



**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, September 10, 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:

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 August 13, 2026 HDC Meeting Minutes.

Unfinished Business

South Fayetteville Local Historic District

Review City Council request for amended district boundary.

Downtown Plan Update

New Business

Commissioner Training - General Preservation & Certified Local Government Program

Announcements

Adjournment



TO: Historic District Commission

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: August 13, 2026

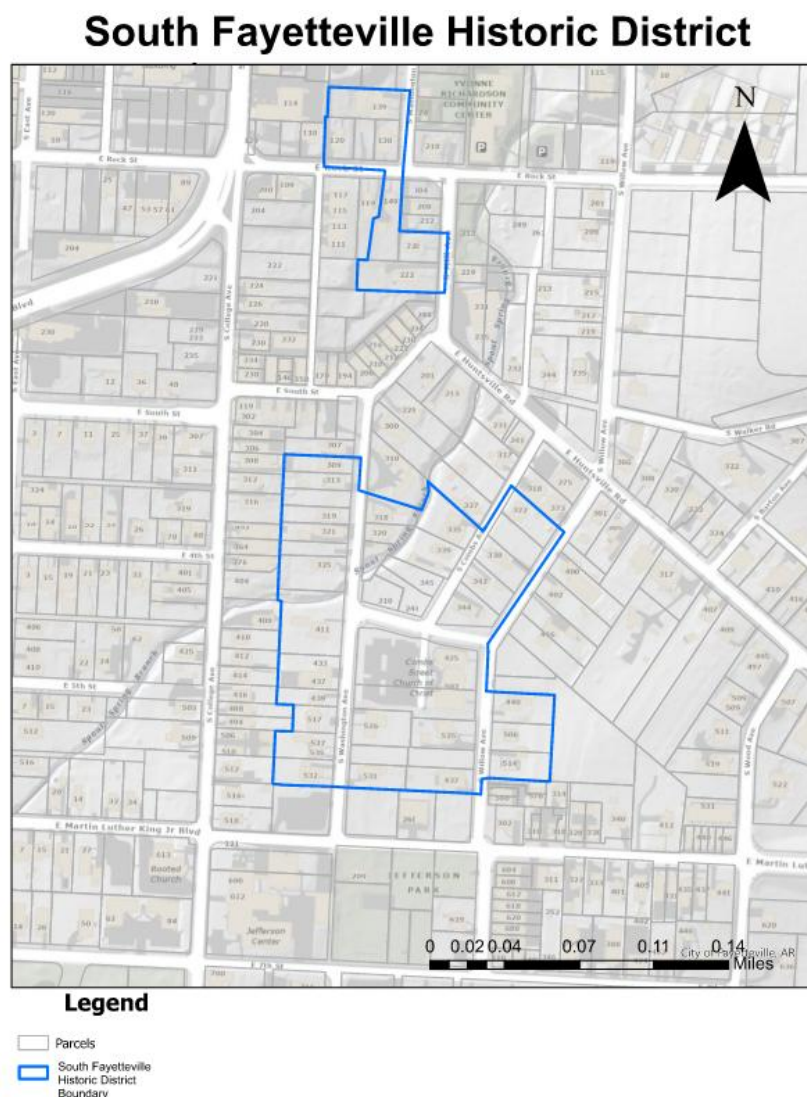
SUBJECT: City Council Requested Amendment to South Fayetteville Local Historic District

Background:

At the August 4, 2026 City Council meeting, Council left the ordinance to create the South Fayetteville Local Historic District on its first reading. Council discussed options for including the Jefferson School site considering representatives from the Potter's House request to be excluded from the district. In the intervening weeks, staff explored various options in consultation with the state historic preservation office (SHPO). At the August 18, 2026 City Council meeting, staff presented an option to the City Council to amend the district to exclude the Jefferson School property (Figure 1).

An amended ordinance and HDC report for consideration is attached to this memo.

Figure 1. Boundary as requested by City Council. This boundary excludes all of the Jefferson School property, and as a result the property at 619 S. Willow Ave.



Boundary Recommended by HDC, SHPO, BHPC, and Staff:

The boundary shown below (Figure 2) was originally recommended to create a local historic district associated with the 20th century working class neighborhood development in south Fayetteville.

