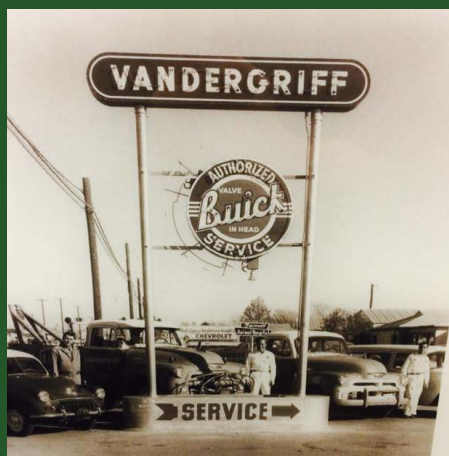


# LANDMARK PRESERVATION COMMISSION



2016 ANNUAL REPORT TO CITY COUNCIL  
**MARCH 2017**

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# A MESSAGE FROM THE CHAIR

The Landmark Preservation Commission is pleased to present our 2016 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.

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.

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.

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

Michelle Canton, Chair

*“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

**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 | Gated Entrance to Arlington Baptist College - once Top O’Hill Terrace | Vandergriff Buick sign (date unknown) | Sandstone chimney on the Jopling/Melear cabin located in Knapp Heritage Park, 201 W. Front Street | Arlington Downs grandstand (date unknown).



## 2016 COMMISSION ACTIVITIES

### 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 February 2016.

### COMMISSIONERS

During 2016, the following citizens served as members of the Landmark Preservation Commission.

Place 1	Roger Wehr, Chair (appointed 07/01/12) LeJuene Montgomery (appointed 07/01/16)
Place 2	Glenn Day (appointed 07/01/14) Lisa Allen (appointed 07/01/2016)
Place 3	Roxanne Thalman (appointed 07/01/15)
Place 4	Dorothy Rencurrel (appointed 07/01/15)
Place 5	Geraldine Mills (appointed 09/01/15)
Place 6	Timothy Gette (appointed 07/01/14) Barbara Reber (appointed 2/23/16)
Place 7	Cheryl Donaldson (appointed 07/01/14)
Place 8	Michelle Canton, Chair (appointed 07/01/15)
Place 9	Valle Caldwell (appointed 07/01/13) Valerie Galloway (appointed 11/29/16)

### 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 2016.

- Martha May Martin
- Kristina Rumans
- Suzanne Sweek

### CITY STAFF LIAISONS

Senior Planner Sarah Stubblefield, AICP continued to serve as staff support and Historic Preservation Officer in 2016.

Chelsea Nelson, Administrative Assistant replaced Cindy Harding as the secretary to the Commission.

### NEWS AND EVENTS

The following were published in 2016 edition of the *Fort Worth Star-Telegram*:

- “Eyes on Arlington: Open House Sunday celebrates completion of Fielder House Renovations” (*Fort Worth Star-Telegram*, 1/25)
- “Eyes on Arlington: Arlington Historical Society, River Legacy Foundation to host events benefitting nature and history” (*Fort Worth Star-Telegram*, 10/27)
- “Restoring History” (*Arlington Today*, 12/20)

The following articles were published online by the City of Arlington ([www.arlingtontx.gov/news](http://www.arlingtontx.gov/news)):

- “April 9 Events Commemorate Arlington Downs, Bankhead Highway, and Top O’Hill Terrace” (4/4)
- “Culture Buzz: Celebrating the 100th Anniversary of Bankhead Highway” (5/4)
- “Front Street Festival Returns with Classic Crafts, Music” (9/26)
- “Historic Webb Baptist Church Dedicated as Arlington Landmark” (10/21)

In April 2016, members of the LPC and historic community were invited to Lone Star Park to honor the legacy of W.T. Waggoner’s Arlington Downs Racetrack by naming a race after the famous horse racing venue.



