

# PRESERVING ARLINGTON: PAST VISIONS, FUTURE REALITIES



A Preservation Plan  
for the City of Arlington  
January 2010

About the cover:

The background photo is of the Arlington Interurban (North Texas Traction Co.) that connected Arlington to Fort Worth and Dallas from 1902 to 1938. Inset photos are, from left to right, top row: lion sculpture on obelisk at Main and Division streets (photo by Chad M. Davis), Caravan Motel sign near Division and Collins streets; second row, typical mid-century “rambling” ranch style house in Arlington; third row, Eastern Star Home on E. Division Street, first base entrance at the Rangers Ballpark in Arlington, aerial view of UT Arlington campus, ca. 1970.



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A Preservation Plan  
for the City of Arlington

January 2010

Prepared by  
the  
Arlington Landmark Preservation Commission

ACKNOWLEDGEMENTS

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## FORWARD

The Arlington Preservation Plan was developed, researched, and written by current and former members of the City’s Landmark Preservation Commission. It describes the city’s preservation context, presents an analysis of current tools and conditions, and sets goals and an action plan to achieve them. Of particular assistance to the Commission in this effort was the initial guidance by Dwayne Jones, preservation planner; members of the Arlington City Council; past and current members of the Community Development and Planning Department staff; and two publications, Preparing a Historic Preservation Plan and Fort Worth Citywide Historic Preservation Plan. Funding support was provided by Certified Local Government grants through the Texas Historical Commission.



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## INTRODUCTION AND PURPOSE

*A people which takes no pride in the noble achievements of remote ancestors, will never achieve anything worthy to be remembered with pride by remote descendants.* – Thomas B. Macaulay<sup>1</sup>

### INTRODUCTION

For decades, a few dozen dedicated preservationists have kept Arlington's history alive, fought for preservation of its historic resources, and served the city's historical agencies and organizations. They have grieved, without much notice, at the loss of some of the city's most historic structures and the lack of interest throughout the community in historic preservation. To their dismay, "Arlington has no history" has been an oft repeated comment.

But they have persevered, and in the years since 2000, the convergence of several circumstances and events has indicated a change of heart and a distinct and growing preservation momentum in the city:

- City Council approval of funding and completion of a detailed historic resources survey that inventories the city's built environment to 1960.
- Interest in preserving the Dixon Purvis House (100 S. Cooper Street) and at least part of the Eastern Star Home (1111 E. Division Street).
- The Arlington Historical Society's exhaustive work in establishing Knapp Heritage Park (201 W. Front Street).
- The long-awaited restoration of the Thannisch-Vandergriff building.
- Passage of a Conservation District Overlay provision in the zoning ordinance.
- Establishment of two National Register historic districts.
- Establishment of a local landmark marker program.
- Arlington Tomorrow Fund allocation for historic preservation projects.
- Council and staff support for neighborhood planning and improvement.
- Celebration of the city's 130<sup>th</sup> birthday with the placement of a City of Arlington state historical commission marker at the Municipal Building.

- Depiction of the city’s history and culture on eight oversized murals on IH 30 walls.

So this seems the appropriate moment for the city to undertake the next steps to fully integrate historic preservation planning into its other planning processes, in particular, adopting a preservation plan and establishing a historic preservation office in the City. In fact, the Landmark Preservation Commission has been working on just such a plan since 2003, about the time planning for the Historic Resources Survey was getting underway. The completion of the Survey in 2007 provided the final data and recommendations needed for completion of the plan.

The Survey includes an extensive review of mid-century development patterns and historic resources in Arlington and is one of few such extensive projects in the country covering this era. Where historic preservation in Arlington has lagged behind that of many neighboring cities, the Survey could be the impetus for the city to become a leader in mid-century historic preservation. Attention to this era is particularly appropriate for Arlington because the city came of age in the 1950s, and it experienced its fastest rate of growth during that decade. Other mid-century milestones for the city included the long mayoral tenure of Tom Vandergriff, the development of large-scale sports and entertainment venues, building of the Dallas-Fort Worth Turnpike (now IH 30), the planning and development of one of the largest industrial parks in the nation, and the development of The University of Texas at Arlington as a four-year institution.

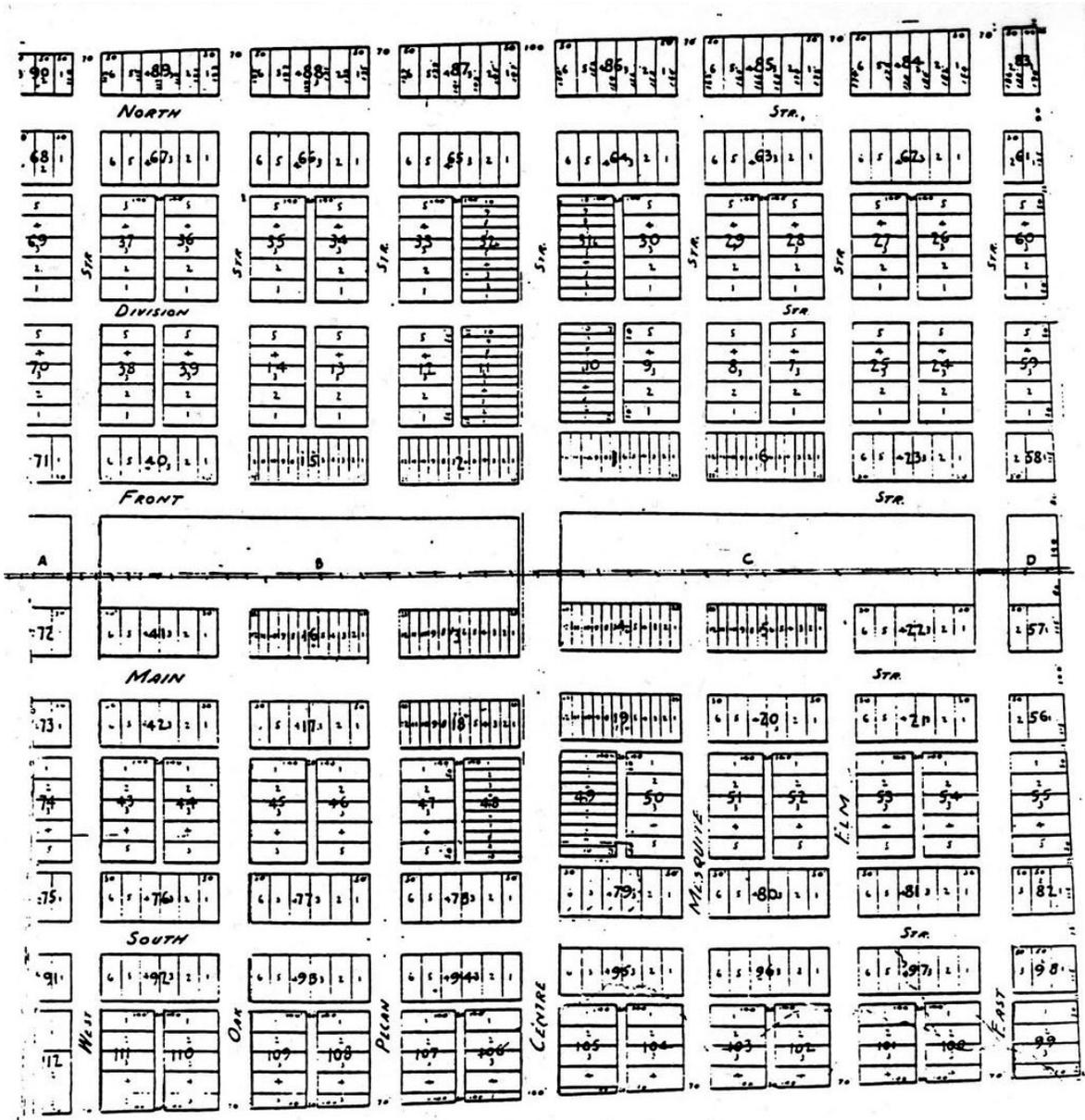
Among the challenges in dealing with the abundant mid-century resources in the city are selecting those most worthy of formal designation and preserving and interpreting them in a meaningful way. But the city has successfully surmounted major challenges before, and resolution of this new one would add to the city’s livability and attractiveness.

## **PURPOSE**

The principle purposes of this plan are threefold: to record past and current preservation activities, define the city's preservation needs, and provide a framework for carrying out established goals and priorities in a logical, efficient, and effective manner.

Another purpose is to make preservation decision-making a normal function or element of land use decisions rather than an exceptional one, thus making historic preservation proactive rather than reactive.

The final purpose of the plan is to assist citizens and staff in securing necessary resources to implement the plan's recommendations.



I certify that the above is a true and correct plat of the town of Arlington as surveyed off by the Texas and Pacific Railway Company

*Wm. H. Brown*  
Land Comm. Co. P. O.

Plat of the Town of Arlington, 1878  
Tarrant County Central Records, Book 388, Z

<sup>1</sup> Quoted in: Henry M. Burt, *The First Century of the History of Springfield, The Official Records from 1636 to 1736*, Vol. 1, Springfield, Mass: Henry M. Burt, 1898.

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## EXECUTIVE SUMMARY

Section 1 Preservation Context details the city's preservation context and sets forth the basis for carrying out municipally sponsored historic preservation initiatives.

A major sub-section provides a summary of the city's history and development patterns, which give clues to the current physical state of the city. Key events include the arrival of the Texas and Pacific Railroad in 1876, the evolution of institutions that became The University of Texas at Arlington, the arrival of the Dallas-Fort Worth Turnpike and its effect on downtown, the Mayor Vandergriff era, and the arrival of General Motors. Included is a lengthy section on the history of the city's entertainment venues which came to brand the city in the twentieth century.

Also in Section 1 is a look at defining what is historic, a photo collection and explanation of typical Arlington architecture, a discussion of the value of historic preservation, past and current preservation efforts in the city, and the policy context for historic preservation.

Section 2 Analysis of Current Tools & Conditions sets forth the city ordinances, public policies, incentives, and agencies that support historic preservation in Arlington. This section provides useful references for individuals wishing to embark on preservation projects.

The methodology, findings and recommendations, limitations, and accessibility of the current Historic Resources Survey are described. The section on Ordinances includes not only those relating directly to preservation but also neighborhood planning. The Incentives section includes county, city, state, and federal financial incentives. The National Historic Preservation Act of 1966 is summarized. It is this federal legislation that led to establishment of the National Register of Historic Places, state preservation commissions, and, in general, set the wheels in motion for historic preservation in the United States.

Section 3 Goals and Objectives: A View to the Future provides the goals established in this planning process with an Action matrix for implementing them within the next five years. Supporting comments and discussion are included along with some results of the town hall meetings that were held in the course of this study. A summary of the goals are included in the table on the following page.

Actions Derived from Goals and Objectives	2009-2010	2011-2013	Council	Staff	Other*
<b>GOAL I: IDENTIFY AND PROTECT THE CITY'S HISTORIC RESOURCES</b>					
1) Expand the number of historic properties recognized as local landmarks	X	X	X	X	X
2) Establish criteria for local landmarks utilizing the Historic Resources Survey	X		X	X	X
3) Develop and adopt a distinctive design and application process for the local marker	X		X	X	X
4) Develop a budget for local markers and seek funding for implementation	X		X	X	X
5) Periodically review and update the Preservation Plan		X	X	X	X
6) Periodically review and update the Historic Resources Survey	X	X	X	X	X
7) Explore tax abatements, fee waivers, and grants/loans for preservation activities	X	X	X	X	
8) Adopt criteria for properties receiving any type of City-sponsored assistance	X	X	X	X	
9) Seek financial resources to support workshops, staff, and programs	X	X		X	X
10) Strengthen enforcement relating to demolition by neglect with historic properties	X	X	X	X	
11) Seek resources and incentives to preserve historically significant structures threatened by neglect	X	X		X	X
<b>GOAL II: INCREASE AWARENESS OF ARLINGTON'S HISTORY, HISTORIC RESOURCES, AND PRESERVATION PRIORITIES</b>					
12) Maintain detailed and current preservation data on the City website	X	X		X	
13) Incorporate preservation plan concepts into the City's Comprehensive Plan and other department plans	X		X	X	X
14) Coordinate neighborhood preservation efforts with Arlington's Strong Neighborhood Initiative (ASNI)	X	X		X	
15) Conduct workshops for City employees on preservation planning principles and the goals and actions in the plan	X	X		X	
16) Explore how local building codes can be interpreted to increase flexibility for historic preservation activities	X	X		X	
17) Establish and implement a plan for preservation month activities	X	X		X	X
18) Update the Tour of Historic Arlington Brochure periodically		X		X	X
<b>GOAL III: EXPLORE RESOURCES AND TRAINING THAT WILL FURTHER THE CITY'S PRESERVATION PRIORITIES</b>					
19) Utilize THC programs and resources such as workshops, training, and technical assistance	X	X	X	X	
20) Apply for training funds for LPC and staff	X	X		X	X
21) Seek resources for preservation of historically significant City-owned sites	X	X	X	X	X
22) Seek funding to enhance special historic resources identified by LPC and citizens	X	X	X	X	X
23) Support research and documentation of pre-history and early-history human activity	X	X		X	X
<b>GOAL IV: IMPROVE EFFICIENCY OF LPC IN CARRYING OUT PRESERVATION PLAN PRIORITIES APPROVED BY COUNCIL</b>					
24) Seek resources to increase staff time dedicated to support LPC	X	X	X	X	X
<b>GOAL V: ENHANCE COMMUNICATION BETWEEN ARLINGTON CITIZENS, NEIGHBORHOODS, LPC, AND CITY DEPARTMENTS</b>					
25) Provide a list of genealogical and historical research resources to groups such as Arlington Convention and Visitors Bureau (ACVB)		X	X	X	X
26) Provide the Tour of Arlington brochure to City Departments, Chamber of Commerce, ACVB, and local school districts and businesses		X		X	X
*Other: Consultant, Preservation Group, Landmark Preservation Commission					

## SECTION 1

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# PRESERVATION CONTEXT

## THE CITY'S HISTORIC CHARACTER

This section provides the context for developing preservation policies in the City of Arlington. Context includes both a summary of Arlington's development history and the setting and policies under which historic preservation efforts have taken and will take place in the city. Arlington History and Development outlines themes in the city's development and related history from the arrival of the first white settlers at Bird's Fort to construction of the major sports facilities that have changed the face of the city. This is followed by a discussion of the cultural and economic value of historic preservation to the city. Past Preservation Efforts reviews more than 60 years of activity, the 1978, 1987, and 2007 Historic Resources Surveys, and programs of historical organizations. The Policy Context for Preservation describes the legal basis for preservation and the relationship of zoning and land use planning to preservation. The section closes with an "album" of Arlington Architecture.

## Arlington History and Development

### PRE-SETTLEMENT ERA

Straddling both the Eastern Cross Timbers (Woodbine geological formation) and the Blackland Prairie (Eagle Ford geological formation) vegetational areas, Arlington occupies a unique setting on the prairies of north central Texas. The presence of the Trinity River, its several tributaries, and the varied natural environment must have seemed inviting to the various populations that have inhabited the area for thousands of years.

Human activity in the Trinity River basin is reported to date to the Stone Age.<sup>1</sup> Records indicate that a seventeenth century expedition of the Frenchman LaSalle probably brought the first Europeans into the valley.<sup>2</sup> However, it would be

the 1838 expedition led by Robert Sloan and Nathaniel T. Journey into present day Euless and Arlington that would be recorded as one of the first efforts to open the area to white settlement.<sup>3</sup>

Prior to actual settlement in the Arlington area, one of the largest American Indian enclaves in the region was established along Village Creek (also known as Caddo Creek) on the western edge of present-day Arlington. There were a series of Indian villages on either side of the creek which originated seven miles south of the Trinity River.<sup>4</sup>

The 1841 Battle of Village Creek was considered a great victory at the time, even though it cost the lives of many Indians. This campaign was led by General Edward H. Tarrant and made him a local household name. He later became the namesake of Tarrant County. John Denton, who became Denton County's namesake, was an aide to General Tarrant and the only fatality among Tarrant's men. The battle had a great effect on the Indians of Village Creek, most of whom left the Arlington area afterward.

### **BIRD'S FORT AND EARLY SETTLEMENT**

Also in 1841, Captain Jonathan Bird established Bird's Fort on the far north side of present-day Arlington on the Red River-Austin military road near the West



*Marrow Bone Spring*

Fork of the Trinity River. It was one of the earliest attempts at white settlement in north Texas. Indian raids and hardships led to the abandonment of Bird's Fort in less than two years, but its significance extended far beyond its short life. Settlers from Bird's Fort joined John Neely Bryan to found Dallas in 1842. On September 29, 1843, several Indian tribes signed A Treaty of Peace and Friendship with the Republic of Texas at the fort.<sup>5</sup>

The Indian chiefs signing the treaty were from the tribes of the Delaware, Chickasaw, Waco, Tawakoni, Keechi, Caddo, Anadarko, Ioni, and Biloxi.<sup>6</sup> The Bird's Fort Treaty opened the door to settlement in the entire region. The first trading post authorized by the treaty was at Marrow Bone Spring, near present day Arkansas Lane and Matlock Road.

In January 1848, Colonel Middleton Tate Johnson's company of Texas Rangers was assigned to Kaufman Station, later called Marrow Bone Spring Post. He decided to settle here permanently, as land he had been granted when he immigrated to Texas was located nearby.<sup>7</sup> The station soon became known as Johnson Station, as did the community that grew around it. He established a grist mill, sorghum mill, blacksmith shop, slave quarters, and a general merchandise store. He also built a large four-section barn.<sup>8</sup> The Star Mail Route and Trunk Stage Coach line passed through the small community, connecting it with major stage routes such as the Butterfield Trail.<sup>9</sup> Johnson Creek, a tributary of the Trinity River, was named after Colonel Johnson.



*Johnson Station Cemetery. Stagecoach ruts still visible, center*

Prior to coming to the Johnson Station area and before becoming a Texas Ranger, Johnson served in the ninth and last Congress of the Republic of Texas. During his term, he took an active role in the Texas land policy, which established the "Homestead Act", the location of the capital in Austin, and the annexation of Texas into the United States.<sup>10</sup> After statehood, he had aspirations of being governor and bringing the railroad to Texas, but he was not able to accomplish either objective. He died on May 12, 1866, ten years before the railroad finally arrived.<sup>11</sup> Johnson's body lay in state in the Capital building in Austin, followed by burial in the state cemetery in Austin. In 1870, his family transferred his body to the family cemetery located in south Arlington on Arkansas Lane (now the Johnson Station Cemetery).<sup>12</sup> His likeness was engraved on the first official seal of Tarrant County and he is referred to as "the father of Tarrant County".<sup>13</sup>



*Watson Cemetery*

In 1853, Patrick A. Watson and a group of settlers came to a place just south of the Trinity River and settled on land in the area just northeast of the present SH 360/IH 30 interchange. There they established a village known as the Watson Community.<sup>14</sup> It included a school, chapel, and the Watson Cemetery. The cemetery is the only remaining

evidence of the community in its original location, but P. A. Watson's cabin survives in the Knapp Heritage Park in downtown Arlington.

### TEXAS AND PACIFIC RAILWAY AND THE FORMATION OF A COMMUNITY

In 1869, Reverend Andrew Shannon Hayter (pronounced "Highter") arrived in the Watson Community, and in 1870, he organized the Good Hope Cumberland Presbyterian Church.<sup>15</sup> Rev. Hayter was also a surveyor and was serving in that capacity when the Texas and Pacific Railway Company came through the area in 1876 and purchased the land for the original town site. These events were set in



*Texas and Pacific Railway Depot was located at Center and Front streets.*

motion in 1871 when the United States Congress approved a charter for a transcontinental railroad, which included Texas.<sup>16</sup> Because of Rev. Hayter's valuable assistance in directing the line through the most peaceable route, the engineers wanted to name the station in the newly purchased town site Hayterville. Rev. Hayter declined with the objection that his name was not usually pronounced correctly. They then gave him the privilege of choosing a name, and he selected

Arlington in honor of General Robert E. Lee's home in Virginia.<sup>17</sup> The naming of the town has also been attributed to James Ditto, Sr., the first postmaster.<sup>18</sup> Arlington was officially accepted by the Postal Service on January 22, 1877.<sup>19</sup>

The 1878 plat for the original town site shows five east-west streets and seven north-south streets within the half-mile square township with North, East, South, and West streets marking the boundaries.<sup>20</sup> Center Street, the old military road to Bird's Fort, formed the north-south center axis.<sup>21</sup>



*Sibley's Cotton Gin*

The surrounding area was well watered by several tributaries of the Trinity River and many natural springs, which made it suitable for farming. Farmers grew hay, oats, corn, peanuts, potatoes, sorghum, and cotton, the major source

of agricultural revenue. Arlington had as many as five gins to process the cotton. The town was also a distribution center for sales and shipment of produce to other towns.<sup>22</sup>

Location, access to transportation, and a means for a local economy made Arlington better suited for growth and prosperity than other settlements in the area. James Ditto, Sr. was one of the first merchants to locate in the commercial area marked by the intersection of Main and Center streets, and his store served as the first post office.<sup>23</sup> The 1880 U. S. Census shows eight general merchants, three druggists, a lumber dealer, two physicians, a hotelkeeper, a saloon operator, and various other occupations besides farming. The total population was 275, including four black families.<sup>24</sup> (These black families were probably former slaves in the area.) Continued growth led Arlington to incorporate on April 21, 1884.<sup>25</sup>

William Timmerman and Colonel Thomas Spruance established the community's first newspaper, The World, in 1883. Eventually the newspaper evolved into The Arlington Democrat (1893), then The Arlington Journal (1897), The Citizen-Journal (1957), and, ultimately, the Arlington Star-Telegram.<sup>26</sup> Colonel Spruance also chartered and opened the community's first bank, the Citizen's National Bank, in 1902.

