



City of Abilene Abilene Landmarks Commission

Notice is hereby given of a meeting of the Landmarks Commission to be held on Tuesday, June 27, 2017 at 4:00 PM at 555 Walnut Street, 2nd Floor Council Chambers, for the purpose of considering the following agenda items.

1. **Call to Order**
2. **Minutes**
 - a. Approval of meeting minutes from May 23, 2017.
3. **Agenda Items:**
 - a. **CA-2017-07:** Public hearing to consider a request from Tom and Karen Camp for a Certificate of Appropriateness to make minor repairs to the roof and replace roofing material with dimensional laminated shingle, located at 857 Peach Street.
 - b. **CA-2017-08:** Public hearing to consider a request from Dr. James Sulliman, agent John Milne, for a Certificate of Appropriateness to construct a swimming pool, located at 1317 N 8th Street.
 - c. **CA-2017-06(b):** Public hearing to consider a request from Annemarie Holder, agent Rick Landers, for a Certificate of Appropriateness to make alterations to front entry, replace two garage doors, construct trellis above garage doors, stain and paint exterior trims and accents of the house and garage, and replace cedar fence, located at 2145 Idlewild Street.
 - d. **Abilene Register of Historic Properties Guidelines:** Possible vote to consider adoption by resolution of guidelines for the listing of properties in the Abilene Register of Historic Properties.
4. **Adjournment**

CERTIFICATION

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending the Abilene Landmarks Commission meetings. To better serve you, requests should be received forty-eight (48) hours prior to the meetings. Please contact 325-676-6237. Telecommunication device for the deaf is 676-6360.

I hereby certify that the above notice of the meeting was posted on the bulletin board at the City Hall of Abilene, Texas, on the _____ day of _____, 2017, at _____.



**Planning and Zoning Commission
Agenda Memo**

Abilene Landmarks Commission Date: 6/27/2017

TO: Mr. Dana L. Schoening, Director/Planning & Development Services

FROM: Mr. Duane Hall, Planner II & Historic Preservation Officer

**CA-2017-07: Public hearing to consider a request from Tom and Karen Camp for a
SUBJECT: Certificate of Appropriateness to make minor repairs to the roof and replace roofing
material with dimensional laminated shingle, located at 857 Peach Street.**

GENERAL INFORMATION

The applicants are requesting a certificate of appropriateness to remove 3-Tab asphalt shingles and install new vent pipe flashing, metal valleys, synthetic felt, and dimensional laminated shingles (Owens Corning Oakridge Shingles, Desert Tan or Brownwood color) on the roof.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

The Landmarks Commission will hear this item on June 27, 2017.

ATTACHMENTS:

Description	Type
☐ Staff Report	Backup Material

CERTIFICATE OF APPROPRIATENESS

CASE CA-2017-07

STAFF REPORT



REQUEST: Certificate of Appropriateness

APPLICANT:
Tom and Karen Camp, owners

HEARING DATES:
Landmarks Commission: June 27, 2017

LOCATION:
The subject property is located at 1102 Peach Street, at the southwest corner of Peach Street and S 11th Street, consisting of 0.32 acres

PROPOSAL AND REQUESTED ACTION:
The applicants are requesting a Certificate of Appropriateness to make minor repairs to the roof and replace roofing material with dimensional laminated shingle. The applicant proposes to remove the 3-Tab asphalt shingles and install new vent pipe flashing, metal valleys, synthetic felt, and dimensional laminated shingles (Owens Corning Oakridge Shingles, Desert Tan or Brownwood color).



DEVELOPMENT STANDARDS:

The following sections of the City of Abilene Land Development Code apply to the certificate of appropriateness request:

- Section 2.3.4.4(f): Procedure for Certificate of Appropriateness

PROPERTY AND BUILDING CHARACTERISTICS:

The property is 14,000 square feet in size and improved with a 3,616 square-foot, two-story single family house. The house, known as the Howard-Sellers House, was built in 1920. It is a Prairie School style building with a low hip roof clad in replacement asphalt shingles. The building remains in good condition, but the 3-tab roof shingles are at or beyond their life expectancy and were damaged in previous hail storms.

