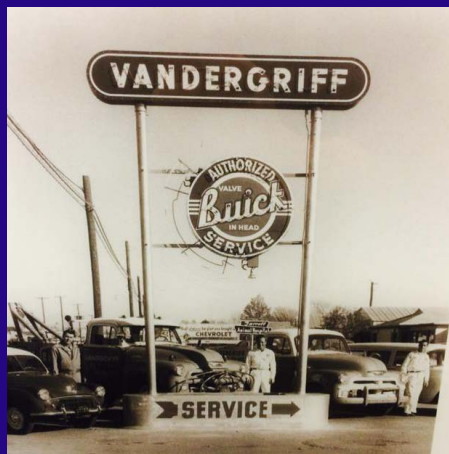


LANDMARK PRESERVATION COMMISSION



2014 ANNUAL REPORT TO CITY COUNCIL
JUNE 2015

On the front cover (clockwise from top left): Marrow Bone Spring | Sign from Candlelite Inn, 1202 E. Division Street | Toll booth from the Turnpike, now Interstate 30 (ca. 1956) | Interurban Wait Station, reconstructed on the Fielder House property, 1616 W. Abram Street | Entrance to Seven Seas theme park (ca. 1972) | Vandergriff Buick sign (date unknown) | Cornerstone from Arlington High School ca. 1922, located at W. Abram Street and N. Cooper Street (now UT Arlington property) | Arlington Downs grandstand (date unknown).

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“There may have been a time when preservation was about saving an old building here or there, but those days are gone. Preservation is in the business of saving communities and the values they embody”

- Richard Moe, National Trust for Historic Preservation

A MESSAGE FROM THE CHAIR

The Landmark Preservation Commission is pleased to present our 2014 annual report to the Mayor and City Council. Our nine dedicated Commissioners worked diligently to preserve our city's historic landmarks and educate our citizens about the significance of these sites.

This report will highlight the Commission's efforts to mark history using our "Landmark Arlington" marker program. We are continuing to expand our efforts, at the request of City Council, to aid in the education of citizens and visitors of the historic sites in the city. This past year our citizens have shown us quality examples of the value of preservation and adaptive reuse.

Arlington historic resources continue to decline in number every year. Our city will continue to grow and develop. Our goals to preserve and share our history with visitors and residents of our community may sustain our past identity and sense of place, as we move to the future. Hopefully, the Commissioner's efforts will continue to keep our city's historic soul alive for future generations.

It has been a privilege and honor to serve as Chairperson for LPC and thank you for giving our Commissioners the opportunity to serve Arlington by helping to oversee and preserve our historic resources and history.

LANDMARK PRESERVATION COMMISSION

Kristina Rumans, Chair

ACCOMPLISHMENTS

CERTIFIED LOCAL GOVERNMENT REPORTING

As a member of the Certified Local Government program, annual reports must be provided to the Texas Historical Commission and National Park Service. Reporting was completed to both organizations in January 2014.

COMMISSIONERS

During 2014, the following citizens served as members of the Landmark Preservation Commission.

Place 1	Roger Wehr (appointed 07/01/12)
Place 2	Jacob Sumpter (through 06/30/14) Glenn Day (appointed 07/01/14)
Place 3	Cynthia Toodle (appointed 07/01/13)
Place 4	Sue S. DeShong (appointed 08/02/11)
Place 5	Kristina Rumans, Chair (appointed 08/16/11)
Place 6	Ron Reber (through 06/30/14) Timothy Gette (appointed 07/01/14)
Place 7	Amy Cearnal (through 06/30/14) Cheryl Donaldson (appointed 07/01/14)
Place 8	Sherry Whitley (appointed 07/01/13)
Place 9	Valle Caldwell (appointed 07/01/13)

LOCAL MARKER SUBCOMMITTEE

Since 2009, a subcommittee of the Commission has devoted time to developing the local marker program and seeking funding to implement it. Members of this subcommittee assist property owners to submit marker applications, prepare site histories, take photographs, and sponsor the application when presented to the Commission.

