



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, July 9, 2026
5:30 PM**

Members

Chair Christine Myres (Exp: 06/28)
Vice Chair Cheri Coley (Exp: 06/27)
Jennifer Didway (Exp: 06/27)
Tommie Flowers Davis (Exp: 06/27)
Mark Harper (Exp: 06/27)
Karen Rorex (Exp: 06/28)
Vacant (Exp: 06/29)

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 June 11, 2026 Historic District Commission Meeting Minutes.

Unfinished Business

New Business

PUBLIC HEARING ADM-2026-0021: Administrative Item (Oak Grove Local Historic District Amendment): Submitted by LONG RANGE PLANNING STAFF. In accordance with the Arkansas Historic Districts Act, a public hearing and recommendation on an amendment to the Oak Grove Local Historic District at 515 N. Park Avenue.

PUBLIC HEARING ADM-2026-0022: Administrative Item (Fayetteville Black Historic District Petition): Submitted by LONG RANGE PLANNING STAFF. In accordance with the Arkansas Historic Districts Act, a public hearing and recommendation on a Local Historic District encompassing various properties along N. Washington Ave., N. Willow Ave., E. Center St., E. Mountain St., S. Washington Ave., and E. Rock St. containing approximately 20.8 acres.

PUBLIC HEARING ADM-2026-0023: Administrative Item (South Fayetteville Historic District Petition): South Fayetteville Historic District Petition - Submitted by LONG RANGE PLANNING STAFF. In accordance with the Arkansas Historic Districts Act, a public hearing and recommendation on a Local Historic District encompassing various properties along S. College Ave., E. Martin Luther King Jr. Blvd., S. Willow Ave., S. Washington Ave., S.

Combs Ave., S. Mill Ave., and E. Rock St. containing approximately 17.0 acres.

Bylaws Amendments

Amend bylaws to remove reference to the two-year term limit for officers and requirement for COAs to have signature of officer.

Election of Officers

Announcements

Q2 2026 Demolition Memo

Commission Vacancy

Adjournment



TO: Historic District Commission

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: July 9, 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.

At the May 14, 2026 regular meeting, the Historic District Commission unanimously voted to forward this report to the Planning Commission for review. At the Planning Commission’s June 8, 2026 meeting they unanimously recommended in support of the amended boundary and the Chair issued a letter of support (attached).

On June 2, 2026, the State Historic Preservation Office issued a letter concurring with staff’s determination that “this amended boundary is appropriate” citing the residence’s style and history as “an appropriate thematic match to Oak Grove’s current configuration.” The full letter is attached.

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).

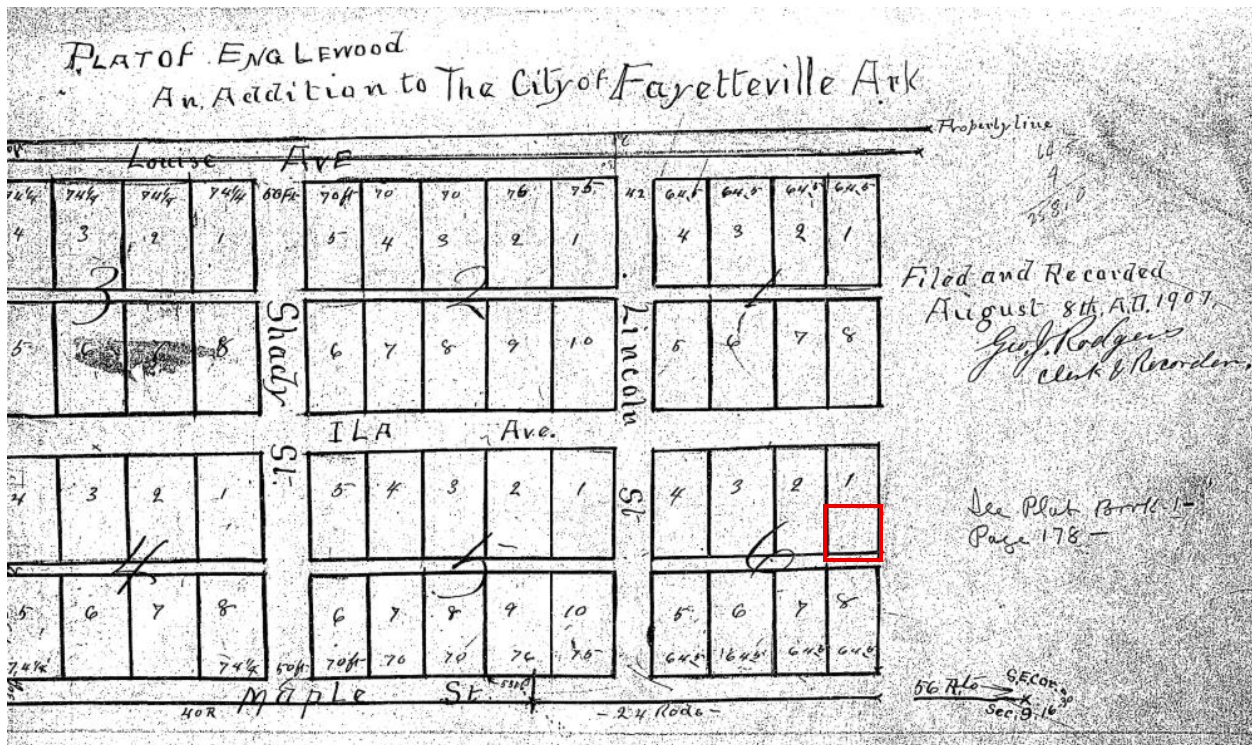


Figure 2. 1907 Plat Map of Englewood Addition. Portion of proposed district outlined in red.

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

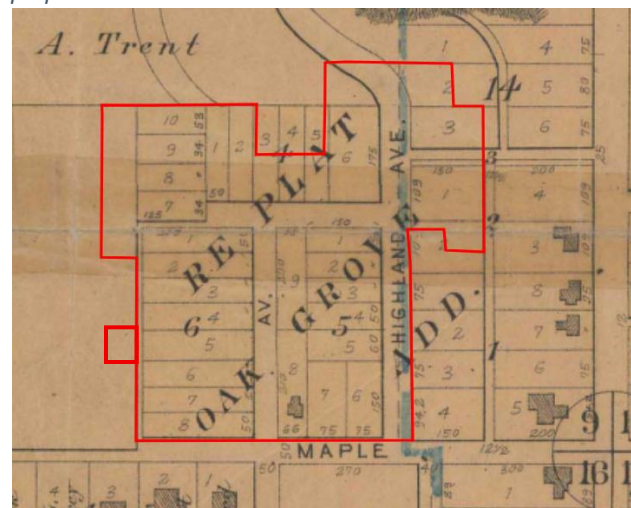


Figure 2. 1908 Plat Map of Oak Grove Addition. Portion in proposed district outlined in red.

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 City Council with a recommendation of approval.

Attachments:

- Excerpt from Arkansas Historic Districts Act
- SHPO Letter
- Planning Commission Letter
- Property Photos
- Chain of Title
- Property Owner Request

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.



Sarah Huckabee Sanders
Governor
Shea Lewis
Secretary

June 2, 2026

Christine Myres, Chair
Historic District Commission
Fayetteville, AR

Dear Chair Myres:

This letter serves as the AHPP's official response to your May 15 submission of materials related to the proposed amendment of Oak Grove Historic District's current boundary. Based on the documentation provided in your cover letter and accompanying report, the AHPP concurs with the opinion that this amended boundary is appropriate. As you noted, the homeowners request inclusion within the district's limits in writing. The style and history of the residence are also an appropriate thematic match to Oak Grove's current configuration.

We thank you, your colleagues with the Fayetteville Historic District Commission, and city staff, for your continued dedication to the preservation of the Oak Grove Historic District. Please feel free to contact AHPP staff with any questions you may have.

Sincerely,

A handwritten signature in blue ink that reads "Scott Kaufman". The signature is fluid and cursive.

Scott Kaufman
AHPP Director &
State Historic Preservation Officer



CITY OF
FAYETTEVILLE
ARKANSAS

Planning Commission
Fayetteville, Arkansas

June 8, 2026

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

RE: Oak Grove Local Historic District Amendment

Dear Ms. Myres & Historic District Commissioners,

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

The Planning Commission gives its full support to this proposed amendment. As indicated in the report, it is evident that this property contributes to the historic significance of the district.

The Planning Commission wishes to offer our support now and in the future for development-related requests that may come before our body which preserve the historic significance of the district.

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

Respectfully,

A handwritten signature in black ink, appearing to read "Nick Werner", is written over a light gray circular stamp.

Nick Werner
Chair, Planning Commission

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 & Grayce Fay Holtzclaw	Bennett A. Shiley & 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



Re: Request for 515 N Park Ave, Fayetteville be included to the Oak Grove Historic District

From Cole, Kylee <kcole@fayetteville-ar.gov>
Date Wed 2/4/2026 2:04 PM
To Karen-Max McAllister <karenormax@gmail.com>

Karen,
Received! I'll reach out if I need any additional info and will let you know when it will be before HDC for the first time. (Tentatively at the March 12th meeting).

Thanks!

Kylee Cole, AICP
Long Range & Historic Preservation Planner
Development Services
Long Range Planning
City of Fayetteville, Arkansas
479-575-8327
fayetteville-ar.gov

From: Karen-Max McAllister <karenormax@gmail.com>
Sent: Tuesday, February 3, 2026 1:07 PM
To: Cole, Kylee <kcole@fayetteville-ar.gov>
Subject: Request for 515 N Park Ave, Fayetteville be included to the Oak Grove Historic District

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

Dear Ms. Cole,

I am writing to formally request the inclusion of the property located at 515 N Park Ave in the recently established Oak Grove Historic District in Fayetteville, Arkansas.

Our home is a 1944 Mid-Century Modern residence featuring construction details characteristic of that era. It is situated near the boundaries of the new district, which is generally bordered by North Park Avenue to the west and surrounding streets.

Please let us know if you have any questions or require additional information to process this request.

Best regards,

Karen and Max McAllister



TO: Historic District Commission

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: July 9, 2026

SUBJECT: **Proposed Fayetteville Black Local Historic District (ADM-2026-0022)**

Background:

On December 31, 2025, the City Clerk-Treasurer's Office verified a resident-submitted petition to propose a local historic district referred to as "Spout Spring Historic District"¹. The Clerk-Treasurer's office verified seventy-three (73) signatures out of the total of one-hundred forty-three (143) property owners within the proposed boundary. Their final calculation shows that 51% of property owners within the proposed district signed the petition. The required percentage of signatures according to the Arkansas Historic Districts Act is 51%.

Following the validation of signatures, staff began intensive research into the properties included within the boundary as submitted with the petition. Results from the Phase 1 Citywide Survey of Historic Properties and additional property research were used to develop this report. Since the petition was submitted with the intent of creating a local historic district associated with historically Black-owned properties, information about past owners was required beyond what was captured by the Phase 1 survey. Through a detailed review of deeds and property records available from the Washington County Assessor's Office, a chain of ownership was identified for each property (Exhibit D). Owner names were cross referenced with census records, archived city directories, newspaper articles, birth and death certificates, and obituaries to confirm the identity of the owner. From this research a list of historically Black owned properties was generated in support of the local historic district theme as submitted (Figure 3). Some properties did not have a documented history of Black ownership but had historic-age buildings associated with the 20th century working class neighborhood development in South Fayetteville, and these are discussed in a separate staff report and recommendation for the South Fayetteville Local Historic District.

April 9, 2026 Historic District Commission Meeting - Staff presented the initial report and findings on the proposed district to the Historic District Commission (HDC) at their April 9, 2026 regular meeting. Staff's recommendations for splitting the proposed historic district into two separate districts based on ownership history and recommendations from the Phase 1 Citywide Survey of Historic Properties were discussed in detail. The HDC requested that staff return to the May meeting with separate reports detailing the recommendations.

May 14, 2026 Historic District Commission Meeting - Staff presented the revised report as

¹ Due to the length of time spent on petition signature gathering, additional research and community meetings have made clear that "Spout Spring" is not a placename that the neighborhood and long-time residents support. Alternative names should be pursued and are discussed within this report. Until a formal name is agreed upon by the neighborhood, the neighborhood will be referred to broadly as the "Fayetteville Black Local Historic District."

requested by the commission. The HDC unanimously voted to forward this report to the Planning Commission for review.

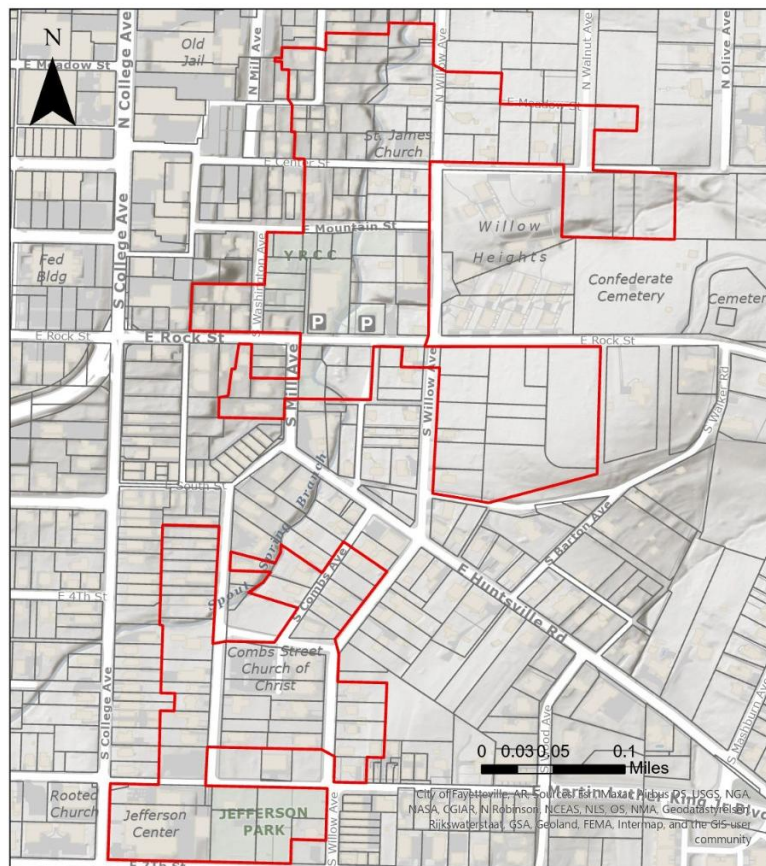
June 8, 2026 Planning Commission Meeting – Staff presented the proposal and recommendations to the commission. At the meeting, four individuals participated in public comment, all in favor of the recommendation to create the district. The planning commission issued a unanimous statement of support, attached.

May 21, 2026 Black Heritage Preservation Commission – The commission unanimously issued a statement of support for the creation of the district. See letter from Chair Bryant attached.

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 as Submitted:

The submitted boundary encompasses two areas located southeast of downtown (Figure 1). The northern section is roughly bound by East Spring Street, North Walnut Avenue, East Huntsville Road, and North Washington Avenue. The southern section is roughly bound by South Willow Avenue, East 7th Street, South College Avenue, and East South Street/East Huntsville Road.

Figure 1. Proposed Local Historic District Boundary as submitted by petitioners shown in red.

Recommended Boundary:

Since the petition was submitted with the stated intent of creating a local historic district based on Black ownership, the boundary below is recommended to reflect properties that were historically Black-owned. Importantly, the recommendation below does not reflect in anyway on the historic owners or their importance to the community. This boundary is solely intended to capture the highest proportion of extant historically Black owned properties and align with the intent of a local historic district as established by the Arkansas Historic Districts Act.

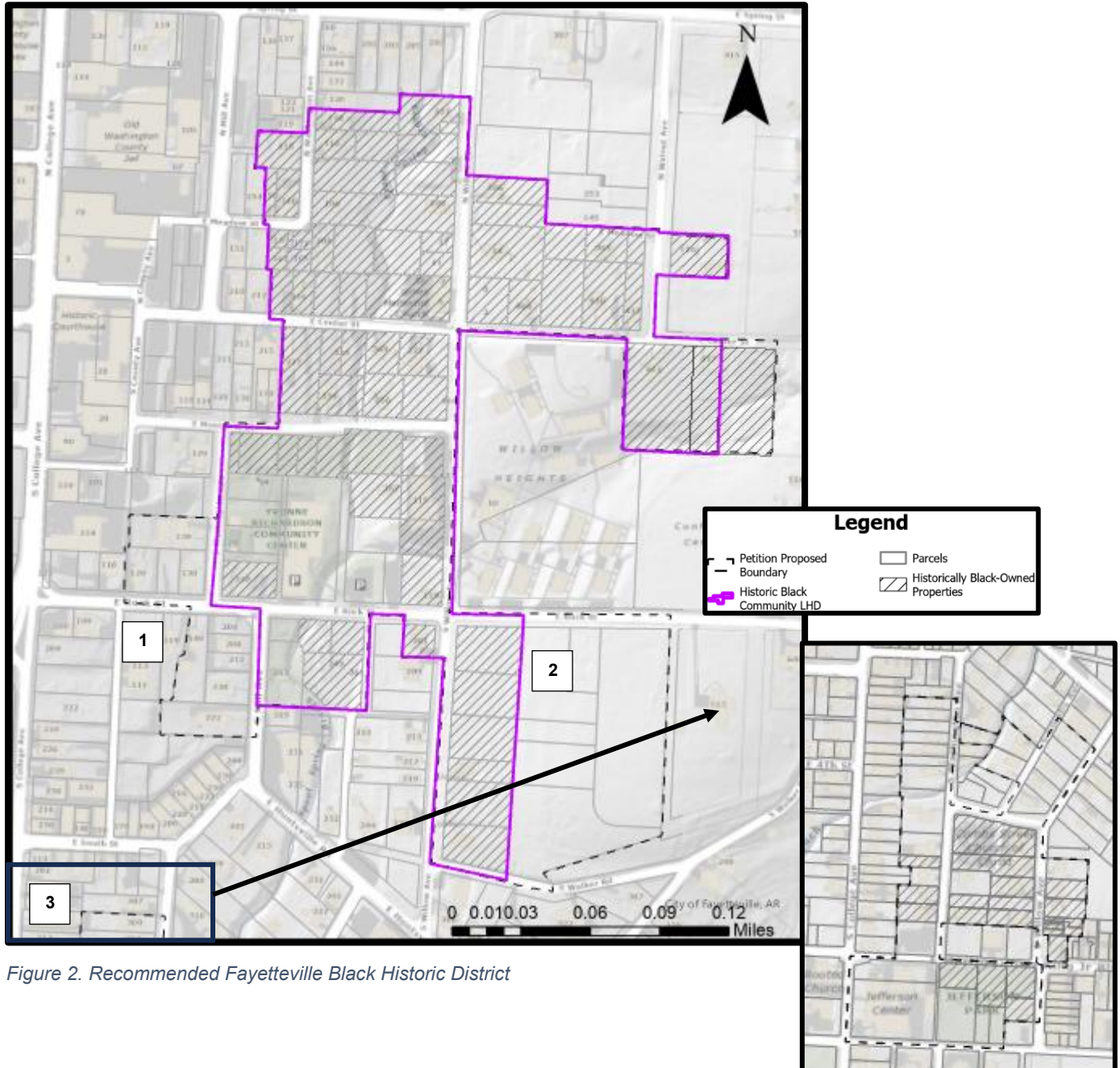


Figure 2. Recommended Fayetteville Black Historic District

Some properties within the submitted boundary are not recommended for inclusion in the Fayetteville Black Historic District as highlighted in Figure 2 and discussed below:

1. This area does not have a documented history of Black ownership. Although at least one property is currently in Black ownership, to make a historic association with the Black community for the purposes of a local historic district, ownership would need to date to

at least 1976 (50 years ago at time of writing). It is therefore recommended for inclusion in the South Fayetteville Historic District associated with 20th century working class history in Fayetteville.

2. This area did not have historic Black ownership as evidenced in deed records and was not historically improved. The properties are currently vacant.
3. This area represents an area more closely associated with 20th century working class Fayetteville's history and represents a racially diverse neighborhood from development to 1976. Though Black ownership at various times from around 1923 to 1976 and beyond is evident in the historic record, 21 out of 47 or 44.6% of properties were at one time Black-owned. This is significantly less than the 73 out of 85 properties, or 85.8%, of properties within the recommended Black Historic District area to the north. Further, 9 of the historically Black-owned properties within this area are vacant or contain new construction that do not convey the association with historic owners. The Jefferson School is located within this area and represents the story of the integration of Fayetteville's public schools. As noted below, the Jefferson School was constructed as a white-only elementary and was integrated in 1965.

History:

Since the petition was submitted with the intent of creating a local historic district in the context of Black historic occupation, much of this section of the report will speak to that history and use information from the *Historic Black Community of Southeast Fayetteville Historic Context Statement*.²

The history of Fayetteville's Black community reaches back to the settlement of Washington County when white migrants from the upper South brought Black enslaved persons with them in the 1830s. The number of enslaved people in Washington county increased from around 250 to 1,500 in 1860, with around 200 residing within Fayetteville.

Enslaved people built early Fayetteville, as they were heavily involved in the construction of homes and community buildings and contributed to the young town's economic success with their domestic and farm labor. Following emancipation, the Black population in Washington County dropped to just 674 people.³ As Fayetteville reconstructed following Civil War occupation, many Black Fayettevillians found work as construction or mill workers, and soon a thriving Black community and economy was present in town. Although documenting early post-emancipation settlement is difficult due to the lack of clear records, by 1880 concentrations of Black families begin appearing in federal census records along what is now South Willow Street and East Mountain Street.⁴ The establishment of the Henderson School and its replacement building provided an institutional anchor for the Black community along Olive Street. There was, however, not one centralized Black community until much later.

In the early 20th century, Black settlement in Fayetteville was less concentrated than it would become in the subsequent decades. Some Black residents continued to live in predominantly white residential areas, near their workplace. The majority, however, lived east and southeast of downtown. By the 1930s, many of the Black families who resided near the Henderson school had moved elsewhere. As Black families vacated or sold their homes in the area around the Henderson school, they were quickly replaced with white residences in what is now the Washington-Willow NRHP.

² Please see the full document on the City of Fayetteville website, <https://www.fayetteville-ar.gov/4353/The-Historic-Black-Community-of-Southeast#docaccess-209b0e304faf6fbd29da1fc13588134416a21eb9d696c857a795637f8ae421e7>.

³ *Historic Black Community of Southeast Fayetteville Historic Context Statement*, 16.

⁴ *Historic Context Statement*, 18.

