



## MINUTES

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**Landmark Preservation Commission  
Regular Session**

**Special Virtual Public Meeting  
Via Zoom**

**Thursday, November 5, 2020  
5:30 p.m.**

**Commissioners Present**

Kristina Rumans, Chair  
Barbara Reber, Vice-Chair  
Rodrick Penson  
Shirley Patterson  
Jason Sullivan  
Suzanne Sweek  
Geoff Scheid

**Absent**

Lisa Allen  
O.K. Carter

**Staff**

Sarah Stubblefield  
Anthony Cisneros  
Cindy Harding  
Lyndsay Mitchell

- I. **Call to Order** – Chair Rumans called the meeting to order at 5:31 p.m. and roll was taken.
- II. **Pledge of Allegiance**
- III. **Announcements**  
None
- IV. **Approval of Minutes**  
Vice-Chair Reber moved to approve the October 8, 2020, minutes. Seconded by Commissioner Sweek, the minutes were approved unanimously.
- V. **Demolition Permit Applications**

1. **1312 W. Second Street**

Ms. Stubblefield gave a presentation regarding the home built in 1941 on a large lot of 0.9986-acres, adjacent to Maverick Stadium on the UTA Campus, and located in the Conservation District Overlay (CDO), established in 2008. The property is listed as a Medium Priority on the Historic Resources Survey and it was noted that the demolition of a detached garage was allowed in 2019. Chair Rumans and Commissioner Sullivan had performed a site visit but were not able to view the inside of the home. It was noted that the trees in the front yard were newer than the old oak trees common in the neighborhood. The home is currently vacant but was recently occupied as a rental property. Two newer homes had already been built on W. Second Street.

Patti Lockwood, 1206 W. Second Street, stated that she had seen the inside of the home in 2011 and that it was well kept and didn't think it should be demolished in the CDO.

Linda Yarbrough, 1300 W. Second Street, stated that she knew the original owners and said that the house in question was a charming old home and in good shape. She stated

that her own home was built in 1948 and that she had moved into the nice neighborhood in 1994. She wanted to encourage Mr. Dipert to consider selling the home as is and not go forward with a demolition, then possibly the next owner would choose to restore the original home.

Dan Dipert, 1511 W. Second Street, the current owner of the home at 1312 W. Second Street, stated that he was approached by the owner of the home in December of 2018, Steve Bennett, and Mr. Dipert was asked if he wanted to purchase the home as it was, in need of repairs, as an investment. Mr. Dipert purchased the home and said that it had cost him \$8,000.00 to demolish the detached garage, which had a bunker built underneath that was full of water and badly damaged. He had been renting the home through a rental service, but since discovering there were faulty gas lines to the home, he could no longer rent it without costly repairs. He does not wish to spend more money on the old home, he wants to sell the lot. He said that the home was no longer in good shape on the interior and that the lot was very valuable due to the size and location to downtown and UTA. He felt that a new home would be a credit to the neighborhood and would be built to current codes and standards.

Larry Lockwood, 1206 W. Second Street, said that the CDO was created to protect the historic nature of the existing neighborhood and that the intent was to restore the neighborhood, not demolish homes.

Chair Rumans suggested that the Commission might help Mr. Dipert find the right buyer for the home and property. She felt that they should look at the home as it is today with historic aspects, and not what might be there in the future. It was noted that once a demolition permit was granted, the property owner would have 180 days to complete the demo, allowing time to explore other options.

Commissioner Scheid suggested, and Vice-Chair Reber agreed, that the Commission's first option to release the historic stay on the demo permit, or the third option to extend the historic stay an additional 30 days with efforts to preserve the structure during that time, would be the two best choices and that restrictions would be on the next buyer, not Mr. Dipert.

Commissioner Scheid moved to approve the first option and release the historic stay on the property located at 1312 W. Second Street. Seconded by Commissioner Penson, the motion was approved by a vote of 5 ayes and 2 nays.

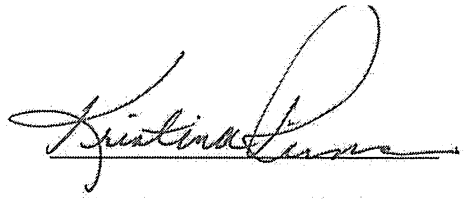
**VI. Public Forum**

None

**VII. Adjourn**

Chair Rumans adjourned the meeting at 6:36 p.m.

The next regularly scheduled meeting will be November 12, 2020, at 5:30 p.m.



Kristina Rumans, Chair

ATTEST:

Secretary to the Commission  
APPROVED this 12th day of November 2020

