



**MEETING OF SEPTEMBER 5, 2023**

**TO:** Mayor Jordan and City Council

**THRU:** Susan Norton, Chief of Staff  
Jonathan Curth, Development Services Director

**FROM:** Britin Bostick, Long Range Planning/Special Projects Manager

**DATE:**

**SUBJECT:** **Approval of a professional services agreement with Stantec Consulting Services, Inc. in the amount of \$24,671.00, pursuant to RFP 23-07, for a Historic Context Statement for the University Heights and Haskell Heights neighborhoods.**

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**RECOMMENDATION:**

Staff recommends approval of a professional services agreement with Stantec Consulting Services, Inc. in the amount of \$24,671.00, pursuant to RFP 23-07 for a Historic Context Statement for the University Heights and Haskell Heights neighborhoods.

**BACKGROUND:**

City Plan 2040 identified a benchmark for short term (2019-2025) action that is directly related to the work proposed for this project:

- Work to preserve the historic character and integrity of neighborhoods with multiple approaches including but not limited to: create one or more Local Regulated District(s) in neighborhoods listed on the National Register of Historic Places; and utilize other preservation tools such as overlay districts with the main goal of preserving historic character.

Additionally, the Plan's Objective 3.1.7 *Encourage protection of community character in established neighborhoods* states: "Many of Fayetteville's most vibrant and diverse neighborhoods do not meet the requirements for inclusion on the National Historic Register but are worthy of preservation efforts because they are stable and foster a sense of community among their residents. Many of Fayetteville's neighborhoods built in the 1940's, 50's and 60's in the City's core and in proximity to downtown and the University of Arkansas have seen significant development pressure in recent years." The University Heights and Haskell Heights neighborhoods, located directly west of the main University of Arkansas campus in Fayetteville, are two such neighborhoods.

A historic context statement does not add properties to the National Register of Historic Places, nor does it enact any zoning regulations or property protections. It is an organizing structure for grouping information about historic properties that share a common theme, place, and time. A historic context focuses on describing those historical development patterns within which the significance of a resource can be understood. Once the document is written it provides the framework for evaluating a property for historic significance and integrity –

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Mailing address:

113 W. Mountain Street  
Fayetteville, AR 72701

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the “homework”, if you will, prior to nominating a collection or grouping of properties to the National Register of Historic Places, or to being able to consider properties for a local historic district. The historic context statement is anticipated to be the first phase in a two-phase project. The second phase, proposed to be conducted under a separately funded and defined project, would be the submission of a Multiple Property Documentation Form with at least one property nomination to the National Register of Historic Places.

Additionally, this project would potentially implement the newly adopted Heritage & Historic Preservation Plan by furthering work to complete three action items:

- **3.6 Historic District Outreach:** Conduct outreach with property owners in NRHP historic districts to instill community pride, educate them about the difference between NRHP and local historic districts, and encourage the creation of local historic districts.
- **3.8 Multiple Property Designation:** Create noncontiguous local historic districts based on a multiple property designation approach. Explore themes like modern architecture, Black history, and other topics.
- **5.5 Historic Contexts: Diverse Histories:** Ensure that Fayetteville’s diverse histories, particularly Black, Latino, Jewish, women, and LGBT+ histories, are documented in historic context development.

#### **DISCUSSION:**

Stantec Consulting Services Inc., formerly Cox|McLain Environmental Consulting based in Austin, Texas, was selected for the project. The project team represents both breadth and depth in multiple aspects of historic preservation work, including work supported by Arkansas Historic Preservation Program grants, historic preservation planning, cultural resource identification, historic property survey and evaluation, and GIS-based analysis.

The historic context statement work is expected to kick off in September 2023 and conclude before July 2023 to meet the Certified Local Government grant timeline required by the Arkansas Historic Preservation Program. Long Range Planning staff anticipate working with both historic commissions and residents in the subject neighborhoods throughout the project.

#### **BUDGET/STAFF IMPACT:**

This project is funded by a \$20,000 Certified Local Government grant from the Arkansas Historic Preservation Program and a \$5,000 budget allocation approved in 2023.

**ATTACHMENTS:** 23-CLG-02 SRF, RFP 23-07, Contract with Appendices, University Heights-Haskell Heights Project Boundary

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