



JEFFERSON COUNTY

Historical Commission

Theresa Goodness
Chair

Jen Trenbeath
Coordinator/Secretary

Linda McMahan
Treasurer

Bruce A. Hamilton
1st Vice-Chair
Don Smart
2nd Vice-Chair

**Minutes of the
Special Meeting of the Jefferson County Historical Commission (JCHC)
held Tuesday April 12, 2022 at the Conference Room of the Jerry Ware Terminal
of the Jack Brooks Regional Airport
6000 Airline Drive
Beaumont, TX 77705**

Order of Business:

- 1. Call to Order:** Chair Theresa Goodness called the meeting to order at 3:01pm.

In attendance were: Theresa Goodness, Kate Hambright, Bruce Hamilton, Les McMahan, Linda McMahan, Don Smart and Jen Trenbeath.

Also in attendance were members of the public Karli Stansbury, Tammy Kotzur and Larry Badon as well as Emily Payne, with HHM & Associates.

- 2. Introduction of HHM & Associates Staff:** Emily Payne introduced herself as well as gave background information on HHM & Associates and previous projects they have conducted.
- 3. Conduct public meeting regarding Historic Resources Survey and Preservation Plan project.** Emily presented a powerpoint presentation (attachments A and B) to explain the project scope.

- a. Part 1: Historic Resources Survey (attachment A)**

- Introductions
- Project Background
 - Funding

Jen Trenbeath
Approved by CHC
5/18/2022

- Schedule
 - Survey Plan
 - Survey Area
 - Methodology
 - Opportunities for Input
 - Questionnaire about historic properties (via Google at <https://forms.gle/H2n4nSBwHyXvr5sP6>)
 - Next Steps
 - Questions
 - b. Part 2: Preservation Plan (Attachment B)
 - Introductions
 - Project Background
 - Sample Preservation Plans
 - Opportunities for Input
 - Questionnaire about priorities (via Google at <https://forms.gle/b765Nlr5pvKwLzwb9>)
 - Sticky Note priority activity
 - Next Steps
 - Questions
4. **Adjournment** Meeting adjourned at 4:58pm

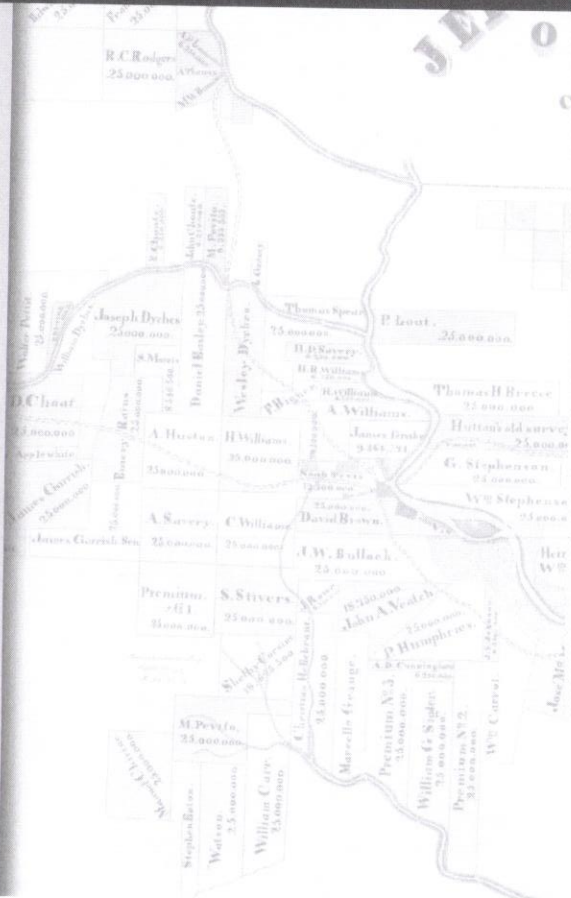
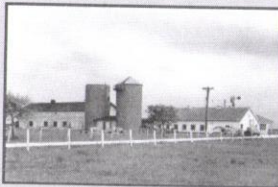
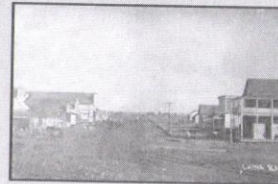
Jefferson County Historic Resources Survey and Preservation Plan

Public Meeting
Tuesday, April 11, 2022

Historic Preservation Professional Services for Historic Resources Survey Plan,
Historic Resources Survey, and Historic Preservation Plan

RFQ 20-041/YS
November 4, 2020

Submitted to Jefferson County Purchasing Department
Submitted by HHM & Associates, Inc.