APPLICATION REVIEW:

In considering an application for a Certificate of Appropriateness, the Landmarks Commission shall be guided by the Secretary of the Interior's Standards for Rehabilitation, which are attached. For this project staff focused on the standards addressing the defining characteristics and features of the historic building.

The new flashing, valleys, and composition shingles will not change the defining characteristics or features of the building. Although the roof of the building is presently light to moderate in color, the proposed darker roof is not inappropriate. The roof will provide contrast to the tan brick and white trim, and the dimensional shingle will have a layered appearance similar to original wood shake roofs of historic homes in Abilene and to new roofs being installed on historic buildings in Abilene. The Commission has recently approved the use of dark laminated shingles on light-colored houses.

It is staff's opinion the project is consistent with the Secretary of the Interior's standards based on the following findings:

1. The work to repair the roof and install new roofing materials will not adversely change any defining characteristics or features of the historic building;
2. The proposed dimensional laminate shingle is of high quality and has been determined appropriate for a number of historic buildings in Abilene.

STAFF RECOMMENDATION:

Staff recommends the Commission by oral resolution approve the issuance of a certificate of appropriateness according to Section 2.3.4.4(f) of the Land Development Code, subject to the following condition:

The work approved in this Certificate of Appropriateness shall commence within six (6) months of the approval of the Landmarks Commission. If work does not commence within six months, the approval of this Certificate of Appropriateness shall expire. The applicant may request an extension to this expiration deadline provided a complete application for a request for extension is submitted at least thirty (30) days before the approved Certificate of Appropriateness expires.

WEB RESOURCES:

Historic Survey Page on the City of Abilene – Historic Buildings and Districts website:
<https://www.ruskinarc.com/city-of-abilene-texas/search/5225-1102%20Peach%20St/view>

Oakridge Shingle Product Specification Webpage
<https://www.owenscorning.com/roofing/shingles/oakridge>

ATTACHMENTS:

1. Secretary of the Interior's Standards for Rehabilitation
2. Application with photo of sample board
3. Map of historic properties in area
4. Aerial image of property
5. Photographs of property and building

Attachment 1

In reviewing a Certificate of Appropriateness, the Landmarks Commission is guided by the following Secretary of the Interior's Standards for Rehabilitation:

1. 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.
2. 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.
3. 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.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. 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.
7. 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.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. 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.
10. 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.

Development Application

CITY OF ABILENE

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Special Exceptions | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Variance |
| <input type="checkbox"/> PDD Amendment | <input type="checkbox"/> Street Name Change | <input type="checkbox"/> Thoroughfare Abandonment | <input type="checkbox"/> Easement Release |
| <input checked="" type="checkbox"/> Historic Certification of Appropriateness | | <input type="checkbox"/> Historic Project Tax Reduction | |
| <input type="checkbox"/> Petition for Relief | <input type="checkbox"/> Proportionality Appeal | <input type="checkbox"/> Vested Rights Petition | <input type="checkbox"/> Appeal |
- Other: _____

Project Name: Re-Roofing House
Address: 1102 Peach Street No. of lots: _____ Acreage: _____
Legal Description: Sayles of Bellevue, Block 16, Lot 1-2
Subdivision Name: Sayles of Bellevue Block: 16 Lot: 1-2
Current Zoning: _____ Proposed Zoning (if applicable): _____

OWNER AND AUTHORIZATION

Owner Name: Tom and Karen Camp
Address: 1102 Peach Street
City, State, Zip: Abilene, Texas 79602 Fax: 325-692-2490
Phone: 325-698-8463 Email: KSCamp54@yahoo.com
Agent Name: _____
Address: _____
City, State, Zip: _____ Fax: _____
Phone: _____ Email: _____

I hereby certify that I am the owner of the property and further certify that the information provided on this development application is true and correct. I hereby designate the aforementioned agent to act on my behalf for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