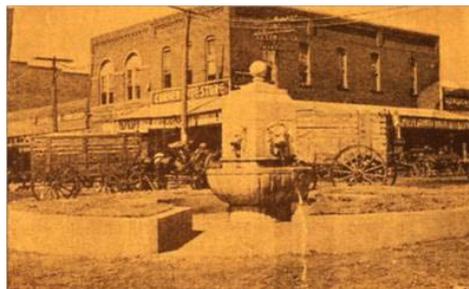


*Arlington's first three stores, on Main Street, 1876-1897*

In 1891, Rice Woods Collins, another downtown merchant whose store was located on the southwest corner of Main and Center streets, solicited subscriptions and campaigned for a public well.<sup>27</sup> The community drilled the well at the intersection of Main and Center streets in 1892, responding to the need for a downtown watering place for animals and the public. However, instead of



*Mineral Well at Center & Main streets, ca. 1891-1908*



*Mineral Well, ca. 1908-1924*



*Mineral Well, ca. 1924-1951*

the hoped for sweet drinking water, mineral-laced water flowed from the well. The water was believed to have medicinal qualities, and a market developed for the water and its crystals.<sup>28</sup>



*Mineral Well monument at Central Library*

The well played a significant role in Arlington’s early days as a community. It was the focal point for political rallies, parades, cotton sales, and even for the sale of the mineral water in various forms. By City ordinance passed in 1895, the well became the corner point of the city’s four new political wards.<sup>29</sup> In response to the city’s growth and increasing traffic, the well was permanently capped in 1951, under the intersection’s pavement. In 1976, a monument was erected in the front of the George W. Hawkes Central Library at the corner of Abram and Center streets, reflecting the history of the well.

William W. McNatt, a retail merchant and farmer, platted and sold a portion of his farm in 1896 “for the purpose of selling lots for burial.”, the W.W. McNatt Cemetery Addition.<sup>30</sup> Encompassing more than ten acres, Arlington Cemetery includes within its borders several small historic graveyards, including the original “Old Cemetery” of Arlington, the W. W. McNatt Cemetery Addition, the original Masonic Cemetery, and the Swann Family Cemetery.<sup>31</sup> It is located at Mary and Mitchell streets near the southeast edge of the original town site. The graves of many of the city’s pioneers can be found here.



*Ransom Hall at UTA, built 1915*

In 1895, a group of citizens led by Edward Emmett Rankin, a grocer and tax collector, were not satisfied with the public schools and formed Arlington College. It was not a college in today’s sense, but a school for primary and secondary grades through the tenth grade. Land was acquired southwest of the original town site near the present University of Texas at Arlington (UTA) Student Center. The first two students graduated in 1897. The school existed for seven years as Arlington College, after which it operated under

the names of Carlisle Military Academy (for both boys and girls), Arlington Training School, and Arlington Military Academy, in all cases as a pre-college institution.<sup>32</sup>

By 1917, community leaders saw a need for quality higher education close to home, and the private school became Grubbs Vocational College, a junior agricultural and industrial school with the Board of Directors linked to Texas Agricultural and Mechanical College.<sup>33</sup> The name changed to North Texas Agricultural College by 1923 and remained so until 1949 when it became Arlington State College, a two-year college, still under the A&M System. In 1958, efforts to make the school a four-year institution paid off, and in September 1959, the first candidates for a four-year bachelor degree enrolled.<sup>34</sup> In 1965, it was transferred to the University of Texas system. When school opened in the fall of 1967, it had a new name, The University of Texas at Arlington, and it was the only state-supported graduate level university in the Fort Worth-Dallas area.<sup>35</sup>

Until 1902, public schools in Arlington were operated as Tarrant County District #48. The district had 365 pupils and six teachers when the voters approved \$12,000.00 in bonds for a new school building and formally established an Arlington school system. The Arlington Independent School District (AISD) and school board were confirmed in 1903 by action of the Texas Legislature, with separate schools for Negro and white children. In the 1903-04 annual report, the superintendent of AISD noted that “the Negro school is wood and the white school is in the process of being constructed.”<sup>36</sup>

By 1952, the district had a high school and four elementary schools and was feeling the growing pains of the rapidly growing community.<sup>37</sup> The district also operated a segregated system until 1968 with one “colored school,” which became the Booker T. Washington School (currently Metro Charter Academy). Located in the neighborhood known as The Hill, just northwest of downtown, the school served elementary grades. High school students attended I. M. Terrell High School in Fort Worth.



*Indiana Street, The Hill, ca. 1960s*

Historically the home to former slaves, and still the home of descendents of slaves, The Hill also includes George Stevens Park, built in 1957. It was named in honor of the principal of the Booker T. Washington School who served the school from 1941 to 1964. The park's swimming pool, the city's first for black children, was named Arthur Manning Pool after the City's first black employee.<sup>38</sup> Although the pool has been demolished, the park remains a vital part of its neighborhood and underwent a facelift in 2005.



*Ruby Odom unveils the Texas Historical Marker for The Hill, at George Stevens Park.*

By 1900, Arlington had grown to a population of 1,072, and the town included several blocks of commercial buildings along Center and Main streets. Many were built with bricks made by the local Arlington Brick Works. The original town boundaries were expanded by the development of residential additions. By 1904, the first City Hall was built and a fire department was formed. Electricity, running water, and telephones soon followed.

The first physicians and the city's first veterinarian settled in the Arlington area in the 1880s, and an abundance of doctors have practiced in the city ever since. There were enterprising doctors like Dr. J. D. Collins, who built The Arlington Sanitarium in 1907 and used the city's mineral water to treat his patients. More notable was Dr.

Zack Bobo, Jr., who opened Arlington's first privately owned hospital in 1936 and later wrote his memoirs in a book entitled Ramblings of a Country Doctor in 1977.



*Arlington Memorial Hospital, ca. 1958*

A generous donation of family land by the Vandergriff family in 1958 helped to bring about Arlington's first community hospital, Arlington Memorial Hospital.<sup>39</sup> Several additions to the hospital including a medical office building have built it to modern full medical center with 369 beds, 1,900 employees, and 300 volunteers. Physicians General Hospital was located across the street from Arlington Memorial. It was purchased in August 1970 by the then young Hospital Corporation of America. The building no longer exists, but

HCA owns The Medical Center of Arlington, which was built in the mid-1980s on S. Matlock Road. Several small, special purpose hospitals and surgical centers have opened in recent years.

Development of religious and charitable institutions kept pace with Arlington's growth. In 1878, the Methodists established a place of worship on Front Street and have never left downtown. First known as the Centenary Methodist Episcopal Church, South and presently as First United Methodist Church, they later moved to their present location at Division Street and Center Street. The Baptists organized at Johnson Station in 1870 but moved to present-day downtown in 1876 when the railroad arrived. After



*The Barachah Home, Dedication Day*

worshipping at several locations they built their present Center Street location in 1948. Other early churches included Cumberland Presbyterian Church (1888 – now First Presbyterian Church) and the Christian Church (1893, now known as First Christian Church). Early black congregations located in The Hill included Mount Olive Baptist (1897), Emanuel Church of God in Christ (1895), and the African Methodist Episcopal (1898).<sup>40</sup>

The earliest charitable institution was the Barachah Industrial Home for the Redemption and Protection of Wayward Girls, which was established in 1903.<sup>41</sup> It was located in what is now Doug Russell Park at the southern edge of the UTA campus. In 1911, the Masonic Home for Aged Masons was opened (now the Texas Masonic Retirement Center).<sup>42</sup> In 1924, the Order of the Eastern Star Home for



*Eastern Star Home*

elderly ladies was built.<sup>43</sup> These two historic structures “anchor” either end of Division Street in central Arlington. The city's community and faith-based organizations continue to support varied services for the less fortunate.

## HOME RULE CITY TO MODERN CITY MANAGEMENT

Arlington adopted its home rule city charter in 1920, during Mayor William Rose's term. The charter provided for a mayor and commissioners elected for four-year terms.<sup>44</sup> It has been amended through the years, adopting the city manager form of government in 1949.<sup>45</sup> The City Commission adopted the City's first zoning ordinance in 1950 and established the Planning and Zoning Commission in 1951. The City Plan for Arlington Texas 1952, A Guide For Future Development was drafted and published.<sup>46</sup> In 1960, the City's legislative body was changed to a City Council and was expanded from four to eight members plus the mayor.<sup>47</sup>



*Swimming pool, Meadowbrook Park, ca. 1950*

The community's continuing growth generated more amenities for its citizens. Tarrant County established the community's first public library in 1922. The City took over the library in 1953, and it moved into the present downtown facility in 1972.<sup>48</sup> Land for Meadowbrook Park, the city's first, was purchased in 1924. The park covered more than 45 acres and eventually held the city's first nine-hole golf course and swimming pool.<sup>49</sup> The West Street underpass at the

Union Pacific Railroad was built in 1929. Still in use, it is a unique historic landmark in Arlington.

By 1929, Arlington's population was estimated to be 5,000 and the city's land area had also grown with the annexation of 1,289 acres during the 1920s.<sup>50</sup> Cotton farming had waned as the mainstay of the Arlington economy by the end of the decade.<sup>51</sup> O. S. Gray founded a pecan nursery on W. Division Street in 1932 and developed and named five varieties of pecan trees which were shipped to nurseries throughout the south.<sup>52</sup> Pecan trees found the iron-rich soils of west Arlington to their liking, and the nursery contributed to the economy well into the late twentieth century.<sup>53</sup> Large groves of pecan trees can still be seen in the center of the city including along Southwood Boulevard and at the Texas Masonic Retirement Center on Division Street.

New Deal Era programs provided employment and brought public improvements to Arlington in the 1930s. Construction workers provided by the Works Progress Administration (WPA) installed curbs and gutters, paved streets, and built the John A. Kooken Elementary School. They also constructed bridges, culverts, and several stone walls in the community. The Federal Works Agency (FWA) built a new post office on West Main Street in 1939.<sup>54</sup>

Normal activity paused in Arlington during World War II as it did throughout the country, but in keeping with Texas' significant contributions to the war effort<sup>55</sup> 5,000 cadets trained in the ROTC program at North Texas Agricultural College (NTAC). Servicemen constituted one-third of the school's enrollment. Among the war's local casualties were several NTAC students and an art professor, Delmar Pachl, for whom Pachl Hall was named.<sup>56</sup>

Two military airfields of that era, now but a memory, were built in Arlington. The Five Points Outlying Field at the southwest corner of Matlock and Harris roads was used as a practice takeoff and landing field and as a practice bombing target during World War II. It is now the site of the Twin Park Estates Mobile Home Park and the Southridge subdivision.<sup>57</sup> The Arlington Naval Outlying Landing Field at Cooper Street and Mayfield Road was a satellite of the Dallas Naval Air Station.

### **EARLY SUBURBAN (VANDERGRIFF) ERA**

The longest serving mayor in Arlington's history, Tom J. Vandergriff, probably influenced the course of its history more than any other single

individual. The son of W. T. "Hooker" Vandergriff, he was born and reared in the area but

attended college in southern California at USC. While there, he was influenced by the "California lifestyle of suburban living." Elected mayor in 1951 at the age of 25, he brought to Arlington



*General Motors Plant, looking southwest*



*Early post-war housing additions between Sherry, New York, and Park Row, looking south along Hillcrest*

California's ideas of entertainment venues and regional centers.<sup>58</sup> He was instrumental in bringing a General Motors assembly plant to Arlington in 1953.<sup>59</sup>

Early housing additions for the plant's workers spurred the city's transformation from a largely agrarian center to a transportation-related suburb. The growth of east side housing additions through the decade of the 1950s led to establishment in 1956 of the city's first shopping center, Sylvan Heights, at the corner of Park Row Drive and Collins Street. The center featured about 12 businesses including Evans Food Mart, a bakery, a drugstore, a radio and TV store, an apparel store, and parking for 330 cars.<sup>60</sup>

Housing additions for the city's increasing population of professionals sprang up on the west side of the city. In 1951, before the General Motors growth surge, the city's population was 8,000 and it covered four square miles. By 1960, the city had grown to a population of 44,775. The city's first "high rise" building, the five-story Arlington Bank and Trust building, was built in 1966<sup>61</sup> on what is now UTA Boulevard.



*Lake Arlington, looking south east toward Arlington*

Arlington's fast growth made its water supply an issue. In 1956, Mayor Vandergriff convinced the voters to construct a dam on Village Creek, seven miles west of downtown. The dam was completed on July 19, 1957. Estimates were that it would take two years for the lake to fill, but the multi-year drought broke simultaneously with the completion of the dam, and the rains filled the reservoir to capacity in 26 days.<sup>62</sup> Lake Arlington was dubbed the "Miracle Lake".<sup>63</sup> Besides being an important

part of the city's water system, it has become a recreation center for boating and fishing,<sup>64</sup> and some of the city's most substantial houses have been built on its eastern shoreline.

Vandergriff was also the catalyst and provided the encouragement for Angus Wynne, Jr. to form the 5,500-acre Great Southwest Industrial District in 1956 at the site of the old Arlington Downs racetrack and Three D's Stock Farm. The industrial

district straddles the border between Arlington and Grand Prairie and is one of the largest such districts in the nation. Wynne also developed Six Flags Over Texas in 1961, the first of many theme parks in various states with similar names, and operation continues today.<sup>65</sup>

In 1971, Tom Vandergriff and his father convinced the former Washington Senators major league baseball team to move to Arlington, and the old Turnpike Stadium was expanded to hold 35,964 spectators and renamed Arlington Stadium. The first game played in Arlington was April 21, 1972, and the stadium was the team's home for the next two decades. The 1990s brought a public/private partnership to build a new stadium for the team, which opened in 1994 as The Ballpark in Arlington and is now called Rangers Ballpark in Arlington.



*Arlington Stadium in an early configuration. View is northwest toward the old Turnpike.*

### **MODERN METROPLEX CITY**

By 1977, when Mayor Vandergriff left office, planning for a new city hall was underway amid tremendous growth and expanding city boundaries. With the construction of the new city facilities (including the central library built in 1973), many historic downtown structures were razed. However, the city has gained national recognition of two historic districts near downtown, and the identification and recognition of historical sites and structures is ongoing.



By 1980, the population was 160,113 (ninety-fifth largest city in the nation). By 1990, the city was the sixty-first largest with a population of 261,721.<sup>66</sup> The city's growing and more diverse population led to the discussion for the first time of single-member council districts

in the hotly contested City Council election of 1979.<sup>67</sup> The measure finally passed in 1993 in a hybrid form – five single-member districts and four at-large including the mayor. The city reached the top 50 ranks of American cities in 2004 with a population estimated at 359,467.<sup>68</sup>



*Pictured is Otis Dozier's mural of pecan pickers at the Old Post Office (1939), now Worthington National Bank. The building is listed in the National Register of Historic Places.*

In 1990, Arlington elected its first African American, Elzie Odom, to the City Council. Three years later in 1993, Dan Serna became the first Hispanic elected to the City Council. Elzie Odom served on the Council until he was elected Mayor in 1997. His prominence in City politics for over a decade paved the way for other minorities to play a more significant role on City boards and commissions and as police chief.<sup>69</sup>

The Arlington ISD grew at least as fast as the city through these decades. One hundred years after its founding in 1902, the district had more than 60,000 students, 6 high schools, 13 junior highs, 52 elementary schools and was the largest employer in the city. The district became “minority majority” as black, Hispanic, and Asian populations expanded faster than whites. The county’s community college system added its Southeast Campus in Arlington in 1995 and changed its name to Tarrant County College. Meanwhile, UTA celebrated its 100th anniversary in 1995 and continues to grow in stature as a research university with more than 50 research institutes and centers. The university is the second largest in the University of Texas system and has recently built several dormitories and announced ambitious expansion plans. Arlington Baptist College rounds out the city’s higher education opportunities.

Several cultural additions brought renewed attention to downtown Arlington. Johnnie High’s Country Music Revue moved into the former Arlington Theater (built 1949) on Center Street in 1994. The Arlington Museum of Art opened in the former J. C. Penney building on Main Street and has made several improvements to the 1956 building. The long-established Theater Arlington also

moved to Main Street in 1990, taking over the former Kier Home Center. It continues to refurbish and improve the building as well as provide a full season of performances each year. Finally, the Miss Persis Studio (dance instruction), which was founded in 1954, moved into the former Ware Furniture Store on Main Street in 2004.

Non-profit agencies made their mark in downtown Arlington beginning in 1985 with the Arlington Life Shelter on Division Street, followed closely by Mission Arlington and the Salvation Army. Arlington Charities is located about two miles south. All rely on large groups of volunteers, many from the city's churches, to conduct their programs. All were involved in sheltering and/or assisting hurricane victims in the fall of 2005. First United Methodist Church and First Baptist Church continue to dominate their respective locations in downtown Arlington, and each has expanded several times.

### **RESIDENTIAL AND COMMERCIAL DEVELOPMENT**

As the city grew, dirt roads were paved and country "hogback" roads became wide arterials. Although bearing no resemblance to the earliest routes, many of these streets now reflect names of the city's pioneers, including Cooper, Bowen, Fielder, Matlock, Collins, Mayfield, Randol Mill, and Davis. As the network of streets grew to serve the ever-expanding neighborhoods, so did other city services including five branch libraries, new fire stations, a fire training center, and many parks.

Arlington's rapid population growth of the 1980s and 1990s slowed somewhat as the twenty-first century unfolded. During the 1980s, the city annexed to its maximum southern extension and in 1996 took in 2,000 acres north of the Trinity River in the largest single annexation in the city's history. The rural villages that formerly occupied the land area now encompassed by the city are no longer visible and include Sublett (S. Cooper Street),



*The Mayfield Road bridge across Key Branch was built by the Tarrant County W.P.A. in the late 1930s.*



*Baird Farm was located in North Arlington.*

Johnson Station, Rehobeth, Wood's Chapel (Bowen Road and California), Tate's Springs (Little School area), Harrison (north Arlington), Grace Chapel (SH 360 and Arkansas Lane), Fish Creek (East Nathan Lowe), Webb, and Watson Community (SH 360 and E. Lamar Boulevard).

Noteworthy developments on the north side during this period included housing additions, apartments, offices, and retail built on the former Baird Farm land, east of N. Collins Street and north of Lamar Boulevard, and Lincoln Square retail center at N. Collins Street and IH 30. JP Morgan Chase Bank, formerly Texas Commerce Bank, the city's tallest building, was built in 1982 on the southeast side of the historic downtown core. The city's only other high rise buildings were built in the late 1970s and early 1980s and include the Municipal Office Tower, Ryan Place on Lamar Boulevard, and Skymark Tower on N. Cooper Street.

There is no evidence that grand avenues of large Victorian, classical revival, and Tudor homes ever existed in Arlington as they did and still do in many neighboring cities. The Cooper House, 211 Willis Street, one of the city's most impressive early residences, was home to the Arlington Women's Club when it was torched by arsonists in 1999. The McKinley Woodard House at 400 E. First Street is one of the largest and oldest Victorian structures remaining in the city. The Queen Anne architecture of the Hutcheson-Smith house at 312 N. Oak Street ranks a close second to the oldest and is located in the Old Town Historic District. A few large bungalows survive in the city's central area.



*Simple cottage typical of those built in the 1950s housing additions*

The first of the large wave of post-World War II housing – the minimal traditional cottages built in east Arlington for (Grand Prairie) defense plant workers and General Motors employees – began appearing in the early 1950s. Following national trends, ranch houses with references to Spanish, Californian, French, Mexican, and Texan styles were popular for decades in Arlington. By the 1990s, the practical ranch plan was being replaced by hybrid styles that featured soaring entry porticos, complex roof lines,

and eclectic windows. As lot sizes decreased, the percentage of two-story houses increased. City ordinance requires masonry cladding, and brick has been the veneer of choice for many decades.

As the early- and mid-century neighborhoods aged, many of the houses along thoroughfares were converted to business uses; others were demolished for other uses such as the Cowboys stadium. Some older neighborhoods began experiencing tear-down pressures.

By the late 1980s, with little land left to develop in north and central Arlington, residential neighborhoods and commercial development marched south, facilitated by major improvements to Cooper Street (FM 157), Matlock Road, and other arterial routes. The intersection of IH 20 and Cooper Street became a huge retail enclave with the opening of The Parks at Arlington regional shopping center in 1987. Big box stores and strip centers soon filled in the other three corners of this intersection. With these developments, the city's population center also shifted south. By the turn of the twenty-first century, most new housing additions were being built in southeast Arlington. The construction of a Pace discount store on the Bill Bardin family homestead property brought with it the heroic attempt to successfully move a centuries old Post Oak, known as the Witness Tree. Both the transplanting project and the store proved unsuccessful, and the failure was one of the events that led to development of a commercial tree preservation ordinance in 1993. Residential land was added to the ordinance in 2005 in response to clear cutting of trees by developers.

With the demolition of the last of downtown's original buildings during the mid-1970s, its traditional life and activity moved to other areas of the city. Almost immediately, plans to rebuild downtown were developed and then redeveloped over several decades. The 2004 Unified Plan combining those previously developed by the city, UTA, Chamber of Commerce, and the county appears to be bearing fruit with the adoption of development standards for the downtown core and surrounding neighborhoods.