Agenda

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Introductions

2

**Project
Background**

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Survey Plan

4

**Opportunities for
Input**

5

Next Steps

6

Questions



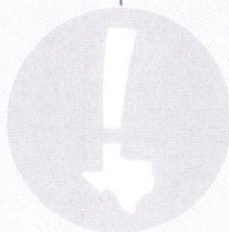
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Introductions





National Park Service



Texas Historical
Commission



Jefferson County
Historical Commission



HHM & Associates



Emily Payne
Principal Architectural
Historian
Project Manager



Kristina Kupferschmid
Principal Architectural
Historian
Fieldwork Manager



2

Project Background



Project Funding

Hurricane Harvey Disaster Assistance

Hurricane Harvey Emergency Supplemental Historic Preservation Fund Grant Program

In 2019, the National Park Service (NPS) awarded Texas a \$12,518,047 Emergency Supplemental Historic Preservation Fund grant for historic preservation projects. The emergency grant program will address damage inflicted by Hurricane Harvey. The Texas Historical Commission (THC) is managing the grant program for the State of Texas.

The Hurricanes Harvey, Irma, and Maria Emergency Supplemental Historic Preservation Fund (HIM ESHPF) grant program is competitive. The THC awarded grants to the qualified applicants listed below, and will coordinate with grantees and the NPS.



These emergency grants do not require matching monies. Certain project costs are paid as a reimbursement of eligible expenses incurred by the grantee. Projects funded under this program constitute "undertakings" as defined by Section 106 of the National Historic Preservation Act, as amended (54 U.S.C. 306108), and all projects receiving repair assistance must enter into a preservation agreement or preservation easement as part of accepting the grant award. Additionally, if a property is not listed in the [National Register of Historic Places](#) at the time of a grant award, a nomination must be produced, reviewed, and accepted by THC staff before final project costs are reimbursed.

Types of Preservation Grants

Examples of eligible activities for emergency grant funding include:

- Recovery and repair of historic properties (i.e., stabilization, restoration, or preservation);
- Survey and inventory of historic-age properties to determine National Register eligibility, degree of damage; and,
- Provide preparedness for future disasters, which can include planning and historic preservation educational activities.



Overall Schedule

Task	Days + NTP	Days per Task	Projected Deadline
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Frequently Asked Questions

Q

- What is the goal of the project?

A

- The goal of the project is to document local architecture, history, and culture.



Frequently Asked Questions

Q

- Will this project result in zoning or tax changes?

A

- The project also will make **recommendations** regarding potential future National Register designations. This project will not undertake any efforts to designate properties to the National Register. **No zoning changes will result from this project.**



Frequently Asked Questions

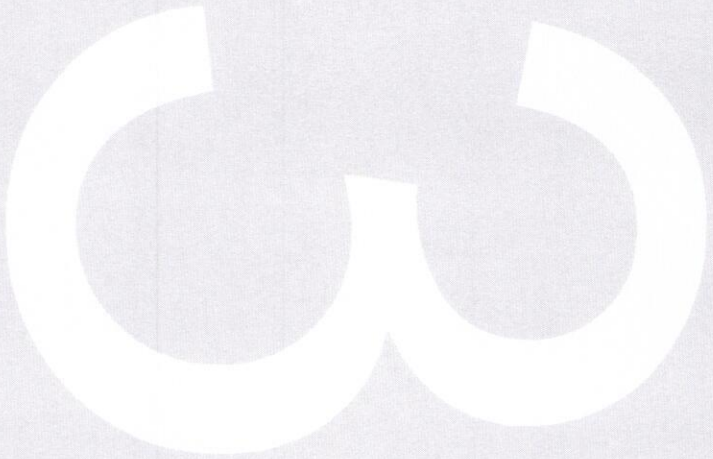
Q

- Where can I find additional information about **National Register** listing?