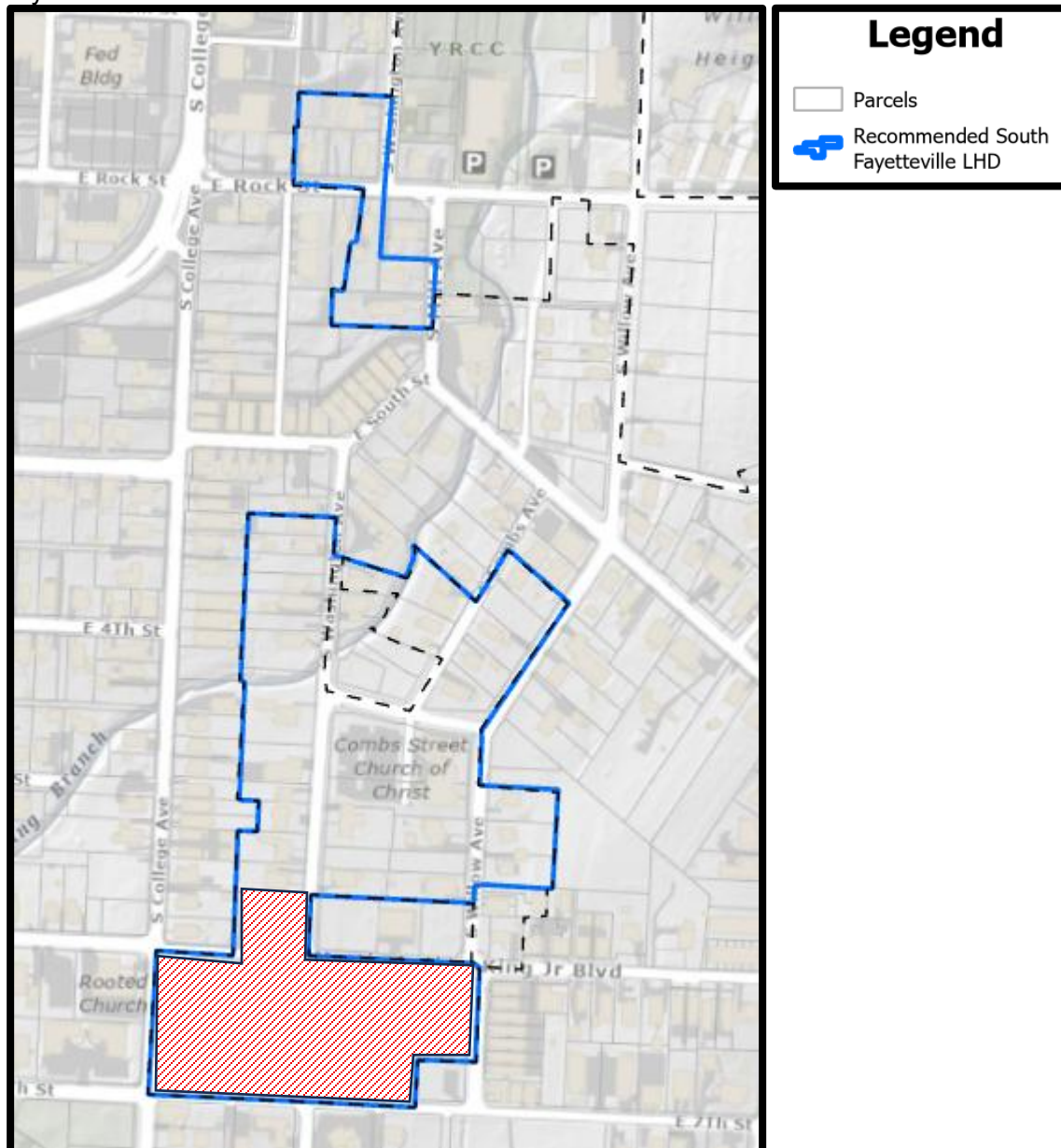


Figure 2. Original Boundary as Recommended by HDC, SHPO, BHPC, and staff for South Fayetteville Historic District; excluded properties requested by City Council shown with red hatch.

Some properties within the submitted boundary have been recommended for removal by City Council:

1. Nine parcels currently owned by the Potters House are recommended by City Council to be excluded from the district boundary. This is in response to requests from the property representatives and ongoing redevelopment plans. Two parcels include the 1923 WPA Jefferson School (original building) and the Warren Seagraves addition.
2. The property at 619 S. Willow Ave. (privately owned) would also be excluded at this time to avoid creating an 'island' which is against best practices and difficult to administer. This property has been surveyed and assigned a moderate preservation priority.

Discussion:

The Historic District Commission should consider City Council's recommendations, the proposed report amendments, ordinance changes, and map update. Future inclusion of the Jefferson School or other properties could be explored at the property owner's request or via citizen petition, like any other historic district amendment.

Public Comment:

Staff have not received any direct public comment since the City Council meeting. City Council minutes from the August 4 meeting are included for consideration.

Recommendation:

To provide efficiency in response to property owner's request for the creation of the district, staff recommends forwarding the amended South Fayetteville Local Historic District boundary as requested by City Council and shown in Figure 1 above and Exhibit A (attached), amended ordinance, and updated report to City Council with a recommendation of approval.

Attachments:

- Exhibit A: City Council Minutes from August 4, 2026 Meeting
- Exhibit B: Amended South Fayetteville Local Historic District Boundary
- Amended Historic District Report Reflecting Updated Boundary

Mayor Rawn asked shall the ordinance pass. Upon roll call the ordinance passed unanimously.

Ordinance 7021 as Recorded in the office of the City Clerk

ADM 2026-0023 Establishment of the South Fayetteville Historic District: An ordinance to establish the South Fayetteville Local Historic District in § 33.231 Historic Districts of the Fayetteville City Code.

City Attorney Kit Williams read the ordinance.

Long Range & Preservation Planner Kylee Cole presented on the item. The decision to split the area into a separate historic district had two main justifications. First, the neighborhood had historically been more racially diverse than the Black Historic District. Over time, families from various backgrounds lived there, and the common theme tying the area together was its identity as a working class 20th century neighborhood. She noted that blue collar residents, those working in industrial and manufacturing jobs, banking, mail delivery, police, and fire services, had lived there because of its proximity to downtown and its affordability. The modest homes and diverse architectural styles still reflected that history. The recommended district contained 54 parcels centered on working class 20th century neighborhood history. This aligned with the purpose of a local historic district and matched recommendations from the Phase One survey, which had identified an even larger potential district. Establishing this district could help that larger area expand in the future. Within the district, 74% of buildings were of historic age, many with high or moderate preservation priority due to underrepresentation in the National Register and development pressure. She reiterated that 54% of property owners had signed in support. She highlighted notable properties demonstrating the neighborhood's diversity, including the Ralph Betty Hayes home, a highly intact bungalow on Rock Street, several Ozark giraffe homes on South Willow, and the 1932 Jefferson School, which was integrated in 1965. She stated that outreach and engagement for this district mirrored that of the Black Historic District, and that the Historic District Commission, Planning Commission, Black Heritage Preservation Commission, and State Historic Preservation Office all recommended approval. She summarized public feedback; general inquiries, one request to include a property outside the boundary, and requests from representatives of the Potter's House to exclude the Jefferson School property. She had received two letters of opposition from one individual. She addressed the Jefferson School request directly, stating that her role was to evaluate historic significance, and the school was undeniably significant for its ties to public education and integration. The neighborhood had identified the 1932 school building as a priority for protection, and a secondary building on the site was also historically significant. The Phase One survey assigned the school a high preservation priority. She noted concerns raised about the lack of district specific guidelines but stated that clear direction already existed through the Secretary of the Interior's Standards, National Park Service guidance, and preservation briefs. Removing the Jefferson School site would leave a single residential property isolated at 619 Willow Street, which was neither best practice nor administratively feasible. Excluding the school would necessarily remove that adjacent property as well.