In addition to the members of the Commission, the following people served on the Local Marker Subcommittee during 2014.

- Martha May Martin
- Dorothy Rencurrel
- Suzanne Sweek

CITY STAFF LIAISONS

Clayton Husband, Principal Planner, provided staff support as the Historic Preservation Officer.

Prudence Cardenas, Administrative Services Coordinator, provided support as the secretary to the Commission.

MEDIA COVERAGE

The following were from the 2014 edition of the *Fort Worth Star-Telegram*.

- “Arlington Steak House, Top O’ Hill Terrace to get city landmark recognition” (6/16) - designation of two iconic structures as Arlington landmarks
- “Preservation group issues warning about historic sites and a city department” (5/9) - Historic Fort Worth calls for attention on historic sites threatened because of decay, lack of interest, and inadequate funds for upkeep
- “Eats Beat: Candlelite fires up for Easter” (4/15) - review of Candlelite Inn restaurant, an iconic building on East Division Street
- “Arlington honors Martin Luther King Jr. with 16 sign toppers along Center Street” (1/15) - street sign toppers on Center Street in the Old Town historic district
- “At 100, Fielder House is as handsome as ever” (12/15) - story about the updates to the building and its centennial celebration
- “New owners bring bed-and-breakfast to urban setting” (7/5) - new local inn at the Thornton House
- “City by City: Arlington, Mansfield, Northeast Tarrant” (3/24) - notes the Fielder House turning 100 years old and open house

The Arlington Today magazine also published an article in the March 2014 edition, “Old Town District: History (still) in the making”, which explores the architectural charm of the central Arlington district.



2015 WORK PLAN

The Work Plan outlined below provides a description of the major items the Landmark Preservation Commission proposes to address in 2015. Some of the items come from the Preservation Plan adopted in 2010; other items are continued from the previous year's program. They are intended to implement the City Council priority to "Champion Great Neighborhoods", as well as sustaining core services related to culture, recreation, and education.

Local Marker Program. Continue to market and implement the local marker program. Install subject marker for the the Arlington Downs watering trough. Nominate additional properties as Arlington landmarks.

Priority Historic Resources. Continue to monitor critical historic resources in Arlington. Conduct special outreach to owners of all properties rated as "high priority" in the Historic Resources Survey and encourage them to apply for designation as an Arlington landmark.

Outreach. Increase awareness of Arlington landmark preservation efforts with local, state, and national preservation organizations. Continue to update the Landmark Preservation Commission pages on the City website.

Incentives. Propose an incentive program for consideration by the City Council. Such a program could help lay the foundation for and sustain a program that promotes quality preservation in the community. Areas of study include tax incentives for historic properties.

LP Overlay. Evaluate the existing Landmark Preservation Overlay zoning district. Study opportunities for including additional properties, buildings, and historic sites, as well as coordinating with potential incentives. Recommend appropriate changes to the Planning and Zoning Commission.

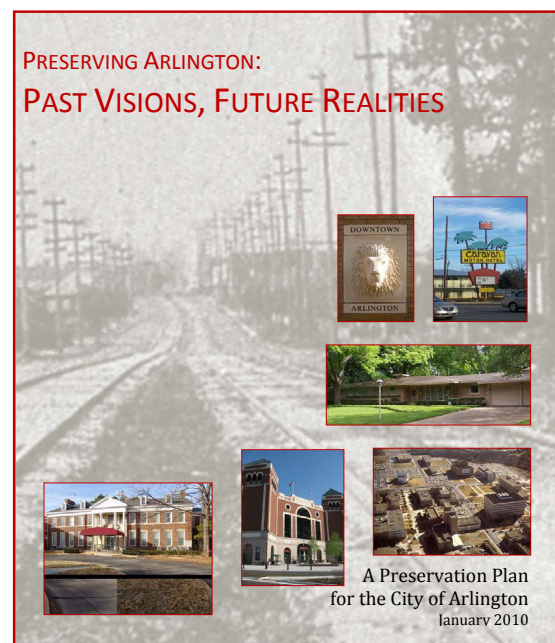
Tourism. Study the possibility of a walking tour of local landmarks and a smartphone application dedicated to Arlington's history. Create an interactive map of all local marker sites to add to the City website.