A

- Information regarding the National Register is available from the **Texas Historical Commission**, online at: <http://www.thc.state.tx.us/preserve/projects-and-programs/national-register-historic-places/about-national-register-historic>
- Information about federal and state tax credits for National Register properties is available from the **Texas Historical Commission**, online at: <https://www.thc.texas.gov/preserve/projects-and-programs/preservation-tax-incentives/about-preservation-tax-incentives>





Survey Plan



- Countywide
- Excludes incorporated areas of Beaumont and Port Arthur (independent Certified Local Governments)
- Only documents parcels with post-1978 resources per CAD and/or desktop survey



- From the public right-of-way – no right-of-entry for this phase/contract
- Windshield-level survey
- Reconnaissance-level documentation if potentially eligible for the National Register
- Collective grouping of postwar subdivisions, mobile home parks, and agricultural complexes

Sample windshield-level form

Sample reconnaissance-level form



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Opportunities for Input



Questionnaire: Google Form

- Meet with HHM staff at the end of the meeting to fill out collaboratively
- Alternately, fill out online after this meeting at
<https://forms.gle/YKiMGoE6bvy3Zd4D7>
- Link will be emailed to the stakeholder list after the meeting
- Make sure to fill out the sign-in sheet to be added to the stakeholder list

Questionnaire: Jefferson County Historic Resources Survey

This questionnaire aims to gather information about buildings, structures, and objects in Jefferson County that were constructed by 1978. The incorporated areas of Beaumont and Port Arthur are not included in the scope for this project.

Contact Information

1. Name
2. Mailing Address
3. Email Address
4. Organization(s)/Association(s)

Buildings and Structures

5. What buildings, structures, or sites in the project area hold special value to you? (Note that the incorporated areas of Beaumont and Port Arthur are not included in the project area.)

6. What is your relationship to these places (e.g., owner, tenant, neighbor, etc.)?

7. How has the physical character of these places changed over time?

Historical Information

8. Do you have any historical documents that you would like to share with the project team (e.g., photos, newspaper clippings, etc.)?

Yes
No

9. If so, please describe your documents.

Project Feedback

10. Please record any other comments you have on this meeting or this project.

This content is neither created nor endorsed by Google

Google Forms



5

Next Steps

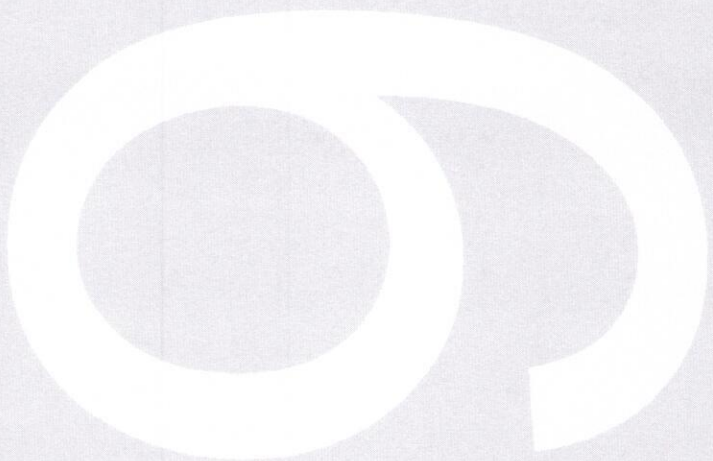


Next Steps

- Help raise awareness about ongoing field survey
- Participate in preservation planning meeting (next)
- Review and comment on draft historic preservation plan
- Attend second stakeholder meeting in 2023