## RECREATIONAL DEVELOPMENT

In 1976, descendants of the pioneer James Gibbins family donated more than 200 acres from their original homestead to the city for a park in North Arlington. Initially named the Rose-Brown-May Park, it became the nucleus for River Legacy Parks. Now comprising more than 1,300 acres along the Trinity River, River Legacy's seven miles of trails between the Fort Worth and Grand Prairie city limits are a major link in the region's Trinity Trails system.<sup>70</sup>



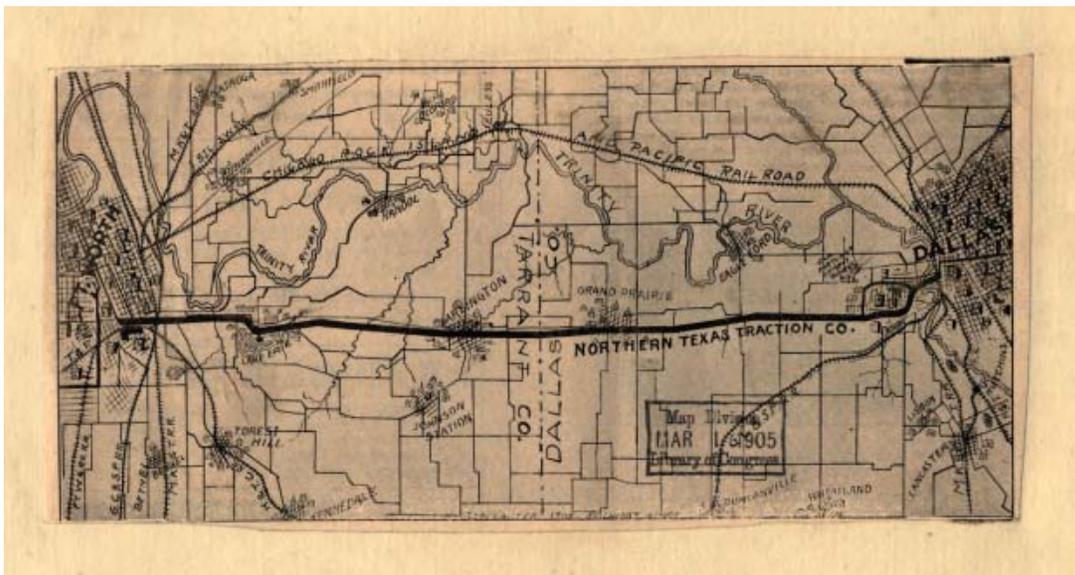
*Living Science Center at River Legacy Parks*

The City's Parks and Recreation Department oversaw a tremendous expansion of parkland and development through the 1980s and the 1990s. Many of the new projects honored the city's cultural and natural history including the Webb Community Park, the Village Creek Historical Area, and O. S. Gray Park. The city developed linear and neighborhood parks along Fish and Lynn Creeks and Bowman Branch. Cravens Park, Martin Luther King sports complex, and J. W. Dunlop Park provided new ball diamonds and soccer fields for the city's youth. Two golf courses opened, Chester W. Ditto (on the former Ditto farm on the north side) and Tierra Verde in far southwest Arlington. Elzie Odom Recreation Center, named for the city's first African-American mayor, was the city's first new recreation center in several decades. Richard Greene Linear Park (also named for a former mayor) improved the Johnson Creek corridor west of Rangers Ballpark. Although voters twice defeated bond issues for comprehensive flood control and recreational improvement of Johnson creek, modest projects – trails, picnic areas, and habitat restoration – have slowly appeared.

In 2004, Arlington voters approved a measure that resulted in construction of the Cowboys Stadium, which was completed in 2009. It is about one-half mile west of Rangers Ballpark in Arlington. This development spurred improvements to Johnson Creek and the reinstallation of the Caelum Moor sculptures in their new home in Richard Greene Linear Park.

## TRANSPORTATION INFLUENCES – RAIL TO INTERSTATE

From its founding on a transcontinental rail route, location and transportation have played major roles in the development of Arlington. The beginning of the twentieth century brought both the automobile and interurban rail line to the city. In 1902, the Northern Texas Traction Company began operation of an interurban line through town along Abram Street. This provided access to more than 70 rail connections in Fort Worth and as many in Dallas.



*The North Texas Traction Company Ft. Worth -Dallas line passed through Arlington.*

Improved roads and the increasing availability of automobiles doomed the interurban line and many others throughout the area. On Christmas Eve, 1938, the line serving Arlington ceased operation.<sup>71</sup> However, the Texas and Pacific Railway continued to play an important role in Arlington, both for passengers and freight. In 1904, a new depot was built on the north side of the tracks, west of Center Street. The Texas and Pacific Railway line eventually joined with the Missouri Pacific,



*Interurban Depot at Abram and Center, 1912*

which later became the Union Pacific. Although the depot is long gone, many freight and passenger trains continue to pass through Arlington daily.

Development of a national highway system during the 1910s and early 1920s was the impetus for the routing of U.S. Highway 80, also known as the Bankhead Highway, through Arlington. This highway extended from San Diego, California, to Savannah, Georgia,<sup>72</sup> and became the primary route between Fort Worth and Dallas. By 1921, the highway from Dallas to Arlington had been widened to a 20-foot concrete paved roadway, carrying interstate traffic along Division Street through the center of Arlington. The route along the "Pike" soon hosted garages, gas stations, restaurants, and tourist lodgings. Despite the economic effects of the Great Depression, Arlington's citizens found jobs with these enterprises that catered to the constant flow of travelers.<sup>73</sup>



*Thannisch-Vandergriff Building at Division Street and Center street, ca. 1935*

purchased the building in 1937, and the Chevrolet dealership operated there until the 1960s.<sup>76</sup> The building still stands near the heart of downtown, a reminder of this earlier era when the nearby train station and mineral well marked the city's center.

Zack Slaughter established the city's first Ford dealership in 1917.<sup>74</sup> In 1928, J. C. Thannisch built the city's first car showroom, which was called the Thannisch Chevrolet Company.<sup>75</sup> W. T. "Hooker" Vandergriff



*Dallas-Ft. Worth Turnpike under construction, ca. 1956*

The 1957 opening of the Dallas/Fort Worth Turnpike, about three miles north of Division Street, was pivotal in the city's history. No longer were travelers between the two cities forced to endure U.S. Highway 80 stoplights, but the improvements cost Arlington dearly in economic traffic. The Turnpike eventually became a segment of IH 30. IH 20 was built in the 1970s in what was then the far south side of Arlington, and Watson Road became SH 360 in

the early 1980s. By providing easy access to jobs in neighboring communities, these freeways simultaneously spurred and supported the vast suburban housing developments, shopping malls, and strip centers that came to characterize the city.

Arlington is frequently cited as the largest city in the country with no public transportation. Indeed, beginning in 1979, the citizens have turned down mass transportation ballot initiatives three times.<sup>77</sup> Three small systems operate: the city runs Handitran for the disabled and elderly, and the entertainment district hotels and UTA provide small systems within their venues. The city supports the Trinity Rail Express, a commuter rail system that runs between Fort Worth and Dallas.



*Turnpike tollbooths*

Through the years, the city had several small airports and landing facilities including Pulley Airport, which was located at N. Cooper Street and Randol Mill Road, the present Town North Shopping Center. Pylon Field was located on Mayfield Road on what is now the Martin High School campus, and Lucas Field was at the southeast corner of Arkansas Lane and Bowen Road. Arlington Soccer Association teams are reported to have played their games on the grass runways of the latter during the late 1960s and early 1970s.<sup>78</sup> All evidence of this field has been covered by residential and other developments.

One of the previously mentioned outlying landing fields played a role in the development of the city's municipal airport, which opened in 1962 on South Collins Street. It was originally planned for a location at Cooper Street and Mayfield Road, the site of the Arlington Naval Outlying Landing Field, which was used during World War II.<sup>79</sup> The land was given to the City and later swapped for the present location. Periodic expansions led to the present 6,000-foot runway and instrument landing capability. A helicopter test facility used by Bell Helicopter in connection with its V-22 tilt-rotor aircraft and other development projects is also located at the airport, as is a large blimp mooring facility.

## ENTERTAINMENT CENTER

For more than 80 years, Arlington has been home to unique and large-scale entertainment and sports facilities. These facilities have shaped not only the city's land use and transportation patterns but the way it markets itself.



*Entrance to Arlington Baptist College, formerly Top O' Hill Terrace*

One of Arlington's most colorful eras foretold the city's future in the entertainment business. In 1926, Fred and Mary Browning purchased Top O' Hill Terrace, a restaurant and tearoom located a few miles west of downtown Arlington on the transcontinental Bankhead Highway (now Division Street, SH 180), from Mrs. T. P. (Buela Adams) Marshall, who had established the business. They enlarged and built the facility to cater to gamblers, and it featured a casino, an escape tunnel, and hidden rooms. These operated alongside the

restaurant and tea garden, which were legitimate businesses. Prominent politicians, entertainers, and businessmen frequented both the nearby Arlington Downs racetrack and the gambling casino. Dr. J. Frank Norris, pastor of First Baptist Church in Fort Worth and founder of the Fundamental Baptist Bible Institute, vehemently opposed gambling and other activities that were a part of the Top O' Hill operation.

His vow made from the pulpit that the Baptists would someday own the property occupied by Top O' Hill Terrace eventually became a reality. Arlington Baptist College purchased the land in 1956 and continues to operate on the site today.<sup>80</sup>



*The Arlington Downs grandstand seated several thousand spectators.*

Gambling and horse racing brought people, businesses, and money to Arlington in the 1930s. W. T. Waggoner, a wealthy oilman and rancher, purchased approximately 3,000 acres northeast of Arlington and on it founded the Three D's Stock Farm. He built a one and one-quarter mile track;

within that track was a second oval, one mile in circumference. The farm and track, known as Arlington Downs, were located in the general area of present day Six Flags

Over Texas. Its grandstand could accommodate 11,000 spectators, with other space for thousands more. The track opened on November 6, 1929 with a ten-day “no betting meet” since gambling was not legal in the state. In 1933, gambling was legalized but later repealed in 1937.<sup>81</sup> This spelled the end of horse racing at the track, but it was used for auto races and rodeos until it was razed in the 1950s. It would be another decade before Six Flags Over Texas opened, marking the beginning of the modern entertainment facility era.

Six Flags Over Texas opened in 1961, the first of many theme parks in various states with similar names, and operation continues today.<sup>82</sup> The park’s name alludes to the flags that have flown over Texas – Spain, France, Mexico, Republic of Texas, Confederate, and U.S. Its large roller coasters are landmarks to travelers on IH 30 and a major tourist attraction. The park provides both entertainment and summer employment for the area’s young people. Several historic features and their associated markers have been placed in the park.



*Original entrance to Six Flags Over Texas*

Minor league baseball began in the area in 1888, and through the years various teams represented Fort Worth and Dallas and were associated with several leagues or associations. In 1965, the cities’ teams were united as the Dallas-Fort Worth Spurs and moved to Arlington to make their home in the newly built Turnpike Stadium. The team disbanded in 1972 when major league baseball came to town. The Washington Senators franchise was moved to Arlington that year to become the Texas Rangers. The city acquired the stadium, and the Rangers played at “Arlington Stadium” until 1994 when The Ballpark in Arlington opened and the old facility was razed.<sup>83</sup>



*First base entrance to the Rangers Ballpark in Arlington*

The new stadium was the project of a public/private partnership. Arlington’s citizens voted to increase the city’s sales tax to pay for Arlington’s share of the project. At that time, the team was owned by an investor group led by

George W. Bush, who later became Texas governor and then U.S. President, and Edward (Rusty) Rose. A design competition was held to select an architect, and Architect David Schwartz's winning design features a traditional building reminiscent of famous old ballparks. In 2004, the ballpark was renamed Ameriquest Field in Arlington. In 2007, it was renamed Rangers Ballpark in Arlington.



*Project leaders display Seven Seas model*

Hoping to build on the success of Six Flags and the Texas Rangers, the city built Seven Seas, a marine based amusement park in 1972. It was a complex public-private partnership that involved at various times Six Flags, the Texas Rangers, and the Great Southwest Corporation. Management was challenged by the difficulty in maintaining a healthy salt-water environment for the dolphins, seals, sharks, and a whale.<sup>84</sup> Wet 'n Wild figure George Millay took over for the 1975 season -- the last season the park operated as Seven Seas. Recast as Hawaii Kai, the park operated for one more year before closing for the final time.<sup>85</sup> One of the city's largest hotels occupies the old Seven Seas site near Six Flags.

George Millay's dream to build an interactive water park in Arlington was realized in 1985<sup>86</sup> when Wet 'n Wild opened across IH 30 from Six Flags, and he enjoyed greater success with this park. Featuring giant water slides, a pool with four-foot waves, and other water "rides", the park has become a family summertime destination. It was purchased by Six Flags in 1995<sup>87</sup> and is now known as Six Flags Hurricane Harbor.

With the city's share of the ballpark paid off (owing to very strong retail activity through the 1990s), Arlington had room in its sales tax cap in 2003 when the Dallas Cowboys were seeking a city to partner with in the construction of a new stadium. Arlington voters passed the initiative in November 2004, and the new stadium is located about one-half mile west of the ballpark.

This combination of enterprises makes the entertainment industry one of the mainstays of Arlington's economy.

The tiny village birthed by the railroad in 1876 grew to more than 330,000 persons by 2000. The pioneer Anglo-American population is now a diverse community of whites, African Americans, Hispanics, Asians, Native Americans, and others. The original half-mile square town site has grown to a nearly one hundred-square-mile city whose borders are shared with Grand Prairie, Mansfield, Kennedale, and Fort Worth. It's the seventh largest city in Texas<sup>88</sup> and among the top 50 in the U.S.



*This rebuilt block on historic Center Street has classical streetscape details. The city's only remaining hitching post is in a planter at lower center. T&P Railway Station was located beyond the theater (photo by Chad M. Davis).*

Much of the magnificent Post Oak and Black Jack Oak forests and tall grass prairies that once covered the city have succumbed to development. However, enough of the distinctive oak woodlands remain to indicate, in many places, the dividing line between Eastern Cross Timbers and Blackland Prairie. A 12-acre prairie remnant on New York Avenue was incorporated into the park system during the 1990s. Two other sites with distinctive natural assets, the 50-acre Southwest Nature Preserve in southwest Arlington (2005) and Crystal Canyon in north Arlington (1996), so named for the "crystals" seen in the drainage that trickles through the site, were added to the park system.

For Arlington, location was key at the time of its founding and remains so in the 21<sup>st</sup> century. Added to its favorable location on a key transportation route in 1876 are additional transportation corridors, a major university, and the entertainment venues. The addition of a second major sports stadium and adjacent development will have profound effects on the face of Arlington.

The rapid growth of the last half of the twentieth century has cooled as few large tracts of land remain to add rooftops or large commercial ventures. The city will be challenged to leverage its existing assets to sustain its economy and improve the community.



*Cowboys football stadium under construction  
Spring 2008*

The history of Arlington mirrors the history of many Texas communities. From Indian battles to frontier trading posts and forts, from the coming of the pioneer to the coming of the railroad, from cotton plantations to manufacturing plants, Arlington's history is as colorful and varied as a rich tapestry. It is against this backdrop that its history will continue to unfold.

## **ARLINGTON'S HISTORIC RESOURCES**

### **Old Town Historic District**

*Listed in the National Register of Historic Places June 2000*

Old Town Historic District encompasses approximately seven blocks of late nineteenth and early twentieth century residential properties located at the northern end of the original town plat (1878) and in early additions of the Fitzhugh and Collins addition (1904), Thomas Heirs Addition (1907), and the Ditto Bone Addition (1907).

Vernacular and nationally popular architectural styles include Queen Anne, Colonial Revival, Bungalow, and Art Moderne. The district has some of the best examples of the L-Plan form coexisting with bungalows and post-World War II tract housing. Residences were those of the community's leaders, merchants, and professionals, as well as farmers, traveling salesmen, and other wage earners.

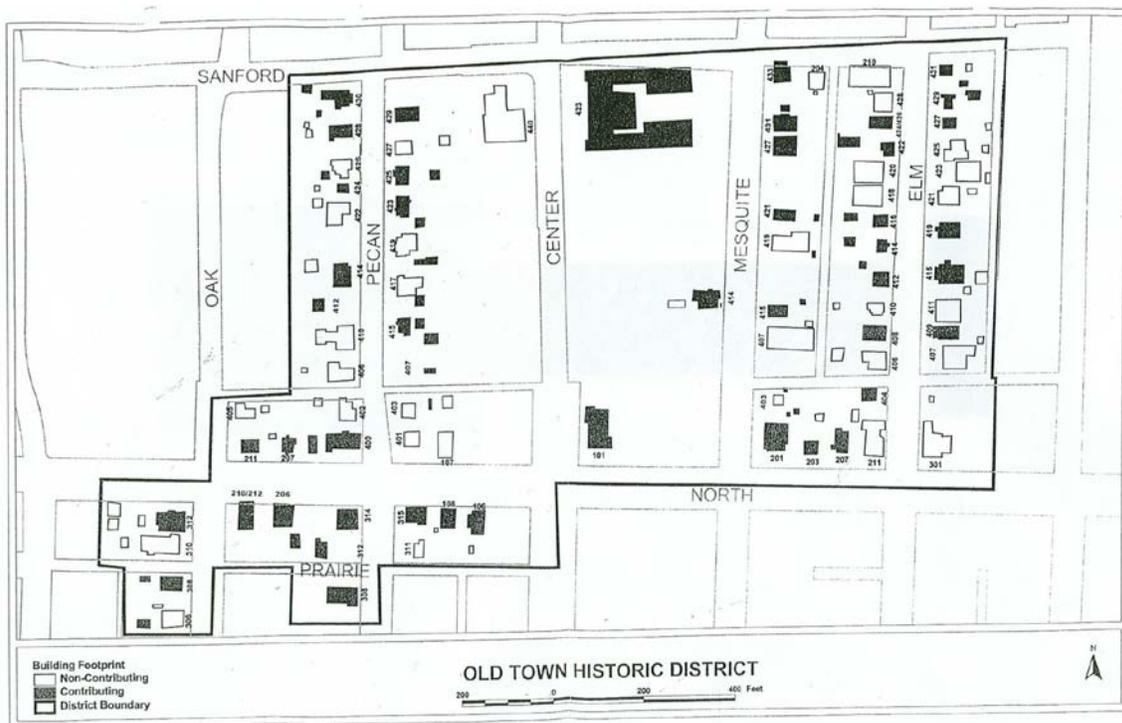
The district currently has two structures listed as Recorded Texas Historic Landmarks:

The Hutcheson-Smith house (312 N. Oak Street), listed in 1983, also has the earliest city listing on the National Register of Historic Places (1984).

The Douglass-Potts House (206 W. North Street) was listed in 2000.

Currently, the district contains 136 buildings, structures, and objects. The latest Resources Survey (2007) recommends that the contributing resources be 85 and the non-contributing resources be 51.

The residents of Old Town worked from 1982 to achieve National Register status for their neighborhood. They were responsible for encouraging the City to create the Landmark Preservation Commission and obtaining the city's first Historic Resources Survey. By 1997, the residents saw the opportunity to achieve their goal, and their National Register nomination was submitted to the Texas Historical Commission for approval. In 1999, the commission approved the nomination but due to concerns from neighboring communities, final approval did not come from Washington until 2000. The district represents the city's best remaining group of late nineteenth and early twentieth century structures.



## **South Center Street Historic District**

*Listed in the National Register of Historic Places May 2003*

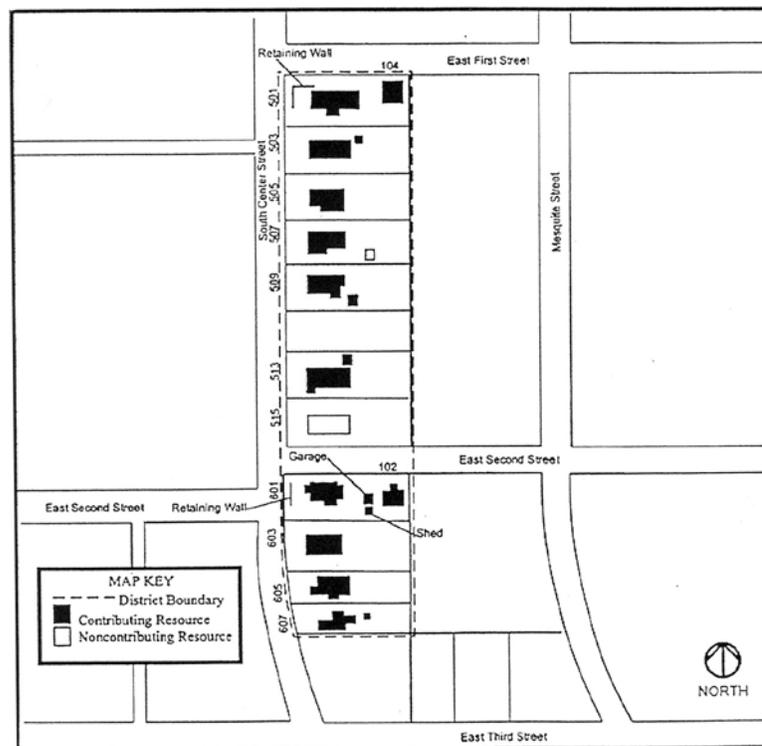
Just east of The University of Texas at Arlington and south of the central business district, the South Center Street Historic District comprises a row of Craftsman-inspired bungalows and ancillary structures along the east side of the 500 and 600 blocks of South Center Street. The district is bound by E. First Street on the north, S. Center Street on the west, the southern edge of 607 S. Center Street on the south, and property lines on the east.

Of the 24 existing resources within the district, 20 are classified as Contributing properties. Most of the one- and two-story dwellings display Craftsman and/or Classical Revival stylistic influences, popular locally from 1910 through the 1930s. By the turn of the twentieth century, Arlington had grown from a small rural village with a population of 275 to a town of 1,079. As the population steadily increased, several residential additions were developed along the northern and southern fringes of the central business district, expanding the community beyond its original town-site boundaries. One was the bungalow-dominated William H. Rose Addition.

In 1916, William H. Rose, a locally prominent developer, merchant, and future mayor of Arlington, subdivided a plat of land along the east side of South Center Street. It was likely that Rose, prior to his purchase of this parcel of land, perceived it as one of the community's most desirable locations for residential development for several reasons. Center Street, as Arlington's main north/south thoroughfare (at that time), was one of the city's best maintained roads. Also, the parcel's location allowed easy access to the Interurban and the central business district. An additional factor that contributed to the parcel's desirability, and one that subsequently affected the history of the neighborhood, was its proximity to the future Grubbs Vocational College. Soon after platting the addition, Rose built the subdivision's first dwelling at 501. He lived in the house with his wife, Ollie Gibbins Rose, and their two daughters. Descendants of the original owners currently own this house and the Slaughter-Geer house (505 S. Center Street). By 1917, according to Sanborn maps, four additional houses were constructed at what are now 505, 509, 511, and 513 S. Center Street. Initial residents included Henry Slaughter, Will Leatherman, and Dr. C. A. McKissick. Other families in the district included

McCombs, Geer, Green, Rev. Bennett, Leftwich, Reynolds, King, Ashworth, Luke, and Waggoner.

In spite of the parking lots, businesses, and apartment buildings that now surround the district, the bungalows present a sense of cohesion due to their similarities in scale, massing, form, use of materials, and setback. The district encompasses the best remaining group of early twentieth century bungalows in Arlington.