Council Member Stafford and Kylee discussed the possibility of home designs that would not fit the character of the historic district, highlighting there could be copying of historic styles while doing an infill project. Kylee could not give assurance, as there would be a process in place where the builder would have to go through a review process with the Historic District Commission. Only new phases of a project that were affecting the exterior that were visible from the public right of way would have to be applied for through the process. Council Member Stafford mentioned ADA compatibility, mentioning the modernization of Potter's House. Kylee stated it was clearly accounted for in the Secretary of Interior standards. There was a lot of leeway for historic buildings, but also an understanding that public building would have to make accommodations.

Council Member Bunch questioned if Potter's House was taken out of the historic district, would there be any protection for the building if it was eliminated from the historic district. Kylee stated there would not be. Council Member Bunch followed up commenting that if the building was sold, and not included in the district, there were no protections to save it from being torn down or redesigned to not fit the neighborhood.

Council Member Dr. Jones and Kylee discussed the non-profits in the area outside of Potter's House.

Council Member Berna appreciated the work done on the item. He questioned if there was a way to leave Potter's House out of the district but still have historic building requirements on it. Mayor Rawn followed up asking if there could be a sort of letter of intent that could be created. City Attorney Kit Williams did not believe staff could go in that direction. The rules for the historic district cover all buildings in the district; stating you can't say 'all buildings' but leave one out. Potter's House could be removed from the district, removing protections on the building. There couldn't be special rules for a single person, or building, in the historic district. Council Member Berna stated Potter's House had made a tremendous investment in the building and the community. He felt there needed to be a way to figure out how to keep Potter's House in the historic district but give them assurances and acknowledge/work with their concerns. City Attorney Kit Williams stated the Historic District Commission made the decision on renovations, it was difficult to provide that kind of assurance. He did believe that in the future, if something catastrophic happened, they could revisit the historic district and remove Potter's House from the district. Council Member Berna responded stating if Potter's House was having issues with the Historic District Commission, then it was more than likely contentious on multiple party levels. He felt Potter's House was a great organization, doing a lot of work in the community, and they had zero assurances.

Council Member Moore thanked Potter's House for an amazing tour and understood their level of concern. She then asked City Attorney Kit Williams what options were available beyond the inclusion in the historic district, to which City Attorney Kit Williams replied there were none. The only way the city could preserve buildings was through the Historic District Commission. Kylee added that the only assurance she could give was that if a project clearly met stated guidelines, it would be approved. Any variation from that, the more dangerous water someone

would tread. The Historic District Commission's option was that they want to be very collaborative.

Council Member Moore and Kylee then discussed the appeal process for the Historic District Commission. Historic District Appeals could be appealed to the Circuit Court as an administrative appeal.

Council Member Moore and Kylee discussed the timeline for build timeline for Historic District Approval. Kylee stated that there would be a month lead time for the approval of a more major project.

Council Member Stafford stated a representative from Potter's House was in attendance and he would like to grant them 10 minutes for a presentation.

Potter's House Sean Schwartzman began by saying that he was speaking both personally and on behalf of Potter's House, and that the situation was very challenging for them. They were genuinely excited about the creation of the Black Historic District and fully supported it. He added that they were also supportive of the South Fayetteville Historic District, so long as their property was excluded. He hoped that their longstanding actions in the community would demonstrate their commitment even more than their words. He was the founder and president of Potter's House and explained that he was born and raised in Fayetteville and met his wife while attending Fayetteville Public Schools. Potter's House's mission was embracing the power of diverse relationships to connect and transform the community. He referenced the handout for their campaign, "Jefferson Renewed," explaining that their focus was to celebrate the building's deep history while embracing its future. They intentionally kept the name Jefferson because the building had always centered on education, family, and community, and their future plans would continue that legacy. He shared a personal story about how Potter's House began; a photo of him, his wife, and a young girl his wife met while teaching at Jefferson Elementary. Meeting that student changed their lives and led to the organization's founding nearly 30 years ago, originally headquartered in the Jefferson cafeteria. He explained what happened when Fayetteville Public Schools put the Jefferson building up for sale with a \$1.865 million minimum price. Potter's House could not afford that amount, but a donor stepped forward and provided the full sum, saying the building would be good for Potter's House and for Fayetteville. They felt they had saved the property from developers and immediately began meeting with community partners, Seven Hills, Genesis Church, Salvation Army, and neighbors to discuss what the site should become. He walked through renderings of future plans, noting that the building was nearing its 100 year anniversary. He described modernization efforts, including making the building fully accessible, adding an exterior elevator, preserving large green spaces, and restoring original architectural elements in the cafeteria such as its two-story windows and 25 foot ceilings. He highlighted their partnerships; serving as Fayetteville's cold weather shelter, hosting free weekly community meals, providing after school art programs with Canopy, and supporting the Community Juneteenth event. He noted that an affordable preschool would soon open full time and shared photos of recent preschool graduates. Their property faced streets on all sides, which made them concerned about the impact of historic district regulations on every façade. He detailed the six structures on the site, from the 1930s main building to newer additions, and noted that the gym was essentially a concrete box they hoped to redevelop into a modern community

gym. They were already purchasing and renovating the campus, funded entirely by community donations. Their shared goal was to preserve the building and keep it a community centered space; they simply differed on the best path to achieve that. He reiterated that the campus needed continued upgrades; window replacements, accessibility improvements, and general repairs common to aging buildings. He thanked the City Council for their work and appreciated everyone's patience and dedication to the community.

The City Council received 3 public comments regarding this ordinance.

Long Range Planning/Special Projects Manager Britin Bostick explained the districts had been discussed extensively, both in conversations with then neighborhood and the State Historic Preservation Office. Kylee had outlined her role as staff responsible for evaluating the merits of what a historic district is intended to be. Because the neighbors had done such thorough work collecting petition signatures and presenting their case, Kylee wanted to honor that effort by carefully examining the details, specifically defining what constituted a Black Historic District and identifying the evidence supporting it. She noted that when they evaluated the Jefferson School property, they found that its history was not exclusively tied to Black Heritage in the same way as Henderson School and Lincoln School, which had both been segregated schools serving only Black children in Fayetteville. In recognizing the broader history of the area and its diverse ownership, they determined that the most appropriate approach; one that respected the neighbors' request, aligned with staff obligations, and met the expectations of the State Historic Preservation Office, was to leave Jefferson School within the South Fayetteville district rather than the Black Historic District. The Historic District Commission ultimately agreed with this assessment and supported forwarding that proposal to the City Council for consideration.