Training. Continue to seek opportunities for training related to preservation. Provide refresher course on ethics and open meetings.

Commission. As positions become available, actively recruit LPC members with general preservation experience and knowledge. Improve communications with the City in order to assist the LPC in effectively fulfilling its role.

Staff support. Keep Commissioners informed about community preservation events and initiatives. Follow through on recommended staff functions from the 2014 Annual Report, including:

- Assist with case reports for demolition permits that are referred to the Commission by the Community Development and Planning Department.
- Review applicable zoning cases for their potential effect on historic properties and forward their findings to the Commission.
- Prepare annual Certified Local Government and other grant applications on behalf of the Commission.
- Coordinate training opportunities for the Commission and staff, including training at Texas Historical Commission-approved events.
- Network and coordinate with the private sector, the community, and other City departments on preservation issues and efforts.
- Coordinate with the Arlington Convention & Visitors Bureau in promoting preservation and heritage tourism in Arlington.



PRIORITY HISTORIC RESOURCES

Bird's Fort

The Bird's Fort area on the Trinity River is the site of one of the earliest exploration by settlers, the Sloan-Journey Expedition, and is the earliest settlement in Tarrant County. Captain Jonathan Bird established Bird's Fort in 1841, about a mile east of North Collins Street. Its life was short and no evidence of the fort remains, but it was the site of the 1843 execution of "A Treaty of Peace and Friendship" between several Indian tribes and the Republic of Texas. The treaty was later ratified by Republic President Sam Houston.

The LPC continues to build its relationship with the owners of the property with the hope that they will either develop the property as a historic park or sell the property to an entity that will maintain its integrity as a historically significant site.

Currently, the owners have no intention of selling or donating the property, and it has been owned by their family for more than 110 years. They are very aware of its historical significance and want to maintain the site in its current condition as long as practical, given the development and activity surrounding their property.



Arlington Cemeteries

The Commission continues its development of an extensive inventory of local cemeteries, their locations, their historical significance, and a list of historical individuals who are buried there. Selected cemeteries are reviewed periodically so that Commissioners can enhance their knowledge of the history of Arlington. Many cemeteries have the potential to be designated as Texas Historic Cemeteries.

A Boy Scout project was completed in Arlington Cemetery during 2014. The project recorded over 2,500 graves at the cemetery on Mary Street. The information catalogued included the condition of the site, a description of the grave, and the wording on each tombstone. Photos of each site were also taken. The information will be shared with the Texas Historical Commission and Tarrant County Historical Commission, and will be used for an application to designate the site as a historic cemetery.

On June 19, several members of the Commission toured twelve cemeteries in Arlington. The tour was coordinated and led by Dorothy Rencurrel, former chairperson of the LPC and current Tarrant County Historical Commission member. The Arlington Convention & Visitors Bureau provided Arlington Trolley for transportation during the tour.

A map of 170 historic cemeteries in Tarrant County was added to the Commission's archives in 2014. The map was provided by the Tarrant County Historical Commission.





Eastern Star Home

After the demolition of the Eastern Star Home building in 2013, a number of items from the site were salvaged. These included cornerstone markers from the main building, a number of bricks and slate roof tiles, a portion of the iron entrance gate, and a time capsule.

While a formal opening of the capsule has yet to occur, the capsule was opened in 2014 to evaluate the condition of the contents.

Fielder House

The 100-year anniversary of the Fielder House construction occurred in 2014. The Arlington Historical Society held a celebratory open house on December 14.