*South Center Street Historic District*

## **Knapp Heritage Park**

Some of the city's earliest buildings have been moved to this site at 201 W. Front Street on the edge of downtown. They include two mid-nineteenth century-era structures, the Jopling-Melear cabin and the Watson cabin, and a 1910 one-room school house. The site also includes the former law office of James Knapp, a

prominent attorney and land developer whose grandchildren donated the land for the park. It is the site of the annual Front Street Festival each fall, which brings the community, art, and history together in a variety of ways. It is also used as a “hands-on” teaching tool for school children and other groups. It is a visual reminder of Arlington’s humble beginnings. The Arlington Historical Society developed the park and operates it.

## City-owned Resources

### **FIELDER HOUSE, 1616 W. ABRAM STREET**

The Historic Fielder House (1914) was built for James Park and Mattie Fielder. It is now owned by the City of Arlington and serves as the office for the Arlington Historical Society and space for exhibits relating to the city’s history. It is



*Fielder House*

open to the public for use as a meeting place, reception hall, and for book signings for local authors. According to the 1987 Historic Resources Survey, it “incorporates a boxy Prairie Style appearance and classical symmetry.” It is said to have been one of the first two-story brick homes in Arlington and was originally surrounded by 215 acres of land. Fielder served on the board of what is now UTA and was also a city commissioner and, for a short time, mayor.

### **MARROW BONE SPRING PARK, ARKANSAS LANE AT MATLOCK ROAD**

Marrow Bone Spring, formerly Founders Park, contains the city’s only designated archeological site which is listed in the National Register of Historic Places. It is a Native American “domestic” site associated with extraction and manufacturing.<sup>89</sup> It is also believed to have been an Indian gathering place. The name is associated with the buffalo bones. Johnson Creek flows through the park.

### **PARKDALE CEMETERY, MARY AND MITCHELL STREETS**

Located at the corner of Mary and Mitchell streets between downtown and Johnson Creek, the cemetery has graves of many of the community's pioneers. The City took over management of the Old Arlington Cemetery, which occupies a portion of the Parkdale site, several years ago.

### **VILLAGE CREEK HISTORICAL AREA, 2605 DOTTIE LYNN PARKWAY**

This 130-acre heavily wooded park on Village Creek is situated in the area of former Indian villages and near the site of the Battle of Village Creek, discussed earlier in this section. A trail connects the park to River Legacy Parks a few miles northeast. Interpretive markers are placed along the trail.

### **BLACKLAND PRAIRIE, 4907 NEW YORK AVENUE**

Of the thousands of acres of tall and short-grass prairie that once covered north central Texas, this 13-acre site is believed to be one of few remnants (and the only one in Arlington) that still exist. Volunteers help to maintain the site, eliminating inappropriate invading plants.

### **FOUNDERS PLAZA, 100 W. ABRAM STREET**

Founders Plaza, completed in 2009, contains a history garden with highlights about the City's founding families, including Ditto, Collins, Rankin, Rose, Cooper, and Rogers. Reverend Hayter, a land surveyor who selected Arlington as the name of the town, is commemorated with a bust at the northeast entrance to the plaza. The Plaza also contains a meditation area, fountain, native plants, green space, and the Levitt Pavilion for the Performing Arts. The pavilion is host to free concerts and multicultural celebrations throughout the year.



## Defining What is Historic

The “official” (National Register of Historic Places) tests of what is historic may be summarized as follows:

A site, district, building, structure, or object that is:

- Associated with historic events.
- Associated with lives of persons of historical significance.
- Architectural significance or the work of a master.
- Archeological (pre-history or history) significance.



*Hitching block on N. Mesquite Street in the Old Town Historic District*

Within each of these criteria is the opportunity for differing ideas and perspectives, which makes establishment of strict standards or definitions impossible. What is significant in one community or setting may not be in another, so it is appropriate for cities to establish their own criteria. The National Register also applies a general age standard; that is, structures and sites that have achieved significance within the last 50 years generally are not eligible for inclusion in the Register.

Arlington’s only established criteria for what may be considered historic is found in the City’s zoning ordinance as it relates to the Landmark Preservation Overlay:

“The Planning and Zoning Commission and the City Council shall consider one or more of the following criteria in establishing an “LP” Landmark Preservation District:

- a. Existing or proposed recognition as a National Historic Landmark or Texas Historic Landmark, or entry nomination into the National Register of Historic Places;

- b. Identification as the work of a designer, architect or builder whose work has influenced or contributed to the growth or development of the City;
- c. Embodiment of elements of architectural design, detail, materials or craftsmanship which present a significant architectural innovation or outstanding example of a particular historical, architectural or other cultural style or period;
- d. Relationship to other buildings, structures or places which are eligible for preservation as historic places;
- e. Existence of distinguishing characteristics of an architectural type or specimen that exemplify the cultural, economic, social, political, ethnic or historical heritage of the City, County, State or Nation;
- f. Location as the site of a significant historical event;
- g. Identification with a person or persons who significantly contributed to the culture or development of the City, County, State, or Nation;
- h. A building, structure, or place that because of its location, has become of historic or cultural value to a neighborhood or community; and
- i. The recommendation of the City's Landmark Preservation Commission.

## **THE VALUE OF HISTORIC PRESERVATION TO THE COMMUNITY**

### **Cultural**

Preserving the community's heritage fosters civic pride and preserves accomplishments and memories of the past for present and future generations. Historic preservation has not one value but a preponderance of advantages which include educational, aesthetics, psychological, economic, cultural, and environmental values.

Throughout Texas, local governments are using economic incentives and local planning and zoning tools to protect valuable historical sites from unplanned

development and neglect. The range of tools available has expanded in the past ten years as local governments discover the importance of historic relation to a community's identity, economic development, and residents' quality of life.

## Economic

Historic preservation has been found to consistently be economically and financially beneficial to a community and can serve as the catalyst for revitalization.



*Recent construction at Center and Division streets marks the entrance to downtown (photo by Chad M. Davis).*

Historic preservation is a great boost to the economy. It can be observed daily through heritage tourism and downtown revitalization that create new jobs. According to the Texas Historical Commission Guidebook, travelers spend more than \$113 million in Texas every day. Heritage and cultural travelers spend more on dining, entertainment, and shopping than all other types of tourists. They stay longer and return more often, are twice as likely to participate in group tours, and spend more per trip (excluding transportation) than any other type of tourist. Tourism is the third largest industry in Texas. The benefit of historic tourism creates jobs and businesses, generates revenue from taxes and other spending, and increases property values.

Through adaptive reuse, vacant downtown buildings provide a significant use by being transformed to apartments, offices, businesses, and cultural centers. Developers are savvy in acknowledging there are economic benefits in restoring historic buildings. Daily, legislative bodies throughout the state and nation approve substantial sums in historical-site tax exemptions and federal tax incentives for qualifying projects. Restored historic buildings very often have the benefits of revitalizing an old part of a city and lending area credibility and a boost for future development.

Two examples in Arlington include the Thannisch-Vandergriff Building at 100 E. Division Street, once an automobile showroom, and the Old Post Office, located at 200 W. Main Street, now Worthington National Bank. The relocation of Arlington's historic cabins and schoolhouse to downtown has brought cultural and educational value to the area and has been a boost for heritage tourism, as have the establishment of two nearby historic districts.

## Heritage Tourism

The following paragraphs are excerpted from the Texas Historical Commission's Heritage Tourism Guidebook, which is available online at [www.thc.state.tx.us](http://www.thc.state.tx.us).

Tourism is a major segment of both the national and state economies. Nationally, visiting historic sites and museums rank third behind shopping and outdoor activities as the most popular of vacation activities. Visitor spending supports hundreds of thousands of jobs in Texas. Texas ranks second in the U. S. in the number of heritage travelers, who contribute about \$44 billion annually to the economy. Heritage tourists stay longer and spend more money than the average traveler.

Factors in the increasing interest in heritage travel include the trend to shorter holidays and vacations, the importance of authentic places in understanding history and culture, and the economic interest in heritage tourism. "Since every community has a story to tell, history and culture become a basis for attracting visitors."<sup>90</sup>

The Texas Heritage Tourism Program has adapted the National Trust for Historic Preservation's five principles for successful and sustainable heritage tourism:

- Preserve and protect resources
- Focus on authenticity and quality
- Make sites come alive with interpretation
- Find the fit between community and tourism
- Collaborate for sustainability

Arlington has a critical mass of tourists visiting the city annually for sports and entertainment opportunities. Planning ways to attract them or accompanying family members to visit the city's museums and other heritage attractions could amplify their Arlington experience and strengthen the attractions they visit. At the same time, the city needs to work toward enhancing its heritage facilities.

## PAST AND CURRENT PRESERVATION EFFORTS

### Summary of Past Preservation Efforts

Efforts to preserve local historic properties began in the 1950s with the rehabilitation by the city of the 1878 Cooper House for use as a library. This dwelling had been donated to the city for community uses in 1953 by Mr. and Mrs. H. W. Cooper and moved from 610 W. Abram Street to 211 Willis Street next to Meadowbrook Park, where it was used as a library from 1954 to 1962. In the 1960s, the Arlington Women's Club took over its operation and maintenance and the responsibility to oversee its preservation. The building was lost to a vandal-set fire in 1999.

In the early 1970s, the city, believing that decentralization of retail and business was the wave of the future, demolished four downtown blocks for construction of a new library and City Hall. During this period, the City also purchased the James Parks Fielder House at 1616 W. Abram Street, in connection with property acquisition for the Fielder Road overpass. Mindful of the loss of downtown buildings, a group of citizens formed the Fielder Foundation and raised funds to refurbish the house for use as a museum. Eventually, the foundation and the Arlington Historical Society merged, and the Society operates the house as a museum and maintains its headquarters there. The City still owns the property and contributes to its maintenance. Also in the 1970s, the Historical Society saved two log cabins belonging to the P. A. Watson and Joplin/Melear families and moved them to African-American/Johnson Family cemeteries on Arkansas Lane. A one-room school and a barn were later added. These structures were moved to Knapp Heritage Park in downtown Arlington in 2004.

The *Fort Worth Star-Telegram* published an article titled "Save The Houses" on March 28, 1979, to promote awareness of the city's rapidly disappearing historic resources. The article inspired students of the School of Architecture and Environmental Design at The University of Texas at Arlington to conduct the city's first unofficial architectural survey, later entitled *Survey of Historic Architecture in Arlington, Texas 1878-1930*. The students hoped to encourage creation of National Register districts. The director and author, DeAnn Stocker, initiated the survey in coordination with the class in historic preservation led by Dr. Ken Schaar.

In 1984, Arlington residents submitted the first nomination for a National Register of Historic Places listing for an Arlington structure -- the 1896 Hutcheson-Smith Home. That year, a citizens group, Old Arlington Preservation Society, led by Kristina and Walter Rumans, asked the Planning and Zoning Commission to create a City ordinance to permit the establishment of a historic district. Before proceeding, however, the City requested that professionals conduct a survey to establish criteria for inclusion and at the same time create a local preservation commission or board and develop a local historic preservation ordinance. Out of this community request, the City established the Landmark Preservation Commission and then put in place the first Landmark Preservation Overlay Zoning District in 1985. Two years later, in April 1987, Hardy-Heck-Moore, Inc. (HHM), preservation consultants of Austin, completed *Historic Resources of Arlington, Texas, a Comprehensive Survey for the City of Arlington*.

The Landmark Commission was dissolved in 1990 by the City Council because of its difficulties in obtaining a quorum. The former commission membership was reduced, and it became an advisory committee to the Planning and Zoning Commission. The new arrangement was thought to increase the group's flexibility in eliminating ordinance constraints and the time to process "LP" zoning district requests.<sup>91</sup>

During the 1990s, the Arlington Landmark Committee undertook marking of the "Pioneer Trail" in west Arlington and publication of the first historical tour brochure. A local accountant, Xavier Carrillo, restored two historic houses, the Friday House, (RTHL, 1906 Amber's Circle) and the Old Mayor's House, (814 E. Abram Street). The latter had been the home of B. C. Barnes, who was mayor of Arlington from 1947 to 1951. The Landmark Committee, which had been assisted by the Planning Department staff, was moved to the Department of Neighborhood Services (now Department of Community Services) in 1999. In 2000, the committee was restored to commission status with members appointed by the City Council. The Arlington Preservation Foundation was revived and developed a local marker program.



*Old Mayor's House on East Abram is one of several restored by Xavier Carrillo.*

The early years of the new century saw increasing preservation activity in the city with the designation of two National Register historic districts, Greg Morse's restoration of the Old Post Office (NRHP, 200 W. Main Street) and adaptive reuse as Worthington National Bank, Xavier Carrillo's Vaught House (NRHP, 718 W. Abram Street) restoration, and Gary Walker's restoration of the Thannish/Vandergriff Building, 100 E. Division Street. Major work was done at Arlington Baptist College to establish its unique history as the former Top O' Hill Terrace gambling casino (3001 W. Division Street) and earn a THC marker. The Douglass/Potts House (RTHL, 206 W. North Street) in the Old Town District underwent a successful restoration. The Landmark Commission struggled, with less success, to preserve three bungalows on Division Street, the Hamilton House on Collins Street, and the last physical evidence of Arlington Downs, a horse watering trough.

Several projects mentioned in the previous paragraph benefited from City-sponsored loan and grant programs. The source of the funds was the federal Community Development Block Grant program and targeted low- to moderate-income homeowners and businesses. In 2006, these funds were redirected to a larger pool of money supporting the Neighborhood Revitalization Strategy Area (NRSA).

## **Historic Resources Surveys**

It is vital for a community such as Arlington to be aware of the existing historic and cultural resources within its bounds. Surveys undertaken and then published or otherwise widely shared raise a community's awareness of its heritage as well as helping it plan for future development.

Arlington has made several previous attempts to do this, and these efforts have been combined with a recent inventory to be used as a contemporary and updatable record of the city's physical heritage. Like its predecessors, the current survey also serves as an educational tool to assist planners and developers, particularly as Arlington is reaching build-out. Older neighborhoods need to be protected, new ones need to fit into the existing scene, and care must be taken to preserve as much as possible the history and heritage of the area.

In 1979, DeAnn Stocker, a student at The University of Texas at Arlington, initiated the city's first architectural survey entitled "A Survey of Historic Architecture in Arlington, Texas 1878-1930". Noteworthy in this plan was the recommendation for two historic districts, "Northside", which encompasses the general area of the Old Town Historic District, and the adjacent "Wilkerson" district in the area known as The Hill." Suggestions for implementing the plan included a City-designated "historic officer" and City-sponsored tax incentives.

In 1987, the City of Arlington undertook a citywide "comprehensive" survey that identified more than 550 pre-1940 properties. Hardy-Heck-Moore, Inc. (HHM, Inc.) of Austin completed this work, which provided an evaluation and priority statement at high, medium, and low levels.

The 2007 survey was funded by a Community Development Block Grant through a contract with Komatsu Architecture of Fort Worth with HHM, Inc. as subconsultants. The team also included Susan Klein and Brenda McClurkin. The current survey was prepared under the leadership of the City's Landmark Preservation Commission. During Phases I and II, the survey team identified 691 individual resources constructed prior to 1960 and ranked them under a three tier system established in the earlier HHM survey assigning each a HIGH, MEDIUM, or LOW value, according to their current architectural/ historical integrity and cultural value. Although Arlington has lost 184 of the 564 resources identified in the 1987 Survey, the city has gained two National Register Districts, many State Historical Markers, and several local landmark recognitions. It also has one nationally recognized archeological site. A unique feature of the current Survey is the documenting of post-World War II neighborhoods. It is said to be one of the first such undertakings in the United States. (For more information on the Survey, please refer to Section 2.)

## Programs of Arlington Historical Organizations

### ARLINGTON PRESERVATION FOUNDATION

The Foundation sets forth its vision as follows: "The purpose of the Arlington Preservation Foundation is to safeguard, protect, enhance, and perpetuate the heritage of Arlington through the



preservation of historic and cultural landmarks; to work with other preservation organizations in identifying historical landmarks; and to promote historical preservation.”

To this end, the Foundation has designed a medallion to mark Arlington landmarks and has awarded nine as of the publication of this plan (refer to Appendix) keeps an updated list of suggested subjects for local markers and encourages, where appropriate, the recipient to apply for a state or national marker. The Foundation has also produced a DVD of Arlington’s history from its earliest beginnings to the turn of the twenty-first century, which it makes available to civic groups and others and is for sale to the general public. A representative from the Arlington Historical Society serves on the board alongside members of the City’s Landmark Commission.

#### **ARLINGTON HISTORICAL SOCIETY**

The Society was founded in 1887 as the Cemetery Society, formed to collect, preserve, interpret, and exhibit historical material, artifacts, and information that relate to the rich history of Arlington, Tarrant County, and the State of Texas. The society has oversight of the Historic Fielder House, the historic cabins and school in the Knapp Heritage Park, and the Early African-American and Middleton Tate Johnson Cemeteries, making them available to the public.

One of the most important responsibilities of the Historical Society is to have the Historic Fielder House open to the public for tours and maintain it as a place to show artifacts and interpret Arlington’s history in a visual way. Both it and Knapp Heritage Park are also available to local groups, organizations, and schools for meetings, receptions, and book signings for local authors.

Other current and ongoing projects and programs include: collection and presentation of Arlington’s contributions to the World War II era including histories of those who served in the military; projects and presentations of Arlington history at Knapp Heritage Park including summer tours; continuing the interior renovation of the Fielder House; working with local garden clubs and boy scouts to enhance the grounds of all facilities; maintaining a speakers bureau including DVD presentations, and presentations by costumed characters from Arlington’s past; “trunk show” presentations to school classes; working with the City’s Parks and Recreation

Department and others to develop the Heritage Linear Park and rebuild the train depot; honoring citizens and organizations important to Arlington history each year at an annual fund raiser, Arlington Honors Its Own; and making available to the public resources for research including books and pictures on/of local area history.

## **POLICY CONTEXT OF PRESERVATION**

### **Legal Basis for Historic Preservation**

The legal basis for all land use regulation is the police power of the local government to protect the public health, safety, and welfare of its residents. Historic preservation is accomplished through a variety of tools that are permitted under both federal, state, and local government laws and ordinances.

The National Historic Preservation Act of 1966 created an extensive framework within which preservation could take place. It established programs and opportunities for preservation activities from the federal government to the local level. Among other programs, the Act created the National Register of Historic Places (NRHP) as well as State Historic Preservation Officer (SHPO) and the Certified Local Government Program (CLG).

Chapter 211 of the Texas Local Government Code grants powers to cities for the purpose of promoting the public health, safety, morals, or general welfare and protecting and preserving places and areas of historical, cultural, or architectural importance and significance. This Code provides the basis for the City of Arlington's historic preservation ordinances and program.

The City of Arlington has enacted ordinances that provide the legal context of the City's Landmark Preservation program. These ordinances establish Conservation District Overlay zoning and the Landmark Preservation Commission. Zoning ordinances may provide protection for historic sites.

The Texas Local Government Code, Chapter 315, permits municipalities to hold property owners liable for damages that adversely affect a historic structure or property when the appropriate permit is not obtained. Such structure or property must be included in a list of historic structures and properties that has been

recorded in the Tarrant County real property records. Damages may include restoration or reconstruction costs.

Violations of protective ordinances and laws have been upheld in courts with jurisdiction over Texas. See *Penn Central Transportation Co. v. City of New York*, 438 U.S. (1978); *Mayes v. City of Dallas*, 747 F.2d 323 (5<sup>th</sup> Cir. 1984); *Maher v. City of New Orleans*, 516 F.2d 1051 (5<sup>th</sup> Cir. 1975), cert. denied, 426 U.S. 905 (1976).

## **Zoning and Land Use Planning**

Zoning and land use planning are vital considerations for preservation. Arlington’s zoning code specifies where various land uses can occur and stipulates the development standards that apply within each land use category. While historic preservation is not its primary purpose, it does address preservation matters in a number of ways.

For example, in addition to any authority granted to the Planning and Zoning Commission by state law or other City ordinances, the Commission has the power and duty to gather information and make recommendations to the City Council and cooperate with the Landmark Preservation Commission and similar organizations concerning historic and landmark preservation in the city. Such recommendations may include, but are not limited to, matters arising out of or related to the Landmark Preservation Overlay (“LP”) Zoning District.

The “LP” Zoning District is one of ten special purpose districts designed to meet special area needs. The intent of each district varies. The “LP” district is intended to provide for the protection, preservation, and enhancement of buildings, structures, sites, and areas of architectural, historical, archaeological, or cultural importance or value. Specifically, this district has the following expressed purposes:

- To stabilize and improve property values.
- To encourage neighborhood conservation.
- To foster civic pride in the beauty and accomplishments of the past.
- To protect and enhance the city’s attraction to tourists and visitors.
- To strengthen and help diversify the economy of the city.

- To promote the use of historical, cultural, and architectural landmarks for the education, pleasure, and welfare of the community.

Another way in which the city addresses preservation is through its adoption of the Neighborhood Planning Program. A neighborhood plan, which is the official City policy regarding the future of a neighborhood, contains recommendations that are devised by the neighborhood itself and then approved by City Council. Certain aspects of the plan that are protected by the City include: zoning, subdivision, and capital improvements. A zoning change recommendation can be part of the plan. One zoning change option is the Conservation District Overlay.

Conservation districts are designated as overlays to standard zoning districts. Authorized uses must be permitted in both the underlying zoning district and the overlay district. Property designated as a conservation district may have additional designations such as “historic district.” Such property shall comply with all applicable use restrictions. Separate ordinances are required to designate each conservation district. Ordinances designating each district must identify the boundaries, applicable designation criteria, and design standards for that district and be consistent with any adopted neighborhood and/or city plans. In the event of a conflict between the provisions of a specific conservation district and the underlying zoning district regulations, the provisions of the conservation district ordinance shall control.

If the neighborhood plan recommends any type of zoning change, the neighborhood may apply for the change as part of the implementation. To be considered for designation as a Conservation District, the area must contain a minimum of one block face (all the lots on one side of a block). At least 75 percent of the structures in the proposed district are required to have been improved 25 years ago or more and are presently improved.

