acknowledging the proposed demolition;
- c. sketched floor plans of all levels of the building or structure proposed to be demolished;
- d. photographs of all existing conditions including all exterior elevations, all significant architectural features (exterior and interior), and all rooms or spaces (exterior and interior) affected by the proposed demolition work;
- e. historic images of the property and general area of proposed work, if available;
- f. a written chain of title investigation that identifies previous owners of the property upon which demolition is proposed;
- g. a detailed report of non-code-compliant elements and structural deficiencies, prepared by a registered architect and/or structural engineer with expertise in the rehabilitation of existing and/or historic properties;
- h. a detailed list of irreparable or deteriorated building features, components or elements;
- i. a detailed cost estimate for the rehabilitation of the improvement, property, or site, prepared by a design professional or licensed contractor with expertise in the renovation of existing and/or historic properties;
- j. a comparison of the estimated rehabilitation cost of the property proposed for demolition with market values for comparable improvements, properties, or sites within the municipal boundaries;
- k. a detailed cost estimate for the restoration of the site in the event that no new construction activity commences following demolition;
- l. a summary of potential sites, if any, to which the resource could be relocated within the Historic District with an estimate of the cost of the move to each proposed location, if any, by a qualified building mover;
- m. a proposed schedule for demolition activities;
- n. detailed protection plan for mature trees and vegetation.
- o. other reasonable information required by City ordinance or that may be requested by City staff

Demolition of Historic Properties

Commission Action

The Commission shall consider only the property, building, structure, architectural feature, or object proposed for demolition; the merit of any proposed redevelopment, reconstruction, or improvement shall not be a standard of review for a demolition request. The Commission may solicit expert testimony to evaluate information provided in the demolition application or at a public hearing. A public hearing may be continued to a later date if the Commission determines that additional information unavailable at the public hearing is warranted and necessary for a finding of fact.

Additionally, the Commission may table the request to the next regularly scheduled meeting of the Commission to provide time to fully evaluate new evidence presented at the public hearing.

The Commission may continue a public hearing regarding a request for demolition for a specified period of time, not to exceed one hundred and twenty (120) calendar days, for the sole purpose of allowing the applicant and the Commission to seek alternatives to demolition when the Commission determines that all of the following conditions exist:

- a. the historical structure itself, or the structure in relation to its environs, has significant historical, architectural, aesthetic or cultural value in its present condition;
- b. realistic alternatives for preservation of the historical structure—including adaptive uses—are believed to be neither cost prohibitive nor beyond the limits of local market value; and
- c. the historical structure, in its existing condition, does not present a public health or safety hazard to individuals, neighboring properties or the greater community.

The Commission may bring a request back to the table for discussion, when an applicant has:

- a. made a bona fide and reasonable, but unsuccessful, effort to locate a purchaser for the property who is willing to preserve, rehabilitate, or restore the historical structure, property, or site;
- b. made a bona fide and reasonable, but unsuccessful, effort to locate a purchaser for the improvement who is willing and able to relocate the historical structure to another property or site;
- c. made a bona fide and reasonable, but unsuccessful, effort to develop a cost-effective program for the preservation of the historical structure; and
- d. agreed to accept a demolition permit on specified conditions of the Commission.

Demolition of Historic Properties

Documentation

An applicant may be required, as a condition of demolition approval, to prepare and submit, prior to the issuance of a demolition permit the following documentation:

- a. Site Plan (scale not less than 1-inch equals 20'-0");
- b. Floor Plans of each level (scale not less than 1/8" equals 1'-0");
- c. Elevations of each side of the property improvement (scale not less than 1/8" equals 1'-0"); and
- d. Photographs of each elevation and significant, interior or exterior architectural feature as determined by the Commission (clear, color images).

The Commission may grant a demolition request for a property within the Historic District if, upon review of all testimony, the maintenance, use, and/or alteration of the property would cause immediate and substantial hardship for the owners of record because rehabilitation in a manner which preserves the architectural, historic, or structural integrity of the property either:

- a. is infeasible from a technical, mechanical, or structural perspective; or
- b. would leave the property with no reasonable economic value because it would require an unreasonable expenditure when accounting for such factors as current market value, permitted uses of the property, and/or the cost of compliance with local, state, and federal codes applicable to the property.

The Commission, by a simple majority vote, shall grant or deny the application for demolition.

Site Restoration

Upon completion of any approved demolition, a site must be restored and maintained as required by City Code until such time that construction activity resumes at the property.