Located at 1616 West Abram Street, the Fielder House was built in 1914 by prominent banker James Park Fielder, Sr. (d. 1948) and wife, Mattie (Barnes) (d. 1950). Fielder was an Arlington commissioner and served on the board of Grubbs Vocational College, now UT Arlington.

The house was erected using steel lathing and other techniques considered innovative at the time. The two-story brick Prairie style structure had a large basement to provide storage space for the fruits and vegetables grown on the 215-acre site surrounded by live oaks, orchards, and gardens.

Known as "The Home on the Hill," the Fielder residence was a popular gathering place and a landmark for citizens of Arlington. Today it is the home of the Fielder Museum, the Arlington Historical Society, and the Arlington Preservation Foundation.

The nearly 100-year old structure shows signs of deterioration. Approximately \$280,000 in Community Development Block Grant funding was allocated in 2012 to assist with improving the structural integrity and exterior of the structure, including repairs to water damaged areas, rotting wood, and cracking of the exterior veneer.

The building is a Recorded Texas Historic Landmark (1979).



ARLINGTON LANDMARKS - LOCAL MARKER PROGRAM

The local marker program, established in 2009, continues to grow. Since its creation, 13 sites and 2 historic districts have been designated as Arlington landmarks. Four sites were approved in 2014 (see below), all in the Old Town Historic District. The program recognizes buildings, sites, and areas that have historical, architectural, or cultural significance to Arlington. Funding for the program has come from Arlington Tomorrow Foundation grants.

COX-CARNAHAN HOUSE (415 N. ELM STREET) J.C. Cox, the first owner of the property, bought two lots in the Ditto Boone Addition in 1908. He paid \$2,000 to construct this house. In 1917, the house and property were purchased by G.C. Paterson and Anna L. Carnahan.

The property exhibits a rare form of early architectural style remaining in Arlington and shows Classical Revival influences. It is a 1.5-story modified L plan that includes a 6-bay porch that wraps around the west and south sides of the house. Dormers extend from the upper story on all sides.



THE PULLEY FAMILY BLOCK

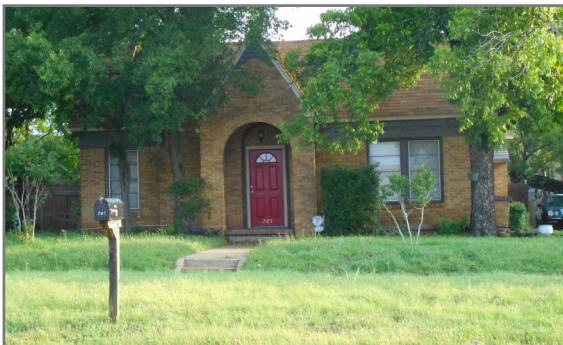
The Pulley's were a prominent early Arlington family. W.J. Pulley worked for McNatt-Ditto Mercantile, one of the first mercantile stores in the city, located on the corner of Mesquite and Main streets. The *Arlington Journal* newspaper reports that Pulleys Footwear opened on March 23, 1929, and that Nannie A. McNatt, wife of W.J., was the first telephone operator for the City of Arlington.

This property was originally owned by W.J. Pulley in 1914, but the house and land was later owned by Ralph Pulley.



Pulley-Jones House (201 E. North Street)

Built by W.J. and Nannie about 1921, this home exemplifies the asymmetrical Craftsman bungalow four square architectural style. It was the first brick home built in Arlington.



Ralph Pulley House (203 E. North Street)

This modest home reflects Tudor Revival architecture with storybook characteristics, giving it a folkloric feel. The high pitched rooflines and curved outside walls are common to the Tudor styling of this period. The exterior is finished with natural fieldstone, and there are very few stone houses from this period left in Arlington.