Black residential patterns became increasingly clear through the early 20th century as two areas emerged south of the Henderson School. The first, represented by the northern portion of the petition boundary was roughly bound by Spring Street to the north, the courthouse to the west, Huntsville Road to the south, and Mount Sequoyah to the east. The second, between Huntsville Road and 4th Street, was more sparsely populated and is not represented in this petition boundary.⁵ The area would become more developed and densely occupied by Black and white families in the mid-20th century as settlement generally moved south toward 7th Street. This trend was furthered when the Henderson School was replaced by the Lincoln School at the corner of East Center and South Willow in 1936.⁶

When the Lincoln School was constructed, Black students could remain in Fayetteville for their education through the 9th grade but still had to go elsewhere to finish high school. This coupled with the lack of career options meant that many Black students who left Fayetteville did not return to the community, a trend that lasted until the late 1960s. In 1954, seven Black students integrated Fayetteville High School. All were residents of the community east of downtown. Junior high schools followed, but it took eleven years before the elementary schools were desegregated in 1965. Children in the neighborhood were split between the formerly all-white Washington School and the Jefferson School.⁷

In addition to school segregation throughout the mid-twentieth century, city plans upheld the segregation of Fayetteville. The 1945 “A Master City Plan and Public Works Program for Fayetteville, Arkansas”, sponsored jointly by the Fayetteville Chamber of Commerce and Fayetteville City Council, called for the construction of U.S. Highway 71 through the neighborhood, following Willow Ave. and Spring Branch to the intersection of Maple and Mission. Part of the justification for the route was that “it would afford an opportunity to build roadside parks and parking area in what is now sub-standard housing districts.”, and that “the highway would not pass by important public buildings such as schools, hospitals, etc.” The historic St. James Methodist and Missionary Baptist churches as well as the Lincoln School were all on the proposed highway route. The plan also suggested that a Federal housing project be developed for the displaced Black residents, citing discriminatory justification that “when two races are mixed in a neighborhood all property loses value.” Though many of these proposals were never carried out, the proposal for the destruction of the Black community provides a clear picture of the white power structure’s view of the neighborhood. There was also an acknowledgement of the importance of Black labor within this plan, as new housing was intended to be as close to downtown businesses and industries as possible. This plan also revealed the city’s longstanding lack of investment in infrastructure within the community, with vague statements about the unsuitable residential area and admissions that the streets remained unpaved in 1945.⁸

While many of the projects proposed in the 1945 plan did not come to fruition, the neighborhood was subjected to many of the proposals of the 1968 “Program for Community Renewal” written by consulting planner James Vizzier. Like many urban renewal plans of the mid-20th century, the plan was paid for in part by a grant from the federal Urban Renewal Administration under the Housing Act of 1954. The plan noted that Fayetteville’s “general plan should be updated and expanded to include plans for community renewal.”, and further explained that, “...about 65% of the housing supply [in the city] might be susceptible to blight...Most of these improvements are in older neighborhoods where the units that must be cleared are deficient or dilapidated rather

⁵ These two areas are sometimes referred to as the Hollow and the Valley, though consensus on this from neighbors is not present from our community meetings.

⁶ *Historic Context Statement*, 37.

⁷ *Historic Context Statement*, 45-47.

⁸ *Historic Context Statement*, 41-42.

than sound.” Vizzier counted 1,327 families to be displaced by public improvements for University expansion, street construction, hospitals or schools and playgrounds, while at the same time noting an imbalance between the cost of housing and family income. He laid out an ambitious and costly (\$47,615,400 in 1968 dollars) plan for urban renewal in Fayetteville, most of which was never accomplished.

The report also provided insight into demographics and the built environment of southeast Fayetteville’s Black community. The report stated that there were approximately 600 non-white residents of Fayetteville, about 100 of which were University of Arkansas students and 500 who were permanent residents. According to the report, in 1968, Black families comprised approximately 2.3% of Fayetteville’s population and “80% live in substandard houses in one narrowly confined neighborhood.” Though never identified by a name and described as “a small area east of the Fayetteville square,” the document identified southeast Fayetteville as an area of blight, a slum area, and one of Fayetteville’s “worst neighborhoods.” Two-thirds of Black families owned their own home, though the report writers indicated that low wages prevented property owners from improving their property. Residents living along Willow Avenue were interviewed as part of a “Community Attitudes Survey,” in which: “Most complaints were aimed at sanitary services, streets and drainage problems.” The report also documented the increased movement of Black families into “the Valley”: “Since 1960, however, Negro families have begun to move south of Huntsville Road in the neighborhood of Jefferson school.” The closure of the Lincoln School and desegregation of the Jefferson School was likely a factor in the Black settlement in the area.

Changes to the Built Environment of Southeast Fayetteville

In the late 1960s and early 1970s, at least ten vacant and “substandard” houses in southeast Fayetteville were demolished, as documented by both Peter Kunkel and the City Code Compliance department. It appears that a handful of houses were also “brought up to standard,” during this period, though it is unclear whether this was done at the owner’s expense or through community and/or local government support. Present-day residents recalled that there were several instances in which the community rallied to assist residents whose homes were at risk of condemnation, under the leadership of Jessie Carr Bryant. While a full investigation of demolitions in the community has not been undertaken, it is clear from historic photographs, aerial images, and maps that many residences were demolished in the late 20th century, particularly along E. Mountain Street and E. Rock Street.⁹ The Lincoln School was demolished shortly after its closure in 1965, and a public housing complex known as Willow Heights was constructed in its place by the early 1970s.

Following the desegregation of Fayetteville elementary schools and demolition of the Lincoln School in 1965, Black children in the community were split between two formerly all-white schools. Children who lived north of Center Street attended Washington Elementary, and children who lived south of Center Street attended Jefferson Elementary.¹⁰

Following the Civil Rights Movement, new opportunities emerged for Fayetteville’s Black residents, including new freedoms to settle in other places of the city. Black families moved outside the historic Black community, but many others elected to stay in the community where they had been raised, and where generations of their families had lived. Today, many of the properties in the community are still owned by descendants of Fayetteville’s historic Black community.

⁹ *Historic Context Statement*, 51.

¹⁰ *Historic Context Statement*, 46-47.

Neighborhood Architecture

Much of the proposed district is dominated by vernacular forms, including some of the oldest extant homes in Fayetteville. This aligns with the neighborhood's development history, which prioritized function over high style and used local materials. The earliest known homes were single pen or wood frame houses, which were typically square, but overhanging shed roofs and shed roof rear extensions were common. There are several examples of single pen houses, including the house at 216 E. Center Street. Another vernacular form, the double pen, is present in the district with an example at 160 E. Meadow Street. Bent houses are also present, with examples at 212 E. Center Street and 115 N. Washington Avenue. Gable front houses were a dominant folk form during the late 19th and early 20th centuries and several examples are present, including homes at 234 S. Willow Avenue and 256 E. Mountain Street.

A few native stone buildings are present in the neighborhood, with most of them concentrated in the southern section. An example in the northern portion includes the highly significant Webb's Café and boarding house at 105 N. Willow Avenue which was listed in the Green Book.

Other buildings associated with the historic Black community include educational and religious buildings. This includes the Henderson School, which is not within the proposed boundary and has since been modified into a single-family residence, and the St. James United Methodist Church constructed in 1884.

Please refer to the *Historic Black Community of Southeast Fayetteville Historic Context Statement* and property inventory below for additional detail on the architectural fabric of the neighborhood.¹¹

Discussion:

The recommended district is highly significant for its association with Black property occupancy from emancipation, and ownership as reflected in the historic record as early as 1910 to 1976 and beyond (Criterion A).¹²

Historic Ownership:

Through careful review of deeds available through the Washington County Assessor's Office and digital archives, two clusters of properties associated with historic Black ownership became clear (Figure 3). The first is in the northern portion of the proposed boundary, where seventy-three (73) extant homes, demolished homes, and historically vacant properties owned and occupied by Black residents are located. In the southern portion of the proposed district, twenty-one (21) additional historically Black owned properties are present, in the area surrounding the Combs Street Church of Christ and East Martin Luther King Jr. Boulevard. As discussed above, this southern area represents an area closely associated with 20th century working class Fayetteville's history and represents a racially diverse neighborhood from development to 1976. Though Black ownership at various times from around 1923 to 1976 and beyond is evident in the historic record, 21 out of 47 or 44.6% of properties were at one time Black-owned. This is significantly less than the 73 out of 85 properties, or 85.8%, of properties within the recommended Fayetteville Black Historic District area to the north. Further, 9 of the historically Black-owned properties within this area are vacant or contain new construction that do not convey the association with historic owners.

¹¹ Please see the full document on the City of Fayetteville website, <https://www.fayetteville-ar.gov/4353/The-Historic-Black-Community-of-Southeast#docaccess-209b0e304faf6fbd29da1fc13588134416a21eb9d696c857a795637f8ae421e7>.

¹² It is important to note that Black individuals ownership may not be fully represented in the historic record through traditional means like mortgages and deeds. Individuals may have entered informal ownership contracts earlier than revealed by deed records. Reliance on typical historic documentary evidence has its limitations but is the most reliable source for understanding ownership patterns.

Of importance, there are likely other significant resources associated with Fayetteville's Black Heritage elsewhere in the city, which may be documented in future survey efforts or with future local historic district petitions. For example, Oaks Cemetery, the primary burial ground for Black residents for decades, is outside of the proposed boundary. There are also numerous local businesses and institutions associated with Black history in Fayetteville, and the current boundary does not reflect the full breadth of the Black community's contributions to the city's history.¹³ A local historic district could be amended to add other properties in the future.

The creation of a local historic district associated with southeast Fayetteville's Historic Black Community aligns with recommendations from the Phase 1 Survey, which noted "many of the community's historic resources have been lost to demolition or new infill, and development pressure, deterioration, and lack of funding and resources for preservation and maintenance threaten the remaining resources." A local historic district could help protect the remaining buildings associated with Fayetteville's Black history.¹⁴

Areas that were not historically associated with Black ownership are not included in the recommended boundary. Many of these properties are recommended for inclusion in the South Fayetteville Local Historic District, which is associated with a broader history of the 20th century working class in Fayetteville, and is submitted for consideration separately.

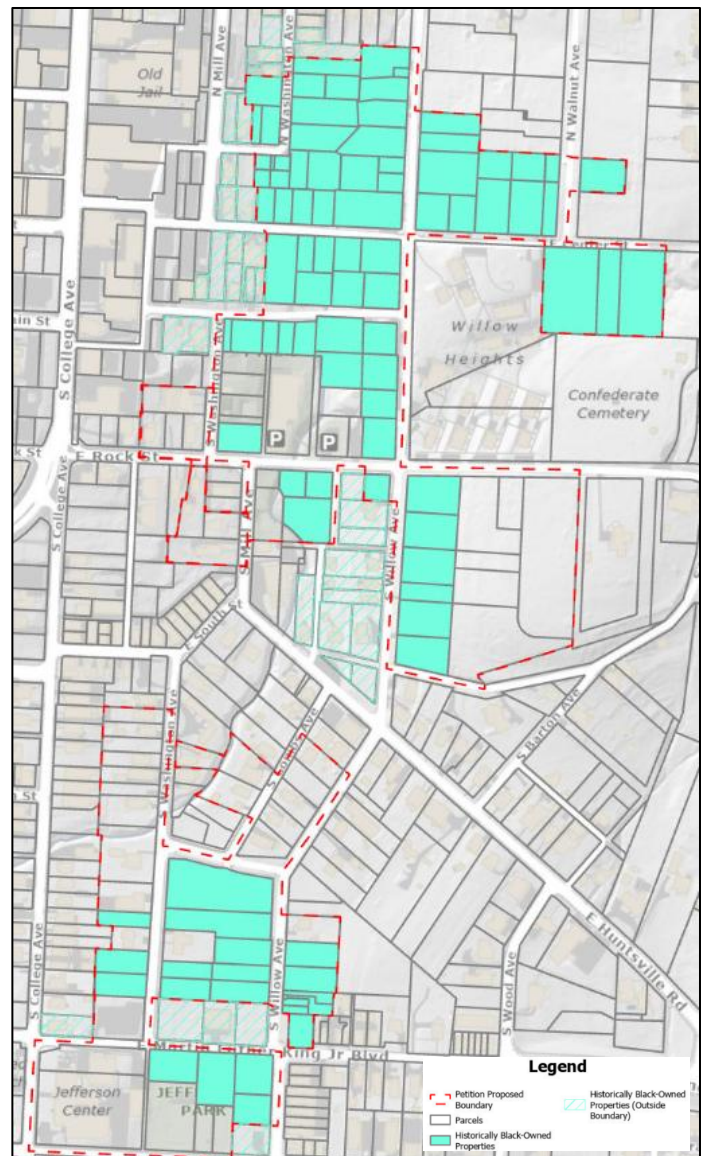


Figure 3. Historically Black-owned properties within and adjacent to the submitted boundary.

Property Regulations:

The intended purpose of a local historic district as permitted through the Arkansas Historic Districts Act is the protection of existing historic properties through regulation and review by staff and the Historic District Commission. Since there is a general distinction between the level of integrity of materials between the northern and southern areas, it may be appropriate to regulate them with different sets of design guidelines that provide greater flexibility for properties that have undergone alterations to materials, but still retain form, located primarily in the northern area recommended for consideration as a Fayetteville Black Historic District.

This area contains primarily vernacular architectural forms, which have undergone periodic alteration over time. Many homes in the area were originally small wood frame cottages with

¹³ Phase 1 Fayetteville Citywide Historic Resources Survey, 14.

¹⁴ Phase 1 Survey, 15.

rear additions. As families grew or finances improved, homes would be improved and expanded upon. Though some of these changes happened during the historic period (pre-1976), many occurred after this time, impacting the integrity of the buildings when considered through a traditional historic preservation lens. These normal changes during the lifecycle of a home should be considered in context of the people who lived there, who had deep roots in the neighborhood, strong ties to their own heritage, and perhaps lacked the financial resources or opportunity to move elsewhere but still took great pride in maintaining and improving their homes.

It is important to consider that the overall form, design, and scale/massing of these homes are the most important character defining features. Buildings may have lost integrity of materials but are still largely able to convey their association with the historic Black community through the vernacular styles and forms present. Comparatively, the southern area subject to the petition and proposal holds a higher degree of integrity of design and materials, particularly with some of the Ozark Giraffe and Craftsman homes. Since there is a general distinction between the level of integrity of materials between the two areas, it may be appropriate to regulate them with different sets of design guidelines that provide greater flexibility for properties that have undergone alterations to materials but still retain a vernacular form and modest scale.

Public Comment:

Staff held two community meetings at the Yvonne Richardson Community Center on March 18th and April 12th. At the meetings, attendees (12 and 15 individuals, respectively) asked clarifying questions and expressed a general desire to tell the full story of the neighborhood including where there were once Black-owned homes that are no longer extant. We offered a dot voting exercise where attendees were asked whether they preferred property regulations only (5), a formal acknowledgement of history only (10), or both (12). No statements in opposition to the creation of the district or inclusion of a property have been received by staff as of writing.

At the June 8, 2026 Planning Commission Meeting, which was functionally the first public hearing on this item, four individuals participated in public comment, all in favor of the recommendation to create the district.

Recommendation:

Staff recommends forwarding the Fayetteville Black Historic District as shown in the recommended boundary map to City Council with a recommendation of approval.

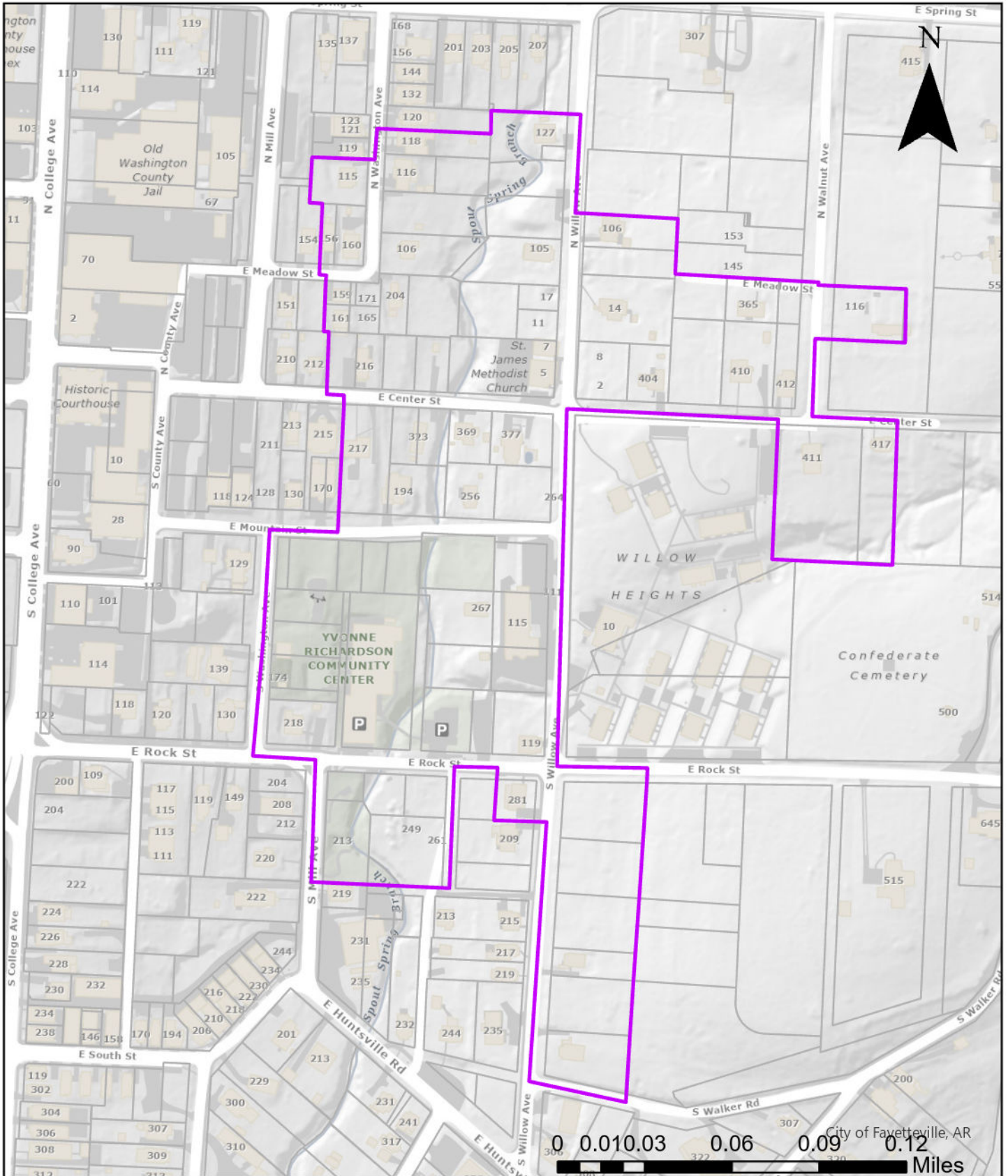
Recommended Motion:

"I move to forward the Fayetteville Black Historic District to the City Council with a recommendation of approval."

Attachments:

- Exhibit A: Recommended Local Historic District Boundary
- Exhibit B: SHPO Letter
- Exhibit C: Planning Commission Letter
- Exhibit D: Black Heritage Preservation Commission Letter
- Exhibit E: Excerpt from Arkansas Historic Districts Act
- Exhibit F: City Clerk Treasurer Verification Letter
- Exhibit G: Inventory of Properties
- Exhibit H: Deed History

Recommended Fayetteville Black Historic District



Legend

□ Parcels

Historic Black Community LHD



Sarah Huckabee Sanders
Governor
Shea Lewis
Secretary

June 2, 2026

Christine Myres, Chair
Historic District Commission
Fayetteville, AR

Dear Chair Myres:

This letter serves as the AHPP's official response to your May 15 submission of materials related to the proposed creation of a Fayetteville Black Historic District and a South Fayetteville Historic District. As noted in your cover letters and accompanying reports for each, the City has verified that a majority of property owner signatures in the affirmative were collected as a part of a petition initiative. Also noted is the City's intent to regulate the proposed districts utilizing the applicable *Secretary of the Interior's Standards*. Each proposed district's accompanying report indicates thorough research, advocacy, and planning efforts on the part of the Fayetteville Planning Department, neighborhood residents, and the commission. Likewise, both reports demonstrate the level of social and architectural cohesiveness that each district currently maintains, the ways in which current conditions relate to those of the past, and the arguments in favor of locally regulating the districts as they stand currently. All of these factors are obligatory for Certified Local Government communities under state and federal law, and the AHPP deems these obligations to be fully met.

Therefore, the AHPP concurs in the decision of the commission and its staff to pursue the creation and appropriate regulation of these two important districts.

We thank you, your colleagues with the Fayetteville Historic District Commission, and city staff, for your continued work in support of preservation within your community. Please feel free to contact AHPP staff with any questions you may have.

Sincerely,

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

Scott Kaufman
AHPP Director &
State Historic Preservation Officer



CITY OF
FAYETTEVILLE
ARKANSAS

Planning Commission
Fayetteville, Arkansas

June 8, 2026

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

RE: Fayetteville Black Historic District

Dear Ms. Myres & Historic District Commissioners,

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

The Planning Commission is pleased to give its full support to this proposal.

The creation of a historic district as an important step toward honoring, protecting, and preserving the history and character of this neighborhood which was built and occupied historically by primarily Black individuals and families.

The Commission wishes to offer our support now and in the future for development-related requests that may come before our body. We also want to express our support for waiving fees for variance applications associated with historic properties. We hope that this will incentivize the restoration and adaptive reuse of historic buildings and appropriate infill in Fayetteville's historic neighborhoods.

Respectfully,

A handwritten signature in black ink, appearing to read "Nick Werner", is written over a light gray circular background.

Nick Werner
Chair, Planning Commission



CITY OF
FAYETTEVILLE
ARKANSAS

Black Historic Preservation Commission
Fayetteville, Arkansas

May 21, 2026

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

RE: Fayetteville Black Historic District

Dear Ms. Myres & Historic District Commissioners,

While the Black Heritage Preservation Commission was not formally invited to comment on this matter as part of the current process outlined in the Arkansas Historic District Act, we believe it is important to speak given the Commission's charge to recognize, acknowledge, protect, and preserve Fayetteville's Black history and cultural resources.

The Commission wants to acknowledge the role of past planning efforts that caused harm to Fayetteville's historic Black community. The 1945 and 1968 plans treated established Black neighborhoods as expendable and reflected discriminatory attitudes and policies that failed to recognize the humanity, contributions, and cultural significance of Fayetteville's Black residents and the communities they built. Further, the long-term impacts of disinvestment, infrastructure neglect, displacement pressures, and generational loss have shaped the community over time and continue to impact the residents today.

We strongly support the creation of a historic district as an important step toward preserving this community's history, protecting its remaining historic resources, and ensuring that the stories of its residents are not forgotten. The boundary as proposed is a starting point from which a larger Black historic district can grow. We are impressed by the collaboration of the property owners and their dedication to preserving their neighborhood's history and we hope that over time others may choose to join the district as well.

Respectfully,

Lois D. Bryant

Lois Bryant
Chair, Black Heritage Preservation Commission

14-172-203. Applicability.

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

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

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

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

14-172-207. Establishment of historic districts.

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

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

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

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

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

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

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

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

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

(B) The report shall contain the following:

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

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

Office of the City Clerk Treasurer

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



Phone: 479-575-8323
cityclerk@fayetteville-ar.gov

113 W. Mountain Street
Fayetteville, Arkansas 72701

December 31, 2025

Re: Proposed Historic District – SE Fayetteville Historic District

After a detailed review of the Arkansas Historic Districts Act, deed records, and petition signatures, our office has verified that there are enough signatures to meet the required threshold of 51%. Our team was able to verify seventy-three (73) signatures out of a total of one-hundred forty-three (143) property owners within the proposed boundary. Our final calculation shows that 51% of property owners within the proposed historic district signed the petition. Based upon the dates located on the petition pages, the timeframe that these signatures were collected was 10/2024 – 12/2025.





Respectfully,





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

Kara Paxton, MMC, CAMC
City Clerk Treasurer

Properties:

All photos from Google Streetview (March 2025) unless otherwise noted.