Lapse of Demolition Approval

Any approval granted by the Commission or Circuit Court for the demolition, in whole or in part, of any building, structure, object, improvement, or site shall be valid for a period of twelve (12) months from the date of the issuance of a demolition approval. Failure to complete the approved work in a timely fashion will require the re-application for approval of any outstanding demolition work.

Demolition of Historic Properties

B. Standards for Demolition Request Review

The Historic District Commission shall make findings related to a demolition request based upon the evidence presented to it in each specific case and shall not approve a proposed demolition unless demolition action improves or corrects one or more of the following conditions:

1. the historical structure constitutes a hazard to the safety and welfare of the general public or occupants of the improvement, property, or site as determined, in consultation with the City Planner, Building Official, Code Enforcement Officer, Chief of Police, and Fire Chief;
2. retention of the property will cause undue economic hardship to the owner of record when a governmental action, an act of God, or other events beyond the control of the applicant created the hardship and all feasible alternatives to eliminate the financial hardship (which may include sale of the property at fair market value or relocation of the improvement to another site) have been attempted and exhausted by the applicant; or
3. the retention of the property is not in the best interest of the majority of the community.

C. Demolition by Neglect and Deferred Maintenance

Buildings, structures, and objects lying within the boundaries of a Historic District shall be maintained and protected from demolition that results from neglect or undeterred deterioration of the exterior features or structural elements.

1. **Duty to Maintain.** Any building, structure, or object lying within the boundaries of a Historic District shall be preserved against material deterioration of exterior features and structural elements by its owner of record.
2. **Duty to Repair.** The owner of record for any building, structure, or object lying within the boundaries of a Historic District shall, upon written notice from the City Code Enforcement Department, or other representative on behalf of the City, repair any deficient element that is contributing to material deterioration, including, but not limited to, damage to or decay of:
 - a. foundations, flooring, or floor supports that causes leaning, sagging, splitting, listing, or buckling of all or part of the building, structure, or object;
 - b. walls or other vertical supports that causes leaning, sagging, splitting, listing, or buckling of all or part of the building, structure, or object;
 - c. ceilings, roofs, and their support systems or other horizontal members, that causes leaning, sagging, splitting, listing, or buckling of all or part of the building, structure, or object;
 - d. fireplaces or chimneys that causes leaning, sagging, splitting, listing, or buckling of all or part of the building, structure, or object;
 - e. exterior finishes, including, but not limited to wood, brick, stone, stucco, mortar or other material;

Demolition of Historic Properties

- f. any design detail, significant feature, or structural element that results in any appreciable loss of architectural, historic, or structural integrity of the building, structure, or object;
- g. any window, window frame, door, or doorway that, individually or collectively, results in any appreciable loss of architectural, historic, or structural integrity of the building, structure, or object;
- h. any feature intended to provide a watertight condition that results in significant moisture infiltration into the building, structure, or object; or
- i. any feature or element that results in the creation of a fire hazard or other nuisance to the welfare of the general public; and
- j. any vacant property, historic property, or archaeological site within a Historic District shall be adequately secured against unauthorized entry.

D. Natural Destruction or Demolition

In the case of partial or complete destruction or demolition of a building, structure, object, improvement, or site within a Historic District as a result of an act of God or other natural disaster, the property may be completely demolished without Commission review provided that the Building Official, Fire Department Chief, and Chief of Police, in consultation with the City Planner, jointly determine the improvement is structurally unsound and poses an immediate or imminent nuisance and/or hazard to the general health, safety, and welfare of the public.

Appendices

Terminology

Terminology in the Guidelines

There is a set of terms common to guidelines in general. This terminology is used throughout the Design Guidelines and reflects the principles that the Commission will consider when making decisions. These terms and their interpretation are as follows:

Appropriate

The term “appropriate” applies to a component, method, or design choice that is sensitive to the historic quality of a building and overall district. When “appropriate,” the project will be in compliance with the guidelines.

Beyond Repair and Beyond Reasonable Repair

The terms “beyond repair” and “beyond reasonable repair” describe deterioration that cannot be reversed. The damage to the building or feature is so extreme that not enough physical material remains for its repair. The burden of proof to demonstrate “beyond repair” will be the responsibility of the applicant.

Character

The term “character” means the attributes, qualities, and features that collectively convey the essence of a setting, place, or building.

Compatible and Compatibility

The terms “compatible” and “compatibility” mean “appropriate.” Compatibility also means the characteristics of different uses or activities that permit them to be located near each other in harmony and without anticipated conflict.

Inappropriate

An “inappropriate” feature, action, or design choice compromises the historic character of a building or district. An inappropriate project would not be in compliance with the design guidelines.