Council Member Berna clarified with Britin that it was city staff that made the recommendation to split the district, not Potter's House. Britin confirmed, stating she appreciated the communication and hospitality shown with Potter's House. But that splitting was not something they had asked for. It was analyzed by staff and looked at carefully when considering the required report, the Historic District Commission had to write.

Council Member Wiederkehr questioned what would happen to the property if Potter's House left and another purchased it. He wished for bill of assurance, noting he understood the City Council could not ask for one. He was in awe of the historic preservation staff and had nothing but respect and appreciation for the work they completed. He understood the bind the City Council was in and asked for a solution.

Council Member Stafford thanked all involved in the district. He would be happy to leave the item on the first reading to allow for more conversation to find common ground and to find a way forward.

Council Member Bunch expressed a need to want to assist Potter's House and asked if tabling the item would allow for something to be worked out. City Attorney Kit Williams stated he didn't think the rules could be finessed and asked the item be left on the first reading to allow him time to read the state rules and mandatory requirements. Kylee added that the design being

proposed by Potter's House was something that met the Secretary of Interior's standards for an addition to a historic building.

Council Member Bunch would ultimately be supportive of keeping Potter's House within the historic district. She understood the uncertainty expressed by Potter's House but noted that the current staff and City Council might not be there in the future when it came to support for Potter's House. She felt the building had to be preserved and the only way to do that was to keep it in the historic district.

Council Member Moore questioned if the property could be legally split to exclude a portion of the land in any way. City Attorney Kit Williams stated something could be done, if nothing else perhaps a lot split so it wouldn't be on the same parcel. Whatever the solution was, he felt it would not be decided or figured out at the meeting. He suggested leaving the item on the first reading.

Council Member Moore felt the decision was difficult, due to the uncertainty surrounding who would be in the city or on the City Council in the future and how historic district guidelines would be interpreted over time. Despite that uncertainty, she kept returning to the original goals and visions discussed for the area, noting that the Potter's House location had always been part of that vision. She mentioned a comment made earlier in the meeting that for the building to still be there and still exist, certain protections were necessary and said that idea had stayed with her. She shared that, after working with the City Attorney, it became clear that the only legally viable mechanism available to ensure the building's preservation was to include it within a historic district. She was empathetic to the concerns raised and understood the hesitation; she felt comfortable waiting if needed but did not believe time alone would produce a different set of options. She was okay to wait and to decide at a future meeting.

Long Range Planning/Special Projects Manager Britin Bostick asked if the City Council would table the item for two weeks as she would like to bring back a proposal. She would like time to consult with Arkansas' preservation office and to potentially return with a solution.

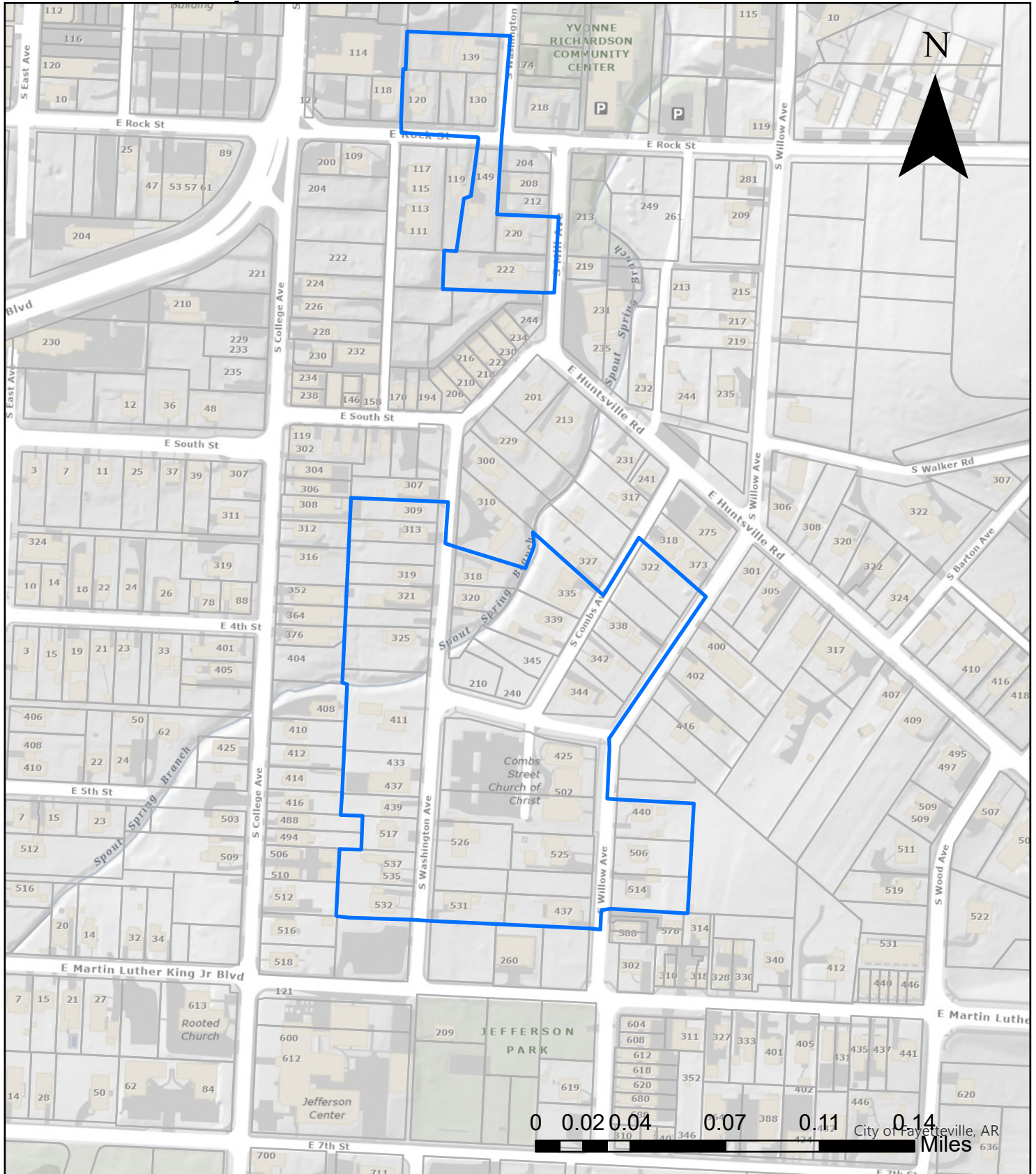
Council Member Bunch made a motion to table the item for two weeks. It was then decided to only leave the item on its first reading. Mayor Rawn thanked her staff for their hard work on the item and thanked Potter's House for their patience.

