



Meeting of the Historic District Commission

June 11, 2026, 5:30 PM
City Hall Room 101 & Zoom

NOTE: The June 11, 2026 Historic District Commission meeting was held in person and online. Staff were present in person.

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

City Staff: Kylee Cole – Long Range & Preservation Planner; Britin Bostick - Long Range Planning & Special Projects Manager, Kaci Black – Long Range Communication & Outreach Specialist

Call to Order: 5:30 PM

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

Approval of Minutes from the May 14, 2026 Meeting: Motion to accept by Vice Chair Coley, second by Commissioner Rorex. Motion passed unanimously by voice vote.

Unfinished Business:

- 1. Downtown Plan Update:** Black provided a recap of the project to this point and shared that there will be twelve hours of Downtown Plan engagement on Wednesday, June 24 as the project team pops up in four locations to seek input on the direction the plan should take based on community input to this point. A schedule is available online on the project web page.
- 2. Proposed Oak Grove Amendment (ADM-2026-0021) Update:** Cole provided an update from the Planning Commission meeting on Monday, June 8. No comments were made by members of the public. The Planning Commission is commenting in favor and it will have a public hearing with HDC at the July 9 meeting.
- 3. Proposed Fayetteville Black Historic District (ADM-2026-0022) Update:** Cole provided an update from the Planning Commission meeting on Monday, June 8. There were several comments in favor and the item has received press coverage. The Planning Commission is commenting in favor and it will have a public hearing with HDC at the July 9 meeting.
- 4. Proposed South Fayetteville Historic District (ADM-2026-0023):** Cole provided an update from the Planning Commission meeting on Monday, June 8. There were several comments from Potter's House, the owner of the Jefferson School property, with a request to be removed from the proposed district. The Planning Commission is commenting in favor noting the comments from Potter's House and asking the

HDC to consider the comments in their review and deliberation of the report. It will have a public hearing with HDC at the July 9 meeting.

Chair Myres asked Cole to share request from Potter's House. Cole recommended Commissioners watch the meeting recording and noted concerns about impact to plans for rehabilitation of the property. Chair Myres asked about timing for design guidelines. Cole answered that the Secretary of the Interior Standards for Rehabilitation would be applied on approval of the district, but that we could look at the opportunity to create guidelines under a Certified Local Government grant from the Arkansas Historic Preservation Program once the next application cycle opens up, although that is not a guarantee.

Commissioner Harper asked if the district would hold until guidelines could be created. Cole replied that the district would move forward but guidelines can still be developed after adoption, which could happen quickly or more slowly depending on the resources available. Oak Grove established their guidelines relatively quickly.

Commissioner Flowers Davis asked how the request to be removed from the district proposal would be handled. Cole replied that there is not an individual opt-out request option, but the commission could consider that request to amend the boundary, or the City Council could choose to amend the boundary themselves. The City Council could also send the boundary back to the HDC for reconsideration. Commissioner Flowers Davis additionally asked what would happen with any renovations or changes. Cole replied that any permits issued prior to the approval of the district and it going into effect would not be required to come under any review process, but any permits submitted after the district is established would need to be reviewed for compliance with the standards and likely be presented to the HDC for approval, depending on the nature of the project. Commissioners had additional discussion of concerns about the loss of the Jefferson School building, the flexibility likely afforded under the local district, and that any requests for assurance would not be able to be satisfied because the commission cannot pre-guarantee outcomes.

New Business:

- 1. Election of Officers:** Chair Myres noted it is time again for the election of officers, and the officers are Chair and Co-Chair. Cole noted the current Bylaws state a two-year term limit, so commissioners will either need to take that into account and amend the Bylaws or elect another Chair as Christine has fulfilled the term limit. Commissioner Harper moved to amend the Bylaws for term limits for officers and remove the limit, with staff to bring the proposed changes to the July 9 meeting. Seconded by Commissioner Didway.

Chair Myres also requested a motion and second to table the election of officers to the July 9 meeting. Motion by Coley and second by Rorex. All in favor by voice vote.

Cole asked the Commissioners to return to the vote on Bylaws amendment. The vote was 5-0-1 by voice vote with Commissioner Flowers undecided and abstaining.

Announcements:

- The public hearings for the three historic district items are next month on July 9.
- Commissioner Mahan's term has expired, and staff will share the application link with the commission once it is available to share out.
- Commissioners had several additional questions for staff about the procedures for meetings, public hearings, and the creation of local historic districts. Bostick and Cole provided answers to the questions.

Adjourned: 5:57 PM