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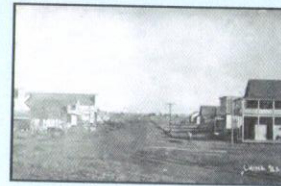
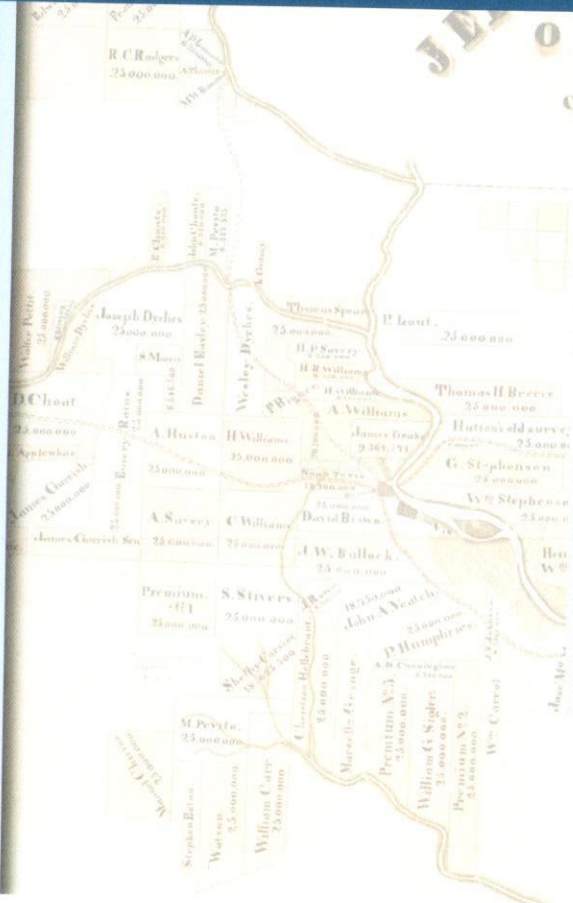


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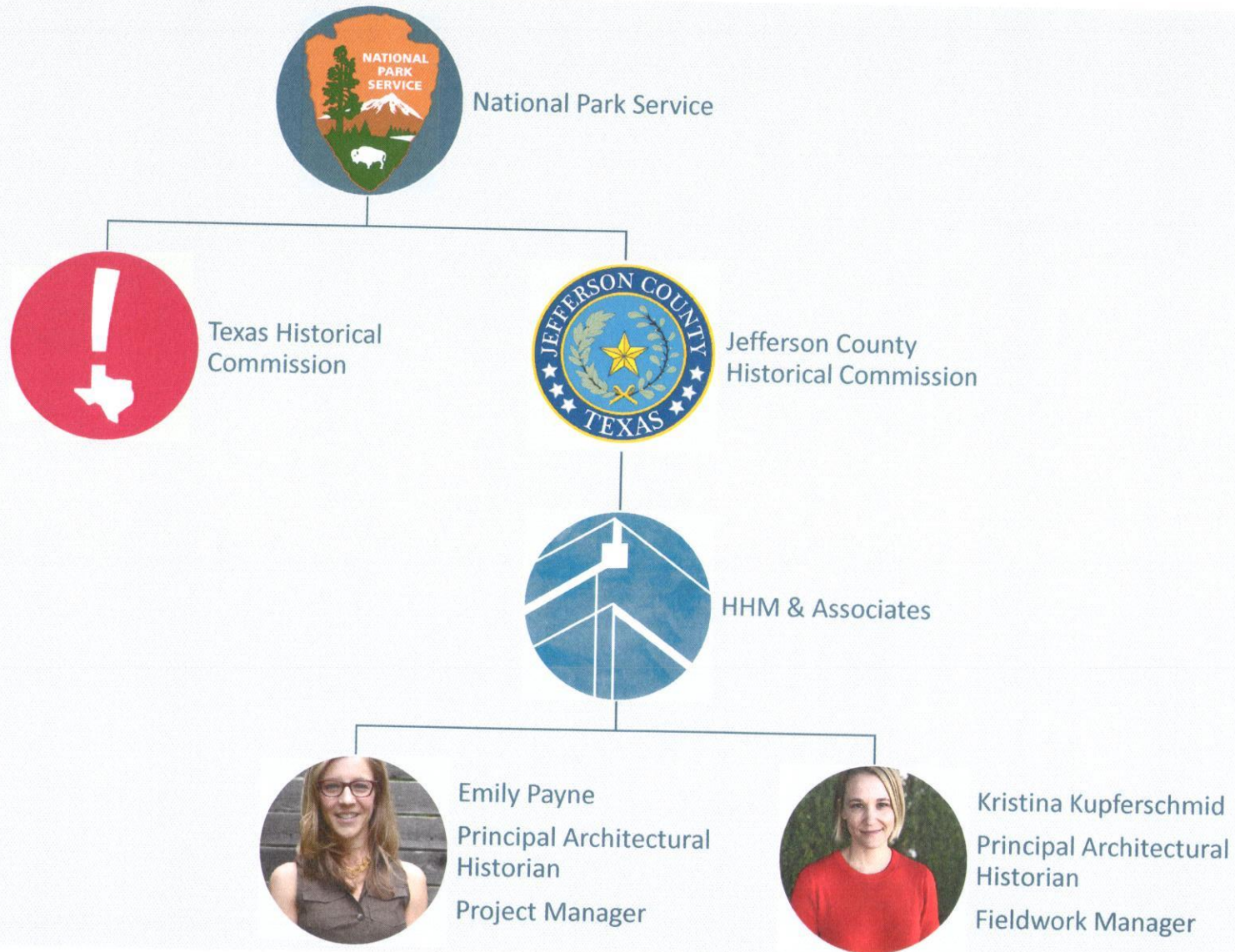
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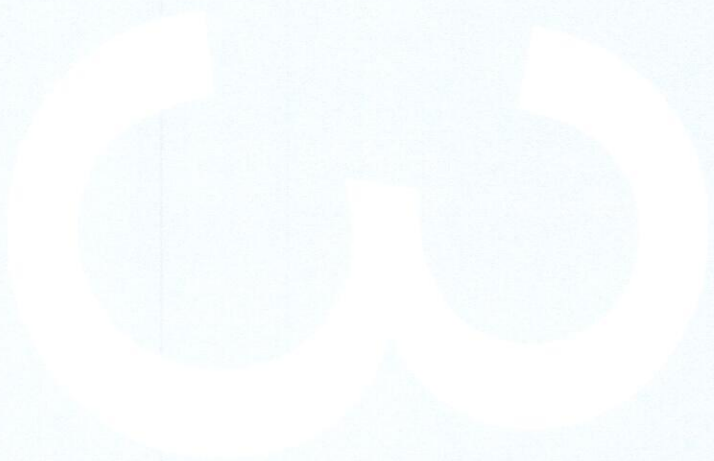
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Sample Preservation Plans