Carl Pulley House (207 E. North Street)

This modest home reflects Tudor Revival architecture, which includes a steep pitched roof and a front-gabled curved brick archway with ornamental wood detailing. The home is brick and has two distinct chimney pots typical of Tudor influence.

Photos, from top to bottom: Pulley-Jones House, Ralph Pulley House, and Carl Pulley House.

MARKER DEDICATION CEREMONIES

Three local landmarks were honored with dedication ceremonies held in 2014.

Thornton House

On April 17, the local marker was dedicated at the Thornton House at 719 W. Abram Street.

Ceremony participants included Mayor Pro Tem Kathryn Wilemon, Council Member Lana Wolff, County Commissioner Andy Nguyen, and members of the Landmark Preservation Commission. Zenaida (Sunny) Graham and Debbie South, innkeeper, made special remarks about restoring the historic home after its devastating fire in 2010. Dorothy Rencurrel spoke about the history of the Thornton family. Reverend Kay Lancaster of First United Methodist Church officiated the invocation and benediction. The ceremony concluded with a reception and tour of the inn.



The William Alexander Thornton family moved to Arlington 1906 and built their two story wood frame house on Abram Street. This hybrid form of domestic architecture includes classical details of a common regional vernacular farmhouse with a hipped roof and inset wrap around porch with wood columns.

There were no sidewalks or street paving. The interurban ran in front of their house along Abram Street. They used the track as a sidewalk. The family originally used water from a well and wood burning stove and fireplaces. Gas was one of the first conveniences and the Thornton family was the first to have gas lines installed in 1907.

Grace and Myrtle Thornton moved out in 1958. They left behind 50 years of memories. Their home had been the scene of many gatherings for practically every organization in Arlington during their half century of occupation.

The Property was acquired in 1967 by Delta Upsilon fraternity and used by this group until 2006. The current owner, Zenaida (Sunny) Graham, was in the process of restoring the home when it was damaged by fire in 2010. The home has been restored and brought back to its original beauty through her efforts.

Top O' Hill Terrace and Arlington Steak House

A dual ceremony was held on June 21 to dedicate markers for the Top O' Hill Terrace/Arlington Baptist College, 3001 W. Division Street, and Arlington Steak House, 1724 W. Division Street.

Ceremony participants included Mayor Pro Tem Kathryn Wilemon, and members of the Landmark Preservation Commission. Vickie Bryant spoke about the history of the Top O' Hill Terrace and its relationship with Arlington Baptist College. Lynn Brink made remarks about the Arlington Steak House. Reverend Nancy Bennett of Epworth United Methodist Church officiated the invocation and benediction. The ceremony concluded with an impromptu reception at Arlington Steak House.



STATE HISTORICAL MARKERS

Jesse Chisholm and the Chisholm Trail.

Steve Myers, a member of the Tarrant County Historical Commission, spoke to the LPC on March 14, 2013, about the possible move of a state historical marker to River Legacy Park.

The Chisholm Trail marker was located in Fort Worth near the intersection of FAA Boulevard and the SH360 frontage road. The old marker has suffered damage over the years, and its location is inconvenient and unsafe for viewing.

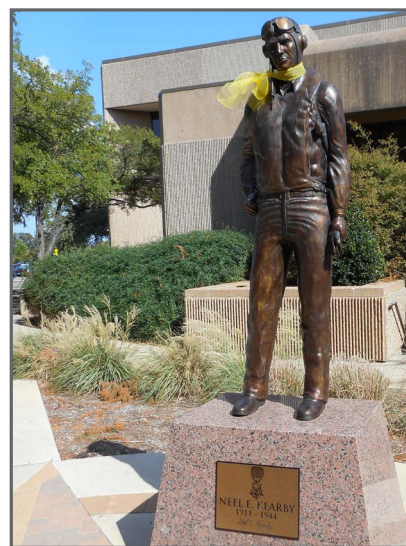
Staff from the Community Development and Planning and Parks and Recreation departments met to discuss the proposal, and agreed that a move to the park would be acceptable. There are two existing state markers in the park, and there is room for the Chisholm Trail marker in that area.