Signature Owner: TOM CAMP Date: JUNE 06, 2017

FOR OFFICE USE ONLY

Received: 6/12/2017 Fee: \$ 50.⁰⁰ Receipt No.: 0002027614
Case No.: CA-2017-07 Reviewed By: JH

Development Application

CITY OF ARLING

RECOMMENDATIONS

The Planning & Zoning Commission (P&Z) and the City Council look to the Planning & Development Services staff to make a recommendation for the approval or disapproval of this application. We will make every effort to notify you (FAX or E-mail) of our recommendation at least one (1) week in advance of the scheduled meeting of the P&Z Commission. In the case of a rezoning, and when the public interest requires it, we may recommend a rezoning to a Planned Development District (PDD) or a classification other than the classification requested. We will notify you of our decision to propose a PDD as soon as possible after the application is filed to give you time to prepare a site plan.

PUBLIC NOTIFICATION

The public is entitled to examine this application and participate in the decision-making process. In most cases, we are required to notify all property owners within two hundred feet (200') of the boundaries of your property. To ensure the fullest possible consideration, we may also notify neighborhood groups, organizations or individuals that have a special interest in a particular issue. Except for matters that the Planning & Development Services staff have expressly agreed not to disclose (and provided the law allows us to hold the matter in confidence), then all information that we deem relevant to the review and processing of this application may become public knowledge.

PLEASE READ BEFORE SIGNING

The undersigned has read the above application and hereby certifies that the information contained therein is complete, true and correct; and does hereby request that said application be submitted to the Planning & Zoning Commission at the earliest available meeting.

I understand and acknowledge that it is my responsibility to furnish an accurate and precise legal description of the property, and only the property, that is subject of this application, and that failure to furnish such information prior to the application deadline date will delay the processing of this application. I also understand that the City must notify affected property owners of this application. In the event that I fail to submit in a timely manner any information that the City deems necessary to transmit this application to the Planning & Zoning Commission or City Council, then in lieu of dismissal I hereby request that this application be temporarily withdrawn from further consideration until such information is submitted, and I agree to pay a resubmission fee of \$120 to reimburse the City for the expense of re-notifying affected property owners. I have been informed of the tentative date and time that the Planning & Zoning Commission and City Council will hear this application, and I understand that hearings may be continued from time to time at the discretion of the Commission or Council to allow for full consideration or when the public interest requires a continuation.

SIGNED: _____

Tom Camp

DATE: _____

JUNE 06, 2017

(Revised: 06.01.10)
(Fees: 10.01.08)

Supplemental Application

Certificate of Appropriateness

Owner/Agent Name: Tom and Karen Camp

Project Address / Location: 1102 Peach Street

PROJECT INFORMATION

The Landmarks Commission has the responsibility of protecting historic properties in the Historic Overlay zoning district from inappropriate changes. The Landmarks Commission will base their approval upon satisfaction the project is necessary and/or consistent with the historical character of the property. Answer the following statements carefully and provide as much information as possible so the Commission can make an informed decision. If you need additional space, please attach an additional sheet.

DESCRIPTION OF PROJECT (Include materials, color, shape, and other details necessary to understand project)

asphalt shingles remove two layers; 3 tab
 apply new synthetic felt, Oakridge; 110/130 MPH Wind Res - 3 tab
 New 30 year shingle replacement of old 25 year shingles
 New pipe vent flashing; new valley metal.
 New shingles three tab Owens Corning - Oakridge shingle
 Would like to use "Desert Tan" or "Brownwood" to
 give home weight and presence as it may have
 once had with wooden shake shingles.

REASONS FOR WORK (Provide reason(s) the proposed exterior work is necessary and/or consistent with the historic character of the property.)

Roof is needing repair. Has not been replaced since hail storm of 2012. Wind has blown off several shingles recently. Original roof may have been wooden cedar shake shingles or dark asphalt from the 1920s.