Address	Photo
<p>216 E. Center Date of Construction: c.1910 Style/Form: Single Pen Association(s): Potentially one of the oldest buildings in the area depicted on early aerial photos. Charles Means, Laquita Perry Means Jake & Velma Perry, Esora Savage, Frank Whitney. Contributing to Local Historic District: Y Preservation Priority: High</p>	
<p>217 E. Center Date of Construction: c.1965 Style/Form: Split Level Association(s): Jake & Velma Perry. Contributing to Local Historic District: Y Preservation Priority: High</p>	
<p>323 E. Center Date of Construction: c.1940 Style/Form: Gable Front Association(s): Lafayette & Dorothy Barker. Contributing to Local Historic District: Y Preservation Priority: High</p>	
<p>369 E. Center Date of Construction: c.1889 Style/Form: Gabled Ell/"Bent House" Association(s): Contributing to Local Historic District: Y Preservation Priority: Low</p>	

<p>377 E. Center Date of Construction: c.1999 Contributing to Local Historic District: N Preservation Priority: N/A</p>	
<p>404 E. Center Date of Construction: c.1951 Style/Form: Gabled Ell/"Bent House" Association(s): Preston & Isabelle Lackey Contributing to Local Historic District: Y Preservation Priority: High</p>	
<p>410 E. Center Date of Construction: c.1920 Style/Form: Gabled Ell/"Bent House" Association(s): Louis Bryant Jr. and Jessie B. Bryant; Bill and Inez McPherson; Samuel and Lula Young Contributing to Local Historic District: Y Preservation Priority: High</p>	
<p>411 E. Center Date of Construction: c.1965 Style/Form: Side Gable Association(s): Romey & Thelma Thomason, Lois Dean Bryant. Contributing to Local Historic District: Y Preservation Priority: Moderate</p>	

412 E. Center

Date of Construction: c.1920
 Style/Form: Front Gable
 Association(s): Home of Labe and Ballie Joiner, prominent early 20th century Black residents. On 1920 aerial. Jessie Bryant.
 Contributing to Local Historic District: Y
 Preservation Priority: High



417 E. Center





Date of Construction: c.1955
 Style/Form: Minimal Traditional
 Association(s): Home of significant local Black residents Louis Bryant and Jessie Carr Bryant.
 Contributing to Local Historic District: Y
 Preservation Priority: High









156 E. Meadow

Date of Construction: c.1905
 Style/Form: Gable Front
 Association(s): Hattie Bass, Josie Flowers, Gregory Flowers.
 Contributing to Local Historic District: N
 Preservation Priority: Low



<p>159 E. Meadow Date of Construction: c.1925 Style/Form: Gable Front Association(s): Hayden & Lettie Hall, Dorothy Buchanan. Contributing to Local Historic District: N Preservation Priority: Low</p>	
<p>160 E. Meadow Date of Construction: c.1940 Style/Form: Double Pen Association(s): Julia Berry; Irene Walton Contributing to Local Historic District: Y Preservation Priority: High</p>	
<p>161 E. Meadow Date of Construction: c.1915 Style/Form: Gable Front Association(s): James & Mary Jane Logan Contributing to Local Historic District: Y Preservation Priority: High</p>	
<p>204 E. Meadow Date of Construction: c.1915 Style/Form: Gable Front Association(s): Hattie Bass, Elizabeth Jackson, Charles Ruffin, Ben Walton, Irene Walton Contributing to Local Historic District: Y Preservation Priority: High</p>	

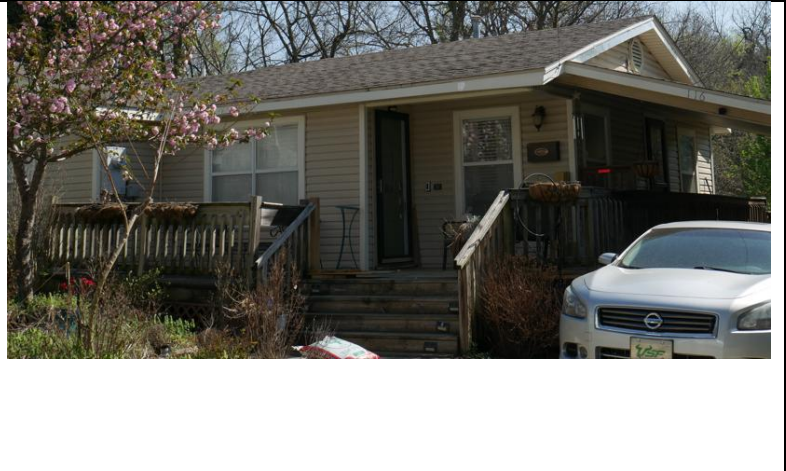
<p>365 E. Meadow Date of Construction: c.1995 Contributing to Local Historic District: N Preservation Priority: N/A</p>	
<p>194 E. Mountain Date of Construction: 2025 Style/Form: N/A Contributing to Local Historic District: N Preservation Priority: N/A</p>	
<p>256 E. Mountain Date of Construction: c.1915 Style/Form: Gable Front Association(s): Ivy & Alfred Hunter, Will York, Tom & Sallie Barnes, JD & Clara Barnes, Bobby & Sherry Barker. Contributing to Local Historic District: Y Preservation Priority: High</p>	
<p>267 E. Mountain Date of Construction: c.1963 Style/Form: Ranch Association(s): Charlie York, David Dart, Arnold & Alice Blackburn, Elva Blackburn. Contributing to Local Historic District: Y Preservation Priority: High</p>	

<p>218 E. Rock Date of Construction: c.1965 Style/Form: Side Gable Association(s): Not associated with historic Black ownership. Contributing to Local Historic District: N Preservation Priority: Low</p>	
<p>240 E. Rock Date of Construction: c.1965/2025 Association(s): Yvonne Richardson Community Center Contributing to Local Historic District: N Preservation Priority: N/A</p>	
<p>281 E. Rock Date of Construction: 2016 Contributing to Local Historic District: N Preservation Priority: N/A</p>	
<p>106 N. Washington Date of Construction: c.1959 Style/Form: Minimal Traditional Association(s): Osborn Cox, Maggie McDowell, Virginia Cravens. Contributing to Local Historic District: Y Preservation Priority: High</p>	

115 N. Washington
 Date of Construction: c.1940
 Style/Form: Minimal Traditional
 Association(s): Georgia Garrison, Erie Davis Stanton, William & Willie Deffebaugh.
 Contributing to Local Historic District: Y
 Preservation Priority: High



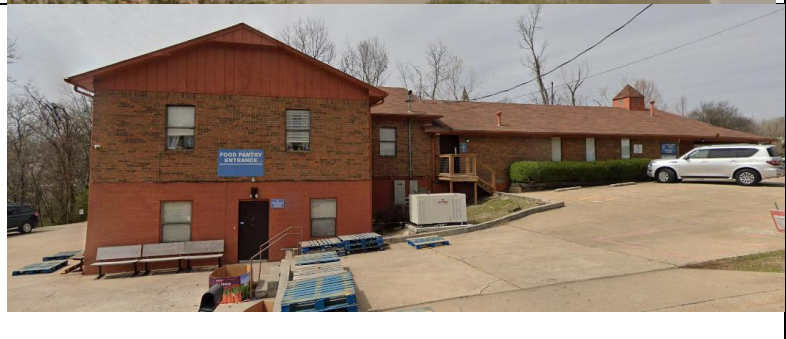
116 N. Washington
 Date of Construction: c.1975
 Style/Form: Minimal Traditional
 Association(s): Previously owned by Preston Lackey, one of the original seven students to integrate Fayetteville High School in 1954. Will York, Rufus & Rosa Torrence, Amos & Elnora Jackson, Preston & Isabell Lackey.
 Contributing to Local Historic District: Y
 Preservation Priority: Moderate



118 N. Washington
 Date of Construction: c.1940
 Style/Form: Minimal Traditional
 Association(s): Henry Jordan, Leo Watson, Bennie Gene Watson.
 Contributing to Local Historic District: Y
 Preservation Priority: High



115 S. Washington
 Date of Construction: c.1980s
 Style/Form: Contemporary
 Association(s): St. James Baptist Church. Replaced original 1927 church destroyed by fire in 1944.
 Contributing to Local Historic District: N
 Preservation Priority: N/A



7 N. Willow

Date of Construction: c.1915
Style/Form: Double Pen
Association(s): Parsonage of St. James UMC
Contributing to Local Historic District: Y
Preservation Priority: Moderate



7 N. Willow

Date of Construction: c.1884
Association(s): St. James UMC
Contributing to Local Historic District: Y
Preservation Priority: High



14 N. Willow

Date of Construction: c.1910
Style/Form: Gable Front
Association(s): Marden Carr, Charlotte Hayes, Kirk & Audrey Deffebaugh
Contributing to Local Historic District: Y
Preservation Priority: High



Photo by Post Oak Preservation Solutions

105 N. Willow

Date of Construction: c.1923
Style/Form: Rustic
Association(s): Former Webb's
Café (in the Negro Motorist's
Green Book)
Contributing to Local Historic
District: Y
Preservation Priority: High



Property as it appeared in 2023 (Google Streetview).

106 N. Willow

Date of Construction: c.1950
Style/Form: Ranch
Association(s): Ozark Chapter
#295 Order of the Eastern Star,
Hill City Lodge #347, Elizabeth
Buchanan, Tommie Flowers
Davis.
Contributing to Local Historic
District: Y
Preservation Priority: High



Photo by Post Oak Preservation Solutions

127 N. Willow

Date of Construction: c.1965
Style/Form: Minimal Traditional
Association(s): Amanda Baylor Tuttle,
Willie C. & Hazel Buchanan
Contributing to Local Historic District: Y
Preservation Priority: High



Photo by Post Oak Preservation Solutions

119 S. Willow

Date of Construction: c.1925
Style/Form: Gable Front
Association(s): Ralph & Mary Rogers
Contributing to Local Historic District: Y
Preservation Priority: High



218 S. Willow

Date of Construction: 1994
Style/Form:
Association(s):
Contributing to Local Historic District: N
Preservation Priority: N/A



234 S. Willow

Date of Construction: c.1905

Style/Form: Gable Front

Association(s): Theopolis Hall Jr, Clara Hall, Loretta Blackburn Carr, Jack Carr

Contributing to Local Historic District: Y

Preservation Priority: Moderate



¹⁵ J.B. Hogan, "Oaks Cemetery," Encyclopedia of Arkansas, June 16, 2023, accessed February 3, 2026, <https://encyclopediaofarkansas.net/entries/oaks-cemetery-16676/>.

District Deed Research

Note: Since the petition was submitted with the intent of forming a Black historic district, reasonable efforts were made to determine the race of individual property owners. Where Census records, city directories, obituaries, or other documentation confirmed, Black individuals are noted in purple. Only properties within the proposed district boundary are included in this document. Importantly, additional properties may have been Black occupied, but that information would not be captured by deeds and would require additional research outside of the scope of this project. Future research could use Census records to determine where Black renters were living within Fayetteville.

If information has been omitted or incorrectly identified, please reach out to longrangeplanning@fayetteville-ar.gov so we can update the record.

216 E. Center			
Date	Book/Page	Grantee	Grantor
5.27.2016 - Present	2016/14969	Zachary J. Morgan	John Wayne & Nicole Jones
6.15.2007	2007/23636	John Wayne & Nicole Jones	Clearwater Investments Inc.
7.22.1994	94/44405	Charles Means & Laquita Perry Means	Jake B. & Velma Perry
8.29.1975	909/741	Jake B & Velma Perry	Mack T. Miner & Lula Faye Miner
9.8.1975	893/812	Mack T. Miner & Lula Faye Miner	Esora Savage
4.22.1944	339/194	Esora Savage	Carlos B. Hill
6.24.1942	328/91	Carlos B. Hill	Cecil Whitney (son of Frank Whitney)
9.18.1922	212/28	Frank Whitney	A.M & Mary E Byrnes
<i>Note: Appears as A. Byrnes on 1908 Plat Map</i>			
Sources:			
<ul style="list-style-type: none"> • Albert M. Byrnes, Irish carpenter and builder of many Fayetteville homes. https://www.findagrave.com/memorial/21607323/albert-michael-byrnes • Frank Whitney (buried in Oaks Cemetery) 			

217 E. Center			
Date	Book/Page	Grantee	Grantor
4.27.23	2023/10465	Reginald Perry Sr.	Perry
4.27.2023		Jake Perry Jr.; Tammy Perry' Reginald Perry Sr.	Perry
7.7.1976	909/741	Jake B & Velma Perry	Mack T. & Lula Miner
9.14.1946	394/50	Clementine Macklin Dowell	Mark St. Clair Ellis & Rose St. John Mildmay Ellis
1.20.1948	386/588	Mark St. Clair Ellis & Rose St. John Mildmay Ellis	Hattie Macklin
11.22.1939	314/225	James & Hattie Macklin	Eli & Elizabeth Reed
<i>Note: Appears as M. Cole on 1908 Plat Map</i>			
<i>Additional research needed to clarify ownership between 1946 & 1976</i>			

323 E. Center			
Date	Book/Page	Grantee	Grantor
12.7.2001	2001/161865	Lafayette Barker Jr.	
		Dorothy Barker; Lafayette Barker Jr.; Sandra Barker	Lafayette & Dorothy Barker
7.19.1949	411/326	Lafayette & Dorothy Barker	Mark St. Clair Ellis & Rose St. John Mildmay Ellis
8.13.1941	320/433	Mark St. Clair Ellis & Rose St. John Mildmay Ellis	Frank Barr
2.16.1929	295/295	Frank Barr	Gordy & Laura Mason
2/25/1922	212/287	Gordy & Laura Mason	J. Dryden Parks
9.23.1921	201/607	J. Dryden Parks	E. F. & Cener H. Ellis
<i>Note: T. Joyce on 1908 Plat Map</i>			

369 E. Center			
Date	Book/Page	Grantee	Grantor
11.28.1984	1125/328	Linda K. Hendricks	Michael George & Susan Lynn Thurmond
5.18.1983	1078/387	Michael George & Susan Lynn Thurmond	John William & Jessie Lee Murphy; Irma Murphy Jewell (heir of Leta Taylor Murphy)
2.26.1946	359/176	E.M. & Leta T. Murphy	Virgil A. Cosby & Myrtle Cosby
2.17.1945	347/297	Virgil A. Cosby & Myrtle Cosby	Emma Lucille Dunn
		Emma Lucille Dunn	...

404 E. Center			
Date	Book/Page	Grantee	Grantor
10.20.2000	2000/88529	Preston Lackey Jr et. Al.	Preston & Isabelle Lackey
3.10.1954	460/468	Preston & Isabelle Lackey	St. James Baptist Church

410 E. Center			
Date	Book/Page	Grantee	Grantor
3.14.2008	2008/10097	Lois Dean Bryant	Louis Bryant Jr. & Jessie B. Bryant
3.10.1997	97/14456	Lois Bryant Jr. & Jessie B. Bryant	Bank of Fayetteville
10.8.1996	96/72574	Bank of Fayetteville	Bobby S. & Brenda Morgan
10.28.1995	95/59427	Bobby S. & Brenda Morgan	Bill & Inez McPherson
3.30.1960	535/33	Bill & Inez McPherson	Lula Manuel (devisee under the will of Samuel Young)

1.25.1919	180/174	Samuel & Lula Young	J.R. Williams and M.L. Williams
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411 E. Center			
Date	Book/Page	Grantee	Grantor
2011		Robert D. Walsh	HUD
1.30.1987	1212/207	Lois Dean Bryant	John E. Fahlen
2.6.1980	1212/206	John E. Fahlen	Irma Ellen Pinkston
11/11/1974	1212/205	Irma Ellen Pinkston	William Weston Rogers
6.14.1974	869/535	William Weston Rogers	Romey & Thelma Thomason
2.15.1967	697/150	Romey & Thelma Thomason	Fayetteville School District No. 1
<i>Note: 1908 Plat Map JW Walker</i>			

412 E. Center			
Date	Book/Page	Grantee	Grantor
10.23.1914	196/442	Jessie Bryant Labe Joiner	Labe & Ballie Joiner J.A. Ferguson
<i>Note: 1908 Plat Map C.L. Lenbrook</i>			

417 E. Center			
Date	Book/Page	Grantee	Grantor
3.14.2008	2008/10096	Lois D. Bryant	Louis Bryant Jr.
8.22.1964	628/204	Louis Bryant Jr.	Estate of Eulalia Bell
9.1.1938	317/18	Richard & Eulalia Vann Bell	Lula Armstead
			...
<i>- Structure on 1908 plat map, potentially 1926 aerial and onward</i>			

322 S. Combs			
Date	Book/Page	Grantee	Grantor
8.18.1992	92/42012	Mary Ellen Worthy	Lorne & Thelma Worthy
8.18.1992	92/42012	Lorne & Thelma Worthy	Richard P. Arens & Carol Lynn Arens
8.23.1991	1433/685	Richard P. Arens & Carol Lynn Arens	Eoff & Co., Inc.
2.14.1990	1354/409	Eoff & Co., Inc.	Wade & Ida M Gabbard
6.11.1949	402/36	Wade & Ida M Gabbard	Carl W. Ledford & Ida M. Ledford
	400/299	Carl W. Ledford & Ida M. Ledford	John Everett Ward & Ethel Millie Ward
6.4.1947	379/453	John Everett Ward & Ethel Millie Ward	Effie Owens Jeffers (widow of W.H.Owens)
3.13.1942	322/426	Effie Owens Jeffers (widow of W.H.Owens)	Pat & Anna L. Johnson
10.1.1930	265/521	Pat & Anna L. Johnson	Fannie Walker
10.14.1929	264/248	Fannie Walker	J.F Hall
12.31.1928	250/471	J.F & M.P Hall	H.W. Wilks
2.10.1928	241/49	H.W. Wilks	O.E. Hinkle

11.22.22	213/110	O.E. & Mamie Hinkle	S.C.G. Freiley & Elsie Freiley
		S.C.G. Freiley & Elsie Freiley	
<i>Note: 1908 Plat Map no owner listed, but house footprint present</i>			
Sources:			
<ul style="list-style-type: none"> Samuel Freiley listed as salesman at Washington County Hardware Company – residing at 32 S. Willow in 1920 Directory. J.F. and Martha Hall operated a board and rooming house at 27 E. Rock St. in 1925 directory. Pat Johnson circuit clerk of Washington County; Anna supervisor of nurses at City Hospital https://www.findagrave.com/memorial/141480007/pat-a-johnson#view-photo=238115045 William Henry Owens was employee of First National Bank (death certificate) John Everett Ward truck driver for wholesale grocer with \$900 income (per 1940 census) Wade Gabbard was Salesman at McCord-Ozark (1959 City directory); Ida operated a machine at a garment factory (1950 census) Carl W. Ledford was a “common laborer” for the gas company 			

338 S. Combs			
Date	Book/Page	Grantee	Grantor
6.3.2022	2022/19178	Allison & Andrew Brooks	Karl Friar
9.5.1979	1000/42	Karl & Joy Friar	Edward E. Pearson
8.3.1976	913/39	Edward E. Pearson	Lillian V. Cary (Herbert J. Cary)
8.29.1969	767/83	Lillian V. Cary Herbert J. Cary	D.F. Johnson & Mary J. Johnson
5.7.1960	539/2	D.F. Johnson & Mary J. Johnson	Hazel Wilson
7.16.1959	526/580	Hazel Wilson	Elizabeth Janes (...)
<i>Note: 1908 Plat Map footprint looks different. Appears on 1930 sanborn map.</i>			
Sources:			
<ul style="list-style-type: none"> Elizabeth Janes listed as a teller at Fayetteville Building and Loan Assoc. and residing at 230 W. Meadow in 1959 City Directory, bookkeeper in 1920 directory residing at 111 E. Spring 			

339 S. Combs			
Date	Book/Page	Grantee	Grantor
10.5.2020	2020/36972	CCar Properties	Cory Rogers & Amanda Cole
8.30.1995	95/45364	Cory Rogers & Amanda Cole	Richard H. Barrett II
6.11.1991	1418/930	Richard H. Barrett II	Melanie Blankenship
8.8.1985	1149/526	Melanie Blankenship	Trammell Scott Starr & Margaret Martin Starr
4.30.1979	987/943	Trammell Scott Starr & Margaret Martin Starr	R.L. Wommack & Mary Lou Wommack
2.16.1979	983/780	R.L. Wommack & Mary Lou Wommack	Charles & Pat Hoffman (...)

342 S. Combs			
Date	Book/Page	Grantee	Grantor
2.24.1994	94/12858	Karl Friar	Jane Huber
2/17/1992	93/9612	Jane Huber	Dessie Jarnagan

4/20/1945	348/185	Dessie Jarnagan & Ada Bell Jarnagan	Wayne & Edith Vail Brown
4/15/1937	320/35	Wayne & Edith Vail Brown	John R. & Arminta Vail
3/23/1935	285/185	John R. & Arminta Vail	George Buckley
12/27/1932	267/563	George Buckley	R. K. Hodges
		R. K. Hodges	(...)
<i>Note: not on 1908 plat map</i>			
<ul style="list-style-type: none"> R. K. Hodge listed on Rock Street on 1925 directory, Rollston in 1920, Block in 1904 			

344 S. Combs			
Date	Book/Page	Grantee	Grantor
3.31.1988	1263/884	Linda Joy Fox	A B Culy & Julie Krohn
7.2.1983	1080/372	A B Cully & Julie Krohn	James Hawkins
11.21.1975	1080/371	James Hawkins	E. Lamar & Donna Pettus
9.5.1975	893/823	E. Lamar & Donna Pettus	Tina Thurman (Elzie Thurman)
3.31.1960	843/242	Elzie Thurman	Claude A. & Winnie Woods Williams
11.20.1950	423/322	Claude A. & Winnie Woods Williams	Claude A. Williams Jr. & Helen Margaret Williams
12.2.1947	386/46	Claude A. Williams Jr. & Helen Margaret Williams	Fred & Hattie Ivey
3.21.1946	360/227	Fred & Hattie Ivey	WP & Ella May Ferguson
9.6.1945	352/22	WP & Ella May Ferguson	Arminta Vail (John R. Vail)
9.12.1936		John R & Arminta Vail	George Buckley
12.27.1932	267/563	George Buckley	R.K. & Elene Hodges
		RK & Elene Hodges	(...)