## ARLINGTON ARCHITECTURE

Following are images and descriptions of historical architectural styles found in Arlington. Note that many of the examples may exhibit some mixing of styles, and some style names are interchangeable or may vary slightly according to references used.

**LOG CABIN ARCHITECTURE:** Nineteenth Century. These earliest structures were built by Arlington pioneers; materials were obtained by land clearing. The buildings pictured below are preserved in Knapp Heritage Park, the one room school, left, and the Watson “dog-trot” cabin. The “dog-trot” form typically featured an open or semi-open area between two enclosed rooms. The dogs were said to sleep there, thus the name. The bowl in the foreground of the Watson cabin was part of the city’s mineral well from 1880 to 1924. (See Page 1.5.)



**QUEEN ANNE:** 1885-1905. This architecture has a steeply pitched roof of irregular shape, usually with a dominant front-facing gable; patterned shingles, cutaway bay windows, and other devices used to avoid a smooth-walled appearance; asymmetrical façade with partial or full-width porch which is usually one story high and extending along one or both side walls.

**FOLK VICTORIAN:** 1870-1910. These houses have porches with spindle work detailing or flat jigsaw-cut trim appended to National Folk house forms; symmetrical façade except gable front and wing subtype. It is a humbler version of the more elaborate Victorian house styles.



**SHOTGUN:** 1886-1920s. Details include a narrow gable-front; one story; one room width; some elaborate but most simple folk style. Developed in New Orleans and once fairly common in Arlington, the image is believed to be of the last ones remaining in the city.



**PRAIRIE STYLE:** 1893-1920. These houses have a low-pitched roof, usually hipped, with widely overhanging eaves; two stories with one-story wings or porches; eaves, cornices, and façade detailing emphasizing horizontal lines; often with massive square porch supports. The style is largely credited to Frank Lloyd Wright and seen here as stylistic elements applied to bungalows.



**AMERICAN FOUR-SQUARE:** 1895-1930s. This is a simple box shape; two-and-one-half stories high; four room floor plan; low, hipped roof with deep overhang; usually large central dormer; full width porch with wide, central steps.



**CRAFTSMAN BUNGALOW:** 1900-1930. These houses feature a low-pitched, gabled roof, occasionally hipped, with wide, unenclosed eave overhang; roof rafters usually exposed; decorative (false) beams or braces commonly added under gables; porches, full or partial-width, with roof supported by tapered square columns; columns or pedestals extend to ground level without a break at level of porch floor. The airplane bungalow is a variation of the craftsman form and features a “pop-up” second floor with one or two rooms such as below, right.



**TUDOR REVIVAL:** 1890-Present. These have a pitched roof, often side gabled; often tall, narrow windows, usually in multi-pane glazing; massive chimneys, sometimes crowned with decorative chimney pots; most commonly brick or stone. Arlington has many examples of this style, some of which are clad in native stone veneer.



**COLONIAL REVIVAL:** 1876-1955. Features are an accentuated front door, normally with decorative crown (pediment) supported by pilasters or extended forward and supported by slender columns to form entry porch; doors commonly have overhead fanlights or sidelights; façade normally shows symmetrically balanced windows and center door; windows with double hung sashes, usually with multi-pane glazing; windows frequently in pairs.



**GOTHIC REVIVAL:** 1840-1940s. These have a steep central gable, pointed arch windows, and entry portals; steep roof; originally built of load-bearing masonry and flying buttresses with rib vaulting.



**NEO-CLASSICAL REVIVAL:** 1893-1940. An entry porch (portico) dominates the front façade and normally equals it in height; porch roof is usually supported by four simple columns, each with a shallow square base; the columns support a prominent centered gable; a semicircular or elliptical fanlight normally occurs above the paneled front door; windows are aligned horizontally and vertically in symmetrical rows.



**ITALIAN RENAISSANCE REVIVAL / ITALIANATE:** 1910-1940. These have a balanced, symmetrical, rectangular shape; low-pitched or flat roof; tall, narrow, double-paned windows; usage of many kinds of building materials.

**MISSION REVIVAL:** 1890-1920. These feature a mission-shaped dormer or roof parapet, either on the main roof or porch roof; common usage of red tile roof covering; porch roofs supported by large, square piers, commonly arched above; wall surface usually smooth stucco; deep windows and door openings.



**ART MODERNE/ART DECO:** 1925-1939. These are repetitive geometric forms; glass brick; rounded or angular corner windows often used; building entrances often embellished.



**SPANISH ECLECTIC:** 1915-1940. Features include a low-pitched roof, usually with little or no eave overhang; red tile roof covering; typically with one or more prominent arches placed above door or principal window or beneath pitched roof; wall surface usually stucco; façade normally asymmetrical.

**RANCH:** 1945-1980. These are one-story with a low, pitched roof and a broad, rambling façade; long, narrow, low to the ground; attached garage; decorative shutters; porch roof supports; large windows: double-hung, sliding, and picture. This is Arlington's richest architectural resource with many variations including split level, rambling, minimal, and character (referencing other styles or periods).



*Character Ranch*



*Rambling Ranch*



*Split Level*

**MODERN/CONTEMPORARY:** 1965-Present. This style completely eschews traditional form and detail; particularly favored in architect-designed houses of the 1950s, 1960s, and early 1970s; wide eave overhangs; flat or low-pitched roofs with broad, low, front-facing gables; exposed supporting beams and other structural members are common; contrasting wall materials and textures; unusual window shapes and placement; international style.



**ROADSIDE ARCHITECTURE:** 1925-1960. Automobile-related resources in Arlington date from the 1930s through the 1950s. Located along main thoroughfares, they include service stations, motels, and drive-thru restaurants. Their eye-catching colors and signs were designed to attract motorists' attention. Architectural styles reference art moderne, minimal traditional, and many with no identifiable style.



*Long an icon at the Vandergriff car dealership at the corner of Division and Collins streets, this sign was moved to Vandergriff Park in 1996.*

References:

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Dwayne Jones, Preservation Planner

Final 2007 Arlington Historic Resources Survey

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## SECTION 2

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# ANALYSIS OF CURRENT TOOLS AND CONDITIONS

## INTRODUCTION

This section summarizes tools, grants, and ordinances benefiting historic preservation activities in Arlington and should be of value to preservationists, City staff, and Landmark Commissioners. Topics include:

- “Final Historic Resources Survey Update,” September 2007.
- Arlington Historic Preservation Ordinances.
- Historic Preservation Financial Incentives.
- Other Relevant Policies.

## CURRENT HISTORIC RESOURCES SURVEY

### Methodology

The 2007 Survey was a three-phase project taking about 18 months to accomplish. During Phases I and II, the Survey team identified 691 individual resources constructed prior to 1960 and ranked them under a three tier system established in the earlier HHM survey, assigning each a HIGH, MEDIUM, or LOW value, according to their current architectural/historical integrity and cultural value. Phase III included a review of 1945-1960 subdivisions within the current city limits.

During Phase I, the resources listed in the 1987 Survey were reassessed. Values/rankings sometimes changed and sometimes remained the same. Assessments made in surveys such as this should not be considered static and

should be changed to reflect the evolving status of properties. Phase II surveyed those pre-1945 resources which had not been included in the earlier Survey.

In addition to the individual resources, the team also surveyed, during Phase III, post-World War II subdivisions built when Arlington experienced unprecedented growth. It is estimated that 10,000 properties were built between 1949 and 1959. This phase focused on overall patterns of development rather than identifying, documenting, and evaluating every post-WWII building. All 199 subdivisions within Arlington that were established between 1945 and 1960 were assessed and documented. For purposes of this Survey, a subdivision is a legally defined unit of land that is typically partitioned from another larger tract or parcel. It features clearly delineated limits and boundaries and smaller blocks and/or lots that are sold and developed for residential or other purposes. According to the Tarrant Appraisal District (TAD), the city has 199 subdivisions that were platted between 1945 and 1960.

Within certain criteria and using the same HIGH, MEDIUM, or LOW rating, each of those 199 was evaluated. As with individual ratings, these ratings should not be considered static but could and should change to reflect the evolving status of properties. Overall, 31 subdivisions received a HIGH rating.

Each of the two National Register Districts was also reevaluated. The Old Town Historic District, which was listed in 2000, originally contained 143 properties which included 73 contributing resources and 69 noncontributing resources. Currently, the district contains only 136 buildings, structures, and objects but the number of resources listed as contributing has increased to 85. In the seven years since its listing, it appears to have maintained its integrity to a good degree.

The South Center Street Historic District was listed in 2003 and contained primarily early twentieth century bungalows. Because of its more recent listing, it has had only one noticeable change, two infill houses built in 2005. They are in keeping with the district's character and do not significantly impact the overall historic appearance of the district.

The 2007 Survey was produced using digital technology, which increases its flexibility and use as a planning tool. Historic properties and neighborhoods

are incorporated into an MS Access data base and the City's G.I.S. system, and all property photos were made with digital cameras. This means less reliance on published material but provides records that are easily accessible by computer and the City's website.

## **Findings and Recommendations**

The Survey resulted in 192 HIGH priority ratings, 254 MEDIUM ratings, and 244 LOW priority ratings for individual properties. Resources in the LOW category are not considered individually eligible for historic designations because they represent typical examples of more recent common local building forms, architectural styles, or plan types with no known historical associations. This rating also includes structures that have been altered either moderately or severely using either incompatible materials or changing the plan so much that it no longer retains its integrity.

The results of the Phase III survey of post-World War II subdivisions yielded 24 HIGH priority, 45 MEDIUM priority, and 128 LOW priority neighborhoods and a segment of the Great Southwest Industrial District. A list of these resources is included in the appendix.

### **CONSULTANTS' RECOMMENDATIONS FOR MANAGING AND UPDATING THE SURVEY**

- Update the database with new information as it is discovered and data on properties that reach the age threshold.
- Place hard copies of the report in Arlington public and university libraries, the Architecture Division of the Preservation Coalition of Tarrant County, and the Texas Historical Commission.
- Post relevant portions of the report in PDF format on the City's website, and make it available for downloading.
- Provide a questionnaire with the report on the Internet to allow property owners to provide additional information or ask questions.
- Integrate the Survey data into overall City planning procedures.

- Seek Landmark Preservation (“LP”) overlay zoning on high priority individual properties.
- Seek Conservation District (“CD”) on the High Priority Neighborhoods.
- Schedule periodic updates of the Survey, utilizing Certified Local Government and/or Community Development Block Grant funds.

## **Limitations**

A historic resources survey is a snapshot in which not all of a community’s resources may be visible and which cannot reflect the constantly evolving physical resources that represent a community’s heritage. The current Survey, although carefully researched and documented, should not be assumed to be a flawless record of Arlington’s historic resources. Information that could change some of its findings is likely to surface in the future. Some factors that can change records or alter the significance of previously identified resources include acquisition of additional information, change in significance of persons associated with a particular site, loss of previously identified resources, physical destruction or deterioration, and the passage of time.

## **Accessibility**

Earlier surveys were available in the public library, as the current survey will be. The advent of digital technology should increase accessibility of the document and its extensive detailed information. Further, the database and inclusion in the City’s G.I.S. system should greatly increase staff and public access.

## **ARLINGTON HISTORIC PRESERVATION ORDINANCES**

The City’s preservation ordinance is contained in the City Code. Elements of critical importance include protection measures, the purpose of the Landmark Preservation Commission (LPC), the Landmark Preservation Overlay and Conservation Districts. The zoning and construction chapters of the Code also address demolition permits and how to deal with both historic structures and those over 50 years of age.

## **Landmark Preservation (“LP”) Overlay Zoning**

This overlay was envisioned to preserve and protect buildings, structures, sites, or areas of architectural, historical, archeological, or cultural importance or value. Property owners apply to the Landmark Preservation Commission for the designation, which must also be approved by the Planning and Zoning Commission and the City Council. Although envisioned to be applied to “districts,” all overlays, at the time of publication, were assigned to individual structures. One or more criteria listed in the ordinance must be met for the application to be approved, but unlike many other historical designations, a certain age is not required. A “Certification of Appropriateness” must be submitted to the Landmark Commission prior to beginning exterior alterations on property with an “LP” overlay. The “LP” overlay requirements are described in Zoning Section 9-600. A list of “LP” overlays is in the Appendix.

## **Conservation District (“CD”) Overlay Designation**

Among the several goals of the “CD” designation are protecting and strengthening neighborhood identity and physical features, economic revitalization, and sensitive new development. It is a property owner-driven program and begins with agreement of 60 percent of the land owners and 60 percent of the residents of the district and a narrative or neighborhood plan. It is suited to the protection of both historic districts and neighborhoods that do not qualify for historical designation. The “CD” overlay requirements are found in Section 5-550 of the Zoning Section of the City Ordinances.

## **Neighborhood Plans**

The neighborhood planning program is an attempt to address both opportunities for change and promote stability in neighborhoods. The City has established this process, which can lead to incorporation of a neighborhood plan in the city’s comprehensive plan. An approved plan becomes the official City policy regarding the future of a neighborhood. Further, implementation of the plan can lead to adoption of a conservation district for a neighborhood or area.

## HISTORIC PRESERVATION INCENTIVES

Grants, loan programs, and tax credits are subject to change, so contact should be made with granting agencies for updated information at the time assistance is sought.

### City Resources

#### COMMUNITY DEVELOPMENT BLOCK GRANTS

Arlington provides limited incentives to improve historic structures. The 2000-2005 Consolidated Plan included historic preservation as an approved activity and provided Community Development Block Grant (CDBG) funds to eligible individuals to restore historic properties. The 2005-2010 Consolidated Plan did not identify historic preservation as a high priority for HUD grant funds, and CDBG is no longer available for direct financial assistance to owners of historic properties.<sup>1</sup> Improvements made under the former CDBG Historic Preservation program included the Douglass-Potts House in Old Town Historic District, the Thannisch-Vandergriff Building, the Friday House, and the Vaught House at 718 W. Abram Street. The current Consolidated Plan focuses on economic development, increased homeownership, and infrastructure improvements in the HUD designated target area. The target area includes the Old Town Historic District.

*Contact information:* City of Arlington Community Development and Planning Department, Grants Management Division



*Vaught House before restoration*



*Vaught House completed*

### **ENTERPRISE ZONE OPPORTUNITIES**

Both of the city's historic districts are located in the Central Arlington Enterprise Zone, which is designed to encourage rehabilitation and economic development in inner city areas. The designation of this enterprise zone expired in September 2008.

- Downtown tax abatements (real property improvement, added taxable value \$50,000 min. – 50% abatement 2 years; \$100,000 – 80% abatement 3 years). These tax abatements usually apply to business property.

For purposes of rehabilitation of historic structures, the project must be specifically determined by resolution of the Arlington City Council to bring extraordinary benefit to the city consistent with the General Statement of Purpose and Policy as stated above; in addition, the project will make a unique or unequalled contribution to development or redevelopment efforts in the city of Arlington, due to its magnitude, significance to the community, or aesthetic quality.

- Building permits and inspection fees are reduced by 50%.
- Impact fees are reduced.

*Contact information:* City of Arlington Economic Development Division.

### **ARLINGTON TOMORROW FOUNDATION GRANTS**

The Tomorrow Fund was formed in 2007 by the City Council to manage an endowment created by the proceeds from natural gas wells on City property. Grants to non-profit organizations are funded by income earned on the endowment and are available for a “broad array of public purposes.” Included under Building Safe and Strong Neighborhoods are Historic Preservation Grants with a maximum award of \$20,000. The grants support a variety of projects from markers and educational materials to “bricks and mortar” development projects and are awarded to charitable – (501)(c)(3) – organizations. The City’s Management Resources Office provides assistance and accepts applications.

### **ARLINGTON HISTORIC PRESERVATION FUND**

This is another source of funds for non-profit groups to implement preservation projects. The source of the Historic Preservation Fund (HPF) is the insurance proceeds from the fire that destroyed the historic Cooper House in Meadowbrook Park in 1999. Interest generated by the fund is made available annually. If no award is made, the interest rolls over to the next year. An example of a project assisted by this program is the brick and wrought iron fence around Knapp Heritage Park in downtown Arlington. The sponsor was the Arlington Historical Society. The Community Development and Planning Department manages HPF distributions.

### **NEIGHBORHOOD MATCHING GRANTS PROGRAM**

Still another program available for qualifying organizations, this fund will provide \$10,000 in City funds (\$15,000 in certain cases) for projects that “serve a public purpose, provide a benefit to a neighborhood, and that can be accomplished within a reasonable timeframe.” Included are projects that could be applicable to historic districts – historical markers, public art, neighborhood park improvements, sidewalk repairs, etc. City funds must be matched by cash and/or donated or discounted professional services or goods and volunteer labor. The grants are administered by the Community Development and Planning Department.

## State Resources

### TEXAS PRESERVATION TRUST FUND

The earnings from this trust fund, which was created by the State Legislature in 1989, may be used for a broad array of projects whose purpose is historic preservation. The 50/50 match grants are available to public and private entities to help “preserve Texas cultural resources.” Resources are required to have historical designations. Grants may be used for planning, acquisition, development, education, training, and surveys. The awards typically provide from \$5,000 to \$25,000 and are available through the Texas Historical Commission.

Other state grants include the Texas Historic Courthouse Preservation Program, Museum grants, and Certified Local Government grants.

### PROPERTY TAX RELIEF

#### HISTORIC SITE TAX EXEMPTION POLICY – TARRANT COUNTY

Rehabilitation of historic buildings within Tarrant County may be eligible for county tax exemption. To be eligible, the building must be listed on the National Register of Historic Places, be recognized as a Recorded Texas Historic Landmark, or be designated as historically significant by the Tarrant County Historical Commission. The owner must be willing to make improvements at least equal to the value of the structure and land as shown on the Appraisal District records. The exemption may be for a period of up to ten years for up to 100 percent of the assessed value of the land and building.

## Federal Sources

### FEDERAL INCOME TAX CREDITS

A 20 percent rehabilitation tax credit is available for certified historic buildings that are used for rental or business purposes. Qualifying buildings may be individually listed in the National Register of Historic Places or be a contributing building in a National Register District. Structures other than buildings, such as dams, bridges, railroads, etc., are not eligible. The credit against

federal income tax is based on qualified rehabilitation expenditures. Rehabilitation must follow the standards of the Secretary of the Interior and be approved by the State Historic Preservation Officer.

Non-historic buildings placed in service before 1936 may be eligible for a 10 percent credit for rehabilitation expenses. Any building eligible for historical recognition on any level – national, state, or local – is not eligible for this program. However, this could be beneficial to owners of buildings in or adjacent to historic districts which have been altered to the extent that they cannot qualify for historical recognition. The property must be used in connection with a business; residential property does not qualify.

The preceding paragraphs are a short summary of the credits. The regulations governing these credits may require the services of an accountant or tax lawyer.

*Contact information:*

Technical Preservation Services

National Park Service  
1849 C Street, NW (org code 2255)  
Washington, D.C. 20240  
202-513-7270  
e-mail: [nps\\_hps-info@nps.gov](mailto:nps_hps-info@nps.gov)

Internal Revenue Service

Rehabilitation Tax Credit Compliance Unit  
P. O. Box 12040  
Philadelphia, PA 19105

Other grants and assistance may be available through the National Trust for Historic Preservation.

## **OTHER RELEVANT POLICIES**

### **Public Sector Role – Local, County, State, and Federal**

#### **CITY OF ARLINGTON POLICIES**

Building Codes. Arlington periodically updates its building code, typically adopting the current version of the International Building Code. As the codes become increasingly stringent with regard to environmental, sustainability, and energy conservation goals, strict enforcement would make it even more challenging to restore an historic structure and maintain its historical integrity. Arlington’s building code makes exception for application of the code to historic buildings as follows:

Provisions of the current code (relating to construction, repair, alteration, etc.) are not mandatory for historic buildings “where such buildings are judged by the building official to not constitute a distinct life safety hazard.”

Within flood hazard areas, historic buildings eligible for or listed on the National Register of Historic Places are exempted from the requirements of Section 1612.3, “Establishment of flood hazard areas” is an exemption that also applies to recognized historic districts and districts eligible for designation.

Zoning Categories. The zoning chapter of the City code describes the zoning categories of particular relevance to historic preservation, the Landmark Overlay (“LP”) category, and the Conservation District (“CD”) category. More detail on these categories is in Section 1. A list of the “LP” properties in the city can be found in the Appendix. At time of publication, there were no Conservation Districts in Arlington.

#### **ARLINGTON STRONG NEIGHBORHOOD INITIATIVE (ASNI)**

The goal of this initiative is to “reinvigorate Arlington’s neighborhoods and ensure sustainability by leveraging resources, increasing citizen participation, and encouraging community stakeholder collaborations.” The ASNI office is a part of the Community Development and Planning Department and provides help to citizens in organizing their neighborhoods, creating neighborhood action plans, publishing a neighborhood newsletter, and

publishing handbooks. The program relies on strategic alliances, collaborative problem solving, and citizen mobilization to attain its goals.

All of the above supports sustainability of historic and potentially historic neighborhoods. The organizational aspect may be of particular value to those mid-century neighborhoods without active homeowners' associations.

### **TARRANT COUNTY**

Tarrant County Historical Commission (TCHC). The goal of the Tarrant County Historical Commission is to protect and preserve the historical and cultural heritage of Tarrant County for the use, education, enjoyment, and benefit of current and future generations.

County historical commissions are authorized by the Texas Legislature for the purpose of "initiating and conducting programs for the preservation of the historical heritage of the county." According to the Tarrant County Historical Commission's website, the Commission was created by the Legislature of the State of Texas and is governed by the Local Government Code, Chapter 318. The Commission was formed in 1954. All Commission members are volunteers appointed by the Tarrant County Commissioners' Court. Terms are for two years. Each Commissioner may appoint up to seven members. Recent membership was composed of 29 members from across Tarrant County. The Commission meets six times a year, but its members are continuously engaged in preservation work.

The TCHC functions as an extension of the Texas Historical Commission (THC). Working closely with the THC, the local entity promotes the state historical markers program and the historical cemetery marker program and maintains an archive for historical documents. The work and projects of the Commission are managed by committees: 1895 Room, Administration, Archeology, Archives, History Appreciation and Awards, Education, Tourism, Historical Markers and Cemeteries, and Public Relations.