Supplemental Application – Cert. of Appropriateness

ADDITIONAL INFORMATION

Staff may request additional information to be submitted with the application or prior to the Landmarks Commission meeting. Staff will provide assistance in determining which of the following information is needed:

1. A current description of and/or photograph(s) of the existing structure.
2. Sketches, plans, elevations, and/or specifications of the proposed work to be done.
3. Historic photographs (if available) that the proposed work is based on.
4. Sample of material(s) and colors to be used. A product brochure may be sufficient.

I have read and completed this application and certify that all information contained therein is complete, true and correct, and I request that this application be submitted to the Landmarks Commission for consideration.

Tom Camp
Signature of Owner or Authorized Agent

JUL 10 2017
Date

For Office Use Only

Commission Action:

- Approved
- Approved with Conditions
- Denied

, Landmarks Commission, Chair Date

Final Inspection and Approval:

, Historic Preservation Officer Date



Traditional favorites that feel like home.

Oakridge® Shingles

The Right Choice.®

Oakridge® Shingles are The Right Choice® for long-lasting performance and striking beauty. In addition to a wide range of inviting, popular colors, they also offer:

- Limited Lifetime Warranty**†† (for as long as you own your home)
- 110/130 MPH Wind Resistance Limited Warranty**†††
- Algae Resistance Limited Warranty*



Amber†
Not Available in Service Area 8 or 11 (see map).



Desert Tan†



Brownwood†



Teak†



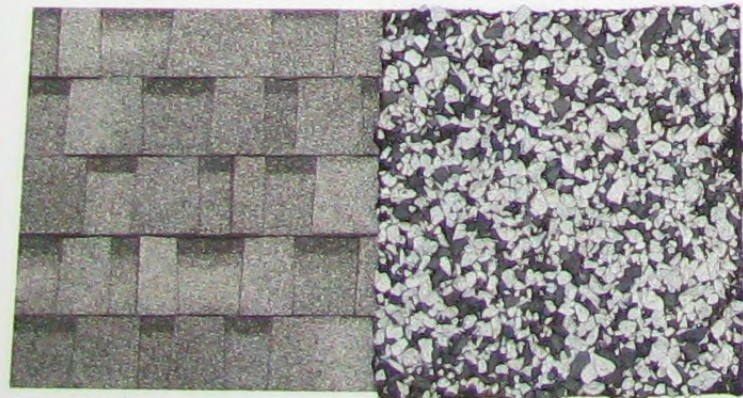
Driftwood†



Onyx Black†



Estate Gray†



Sierra Gray†
Not Available in Service Area 8 or 11 (see map).