This ordinance was left on the First Reading.

VAC 2026-0004 South Skyline Drive: An ordinance to approve VAC-26-04 for property located at 200 South Skyline Drive in Ward 1 to vacate 0.015 acres of right-of-way.

Development Services Director Jonathan Curth presented on the item. He explained that the property had a private culvert running directly beneath the house, and that the culvert had failed in 2024, causing flooding issues. Staff had been notified at the time, and the photos showed that the culvert was an older stone structure rather than a modern part of the city's stormwater system. About a month after the failure, the city adopted its stormwater utility, and this project

South Fayetteville Historic District



Legend

- Parcels
- South Fayetteville Historic District Boundary



TO: Historic District Commission

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: August 13, 2026

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

Updates:

August 4, 2026 City Council – The City Council left the ordinance to create the district on the first reading directing staff to explore alternatives in regard to the inclusion of the Jefferson School site. In the intervening weeks, staff collaborated with the SHPO to discuss options, which are: 1. Inclusion as recommended, or; 2. Amend the boundary, ordinance, and report to exclude the properties of concern.

August 18, 2026 City Council – The Council directed staff to return the item to the Historic District Commission for consideration of an alternative boundary. This alternative boundary is included within this report. Changes are reflected in RED.

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. 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

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.

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.

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 petitioner 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

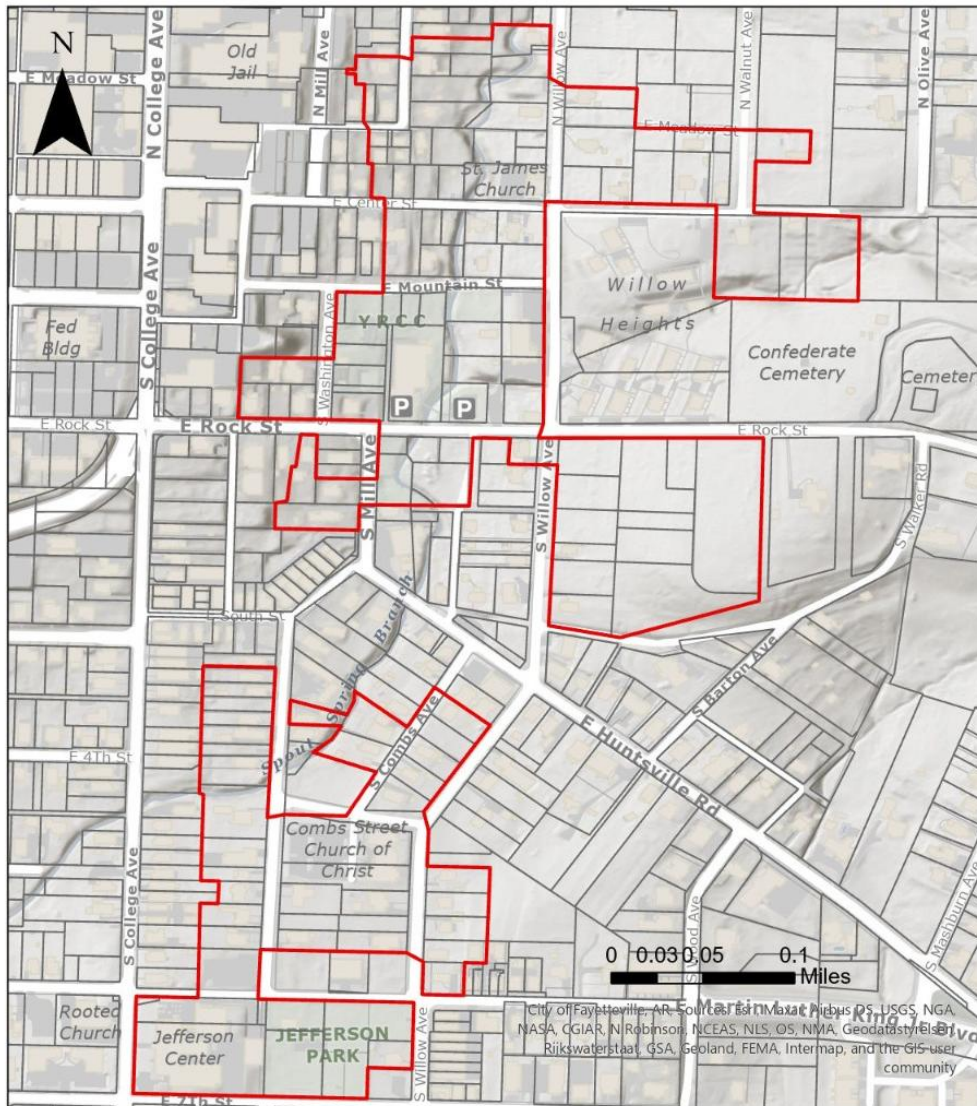
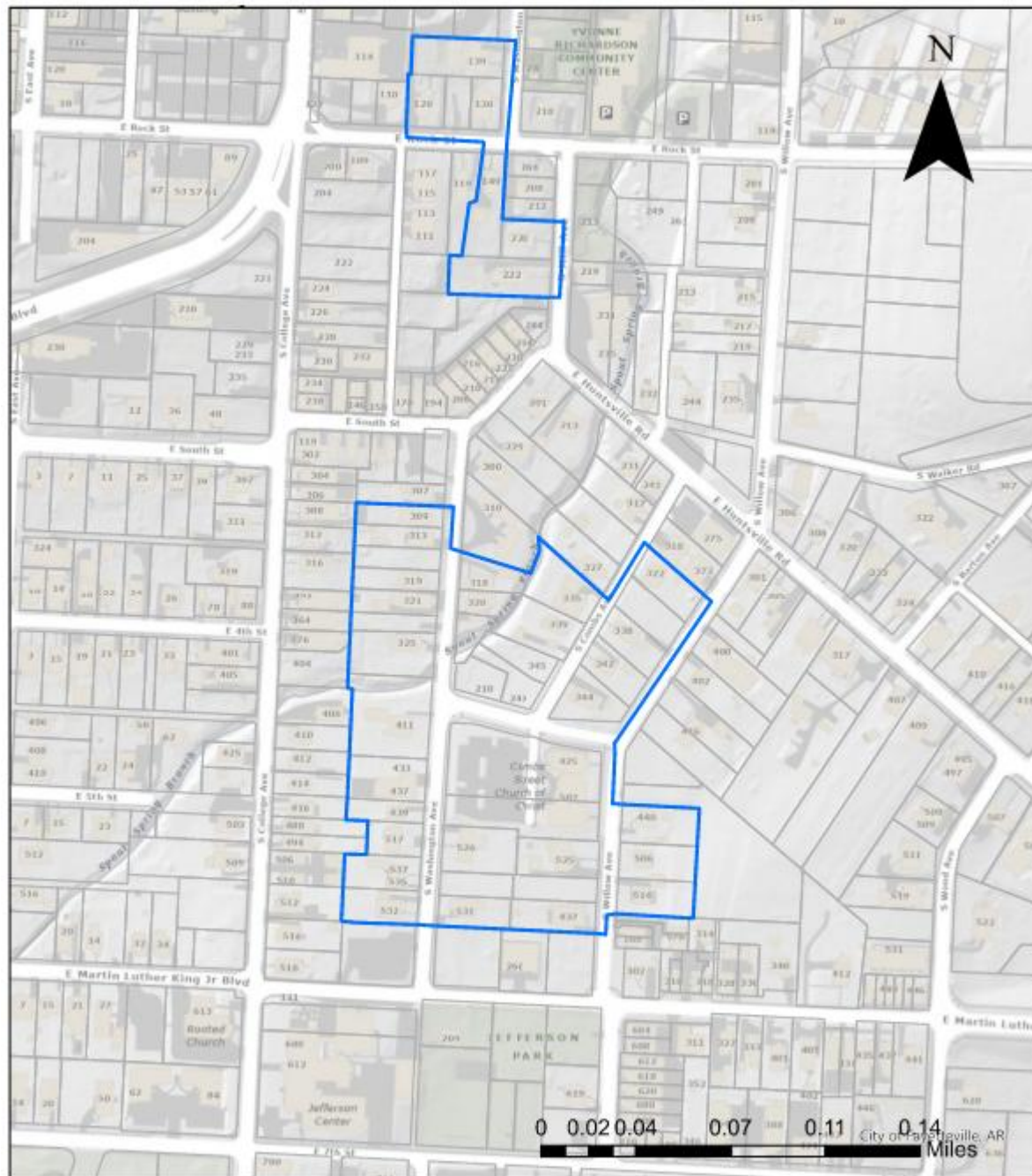