In-Kind and Like-Kind

When repair or replacement of specific elements of materials are needed, “in-kind” and “like-kind” substitutes match the existing, original, or historic in material, size, detail, profile, finish, texture, and appearance as closely as possible, and when installed will not be easily distinguishable from the original upon close inspection.

Appendices

Recommended

The term “recommended” means suggested, but not mandatory actions outlined in the guidelines.

Shall or Should

Where the terms “shall” or “should” are used, compliance is specifically required.

Visible or Readily Visible

The terms “visible” or “readily visible” means easily visible from public streets and rights-of-way, including through parking lots and other open spaces.

Planning Your Project

Projects involving a historic structure or new construction within the Historic District and any locally designated district may include a variety of approaches, including maintenance, simple repairs, or additional living space. By understanding the history and architectural development of a structure and its use, its present condition and the actions necessary to complete your project, you can develop an overall approach. The Secretary of the Interior’s Standards address four types of projects:

Preservation: Keeping an existing structure in its current state by initiating a program of maintenance and repair.

Rehabilitation: Actions to return a structure to its original state by preserving features that contribute to its historic character. This can also include using appropriate in-kind or replacement materials, adaptive reuse and adding compatible additions. Most projects taken before the Commission for existing buildings would be considered rehabilitation.

Restoration: This process involves reconstructing the appearance of the structure as it looked from a particular period of time.

Reconstruction: Reconstruction is defined as the act or process of depicting by means of new construction the form, features and architectural character of a structure that no longer exists. This type of project typically involves replicating a historic structure to a particular point in time—often for interpretive purposes.

Appendices

After the project approach has been identified, the property owner should refer to this manual and apply the design guidelines in the initial stages of planning and design. The primary approach of the Commission and the design review guidelines emphasizes preservation instead of removal/replacement and the use of sustainable practices and materials where possible. These principles are demonstrated in the use of words such as repair, retain, maintain, compatible and replace in-kind. When planning a rehabilitation or new construction project, the Commission encourages property owners to consider a series of steps in their planning.

One—*What Is the Significance of the Property?*

What is the age of the property and how has it changed over time? Does the building contribute to the character of the historic district through its architectural design? The Commission and Staff can assist in determining if a property is contributing or non-contributing.

Two—*What Is the Building's Condition and Integrity?*

A building with historic and architectural integrity will retain most of its character defining features on its primary and secondary elevations that are visible from the street. A property's degree of integrity will help determine the desired outcome of the project.

Three—*What Is the Intent of the Project?*

Some projects may only require upgrades to interiors which are not reviewed by the Commission. Exterior changes may be limited to in-kind repair and replacement or involve entire structure rehabilitation. Projects may also involve adding living space to a historic structure.

Four—*What Is the Proposed Project Treatment Plan?*

An appropriate project treatment plan will be developed once the historical significance, integrity and project intent has been determined. A project may include a variety of actions such as maintenance of some elements, repair of deteriorated materials, replacement of deteriorated materials, in-kind or replacement of deteriorated materials with compatible new materials, and construction of an addition or ancillary building.

When reviewing a property owner's proposed project treatment plan the Commission will be guided by a series of principles as follows:

- Proposed projects should emphasize retaining, maintaining, preserving, and repairing original or historic features.
- If such features and elements cannot be retained, maintained, preserved, and repaired, then replacement in-kind is recommended. Replacement in-kind means that the new feature and element match the existing original, or historic material in size, detail, profile, finish, and texture as closely as possible. Architectural details and materials can be documented through drawings, photographs, or physical evidence. Such documentation will aid in defining appropriate rehabilitation activities.

Appendices

- If material replacement in-kind is not feasible or practical, the Commission may consider the use of appropriate alternative materials that match the original as closely as possible in texture, design, and overall appearance.
- Rehabilitation will be reviewed to determine the impact, compatibility, and appropriateness of the proposed work to the existing structures, site, streetscape, and district.
- Rehabilitation shall be compatible with the historic building or structure for which it is proposed. Compatible rehabilitation efforts are those that protect and retain significant architectural features and elements of individual buildings and the district.
- New construction for primary buildings and outbuildings shall be compatible with adjacent buildings along the street and blockface in massing, scale, materials, and setback.

Five—*What Must be Submitted to the Commission for Review?*

In addition to a completed Certificate of Appropriateness application, the Commission also requires the following for specific projects:

- New retaining walls: A sample or photo of the proposed wall material.
- New exterior materials: A sample or photo of the proposed exterior material.



TO: Historic District Commission

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: March 12, 2026

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

Background:

On February 3, 2026 property owners at 515 N. Park Avenue submitted a written request for inclusion in the Oak Grove Historic District. This proposed addition includes property to the west of the current boundary along Park Avenue. This property was not included within the original boundary as proposed by petitioners in the initial Oak Grove Historic District and the property owner requests to be included.