The Tarrant County Historical Commission approved the relocation on March 27, 2014. The marker has since been restored and relocated to its new home in River Legacy Park.



ANNOUNCEMENTS AND EVENTS DURING 2014

- Dell Wood, long-time secretary for the Commission, retired in January 2014.
- O.K. Carter spoke about his book, *Caddos, Cotton and Cowboys: Essays on Arlington*, at the UT Arlington central library in January 10.
- The Arlington Historical Society held a garage sale at the Fielder House Museum on July 19 to raise funds for the organization.
- The annual Front Street Festival was held on September 27 at Knapp Heritage Park, 201 W. Front Street.
- The Rose-Gibbins family was honored by First United Methodist Church on December 14, for their work on the history of the church.
- The Commission coordinated with the Arlington Public Library on the removal of the Colonel Neel Kearby statue and the Centennial fountain plaques from the library property. These artifacts were removed and stored in anticipation of the construction of a new central library.
- The Texas Historical Commission completed a historic resources survey of the Bankhead Highway, which roughly follows US 67 and US 80 from Texarkana to El Paso, passing through Arlington along Division Street.



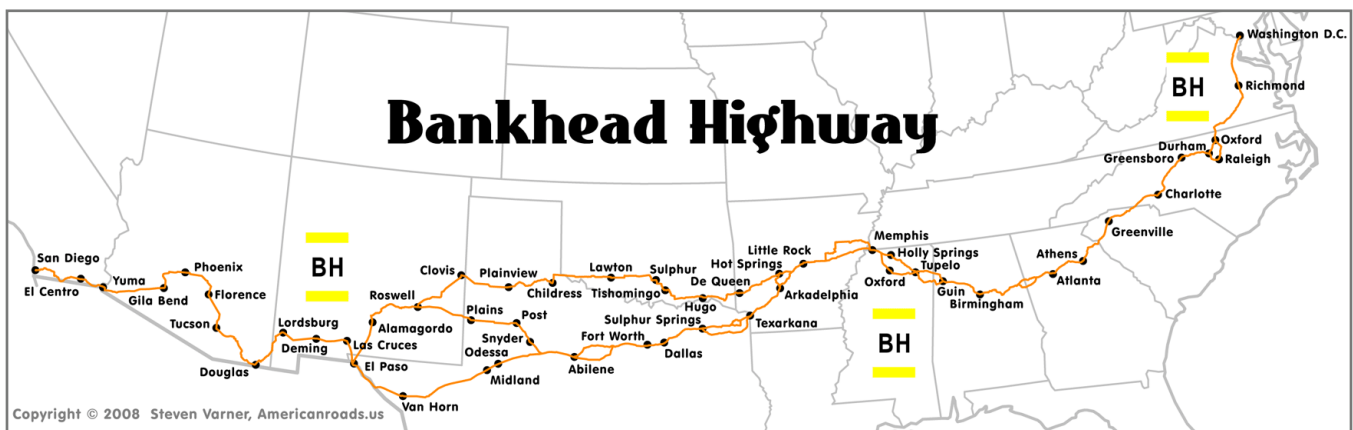
Left to right: The Col. Neel Kearby memorial at the Central Library; a plaque from the Centennial fountain, which faced W. Abram Street.

BANKHEAD HIGHWAY

Stretching from one coast to the other, the old Bankhead Highway carved a direct path through the South and across Texas, connecting Arlington for the first time to the rest of the country. Bankhead, which was among the nation's first transcontinental highways, began in Washington, D.C., wound through the Southern United States and ended in San Diego.

Across the state, Bankhead became known as Texas Highway 1, and it closely followed what would become US-80. Bankhead also went by the nickname Broadway of America and the Dallas-Fort Worth Pike. The highway crossed more than 850 miles of Texas, passing through Arlington, Texarkana, Dallas, Fort Worth, Abilene, Midland and El Paso, among many others.