156 E. Meadow			
Date	Book/Page	Grantee	Grantor
5.19.2023	2023/12661	Mary Leverance	Dylan Hurd & Suki Lin
3.1.1999	99/19707	Dylan Hurd & Suki Lin	Mike Galbraith
4.20.1994	94/24996	Mike Galbraith	Joseph R. McCraney
8.25.1986	1191/66	Joseph R. McCraney	Gregory E. Flowers
12.30.1977	950/147	Gregory E. Flowers	Josie Flowers
10.27.1976	918/400	Josie Flowers	Hattie Bass
1.8.1974	862/644	Hattie Bass	Commissioner of State Lands [Oliver Booker]
3.7.1968	726/355	Lewis P. & Christine Johnson AND Harold B. & Ruth Johnson	Sarah Smith (deceased)
7.1.1948	396/450	Sarah Smith	E. F. Ellis
4.5.1930	272/25	E.F. Ellis	Commissioner of State Lands (...)
<i>Note: 1908 Plat Map: Sarah Thomas</i>			
<ul style="list-style-type: none"> Gregory Flowers https://fayettevilleclassof76.com/2017/04/20/obituary-for-greg-flowers/ 			

159 E. Meadow			
Date	Book/Page	Grantee	Grantor
8.20.2015	2015/25920	John Sisemore & Selene Hillbrand	Robert Walsh
10.6.2008	2008/33198	Robert Walsh	Dorothy Buchanan
12.29.1976	920/36	Dorothy Buchanan	Hayden & Lettie Hall
12.22.1967	721/73	Hayden & Lettie Hall	Ark-La-Tex Land Company
3.12.1964	616/477	Ark-La-Tex Land Company	Monty Glorioso
1.31.1964	612/188	Monty Glorioso	Hayden & Lettie Hall
4.15.1950	473/241	Hayden & Lettie Hall	Mark St. Clair Ellis
8.16.1924	206/598	Mark St. Clair Ellis	Albert M. & Mary E. Byrnes (...)
<i>1908 Plat Map: A. Byrnes (no structures)</i>			

160 E. Meadow			
Date	Book/Page	Grantee	Grantor
10.22.1983	1095/694	Bob Donaghe	Barbara Donaghe
10.11.1976	1149/793	Bob Donaghe Barbara Donaghe	Guido J. Romano & Toni A. Glover
8.24.1976	913/651	Guido J. Romano & Toni A. Glover	Irene Walton & Bervee Bettis (heirs of Julia Berry)
10.1.1937	301/505	Julia Berry	Home Owners' Loan Corporation (...)
<i>1908 Plat Map: Sarah Thomas (different building footprint)</i>			

161 E. Meadow			
Date	Book/Page	Grantee	Grantor
4.15.1950	477/249	James & Mary Jane Logan	Mark St. Clair Ellis
8.16.1924	206/598	Mark St. Clair Ellis	Albert M. & Mary E. Byrnes
<i>1908 Plat Map: A. Byrnes (no structures)</i>			

204 E. Meadow			
Date	Book/Page	Grantee	Grantor
10.11.2022	2022/33771	Alex Strayhorn	Jackson B Cellers & Shelby R Johnson
8.20.2015	2015/23724	Jackson B Cellers & Shelby R Johnson	Autumn E. Done
2.3.2009	2009/3644	Autumn E. Done	Christopher C. Hicks
1.31.2006	2006/5004	Christopher C. Hicks	Cynthia Vanbibber
4.12.2001	2001/161388	Cynthia Vanbibber	Elizabeth B. Jackson & Charles D. Ruffin

7.16.1985	1150/65	Elizabeth B. Jackson & Charles D. Ruffin	John S. Poole
10.1.1982	1009/935	John S. Poole	Ben & Irene Walton
11.10.1972	841/731	Ben Walton	Hattie Parker Bass (...)
<i>Not on 1908 Plat Map; land owned by JJ Leh(?) and Willians?</i>			
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220 S. Mill Ave.			
Date	Book/Page	Grantee	Grantor
12.30.1993	94/810	Mary E. Carr	Coy & Bernice Durning
9.28.1983	1091/927	Coy & Bernice Durning	Alma Lane
7.2.1956	488/35	Alma Lane	R.C. & Myrtle J. Lane
12.26.1947	386/219	R.C. & Myrtle J. Lane	Fount Earl & Bertha Frederick
12.6.1943	386/200	Fount Earl & Bertha Frederick	Dixie McAdams
3.9.1936	292/394	Dixie McAdams	Bert & Emily Frances Atkinson
9.21.1928	250/141	Bert & Francis Atkinson	J.F. & M.P. Hall
9.20.1928	250/138	J.F. & M.P. Hall	J.E. Moore & Mary E. Moore
6.1.1928	241/372	J.E. Moore & Mary E. Moore	N. F. Drake
6.8.1927	239/278	N. F. Drake	Eliza Wilks (Chidester) & Lola Chidester
1.19.1910	144/395	Eliza Chidester	I.G. Combs & Martha A. Combs and WH & PJ Rollins (...)
<ul style="list-style-type: none"> Alma Lane listed as machine operator at Oberman Mfg. Co. in 1959 Directory Coy W. Durning listed as a baker at W.G. Shipley Baking in 1951 			

222 S. Mill Ave.			
Date	Book/Page	Grantee	Grantor
10.15.20	2020/38475	Cindy Dewitt	Patrick & Victoria Carney
6.27.2014	2014/16334	Patrick & Victoria Carney	Marilyn S. Phillips
7.10.1989	1445/405	Marilyn S. Phillips	Joe & Angela Stevens
		Joe & Angela Stevens	Vickie Halperin & Howard Halperin
11.23.1984	1445/404	Howard Halperin	Linda Kay Hendricks
2.20.1981	1036/261	Linda Kay Hendricks	Charles E. & Barbara Hanks; E. Lamar Pettus & Donna C. Pettus; William Weston Rogers & Gloria Weston Rogers
8.8.1977	941/24	Charles E. Hanks	Mary Jane Serett (Guess)
7.15.1968	790/367	Mary Jane Guess	John P. Doyle
6.12.1967	790/366	John P. Doyle	Walter P. Rolniak & Mary Rolniak

11.4.1963	790/365	Walter P. Rolniak & Mary Rolniak	R.C. Harding & Ruth L. Harding
4.3.1958	505/389	R.C. Harding & Ruth L. Harding	Jennie E. Titus
5.5.1955	476/35	Jennie E. Titus Anna Tuller	Flossie Thurman
3.20.1952	441/576	Flossie Thurman	R.C. & M. J. Lane
4.15.1948	362/281	R.C. & M. J. Lane	Hettie B. Moore (J.F. Moore)
8.28.1937	298/378	Hettie B. Moore (J.F. Moore)	Richard B. Greer
8.28.1937	298/377	Richard B. Greer	Hettie B. Moore (J.F. Moore) (...)
<ul style="list-style-type: none"> JF Moore funeral director residing at 331 N Highland in 1925 directory Robert C. Lane carpenter at manufacturing company; wife at home; son at dry cleaning company in 1950 census (at 222 Mill) Jennie Titus & Anna Tuller were sisters (single and widowed respectively) (1940 census) 			

256 E. Mountain St.												
Date	Book/Page	Grantee	Grantor									
9.30.2022	2022/32232	Bobby Barker & Sherry Barker [Jerome Barker]	J D & Clara Barnes and Ulon Fae Barnes									
3.27.1981	1037/119	J D & Clara Barnes and Ulon Fae Barnes	J D & Clara Barnes									
8.29.1977	941/820	J D & Clara Barnes	Tom Barnes [Sallie Barnes, deceased]									
10.10.1963	639/39	Tom Barnes & Sallie Barnes	Ernest E. & Jewell York; Ivy C. Hunter; Viola L. Holloway; Clarence E. & Marie York; Ruth L. Claypool; Doris L. Buchanan; Van E. & Sarah W. York [heirs of Will or William Nelson York]									
11.17.1947	386/222	Will York	Ivy & Alfred Hunter									
6.8.1940	316/201	Ivy & Alfred Hunter	Commissioner of State Lands (...)									
<p>the State of Arkansas, at a County Tax Collector's Sale for non-payment of the taxes due thereon for the year set forth below, to-wit:</p> <table border="1"> <thead> <tr> <th>NO. OF LOTS</th> <th>ADDITION OR SUBDIVISION</th> <th>YEAR FOR WHICH FORFEITED</th> </tr> </thead> <tbody> <tr> <td>13 A</td> <td>(County Court Plat SW$\frac{1}{4}$)</td> <td>1913</td> </tr> <tr> <td>13</td> <td>{Sec. 15, 16 N. 30 W. }</td> <td>1894</td> </tr> </tbody> </table> <p>And. WHEREAS: After the expiration of the period of two years from the date of</p> <ul style="list-style-type: none"> Alf Hunter porter at U of A Barber Shop in 1939 directory Will York "house boy" in private home, had lodgers living with them at 230 E Rock in 1940 census 				NO. OF LOTS	ADDITION OR SUBDIVISION	YEAR FOR WHICH FORFEITED	13 A	(County Court Plat SW $\frac{1}{4}$)	1913	13	{Sec. 15, 16 N. 30 W. }	1894
NO. OF LOTS	ADDITION OR SUBDIVISION	YEAR FOR WHICH FORFEITED										
13 A	(County Court Plat SW $\frac{1}{4}$)	1913										
13	{Sec. 15, 16 N. 30 W. }	1894										

267 E. Mountain St.			
Date	Book/Page	Grantee	Grantor

Exhibit H

8.22.1989	1331/009	Elva Blackburn	Arnold & Alice Blackburn
10.6.1961	562/291	Arnold & Alice Blackburn	David Dart
8.23.1957	496/554	David Dart	Charlie York
4.15.1948	400/56	Charlie York	Commissioner of State Lands (...)

120 E. Rock St.			
Date	Book/Page	Grantee	Grantor
5.6.1992	92/23087	Terry J. Jones	Marcia May Apple & David Swenson
10.12.1984	1121/705	Marcia May Apple & David Swenson	Marcia May Apple [Green]
7.30.1975	888/888	Marcia May Green	Benny D. Moore & Carol L. Moore
10.17.1973	888/883	Benny D. Moore & Carol L. Moore	Jerry D. & Sharon Sweetser
10.20.1967	716/35	Jerry D. & Sharon Sweetser	Everett Buckner & Peggy Buckner
9.14.1966	689/456	Everett Buckner & Peggy Buckner	Jerry D. & Sharon Sweetser
11.16.1965	665/215	Jerry D. & Sharon Sweetser	Wade & Gladys Fincher; Chester & Dorothy House
10.21.1965	665/131	Wade & Gladys Fincher; Chester & Dorothy House	William Howard Morris & Dixie E. Morris
7.25.1949	402/518	William Howard Morris & Dixie E. Morris	Delbert P. Combs Jr. & Lora Sellick Combs
1.14.1946	358/427	Delbert P. Combs Jr. & Lora Sellick Combs	Lucy Leigh Brown
12.5.1945	355/424	Lucy Leigh Brown	Leo & Bonnie Jean House
1.25.1945	347/136	Leo & Bonnie Jean House	Lena Patterson
12.1.1942	331/7	Lena Patterson	Seba W. Jackson; Lylah Jackson
12.1.1939	331/7	Seba W. Jackson; Lylah Jackson	Grover & Lottie Couch
5.29.1933	171/408	Grover & Lottie Couch	Walter D. & Myrtle Lucas
4.13.1926	232/471	Walter D. & Myrtle Lucas	Odus & Essa Brooks
3.4.1921	201/1036	Odus & Essa Brooks	Col. H. Clark; Ida B. Clark; Frank Clark; Anna Clark (...)
<p>Note: no structures 1908, 1919; structure on 1930 sanborn map</p> <ul style="list-style-type: none"> • Odus Brooks listed as a farmer in 1920 census, carpenter in 1930 census living at 334 S. Washington Ave. • Grover Couch a mail carrier and Lottie a teacher residing at 112 S. College in 1930 Census, 1940 Census • Seba & Lylah Jackson owned and managed a café according to 1940 census and lived at the address. • Leo House salesman in 1940 census 			

- Delbert P. Combs worked in a service station 1950 census
- William Morris sales clerk at gas company 1950 census

130 E. Rock St.			
Date	Book/Page	Grantee	Grantor
10.28.2005	2005/48665	Jason & Robin Jones	Gary W. Paulk
1.9.1989	1305/110	Gary W. Paulk	Freddie Brooks; James E. Brooks
1.7.1987	1211/964	Freddie Brooks; James E. Brooks	Freddie Brooks; Carole Brooks
3.17.1921	190/513	Fred E. Brooks	Odus & Essie Brooks
3.4.1921	201/1036	Odus & Essa Brooks	Col. H. Clark; Ida B. Clark; Frank Clark; Anna Clark (...)
Note: no structures 1908, 1919; structure on 1930 sanborn map Home of local artist Jason Jones			

149 E. Rock St.			
Date	Book/Page	Grantee	Grantor
11.15.2006	2006/46754	Tyrene Jones; Jason C Jones	Helen P. Andrews; Paul T. Andrews
7.14.1956	489/318	Helen P. Andrews	Fred E. & Bessie C. Brooks
11.30.1944	344/168	Fred E. & Bessie C. Brooks	Roy E. Scott & Eunice Alta Scott
1.31.1938	332/13	Eunice Alta Scott	Charles H. Lang
9.5.1925	225/526	Charles H. Lang	J.D. Paris & F.E. Paris (...)
Note: Different structures on 1908 plat map; not on 1913 sanborn, 1919 sanborn, 1930 sanborn, 1948 sanborn; not on 1954 aerial; PRESENT on 1955 sanborn			

218 E. Rock St.			
Date	Book/Page	Grantee	Grantor
4.11.2025	2025/09429	Chad Delos Reyes	Braxton & Whitney Leichner (Leichner Homes LLC)
1.14.2019	2019/1327	Braxton & Whitney Leichner	Ken & Gayla Stahman
2.9.1995	95/6980	Ken & Gayla Stahman	Vickie Stout
8.24.1994	File No: 9400052191	Vickie Stout	Geneva Coutler (surviving spouse of Isaac Coutler)
10.28.1975	895/99	Isaac Coulter or Geneva Coulter*	Washington County Tax Sale (taxes 1969-1974) – Ruth E. Roberts (...)
Some evidence of an Isaac Coulter born in Fayetteville who registered in 1942 for draft who was Black. Unable to confirm beyond that.			

106 N. Washington Ave.			
Date	Book/Page	Grantee	Grantor

Exhibit H

6.28.2001	2001/308	Ruth C. Ingram; Joseph N. Cravens	Virginia Brown Cravens [heirs]
12.4.1986	1204/89	Virginia Brown Cravens	Joe Cravens
10.10.1984	1124/185	Joe Cravens	Virginia Brown Cravens
6.1.1955	476/342	Virginia Brown Cravens	Maggie McDowell
11.1.1947	384/415	Maggie McDowell	Osborn Cox
		Osborn Cox	...
Note: O. Cox listed on 1908 Plat map			

115 N. Washington Ave.			
Date	Book/Page	Grantee	Grantor
7.11.1951	431/433	William & Willie Deffebaugh	Huey & Zelma Bullington
5.29.1951	431/52	Huey & Zelma Bullington	Laura Parker [heir of Erie Davis Stanton]
3.1948	390/556	Erie Davis Stanton	Georgia Garrison
9.14.1933	268/308	Georgia Garrison	Pat & Anna L. Johnson
3.19.1928	241/154	Pat & Anna L. Johnson	Fannie Walker
7.152.1927	239/289	Fannie Walker	Sarah Reed Richardson [divorced wife of Charles Richardson]
1908 Plat Map C. Richardson			

116 N. Washington Ave.			
Date	Book/Page	Grantee	Grantor
1.23.1985	1157/357	Amos & Elnora Jackson	Preston Lloyd & Isabell Lackey
6.20.1980	1017/608	Preston Lloyd & Isabell Lackey	Amos & Elnora Jackson
3.2.1964	613/338	Amos & Elnora Jackson	Preston Lloyd & Isabell Lackey
8.18.1952	447/290	Preston Lloyd & Isabell Lackey	Rufus & Rosa Torrence
6.11.1947	379/563	Rufus & Rosa Torrence	Will York
3.6.1946	359/357	Will York	W.F. Luper
12.4.1944	344/175	W.F. Luper	Sewer Improvement District. No. 1 of the City of Fayetteville AR (purchased at foreclosure sale between 1927-1937)

118 N. Washington Ave.			
Date	Book/Page	Grantee	Grantor

2.28.2003	265/5	Bennie Gene Watson	Leo Watson
11.17.1978	979/424	Leo Watson	Mary Ann Watson
5.1.1952	443/401	Leo Watson	Henry Jordan (wife Burtha Jordan, deceased)
6.16.1948	392/308	Henry Jordan	Roy W. & May R. Williams
10.2.1929	264/226	Roy W. & May R. Williams	Fannie Walker

-Sebe Tuttle (B) at 125 S. Washington in 1930 (not extant)

-Carl Buchanan (B) at 126 S. Washington in 1930 (not extant)

139 S. Washington Ave.			
Date	Book/Page	Grantee	Grantor
7/3/2006	2006/28047	William & Letitia Boscia	Letitia Jane Brooks
9.30.1983	1092/108	Letitia Jane Brooks	James C & Josephine L Brooks & Helen M & Joe L King
9.21.1983	1092/106	James C. Brooks & Helen M. King	William H. Bassett
		William H. Bassett	(...)
Notes: Additional research needed to determine ownership prior to William H. Bassett. building not on 1908 plat map/no name; on 1926 aerial; ON 1930 sanborn map			

309 S. Washington Ave.			
Date	Book/Page	Grantee	Grantor
<i>Note: multiple to 1977</i>			
10.26.1977	942/863	Frankie & Geneva Rankin	Amos Dean Hughes & Sally Jean Hughes
5.2.1964	616/565	Amos Dean Hughes & Sally Jean Hughes	Owen Johnson & Gladys Johnson
9.11.1950	421/112	Owen Johnson & Gladys Johnson	Milton E. & Edith M. McCawley
11.2.1944	380/578	Milton E. & Edith M. McCawley	O.S. Hammond
2.9.1943	331/230	O.S. Hammond	Bertha Marie Cole
1.19.1943	331/164	Bertha Marie Cole	Clinton C. Cole
3.20.1936	294/302	Clinton C. Cole Bertha Marie Cole	Guaranty Building & Loan Assoc.
12.12.1935	291/598	Guaranty Building & Loan Assoc.	Commissioner of State Lands (...)
Note: on 1930 sanborn; on 1948 sanborn map; ON 1955 sanborn map			
<ul style="list-style-type: none"> • Owen Johnson employee at Ark W Gas Co. on 1950 census • Milton McCawley Maintenance man at gas co & Edith was "kitchen helper" at school cafeteria on 1950 census • Charlie & Marie Cole (W) listed at 317 in 1940 Census 			

318 S. Washington Ave.			
Date	Book/Page	Grantee	Grantor

<i>Multiple to 2005</i>			
10.24.2004	2005/19359	Rue Watts	Paul & Rue Watts
5.26.1949	446/258	Paul & Rue Watts	Mildred Salsbury
2.5.1949	398/28	Mildred Salsbury	Russell Salsbury Mildred Salsbury
2.23.1946	396/359	Russell Salsbury Mildred Salsbury	Beulah Ownbey
8.30.1937	301/428	Beulah Ownbey	First Natl. Bank Huntsville AR (...)
Note: I.G. Comb on 1908 plat map (no building); not on 1926 aerial; on 1941 aerial			

319 S. Washington Ave.			
Date	Book/Page	Grantee	Grantor
6.6.1994	94/36625	Lee-Fen Ko	Daniel G & Leslie A Coston
2.5.1988	1257/636	Daniel G & Leslie A Coston	Jo Ann Gervais
5.17.1983	1078/277	Jo Ann Gervais	James H. White Jr.
9.22.1978	973/421	James H. White Jr.	Amos Dean Hughes & Sally Jean Hughes
5.1.1969	760/221	Amos Dean Hughes & Sally Jean Hughes	Ruben A. & Velma J. Parden
3.22.1961	569/296	Ruben A. & Velma J. Parden	Richard H. McChristian & Marie McChristian
10.16.1950	423/92	Richard H. McChristian & Marie McChristian	Leo E. & Wilma N. Cole
4.22.1946	364/2	Leo E. & Wilma N. Cole	Frank & Maudie Kelly
12.1.1941	362/111	Frank & Maudie Kelly	Lorraine A. Williams
10.13.1941	321/500	Lorraine A. Williams	Commissioner of State Lands (...)
<ul style="list-style-type: none"> - Reuben parden listed as Fixer at Bear Brand Hosiery in 1959 city directory (W) - Richard McChristian was Assistant manager and security officer at First National Bank West Branch and Fayetteville police officer (death certificate) - Frank Kelly a farmer in 1950 census - Lorraine Williams listed as Home Counciler at gas company living with parents at Summit drive in 1950 census, lived at 320 S. Washington in 1930 census 			

325 S. Washington Ave.			
Date	Book/Page	Grantee	Grantor
<i>Numerous to 1978</i>			
2.14.1978	978/750	Clara A. Porter	Gregory L & Patsy Porter
2.14.1978	957/396	Gregory L & Patsy Porter	Clara A. Porter
7.21.1977	935/446	Clara A. Porter	Ervin A Porter
7.21.1977	935/445	Ervin & Clara A. Porter	Cecil R Chappell & Minnie E. Chappel
4.30.1965	645/403	Cecil R Chappell & Minnie E. Chappel	Claud & Grace Salsbury

10.16.1950	423/573	Claud & Grace Salsbury	W.B Shumate
11.10.1941	364/125	W.B Shumate	CL & Agnes Stoddart
11.10.1941	320/539	CL & Agnes Stoddart	Anna L & Pat Johnson
4.5.1938	305/382	Anna L Johnson	Richard B Greer
3.5.1938	305/189	Richard B Greer	Anna L Johnson & Pat Johnson (...)
<ul style="list-style-type: none"> - William B Shumate worked at Conoco Service Station and resided at address in 1947 Directory - Claud Salsbury a welder in 1950 census, operated Salsbury Garage in 1947 directory - Cecil R Chappel filling station manager in 1950 census 			

411 S. Washington Ave.			
Date	Book/Page	Grantee	Grantor
7.6.1984	1113/379	Julis L & Verna Thompson	Clarence Rice
6.1984	1111/285	Clarence Rice	Sue & Virgle C. Harris; James & Cindy Rice
		Sue & Virgle C. Harris; James & Cindy Rice	(...)
1959 City Directory		Clarence & Viola Rice (at address)	
<ul style="list-style-type: none"> - 1959 Directory shows Clarence & Viola Rice residing at address, mechanic at Oberman Mfg. Co in 1957 directory. 1951 employee at OBERman Garment. 			

439 S. Washington Ave.			
Date	Book/Page	Grantee	Grantor
<i>Numerous to 1987</i>			
12.8.1986	1237/601	Ova Coke Armes	Carolyn Francis Funkhouser Bradford[heir of Cashmer Funkhouser]
1.28.1946	358/78	Cashmere Funkhouser	Clarence Rice & Viola Rice
9.12.1940	365/317	Clarence Rice & Viola Rice	First National Bank Fayetteville (...)

531 S. Washington Ave.			
Date	Book/Page	Grantee	Grantor
9.30.2004	2004/40776	Bertha Katherine Steward	Charlotte Hayes [heir of Ralph Hays Jr]
1.6.1940	315/253	Ralph L. Hayes & Lorraine Hayes	Chester Tuttle [heir of Sebel & Silva Tuttle]
1.31.1923	209/519	Sebel Tuttle	IG Combs & WH Morton
Note: "Sebe S. Tuttle" black male listed in 1930 census at 334 S. Washington Ave.			

532 S. Washington Ave.			
Date	Book/Page	Grantee	Grantor
<i>Owned/occupied Jerry and/or Carolyn Bradford to 1979</i>			
		Carolyn Funkhouser Bradford	In family ownership
12.3.1945	355/193	Chrystal Funkhouser	Annex. No. 1 to South College Avenue Improvement District No. 1 of the City of Fayetteville (Ivan M Mayes, I.W. Guisinger & Roy A Scott)
This house could date to the 1920s as some structure is visible on the site in 1926 aerial imagery.			
<ul style="list-style-type: none"> - Cashmere & Crystal Funkhouser at address in 1947 & 1957. Cashmere car washer at Goff-McNeir Motor 57, lab at Cambells Gro in 47, mechanic at Goff-McNeir in 1955 - Cashmere died July 1973 			

535 S. Washington Ave.			
Date	Book/Page	Grantee	Grantor
<i>Numerous owners to 1979.</i>			
4.17.1979	987/600	Rufus Torrence	Rosie Parker
9.20.1945	352/234	Rosie Parker	Guy M & Ruby S. Works
4.21.1944	338/572	Guy M & Ruby S. Works	Earl F. & Cener Ellen Craig
1.4.1944	338/156	Earl F. & Cener Ellen Craig	Lorraine A. Williams
1.21.1944		Lorraine A. Williams	Annex. No. 1 to South College Avenue Improvement District No. 1 of the City of Fayetteville
October 20, 1939		Annex. No. 1 to South College Avenue Improvement District No. 1 of the City of Fayetteville	(...)
- Unable to find record of sale to SCAID in 1939 or earlier records			

14 N. Willow Ave.			
Date	Book/Page	Grantee	Grantor
8.13.2004	2004/32802	Kirk & Audrey Deffebaugh	RRTC Property Investments
7/18/2002	2002/107238	RRTC Property Investments	Charlotte M. Hayes
5/14/1991	1414/284	Charlotte M. Hayes	Lola Jean Carr
7/23/1956	1009/720	Estate of Marden Carr	
7.23.1953	1009/720	Madren Carr	Commissioner of State Lands (...)
- In 1926 aerial imagery			

105 N. Willow Ave.			
Date	Book/Page	Grantee	Grantor
10/2/2007	2007/37554	Richard & Gladys Tiffany	Milver Investments
5.2.2006	2006/18378	Milver Investments	Dan Pinkley & Barbara Raborn
3/26/1993	28/15761	Dan Pinkley & Barbara Raborn	...
*additional research needed to clarify ownership between 1975 and 1993			
8/23/1975	893/525	Claude Ricks & Anne Virginia Ricks	Maxie & Nellie Skillens
10.26.1957	497/593	Maxie & Nellie Skillens	Sarah Smith
10.12.1954		Sarah Smith	JW & Emma Webb
9.28.1922	209/112	JW & Emma Webb	J. A. & Nannie Ferguson
- JA Ferguson owned in 1908, no structure on that lot in 1908 plat book			

106 N. Willow Ave.			
Date	Book/Page	Grantee	Grantor
<i>Tommie Flowers Davis from present to 2008.</i>			
10.2.2006	2006/44117	Christopher D. Ruffin	Elizabeth Buchanan
2.19.1960	535/8	Elizabeth Buchanan	OZARK CHAPTER #295 OF THE ORDER OF THE EASTERN STAR (Trustees: Mattie Ballard, Louise Blackburn, Jessie Utley) and Hill City Lodge #347 (LG Buchanan, Rich Hall, and Major Blackburn)
7.18.1921	212/518	Hill City Lodge #347	Helen A. Duke & Annie D. Futrall (...)