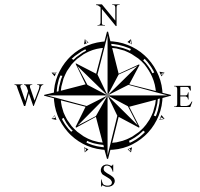


Shasta White†





Chateau Green†

Historic Properties Map



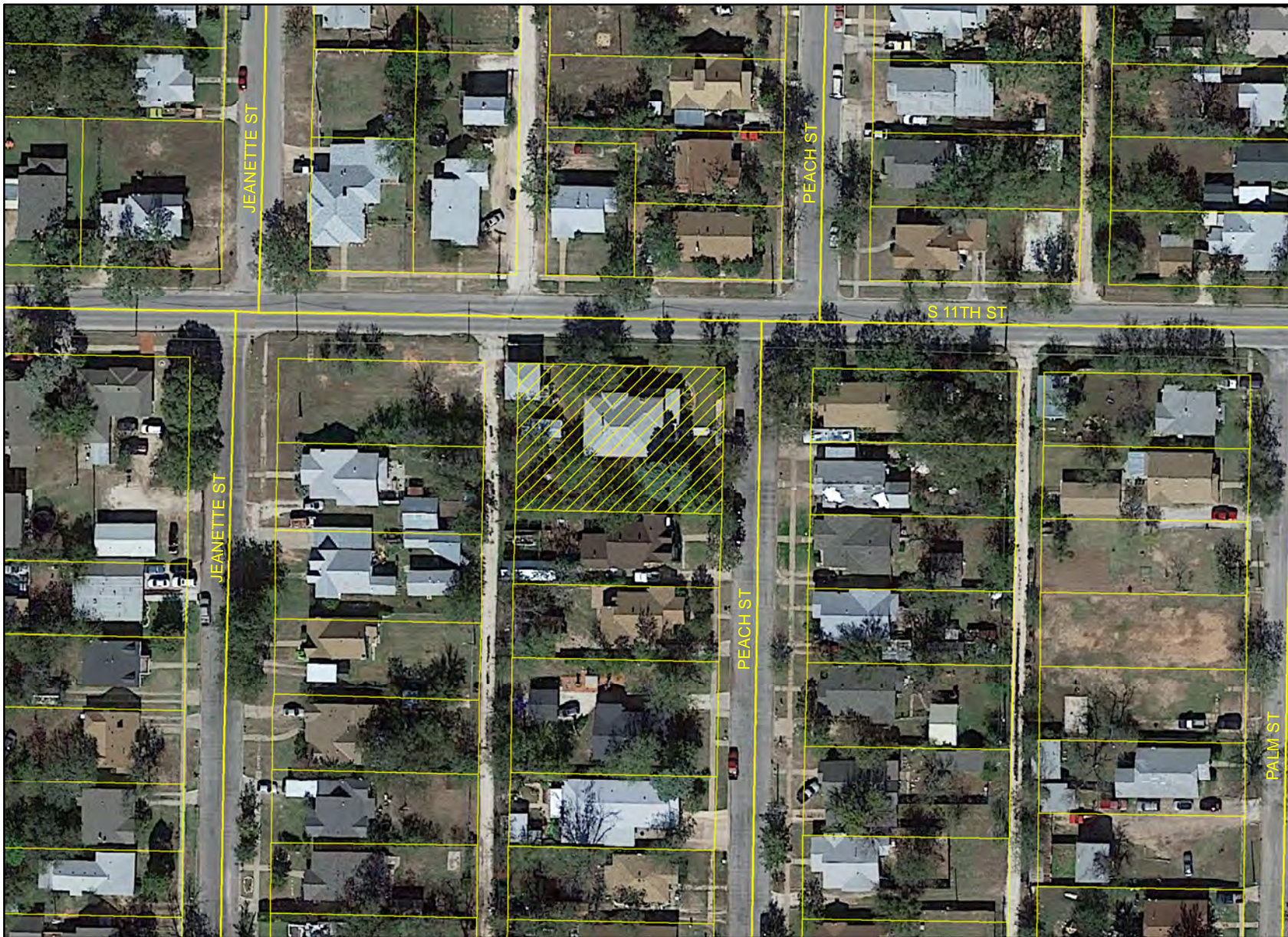
Legend

-  CA-2017-07
-  Historic Overlay
-  Abilene Register

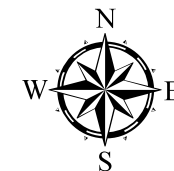


Planning & Development

S E R V I C E S




Aerial Map



Legend

Case

 CA-2017-07



Planning & Development

S E R V I C E S







**Planning and Zoning Commission
Agenda Memo**

Abilene Landmarks Commission Date: 6/27/2017

TO: Mr. Dana L. Schoening, Director/Planning & Development Services

FROM: Mr. Duane Hall, Planner II & Historic Preservation Officer

**CA-2017-08: Public hearing to consider a request from Dr. James Sulliman, agent
SUBJECT: John Milne, for a Certificate of Appropriateness to construct a swimming pool, located
at 1317 N 8th Street.**

GENERAL INFORMATION

The applicant is requesting a certificate of appropriateness to construct a swimming pool in the rear yard of the property. The swimming pool will be shielded from public view by a six-foot high solid wood fence.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

The Landmarks Commission will hear this item at their June 27, 2017 meeting.