2016-2017 Landmark Preservation Commission  
Back Row (L to R): Lisa Allen, Valerie Galloway, Cheryl Donaldson, Geraldine Mills, Barbara Reber  
Front Row (L to R): Dorothy Rencurrel, Michelle Canton, Chair  
Not pictured: Helena “Le Juene” Montgomery, Roxanne Thalman

## ARLINGTON LANDMARKS - LOCAL MARKER PROGRAM

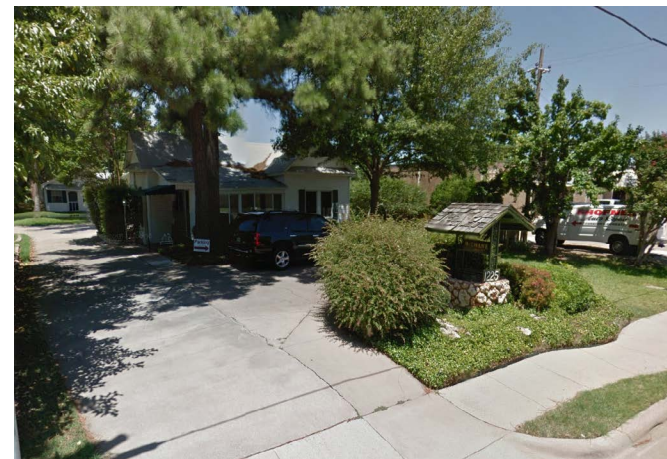
The local marker program recognizes buildings, sites, and areas that have historical, architectural, or cultural significance to Arlington. The program was established in 2009, and continues to grow. Landmarks are identified with metal medallions or descriptive plaques on the property. Funding for the program has come from Arlington Tomorrow Foundation grants, for fabrication and installation of the markers. There are currently 27 designated local landmarks, including two historic districts - Old Town and South Center Street. Four new markers were approved in 2016 - the McKinley-Woodward House, Webb Baptist Church, a Historic Home on California Lane, and the Historic Cemeteries on Arkansas Lane.



**MCKINLEY-WOODWARD HOUSE (400 E. FIRST STREET)** Built by Jesse McKinley between 1890-1893, the McKinleys and their five children lived in the home until 1928, when he gave the house to his youngest daughter and her husband Dr. and Mrs. Valin R. Woodward. Dr. Woodward operated a medical clinic from this home for many years.



**WEBB BAPTIST CHURCH (7000 ZUEFELDT ROAD)** Constructed in 1907, Webb Baptist Church was built for the citizens of Webb on a plot of land purchased from Daniel Zuefeldt for \$300.00. The church operated at the location until 1990, when the Webb Fraternal Organization purchased the property for their lodge.



**HISTORIC HOME AT 1225 CALIFORNIA LANE** Originally located in downtown Arlington, this home was relocated to California Lane around 1950 when Mr. A.E. Reed purchased the home from First Baptist Church. Due to the architectural style and the use of handmade nails, the structure is believed to date back to the late 1800’s. The Church had intended to use the home as a parsonage, but decided it was situated too close to the railroad tracks.



**HISTORIC CEMETERIES ON ARKANSAS LANE (509 E. ARKANSAS LANE)** Dating back to the 1850’s, this cemetery is actually three individual cemeteries representing three distinct eras of Arlington’s history: Mill Branch Cemetery, Middleton Tate Johnson Family Cemetery, and the African American Cemetery. This cemetery is also the resting place of Middleton Tate Johnson, the Father of Tarrant County.



LOCAL LANDMARK DEDICATION CEREMONIES

The Landmark Preservation Commission hosted two dedication ceremonies in 2016: Arlington Downs Racetrack Fountain and Webb Baptist Church.

ARLINGTON DOWNS RACETRACK FOUNTAIN:

Approximately 50 residents joined Mayor Jeff Williams and the Landmark Preservation Commission on Saturday, April 9 to honor the legacy of W.T. Waggoner’s Arlington Downs Racetrack, and to dedicate a local landmark. The fountain is located at 300 Six Flags Drive on the current site of Everest College, and is the last remaining intact artifact remaining from The Downs. The Arlington Historical Society was pleased to accept a donation presented by the Everest College administration. Dennis Blackmon, an outrider for Lone Star Park, and his horse Tug were also present to help Mayor Williams unveil the marker.



Above: Mayor Jeff Williams, Dennis Blackmon & Tug unveiling the subject marker.