119 S. Willow Ave.			
Date	Book/Page	Grantee	Grantor
3.2.1999	99/18916	Mary Rodgers	Ralph & Mary Rodgers
10.1.1987	1243/488	Ralph & Mary Rodgers	E. Lamar & Donna C. Pettus
6.22.1981	1044/372	E. Lamar & Donna C. Pettus	Joy Drummonds; JW Rollins & Ruby Jo Rollins; Thomas Rollins & Lorene Rollins
11.13.1978	979/341	JW Rollins & Ruby Jo Rollins; Thomas Rollins & Lorene Rollins	Joy Drummonds
11.13.1978	379/340	Joy Drummonds	JW Rollins & Ruby Jo Rollins; Thomas Rollins & Lorene Rollins

*additional research needed			JM Hendrix
6.24.1930	265/291	JM Hendrix	C.S. Tunstill
12.27.1927	255/72	C.S. Tunstill	WM York
11.21.1922	213/98	WM York	Ella Lehman
11.19.1921	205/85	Ella Lehman	Reuben B. Horton
5.22.1913	207/74	Reuben B. Horton	Commissioner of State Lands (...)
<ul style="list-style-type: none"> - 1908 Plat map shows property owned by RB Horton - Mary Ruth Barker Rodgers passed away 9.15.2009 - Ownership between Drummonds and Hendrix unclear – additional research is needed 			

127 N. Willow Ave.			
Date	Book/Page	Grantee	Grantor
9.1.2010	2010/25738	Deborah, Bruce, Darren & Willie Jr. Buchanan	Estate of Willie Buchanan
8.2.1983	1087/653	Willie C. & Hazel Buchanan	S & K Development Corporation
9.26.1962	580/355	S & K Development Corporation	Amanda Baylor Tuttle
11.4.1922	206/366	Amanda Baylor Tuttle	Walter A. Whittle
12.20.1915	162/236	Walter A. Whittle	Katie Croenberger
2.13.1915	155/618	Katie Croenberger	William & Jane Lehman
3.29.1903	70/501	William & Jane Lehman	Leopold G. Baum
5/11/1902	S/351	Leopold G. Baum	Henry Kaiser
10/19/1901	P/476	Henry Kaiser	A.P. McRoy
11/27/1900	O/531	A.P. McRoy	(...)
<ul style="list-style-type: none"> - Amanda and John Tuttle at property in 1930 census. John listed as laborer on “odd jobs”. 			

234 S. Willow Ave.			
Date	Book/Page	Grantee	Grantor
6.23.2021	2022/12377	Valerie Blackburn, et. Al.	Loretta Carr Estate
6.23.1988	1275/294	Loretta Blackburn Carr & Jack Carr	Clara J. Hall & Theopolis Hall Jr. (deceased)
4.12.1974	867/903	Clara J. Hall & Theopolis Hall Jr.	Madeline Oliver (...)
<ul style="list-style-type: none"> - 1925 Directory lists Frank M. Crouch at address - Additional research needed to find title earlier than Madeline Oliver 			

437 S. Willow Ave.			
Date	Book/Page	Grantee	Grantor
5.14.2021	2021/18224	Rita F. Childress; Henry L. Childress; and Tony C. Childress	Estate of Henry Childress Jr.
6.19.1974	869/322	Henry Jr. & Christine Marie Childress	Robert & Daisy Rucker
12.30.1969	773/449	Robert & Daisy Rucker	Jack Richard Carr
12.22.1969	773/383	Jack Richard Carr	Alice Dennis
		Alice Dennis	...
1896		G.E. Norwood	...
<ul style="list-style-type: none"> - Alice Dennis (Black) listed here in 1950 census with Daisy Sims (Black) listed as head of house - Additional research needed to complete title chain after Alice Dennis (divorced – Ernest Williams Jr.?) 			

440 S. Willow Ave.			
Date	Book/Page	Grantee	Grantor
<i>Pat Hennon & Diana Rivers to 1998</i>			
9.21.1978	973/721	Diana Rivers & Marge McKinney	Alice Byars (W. T. Byars, deceased)
8.22.1947	382/49	W.T. & Alice Byars	Harry Lee Wilkinson; Loyd W. & Lilabelle Wilkinson
		Harry Lee Wilkinson; Loyd W. & Lilabelle Wilkinson	...
<ul style="list-style-type: none"> - DM Harbison listed in 1908 plat map - *Additional research needed to connect between Wilkinson & Harbison - Alice Byars listed at property on N. College in 1950 census – no work listed for her. William is listed as a bookkeeper at wholesale creamery (white) 			

506 S. Willow Ave.			
Date	Book/Page	Grantee	Grantor
<i>Lafayette & Dorothy Barker owned since 1979.</i>			
11.1.1969	773/222	"Lafatte" (Lafayette) and Dorothy Barker	Everette & Dera Fondren
9.30.1969	786/51	Everette & Dera Fondren	Heirs of William U. Nelson – Betty Lou Nelson, Myrna Jean Nelson McCarty, & Ann Nelson
6.3.1963	594/186	William U. & Betty Lou Nelson	Everette & Dera Fondren
4.20.1960	535/367	Everette & Dera Fondren	S.R. & Jane Williams
5.6.1954	461/260	S.R. & Jane Williams	Loren A. & Ione Brown
12.15.1952	447/443	Loren A. & Ione Brown	Harry G. & Vinita Wilkinson

9.7.1950	421/124	Harry G. & Vinita Wilkinson	Lloyd W. & Lilabelle Wilkinson
8.26.1957	382/92	Lloyd W. & Lilabelle Wilkinson	Harry Lee Wilkinson
5.23.1946	367/82	Harry Lee Wilkinson	Fred Ivey & Hattie Ivey (...)
<ul style="list-style-type: none"> - DM Harbison listed on 1908 Plat Map - Additional research needed for title research after Fred and Hattie Ivey - Fred Ivey listed in 1950 census as Car Dealer Manager Gas Station & Repair Shop - S.R. listed as "lab" at Campbell Soup company residing at address in 1959 Directory. In 1955 & 1957 Directory listed as poultry worker at C.A. Swanson & Sons and residing at address. White per draft card dated 1942. - William U. Nelson a laborer for highway department based on 1969 death certificate (white) - Loren Brown listed as a barber in 1930 census (white), then residing at 411 S. School St. in 1950 barber living at 621 Leverett, 1947 Directory shows him as barber at UofA barber shop living at 621 Whitham Ave. - H G Wilkinson owned/operated Wilkinson Hatchery & Milling Co. & Wilkinson Motor Company lived at 310 S. West Ave in 1947 Directory. Lloyd owned/operated Wilkinson Motor Company at 115 S. East Avenue w/family lived at RD2 in 1947 Directory. 			

514 S. Willow Ave.			
Date	Book/Page	Grantee	Grantor
<i>Numerous to 2005.</i>			
1.11.2005	2005/10913	GEC LLC; Four Sons LLC	Bobby Morgan
4.28.1962	895/622	Bobby L. & Roberta Morgan	Stella Cowan
7.10.1952	445/66	Stella Cowan	Clarence B. & Leona Bowman
9.13.1947	382/346	Clarence B. & Leona Bowman	Harry Lee Wilkinson; Lloyd W. & Lilabelle Wilkinson (...)
<ul style="list-style-type: none"> - Additional research needed to clarify ownership before Wilkinson family in 1947 - Roberta Lackey Morgan was one of the first students to integrate Fayetteville High School in 1954. https://www.bernafuneralhomes.com/obituaries/roberta-morgan-4/obituary - Stella Cowan (white) listed at 422 N. Washington Ave in 1947 Directory and 1950 Census. - Clarence B. Bowman (white) worked at DX Station (gas station) at 816 N. College and lived in Johnson according to 1947 Directory 			

619 S. Willow Ave.			
Date	Book/Page	Grantee	Grantor
5/17/2021	2021/21131	Virginia Denton; Ethel Smith; Melvin E. Smith; Martha Bradley; Billy E. Smith	Margaret V. Smith Estate
7/25/1964	629/302	Clarence & Margaret Smith	W.C. & Helen Louise Whitfield
5.26.1959	520/471	W.C. & Helen Louise Whitfield	Jennie Rogers
5.18.1929	261/115	Thomas J. & Jennie Rogers	Julia Turner (heir of Aaron Morrison) (...)

- Thomas J. Rogers lived at 246 E. 6 th St. w/ Jenny according to 1955 Directory. No occupation listed. 1951 Directory, at 246 E. 3 rd St. In 1939 Directory lived at 145 E. 3 rd St, no occupation listed.
- Margaret V. Smith https://www.bernafuneralhomes.com/obituaries/margaret-smith-105/obituary

209 E. MLK			
Date	Book/Page	Grantee	Grantor
Potters House & School District to 1993.			
8.1978	913/220	Marie D. Chamblin, Georgianna Ross, Dorothy Harriet Jones (life estate for Zettia Ollison)	Zettia Ollison
8.31.1950	419/630	Zettia Ollison	S.W. Ferguson
1908 Plat Map		D.M. Harbison	(..)
- 1950 Census – Andrew Allison (black) porter at City Bank; Zetta cook at Fraternity House. 1955 Directory – Zetta Ollison cook at Washington Hotel lived at address (209 E. 6 th).			

302 E. MLK			
Date	Book/Page	Grantee	Grantor
Martin Vasquez to 2003			
9.22.1999	99/82060	Drew & Shelly Lowrey	Mary Geraldine Wilks
1.2.1964	610/444	Mary Geraldine Wilks	Hal C. Douglas & Helen F. Douglas
10.14.1963	606/262	Hal C. Douglas & Helen F. Douglas	Herbert & Ida Boone
		Herbert & Ida Boone	...
- Additional research needed to determine ownership before Herbert & Ida Boone			

Vacant Property:

377 E. Center (not vacant but not same house)			
Date	Book/Page	Grantee	Grantor
Numerous to 1997			
4.27.1998	98/36927	City of Fayetteville	Roberta M. Carr & Mary S. Carr
12.19.1980	107/799	Roberta M. Carr & Mary S. Carr	Linda Susan Roach (trustee)
11.25.1972	842/110	Linda Susan Roach (trustee)	Floid T. Bird & Jane B. Bird; Larry T. Bird & Mary Virginia Hopkins Bird

165 E. Meadow - Demolished			
Date	Book/Page	Grantee	Grantor

10.16.2025	2025/28922	James & Jacqui Leflar	Paul Brickman
4.7.2003	2003/21651	Paul Brickman	Cloteen Tucker
4.12.1950	461/240	Henry & Cloteen Tucker	Mark St. Clair Ellis
8.16.1924	206/598	Mark St. Clair Ellis	Albert M. & Mary E. Byrnes

1908 Plat Map: A. Byrnes (no structures)



171 E. Meadow - Demolished

Date	Book/Page	Grantee	Grantor
10.16.25	2025/28922	James & Jacqui Leflar	Paul Brickman
4.7.2003	2003/21652	Paul Brickman	Cloteen Tucker
8.5.1974	873/793	Cloteen Tucker	Hatfield Development
3.29.1974	873/794	Hatfield Development	Roosevelt Willis & Eddie Willis Jr.
6.14.1973	849/514	Roosevelt Willis & Eddie Willis Jr.	Hattie Bass
10.24.1972	841/327	Hattie Bass	Helen Wilks
4.15.1950	471/285	Helen Wilks	Mark St. Clair Ellis
8.16.1924	206/598	Mark St. Clair Ellis	Albert M. & Mary E. Byrnes

1908 Plat Map: A. Byrnes (no structures)

- <https://www.diehl-whittaker.com/obituaries/helen-s-mama-maxwell>

765-12731-000 E. Center			
Date	Book/Page	Grantee	Grantor
6.2.1958	508/547	Carlos & Jewell Carr	Labe & Ballie Joiner
9.6.1951	508/546	Labe & Ballie Joiner	Mark St. Clair Ellis & Rose St. John Mildmay Ellis
- structure present in 1954 to 2004 aerial images, not in 1941 image			

765-12733-000 E. Center			
Date	Book/Page	Grantee	Grantor
8/7/2017	2017/PR-781-1	Vanessa Cook, et. Al	Bobby York
10/31/1957		York	Smith
- structure present in 1926 to 2010 aerial images.			

765-12703-000 E. Center			
Date	Book/Page	Grantee	Grantor
10/6/2008	2008/3198	Robert Walsh	Dorothy D. Buchanan
11/24/1995	95/67028	Dorothy D. Buchanan	Joe Bass (Hattie E. Bass)
7/16/1969	766/8	Hattie E. Bass	Ocie Mae Jordan
		...	
- structure present from 1926 to 1978 aerial imagery			

765-12739-000 (fmr. 221 E. Meadow)			
Date	Book/Page	Grantee	Grantor
Numerous to 1991			
9.17.1991	1433/708	Charles Ruffin & Sylvester Jackson	
- structure present in 1926 to 2000 aerial imagery			

11 N. Willow - Demolished			
Date	Book/Page	Grantee	Grantor
Numerous to 2002			

9/16/2002	2009/30273	Carol S. Hertzog	Kenneth Wayne Morgan
12.13.1974	880/820	Sherman & Minerva Morgan	Sherman A. Morgan
3.14.1973	847/173	Sherman A. Morgan	Lila Mae Morgan
			...
- structure present in 1926 to 2000 aerial imagery			

17 N. Willow - Demolished			
Date	Book/Page	Grantee	Grantor
Numerous to 2006			
5.12.2006	2006/19242	Elizabeth Buchanan Jackson (survivor of Annie Peel)	Annie Peel (widow of Anthony Peel)
3.17.1937	297/248	Anthony & Annie Peel	Katie E. Wade
- structure from at least 1941 to 2000 aerial imagery			

765-12734-000			
Date	Book/Page	Grantee	Grantor
Numerous to 1976	912/287	E. Lamar Pettus	Henry McGowen
4.30.1975	888/176	Henry McGowen	Bradford & Delma Jenkins
9.23.1971	847/697	Bradford & Delma Jenkins	J. Frank Broyles & Barbara D. Broyles
11.21.1962	641/337	J. Frank Broyles & Barbara D. Broyles	Bradford & Delma Jenkins
10.23.1962	607/4	Bradford & Delma Jenkins	Suzanne C. Lighton (estate of Sarah Smith)
10.16.1962	607/3	Estate of Sarah Smith	Nellie Skillens & Maxie Skillens
3.31.1954	460/520	Nellie Skillens & Maxie Skillens	J.W. Webb & Emma Webb
9.28.1928		J.W. Webb & Emma Webb	Nannie T. Ferguson (widow of J.A. Ferguson)
			...
- structure present in 1926 to around 1978 aerial imagery			

765-12699-000			
Date	Book/Page	Grantee	Grantor
9.29.1949	404/494	Theo & Mammie Hall	Walter A. Whittle
12.29.1915	162/236	Walter A. Whittle	Katie Croenberger

2.13.1915	155/618	Katie Croenberger	William & Jane Lehman
3.29.1903	70/501	William & Jane Lehman	Leopold G. Baum
5.11.1902	S/351	Leopold G. Baum	Henry Kaiser
10.19.1901	P/476	Henry Kaiser	A.P. McRoy
- structure in 1926, unclear after that.			

765-12746-000			
Date	Book/Page	Grantee	Grantor
Numerous to 2007			
8.14.2007	2007/32069	Redemption Deed - Taylor	
3.26.1971	805/176	Roy Lee Taylor & Sandra Ruth Taylor	Willie Mae Tatum
9.8.1971	556/306	Willie Mae Tatum	Lola Manuel (widow of Christopher Manuel)
		Christopher Manuel	
			...
- structure 1954 to 1994			

765-12745-000			
Date	Book/Page	Grantee	Grantor
9.8.2008	2008/30474	Glenda Deffebaugh, Phil Deffebaugh, Sarah Thrower	Jewell Carr
8.22.1972	837/473	Jewell Carr	Nellie Skillens & Maxie Skillens
9.5.1969	767/207	Nellie Skillens & Maxie Skillens	Opal Fisher
9.4.1969	767/206	Opal Fisher	Lola Manuel (Christopher Manuel)
			...
- structure visible 1926-2004			

765-12760-000			
Date	Book/Page	Grantee	Grantor
1/1/1987	87/PR-346	Sandra Ruth Carr Taylor, Et. Al.	
2.18.1944	398/553	Labe & Ballie Joiner	Will Carr
- structure present 1926 to 1980			

365 E MEADOW ST (house is new, not historic)			
Date	Book/Page	Grantee	Grantor
Numerous to 1994			
3.10.1994		Habitat for Humanity Fayetteville	Jessie Bryant
2.16.1944	340F/22	Labe & Ballie Joiner	Arkansas Commissioner of Lands
- structure 1954 to 1980			

765-12760-010			
Date	Book/Page	Grantee	Grantor
8.26.1999	99/7798	Jessie Bryant & Lois Dean Bryant	Harold & Imogene Macdonald
8.26.1999	99/77797	Harold & Imogene Macdonald	Jessie Bryant
			...
- structure 1941 to 1980 aerial imagery			

765-06187-000 (116 N. Walnut)			
Date	Book/Page	Grantee	Grantor
2.16.2009	2012/2631	Alfonzo West & Sylvester Jean Craig	Ivory Mae Conley
7.17.1997	97/47986	Ivory Mae Conley & Othella West	Riley & Othella West
7/21/1964	627/80	Riley & Othella West	Walter & Delia May Thomas
3/21/1957	492/89	Walter & Delia May Thomas	Hallie Jean Knauss, John Raney Mayes, Jerry Otto Bollin, Richard Myron Mayes, and Bobby Joe Mayes
1.4.1927	236/249	John & Kathryne Mayes	H.K. & Katie S. Wade
			...
<ul style="list-style-type: none"> - google streetview: house appears on 2007 image, but gone by 2013 - aerial images show a structure in 1926 to 2010 			

765-03747-000			
Date	Book/Page	Grantee	Grantor

Cravens since 1970			
5.4.1970	841/899	Billy Jo Cravens	Angie M. Reynolds
4.1962	634/343	Angie M. Reynolds	Frank & Jessie Reynolds
8.8.1950	432/188	Frank & Jessie Reynolds	S.W. Ferguson
6.12.1950	417/626	S.W. Ferguson	Sewer Improvement District No. 1 of the City of Fayetteville
			...
- possibly structure 1926 to 1965			

765-12779-000			
Date	Book/Page	Grantee	Grantor
		Bobby Barker, Jerome Barker, Sherry Barnes Love	Ulon Fae Barnes
11.17.1975	895/693	Ulon Fae Barnes	McRoy, Inc.
8.25.1971	822/785	McRoy Inc	Jerome M. McRoy & Sylvia C. McRoy
3.31.1954	460/514	Jerome M. McRoy & Sylvia C. McRoy	Letty Jenkins (surviving wife of Catha Jenkins)
12.23.1930	285/258	Catha & Letty Jenkins	Grace E. Sanford & H.W. Sanford
9.21.1928	250/144	Grace E. Sanford	George & Rinday Fitzgerald
			...
1908 Plat Map		C.L. Netherland	
<ul style="list-style-type: none"> - additional research needed to confirm ownership before 1928 - building on 1908 plat map, 1926 to 1965 aerial image, 			

194 E. Mountain (765-12776-000) – New house, original house demolished			
Date	Book/Page	Grantee	Grantor
5.12.2023	2023/12127	Frederick Cantabery & Lori Pope	Bobby Barker, Jerome Barker, Sherry Barnes Love
5.14.1993	93/27793	Ulon Fae Barnes	Washington County AR
11.29.1973	861/960	Washington County AR	Bobby Bass
4.12.1948	392/149	Bobby Bass	Ottis Parker
11.7.1924	201/401	Ottis Parker	Hunter Adams
11.29.1947	392/147	Hunter Adams	Mark St. Clair Ellis & Rose St. John Mildmay Ellis
5.9.1922	220/402	Hunter Adams	Venie B Parks (JD Parks)

6.26.1917	170/450	JD Parks	Commissioner of State Lands (for land forfeited 1913)
1908 Plat Map – T. Joyce			
<ul style="list-style-type: none"> - 1908 plat map structure to rear of lot (near Center St.) - Structure in aerial images 1926-1965 			

765-12805-000			
Date	Book/Page	Grantee	Grantor
10.13.2021	2021/41049	City of Fayetteville	Heirs of Will York
8.28.1944	376/363	W.M. York	Frank & Pearl Williams
5.19.1944	340F/72	Frank & Pearl Williams	Commissioner of State Lands (for lands forfeited in 1922)
<ul style="list-style-type: none"> - Structure 1926 to 1941 – looks like the structure on this lot may have been removed and the lot became the front yard for the lot south, which had a house. - 1906 plat map structure: G. Stroman 			

765-12799-001			
Date	Book/Page	Grantee	Grantor
8.22.1996	96/55123	City of Fayetteville	Ronald & Marsha Woodruff
12.8.1995	95/66739	Ronald & Marsha Woodruff	Joe Thompson
			...
<ul style="list-style-type: none"> - Additional research needed to confirm ownership pre-1995 - Structure in 1926 – 1994 - 1908 Plat map, structure near rear of lot: L. Young 			

765-12799-000			
Date	Book/Page	Grantee	Grantor
10.22.1999	99/96119	City of Fayetteville	Ernestine D. Carr & Ann Wright
5.19.1999	99/46325	Ernestine D. Carr & Ann Wright	Mary Williams (fmr. Mary Woods Nations), Lonnie Ray Williams, Linda Woods
			...
<ul style="list-style-type: none"> - Additional research needed to confirm when Mary & Linda inherited the property - Structure in 1926 to 1998 on aerial images 			

765-12798-000			
Date	Book/Page	Grantee	Grantor
7.22.1999	99/67651	City of Fayetteville	Mary Williams & Linda Woods
5.19.1999	99/46326	Mary Williams & Linda Woods	Ernestine D. Carr & Ann Wright
5.21.1998	98/43391	Ernestine D. Carr & Ann Wright	Roberta Drake Weaver & Ernestine D. Carr
12.17.1986	1205/795	Roberta Drake Weaver & Ernestine D. Carr	Roberta Drake Weaver
		Roberta Drake Weaver	Mary Woods Nations & Linda J. Woods
<ul style="list-style-type: none"> - Additional research needed to confirm when Mary & Linda inherited the property - Structure in 1926 to 1998 on aerial images 			