ATTACHMENTS:

Description	Type
☐ Staff Report	Backup Material

CERTIFICATE OF APPROPRIATENESS CASE CA-2017-08 STAFF REPORT



REQUEST: Certificate of Appropriateness

APPLICANT:

Dr. James Sulliman, Mystical Rose Services LLC, owner; John Milne, agent

HEARING DATES:

Landmarks Commission: June 27, 2017

LOCATION:

The subject property is located at 1317 N 8th Street, on the south side of the street between Hickory St and Orange St, consisting of 0.916 acres

PROPOSAL AND REQUESTED ACTION:

The applicant is requesting a Certificate of Appropriateness to install a swimming pool in the rear yard of the property. The pool will be located on the south side of the building within a fenced enclosed area. The pool will be shielded from public view by an existing six-foot high solid wood fence. The pool area will be approximately 35' x 35' in size.



DEVELOPMENT STANDARDS:

The following sections of the City of Abilene Land Development Code apply to the certificate of appropriateness request:

- Section 2.3.4.4(f): Procedure for Certificate of Appropriateness

PROPERTY AND BUILDING CHARACTERISTICS:

The property is 39,900 square feet in size and improved with a 13,500 square-foot, three-story commercial building. The building, previously the Lamar School, was built in 1921. It was built in the Beaux Arts/Neo-Classical style with Renaissance influences. The property is listed in the Council Adopted List of Historic Properties. The building is currently used for commercial offices. The Landmarks Commission approved a cedar fence behind the building, and this solid wood fence encompassing the area behind the building has been installed.

APPLICATION REVIEW:

In considering an application for a Certificate of Appropriateness, the Landmarks Commission shall be guided by the Secretary of the Interior's Standards for Rehabilitation, which are attached. Because the pool will not be visible from public view and will not adversely affect the historic building on the property, it is staff's opinion the project is consistent with the Secretary of the Interior's standards.

STAFF RECOMMENDATION:

Staff recommends the Commission by oral resolution approve the issuance of a certificate of appropriateness according to Section 2.3.4.4(f) of the Land Development Code, subject to the following condition:

The work approved in this Certificate of Appropriateness shall commence within six (6) months of the approval of the Landmarks Commission. If work does not commence within six months, the approval of this Certificate of Appropriateness shall expire. The applicant may request an extension to this expiration deadline provided a complete application for a request for extension is submitted at least thirty (30) days before the approved Certificate of Appropriateness expires.

WEB RESOURCES:

Historic Survey Page on the City of Abilene – Historic Buildings and Districts website:

<https://www.ruskinarc.com/city-of-abilene-texas/search/5045-1317%20N%208th%20St/view>

ATTACHMENTS:

1. Secretary of the Interior's Standards for Rehabilitation
2. Application
3. Aerial image of property
4. Photographs of property and building

Attachment 1

In reviewing a Certificate of Appropriateness, the Landmarks Commission is guided by the following Secretary of the Interior's Standards for Rehabilitation:

1. 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.
2. 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.
3. 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.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. 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.
7. 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.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. 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.
10. 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.



Development Application

Planning

- Conditional Use
- PDD Amendment
- Historic Certification of Appropriateness
- Special Exceptions
- Street Name Change
- Rezoning
- Thoroughfare Abandonment
- Historic Project Tax Reduction
- Variance
- Easement Release

Relief Procedures

- Petition for Relief
 - Proportionality Appeal
 - Vested Rights Petition
 - Appeal
- Other: _____

Project Name: _____

Address: 1317 N 8th St No. of lots: - Acreage: -

Legal Description: -

Subdivision Name: - Block: - Lot: -

Current Zoning: CB / H Proposed Zoning (if applicable): _____

OWNER AND AUTHORIZATION

Owner Name: Dr. James Sulliman

Address: 1317 N 8th St, Abilene TX

City, State, Zip: _____ Fax: _____

Phone: (325) 338-6603 Email: _____

Agent Name: John Milne, Statewide Pools

Address: 5463 S 1st St

City, State, Zip: Abilene, TX Fax: _____

Phone: (325) 338-6603 Email: _____

I hereby certify that I am the owner of the property and further certify that the information provided on this development application is true and correct. I hereby designate the aforementioned agent to act on my behalf for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