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.

Boundary:

The proposed amendment would modify the district’s western boundary along North Park Avenue to encompass the subject property. More specifically, the boundaries are shown in Figure 1.



Legend

-  Recommended Boundary

Figure 1. Proposed Boundary Amendment

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 (Figures 2 & 3).

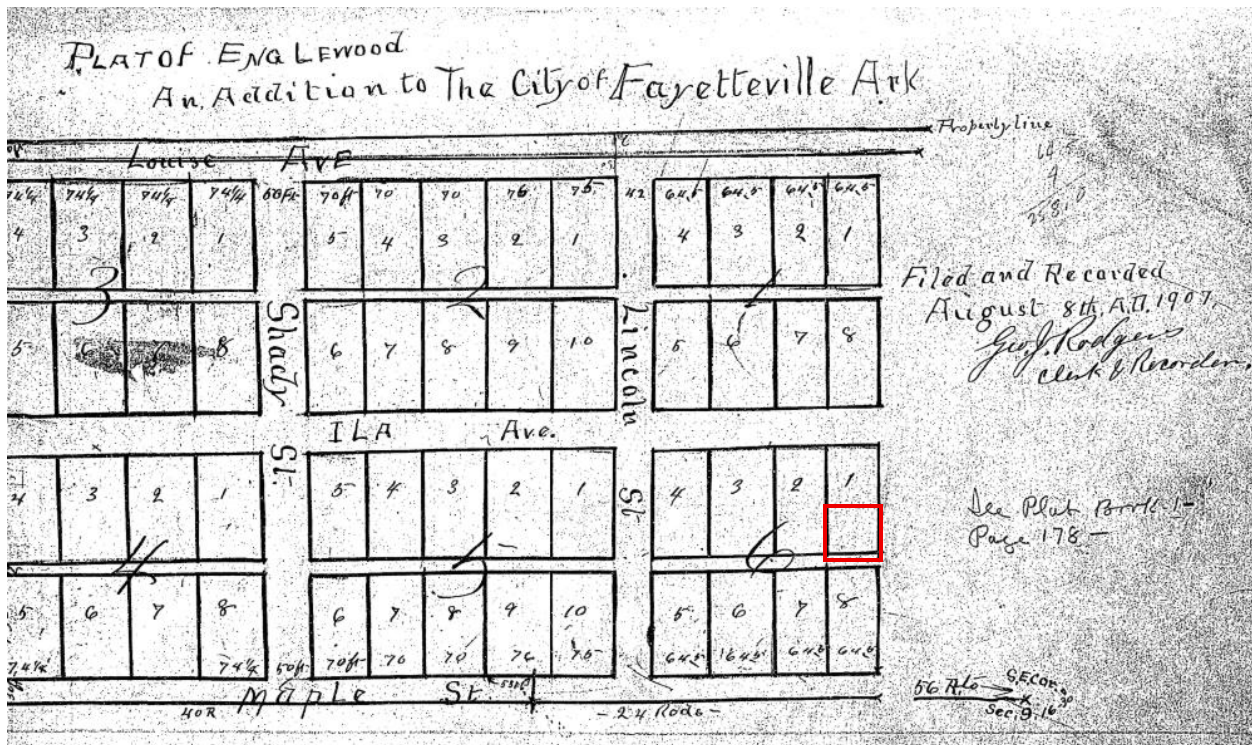


Figure 2. 1907 Plat Map of Englewood Addition. Portion of proposed district outlined in red.

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 initial development of the Wilson Park District occurred in the early part of the century during a boom period for Fayetteville.”¹ The development of Oak Grove and the far eastern portion of the Englewood Addition was primarily led by Noah Fields Drake, a geologist and University of Arkansas professor.²

After the construction of his family home at 501 N. Forest Ave., Drake tried his hand at

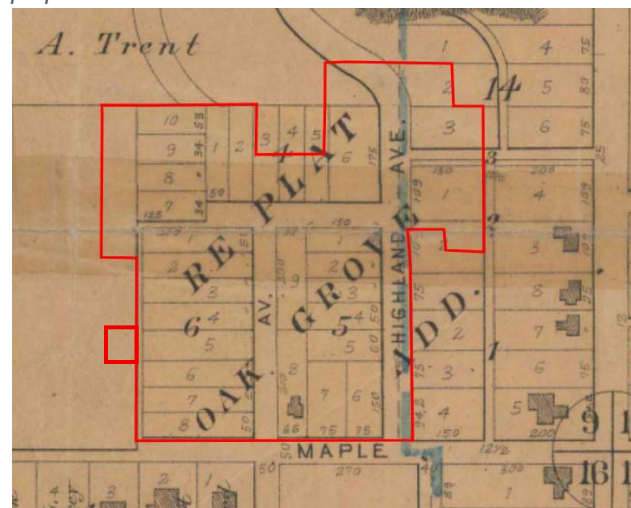


Figure 2. 1908 Plat Map of Oak Grove Addition. Portion in proposed district outlined in red.