Tarrant County, TX Preservation Plan

- Completed 2020
- Plan excludes Fort Worth but includes smaller municipalities
- Sets forth a highly detailed multi-year plan for funding and staff priorities
- Focuses on survey first

Executive Summary

Figure 1. Estimated implementation timeline and budget for goals and objectives in the Tarrant County Historic Preservation Plan. An asterisk (*) indicates that the budget for an objective entails staff labor only, which is consolidated under Goal 5.

	Phase 1 FY 2022	Phase 2 FY 2023	Phase 3 FY 2024	Phase 4 FY 2025	Phase 5 FY 2026	Phase 5 FY 2027	Phase 5 FY 2028	Phase 6 FY 2029	Phase 6 FY 2030	Phase 6 FY 2031
GOAL 1: UPDATE COUNTYWIDE HISTORIC RESOURCE SURVEY										
Fund and contract Countywide survey efforts	*	*	*	*	*	*	*	*	*	*
Continually lay groundwork for future survey	*	*	*	*	*	*	*	*	*	*
Develop geo-database of prior surveys	\$15K									
Complete thematic historic context statement		\$35K								
Enhance County survey management capacity		*	*	*	*	*	*	*	*	*
Windshield survey of unincorporated areas			\$35K							
Reconnaissance survey of unincorporated areas				\$35K						
Windshield survey of selected municipalities					\$35K	\$35K	\$35K			
Reconnaissance survey of selected municipalities								\$35K	\$35K	\$35K
GOAL 2: PROMOTE ECONOMIC BENEFITS AND INCENTIVES										
Inform public officials and decision makers	*	*	*	*	*	*	*	*	*	*
Encourage local-level rehabilitation tax abatement			*	*	*	*	*	*	*	*
Foster working relationships				*	*	*	*	*	*	*
Encourage Main Street Program				*	*	*	*	*	*	*
Promote "Shop Historic" initiative				*	*	*	*	*	*	*
Develop Heritage Tourism Plan								*	\$80K	*
GOAL 3: INCREASE KNOWLEDGE OF HISTORIC DESIGNATIONS										
Maintain consolidated NRHP inventory				*	*	*	*	*	*	*
Identify eligible NHLs				*	*	*	*	*	*	*
Identify RTHs and Historic Texas Cemeteries				*	*	*	*	*	*	*
Encourage local designations				*	*	*	*	*	*	*
Select and prioritize properties for designation				*	*	*	*	*	*	*
Obtain permission from property owners				*	*	*	*	*	*	*
Prepare documentation for designation				*	*	*	*	\$25K	\$25K	\$25K
Promote and celebrate historic designations								*	*	*
Continually update designation priorities								*	*	*
GOAL 4: ENHANCE PUBLIC POLICIES ENCOURAGING PRESERVATION										
Continue to request CLG grants	*	*	*	*	*	*	*	*	*	*
Expand County Historic Preservation Office	0	0	\$40K	\$100K	\$100K	\$100K	\$100K	\$100K	\$100K	\$70K
Implement County IPO fee system	*	*	*	*	*	*	*	*	*	*
Develop inter-local agreements			*	*	*	*	*	*	*	*
Offer review of existing municipal programs			*	*	*	*	*	*	*	*
Review and update Tarrant Co. Tax Exemption			*	*	*	*	*	*	*	*
Establish County grant program using HOT funds			*	*	*	*	*	*	*	*
GOAL 5: STRENGTHEN RELATIONSHIP BUILDING AND WORKING WITH MUNICIPALITIES										
Support relationship building skills				\$1.5K	\$1.5K	\$1.5K	\$1.5K	\$1.5K	\$1.5K	\$1.5K
Refine intergovernmental communication				*	*	*	*	*	*	*
Encourage CLG participation for municipalities				*	*	*	*	*	*	*
Promote greater cooperation				*	*	*	*	*	*	*
Monitor local demolition permitting										\$35K
Share information with municipalities	*	*	*	*	*	*	*	*	*	*
Plan workshop/meeting for municipalities			*	*	*	*	*	*	*	*
Host workshop/meeting for municipalities			*	*	*	*	*	*	*	*
Contact participants and invite regularity			*	*	*	*	*	*	*	*
Consider hosting annual gatherings			*	*	*	*	*	*	*	*
GOAL 6: CONTINUE PUBLIC OUTREACH AND INVOLVEMENT EFFORTS										
Maintain and expand contact database	*	*	*	*	*	*	*	*	*	*
Communicate regularly with stakeholders	*	*	*	*	*	*	*	*	*	*
Plan event for Tarrant Co. 175th anniversary			*	*	*	*	*	*	*	*
Target under-told history			*	*	*	*	*	*	*	*
Expand online and social media presence	*	*	*	*	*	*	*	*	*	*
Engage in public hearings			*	*	*	*	*	*	*	*
Host workshops and training sessions			*	*	*	*	*	*	*	*
Support CLG's Section 106 responsibilities	*	*	*	*	*	*	*	*	*	*
Assist with markers and interpretive signage			*	*	*	*	*	*	*	*
Plan event for Tarrant Co. 180th anniversary			*	*	*	*	*	*	*	*
GOAL 7: CREATE RECORD OF PREHISTORY AND ARCHAEOLOGY OF TARRANT COUNTY										
Develop summary of known archaeology			*	*	*	*	*	*	*	*
Assess archaeological potential of county			*	*	*	*	*	*	*	*
Prepare handbook			*	*	*	*	*	*	*	*
TOTAL COSTS										
Total cost per FY	\$35K	\$35K	\$75K	\$135.5K	\$136.5K	\$136.5K	\$136.5K	\$261.5K	\$241.5K	\$166.5K



King County, WA Preservation Plan

- Completed 2013
- Sets broad goals with tiers of priorities, but without strict timeline or funding stream
- Focuses on
- Jurisdiction unincorporated county only, but includes strategies for partnerships with the City of Seattle municipal government

SECTION 2.4

Priorities for action

The actions contained in this plan were prioritized by the CAC, the Landmarks Commission and HPP staff. The chart below reflects priorities identified in the planning process.