Figure 1. Proposed Local Historic District Boundary as submitted by petitioners shown in red.

Recommended Boundary:

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



Discussion:

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.
3. Nine parcels associated with the Jefferson School (Potter's House) and one privately owned parcel are not recommended for inclusion by City Council. This boundary amendment recommendation is the result of City Council hearing a request from Jefferson School representatives for exclusion from the district due to ongoing redevelopment efforts on the site.

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

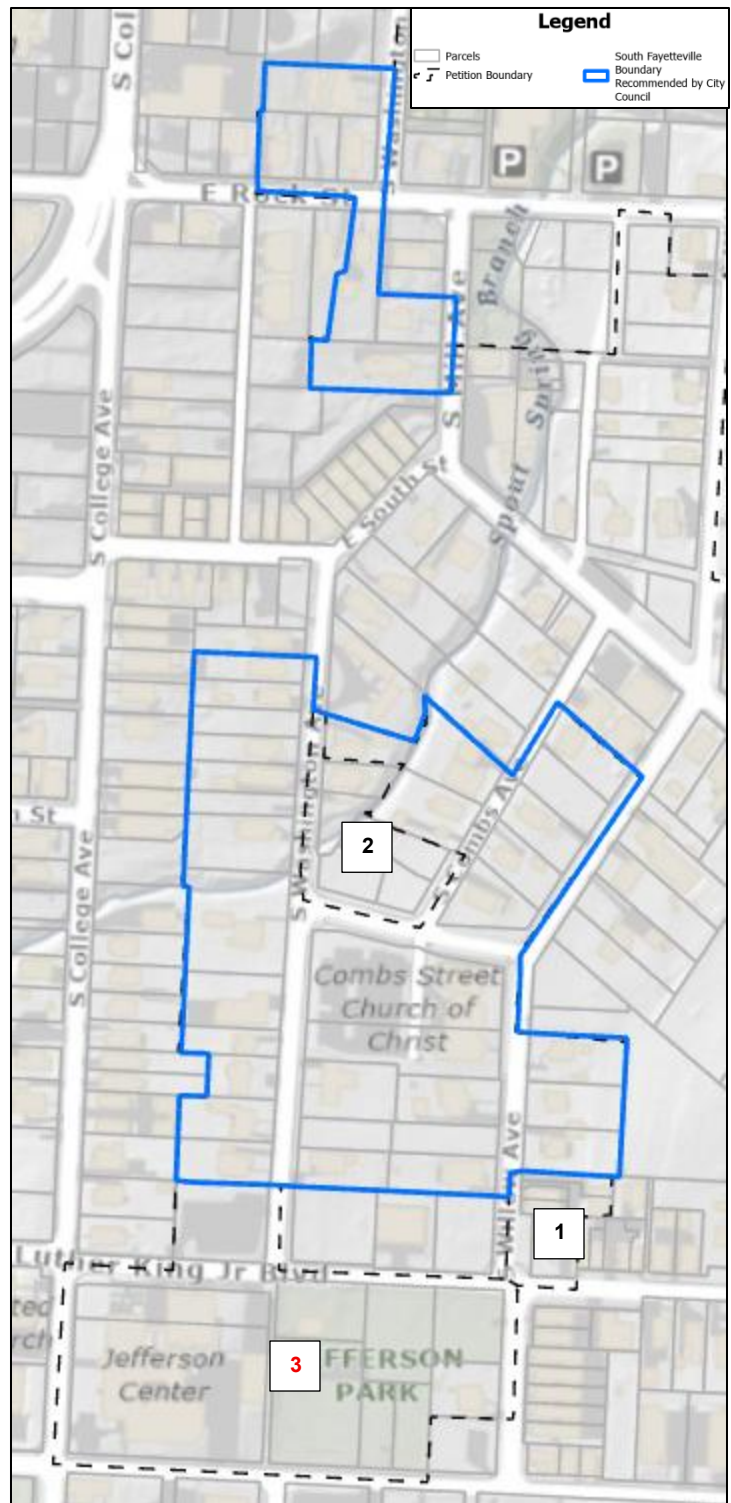


Figure 2. South Fayetteville Historic District Petition Boundary & City Council Recommended Boundary

² Fayetteville Heritage & Historic Preservation Plan, 29.

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 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.

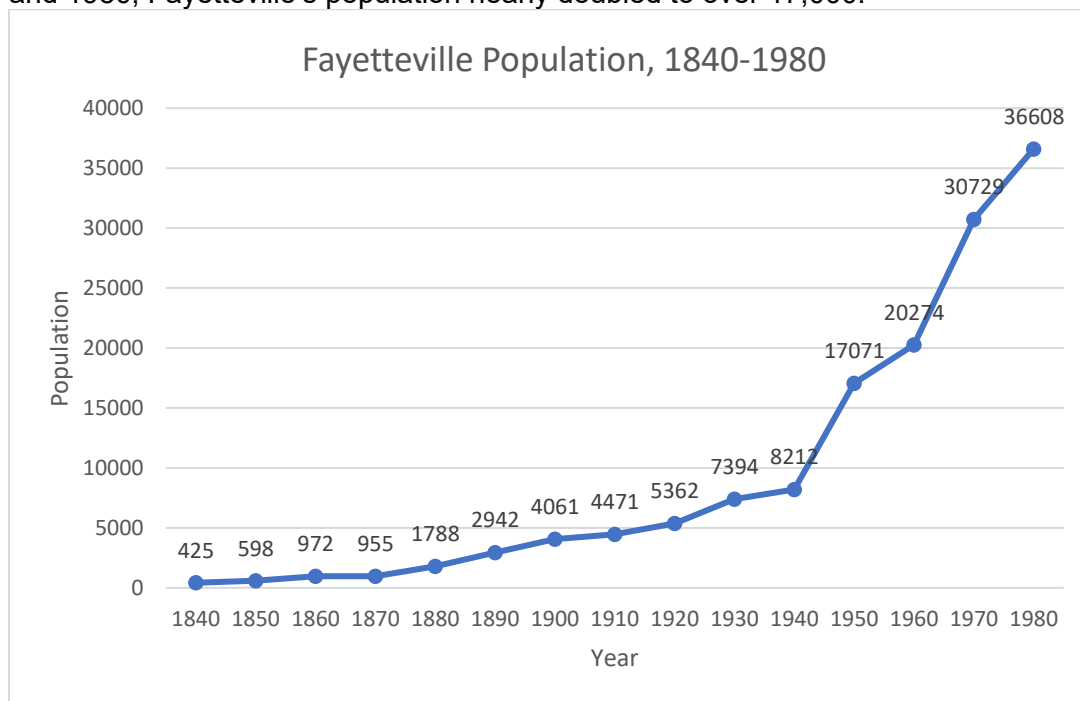
³ 1904 city directory, 41. Sanborn Fire Insurance Map, 1904, pp1. <https://fayettevillehistory.typepad.com/main/timeline/>, accessed December 27, 2024.

⁴ Washington County Arkansas, 1908 Fayetteville City Plat.

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

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, 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, linemen, 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.

At the July 9, 2026 Historic District Commission meeting three representatives from the Jefferson School spoke regarding their request for inclusion.

Additional public comment regarding the Jefferson School was provided at the August 4 City Council meeting by a property representative.

Recommendation:

Staff recommends forwarding the **amended South Fayetteville Local Historic District boundary map, ordinance, and report** to City Council with a recommendation of approval.