765-12800-000			
Date	Book/Page	Grantee	Grantor
4.30.1994	94/26793	City of Fayetteville	Walter R. Niblock
3.13.1967	698/62	Walter R. Niblock	Lewis Ford Sales Inc.
11.14.1966 (Foreclosure)	690/343	Lewis Ford Sales Inc.	Lloyd McConnell (defendant: Loretta Blackburn (heir of Tilda Blackburn & Willie Blackburn))
3.11.1958 (Mortgage)	506/466	Tilda Blackburn	Abshier-Bryan Motor Company
4.11.1946	362/233	Tilda Blackburn & Willie Blackburn	Rex W. Perkins & Georgia May Perkins
9.15.1945	353/141	Rex W. Perkins & Georgia May Perkins	Herbert A. Lewis, Gertrude Lewis
5.18.1945	352/133	Herbert A. Lewis	Tilda Blackburn (widow of James Blackburn) & Willie Blackburn
9.12.1921	197/596	James Blackburn	Sarah C. Thomas
		...	
<ul style="list-style-type: none"> - Structure present on 1926 aerial map, then appears gone in 1980. Another building by 1994? Then gone in 2000. - Sarah Thomas lived at 404 Washington in 1910 & 1920 Census 			

765-06328-000

Date	Book/Page	Grantee	Grantor
9.6.2022	2022/35132	Tommie Flowers Davis Trust	Josie Lee Flowers and Gregory Flowers
1.5.2016	2016/353	Josie Lee Flowers and Gregory Flowers	George Flowers
10.26.1978	1069/192	George Flowers	Claude Curry & Norma Curry
7.8.1965	653/297	Claude Curry & Norma Curry	Fredie Gene Warford & Linda Louise Warford
9.9.1963	600/183	Fredie Gene Warford & Linda Louise Warford	Harvey Warford & Mildred Warford
11.17.1959	531/400	Harvey Warford & Mildred Warford	Nancy Warford
12.10.1953	460/148	Nancy Warford	Jim Warford
11.13.1953	458/578	Jim Warford	S.W. Ferguson
6.12.1950	417/262	S.W. Ferguson	Land purchased at foreclosure (1927-1942) by Sewer Improvement District No. 1
<ul style="list-style-type: none"> - 1908 Plat Map shows structure (lot not split) - Structure in 1926 – 1965 aerial images 			

765-06327-000			
Date	Book/Page	Grantee	Grantor
7.8.1988	1291/332	Amy Mayfield	Mary Ann Clark & Amy Mayfield
2.20.1975	882/66	Mary Ann Clark & Amy Mayfield	Mabel Mayfield
5.26.1970	784/160	Mabel Mayfield	Phil L. Deal & Jo C. Deal
4.8.1964	616/287	Phil L. Deal & Jo C. Deal	BB Holland & Pearl Holland
11.27.1963	607/388	BB Holland & Pearl Holland	Fred Church (surviving spouse of Grace Church)
3.24.1954	460/465	Fred Church and Grace Church	Willard Curry & Kathryn Curry
12.3.1953	459/62	Willard Curry & Kathryn Curry	Nancy Warford
12.27.1946	376/191	Nancy Warford	Millard & Farol Brown
10.7.1940	317/473	Millard & Farol Brown	Ben and Belle Wages
7.3.1940	316/316	Ben and Belle Wages	Kelley Brothers Lumber Company
3.15.1937	297/209	Kelley Brothers Lumber Company	State Land Commissioner (for lands forfeited 1933)
...			
<ul style="list-style-type: none"> - 1908 Plat Map shows structure (lot not split) - Structure in 1926 – 1978 aerial images (definitely gone by 1994) 			

765-06329-000			
Date	Book/Page	Grantee	Grantor
9.6.2022	2022/35132	Tommie Flowers Davis Trust	Josie Lee Flowers and Gregory Flowers
1.5.2016	2016/353	Josie Lee Flowers and Gregory Flowers	George Flowers
10.26.1978	1069/192	George Flowers	Claude Curry & Norma Curry
7.12.1965	653/358	Claude Curry & Norma Curry	Fredie Gene Warford & Linda Louise Warford
9.9.1963	600/184	Fredie Gene Warford & Linda Louise Warford	Jim Warford
12.1.1937	305/79	Jim Warford & Pete Warford	J. H. & Sallie A. Mcllroy
		...	
<ul style="list-style-type: none"> - 1908 plat map no structure - Appears to be a structure in 1926 aerial map, no obvious structure past that image 			

765-06402-000 (fmr. 200 S. Willow)			
Date	Book/Page	Grantee	Grantor
8.15.2001	2001/101292	St. James Missory Baptist Church	Mcllroy Investments
12.22.1994	95/14849	Mcllroy Investments	Hayden & Mary Jo Mcllroy
7.11.1986	1281/61	Hayden & Mary Jo Mcllroy	Industrial Finance Company
3.28.1972	830/379	Industrial Finance Company	B.H. & Jessie Utley
6.17.1940	344/252	B.H. & Jessie Utley	J.W. Campbell et.al.
		...	
<ul style="list-style-type: none"> - 1908 Plat Map no structure - Structure 1954 aerial map to 1965, looks like it is gone by 1978 			

765-06403-000			
Date	Book/Page	Grantee	Grantor
10.30.2000	2000/91710	St. James Missionary Baptist Church	Billie E. & Emily Jane Parette
5.13.1977	932/265	Billie E. & Emily Jane Parette	Raymond & Rosalee Barker

Exhibit H

7.21.1966	684/458	Raymond & Rosalee Barker	Andrew & Ethel Walker
8.22.1927	239/394	Andrew & Ethel Walker	C.S. Tunstill & Emma Tunstill
		...	
- Structure 1926 – 1980 aerial imagery (gone by 1994 image)			

765-06404-000			
Date	Book/Page	Grantee	Grantor
Assessor's data not available for this parcel.			

765-06406-000			
Date	Book/Page	Grantee	Grantor
6.23.2021	2022/12377	Lindsay Blackburn	Jack & Loretta Carr
3.14.1992	92/11296	Jack & Loretta Carr	C.T. Pearson
9.20.1990	1286/292	C.T. Pearson	(Commissioner of Lands for lands forfeited 1984)* additional research needed to identify records beyond this point.



TO: Historic District Commission

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: July 9, 2026

SUBJECT: **Proposed South Fayetteville Local Historic District (ADM-2026-0023)**

Background:

On December 31, 2025, the City Clerk-Treasurer's Office verified a resident-submitted petition to propose a local historic district referred to as "Spout Spring Historic District"¹. The Clerk-Treasurer's office verified seventy-three (73) signatures out of the total of one-hundred forty-three (143) property owners within the proposed boundary. Their final calculation shows that 51% of property owners within the proposed district signed the petition. The required percentage of signatures according to the Arkansas Historic Districts Act is 51%.

Following the validation of signatures, staff began intensive research into the properties included within the boundary as submitted with the petition. Results from the Phase 1 Citywide Survey of Historic Properties and additional property research were used to develop this report. Since the petition was submitted with the intent of creating a local historic district associated with historically Black-owned properties, information about past owners was required beyond what was captured by the Phase 1 survey. Through a detailed review of deeds and property records available from the Washington County Assessor's Office, a chain of ownership was identified for each property (Exhibit D). Owner names were cross referenced with census records, archived city directories, newspaper articles, birth and death certificates, and obituaries to confirm the identity of the owner. From this research a list of historically Black owned properties was generated in support of the local historic district theme as submitted. Some properties did not have a documented history of Black ownership but had historic-age buildings associated with the 20th century working class neighborhood development in South Fayetteville. Many owners were shown in Census records and archived city directories as holding blue-collar jobs, largely within the neighborhood or in downtown Fayetteville. These historic properties are recommended for inclusion in the South Fayetteville Local Historic District discussed below for their association with the 20th-century working-class residential neighborhood.

April 9, 2026 Historic District Commission Meeting - Staff presented the initial report and findings on the proposed district to the Historic District Commission (HDC) at their April 9, 2026 regular meeting. Staff's recommendations for splitting the proposed historic district into two separate districts based on ownership history and recommendations from the Phase 1 Citywide Survey of Historic Properties were discussed in detail. The HDC requested that staff return to the May meeting with separate reports detailing the recommendations.

¹ Due to the length of time spent on petition signature gathering, additional research and community meetings have made clear that "Spout Spring" is not a placename that the neighborhood and long-time residents support. Alternative names should be pursued and are discussed within this report.

June 8, 2026 Planning Commission Meeting – Staff presented the proposal and recommendations to the commission. At the meeting, three individuals participated in public comment, all supportive of the district generally, but requesting the Potter’s House property (Jefferson School) be excluded from the boundary, citing concerns about plans for rehabilitation for the site. The planning commission issued a unanimous statement of support noting the comments from Potter’s House and asking the HDC to consider the comments in their review and deliberation of the report, attached.

May 21, 2026 Black Heritage Preservation Commission – The commission unanimously issued a statement of support for the creation of the district. See letter from Chair Bryant, attached.

On June 2, 2026, the State Historic Preservation Office (SHPO) issued a letter to the Historic District commission concurring with the decision of the commission and staff to pursue the creation of both the South Fayetteville Historic District and the Fayetteville Black Historic District. See letter from SHPO, attached.

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 as Submitted:

The submitted boundary encompasses two areas located southeast of downtown. The northern section includes around 100 parcels roughly bound by East Spring Street, North Walnut Avenue, East Huntsville Road, and North Washington Avenue. The southern section includes around 50 parcels roughly bound by South Willow Avenue, East 7th Street, South College Avenue, and East South Street/East Huntsville Road. More specifically, the proposed boundaries are shown in Figure 1.

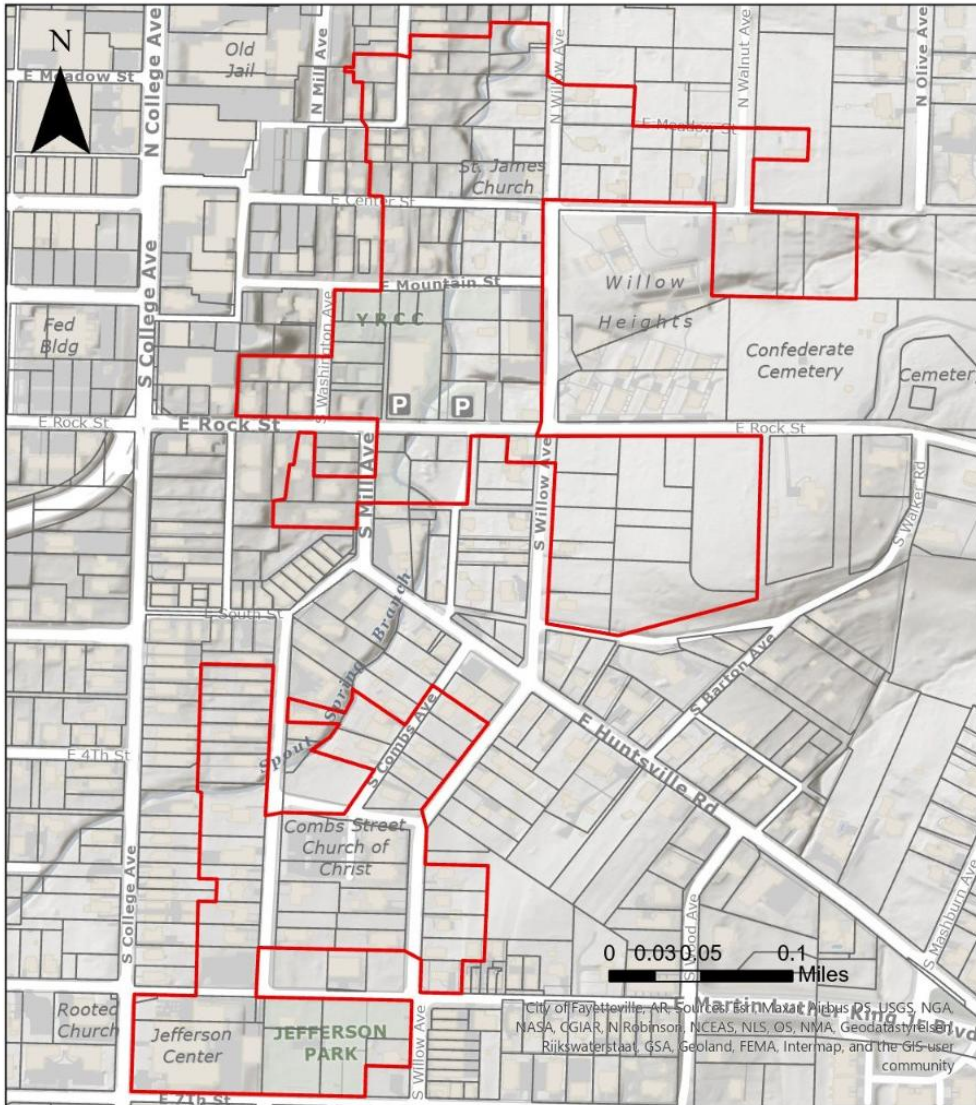


Figure 1. Proposed Local Historic District Boundary as submitted by petitioners shown in red.

Recommended Boundary:

The boundary shown in blue below is recommended to create a local historic district associated with the 20th century working class neighborhood development in south Fayetteville.

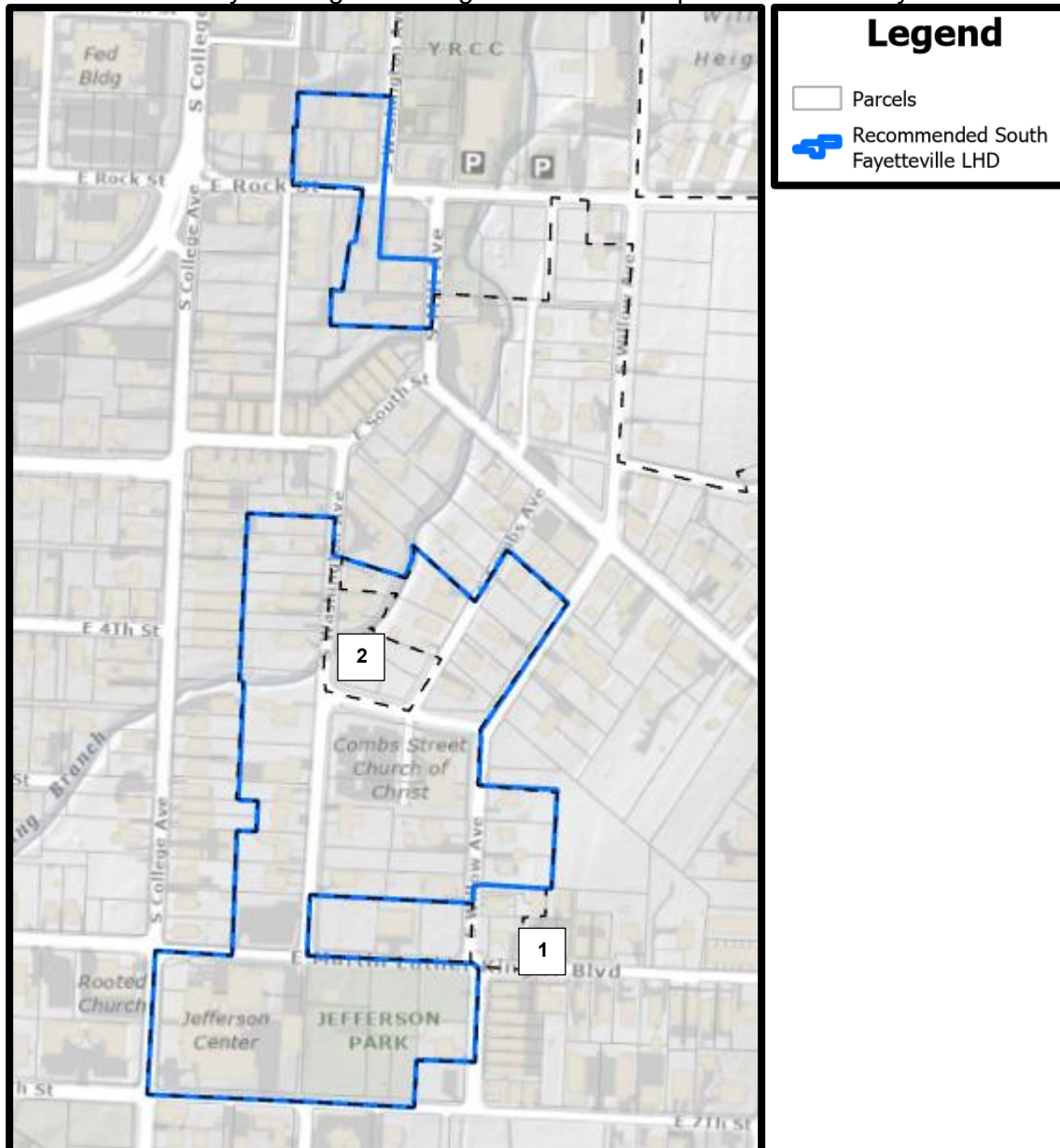


Figure 2. Recommended South Fayetteville Historic District

Some properties within the submitted boundary are not recommended for inclusion in the South Fayetteville Historic District as highlighted in Figure 2 and discussed below:

1. Three buildings are not recommended for inclusion in the district as it is on the periphery of the proposed district and contains two new construction residences and one historic-age residence with a moderate preservation priority that lacks adequate integrity of materials. This modification will also avoid creating an 'island' of properties along E. Martin Luther King Jr. Boulevard.
2. The properties at the interior of the district that were excluded from the proposed boundary are recommended for inclusion to avoid creating an 'island' and to provide regulatory standards for changes that could impact adjacent properties.

History:

Fayetteville was founded as Washington Courthouse in 1828. The original extents of Fayetteville were just 160 acres centered on the current downtown Square area, bounded by College Avenue to the east, Gregg Avenue to the west, Dickson Street on the north, and South Street on the south. By the late 1830s, all the original plots of land had been purchased and development was well underway. In 1841, the town of Fayetteville incorporated with a population of 425.²

Fayetteville experienced economic growth in the late 19th century, fueled by the arrival of the railroad and the town's rise as a regional leader for education. Fayetteville's location at the junction of multiple railroad lines connected the area to other states including Oklahoma and Missouri. This allowed the city to function as an economic and distribution center for the surrounding farmland's agricultural exports. The timber industry grew in importance and mills and factories established in Fayetteville provided economic opportunities and financial stability for workers.

The city enjoyed amenities that were ahead of many other areas of northwest Arkansas. Electricity was available, with streetlights and private power available throughout much of the town. The Fayetteville Water Company had more than twelve miles of mains by 1904. Water was pumped from the West Fork of the White River into a reservoir east of the courthouse with a capacity of 720,000 gallons. On July 26, 1907, the city purchased the privately held waterworks and established Water Improvement District No. 1.³

By 1908, the city expanded to include nearly 1,200 acres stretching from: Cleveland St. to the north (or just north of Wilson Park), Mission Boulevard to the east, 4th Street to the south, and Garland Avenue to the west. Residential areas fanned out from the original plat centered around the square, including the areas south and east of downtown.⁴ By the 1890s, the Washington-Willow neighborhood was beginning to undergo some infill with smaller homes, and lost its upper-class leanings. Fayetteville's elite moved north of downtown with some of the most prosperous businessmen constructing large, high-style homes on Mount Nord. The area was attractive, and at the time relatively secluded, with much larger lots than were available elsewhere. Further residential development occurred to the north of Mount Nord in the Englewood, Oak Grove, and Wilson additions. By the 1920s, this area generally north of downtown was the premier residential area of the city.

Middle- and working-class Fayettevillians made their homes in the newer subdivisions of land to the south of downtown that were undergoing development around the same time, including areas subject to this local historic district recommendation. The area was platted as the Hick's Addition, Boles Addition, and Combs Addition in the late 1880s-90s. By the early 1900s, several

² *Fayetteville Heritage & Historic Preservation Plan*, 29.

³ 1904 city directory, 41. Sanborn Fire Insurance Map, 1904, pp1. <https://fayettevillehistory.typepad.com/main/timeline/>, accessed December 27, 2024.

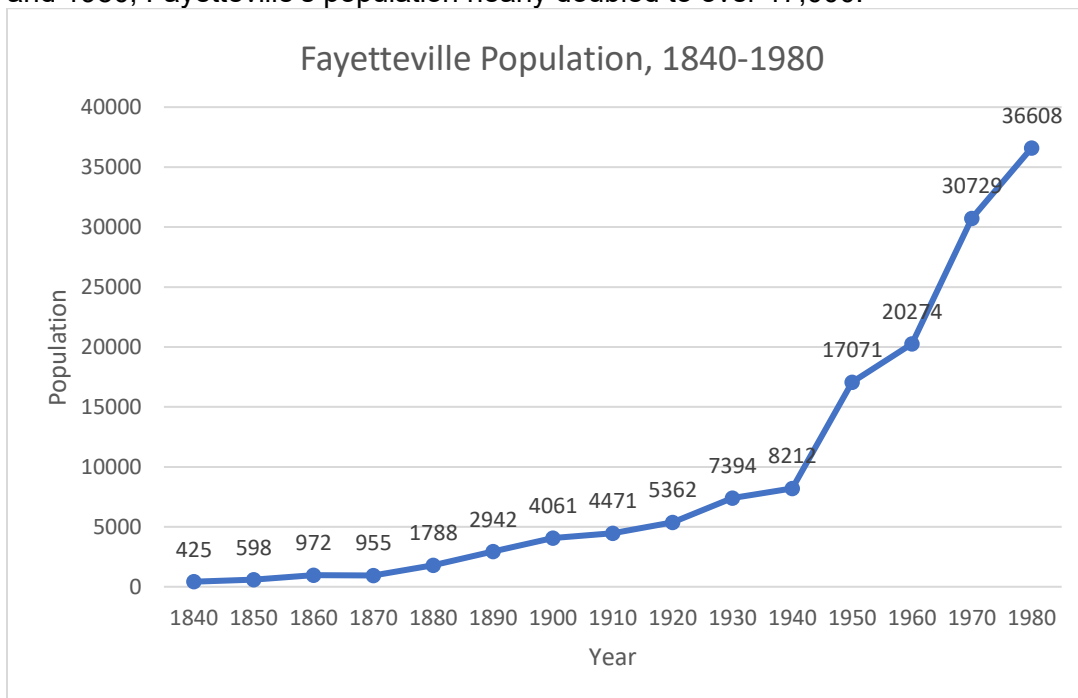
⁴ Washington County Arkansas, 1908 Fayetteville City Plat.

homes were present in the area, including properties at 344 S. Combs Ave. and 139 S. Washington Ave., which were constructed circa 1905. Additional infill development occurred in the 1910s, but residential construction in the area quickly escalated in the 1920s and 1930s.

By the 1920s, additional manufacturing and industrial growth and the continued expansion of the University of Arkansas led to a growing middle- and working-class in Fayetteville. That year the population reached 5,362 residents, a 20 percent increase in ten years. During the same period, the city saw increased industrial and manufacturing growth. The Ely-Walker Dry Goods Company built a manufacturing plant large enough to hold “at least 200 electric shirt-sewing machines.” The 1920s also birthed the automotive age in Fayetteville, where just a few years earlier in 1918, the city’s first streets were paved, including West Lafayette, Rollston, Highland, St. Charles, Ida, and Dickson from St. Charles to Willow as part of the West Lafayette Improvement District No. 1.⁵ By 1927, Washington County had approximately 1,000 vehicles within its borders and several miles of paved roads.

Due to Fayetteville’s diverse economy, the city did not suffer as much as other parts of the state during the Great Depression. The citizen’s retention of family farming practices, like raising livestock and cultivating vegetable gardens, meant that people endured better than those in larger cities. Food was widely available and a resident recalled, “people took care of each other; there were no soup lines in Fayetteville.” Fayetteville fared well during the Great Depression, and its population increased 38 percent to 7,394 people in 1930.

During the 1940s, processing plants for Armour, Swift, and Campbell’s Soup created additional jobs in town and employment opportunities throughout the city continued to rise. Between 1940 and 1950, Fayetteville’s population nearly doubled to over 17,000.