Left: Webb Masonic Lodge #1454 and LPC Commissioners unveil the subject marker at Webb Baptist Church

WEBB BAPTIST CHURCH:

Approximately 40 people attended the dedication ceremony for the Webb Baptist Church local landmark subject marker on September 24, 2016. Webb Masonic Lodge #1454 along with Masons from across the region participated in a dedication ceremony to honor the history of the Webb Baptist Church and its impact in shaping Arlington’s history.



CERTIFICATE OF APPROPRIATENESS - 200 W. MAIN STREET

The Arlington Unified Development Code requires LPC review for all Certificates of Appropriateness. Certificates of Appropriateness are required for any exterior renovations of properties designated in the Landmark Preservation Overlay. The LPC is charged with ensuring that the changes to be made will maintain the historic integrity of the structure and are appropriate to its historic and architectural significance.

On June 9, 2016, the Landmark Preservation Commission considered a Certificate of Appropriateness for the Worthington National Bank at 200 W. Main Street in Downtown Arlington. The applicant, Worthington National Bank, requested a Certificate of Appropriateness to demolish a portion of the building to accommodate two drive-through banking bays. Originally the city’s Post Office, this structure was built in 1939 as a federal WPA project. This is the fourth known alteration to the structure since originally constructed, including signage, the addition of an accessible ramp, and a red tile roof replacing the original slate roof.

The LPC determined that the new addition would not detract from the historic significance of the structure, and granted the Certificate of Appropriateness to the applicant. Construction is anticipated for completion in Spring 2017.



CERTIFICATES OF DEMOLITION

The Arlington Unified Development Code 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. Community Development and Planning staff provide historic review and property history as well as exterior photos for the Commission’s review.

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.

All 10 applications received in 2016 were released by the Commission, and are listed in the table below. The number of applications was steady in 2016 - there were 10 permits reviewed in 2015, and 14 permits in 2014.

Address	Const. Date	Appl. Date	Contributing
401 Orange Street	1942	2/11/2016	LOW
1201 Thannisch Drive	1958	3/10/2016	--
509 S. Center Street	1935	4/27/2016	MEDIUM
2909 Turner Warnell Road	1960	5/12/2016	--
7415/7500 Webb Ferrell Road	1960	8/11/2016	--
107 Hosack Street	1963	9/8/2016	--
109 Hosack Street	1950	9/8/2016	--
1414 Carswell Terrace	1953	9/8/2016	--
1214 Dan Gould Drive	1957	12/8/2016	--
1125 Forrest Drive	1951	12/8/2016	--



401 Orange Street



509 S. Center Street

DANGEROUS/SUBSTANDARD STRUCTURES

Address	LPC Date
1106 Belvedere Street	1/14/2016
302 W. North Street	2/11/2016
2501 Medlin Drive	3/10/2016
505 Taylor Street	3/10/2016
304 Sunset Court	4/14/2016
812 Glynn Oaks Drive	4/14/2016
205 E Second Street	5/12/2016
1208 Park Street	5/12/2016
508 Indiana Street	6/9/2016
5500 J.R. Hawkins Road	6/9/2016
911 Darlene Lane	7/14/2016
2023 Mill Creek Drive	7/14/2016
305 Jefferson Street	8/11/2016
1405 Apache Street	9/8/2016
1305 Altman Drive	11/10/2016
2309 Catalo Lane	12/8/2016
2102 Menefee Street	12/8/2016

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 17 properties listed in the table to the left for appropriate action by the DSS team. This number was up slightly from previous years - there were 12 cases reviewed in 2015, and 10 cases in 2014.



505 Taylor Street



302 W North Street



## 2017 WORK PLAN

The Work Plan outlined below provides a description of the major items the Landmark Preservation Commission proposes to address in 2017. 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. Nominate additional properties as Arlington landmarks. Organize dedication ceremonies for approved landmarks.

**Priority Historic Resources.** Continue to monitor critical historic resources in Arlington. Continue to 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. Consider the installation of sign toppers to highlight historical areas of the City. 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. Promote existing state and federal tax credit program 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. Continue staff functions, 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.
- Network and coordinate with the private sector, the community, and other City departments on preservation issues and efforts.

### PRESERVING ARLINGTON: PAST VISIONS, FUTURE REALITIES