The Commissioners participated in a Texas Historical Commission (THC) project to identify, document, and evaluate historic resources along the entire route through the state. The final survey and other information is compiled on the THC webpage for the Bankhead Highway.



CERTIFICATES OF DEMOLITION

The Arlington Zoning Ordinance requires LPC review of demolition permit applications for all structures at least 50 years of age, whose age is unknown, or those with historical designations. Commissioners rotate assignments in visiting and researching each property and preparing a report for the Commission. Community Development and Planning staff assist with the site visits and photography.

All of the properties listed in the table were reviewed by the Commission at a public hearing. Date of construction is listed according to Tarrant Appraisal District records. The 2007 Historic Resources Survey is used by City staff and the Commissioners to determine if the property is an historically-contributing structure to Arlington.

The applications for all of the 14 properties listed in the table were approved by the Commission. There were 19 permits reviewed in 2013, compared to eight permits in 2012.

In addition to these permits, the Commission also provided comments on the proposed demolition of a house located at 608 Orange Street. Construction of a new residence was proposed on this site, with grant funding from the U.S. Department of Housing and Urban Development HOME Investment Partnerships Program. The Commission provides input on projects using federal funds as required by Section 106 of the National Historic Preservation Act of 1966.

Address	Applic. Date	Contributing
521 NL Robinson	1/9/14	--
904 Magnolia St	1/19/14	--
1410 Robin Ln	2/13/14	--
2001 Sammons Davis Ct	2/13/14	--
116 E Rogers St	3/13/14	--
1324 E Abram St	3/13/14	--
1503 E Abram St	4/10/14	--
502 Kelly Terr	5/14/14	--
1013 Benge St	8/14/14	--
404 Mary St	9/11/14	Low
2106 E Mitchell St	9/11/14	--
809 N Center St	10/9/14	--
811 N Center St	10/9/14	--
802 N Mesquite St	10/9/14	--

DANGEROUS STRUCTURES

The Dangerous and Substandard Structures (DSS) team investigates dangerous buildings, the conditions of which endanger the life, health, property, or safety of the public. On occasion the Commission must review the cases being worked by the DSS team due to the potential demolition of the structure.

The properties listed here were reviewed and released to the City of Arlington for appropriate action. Commissioners assisted with applications by visiting sites and preparing notes for discussion at meetings. DSS team officers provided case information related to review of dangerous structures.

The Commission turned over all 10 properties listed in the table for appropriate action by the DSS team. There were 10 cases reviewed in 2014, compared to two cases in 2013.