All nominations for state and national historical markers must be processed through the TCHC. This has historically been Arlington's major business with the Commission.

### **TARRANT APPRAISAL DISTRICT (TAD)**

Also enabled by the state legislature, the appraisal district is responsible for appraising all properties within the county, assigning a value to each, and calculating and collecting property taxes for all of the taxing entities within the county. This may include city, school district, water district, hospital district, community college district, county, etc. TAD also maintains an on-line inventory of properties on their appraisal rolls. This inventory is valuable to the Landmark Preservation Commission and other preservationists for quick references to property age, size, ownership history, and legal description.

### **NORTH TEXAS COUNCIL OF GOVERNMENTS**

The Council of Governments has no direct programs relating to historic preservation but is a useful resource for aerial photography, mapping, population and demographic trends and statistics, transportation planning, and other resources of potential value to preservationists.

### **STATE OF TEXAS**

#### **TEXAS HISTORICAL COMMISSION**

The Texas Historical Commission (THC) is the state agency for historic preservation. The state legislature established the agency in 1953 as the Texas State Historical Survey Committee to identify important historic sites across the state. In 1973, the legislature changed the agency's name to the Texas Historical Commission. Along with the name change came more protective powers, an expanded leadership role and broader educational responsibilities. The THC is composed of 17 citizen members appointed by the governor to staggered six-year terms. The THC's staff of 100 consults with citizens and organizations to preserve Texas' architectural, archeological, and cultural landmarks.

The agency serves as a clearing-house for national and state recognitions of historic landmarks. State designations include the following:

#### **THE NATIONAL REGISTER OF HISTORIC PLACES**

The NRHP is a federal program administered in Texas by the Texas Historical Commission in coordination with the National Park Service. Listing in the National Register provides national recognition of a property's historical or

architectural significance and denotes that it is worthy of preservation. Buildings, sites, objects, structures, and districts are eligible for this designation if they are at least 50 years old and meet established criteria. The National Register designation imposes no restrictions on property owners. Those receiving grant assistance or federal tax credits for rehabilitation projects, however, must adhere to certain standards. With a National Register designation, the property receives extra consideration before any federal projects, such as highway construction, are undertaken.

### **RECORDED TEXAS HISTORIC LANDMARKS**

RTHLs are properties judged to be historically and architecturally significant. The Texas Historical Commission (THC) awards RTHL designation to buildings at least 50 years old that are judged worthy of preservation for their architectural and historical associations. Property owners are required to post the RTHL marker and maintain the landmark's appearance from the period of historical significance as an "exemplary model of preservation."

### **STATE ARCHEOLOGICAL LANDMARKS**

These landmarks are designated by the THC and receive legal protection under the Antiquities Code of Texas. Listing in the National Register is a prerequisite for State Archeological Landmark designation of a building.

### **HISTORIC TEXAS CEMETERIES**

These designations are issued by the THC. Cemeteries or burial sites that are at least 50 years old and worthy of preservation for their historical associations can receive this designation. A special medallion and marker are available, but not required, for this designation.

### **STATE HISTORICAL MARKERS**

These markers have been a part of the Texas landscape since 1936, when the Texas Centennial Commission placed more than 900 markers and monuments around the state to commemorate the 100th anniversary of the Texas Revolution and the establishment of the Republic of Texas. Also known as "subject markers" they are solely educational and reveal aspects of local history

that are important to a community or region. These markers honor topics such as church congregations, schools, communities, businesses, events, and individuals.

A subject marker is placed at a site that has an historical association with the topic, but no restriction is placed on the use of the property or site. No legal designation is required for a subject marker. The current Official Texas Historical Marker program dates to 1962, and it has been a popular means for interpreting local and state history and encouraging heritage tourism for almost four decades.

Age, significance, and architectural requirements govern the eligibility of topics and sites when applying for either a subject marker or a Recorded Texas Historic Landmark marker.

A list of the designations and markers in Arlington can be found in the Appendix.

### **CERTIFIED LOCAL GOVERNMENTS (CLG)**

The National Park Service and state governments, through their state historic preservation offices (SHPOs), provide valuable technical assistance and small matching grants to hundreds of diverse communities whose local governments are endeavoring to keep what is significant from their community's past for future generations. Jointly administered by NPS in partnership with SHPOs, the CLG program is a model and cost-effective local, State, and federal partnership that promotes historic preservation at the grassroots level across the nation.

In order to qualify as a CLG, a local government must:

- Enforce appropriate State or local legislation for the designation and protection of historic properties.
- Establish an adequate and qualified historic preservation review commission by State or local legislation.
- Maintain a system for the survey and inventory of historic properties.

- Provide for adequate public participation in the local historic preservation program, including the process of recommending properties for nomination to the National Register.
- Satisfactorily perform the responsibilities delegated to it under the Act.

Arlington qualified for CLG status in 1991 and maintains its status by fulfilling the above requirements and reporting annually to the THC; the Landmark Preservation Commission is the city’s “qualified historic preservation review commission.”

## **FEDERAL PROGRAMS**

### **NATIONAL HISTORIC PRESERVATION ACT OF 1966 (NHPA)**

This wide ranging federal statute established the National Register of Historic Places, state historic preservation officers, state boards of review, provisions for certified local governments, and the review requirements known as Section 106 and Section 110 (see below). Other issues addressed by this act include Indian tribes, historic light stations, grants, definitions, etc. The legislation authorizes the Secretary of the Interior, acting through the director of the National Park Service, to administer the provisions of the act.

### **NATIONAL PARK SERVICE (NPS)**

Known principally for its role in maintaining the country’s national parks and related areas, the NPS also assists local communities in preserving and enhancing important local heritage resources. The NPS oversees the National Register of Historic Places and maintains many historical parks that are open to the public. Grants and assistance are offered to register, record, and save historic places.

### **SECTION 106/110 REVIEW**

These stipulations are so named for their section numbers in the NHPA. The Section 106 review process is triggered when expenditure of federal funds for a project at any level could adversely affect “any district, site, building, structure, or object that is included in or eligible for inclusion in the National Register.” The review process is typically administered by the state historic preservation officer and his staff. The proposed undertaking must be approved

before federal funds can be spent. Examples of these situations include transportation projects such as highways and transit. The lesser known Section 110 requires federal agencies to preserve and use buildings owned or controlled by the agencies.

Section 106 reviews in Arlington were required for the Johnson Creek Flood Control project, because of a Collins Street dwelling found to be National Register eligible; the Vandergriff Building restoration; Old Town streetlights; the Center Street Pedestrian Trail project, which passes through the city's two National Register historic districts; and other federally funded projects.

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<sup>1</sup> CDBG funds remain available to low- and moderate-income homeowners, including elderly and disabled individuals, for housing rehabilitation, regardless of the age of the property.

## SECTION 3

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# GOALS AND OBJECTIVES: A VIEW TO THE FUTURE

## INTRODUCTION

Years of work and action by the Landmark Preservation Commission, recent actions of City Council, and, perhaps most of all, the completion of the Historic Resources Survey Update give impetus for a more focused approach to preservation in Arlington. Among other things, the survey catalogued many “new” resources eligible for designation. In this section, citizens have their say in small surveys completed at City Council town hall meetings, the City’s comprehensive planning process is summarized with respect to historic preservation, and, finally, goals and objectives with a five-year action plan are laid out.

## TOWN HALL MEETINGS AND INFORMAL SURVEYS

For the plan to be a useful instrument in promoting conditions that will support increased historic preservation in the city and strengthening the City’s role, goals and objectives must be established and an action plan mounted. Every community plan should include an element of public participation. To that end, the Landmark Commission conducted public meetings in conjunction with district City Council member town hall meetings. Participants in each of the five Council districts completed short written surveys about their knowledge and ideas about historic preservation in Arlington. (A copy of the questionnaire may be found in Appendix H.)

The following charts summarize the results of some of the questions. Following that is a listing of responses to the question in Figure 3.



Figure 1

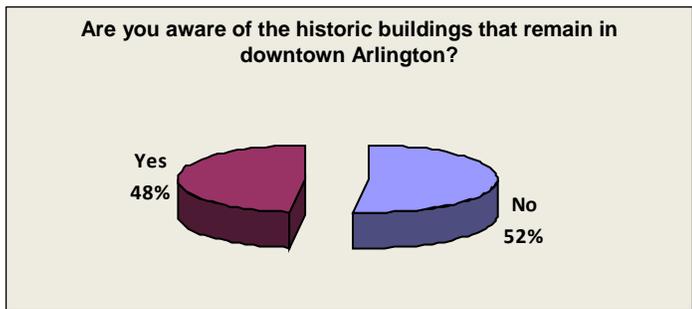


Figure 2

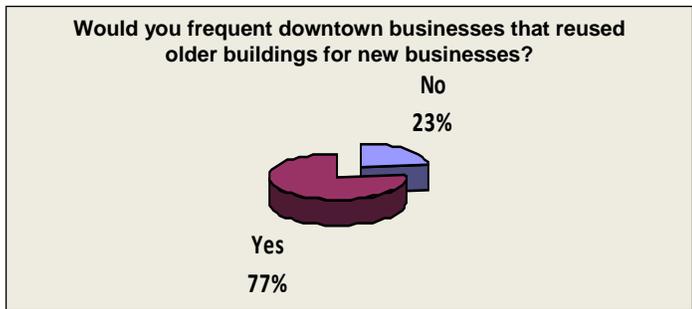


Figure 3

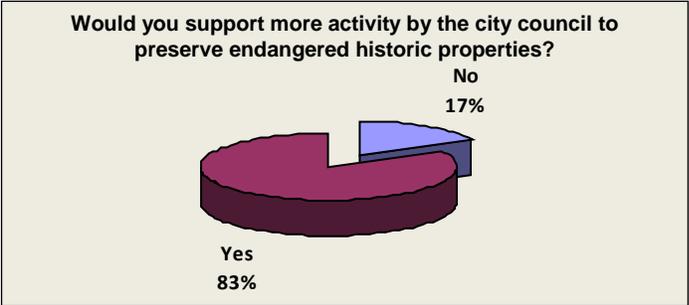


Figure 4

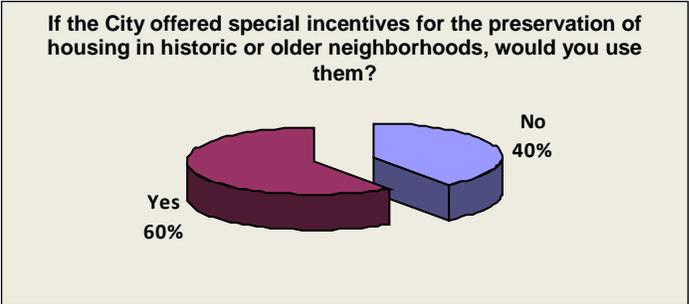


Figure 5

## **DOWNTOWN BUSINESS IDEAS (RELATED TO FIGURE 3 QUESTION)**

### **SPECIALTY RETAIL, 33%**

Arts store	Computer store
Book store	Small variety store
Toy store	Antique store
Upscale gift shop	Store related to UTA
Specialty automotive store	

### **DINING/RESTAURANT/SPECIALTY FOOD, 38%**

Old-fashioned style lunch counter	Lunch and dinner in old depot
Grocery store	Cafeteria
Hamburger/hot dog stand	Wine bar
Ice cream store	Small bistro
Outdoor dining	

### **ARTS, CULTURE, ENTERTAINMENT, 11%**

Childrens museum

### **OFFICES, 8%**

Factories  
Medical

### **HOUSING, 3%**

Restored depot (tourism)  
Condos/apartments/housing

## **ARLINGTON 2025 COMPREHENSIVE PLAN**

In 2003, the City of Arlington and many community organizations and individuals initiated the 2025 Visioning Report. One hundred leaders from a diverse array of community organizations pledged the commitment of their organization to the Visioning Process. The leaders created ten stakeholder groups representing a set of community segments and met regularly to develop goals for 2025. In addition, the community held a summit and mailed survey forms or responded to on-line survey questions. The result was to call for an Ideal Balanced Community that maintains a high quality of life for its residents and setting goals that were adopted by the participants.

### **2025 VISION**

**“Arlington is a beautiful, clean, safe and fun place widely recognized as the most desirable location in North Texas to live, learn, work and do business. It is a diverse community where residents want to stay, businesses thrive and to which visitors and our children want to return.”**

Among the six proposed goals in the Community and Neighborhood Development category is the following goal and related objectives:

#### **Goal 6                      Protect the City’s History**

These goals and objectives are designed for action by the Arlington City Council, City staff, and the Landmark Preservation Commission (and/or outside consultants retained for specific projects). The order in which the goals are listed is not meant to reflect prioritization.

Objective 6-1              Protect historical and/or locally significant districts/areas.

Objective 6-2              Protect historic structures.

Developing the 2025 Comprehensive Plan has included several additional steps such as determining assets and champions for implementation as well as financing aspects of the plan. The remaining steps for the plan include finalizing all goals and achieving commitments from community organizations.

## GOALS, OBJECTIVES, AND ACTION

### GOAL 1. IDENTIFY AND PROTECT THE CITY'S HISTORIC RESOURCES

#### **OBJECTIVE 1.** Design and Implement a Local Marker Program.

Action 1. Expand the number of historic properties recognized through designation of local landmark status.<sup>1</sup>

Action 2. Establish criteria for local landmarks by utilizing the significant criteria in the Historic Resources Survey, the Preservation Plan, and other successful local marker programs.

Action 3. Develop and adopt a distinctive design and application process for the local marker.

Action 4. Develop and provide a budget for local markers and seek funding for ongoing implementation of the local marker program.

#### **OBJECTIVE 2.** Explore funding sources to update preservation documents such as the Historic Resources Survey and the Preservation Plan.

Action 1. Periodically review and update the Preservation Plan.

Action 2. Periodically review and update the Historic Resources Survey.<sup>2</sup>

#### **OBJECTIVE 3.** Explore programs and funding sources for other priority preservation activities.

Action 1. Explore tax abatements, fee waivers, grants, and/or loans for historic preservation/restoration of private and public property in Arlington.

Action 2. Adopt criteria for properties receiving any type of City-sponsored assistance.

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<sup>1</sup> *Comment: Arlington has many landmarks that may or may not qualify for state or national designation but that are worthy of recognition on the local level. Many communities have local marker programs.*

<sup>2</sup> *Comment: The Survey provides an inventory of the city's historic resources and assigns a preservation priority to each structure, site, or object. A current inventory is vital to managing an effective historic preservation program.*

Action 3. Seek financial resources to support workshops, staff, and programs to promote landmark preservation and conservation overlay districts for historically significant neighborhoods and resources.

**OBJECTIVE 4.** Determine ways to reduce demolition by neglect of historic properties.

Action 1. Strengthen enforcement and penalties relating to demolition by neglect with historic and potentially historic properties.

Action 2. Seek resources and offer incentives to preserve historically significant structures threatened by neglect (see Objective 3).

**GOAL 2. INCREASE AWARENESS OF ARLINGTON’S HISTORY, HISTORIC RESOURCES, AND CURRENT PRESERVATION PRIORITIES.**

**OBJECTIVE 1.** Maintain and update City website resources.

Action 1. Maintain detailed and current preservation data on the City website. At a minimum, include the following information:

- Contact information for the historic preservation office.
- Roster of Landmark Preservation Commission members.
- Current agendas and meeting minutes of the Landmark Commission.
- Links to city, state, and federal preservation organizations and agencies.
- Incentives for historic preservation.
- Information on conservation and historic districts.
- A list of historical markers in the city.
- Key segments of the current Historic Resources Survey.
- The Arlington Preservation Plan.

**OBJECTIVE 2.** Integrate historic preservation planning into Arlington’s broader planning process.

Action 1. Incorporate the goals and policies established in the current Preservation Plan into the City’s Comprehensive Plan updates and other

relevant City department plans (e.g., Parks and Recreation, Community Services, Public Works and Transportation).<sup>3</sup>

Action 2. Coordinate neighborhood preservation efforts with Arlington's Strong Neighborhood Initiative (ASNI).

Action 3. Conduct workshops for City employees on preservation planning principles and the goals set forth in this plan.

Action 4. Explore how local building codes can be interpreted to increase flexibility for historic preservation activities.

**OBJECTIVE 3.** Promote Arlington's history during National Preservation Month.

Action 1. Establish and implement a plan for preservation month activities to publicize preservation progress in the community, honor preservationists, conduct workshops and events, and alert the community to major local preservation concerns.<sup>4</sup>

**OBJECTIVE 4.** Seek resources to publish materials that will promote historic preservation activities.

Action 1. Update the Tour of Historic Arlington brochure on a periodic basis.

**GOAL 3. EXPLORE RESOURCES AND TRAINING OPPORTUNITIES THAT WILL FURTHER THE CITY'S PRESERVATION PRIORITIES.**

**OBJECTIVE 1.** Maintain Arlington's status with the Texas Historical Commission (THC) as a Certified Local Government.

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<sup>3</sup> *Comment: Preservation planning in Arlington historically has been reactive rather than proactive. Incorporation of historic preservation into the City's overall planning efforts should lead to more productive results. Preservation planning is a key element in strengthening neighborhoods and building a sense of community. The goals of the ASNI program closely parallel those of historic preservation efforts.*

<sup>4</sup> *Comment: In the past, the Landmark Preservation Commission has arranged for City Council proclamations and award ceremonies. However, these do little to call attention to preservation issues. Community-wide workshops or other events would be more productive.*

Action 1. Utilize THC programs and resources such as workshops, training, and technical assistance provided by THC staff.

Action 2. Apply for training funds for LPC and Historic Preservation staff.

**OBJECTIVE 2.** Identify funds and partners to help preserve Arlington’s priority historic resources.

Action 1. Seek resources to assist with preservation efforts for historically significant City-owned sites.

Action 2. Seek funding and partners to enhance special historic resources identified by LPC and interested citizens (e.g., Webb Historic District<sup>5</sup>, Old Arlington Cemetery, and Eastern Star Home).

Action 3. Support research and documentation of pre-history and early-history human activity in the Arlington area, particularly in the Village Creek Valley, at Marrow Bone Spring, and in the Bird’s Fort area.

**OBJECTIVE 3.** Utilize the City’s Historic Preservation Fund for an annual project that furthers goals and objectives in plans and documents approved by the Landmark Preservation Commission and City Council.

**GOAL 4. IMPROVE EFFICIENCY AND EFFECTIVENESS OF THE LANDMARK PRESERVATION COMMISSION IN CARRYING OUT THE PRESERVATION PRIORITIES APPROVED BY CITY COUNCIL.**

**OBJECTIVE 1.** Appoint a knowledgeable group of citizens to the Landmark Preservation Commission.

**OBJECTIVE 2.** Assign qualified staff liaisons to support the Landmark Preservation Commission in their advisory capacity to the City.

Action 1. Seek resources to increase staff time dedicated to support the Landmark Preservation Commission.

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<sup>5</sup> *Comment: This is probably the final opportunity for a pre-World War II historic district in Arlington, given the scattered nature of most of the city’s historic resources. Establishment of a Webb Historic District would raise the city’s total to three National Register Districts.*

**GOAL 5. ENHANCE COMMUNICATION BETWEEN ARLINGTON CITIZENS, NEIGHBORHOODS, THE LPC, CITY DEPARTMENTS, AND THE ARLINGTON CONVENTION AND VISITORS BUREAU.**

**OBJECTIVE 1.** Ensure that planning resources, including GIS tools, are in place and updated to allow City staff access to current data on local landmarks, Historic Preservation Overlays, Conservation and Historic Districts, and the requirements related to each.

**OBJECTIVE 2.** Use resources such as the Citizen Notification System specifically for the distribution of historic preservation information.

**OBJECTIVE 3.** Provide historical resources information to appropriate organizations.

Action 1. Provide a list of genealogical and historical research resources to interested groups such as the Arlington Convention and Visitors Bureau.<sup>6</sup>

Action 2. Provide the Historic Tour of Arlington brochure to City departments, the Chamber of Commerce, the Arlington Convention and Visitors Bureau, and local schools and businesses.

**GOALS OF THE 2007 HISTORIC RESOURCES SURVEY UPDATE**

Several of the goals resulting from the survey and research work by the consulting team are included in the table on page viii of the Executive Summary. (All of these goals are included in Section 2 of this document, pages 2.2 and 2.3.) The most ambitious are not included, worthy as they are. The task of implementing 192 “LP” overlays on the high priority ranked individual properties along with establishing 31 conservation district overlays within the period covered by the goals and objectives of this plan would overwhelm staff resources and those of the LPC, the Planning and Zoning Commission, and the City Council. A more realistic approach might be to inform the individual property owners and neighborhood representatives and provide them with a brief outline of applicable procedures and any technical assistance that would be provided by the City.

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<sup>6</sup> *Comment: A close relationship between the City’s Office of Historic Preservation and the Convention & Visitors Bureau will raise visitor awareness of preservation in Arlington.*

## Conclusion

Although this plan reflects a milestone in preservation activity in the city, it will be successful only if its goals are implemented and its focus frequently updated as conditions change. An annual review to reflect on accomplishments and revise goals will help keep the Plan alive and useful. It will be especially important to update the Action Plan annually.

Maintaining “a place at the table” in the City’s ongoing comprehensive planning process will also be critical to the success of historic preservation in Arlington. Preservation goals must be kept in the comprehensive plan. Resources must be continually updated in the City’s geographic information system.

The Final 2007 Historic Resources Survey Update highlights post-World War II resources, which opens a new era in historic preservation in Arlington. Where many of Arlington’s pre-war resources have been lost, buildings and sites vital to Arlington’s great period of growth are plentiful. With the Survey in hand, the City has the chance to be a leader in developing preservation programs for these mid-century resources, which are also typical of a great period of expansion in the U.S. The sheer quantity of these resources will be a challenge for planners and officials to sort out and preserve what is truly significant. Working together with citizens and neighborhoods, officials can mount a project of the scope of those of the past but of an entirely new kind for the city – the preservation of the city’s cultural and historic resources to build a more livable and exciting community.



