



MINUTES

LANDMARK PRESERVATION
COMMISSION

Council Briefing Room, 3rd Floor
101 W. Abram Street, Arlington

June 8, 2023
6:00 p.m.

Commissioners Present

Kristina Rumans, Chair
O.K. Carter
Cheryl Donaldson
Zane Gober
Julie Hunt
Geraldine Mills
Rodrick Penson
Jason Sullivan

Absent

Hunter Brown

Staff

Sarah Stubblefield
Cynthia Cruz
Patricia Sinel

- I. **Call to order** – Chair Rumans called the meeting to order at 6:00 p.m.
- II. **Pledge of Allegiance**
- III. **Announcements**

There were no announcements.

- IV. **Approval of Minutes** – May 11, 2023

There were no corrections, additions, or deletions to the minutes. Commissioner Hunt moved to approve the minutes. Seconded by Commissioner Carter, the motion was unanimously approved.

- V. **Demolition Permits**

- 1. **2025 Glen Haven Street**

- a. **Presentation**

Ms. Stubblefield provided the Commission with the following information. The house is in East Arlington and was built in 1953, on .182 acres. The house is in residential, single-family zoning, with residential use and adjacent uses. The current owners are listed as Hecord and Maria Parada, with three previous owners. The structure is not listed in the Historic Resources Survey or has any other known historic designations. The property experienced a garage fire and was about 30% damaged. The property is in the DSS program but had not been reviewed by the Commission as a DSS case prior to the owner submitting a demolition permit application. Ms. Stubblefield provided the LPC options to 1) release the historic stay on the demolition permit application; 2) release the historic stay on the

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demolition permit application with non-binding stipulations; or 3) extend the historic stay up to an additional 45 days (not to exceed 90 days).

b. Public Hearing

The public hearing was opened by Chair Rumans. Two owner representatives were present to answer Commission questions. There were no questions relating to the structure.

Chair Rumans closed the public hearing and asked for a determination on 2025 Glen Haven Street.

c. Determination

Commissioner Carter moved to release the historic stay on the demolition permit application and return to the city. Commissioner Penson seconded the motion, which was approved unanimously by the Commission.

VI. Work Plan Items

1. 207 N. Oak Street Update

Ms. Stubblefield provided an update on the structure, which is in an extended historic stay, granted by City Council through July 30, 2023. The current interest by the Downtown Arlington Management Corporation to develop a plan to relocate and rehabilitate the structure, along with the Clark House, at 217 W. Front Street, is still in the works. A budget and tentative site plan are developed, but there is nothing definitive yet.

Ms. Stubblefield explained the city contract with the developer group required all 5 properties be removed within a year after closing on the property, May 17, 2022. The developer, as of May 17, 2023, has not purchased the 5th property yet, so they are in default and thus, are currently reworking the agreement with the city. Several moving pieces must be reworked. Five break-ins at the property have also created further liability for the owner.

Commissioner Donaldson added that the presentation to City Council requesting the 60-day historic stay had gone well.

2. Local Marker Homeowner Outreach Update (Hunter Brown)

There were no updates.

3. McKinley-Woodward Application (Julie Hunt)

Commissioner Hunt informed the Commission she is working with the current owner, Ellen McDonald, toward next year's deadline for the Texas Historical Commission subject marker.

Chair Rumans said the Tarrant County Historical Commission (TCHC) has a new officer, and some changes have been made to the TCHC volunteer staff because of

changing priorities for the new Judge and Commissioners Court. Ms. Stubblefield added that the application review process may look different by the time we get to the process next year. Commissioner Hunt asked for a deadline for the McKinley-Woodward House application for next year. Ms. Stubblefield said to submit the application to the TCHC by May 1, so they can submit to the state by the May 15 deadline.

4. Home Tour Development Discussion

Commissioner Hunt said the idea of a home tour was prompted by Ms. McDonald when she came to last month's commission meeting. Commissioner Hunt said she would look at the geography of the homes to see if there is a logical walking tour or focus, such as the history of Arlington. She has some ideas but would entertain ideas from other commissioners. Chair Rumans said the tour could focus on local, landmark markers. Commissioner Gober offered to assist.

5. Educational Video Series Update (O.K. Carter)

Commissioner Carter reported that he will publish 1 to 2 educational videos this month.

6. Other Local Marker Program Items

Commissioner Hunt inquired if there was a response from the ^{Vandergriff} Vanderbilt House. Ms. Stubblefield said there was no response since the letter had been sent last week, but she will notify the commission upon receipt of a response.

7. Historic Preservation Tax Incentive Discussion

Commissioner Gober requested this item to be included in the agenda. Ms. Stubblefield asked the commission what type of information they would be interested in discussing, such as tax credit opportunities at the federal and state levels. The county may also have a program, so they would need to consider how to layer in a potential local program, i.e., local tax incentives.

Commissioner Gober asked if there are any other tax advantages that may bring more program value and create more advantages, to get more people excited and involved. Chair Rumans said tax incentives would help conservation overlays.

Ms. Stubblefield said the program she is developing focuses on residential properties but asked the commission if they prefer commercial properties. Commissioner Hunt cited an example of property with layers of tax incentives, and asked if the commission should be working with Economic Development, to help them understand grant opportunities and abatement, to save commercial properties if there's historical significance. Commissioner Penson asked if other commissions are interacting with internal city departments, and Commissioner Gober responded, yes; and, added that if they knew what opportunities were available, that could guide internal outreach. Ms. Stubblefield said the discussion would help guide her program recommendations.

VII. Historic Preservation Officer Report

Ms. Stubblefield introduced Patricia Sinel, manager in the Planning and Development Services Department, and shared that historical preservation in most cities resides in the Planning Department. That was originally the case in Arlington, but the function followed her to Strategic Initiatives.

Commissioner Hunt asked about the annual plan, goal setting, and whether the process aligns with the city's fiscal or calendar year. Ms. Stubblefield said the calendar year and will bring the commission an update based on the different work plan items. She mentioned Ms. Cruz will attend the Texas Historical Commission training in San Marcos the following week.

VIII. Citizen Participation

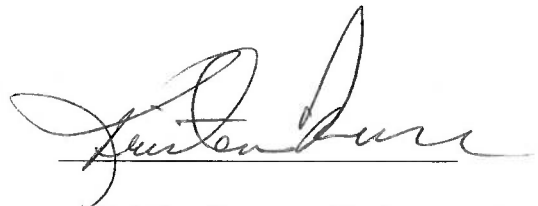
No citizens registered.

IX. Future Agenda Items – June 8, 2023

- Work Plan
- Atlantic Student Housing (500 S. Center Street). Discussion commenced and Ms. Sinel advised a public hearing will be held June 13 and provided speaker guidelines. The property is in the National Register Historic District, and it is appropriate for the commission to provide comment.

X. Adjourn

A motion to adjourn was provided by Commissioner Gober and seconded by Commissioner Donaldson. Upon unanimous approval, Chair Rumans adjourned the meeting at 6:29 p.m.



Kristina Rumans, Chair

ATTEST:

Secretary to the Commission
APPROVED this 8th day of June 2023

13 July