Immediate Priority Actions

1.A.1. Develop historic contexts and complete historic resource inventory
1.B.1. Develop needed databases
1.B.3. Provide access to critical legacy data (digitize)
1.C.4. Develop partnership to acquire and preserve historic properties
3.A.1. Communications plan and improved access to historic information

High Priority Actions

1.A.2. Expand partnerships with heritage groups for historic contexts & surveys
1.C.1. Encourage stronger code provisions for preservation, efficient landmark procedures
1.C.3. Protect significant county-owned historic resources
1.E.1. Fully implement and refine County Executive Procedures for historic resources
2.B.1. Provide training for county and contract city staff
2.B.2. Provide regular training for Landmark commissioners and special
3.B.1. Partner with owners/stewards and heritage organizations
3.C.1. Diversify recruitment and outreach
4.C.1. Partner with county economic development efforts
5.A.1. Develop funding plan to sustain basic HPP activities & meet plan objectives
5.A.2. Identify and use additional funding sources



4

Opportunities for Input



Questionnaire: Google Form

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Questionnaire: Jefferson County Historic Preservation Plan

1. What is your involvement in preservation in Jefferson County?

- ☐ City or county staff
☐ Board or commission member
☐ Nonprofit member or volunteer
☐ Property owner
☐ Tenant
☐ Realtor
☐ Developer
☐ Interested citizen, otherwise unaffiliated
Other:

2. What municipality or area do you represent?

3. What types of historic resources concern you most?

- ☐ Individual historic houses
☐ Residential historic districts
☐ Individual commercial buildings
☐ Commercial historic districts
☐ Religious or institutional properties
☐ Agricultural properties like farmsteads and ranches
☐ Landscapes and open space
☐ Structures like bridges and railroads
☐ Living cultural history like celebrations and performing arts
☐ Artifacts and archaeology
☐ Interpretive markers and documents
☐ All of the above
☐ None of the above
Other:

4. What threats to historic preservation concern you most?

- ☐ Natural disasters like floods, fires, and tornadoes
☐ Urban sprawl
☐ Highway development
☐ Flood control infrastructure development
☐ Redevelopment or demolition/infill construction
☐ Inappropriate alterations or additions to buildings
☐ Shortage of housing supply
☐ Neglect or lack of maintenance
Other:

5. Which best describes your vision for the future of preservation in Jefferson County?

Mark only one oval.

- ☐ A sprawling metropolis with pockets of historic resources preserved amid new development
☐ A compact urban area that minimizes sprawl – even if it means demolition and redevelopment in the city center
☐ A network of town centers with preserved downtowns and central neighborhoods, with new development in between
Other:

6. What are the most important measures of success for a preservation initiative?

- ☐ Increase in number of resources surveyed
☐ Increase in number of historic designations
☐ Increase in acreage of historic designations
☐ Decrease in demolitions
☐ Increase in number of properties rehabilitated
☐ Increase in dollars invested in rehabilitation
☐ Increase in awareness of current preservation program
Other:

Rank your perception of the effectiveness of the following preservation strategies