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## APPENDICES

### A. HISTORIC PRESERVATION ORGANIZATIONS AND AGENCIES

National Alliance of Preservation Commissions  
University of Georgia  
Center for Community Design  
325 South Lumpken Street  
Founders Garden House  
Athens, GA 30602  
706/542-4731  
[www.uga.edu/psso/programs/napc](http://www.uga.edu/psso/programs/napc)

National Park Service  
Heritage Preservation Services  
1849 C St. NW  
Washington, D.C. 20240  
202/343-9594  
[www.cr.nps.gov/](http://www.cr.nps.gov/)

National Register of Historic Places  
National Park Service  
1201 Eye St. NW  
Washington, D.C. 20005  
202/354-2213  
[www.cr.nps.gov/nr](http://www.cr.nps.gov/nr)

National Trust for Historic Preservation  
Southwest Regional Office  
500 Main St., Suite 1030  
Fort Worth, TX 76102  
817/332-4398  
[www.nationaltrust.org](http://www.nationaltrust.org)

Preservation Texas  
P. O. Box 12832  
Austin, TX 78711  
512/472-0102  
[www.preservationtexas.org](http://www.preservationtexas.org)

Texas Archeological Society  
Center for Archaeological Research  
U.T.S.A., 6900 North Loop 1604 West  
San Antonio, TX 782-0658  
210/458-4393  
[www.txarch.org](http://www.txarch.org)

Texas Historical Commission  
1511 Colorado  
Austin, Texas 78701  
512/463-6100  
[www.thc.state.tx.us](http://www.thc.state.tx.us)

Texas State Historical Association  
1 University Station D0901  
Austin, TX 78712  
512/471-1525  
[www.tsha.utexas.edu/](http://www.tsha.utexas.edu/)  
(see also Handbook of Texas online)

## **B. THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**



The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site while allowing for reasonable change to meet new needs.

The Standards (36 CFR Part 67) apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

### **1. Intent**

The intent of this part is to set forth standards for the treatment of historic properties, preservation, containing standards for preservation, rehabilitation, restoration, and reconstruction. These standards apply to all proposed grant-in-aid development projects assisted through the National Historic Preservation Fund.

### **2. Definitions**

The standards for the treatment of historic properties will be used by the National Park Service and State historic preservation officers and their staff members in planning, undertaking, and supervising grant-assisted projects for preservation, rehabilitation, restoration, and reconstruction. For the purposes of this part:

- a. *Preservation* means the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic

property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

- b. *Rehabilitation* means the act or process of making possible an efficient, compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.
- c. *Restoration* means the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.
- d. *Reconstruction* means the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Rehabilitation projects must meet the following Standards, as interpreted by the National Park Service, to qualify as “certified rehabilitations” eligible for the 20 percent rehabilitation tax credit.

### **3. Standards**

*The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.*

- a. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- c. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- e. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- f. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- h. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- i. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

- j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## C. HISTORICAL MARKERS AND OVERLAYS IN ARLINGTON

### National Register of Historic Places

ARLINGTON POST OFFICE

200 W. Main Street (Worthington Bank) (1999)

HUTCHESON-SMITH HOME

312 N. Oak Street, Arlington (1984) (*Old Town Historic District*)

MARROW BONE SPRING (*Archaeology Marker*)

Founders Park, corner of Matlock Road & Arkansas Lane (1978)

OLD TOWN HISTORIC DISTRICT

Roughly bounded by Sanford, Elm, North, Prairie, and Oak streets  
(2000)

SOUTH CENTER STREET HISTORIC DISTRICT

500-600 blocks of S. Center Street (2003)

VAUGHT HOUSE

718 W. Abram Street (2005)

### Texas Historical Commission Markers

Key: **RTHL**, Recorded Texas Historic Landmark

ARLINGTON CEMETERY

500 Mary Street (1993)

ARLINGTON, CITY OF

100 W. Abram Street (2006)

ARLINGTON DOWNS RACETRACK, SITE OF

2225 E. Randol Mill Road (1978)

SITE OF BERACHAH HOME AND CEMETERY

Mitchell Street west of Cooper Street on UTA Campus (1981)

SITE OF BIRD'S FORT – Arlington

1 mile south of intersection of Eules S. Main with Calloway Cemetery Road (1936)

SITE OF BIRD'S FORT (ONE MILE EAST)

3020 N. Collins in River Legacy Parks (1980)

CABLE TOOL RIG

Six Flags Over Texas, 2201 Six Flags Drive (1966)

CAROUSEL

Six Flags Over Texas, 2201 Six Flags Drive (1966)

**RTHL**

J. D. COOPER HOUSE

House burned; marker relocated to Fielder Museum, 1616 W. Abram Street (1979)

**RTHL**

DOUGLASS-POTTS HOUSE

206 W. North Street (1999) (*Old Town Historic District*)

EMANUEL CHURCH OF GOD IN CHRIST

515 Indiana Street (2005)

**RTHL**

FIELDER HOUSE

1616 W. Abram Street (1979)

FIRST BAPTIST CHURCH OF ARLINGTON

300 S. Center Street (1982)

FIRST CHRISTIAN CHURCH OF ARLINGTON

910 S. Collins Street (1993)

FIRST UNITED METHODIST CHURCH OF ARLINGTON  
313 N. Center Street (1984)

**RTHL** FRIDAY HOUSE  
1906 Amber's Circle (1999)

GIBBINS CEMETERY AND HOMESTEAD SITE  
2200 block N. Davis Drive (1982)

**RTHL** HUTCHESON-SMITH HOME  
312 N. Oak Street, Arlington (1982) (*Old Town Historic District*)

MIDDLETON TATE JOHNSON (*Texas Centennial Grave Marker*)  
621 W. Arkansas Lane (1936)

JOHNSON STATION CEMETERY  
1100 block of W. Mayfield Road (1986)

JOPLING-MELEAR LOG CABIN  
621 W. Arkansas Lane (1980)  
(relocated to Knapp Heritage Park 2003)

**RTHL** MARROW BONE SPRING  
Marrow Bone Spring Park, corner of Matlock Road &  
Arkansas Lane (1978)

MOUNT OLIVE BAPTIST CHURCH  
301 W. Sanford Street (1997)

NARROW GAUGE RAILWAY  
Six Flags Over Texas, 2201 Road to Six Flags (1966)

**RTHL** NORTH SIDE SCHOOL  
Middleton Tate Johnson Cemetery, 621 W. Arkansas Lane (1979)  
(relocated to Knapp Heritage Park 2003)

REHOBOTH CEMETERY

7300 S. Cooper Street (corner of T. O. Harris Road) (1997)

SIX FLAGS OVER TEXAS

2201 Road to Six Flags, granite marker inside main gate (1966)

SLOAN-JOURNEY EXPEDITION OF 1838

3020 N. Collins Street in River Legacy Parks (1984)

TARRANT, GENERAL EDWARD H.

Spur 303, NW side of road, 1/10 mi. west of Green Oaks Blvd.  
(Granite Centennial Marker) (1936)

TATE CEMETERY

4200 block of Pleasant Ridge Road (1986)

TATE SPRINGS BAPTIST CHURCH

Little Road & Pleasant Ridge Road (1981)

TOMLIN CEMETERY

Tomlin Lane at street end (1982)

TOP O' HILL TERRACE

3001 W. Division Street (2003)

THE UNIVERSITY OF TEXAS AT ARLINGTON

702 College Street, in front of UTA Central Library (1995)

VILLAGE CREEK

Lakewood Drive at the Lake Arlington Golf Course (7<sup>th</sup> tee) (1979)

WATSON CEMETERY, P. A.

1024 N. Watson Road (SH 360) (1979)

WATSON LOG HOUSE, P. A.

621 W. Arkansas Lane (1979)  
(relocated to Knapp Heritage Park 2003)

WOODS CHAPEL BAPTIST CHURCH  
2424 California Lane (1989)

## **Arlington Landmarks**

These markers are sponsored and awarded by the Arlington Preservation Foundation and recognize structures and sites significant to Arlington's history but that may not be eligible for state or national recognition.

SLAUGHTER-GEER HOUSE  
505 S. Center Street

LAUGLIN HOMESTEAD  
2101 N. Fielder Road

TOP O' HILL TERRACE – Arlington Baptist College  
3001 W. Division Street

KNAPP HERITAGE PARK  
200 block W. Front Street

AFRICAN AMERICAN CEMETERY  
621 W. Arkansas Lane

ARLINGTON HIGH SCHOOL  
Original Buildings at Cooper and UTA Boulevard (formerly W. Border Street)

H. E. CANNON FLORAL CO., INC.  
512 W. Division Street

ARLINGTON MEMORIAL HOSPITAL  
800 W. Randol Mill Road

FIRST CHRISTIAN CHURCH  
910 S. Collins Street

HUTCHESON-SMITH HOUSE  
312 N. Oak Street

HOUSTON HITCHING BLOCK  
414 N. Mesquite Street

## **Landmark Preservation (“LP”) Overlays**

7000 Zuefeldt Drive – 1907 historic church in heart of Webb Community

2015 Chantilly Court – Bardin Farm

1225 California Lane – 1905 dwelling

6000 Englishoak Drive – 1915 dwelling, Waller House (“Sears” house)

404 E. First Street – 1906 dwelling, Ghormley-Arnold House

1616 W. Abram Street – 1914 dwelling, Fielder House

200 W. Main Street – 1939 Old Arlington Post Office, now Worthington Bank

101 W. Front Street – Arlington Theater, now Johnnie High’s Music Revue  
(vacant land)

203 N. Pecan Street – Arlington Theater, now Johnnie High’s Music Revue  
(vacant land)

224 N. Center Street – 1949 Arlington Theater, now Johnnie High’s Music Revue

100 E. Division Street – 1928 commercial building, Vandergriff Building

313 Orange Street – 1942 dwelling

718 W. Abram Street – Vaught House, c. 1907

## **Pioneer Trail Markers**

Four interpretive markers along the hike and bike trail between the Village Creek Historical Area and River Legacy Parks tell the story of the Indians who once inhabited the Village Creek valley and of the Battle of Village Creek, after which the Caddos and other Native Americans began leaving this area. From south to north, the markers are located as follows:

Village Creek Historical Area  
2605 Dottie Lynn Parkway – at parking lot entrance.

On the trail about 1.5 miles north of the park, or about 500 feet south of the ramp to the trail underpass at the Randol Mill Road crossing of Village Creek.

On the trail along Green Oaks Boulevard at the west end of Lamar. This marker has a map of the Pioneer Trail, which has been updated in the 2005 Tour of Historic Arlington brochure.

On the trail along Green Oaks Boulevard opposite 2200 NW Green Oaks Boulevard near Twelve Oaks Court.

## **D.A.R. Marker**

1000 block of W. Mayfield Road – first stagecoach inn

## D. NEIGHBORHOOD ACTION PLANS

### Oak Hill

Composed of 14 subdivisions and some unplatted area, the Oak Hill Neighborhood Plan encompasses 132 acres bordered by S. Fielder Road, W. Abram Street, South Davis Drive, UTA's Maverick Stadium, and the northern edge of University Hills subdivision. It is in the city's Central Planning Sector and Council District 5. The planning area is dominated by single-family residences dating to 1920. Some houses have been built as recently as the 1990s. The Historic Fielder House, mentioned elsewhere in this document, is in this planning area.

The vision statement developed by the neighborhood and its plan steering committee is as follows:

*The Oak Hill area is characterized by its many unique, historical homes, large lots, and old trees. Specimens include post oaks, black jack oaks, and "O. S. Gray Nursery" pecans. Residents describe the neighborhood as a quiet, safe place to live.*

*Oak Hill celebrates diversity and its unique heritage. Many of the original homeowners played important roles in American and/or Texas history. Residents practice responsible stewardship of the area's architectural, cultural, and natural environment.*

*Oak Hill's close proximity to UTA, downtown, shopping centers, and medical facilities gives the area a small-town feeling. Residents wish to add more green spaces and preserve the intimate scale of the neighborhood for the future.*

Oak Hill Neighborhood Plan, December 2007

Assisted by the Community Development and Planning Department, City of Arlington

## South Davis Neighbors

The South Davis neighborhood is surrounded by S. Fielder Road, W. Park Row Drive, S. Cooper Street, and Pioneer Parkway. It straddles the dividing line between the East and the West Sectors and is in Council District No. 5. The area encompasses six of the high priority post-World War II subdivisions mentioned in the 2007 Historic Resources Survey – Davis Manor Estates, Glyndale, Greenway Park, Inwood Estates, McKnight Manor, and Southwood Acres. It is largely residential, including three high priority dwellings, with some business and institutional land uses.

The South Davis neighborhood requested City of Arlington staff assistance in the development of their Neighborhood Action Plan in late 2001. The demonstrated interest by the residents to improve their neighborhood through the formation of a neighborhood association and citizen activism was the guiding force in their action plan. The South Davis Neighbors area is a well-established neighborhood in the heart of Arlington, and its residents want to preserve their neighborhood's integrity.

The participants identified 13 neighborhood goals including the following that pertained to historical significance:

### **CENTRAL LOCATION AND ENCROACHMENT ISSUES:**

- *Prevent encroachment from Fielder Road Baptist Church, the Arlington Independent School District (AISD), apartments, etc.*
- *Obtain historic designation to prevent changes of land use.*
- *Need to minimize impacts of adjacent land uses such as noise, traffic, etc.*

South Davis Neighbors, A Neighborhood Action Plan, July 2002

Assisted by the Neighborhood Services Department, City of Arlington

## Historic North Central Community

Bordered by Sanford, Collins, Division, and Cooper streets, Historic North Central Community is in both the City's North and East Planning sectors. It is part of

Council District No. 1, and it includes the city's first National Register Historic District, Old Town.

The Historic North Central Community planning area was chosen to participate in the Neighborhood Action Planning program because of the unique challenges facing the area and the demonstrated interest by the residents to improve their neighborhood. Aging commercial and residential properties' absentee ownership and a need for concentrated code enforcement efforts characterize the neighborhood. The neighborhood is also experiencing an unusually high property turnover rate as property owners buy properties in the well-established residential areas for redevelopment. This influx of new land uses creates a need for neighborhood unity and a common vision for the community that the neighbors, new and old, can easily recognize and support.

The Neighborhood Action Planning Team reviewed the existing conditions and needs of the neighborhood and worked to develop a neighborhood action plan to address those issues. The resulting plan addresses the need to protect the assets of the neighborhood and recommends ways to meet the identified needs through long-term goals. The five major goals of the Historic North Central Community's Neighborhood Action Plan are as follows:

*Goal 1: To preserve the existing housing stock in the neighborhood, along with those items that are "contributing structures" for the historic district, and to encourage property maintenance and sympathetic reinvestment in the neighborhood.*

*Goal 2: To preserve the quality of life offered to neighborhood residents and to promote a sense of pride in the community.*

*Goal 3: To preserve the trees in the neighborhood as one of the resources that contributes to the overall character of the neighborhood.*

*Goal 4: To increase safety in the neighborhood.*

*Goal 5: To ensure that neighborhood traffic does not adversely affect the quality of life in the neighborhood.*

Neighborhood Action Plan, The Historic North Central Community, July 2002  
Assisted by the Neighborhood Services Department, City of Arlington

## **E. POST-WORLD WAR II ARCHITECTURE**

Following is an inventory of elements, features, and design of the post-war architecture that is so prevalent in Arlington.

### **Architectural Stylistic Influences and Materials**

New considerations when identifying, documenting, and evaluating post-World War II properties for preservation priorities:

Terms: Mid-century Modern  
Modern  
Contemporary  
Ranch  
International

Dates: c. 1940 through 1970, most date from 1946 to 1965

Designers: Architects  
Homebuilders  
Residential designers without architectural training

Materials: Glass, brick (color and size), stone, wrought iron, concrete, vertical tongue & groove siding, aluminum

### **Seven General Characteristics of Modern Residences**

1. Horizontality rather than vertical massing and composition:
  - The effect is created by dropping the roof pitch and placing the house parallel to the street on a lot so it maximizes coverage or
  - Placing the house perpendicular to street with larger depth of lot coverage.

2. Bands or banks of windows
  - The placement of windows below the roofline for a band of horizontal windows or a grouping of windows in a set is a simple design element.
  - Louvered or sliding windows commonly form the bank of windows.
3. Low-pitched roof
  - Flat (built up)
  - Hipped
  - Gable
  - Shed or monopitch
  - Combinations of above that create dramatic architectural effects
4. Privacy screening devices
  - Fixed louvers
  - Concrete blocks sometimes with perforations
  - Bamboo plantings
  - Grid patterns of wood or steel
  - Decorative fencing
5. Carport or screened automobile parking
  - Front or side carports incorporated into overall design
  - Automobiles screened with wooden or metal architectural forms or landscaping
6. Transparency on the rear elevation
  - Windows
  - Sliding doors
  - Limited walls and planes
7. Sensitive site planning and landscaping

- Retention of trees
- Interest in placement of house in setting
- Connection to shrubs/plantings
- Pools/patios/enclosed outdoor areas, especially courtyards

## **Significant Exterior Features**

- The most common exterior materials on post-war residences were brick of various shapes and colors or a regional stone.
- Pebble and dash flat roofs became popular, as did a new material of composition shingles.
- Vertical wood siding was installed with tongue and groove to the exterior wall and sometimes with interlocking prefabricated units.
- These houses often added aluminum double hung, casement, or sliding windows instead of wooden ones.
- Large sliding patio doors became a common feature on rear elevations.
- Long planters incorporated into the principal façade design appeared in great numbers.
- A new brick that was long and thin in profile (“Roman” brick) appeared and became a preferred exterior material.
- Large picture windows illuminating major interior rooms appeared, especially on principal façades.
- The use of post and beam construction allowed many design features to be implemented with ease.

## **Significant Interior Features**

- Cork floors or parquet wood flooring replaced hardwoods in many locations of the house.

- Laminates, first an expensive product, became a popular material for everything from countertops to decorative wall treatment.
- Linoleum that sometimes mimicked more expensive flooring came into vogue.
- Terrazzo floors often in black or white were often used in finer houses.
- Manufactured wood paneling, sometimes in very fine woods, appeared as an ideal interior finish material.
- Fireplaces, a necessity for heating in pre-World War II residences, became a decorative element that was sometimes raised to be seen at eye level when seated.
- Built-in closets and chests of drawers became standard features in some residences.
- New forms of interior lighting appeared; one of the most common was a fixture recessed into the ceiling.
- Living and dining rooms, and sometimes kitchens, started to be incorporated into one large room separate from bedrooms and bathrooms.
- Designers took new liberties with the combined living and dining areas so that cabinets were designed to look like they “floated”.
- Cabinetry in kitchens and bathrooms became more functional and specialized to include storage for kitchen items, like the toaster, or clothes hampers in bathrooms.

### **Some Interesting Facts to Know**

- Central air conditioning was not available in most single-family residences until about 1955. Prior to that, window units were installed for seasonal air conditioning.
- Builders experimented with new types of forms including the skrid foundation achieved by pouring a slab foundation then placing two-by-

sixes on the edge to allow for ventilation ducts to be channeled through the resulting spaces.

- High quality redwood remained plentiful and became a preferred material for exterior elements including screens, decks, carports, and soffit and fascia roof elements.
- The principal entry in a residence became a secondary design feature that was not always prominent on the façade.
- Providing parking for the family automobile became an important design consideration where carports, often preferred by designers, eventually segued into attached garages incorporated into the overall architecture.

## **Characteristics of Post-World War II Houses**

- If not in a planned subdivision, architects often designed houses for “unbuildable” lots, taking advantage of dramatic natural features.
- Many young architects who were recent graduates of architectural schools began their careers after World War II. Many were trained to design modern buildings with new materials.
- These houses appear to have similar design characteristics. They are similar in plan and emphasize horizontality rather than actual architectural elements or details.
- Documentation and research on this period of architecture is more accessible in municipal or county building records and more commonly found in local newspapers and homebuilding literature.
- The homebuilding industry developed after World War II had a more organized marketing campaign including new concepts to encourage home ownership like a “Parade of Homes” or model home.
- Modern residences became available in many sections of communities and were built in varied price ranges in order to encourage home ownership.

- While single-family residences became the most common, multi-family, including small apartment complexes and duplexes, appeared at the same time.

## **Considerations of Significance**

- Residential subdivisions should be considered in the context of the full planned development as well as its relationship to subdivisions of the same period.
- Individual residences should be evaluated by their contribution to the subdivision setting with less emphasis on alterations.
- Architectural influences that contribute to property evaluation and aspects of integrity should be applied uniformly to each property in a single planned development, not to similar properties across the municipality.
- Applicable aspects of integrity should be developed for each subdivision or set of residences under evaluation.
- Documentation derived from local newspapers, municipal records, building permits, or industry material should be used as the basis for comparisons and importance to local significance.

## F. HIGH PRIORITY POST-WAR NEIGHBORHOODS

The inventory of post-war neighborhoods in the current Historic Resources Survey catalogs more than 200 subdivisions built in Arlington between 1945 and 1960. Of these, 31 were found to be high priority for preservation. According to the Survey, most were built in north and south-central Arlington; more elaborate homes were built west of Center Street and the more modest houses were built near the General Motors plant. Elements of significance in determining the HIGH, MEDIUM, and LOW categories were the “relative architectural, planning, and/or historical significance and the potential for historic district designation for each of the identified areas.”

Andre Estates	1956	Glynndale	1952
Arlington West	1956	Greenway Park	1952
Briarwood Estates	1953	Hall & Phillips	1956
Briarwood West	1960	Hillcrest Park	1953
Cedar Springs	1953	Hollandale	1954
Club Oaks	1957	Inwood Estates	1952
Clubview	1951	McKnight Manor	1954
College Hills	1948	Meadow Oaks	1950
College Oaks	1956	Mill Creek Estates	1959
Davis Manor Estates	1955	Oak Tree Estates	1956
Deering	1949	Parkview	1947
Double Y Wooded Estates	1948	Southwood Acres	1949
Elm Shadows	1953	University Hills	1956
Forest Park	1952	Western Plains Estates	1956
G.S.I.D. 2 <sup>nd</sup> Inst. Comm 2 <sup>1</sup>	1960	Wilemon Subdivision	1947
Glynn Oaks	1955		

<sup>1</sup> Great Southwest Industrial District second installment industrial community number two. Approximate address: 924 – 111 Street.

## **G. ARLINGTON HISTORIC PRESERVATION ORDINANCES**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARLINGTON, TEXAS:

1.