Between 1910 and 1960, the neighborhood of south downtown was a middle and working-class area for those employed downtown and in the city’s various industrial and manufacturing jobs. Ten homes, or 50% within the recommended South Fayetteville Local Historic District boundary,

⁵ <https://fayettevillehistory.typepad.com/main/timeline/>, accessed December 27, 2024.

were constructed between 1920 and 1940. These were owned by a variety of working- to middle-class individuals and their families.

A review of deeds, census records, and city directories sheds light onto the occupations and socioeconomic status of people within the area. Along Combs Avenue, individuals were identified as salesmen, bank employees, bakery workers, grocers, machinists at factories, and gas company laborers. Along South Mill Avenue lived machine operators, retail clerks, a carpenter, and the owner of a sheet metal shop. Rock Street was similar, home to a mail carrier, café owners, service station workers, the owners of the Brooks & Oliphant Grocery (no longer extant but formerly located at 230 S. Mill Ave), and employees of the local gas company and Chamber of Commerce. Cab drivers, cooks, lineman, a welder, police officer, firefighter, service station workers, and garment workers lived along S. Washington Avenue.

Neighborhood Architecture

The homes in this neighborhood were modest in size and design and attainably priced for the working class. It is characterized by a diversity of home styles and types including Ozark Vernacular forms (gable front, side gable, gabled ell), early 20th century bungalows, Ozark Giraffe homes, Folk Victorian cottages, and others. This collection of homes represents a relatively intact collection of architecture that reflects the neighborhood's history. In recent years, south Fayetteville has experienced significant new development, much of which are incompatible with the scale and character of the neighborhood. Design regulations are warranted to provide transparency and protection from additional loss.

Discussion:

This area is significant for its association with the labor history of working-class Fayetteville (Criterion A). This recommended boundary aligns with recommendations out of the Phase 1 Citywide Survey. While this area does not reflect the full history of 20th century working class residential development in south Fayetteville, the district may be amended with future efforts to recognize and protect other properties. This proposed district would provide the first step to creating a larger district representing and protecting this history.

"Opting Out" or Amending District Boundary:

Following the public comments at the Planning Commission meeting, staff requested guidance from the Arkansas Historic Preservation Program (AHPP) on provisions for a property to "opt out" of participation in a properly executed petition for a local historic district. As stated in the memo, "there are no legal avenues for a single property owner to unilaterally withdraw from participation in a locally regulated historic district which a majority of the owners therein voted to create." A request from a property owner to "opt out" does not automatically result in a change of the boundary, but the Historic District Commission may consider the property owner's request and justification for exclusion and direct a modification of the boundary if the Commission chooses. Alternatively, the City Council as the final decision maker in the process, may direct staff and or the Historic District Commission to amend the boundary after considering the property owner's request and justification. The full memo from AHPP is attached.

Public Comment:

Staff held two community meetings at the Yvonne Richardson Community Center on March 18th and April 12th. At the meetings, attendees (12 and 15 individuals, respectively) asked clarifying questions. We offered a dot voting exercise where attendees were asked whether they preferred property regulations only (5), a formal acknowledgement of history only (10), or both (12).

In advance of the June 8, 2026 Planning Commission meeting, Planning Commissioners received an email in opposition from a citizen (who does not live in or own property within the proposed area) in opposition to the creation of the district. At the June 8, 2026 Planning Commission Meeting, which was functionally the first public hearing on this item, three individuals, all representatives of the Potter's House (Jefferson School) spoke in favor of the district generally but requested that the Jefferson School property be excluded due to concerns about ongoing rehabilitation plans.

Recommendation:

Staff recommends forwarding the South Fayetteville Local Historic District as shown in the recommended boundary map to City Council with a recommendation of approval.

Recommended Motion:

"I move to forward the South Fayetteville Local Historic District report to City Council with a recommendation of approval."

Attachments:

- Exhibit A: Recommended Local Historic District Boundary
- Exhibit B: SHPO Letter
- Exhibit C: Planning Commission Letter
- Exhibit D: Black Heritage Preservation Commission Letter
- Exhibit E: Excerpt from Arkansas Historic Districts Act
- Exhibit F: City Clerk Treasurer Verification Letter
- Exhibit G: AHPP Letter Re: Proposed Withdrawal of Individual Properties from Locally Regulated Historic Districts
- Exhibit H: Inventory of Properties
- Exhibit I: Deed History



Sarah Huckabee Sanders
Governor
Shea Lewis
Secretary

June 2, 2026

Christine Myres, Chair
Historic District Commission
Fayetteville, AR

Dear Chair Myres:

This letter serves as the AHPP's official response to your May 15 submission of materials related to the proposed creation of a Fayetteville Black Historic District and a South Fayetteville Historic District. As noted in your cover letters and accompanying reports for each, the City has verified that a majority of property owner signatures in the affirmative were collected as a part of a petition initiative. Also noted is the City's intent to regulate the proposed districts utilizing the applicable *Secretary of the Interior's Standards*. Each proposed district's accompanying report indicates thorough research, advocacy, and planning efforts on the part of the Fayetteville Planning Department, neighborhood residents, and the commission. Likewise, both reports demonstrate the level of social and architectural cohesiveness that each district currently maintains, the ways in which current conditions relate to those of the past, and the arguments in favor of locally regulating the districts as they stand currently. All of these factors are obligatory for Certified Local Government communities under state and federal law, and the AHPP deems these obligations to be fully met.

Therefore, the AHPP concurs in the decision of the commission and its staff to pursue the creation and appropriate regulation of these two important districts.

We thank you, your colleagues with the Fayetteville Historic District Commission, and city staff, for your continued work in support of preservation within your community. Please feel free to contact AHPP staff with any questions you may have.

Sincerely,

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

Scott Kaufman
AHPP Director &
State Historic Preservation Officer



CITY OF
FAYETTEVILLE
ARKANSAS

Planning Commission
Fayetteville, Arkansas

June 8, 2026

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

RE: South Fayetteville Historic District

Dear Ms. Myres & Historic District Commissioners,

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

The Planning Commission is delighted to give its full support to this proposal. As indicated in the report, it is evident that the working-class history of South Fayetteville is worth recognizing and preserving as an important part of Fayetteville's story.

At our June 8th meeting, several representatives of the Potter's House at the Jefferson School spoke and requested that their property be excluded from the district at this time. Please consider their concerns about planned renovations in your continued review of the proposed district.

The Planning Commission wishes to offer our support now and in the future for development-related requests that may come before our body. We also want to express our support for waiving fees for variance applications associated with historic properties. We hope that this will incentivize the restoration and adaptive reuse of historic buildings and appropriate infill in Fayetteville's historic neighborhoods.

Respectfully,

A handwritten signature in black ink, appearing to read "Nick Werner", is written over a light gray circular background.

Nick Werner
Chair, Planning Commission



CITY OF
FAYETTEVILLE
ARKANSAS

Black Heritage Preservation Commission
Fayetteville, Arkansas

May 21, 2026

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

RE: South Fayetteville Historic District

Dear Ms. Myres & Historic District Commissioners,

While the Black Heritage Preservation Commission was not formally invited to comment on this matter as part of the current process outlined in the Arkansas Historic District Act, we believe it is important to speak given the Commission's charge to recognize, acknowledge, protect, and preserve Fayetteville's Black history and cultural resources.

The proposed district highlights the working-class history of the neighborhood which included Black individuals and families who lived in one of Fayetteville's early racially diverse neighborhoods. There are opportunities to highlight important Black stories, like the story of school integration at the Jefferson School and the life of Ralph "Buddy" Hayes, whose home is within this neighborhood.

We strongly support the creation of a historic district as an important step toward preserving this neighborhood's history and protecting the remaining historic resources that tell its story.

Respectfully,

Lois D. Bryant

Lois Bryant
Chair, Black Heritage Preservation Commission

14-172-203. Applicability.

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

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

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

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

14-172-207. Establishment of historic districts.

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

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

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

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

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

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

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

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

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

(B) The report shall contain the following:

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

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

Office of the City Clerk Treasurer



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

Phone: 479-575-8323
cityclerk@fayetteville-ar.gov

113 W. Mountain Street
Fayetteville, Arkansas 72701

December 31, 2025

Re: Proposed Historic District – SE Fayetteville Historic District

After a detailed review of the Arkansas Historic Districts Act, deed records, and petition signatures, our office has verified that there are enough signatures to meet the required threshold of 51%. Our team was able to verify seventy-three (73) signatures out of a total of one-hundred forty-three (143) property owners within the proposed boundary. Our final calculation shows that 51% of property owners within the proposed historic district signed the petition. Based upon the dates located on the petition pages, the timeframe that these signatures were collected was 10/2024 – 12/2025.

Respectfully,

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

Kara Paxton, MMC, CAMC
City Clerk Treasurer



Sarah Huckabee Sanders
Governor
Shea Lewis
Secretary

June 12, 2026

Ms. Kylee Cole,
Long Range & Preservation Planning
City of Fayetteville, AR
Delivered via email to:
kcole@fayetteville-ar.gov

RE: Proposed Withdrawal of Individual Properties from Locally Regulated Historic Districts

Dear Kylee:

In response to discussions concerning the proposed creation by local ordinance of the "South Fayetteville Historic District," the City of Fayetteville solicited the Arkansas Historic Preservation Program's (AHPP) opinion on what circumstances, if any, a single property owner could "opt out" of inclusion in the proposed district's boundaries. This letter serves as the AHPP's official response to this inquiry.

According to the plain language as set forth in the Arkansas Historic Districts Act (Arkansas Code § 14-172-201), local historic districts must be created using one of two procedures. The first is a district which has coterminous boundaries with an existing National Register Historic District. The second is a district in which a simple majority (50% +1) of real property owners have signed a petition to this effect in the affirmative. From all documentation reviewed internally by the city and presented to the AHPP and to the Fayetteville Planning Commission in May of 2026, this second alternative has been executed properly. The City Clerk has confirmed in writing that the signatures were sufficient to meet the majority threshold.

Under these circumstances, the AHPP is not aware of any provision within applicable state laws or regulations that allow *individual* property owners to "opt out" of participation in the regulation of their property if it falls within a contemplated or officially enacted historic district. If a majority of *all* real property owners in the proposed district had voted against the district's creation, that action would be a legal, legitimate path to stop the proposed district from moving forward. It is relevant to note that this entire effort was initiated and led by residents within the proposed historic district. The Fayetteville Historic District Commission and its city staff designees are working to make the neighborhood's wishes official.





In short, there are no legal avenues for a single property owner to unilaterally withdraw from participation in a locally regulated historic district which a majority of the owners therein voted to create.

Sincerely,

Iain Montgomery
Certified Local Government Coordinator

Properties Within the Recommended Boundary:

All photos from Google Streetview (March 2025) unless otherwise noted.

Address	Photo
<p>600 S. College Date of Construction: 1932 Style/Form: Art Deco/Streamline Modern Association(s): Jefferson School was constructed by the WPA as a segregated school for white children and was integrated in 1965 following the closure of the Lincoln School. Contributing to Local Historic District: Y Preservation Priority: High</p>	
<p>612 S. College Date of Construction: c. 1978 Style/Form: Mid-Century Modern Association(s): Designed by Warren Seagraves Contributing to Local Historic District: Y Preservation Priority: Moderate</p>	
<p>322 S. Combs Date of Construction: c.1915 Style/Form: Gabled Ell/ "Bent House" Association(s): White, working class ownership history. Contributing to Local Historic District: Y Preservation Priority: Moderate</p>	
<p>335 S. Combs Date of Construction: 2023 Style/Form: N/A Association(s): N/A Contributing to Local Historic District: N Preservation Priority: N/A</p>	

338 S. Combs

Date of Construction: c. 1930
Style/Form: Ozark Giraffe
Association(s): White, working-class ownership history.
Contributing to Local Historic District: Y
Preservation Priority: Moderate



342 S. Combs

Date of Construction: c. 1930
Style/Form: Ozark Giraffe
Association(s): White, working-class ownership history.
Contributing to Local Historic District: Y
Preservation Priority: Moderate



339 S. Combs

Date of Construction: c. 1935
Style/Form: Gable Front
Association(s): White, working-class ownership history.
Contributing to Local Historic District: Y
Preservation Priority: Moderate



<p>344 S. Combs Date of Construction: c. 1905 Style/Form: Queen Anne Cottage Association(s): Older than most houses in the area and higher style. White ownership history. Contributing to Local Historic District: Y Preservation Priority: High</p>	
<p>350 S. Combs Date of Construction: c. 1975 Style/Form: Mid-Century Modern Association(s): Historically Black church founded in 1960s. Contributing to Local Historic District: Y Preservation Priority: Moderate</p>	
<p>209 E. Martin Luther King Jr. Date of Construction: c. 1944 Style/Form: Side Gable Association(s): Zetta Ollison Contributing to Local Historic District: Y Preservation Priority: Moderate</p>	
<p>220 S. Mill Date of Construction: c. 1915 Style/Form: Gable Front Association(s): Historic white working class ownership. Currently owned by Mary Carr. Contributing to Local Historic District: Y Preservation Priority: Low</p>	

222 S. Mill

Date of Construction: c.1915
Style/Form: Gable Front
Association(s): White, working-class ownership history.
Contributing to Local Historic District: Y
Preservation Priority: Low



120 E. Rock





Date of Construction: c.1915
Style/Form: Bungalow
Association(s): White working-class ownership history.
Contributing to Local Historic District: N
Preservation Priority: Low






130 E. Rock





Date of Construction: c.1925
Style/Form: Gable Front
Association(s): Not associated with historic Black ownership, but relatively intact gable residence where many historic age homes have been lost.
Contributing to Local Historic District: N
Preservation Priority: Low




<p>149 E. Rock Date of Construction: c.1941 Style/Form: Gable Front Association(s): Not associated with historic Black ownership. Contributing to Local Historic District: N Preservation Priority: Low</p>	
<p>139 S. Washington Date of Construction: c.1905 Style/Form: Bungalow Association(s): Contributing to Local Historic District: Y Preservation Priority: Low</p>	
<p>309 S. Washington Date of Construction: c. 1930 Style/Form: Bungalow Association(s): White, working-class ownership history. Contributing to Local Historic District: Y Preservation Priority: Moderate</p>	
<p>313 S. Washington Date of Construction: 2019 Contributing to Local Historic District: N Preservation Priority: N/A</p>	

<p>318 S. Washington Date of Construction: c. 1933 Style/Form: Bungalow Association(s): White, working-class ownership history. Contributing to Local Historic District: Y Preservation Priority: Moderate</p>	
<p>319 S. Washington Date of Construction: c. 1925 Style/Form: Bungalow Association(s): White, working-class ownership history. Contributing to Local Historic District: Y Preservation Priority: Moderate</p>	
<p>321 S. Washington Date of Construction: c. 2021 Contributing to Local Historic District: N Preservation Priority: N/A</p> <p>Note: this property was originally a small gable front home that has undergone a large front addition and no longer conveys it's historic design.</p>	
<p>325 S. Washington Date of Construction: c. 1930 Style/Form: Bungalow Association(s): White, working-class ownership history. Contributing to Local Historic District: Y Preservation Priority: Moderate</p>	

<p>411 S. Washington Date of Construction: c. 1940 Style/Form: Gabled Ell/"Bent House" Association(s): White, working-class ownership history. Contributing to Local Historic District: Y Preservation Priority: Moderate</p>	
<p>437 S. Washington Date of Construction: 2016 Association(s): Contributing to Local Historic District: N Preservation Priority: N/A</p>	
<p>439 S. Washington Date of Construction: c.1915 Style/Form: Side Gable Association(s): Cashmere Funkhouser Contributing to Local Historic District: Y Preservation Priority: Moderate</p>	
<p>526 S. Washington Date of Construction: 2000 Style/Form: Contributing to Local Historic District: N Preservation Priority: N/A</p>	
<p>517 S. Washington Date of Construction: 2002 Style/Form: Association(s): Contributing to Local Historic District: N Preservation Priority: N/A</p>	

<p>531 S. Washington Ave. Date of Construction: c. 1925 Style/Form: Ozark Giraffe Association(s): Home of Ralph "Buddy" Hayes (local jazz musician) during the 1940s-1970s. Sebel Tuttle. Contributing to Local Historic District: Y Preservation Priority: High</p>	
<p>532 S. Washington Date of Construction: c. 1940 Style/Form: Minimal Traditional Association(s): Chrystal Funkhouser, Carolyn Funkhouser Bradford. Contributing to Local Historic District: Y Preservation Priority: Moderate</p>	
<p>535 S. Washington Date of Construction: c. 1915 Style/Form: Minimal Traditional Association(s): Rosie Parker Contributing to Local Historic District: Y Preservation Priority: Moderate</p>	
<p>437 S. Willow Date of Construction: c. 1938 Style/Form: Gabled Ell/"Bent House" Association(s): Alice Dennis, Jack Carr, Robert & Daisy Rucker, Henry & Marie Childress Contributing to Local Historic District: Y Preservation Priority: Moderate</p>	

<p>440 S. Willow Date of Construction: c.1930 Style/Form: Ozark Giraffe Association(s): White, working-class ownership. Contributing to Local Historic District: Y Preservation Priority: High</p>	
<p>506 S. Willow Date of Construction: c.1930 Style/Form: Ozark Giraffe Association(s): Lafayette & Dorothy Barker Contributing to Local Historic District: Y Preservation Priority: High</p>	
<p>514 S. Willow Date of Construction: c.1930 Style/Form: Ozark Giraffe Association(s): Bobby & Roberta Morgan Contributing to Local Historic District: Y Preservation Priority: High</p>	
<p>525 S. Willow Date of Construction: 1997 Contributing to Local Historic District: N Preservation Priority: N/A</p>	

<p>619 S. Willow Date of Construction: c.1960 Style/Form: Front Gable Association(s): Clarence & Margaret Smith Contributing to Local Historic District: Y Preservation Priority: Moderate</p>	
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Properties Not Recommended for Inclusion in the Local Historic District:

<p>302 E. Martin Luther King Jr. Blvd. Date of Construction: c. 1955 Style/Form: Gabled Ell/Bent House Association(s): Mary Geraldine Wilks Contributing to Local Historic District: Y Preservation Priority: Moderate</p>	
<p>576 S. Willow Date of Construction: 2026 Contributing to Local Historic District: N Preservation Priority: N/A Notes: Rear building in photo.</p>	
<p>588 S. Willow Date of Construction: 2026 Contributing to Local Historic District: N Preservation Priority: N/A Notes: Front building in photo.</p>	

District Deed History

Note: Occupations or trades were noted where Census records, city directories, obituaries, or other documentation were available. Only properties within the proposed district boundary are included in this document. Importantly, some properties may have been rental homes, and information about the occupants may be unavailable unless indicated in archived city directories.

If information has been omitted or incorrectly identified, please reach out to longrangeplanning@fayetteville-ar.gov so we can update the record.

322 S. Combs			
Date	Book/Page	Grantee	Grantor
8.18.1992	92/42012	Mary Ellen Worthy	Lorne & Thelma Worthy
8.18.1992	92/42012	Lorne & Thelma Worthy	Richard P. Arens & Carol Lynn Arens
8.23.1991	1433/685	Richard P. Arens & Carol Lynn Arens	Eoff & Co., Inc.
2.14.1990	1354/409	Eoff & Co., Inc.	Wade & Ida M Gabbard
6.11.1949	402/36	Wade & Ida M Gabbard	Carl W. Ledford & Ida M. Ledford
	400/299	Carl W. Ledford & Ida M. Ledford	John Everett Ward & Ethel Millie Ward
6.4.1947	379/453	John Everett Ward & Ethel Millie Ward	Effie Owens Jeffers (widow of W.H.Owens)
3.13.1942	322/426	Effie Owens Jeffers (widow of W.H.Owens)	Pat & Anna L. Johnson
10.1.1930	265/521	Pat & Anna L. Johnson	Fannie Walker
10.14.1929	264/248	Fannie Walker	J.F Hall
12.31.1928	250/471	J.F & M.P Hall	H.W. Wilks
2.10.1928	241/49	H.W. Wilks	O.E. Hinkle
11.22.22	213/110	O.E. & Mamie Hinkle	S.C.G. Freiley & Elsie Freiley
		S.C.G. Freiley & Elsie Freiley	

Note: 1908 Plat Map no owner listed, but house footprint present

Sources:

- Samuel Freiley listed as salesman at **Washington County Hardware Company** – residing at 32 S. Willow in 1920 Directory.
- J.F. and Martha Hall operated a board and rooming house at 27 E. Rock St. in 1925 directory.
- Pat Johnson circuit clerk of Washington County; Anna supervisor of nurses at City Hospital <https://www.findagrave.com/memorial/141480007/pat-a-johnson#view-photo=238115045>
- William Henry Owens was employee of **First National Bank** (death certificate)
- John Everett Ward truck driver for **wholesale grocer** with \$900 income (per 1940 census)
- Wade Gabbard was Salesman at **McCord-Ozark** (1959 City directory); Ida operated a machine at a garment factory (1950 census). In 1951 Directory wade listed as “vatmn” at Browner Veneer.
- Carl W. Ledford was a “common laborer” for the gas company

338 S. Combs			
Date	Book/Page	Grantee	Grantor
6.3.2022	2022/19178	Allison & Andrew Brooks	Karl Friar
9.5.1979	1000/42	Karl & Joy Friar	Edward E. Pearson

Exhibit I

8.3.1976	913/39	Edward E. Pearson	Lillian V. Cary (Herbert J. Cary)
8.29.1969	767/83	Lillian V. Cary Herbert J. Cary	D.F. Johnson & Mary J. Johnson
5.7.1960	539/2	D.F. Johnson & Mary J. Johnson	Hazel Wilson
7.16.1959	526/580	Hazel Wilson	Elizabeth Janes (...)
<i>Note: 1908 Plat Map footprint looks different. Appears on 1930 Sanborn map.</i>			
Sources:			
<ul style="list-style-type: none"> Elizabeth Janes listed as a teller at Fayetteville Building and Loan Assoc. and residing at 230 W. Meadow in 1959 City Directory, bookkeeper for Walter S. Duggans in 1939 Directory residing at 347 N. Washington, keeper in 1920 directory residing at 111 E. Spring Hazel Wilson listed in 1950 census as keeping house, and husband Ott was a mechanic at a service station. 1959 City directory lists Ott as attendant at Mountain Inn Motor Service (11 S. College). 			

339 S. Combs			
Date	Book/Page	Grantee	Grantor
10.5.2020	2020/36972	CCar Properties	Cory Rogers & Amanda Cole
8.30.1995	95/45364	Cory Rogers & Amanda Cole	Richard H. Barrett II
6.11.1991	1418/930	Richard H. Barrett II	Melanie Blankenship
8.8.1985	1149/526	Melanie Blankenship	Trammell Scott Starr & Margaret Martin Starr
4.30.1979	987/943	Trammell Scott Starr & Margaret Martin Starr	R.L. Wommack & Mary Lou Wommack
2.16.1979	983/780	R.L. Wommack & Mary Lou Wommack	Charles & Pat Hoffman (...)