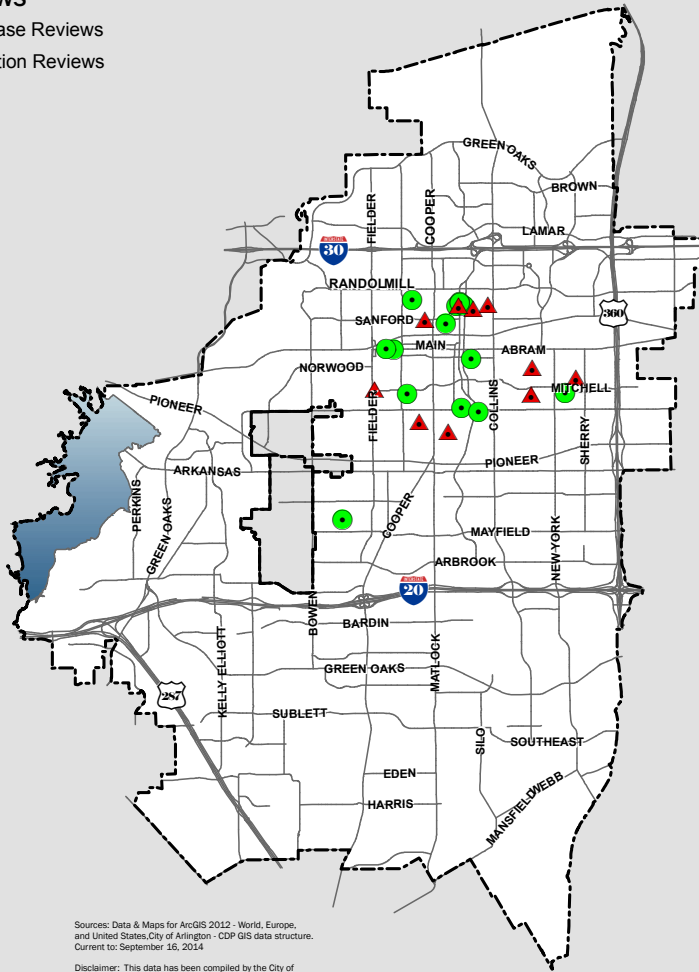
Address	LPC Date
2113 Greenway St	2/13/14
1419 Raines St	2/13/14
806 W Sanford St	6/12/14
508 Alice St	7/10/14
1618 White Way	7/10/14
504 Lynda Ln	7/10/14
105 W Rogers St	9/11/14
706 N East St	9/11/14
1714 SESCO St	9/11/14
801 Roosevelt St	9/11/14

DEMOLITION PERMIT AND DANGEROUS STRUCTURE CASES



2014 REVIEWS

- ▲ DSS Case Reviews
- Demolition Reviews



Sources: Data & Maps for ArcGIS 2012 - World, Europe, and United States; City of Arlington - CDP GIS data structure. Current to: September 16, 2014

Disclaimer: This data has been compiled by the City of Arlington using various official and unofficial sources. Although every effort was made to ensure the accuracy of this data, no such guarantee is given or implied.



521 NL Robinson



1503 East Abram Street



904 Magnolia Street



116 East Rogers



2001 Sammons Davis Court



404 Mary Street

VOLUNTEER OF THE YEAR



Former LPC chairperson Ron Reber was named Arlington's Volunteer of the Year on June 24, 2014. He served on the Commission from 2009-2014, and held the position of chairperson for five years.

Reber also volunteers with and is past president of Kiwanis Club of Arlington Southwest, where he has been a member since 1978.

GRANT FUNDING

HISTORIC PRESERVATION FUND

The City of Arlington's Historic Preservation Fund was established in 2001 with insurance settlement funds from the historic Cooper House, which was destroyed by fire in 1998. The purpose of the fund is to increase public awareness of the cultural and historic resources found in Arlington, and to strengthen the city's desirability as a heritage tourism destination. Annual grants to qualifying nonprofit organizations are distributed from the fund's accrued interest.

CERTIFIED LOCAL GOVERNMENT GRANTS

The Texas Historical Commission offers Certified Local Government (CLG) grants to provide funding to participating city and county governments to develop and sustain an effective local preservation program critical to preserving local historic resources. These grants can be used for local historic preservation projects, including surveys of historic properties and districts, preparation of nominations to the National Register of Historic Places, and other community-based preservation projects. Grants may be used for numerous projects such as preparing preservation plans, writing preservation ordinances, developing educational materials, and training seminars.

The Commission will continue to seek grant funding from the CLG program to advance preservation efforts in Arlington. The City of Arlington is one of only 68 Certified Local Governments in Texas and has been a member since February 24, 1992.

PHOTO CREDITS AND SOURCES

Cover Landmark Preservation Commission files

8 Landmark Preservation Commission files

9 Clayton Husband

10 Clayton Husband

11 Landmark Preservation Commission files

12 Landmark Preservation Commission files | Landmark Preservation Commission files

13 Americanroads.us | Texas Historical Commission | Clayton Husband

15 Landmark Preservation Commission files

16 Ron Reber



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