That the “Zoning” Chapter of the Code of the City of Arlington, Texas, 1987, is hereby amended through the addition of **Article V, Development Review Procedures, Section 5-550, Conservation District (“CD”) Overlay Designation**, so that hereafter said section shall be and read as follows:

### **Section 5-550 Conservation District (“CD”) Overlay Designation**

#### **A. Purpose.**

This section establishes the procedure to request a Conservation District (“CD”) Overlay zoning classification. The “CD” zoning classification, through separate ordinance will provide guidance and design parameters for the redevelopment and revitalization of specific neighborhood and commercial areas.

The purposes of the conservation district overlay designation are:

1. To protect and strengthen desirable and unique physical features, design characteristics, and recognized identity and charm of existing neighborhood.
2. To promote and provide for economic revitalization.
3. To support and promote neighborhood initiated efforts to preserve their quality of life.
4. To promote compatible and sensitive new development and redevelopment.
5. To stabilize property values.
6. To provide residents and property owners with a planning tool for future development.
7. To promote and retain affordable housing.
8. To encourage and strengthen civic pride.
9. To ensure the harmonious, orderly, and efficient growth and development of the city.

Conservation districts are designated as overlays to standard zoning districts. Authorized uses must be permitted in both the underlying zoning district and the overlay district. Property designated as a conservation district may have

additional designations such as a historic district. Such property shall comply with all applicable use restrictions.

Separate ordinances are required to designate each conservation district. Ordinances designating each district shall identify the designated boundaries, applicable designation criteria, and design standards for that district and be consistent with any adopted neighborhood and/or city plans.

In the event of a conflict between the provisions of a specific conservation district and the underlying zoning district regulations, the provisions of the conservation district ordinance shall control.

**B. Conservation District Designation.**

To be considered for designation as a conservation district, the area must meet the following criteria:

1. Be located in an area in which a neighborhood plan has been adopted by City Council and the plan recommends a conservation district overlay.
2. The proposed geographic boundaries of the conservation district must be consistent with the boundaries of the adopted neighborhood plan.
3. Contain a minimum of one blockface (all the lots on one side of a block).
4. At least 75% of the structures in the proposed district:
  - a. Were improved at least 25 years ago and are presently improved.
5. Possess one or more of the following distinctive features that create a cohesive, identifiable setting, character, or association:
  - a. Scale, size, type of construction, or distinctive building materials.
  - b. Spatial relationships between buildings.
  - c. Lot layouts, setbacks, street layouts, alleys or sidewalks.
  - d. Special natural or streetscape characteristics such as creek beds, parks, greenbelts, gardens, or street landscaping.
  - e. Land use patterns, including mixed or unique uses or activities.
  - f. Contain, abut, or link designated historic landmarks and/or districts.

**C. Zoning Change Procedure.**

1. **Application Submittal.** A zoning change application for the designation as a conservation district shall be initiated through any one of the following procedures:
  - a. Request of owners representing 60% of the land area within the proposed district.
  - b. Request of 60% of property owners within the proposed district.
  - c. Request of the Director of Community Development and Planning, pursuant to a Neighborhood or City Plan adopted by the City Council or city or community revitalization program.
2. **Application Requirements.** The following will be required from the representatives of the property owners seeking the designation and should be submitted with a zoning change application:
  - a. Narrative explaining the uniqueness and/or major contributing characteristic(s) for the proposed district.
  - b. Maps indicating boundaries, ages of structures, and existing land use within the proposed district.
  - c. Maps and other graphic and written materials identifying and describing the distinctive neighborhood and building characteristics of the proposed district.
  - d. List of all property owners (with legal addresses), neighborhood associations, and/or organizations representing the interests of property owners in the proposed district.
3. **Zoning Approval.** Except as modified by this section, the procedures for zoning changes set forth in Section 5-200, Changes and Amendments to 4 Zoning Ordinance or Zoning map shall otherwise apply to the designation of an area as a Conservation District.

2.

Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be fined an amount not to exceed Two Thousand and No/100 Dollars (\$2,000) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

3.

This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Arlington, and this ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

4.

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance.

5.

All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Arlington in the discharge of his/her duties, shall not thereby render himself/herself personally liable; and he/she is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his/her said duties.

6.

Any violation of this ordinance can be enjoined by a suit filed in the name of the City of Arlington in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of Arlington.

7.

The caption and penalty clause of this ordinance shall be published in a newspaper of general circulation in the City of Arlington, in compliance with the provisions of Article VII, Section 15, of the City Charter. Further, this ordinance may be published in pamphlet form and shall be admissible in such form in any court, as provided by law.

## **Section 9-600 Landmark Preservation Overlay ("LP") District.**

This district shall function as an overlay zoning district, whereby the standards identified in this district are superimposed and shall supersede the regulations of an approved standard zoning district where such district's regulations are in conflict with the provisions of these sections. All regulations of the underlying zoning district classification shall be in effect, except as identified in the "LP" Overlay District regulations set forth herein. The Zoning Map shall reflect the designation of a Landmark Preservation Overlay District by the letters "LP" as a suffix to the underlying zoning district classification.

A. **Purpose and Intent.** The "LP" Landmark Preservation Overlay District is intended to provide for the protection, preservation and enhancement of buildings, structures, sites and areas of architectural, historical, archaeological or cultural importance or value. Specifically, this district has the following expressed purposes:

1. To stabilize and improve property values;
2. To encourage neighborhood conservation;
3. To foster civic pride in the beauty and accomplishments of the past;
4. To protect and enhance the City's attraction to tourists and visitors;
5. To strengthen and help diversify the economy of the City; and
6. To promote the use of historical, cultural and architectural landmarks for the education, pleasure and welfare of the community.

B. **Landmark Preservation Commission.** The City Council shall appoint by resolution a Landmark Preservation Commission to advise and make recommendations to the Planning and Zoning Commission and/or the City Council on matters pertaining to landmark and historic preservation. (Amend Ord 00-103, 9/12/00)

C. **Landmark Preservation District Designation.** The following procedure shall be followed in establishing a Landmark Preservation Overlay District:

1. **Application Process:** An application for an "LP" Landmark Preservation Overlay District may be submitted by the owner or by a representative who has the express written approval of the owner. The public hearing and notification procedures for an amendment to the Zoning Ordinance of the City of Arlington, Texas shall be followed.

2. **Criteria to be Used in Designations:** The Planning and Zoning Commission and the City Council shall consider one (1) or more of the following criteria in establishing an "LP" Landmark Preservation District:

- a. Existing or proposed recognition as a National Historic Landmark or Texas Historic Landmark, or entry nomination into the National Register of Historic Places;
- b. Identification as the work of a designer, architect or builder whose work has influenced or contributed to the growth or development of the City;
- c. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation or an outstanding example of a particular historical, architectural or other cultural style or period;
- d. Relationship to other buildings, structures or places which are eligible for preservation as historic places;
- e. Existence of distinguishing characteristics of an architectural type or specimen that exemplify the cultural, economic, social, political, ethnic or historical heritage of the City, County, State or Nation;
- f. Location as the site of a significant historical event;
- g. Identification with a person or persons who significantly contributed to the culture or development of the City, County, State or Nation;
- h. A building, structure or place that, because of its location, has become of historic or cultural value to a neighborhood or community; and,
- i. The recommendation of the City's Landmark Preservation Commission.  
(Amend Ord 00-103, 9/12/00)

**D. Use Regulations.** The permitted uses in the "LP" Landmark Preservation Overlay District shall be determined by the underlying zoning district classification. The residential adjacency standards in Article XIII shall apply to nonresidential uses in the "LP" Landmark Preservation Overlay District with the exception of Section 13-200, screening Requirements at Shared Property Lines, Section 13-300, Residential Adjacency Across a Street, and Section 13-600, Building Materials.

**E. Area and Height Regulations.** The area and height regulations for the "LP" Landmark Preservation Overlay District shall be determined by the underlying zoning district classification.

**F. Parking Regulations.** Special Parking Standards For All Zoning Districts, Section 15-300, shall apply to all properties where parking is required in the "LP" Landmark Overlay District. Minimum parking requirements do not apply to properties located in the "LP" Landmark Preservation Overlay District when:

- 1. A new use locates within an existing building and does not require more than 30% expansion of said building; and,

2. The Planning and Zoning Commission determines that waiving or reducing the number of parking spaces required would:

- a. be necessary to encourage or promote the purposes of the "LP" Landmark Preservation Overlay District;
- b. not create an on-street parking problem; and,
- c. not constitute a threat to public safety.

G. **Supplemental Regulations.** Buildings, structures, sites and areas zoned "LP" shall be subject to the following regulations:

1. **Certificates of Appropriateness:** No person or entity shall construct, reconstruct, alter, change, restore, remove or demolish any exterior architectural feature of a building or structure located in an "LP" Landmark Preservation District unless application has been made to the Landmark Preservation Commission for a Certificate of Appropriateness, and such a Certificate shall have been granted. The Certificate of Appropriateness Guidelines located in Subsection (f) herein below shall be used to determine the appropriateness of any proposed exterior changes. The term "exterior architectural feature" shall include but not be limited to the kind, color and basic texture of all exterior building materials and such features as windows, doors, lights, signs and other exterior fixtures.

a. **Application Procedures:** Applications for Certificates of Appropriateness shall be made to and on a form furnished by the Neighborhood Services Department and shall include two copies of all detailed plans, elevations, perspectives, specifications, Guidelines Worksheet, and other documents pertaining to the work.

b. **Public Hearing:** Within thirty (30) days of the receipt of a completed application for a Certificate of Appropriateness, the Landmark Preservation Commission shall hold a public hearing. Public notices of such hearing and the purpose thereof shall be published in a newspaper one time at least seven (7) days prior to the date scheduled for such hearing.

c. **Review:** Upon review of the application the Landmark Preservation Commission shall determine whether the proposed work is of a nature which will adversely affect any exterior architectural feature or the future preservation, maintenance and use of the "LP" Landmark Preservation District. The Landmark Preservation Commission shall forward through its Secretary either a Certificate of Appropriateness or its written determination of disapproval and the reasons therefor to the applicant and the Building Official. If the Landmark Commission takes no action within 60 days of receipt of the completed application, a Certificate of Appropriateness shall be deemed issued by the Landmark Preservation Commission.

d. **Changes:** No change shall be made in the plans on which a Certificate of Appropriateness was issued without resubmittal to the Landmark Preservation

Commission and approval thereof in the same manner as provided above for processing the original application.

e. **Exemptions:** Ordinary repairs and maintenance which do not involve changes in architectural and historical style or value, general design, structural arrangement, type of building materials, primary color or basic texture and accessory buildings less than 320 square feet, are exempt from the provisions of this section. (Amend Ord 00-103, 9/12/00)

f. **Certificate of Appropriateness Guidelines**

**(1) Facades**

Recommended

Using original material type, if available, when repairing or restoring the façade

Not Recommended

Creating false facades.

Painting brick that is historically unpainted.

Stripping and staining wood that is historically painted.

**(2) Windows**

Recommended

Using old window as a guide for the window replacement when replacing entire window. Using the same material (if available). If like material is not available, a compatible substitute material may be used (such as a window that is non-metallic in color) that is as similar as possible to the original window.

Installing interior storm windows with airtight gaskets, ventilating holes, and/or removable clips to insure proper maintenance and to avoid condensation damage to historic windows.

Installing exterior storm windows, which do not damage or obscure the historic windows and frames.

Not Recommended

Changing the number, location, size or glazing pattern of windows.

Cutting new openings for windows, or installing replacement sash, which does not fit the historic window opening.

Changing the historic appearance of windows through the use of designs, materials, finishes, or colors which radically change the sash, depth of reveal, and muntin (the cross pieces dividing the panes of glass) configuration; the reflectivity and color of the glazing; or the appearance of the frame.

Stripping windows of historic material.

Removing or blocking in a window; or replacing a window with one that does not convey the same visual appearance.

Installing new floors or lowering ceilings, which cut across the glazed areas of the windows so that the exterior form and appearance of the windows are changed.

Removing or radically changing windows, such that the overall historic character is diminished.

Obscuring windows with historic trim with metal, solar screens or other material.

### **(3) Porches and Entrances**

#### Recommended

Using large sheets of glass which are recessed behind the existing scrollwork, post and balustrades (a section of low "fencing" consisting of intermittent supporting posts and horizontal rails with balusters or crossbars in between) for porch enclosures.

Using the remaining feature as a guide for replacement if the porch or entrance is destroyed or deteriorated beyond repair. It may also be restored based on historical, pictorial, and physical documentation or a new design that is compatible with the historic character using the same type materials if the original material type is not available.

#### Not Recommended

Enclosing the porch or entrance using wood or masonry.

Altering or removing stoops or hand-rails. \*

Lowering the porch elevation to grade.

Removing porch railings or replacing railings using a different material type.\*

Reconfiguring steps.\*

*\*Unless required by the ADA or other applicable codes.*

#### **(4) Building Site**

##### Recommended

Retaining the historic relationship between building, landscape features and open space, including driveways, walkways, lighting, fencing, signs, benches, plants and trees, berms, and archeological features that are important in defining the history of the site.

Replacing features of the building that are not repairable with a comparable material only if the original type is no longer available.

Leaving rafter tails (the ends of the roof support beams) exposed.

##### Not Recommended

Replacing historic features with new features that do not convey the same appearance.

Introducing site elements that are out of scale or otherwise inappropriate.

Locating a parking facility directly adjacent to a historic building without physical and visual buffers where automobiles may cause damage to the building or landscape features or be intrusive to the building site.

#### **(5) Additions**

##### Recommended

Designing new additions in a manner that makes clear what is historic and what is new. Additions should be compatible but not identical to the historic structure(s).

Locating the attached exterior addition at the rear or on an inconspicuous side of the building. The setback should be a minimum of 10 feet from the primary façade and should not be more than 50% of the square footage of the existing footprint and 50% of the existing dimension of the primary façade.

##### Not Recommended

Creating new addition designed such that it cannot be differentiated from the historic building

Using the same wall plane, roofline, cornice height, materials, lap siding, or window type to make additions appear to be a part of the historic building.

## **(6) Accessory Buildings**

Recommended

Locating the attached accessory building at the rear or on an inconspicuous side of the historic building.

## **(7) Pools**

Recommended

Placing swimming pool, spa, etc. in the rear of the historic building so as not to be visible from the front of the building.

Not Recommended

Placing a swimming pool, spa, etc., on the side or front of a historic building such that the addition can be seen from the street.

Displacing historic landscaping.

## **(8) Wrought Iron**

Not Recommended

Installing Wrought Iron Security Bars for Doors and Windows

Installing post and railing as a historical feature replacement on the historic building

## **(9) Roof**

Recommended

Installing a roof that is comparable to the historical features of the home, provided there is not undue financial burden and the roof materials meet current safety requirements.

## **(10) Colors**

Recommended

Using colors which reflect the historic character of the structure.

## (11) Storefronts

### Recommended

Replacing entire storefront using the deteriorated form as a guideline and using the same material type as the historical feature if the storefront is in disrepair.

### Not Recommended

Stripping or replacing historic materials such as: wood, cast iron, terra cotta and brick.

Using substitute material for the replacement parts that do not convey the same visual appearance as the remaining parts of the storefront.

Changing the number of windowpanes.

Changing the number, location, size or glazing pattern of windows.

Removing or blocking in windows

Installing new floors or ceilings, which cut across the glazed areas of the windows.

Altering the size of the storefront.

Replacing the original storefront.

## (12) Signs

### Recommended

Ground signs as defined in Section 16-300.

g. **Enforcement:** Any person, who does not comply with the Certificate of Appropriateness process, will be in violation of the City of Arlington Zoning Ordinance, Section 1-400. In the event work is not being performed in accordance with the Certificate of Appropriateness or upon notification of such fact by the Landmark Preservation Commission and verification by a Building Official, a stop work order shall be issued by the Building Official and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop work order is in effect. (Amend Ord 00-103, 9/12/00)

g. **Enforcement:** Any person, who does not comply with the Certificate of Appropriateness process, will be in violation of the City of Arlington Zoning Ordinance, Section 1-400. In the event work is not being performed in accordance with the Certificate of Appropriateness or upon notification of such fact by the Landmark Preservation Commission and verification by a Building Official, a stop

work order shall be issued by the Building Official and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop work order is in effect. (Amend Ord 00-103, 9/12/00)

2. **Certificates of Demolition or Relocation:** No person or entity other than a State, City, County or Federal government fee simple owner shall demolish or relocate any building or structure located in an "LP" Landmark Preservation District, unless a Certificate of Demolition or Relocation has first been issued by the Landmark Preservation Commission or City Council, as set forth in this subsection.

a. **Application Procedure:** Applications for Certificates of Demolition or Relocation shall be made to and on a form furnished by the Neighborhood Services Department.

b. **Public Hearing:** Within thirty (30) days of the receipt of a completed application for a Certificate of Demolition or Relocation, the Landmark Preservation Commission shall hold a public hearing. Public notice of such hearing setting forth the date, time and place scheduled for such hearing and the purpose thereof shall be published in a newspaper one time at least seven (7) days prior to the date scheduled for such hearing. Notice thereof shall also be mailed to all owners of real property within a 200' radius of the subject property, as their ownership appears on the last approved City tax roll, not less than seven (7) days prior to the date set for the hearing.

c. **Review:** In evaluating a request for a Certificate of Demolition or Relocation, the Landmark Preservation Commission shall consider the following:

- (1) the architectural, cultural, or historical significance of the building or structure;
- (2) the age of the building or structure;
- (3) the state of repair of the building or structure in question, and the reasonableness of the cost of restoration and repair;
- (4) additions, alterations, changes, modifications and updates to the exterior architectural features of the building or structure that would disqualify it from consideration for registration on the National Register of Historic Places;
- (5) the impact, if any, that delaying the demolition or relocation of the building or structure will have;
- (6) the contribution, if any, the building or structure makes to a previously designated and recognized historic district and the owner's or any predecessor owner's involvement in the formation or creation of such a district;

- (7) the willingness of the applicant to donate or sell the building or structure to a third party;
- (8) the potential usefulness or adaptive reuse of the building or structure, including economic usefulness;
- (9) the potential market or demand for such a building or structure in its current condition and location;
- (10) the purpose that would be served in preserving the building or structure; and,
- (11) all other factors it finds necessary and appropriate to carry out the intent of this ordinance.

If, based upon such considerations, the Landmark Preservation Commission determines that the building or structure should not be demolished, the Landmark Preservation Commission's decision shall be forwarded to the City Council for review and final decision. If the Landmark Preservation Commission takes no action within 60 days of the receipt of a completed application, a Certificate of Demolition or Relocation shall be deemed issued.

d. **Conditions for Approval:** In granting a Certificate of Demolition or Relocation, the Landmark Preservation Commission or the City Council must find that the interests of preserving historical values and the purposes and intent of this ordinance will not be adversely affected by the requested demolition or removal, or that such interests will be best served by removal or relocation to another specified location. (Amend Ord 00-103, 9/12/00)

3. **Omission of Necessary Repairs:** Buildings and structures located in an "LP" Landmark Preservation District shall be maintained so as to ensure the exterior and interior structural soundness and integrity of the landmark and its exterior architectural features.

a. **Determination of Omission:** If the Landmark Preservation Commission determines that there are reasonable grounds to believe that a building or structure or an exterior architectural feature thereof is structurally unsound, the Landmark Commission shall notify the owner of record of the property and hold a public hearing to determine compliance with the provisions of this ordinance.

b. **Mandated Repairs:** If at the conclusion of the public hearing, the Landmark Preservation Commission finds that the building or structure or its architectural features are structurally unsound or are in immediate danger of becoming structurally unsound, the Landmark Commission shall advise the property owner and direct repair of the property. The property owner shall satisfy the Landmark Commission within ninety (90) days of its decision that all necessary repairs and maintenance to safeguard structural soundness and integrity have been carried out and completed. (Amend Ord 00-103, 9/12/00)

H. **Appeals.** Appeals from a decision of the Planning and Zoning Commission or the Landmark Preservation Commission shall be to the City Council. (Amend Ord 00-103, 9/12/00)

## H. LANDMARK PRESERVATION QUESTIONNAIRE

### City of Arlington Landmark Preservation Commission

We appreciate your assistance in developing a *Historic Preservation Plan* for the City of Arlington. Your responses will be used to complete long-range goals for preserving our historic properties.

1. Are you aware of the location of historic sites and/or historical markers in Arlington?

Yes                      No

Name any historic sites/buildings you believe should have a marker:

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2. Are you aware of the historic buildings that remain in downtown Arlington?

Yes                      No

- Would you frequent downtown businesses that reused older buildings for new businesses?

Yes                      No

- What type of businesses do you believe would make the downtown area more successful?

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3. Would you support more proactive activity by the City Council to preserve the city's endangered historic properties?

Yes                      No

4. If the City offered special incentives for the preservation of housing in historic or older neighborhoods, would you be interested in using them?

Yes                      No

- What type of incentive would be attractive to you?

Grants      Property Tax Incentives      Loans      Other \_\_\_\_\_

**Thank you for your input. Please return to the Landmark Preservation Commission, City of Arlington, Neighborhood Services, 201 E. Abram, Suite 720, Arlington, TX 76010, or call 817-459-6238 / FAX 817-459-6772.**

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## INTERNET WEBSITES CONSULTED

[www.tarrantcounty.com/ehistory](http://www.tarrantcounty.com/ehistory)

[www.arlingtontx.gov](http://www.arlingtontx.gov)

[www.tad.org](http://www.tad.org)

[www.thc.state.tx.us](http://www.thc.state.tx.us)

[www.nps.gov](http://www.nps.gov)

[www.memory.loc.gov/ammem/index.html](http://www.memory.loc.gov/ammem/index.html) (Library of Congress American Memory)

[www.about.com/cs/housestyles](http://www.about.com/cs/housestyles)

[www.tsha.utexas.edu/handbook/online](http://www.tsha.utexas.edu/handbook/online)

[www.census.gov/population/documentation](http://www.census.gov/population/documentation)

## NEWSPAPERS

The Arlington Journal

Fort Worth Star-Telegram

The Arlington Citizen-Journal

Arlington Star-Telegram