¹ Kenneth Story, “Wilson Park Historic District National Register of Historic Places Nomination”, Arkansas Historic Preservation Program, February 2, 1995.

² 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 and worked on several high-profile government projects. In 1911, Drake returned to the U.S. and accepted a position at the University of Arkansas as a professor of geology and mining. Drake served as the state geology, chair of the Geology Department, and curator of the University Museum before retiring from academia in 1920.

residential and commercial real estate development. He purchased lots in the Oak Grove and Englewood additions, including the subject property, and revised the plats. Drake constructed eleven residences between 1925 and 1936, many of which are located in the Oak Grove Local Historic District.³ Other lots within and around the neighborhood were sold and developed by owners, including the property at 515 N. Park Ave. which Drake sold to James Gordon Davis and Mildred H. Davis on February 2, 1945.

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 1926.⁴ 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.⁵

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 known locally as "Rock Houses."⁶

Most of the homes within the boundary feature 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.⁷

The residence at 515 N. Park Avenue is primarily a plain/traditional design with some minor Craftsman details. Like the residences at 9 W. Davidson St., 506 N. Forest Ave., and 511 N. Forest Ave., the home leans almost to the minimal traditional with a simple rectangular form and very shallow overhanging eaves. Narrow, square railings, low-pitched side-gable roof, and textured lap siding provide some hints toward the Craftsman style seen elsewhere in the neighborhood. This home was constructed around 1945, later than most other homes in the district and during a period when the popularity of Craftsman style was beginning to wane and serves as an important bookend to the early construction of the neighborhood.

Discussion:

The proposed addition to the district is significant for its part in the development of the neighborhood and the end of Noah Fields Drake's influence on residential development in Oak Grove.

Recommendation:

Staff recommend the Commission forward the Local Historic District amendment to the Planning Commission and State Historic Preservation Office for review and comment.

Attachments:

- Excerpt from Arkansas Historic Districts Act
- Property Photos
- Chain of Title
- City Clerk Treasurer Verification Letter

³ 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."

⁴ Story, "Wilson Park Historic District."

⁵ Wappel and Garrison, *On the Avenue*, 9.

⁶ 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.

⁷ Virginia Savage McAlester, *A Field Guide to American Houses*, (New York: Knopf, 2023), 567.

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.

Photos⁸



⁸ All photos from Zillow, accessed 3.6.2026, https://www.zillow.com/homedetails/515-N-Park-Ave-Fayetteville-AR-72701/72850274_zpid/?

Chain of Title

Date	Book/Page	Grantee	Grantor
11.15.2019	2019/35324	Max F. McAllister III & Karen J. McAllister	Rahmat Sadelisoebagia Soemadipradja
8.10.2002	2002/116368	Rahmat Sadelisoebagia Soemadipradja	Lewis Stanley Deen
6.23.1997	97/41810	Lewis Stanley Deen	John M. & Kimberly Hooker
5.21.1997	97/37634	John M. & Kimberly Hooker	Pine Tree Investments LLC
3/18/1997	97/16951	Pine Tree Investments LLC	Robert Ross
8.21.1984	1118/314	Robert Ross	Robert Scott Thompson
4.26.1984	1107/378	Robert Scott Thompson	Douglas D. Knapp & Sandra J. Pringle
3.26.1983	1059/427	Douglas D. Knapp & Sandra J. Pringle	Bennett Warren Holtzclaw & Mary Katherine Holtzclaw
12.20.1974	880/6962	Bennett Warren Holtzclaw & Mary Katherine Holtzclaw	J. Foster Holtzclaw & Grayce Fay Holtzclaw
6.1.1970	791/327	J. Foster Holtzclaw	Bennett A. Shiley &

		& Grayce Fay Holtzclaw	Matilda Shiley
5.1.1956	486/537	Bennett A. Shiley & Matilda Shiley	Mildred H. Davis (widow of James Gordon Davis)
4.8.1954	461/14	James Gordon Davis	George McKinney & Lillie Mae McKinney
2.2.1945	437/258	James Gordon Davis & Mildred H. Davis	N.F. Drake & Lota West Drake