



MINUTES

LANDMARK PRESERVATION
COMMISSION

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

August 10, 2023
6:00 p.m.

Commissioners Present

Kristina Rumans, Chair
O.K. Carter
Zane Gober
Geraldine Mills
Jason Sullivan
Jennifer Hurley

Absent

Cheryl Donaldson
Julie Hunt
Rodrick Penson

Staff

Sarah Stubblefield
Cynthia Cruz
Jacob Browning
David Engel

I. **Call to Order** – Chair Rumans called the meeting to order at 6:00 p.m.

II. **Pledge of Allegiance**

III. **Announcements**

Commissioner Mills announced a repeat performance by Commissioner O.K. Carter on Sunday, August 20, featuring his book, *Caddos, Cotton and Cowboys: Essays on Arlington, Texas*, at the Historic Fielder Museum, 2:30 p.m.

A new exhibit on Sister Cities is also opening the weekend of August 12.

IV. **Approval of Minutes** – July 13, 2023

Ms. Stubblefield noted staff corrected the meeting minutes and the revised version was presented to Commissioners for review.

Commissioner Mills provided a motion to approve the minutes. Commissioner Zane seconded the motion, which was unanimously approved.

V. **Demolition Permits**

1. **6920 Rutland Drive**

a. **Presentation**

Ms. Stubblefield presented the following information: The structure is in the Webb Community area and was built in 1925 on .17 acres. The current zoning is Planned Development – Residential Single Family 5 (PD-RS-5), recently

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approved by City Council in April 2022. Current use is Single Family Development with similar adjacent uses.

The current owner is Yogesh Patil. There have been a variety of owners over time going back to T.H. Duval in 1919, according to the deed records. The structure is listed as a high priority in the Historic Resources Survey, but it does not have other historical designations at the state or federal levels; and it is not designated as a local landmark. The structure is craftsman style architecture, but it does not have any historic significance.

Zoning maps and aerial photographs were reviewed, as well as photos of the exterior structure showing a white picket fence and trees, and the surrounding area.

The case was assigned to Commissioner Gober, who added the house is in an interesting area and stayed in one family for a long time. It is near the Webb Baptist Church, which is designated as a Local Marker by the City.

Commissioner Mills said although they don't know what the interior of the house looks like, she would like to see it saved. She inquired about the use, and Ms. Stubblefield said it is Residential Single-Family 5 (RS-)5, which is a 5,000 square foot standard lot.

The house was built by Daniel Zuefeldt. Commissioner Gober said that according to census records, Mr. Zuefeldt was a dairy farmer, and he built the first general merchandise store in Webb, which would have historical significance. The house has deteriorated, but the roof looked new, and it is in an area with great history. Chair Rumans said that although they could not enforce it, it would be nice if the property owner would do a historic medallion that told the history of the family, the dairy farming, and the relationship to the Webb community.

b. Public Hearing

Chair Rumans opened and closed the public hearing.

c. Determination

Commissioner Carter moved to release 6920 Rutland Drive back to the city. Commissioner Sullivan seconded the motion.

Commissioners Carter and Sullivan voted in favor of the motion.

Commissioners Hurley, Mills and Gober voted against the motion, which did not pass.

Commissioner Mills provided an alternative motion to extend the historic stay on 6920 Rutland Drive up to an additional 45 days (not to exceed 90 days). She said she would like more information on the history of the area. Ms. Stubblefield said she would follow-up with the Commission.

The motion was seconded by Commissioner Gober.

The motion passed with Commissioners Hurley, Rumans, Mills and Gober voting in favor. Commissioners Carter and Sullivan opposed the motion.

VI. Dangerous and Substandard Structures
1. 711 Linda Vista Avenue, Building 805
a. Presentation

David Engel, City of Arlington Code Compliance Department, presented information on Linda Vista Apartments. The property is owned by Forest Resources, Inc. in Arlington. The property is multi-family and consists of four residential buildings, 112 apartments, two non-residential buildings, one housing the office and administrative spaces and a boiler; the other non-residential building houses another boiler and storage facilities for the apartment complex. The structure was built in 1965 and has no known historical value. The property is located off Cooper Street, two blocks north of Park Row Drive, and one block south of Benge Avenue, and set back from the street.

An inspection warrant was served, and they conducted a full inspection of Building 805, Apartment 107-C, which was severely damaged by fire. Fire debris was observed throughout the structure. Building 805 and other apartments near 805 had violations including, but not limited to structural hazards, faulty weather protection, hazardous plumbing, and insect infestations. Pictures of Apartment 107 were provided illustrating severe damage. Mr. Engel also described additional violations prevalent throughout the entire property.