342 S. Combs			
Date	Book/Page	Grantee	Grantor
2.24.1994	94/12858	Karl Friar	Jane Huber
2/17/1992	93/9612	Jane Huber	Dessie Jarnagan
4/20/1945	348/185	Dessie Jarnagan & Ada Bell Jarnagan	Wayne & Edith Vail Brown
4/15/1937	320/35	Wayne & Edith Vail Brown	John R. & Arminta Vail
3/23/1935	285/185	John R. & Arminta Vail	George Buckley
12/27/1932	267/563	George Buckley	R. K. Hodges
		R. K. Hodges	(...)
<i>Note: not on 1908 plat map</i>			
<ul style="list-style-type: none"> R. K. Hodge listed on Rock Street on 1925 directory, Rollston in 1920, Block in 1904 1939 City Directory Wayne Brown is Deputy Hand at M W & Co, listed at address. 1939 Directory John R & Mintie Vail at 344 S. Combs 1947 City Directory lists Dessie as salesman at Gateway Bakery & living at address. 1959 City Directory lists Dessie Jarnagan as salesman at Shipley Baking Co. (311 Dickson) 			

344 S. Combs			
Date	Book/Page	Grantee	Grantor
3.31.1988	1263/884	Linda Joy Fox	A B Culy & Julie Krohn

Exhibit I

7.2.1983	1080/372	A B Cully & Julie Krohn	James Hawkins
11.21.1975	1080/371	James Hawkins	E. Lamar & Donna Pettus
9.5.1975	893/823	E. Lamar & Donna Pettus	Tina Thurman (Elzie Thurman)
3.31.1960	843/242	Elzie Thurman	Claude A. & Winnie Woods Williams
11.20.1950	423/322	Claude A. & Winnie Woods Williams	Claude A. Williams Jr. & Helen Margaret Williams
12.2.1947	386/46	Claude A. Williams Jr. & Helen Margaret Williams	Fred & Hattie Ivey
3.21.1946	360/227	Fred & Hattie Ivey	WP & Ella May Ferguson
9.6.1945	352/22	WP & Ella May Ferguson	Arminta Vail (John R. Vail)
9.12.1936		John R & Arminta Vail	George Buckley
12.27.1932	267/563	George Buckley	R.K. & Elene Hodges
		RK & Elene Hodges	(...)

- 1939 Directory John R & Mintie Vail at 344 S. Combs
- 1947 Directory Frederick & Hattie Ivey
- Claude Williams not listed in 1959 City Directory

220 S. Mill Ave.

Date	Book/Page	Grantee	Grantor
12.30.1993	94/810	Mary E. Carr	Coy & Bernice Durning
9.28.1983	1091/927	Coy & Bernice Durning	Alma Lane
7.2.1956	488/35	Alma Lane	R.C. & Myrtle J. Lane
12.26.1947	386/219	R.C. & Myrtle J. Lane	Fount Earl & Bertha Frederick
12.6.1943	386/200	Fount Earl & Bertha Frederick	Dixie McAdams
3.9.1936	292/394	Dixie McAdams	Bert & Emily Frances Atkinson
9.21.1928	250/141	Bert & Francis Atkinson	J.F. & M.P. Hall
9.20.1928	250/138	J.F. & M.P. Hall	J.E. Moore & Mary E. Moore
6.1.1928	241/372	J.E. Moore & Mary E. Moore	N. F. Drake
6.8.1927	239/278	N. F. Drake	Eliza Wilks (Chidester) & Lola Chidester
1.19.1910	144/395	Eliza Chidester	I.G. Combs & Martha A. Combs and WH & PJ Rollins (...)

- Alma Lane listed as machine operator at **Oberman Mfg. Co.** in 1959 Directory
- Coy W. Durning listed as a baker at **W.G. Shipley Baking** in 1951
- Fount Frederick was a clerk at **Wards** listed in 1947 City Directory.
- Dixie McAdams (widow of Albert C) listed at 115 N. East Ave. in 1939 City Directory.
- J.E. and Mary Etta owned **Jas E Moore Sheet Metal Shop** according to 1939 City Directory

222 S. Mill Ave.

Date	Book/Page	Grantee	Grantor
10.15.20	2020/38475	Cindy Dewitt	Patrick & Victoria Carney

Exhibit I

6.27.2014	2014/16334	Patrick & Victoria Carney	Marilyn S. Phillips
7.10.1989	1445/405	Marilyn S. Phillips	Joe & Angela Stevens
		Joe & Angela Stevens	Vickie Halperin & Howard Halperin
11.23.1984	1445/404	Howard Halperin	Linda Kay Hendricks
2.20.1981	1036/261	Linda Kay Hendricks	Charles E. & Barbara Hanks; E. Lamar Pettus & Donna C. Pettus; William Weston Rogers & Gloria Weston Rogers
8.8.1977	941/24	Charles E. Hanks	Mary Jane Serett (Guess)
7.15.1968	790/367	Mary Jane Guess	John P. Doyle
6.12.1967	790/366	John P. Doyle	Walter P. Rolniak & Mary Rolniak
11.4.1963	790/365	Walter P. Rolniak & Mary Rolniak	R.C. Harding & Ruth L. Harding
4.3.1958	505/389	R.C. Harding & Ruth L. Harding	Jennie E. Titus
5.5.1955	476/35	Jennie E. Titus Anna Tuller	Flossie Thurman
3.20.1952	441/576	Flossie Thurman	R.C. & M. J. Lane
4.15.1948	362/281	R.C. & M. J. Lane	Hettie B. Moore (J.F. Moore)
8.28.1937	298/378	Hettie B. Moore (J.F. Moore)	Richard B. Greer
8.28.1937	298/377	Richard B. Greer	Hettie B. Moore (J.F. Moore) (...)
<ul style="list-style-type: none"> • JF Moore funeral director residing at 331 N Highland in 1925 directory, 1939 directory • Hettie B Moore managed Moore's Gift Shop • Robert C. Lane carpenter at manufacturing company; wife at home; son at dry cleaning company in 1950 census (at 222 Mill) • Jennie Titus & Anna Tuller were sisters (1940 census) • Jennie Titus listed in 1959 City Directory as Razorback News Stand, and that year living at 638 Whitham Ave. 			
<ul style="list-style-type: none"> • 			

120 E. Rock St.			
Date	Book/Page	Grantee	Grantor
5.6.1992	92/23087	Terry J. Jones	Marcia May Apple & David Swenson
10.12.1984	1121/705	Marcia May Apple & David Swenson	Marcia May Apple [Green]
7.30.1975	888/888	Marcia May Green	Benny D. Moore & Carol L. Moore
10.17.1973	888/883	Benny D. Moore & Carol L. Moore	Jerry D. & Sharon Sweetser
10.20.1967	716/35	Jerry D. & Sharon Sweetser	Everett Buckner & Peggy Buckner
9.14.1966	689/456	Everett Buckner & Peggy Buckner	Jerry D. & Sharon Sweetser

Exhibit I

11.16.1965	665/215	Jerry D. & Sharon Sweetser	Wade & Gladys Fincher; Chester & Dorothy House
10.21.1965	665/131	Wade & Gladys Fincher; Chester & Dorothy House	William Howard Morris & Dixie E. Morris
7.25.1949	402/518	William Howard Morris & Dixie E. Morris	Delbert P. Combs Jr. & Lora Sellick Combs
1.14.1946	358/427	Delbert P. Combs Jr. & Lora Sellick Combs	Lucy Leigh Brown
12.5.1945	355/424	Lucy Leigh Brown	Leo & Bonnie Jean House
1.25.1945	347/136	Leo & Bonnie Jean House	Lena Patterson
12.1.1942	331/7	Lena Patterson	Seba W. Jackson; Lylah Jackson
12.1.1939	331/7	Seba W. Jackson; Lylah Jackson	Grover & Lottie Couch
5.29.1933	171/408	Grover & Lottie Couch	Walter D. & Myrtle Lucas
4.13.1926	232/471	Walter D. & Myrtle Lucas	Odus & Essa Brooks
3.4.1921	201/1036	Odus & Essa Brooks	Col. H. Clark; Ida B. Clark; Frank Clark; Anna Clark (...)
<p>Note: no structures 1908, 1919; structure on 1930 sanborn map</p> <ul style="list-style-type: none"> • Odus Brooks listed as a farmer in 1920 census, carpenter in 1930 census living at 334 S. Washington Ave., carpenter in 1947 directory living at 115 S. Washington • Grover Couch a mail carrier and Lottie a teacher residing at 112 S. College in 1930 Census, 1940 Census • Seba & Lylah Jackson owned and managed a café according to 1940 census and lived at the address. 1939 City Directory lists the restaurant at 5 E. Mountain, and residence at 103 E. Mountain. • Leo House salesman in 1940 census • Delbert P. Combs worked in a service station 1950 census; Lora S. Combs was an assistant secretary for the Chamber of Commerce listed in 1947 City Directory. • William Morris salesclerk at gas company 1950 census, 1959 City Directory lists them living at 720 E. Rock St.* 			

130 E. Rock St.			
Date	Book/Page	Grantee	Grantor
10.28.2005	2005/48665	Jason & Robin Jones	Gary W. Paulk
1.9.1989	1305/110	Gary W. Paulk	Freddie Brooks; James E. Brooks
1.7.1987	1211/964	Freddie Brooks; James E. Brooks	Freddie Brooks; Carole Brooks
3.17.1921	190/513	Fred E. Brooks	Odus & Essie Brooks
3.4.1921	201/1036	Odus & Essa Brooks	Col. H. Clark; Ida B. Clark; Frank Clark; Anna Clark (...)
<p>Note: no structures 1908, 1919; structure on 1930 sanborn map Home of local artist Jason Jones</p>			

- Freddie, store manager of **Fairway Stores Inc.** Living at 54 J. Jackson Dr.* in 1959 City Directory. Fred E. was president of Fairway Stores Inc. lived at 815 E. Lakeside Dr. in 1959 City Directory. Living at address in 1947 City Directory & 1951 City Directory; & listed as **Brooks & Oliphant Grocery (230 Mill Ave).**

149 E. Rock St.			
Date	Book/Page	Grantee	Grantor
11.15.2006	2006/46754	Tyrene Jones; Jason C Jones	Helen P. Andrews; Paul T. Andrews
7.14.1956	489/318	Helen P. Andrews	Fred E. & Bessie C. Brooks
11.30.1944	344/168	Fred E. & Bessie C. Brooks	Roy E. Scott & Eunice Alta Scott
1.31.1938	332/13	Eunice Alta Scott	Charles H. Lang
9.5.1925	225/526	Charles H. Lang	J.D. Paris & F.E. Paris (...)
Note: Different structures on 1908 plat map; not on 1913 sanborn, 1919 sanborn, 1930 sanborn, 1948 sanborn; not on 1954 aerial; PRESENT on 1955 sanborn			
<ul style="list-style-type: none"> • Fred E. was president of Fairway Stores Inc. lived at 815 E. Lakeside Dr.* in 1959 City Directory. 			

139 S. Washington Ave.			
Date	Book/Page	Grantee	Grantor
7/3/2006	2006/28047	William & Letitia Boscia	Letitia Jane Brooks
9.30.1983	1092/108	Letitia Jane Brooks	James C & Josephine L Brooks & Helen M & Joe L King
9.21.1983	1092/106	James C. Brooks & Helen M. King	William H. Bassett
		William H. Bassett	(...)
Notes: Additional research needed to determine ownership prior to William H. Bassett. building not on 1908 plat map/no name; on 1926 aerial; ON 1930 sanborn map			
<ul style="list-style-type: none"> • James E. & Jackie Brooks listed at this address in 1947 directory. Driver for Checked Cab Co. James C. listed as driver for Checked Cab Co. res. At 115 S. Washington. 			

309 S. Washington Ave.			
Date	Book/Page	Grantee	Grantor
<i>Note: multiple to 1977</i>			
10.26.1977	942/863	Frankie & Geneva Rankin	Amos Dean Hughes & Sally Jean Hughes
5.2.1964	616/565	Amos Dean Hughes & Sally Jean Hughes	William Owen Johnson & Gladys Johnson
9.11.1950	421/112	William Owen Johnson & Gladys Johnson	Milton E. & Edith M. McCawley
11.2.1944	380/578	Milton E. & Edith M. McCawley	O.S. Hammond
2.9.1943	331/230	O.S. Hammond	Bertha Marie Cole

Exhibit I

1.19.1943	331/164	Bertha Marie Cole	Clinton C. Cole
3.20.1936	294/302	Clinton C. Cole Bertha Marie Cole	Guaranty Building & Loan Assoc.
12.12.1935	291/598	Guaranty Building & Loan Assoc.	Commissioner of State Lands (...)
<p>Note: on 1930 sanborn; on 1948 sanborn map; ON 1955 sanborn map</p> <ul style="list-style-type: none"> • William Owen Johnson employee at Ark W Gas Co. on 1950 census, construction foreman at Gas Co. in 1959 City Directory. • Milton McCawley Maintenance man at gas co & Edith was "kitchen helper" at school cafeteria on 1950 census. In 1947 City Directory Milton Listed as Lineman for Ark W Gas Co. • Charlie & Marie Cole (W) listed at 317 in 1940 Census 			

318 S. Washington Ave.			
Date	Book/Page	Grantee	Grantor
<i>Multiple to 2005</i>			
10.24.2004	2005/19359	Rue Watts	Paul & Rue Watts
5.26.1949	446/258	Paul & Rue Watts	Mildred Salsbury
2.5.1949	398/28	Mildred Salsbury	Russell Salsbury Mildred Salsbury
2.23.1946	396/359	Russell Salsbury Mildred Salsbury	Beulah Ownbey
8.30.1937	301/428	Beulah Ownbey	First Natl. Bank Huntsville AR (...)
<p>Note: I.G. Comb on 1908 plat map (no building); not on 1926 aerial; on 1941 aerial</p> <ul style="list-style-type: none"> • Russell Salsbury a welder at J. Claude Salsbury in 1947 city directory. • Paul Watts listed as sheet metal worker at Fayetteville Sheet Metal in 1951 City Directory. 			

319 S. Washington Ave.			
Date	Book/Page	Grantee	Grantor
6.6.1994	94/36625	Lee-Fen Ko	Daniel G & Leslie A Coston
2.5.1988	1257/636	Daniel G & Leslie A Coston	Jo Ann Gervais
5.17.1983	1078/277	Jo Ann Gervais	James H. White Jr.
9.22.1978	973/421	James H. White Jr.	Amos Dean Hughes & Sally Jean Hughes
5.1.1969	760/221	Amos Dean Hughes & Sally Jean Hughes	Ruben A. & Velma J. Parden
3.22.1961	569/296	Ruben A. & Velma J. Parden	Richard H. McChristian & Marie McChristian
10.16.1950	423/92	Richard H. McChristian & Marie McChristian	Leo E. & Wilma N. Cole
4.22.1946	364/2	Leo E. & Wilma N. Cole	Frank & Maudie Kelly
12.1.1941	362/111	Frank & Maudie Kelly	Lorraine A. Williams
10.13.1941	321/500	Lorraine A. Williams	Commissioner of State Lands (...)
- Reuben Parden listed as Fixer at Bear Brand Hosiery in 1959 city directory (W)			

<ul style="list-style-type: none"> - Richard McChristian was Assistant manager and security officer at First National Bank West Branch and Fayetteville police officer (death certificate) - Frank Kelly a farmer in 1950 census - Lorraine Williams listed as Home Counciler at gas company living with parents at Summit drive in 1950 census, lived at 320 S. Washington in 1930 census - Leo Cole firefighter listed in 1947 City Directory

325 S. Washington Ave.			
Date	Book/Page	Grantee	Grantor
<i>Numerous to 1978</i>			
2.14.1978	978/750	Clara A. Porter	Gregory L & Patsy Porter
2.14.1978	957/396	Gregory L & Patsy Porter	Clara A. Porter
7.21.1977	935/446	Clara A. Porter	Ervin A Porter
7.21.1977	935/445	Ervin & Clara A. Porter	Cecil R Chappell & Minnie E. Chappel
4.30.1965	645/403	Cecil R Chappell & Minnie E. Chappel	Claud & Grace Salsbury
10.16.1950	423/573	Claud & Grace Salsbury	W.B Shumate
11.10.1941	364/125	W.B Shumate	CL & Agnes Stoddart
11.10.1941	320/539	CL & Agnes Stoddart	Anna L & Pat Johnson
4.5.1938	305/382	Anna L Johnson	Richard B Greer
3.5.1938	305/189	Richard B Greer	Anna L Johnson & Pat Johnson (...)
<ul style="list-style-type: none"> - Pat Johnson circuit clerk of Washington County; Anna supervisor of nurses at City Hospital https://www.findagrave.com/memorial/141480007/pat-a-johnson#view-photo=238115045 - William B Shumate worked at Conoco Service Station and resided at address in 1947 Directory. - Claud Salsbury a welder in 1950 census, operated Salsbury Garage in 1947 directory. - Cecil R Chappell filling station manager in 1950 census 			

411 S. Washington Ave.			
Date	Book/Page	Grantee	Grantor
7.6.1984	1113/379	Julis L & Verna Thompson	Clarence Rice
6.1984	1111/285	Clarence Rice	Sue & Virgle C. Harris; James & Cindy Rice
		Sue & Virgle C. Harris; James & Cindy Rice	(...)
1959 City Directory		Clarence & Viola Rice (at address)	
1947 City Directory		Clarence & Viola Rice (at address)	
<ul style="list-style-type: none"> - 1959 Directory shows Clarence & Viola Rice residing at address, mechanic at Oberman Mfg. Co in 1957 directory. 1951 employee at OBERman Garment. 1947 City Directory machinist at Oberman & Co. living at address. - 1939 Directory lists William C & Viola at 124 W. South St. (laborer) 			

B Y L A W S
CITY OF FAYETTEVILLE HISTORIC DISTRICT COMMISSION
Adopted ~~June 12, 2025~~ July 9, 2026

ARTICLE I. MEMBERS AND TERMS

- A. The members and terms of service of the Fayetteville Historic District Commission (HDC) shall be as stipulated by ordinance. Any member who is absent for three (3) consecutive regular meetings, except in case of illness or extraordinary circumstances, shall tender her/his resignation.
- B. In order to meet the requirements of the Certified Local Government (CLG) Program, Fayetteville must establish an adequate and qualified historic preservation review commission by appropriate state or local legislation. HDC members must all demonstrate interest, competence, or knowledge in historic preservation.

ARTICLE II. OFFICERS

- A. At its annual meeting in June, the HDC shall elect a chair and a vice-chair who shall hold office for one year. At the June meeting, the chair or vice-chair from the previous year shall preside over elections for chair and vice-chair. ~~Neither the chair nor vice chair shall serve as an officer for more than two consecutive terms.~~
- B. The chair is a voting member and shall preside at all meetings and public hearings of the HDC and shall decide all points of order or procedure. ~~All certificates of appropriateness, etc., requiring the signature of the HDC shall be signed by the chair or vice chair when authorized by the Commission.~~ These officers or either of them shall sign all ~~other~~ documents on behalf of the Commission.
- C. The vice-chair shall assume the duties of the chair in the chair's absence.
- D. In the event of the absence or disability of both the chair and vice-chair at any meeting, the oldest appointive member in point of service shall act as chair during such meeting.
- E. The planning staff of the City of Fayetteville shall be responsible for the minutes of every meeting, shall notify of regular meetings of the HDC at least two (2) days in advance of the meetings, shall give all notice of special meetings, and shall carry on routine correspondence and maintain the files of the Commission. All notices of public hearings and similar notices requiring the legal publication shall be signed by a member of the planning staff of the City of Fayetteville.
- F. Should any unusual circumstance prevent the election of officers at the regular annual meeting, officers shall serve until their successors are elected.

Commented [KC1]: State law does not require that a physical document be signed. I'd recommend just doing the vote and then we can issue the COA like a permit via portal.

ARTICLE III. MEETINGS

- A. All meetings of the HDC shall be public and no meeting can be held without full compliance of the Freedom of Information Act.
- B. The regular annual meeting of the HDC shall be held at the June meeting each year, at 5:30 p.m. on the second Thursday of the month or on such other day of the month as may be fixed by vote of the Commission.
- C. The regular meetings of the Commission shall be held at 5:30 p.m. on the second Thursday of every month or on such other day of the month as may be fixed by vote of the Commission.
- D. Special meetings may be called by the chair at any time and shall be called at the request of any three (3) members of the Commission. At least four (4) days notice of special meetings shall be given each member, if possible, but under extraordinary circumstances special meetings may be called by telephone and without other notice.
- E. After proper notice has been provided to the public, Historic District Commissioners are authorized to assemble, gather, meet, and conduct open public meetings (including speaking, voting and approving Certificates of Appropriateness applications as well as making recommendations) through appropriate electronic means which ensure the public's right to attend by being able to listen to the proceedings and discussions.
- F. A quorum shall consist of four (4) members. No formal business may be conducted without a quorum and no vote shall be cast by proxy. No action may be taken on any item on which, excluding those members who abstain, there are fewer than four members voting. Any member who abstains should inform the Chair of his or her intention prior to commencement of discussion of the item. At that time, prior to commencement of discussion of the item, the abstaining member(s) shall withdraw from the HDC meeting and shall not speak of the respective item until a vote has been cast by the remaining members of the Commission. Following a vote concerning the matter, the abstaining member(s) may return to his seat.
- G.
 - 1. It shall require four (4) positive votes to carry the following items:
 - a. Amendments of the HDC Bylaws.
 - 2. A majority vote of those members present shall be needed for adoption of any other motions.

An abstention shall not be construed as a vote either for or against the item under consideration, and the abstaining member shall be treated as if absent for the purpose of determining the number comprising a majority on the vote on that

item. For example, if six members are present and a vote is three “ayes,” two “nays,” and one abstention, the motion passes.

- H. Public hearings shall be conducted formally, and the chair shall make all rulings and determinations regarding the admissibility of evidence; the scope of the inquiry; the order in which evidence, objections and arguments shall be heard; and other like matters, except that when in doubt, s/he may refer to staff, the city attorney, or to any member with knowledge of the problem. Any member shall be privileged to make inquiries personally and to call for a vote on any ruling of the chair with which s/he does not agree, whereupon the vote shall determine the effective ruling. It shall be the purpose of the chair to expedite all hearings, confining them to the presentation of only essential matters in the interest of saving time, but entertaining the presentation of sufficient matter to do substantial justice to all concerned. Presentation by an applicant on an item of consideration shall be confined to information pertinent to the application, and shall be limited to a period of time not to exceed ten (10) minutes. A speaking time limit of no more than three (3) minutes per citizen or five (5) minutes per neighborhood group shall be enforced by the chair, and all comments should be directed to information pertinent to the application, as determined by the chair. Extension of said speaking time for any person or group shall only be permitted by the chair upon petition. Official action shall be taken only in regular or special session of the HDC.
- I. A rehearing shall be called for only if there was a factual error, omission or oversight in the first consideration or at the request of the City Council. A request for a rehearing must be made in writing and must state the factual error, omission or oversight asserted as the basis for a rehearing. A request for a rehearing must be filed with the Planning Administrator Long Range & Preservation Planner within thirty (30) days from the date of final action on the matter by the HDC.
- J. During HDC meetings, HDC members shall preserve order and decorum and shall neither by conversation or otherwise delay or interrupt the proceedings. All members of the HDC shall accord the utmost courtesy to each other, to city employees and to members of the public appearing before the HDC.
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- K. Commissioners may choose to postpone or table agenda items to a future meeting. When an agenda item requires a vote, the chair may request a motion or may make the motion. Commissioners may make a motion during discussion of an item. Motions must receive a second or they fail, and another motion may be made should the first motion fail.

- L. For agenda items that do not have a public hearing the chair may receive comments or questions from members of the public at their discretion.

ARTICLE IV. RECORDS

The Planning Staff of the City of Fayetteville shall maintain a file of studies, plans, reports and recommendations made by the HDC in the discharge of its duties and responsibilities.

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Revised and adopted by the HDC of the City of Fayetteville, Arkansas, on the ~~12th~~9th day of ~~June~~July, 2026~~5~~.

ATTEST:

Christine Myres
Chair

- ADOPTED: February 22, 2007
- REVISED: August 14, 2014
- REVISED: October 17, 2019
- REVISED: February 9, 2023
- REVISED: June 13, 2024
- REVISED: July 11, 2024
- REVISED: June 12, 2025
- REVISED: July 9, 2026

BYLAWS
CITY OF FAYETTEVILLE HISTORIC DISTRICT COMMISSION
Adopted July 9, 2026

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Revised and adopted by the HDC of the City of Fayetteville, Arkansas, on the 9th day of July, 2026.

ATTEST:

Christine Myres
Chair

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