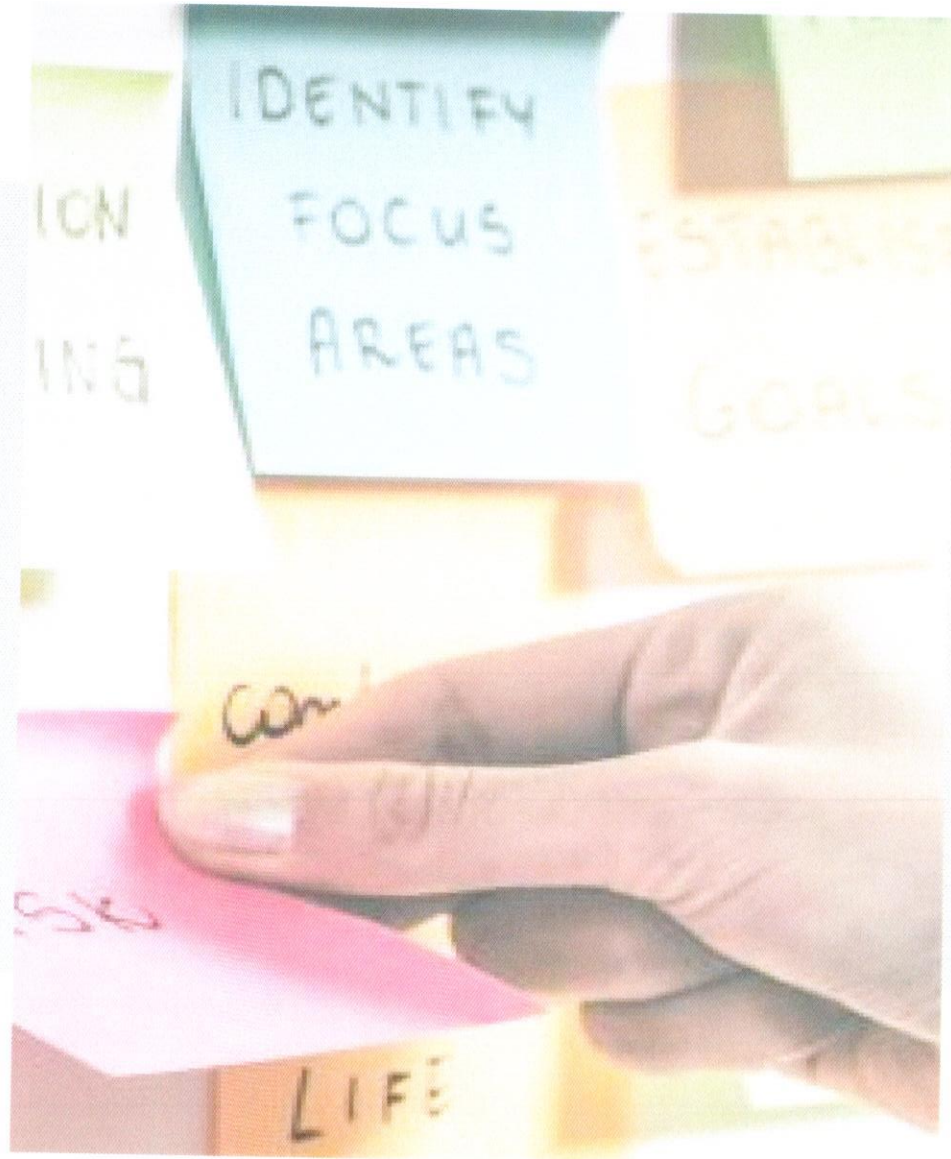
7. National Register of Historic Places (NRHP) listing

1 2 3 4 5
Not effective Highly effective



Activity: Identifying Priorities

- Find sticky notes and markers
- Make notes of preservation challenges or opportunities that are important to you
- Post the sticky note under the category on the wall that seems like the best fit



5

Next Steps



Next Steps

- Review and comment on draft historic preservation plan
- Attend second stakeholder meeting in 2023

Task 8. Field Survey and Data Analysis	633	214	Friday, December 16, 2022
<i>Quarterly progress report</i>	632		Thursday, December 15, 2022
County and THC comment N/A			
Task 9. Draft Historic Resources Survey Report	724	91	Friday, March 17, 2023
<i>Quarterly progress report</i>	722		Wednesday, March 15, 2023
County and THC concurrent comment (32-day review)†	756	32	Tuesday, April 18, 2023
Task 10. Draft Historic Preservation Plan	815	91	Friday, June 16, 2023
<i>Quarterly progress report</i>	815		Friday, June 16, 2023
County and THC concurrent comment (32-day review)†	847	32	Tuesday, July 18, 2023
<i>Quarterly progress report</i>	906		Friday, September 15, 2023
Task 11. Second Stakeholder Meeting, Pre-Final Historic Contexts, Pre-Final Historic Resources Survey Report, and Pre-Final Historic Preservation Plan (Electronic)	962	115	Friday, November 10, 2023
Task 11. Second Stakeholder Meeting, Pre-Final Historic Contexts, Pre-Final Historic Resources Survey Report, and Pre-Final Historic Preservation Plan (Hard Copies)	976	129	Friday, November 24, 2023
<i>Quarterly progress report</i>	997		Friday, December 15, 2023
County and THC concurrent comment (62-day review)	1024	62	Thursday, January 11, 2024
Task 12. Final Historic Contexts, Final Historic Resources Survey Report, and Final Historic Preservation Plan (Electronic)	1088	64	Friday, March 15, 2024
<i>Quarterly progress report</i>	1088		Friday, March 15, 2024
Task 12. Final Historic Contexts, Final Historic Resources Survey Report, and Final Historic Preservation Plan (Hard Copies)	1102	14	Friday, March 29, 2024
Contract Expiration Date (30-month contract)	913		Friday, May 31, 2024



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Questions?