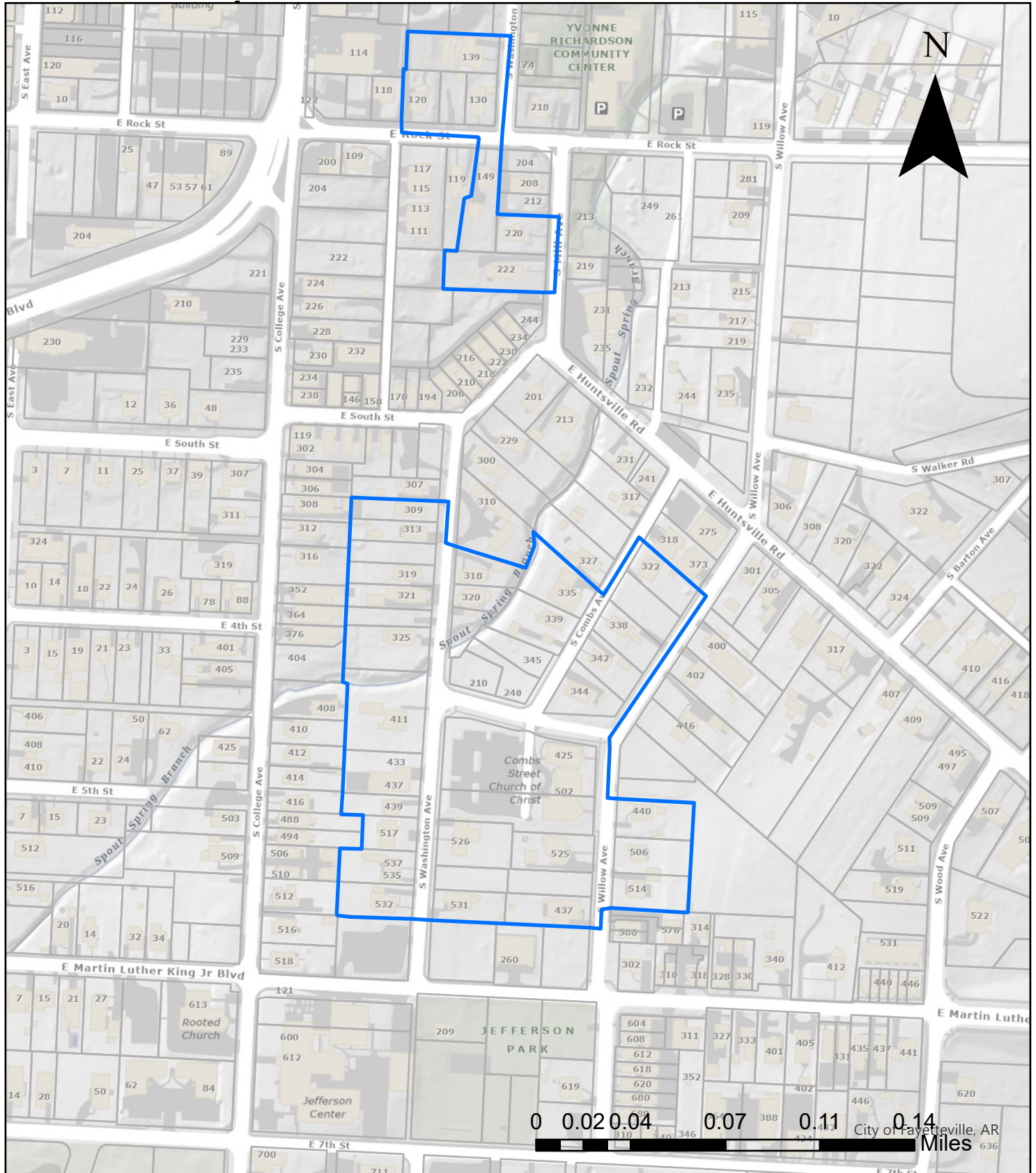
Recommended Motion:

*"I move to forward the South Fayetteville Local Historic District **boundary map, ordinance, and report as amended** to City Council with a recommendation of approval."*

Attachments:

- **Exhibit A: South Fayetteville Local Historic District Boundary - Amended**
- **Exhibit B: Ordinance to Establish District - Amended**
- Exhibit C: AHPP Letter Re: Proposed Withdrawal of Individual Properties from Locally Regulated Historic Districts
- Exhibit D: Inventory of Properties
- Exhibit E: Deed History (Limited)

South Fayetteville Historic District



Legend

- Parcels
- South Fayetteville Historic District Boundary



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2026-2393

AN ORDINANCE TO ESTABLISH THE SOUTH FAYETTEVILLE LOCAL HISTORIC DISTRICT IN § 33.231 HISTORIC DISTRICTS OF THE FAYETTEVILLE CITY CODE

WHEREAS, on December 31, 2025, residents submitted a petition to the City Clerk Treasurer's office to propose a local historic district called Spout Spring Historic District and the City Clerk Treasurer's office verified that 51% of property owners supported the establishment of the historic district; and

WHEREAS, staff presented an initial report to the Historic District Commission at its April 9, 2026, regular meeting and recommended splitting the proposed historic district into two separate districts; and

WHEREAS, the proposed South Fayetteville Local Historic District is highly significant for its association with the labor history of working-class Fayetteville; and

WHEREAS, the proposed district has been evaluated following the procedures outlined in the Arkansas Historic Districts Act including review and recommendations of approval by the Historic District Commission, Planning Commission, and State Historic Preservation Office.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby establishes the South Fayetteville Local Historic District by enacting § 33.231 (B)(4) as follows:

“(4) The South Fayetteville Local Historic District shall consist of that area of the City as shown and legally described on Exhibit D attached hereto consisting of 43 parcels of land.”



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

Properties Within the Recommended Boundary:

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

Address	Photo
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	
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	
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

**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

**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



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



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



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

**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

**139 S. Washington**

Date of Construction: c.1905
Style/Form: Bungalow
Association(s):
Contributing to Local Historic District: Y
Preservation Priority: Low

**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



313 S. Washington

Date of Construction: 2019
Contributing to Local Historic District: N
Preservation Priority: N/A

**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

**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



321 S. Washington

Date of Construction: c. 2021

Contributing to Local Historic District: N

Preservation Priority: N/A

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.

**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

**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



437 S. Washington

Date of Construction: 2016

Association(s):

Contributing to Local Historic
District: N

Preservation Priority: N/A

**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

**526 S. Washington**

Date of Construction: 2000

Style/Form:

Contributing to Local Historic
District: N

Preservation Priority: N/A

**517 S. Washington**

Date of Construction: 2002

Style/Form:

Association(s):

Contributing to Local Historic
District: N

Preservation Priority: N/A



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

**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

**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

**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



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

**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

**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

**525 S. Willow**

Date of Construction: 1997
Contributing to Local Historic District: N
Preservation Priority: N/A



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

**Properties Not Recommended for Inclusion in the Local Historic District:****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



*City Council recommended this property be removed from the district boundary.

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



*City Council recommended this property be removed from the district boundary.

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



576 S. Willow

Date of Construction: 2026

Contributing to Local Historic District: N

Preservation Priority: N/A

Notes: Rear building in photo.



588 S. Willow

Date of Construction: 2026

Contributing to Local Historic District: N

Preservation Priority: N/A

Notes: Front building in photo.



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	
<i>Note: 1908 Plat Map no owner listed, but house footprint present</i>			
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

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:			
- 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>			
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

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 E

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) (...)
- 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.			

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 E

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 (...)
Note: no structures 1908, 1919; structure on 1930 sanborn map • 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 (...)
Note: no structures 1908, 1919; structure on 1930 sanborn map Home of local artist Jason Jones			

- 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			
• 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			
• James E. & Jackie Brooks listed at this address in 1947 directory. Driver for Checkered Cab Co. James C. listed as driver for Checkered 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

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 - 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 (...)
Note: I.G. Comb on 1908 plat map (no building); not on 1926 aerial; on 1941 aerial - 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)			

- 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 (...)
- 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)	
- 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)			