



Design Standards for Fayetteville's Historic Districts and Local Landmarks

May 22, 2023

October 5, 2020:	Grant contract is signed
December 3, 2020:	RFP goes out
April 27, 2021:	City enters contract with consultant
May 25/26, 2021:	Stakeholders meeting
August 31, 2021:	Advisory Committee Meeting
September 8, 2021:	Advisory Committee Meeting
August 27 2021:	Consultant delivered final draft
April 16, 2022:	HRC recommended approval of Design Standards
October 13, 2022	Community Meeting

Updated applicability and procedures :

- References to the enabling legislation under 160D
- Appeals process updated to conform with Unified Development Ordinance
(Zoning Commission reviews initial appeals of HRC decisions)
- New design review criteria qualifying minor and major work as well as non-reviewable work.
- New appendices including
 - Historic Districts and Local Landmark listing
 - Fire District Design Standards and Overlay
 - Design Guidelines for Murals
- New Introductory statement addressing intent
- New sub-section addressing applicability of the Design Standards
- New diagrams for clarifying and identifying visual context (views from public street)

Guidelines vs. Standards: Reorganization of Design Review

DGs provide overall direction for recommended action, the DSs *specifically* regulate three possible actions on the part of the applicant: **Preserve, Repair, Replace**

Example: Certificate of Appropriateness (COA) request:

New awning for building located in the Downtown Historic District with an existing awning

Design Guidelines:

Exterior Changes:

- Windows and Doors
Guideline # 8
- Storefronts
Guidelines # 1, 3, 4, 5, and 14
- Utilities
Guidelines # 1, and 2

Design Standards:

Material Deterioration and Replacement:

- ↳ Canopies and Awnings
 - Preservation
 - Repair
 - Replacement
- ↳ Design and Fabrication
Location and Installation

The Historic Resources Commission and Professional Planning Staff recommend that the City Council APPROVE the draft ordinance for the Design Standards for Fayetteville's Historic Districts and Local Landmarks

- Adopt draft ordinance for Design Standards
- Remand draft ordinance back to staff for further consideration

Recommended Action:

- Adopt draft ordinance for Design Standards



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