Mr. Engel said that because the structure is an occupied multi-family property, they are not looking to have it demolished. They are trying a new system to approach the owner with civil penalties until the issues are corrected and brought up to current code.

Mr. Engel added that the annual property inspection was recently conducted on all six buildings, approximately 30 apartments, and they identified 194 individual violations. The property scored 38, on the annual property inspection, the lowest score of any property since they began the process in 2012.

Commissioner Gober inquired if people still lived on the premises. Mr. Engel responded, yes, but the property needs to be brought up to minimum standards.

Commissioner Hurley asked if there has been a response from the owner. Mr. Engel said he's spoken with the manager who assured him that things would be done in a timely manner. Nothing has been done since the fire in October 2022.

Mr. Engle added that because the property is multi-family, they were waiting to go the civil route first because demolishing an occupied multi-family structure is cost prohibitive.

b. **Public Hearing**

Chair Rumans opened and closed the public hearing.

c. **Determination**

Commissioner Mills provided a motion to release the property, 711 Linda Vista, Building 805, back to the city for demolition. Commissioner Hurley seconded the motion.

The motion was approved unanimously.

VII. Work Plan Items

1. 207 N. Oak Street Update

Ms. Stubblefield stated that the extension for the demolition permit expired July 31. The permit was issued, but there are no imminent plans for it to be demolished and the Downtown Management Corporation (DMAC) is working with the owner on potential relocation of both structures.

Ms. Stubblefield added a reminder that the Front Street House, adjacent to the Clark Harvey House, does not have a demolition permit and has not been reviewed by the Landmark Preservation Commission. If it is relocated or ultimately determined that demolition is necessary, it would come before the commission separately.

2. Local Marker Homeowner Outreach Update

Mr. Hunter Brown shared with the Commission that he was able to recover the medallion for 210 North Street and he gave it to Chair Rumans so she can reissue it to the new owners. Mr. Brown suggested that they install the medallion as part of the ceremony. He also spoke to a medallion recipient about making additional medallion brackets for homeowners. He will provide periodic updates to the Commission.

3. Other Local Marker Items

There were no items discussed.

VIII. Historic Preservation Officer Report

Ms. Stubblefield said there were two items for report-out.

The city has an official organizational membership to the National Alliance of Preservation Commissions (NAPC). The commissioners' contact information has been submitted to NAPC to receive access to the membership benefits, including training, such as the short course scheduled for August 23-24. Commissioner Hunt and Gober have already registered for the virtual training.

Jacob Browning has been hired as manager in the Office of Strategic Initiatives, with responsibilities over historic preservation and neighborhoods. Ms. Stubblefield will be transitioning to open data initiatives and special projects for the city.

Chair Rumans inquired about the Texas Historic Commission grants, and Ms. Stubblefield said they would be on the agenda for the next commission meeting.

IX. Citizen Participation

Mr. Hunter Brown, a former commissioner, was recognized by Chair Rumans as a great asset to the commission. She said they welcome him back as a citizen participant and thanked him for his contributions and continued enthusiasm.

X. Future Agenda Items – September 14, 2023

Ms. Stubblefield said the following items are future agenda items: discussion on tax incentives; a home tour update; and the Certified Local Grants application.

Chair Rumans asked if there was an update on the South Center Street project. Ms. Stubblefield said the zoning case has been approved. All the demolition permits will come before the commission, but they have not yet been submitted.

Commissioner Carter asked for an introduction to the newest member of the commission, Ms. Jennifer Hurley. Commissioner Hurley shared her personal background and long-time interest in historic preservation, as the owner of two historic homes on North Oak Street and fifth-generation residents.

Commissioner Carter shared that the Arlington Library and Arlington Historical Society are starting a Texas-authored book club. The first session, focused on Texas authors and literature, will be held at Fielder House, Thursday, August 21, at 6:30 p.m. A second session is scheduled on Thursday, September 3, at 6:30 p.m.

XI. Adjourn

A motion to adjourn the commission meeting was provided by Commissioner Mills and seconded by Commissioner Gober.

Upon unanimous approval, Chair Rumans adjourned the commission meeting at 6:40 p.m.



Kristina Rumans, Chair

ATTEST:

Secretary to the Commission
APPROVED this 14th day of September 2023



A handwritten signature in black ink, consisting of stylized, overlapping letters, positioned above a horizontal line.