Signature Owner: _____ Date: _____

FOR OFFICE USE ONLY

Received: <u>6/16/17</u>	Fee: \$ <u>50.00</u>	Receipt No.: <u>0002027678</u>
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Case No.: <u>CA-2017-08</u>	Reviewed By: <u>JM</u>
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Signature Agent:  Date: 6/16/17



Supplemental Application

Certificate of Appropriateness

Owner/Agent Name: John Milne, Statewide Pools

Project Address / Location: 1317 N 8th St

PROJECT INFORMATION

The Landmarks Commission has the responsibility of protecting historic properties in the Historic Overlay zoning district from inappropriate changes. The Landmarks Commission will base their approval upon satisfaction the project is necessary and/or consistent with the historical character of the property. Answer the following statements carefully and provide as much information as possible so the Commission can make an informed decision. If you need additional space, please attach an additional sheet.

DESCRIPTION OF PROJECT (Include materials, color, shape, and other details necessary to understand project)

In-ground vinyl swimming pool. Approx. size, 14' Wide 29' Long
3' Shallow End, 6' Deep End with Concrete deck approx. 5' Wide following
the outside perimeter of the pool with 16" deck finish

REASONS FOR WORK (Provide reason(s) the proposed exterior work is necessary and/or consistent with the historic character of the property.)

N/A

Supplemental Application – Cert. of Appropriateness

ADDITIONAL INFORMATION

Staff may request additional information to be submitted with the application or prior to the Landmarks Commission meeting. Staff will provide assistance in determining which of the following information is needed:

1. A current description of and/or photograph(s) of the existing structure.
2. Sketches, plans, elevations, and/or specifications of the proposed work to be done.
3. Historic photographs (if available) that the proposed work is based on.
4. Sample of material(s) and colors to be used. A product brochure may be sufficient.

I have read and completed this application and certify that all information contained therein is complete, true and correct, and I request that this application be submitted to the Landmarks Commission for consideration.



Signature of Owner or Authorized Agent

6/16/17

Date

For Office Use Only

Commission Action:

- Approved
- Approved with Conditions
- Denied

, Landmarks Commission, Chair Date

Final Inspection and Approval:

, Historic Preservation Officer Date

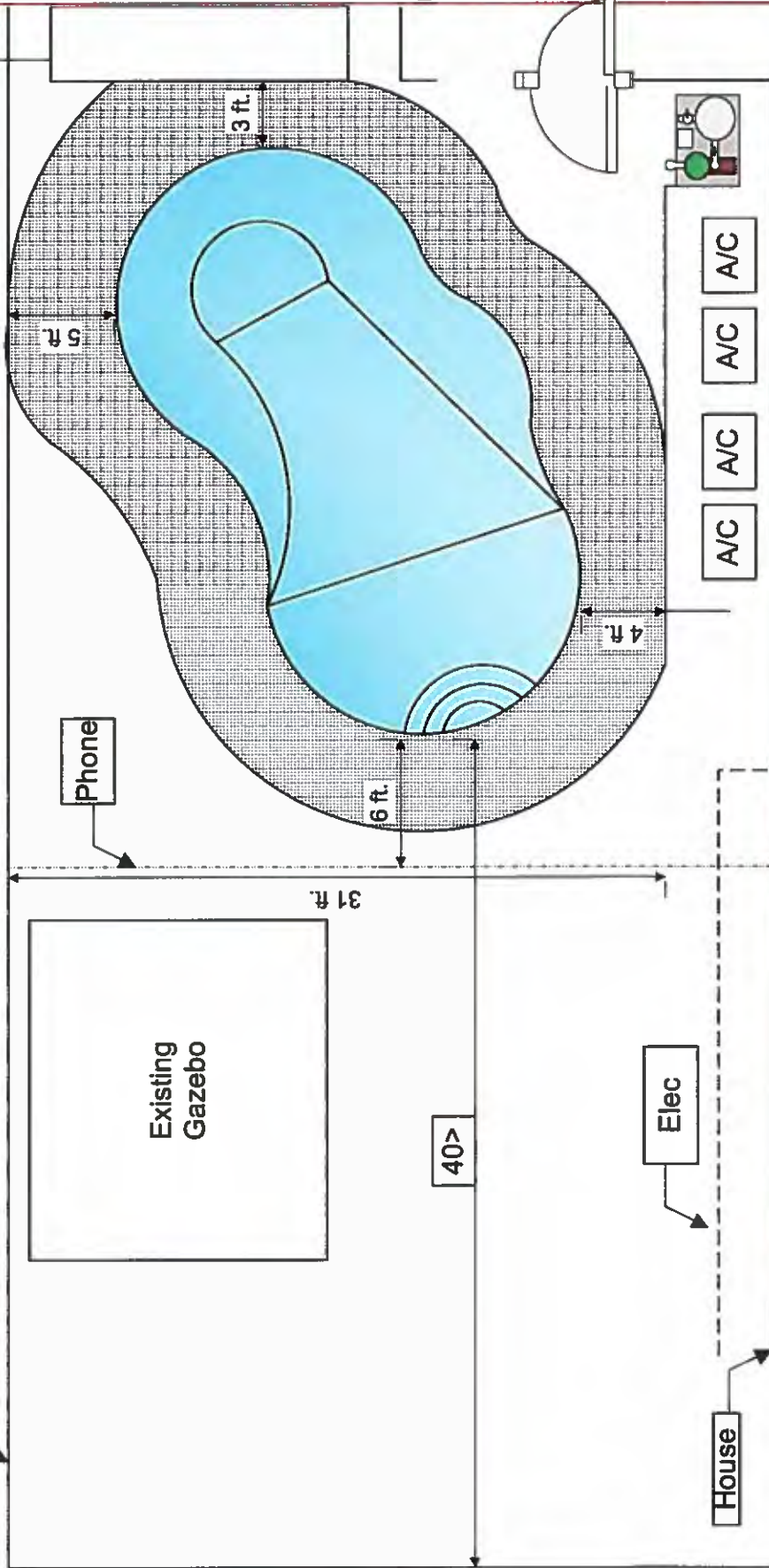


Approximate cost of the pool and installation...27,500.00

Pool positioning may change slightly to accommodate the sight.

14'x29'2" Lagoon with 3' shallow end and 6' deep end

Storage Building



Job Specifications	Value
Pool Area	0
Pool Perimeter	0
Shallow Depth	0
Deep Depth	0
Spa Area	0
Spa Perimeter	0
Face Tile	0
Coping	0
Deck Area	0
Deck Perimeter	0
Patio Area	0
Patio Perimeter	0
Pool to Equip	0
Spa to Equip	0

Statewide Pools
5465 South 1st
Ablene TX 79605

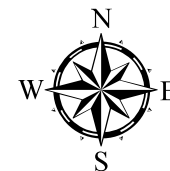
Phone: 325-701-9234
Cell: 325-338-6603

Designed by:
John Milne
6/16/2017

E99-122 Jim Sulliman
Designed 1317 North 8th
for: Ablene TX 79603



Aerial Map



Legend

 Case CA-2017-08



Planning & Development

S E R V I C E S

Photographs



Aerial image showing location of pool



View from Hickory Street



Planning & Development
S E R V I C E S



**Planning and Zoning Commission
Agenda Memo**

Abilene Landmarks Commission Date: 6/27/2017

TO: Mr. Dana L. Schoening, Director/Planning & Development Services

FROM: Mr. Duane Hall, Planner II & Historic Preservation Officer

CA-2017-06(b): Public hearing to consider a request from Annemarie Holder, agent Rick Landers, for a Certificate of Appropriateness to make alterations to front entry, SUBJECT: replace two garage doors, construct trellis above garage doors, stain and paint exterior trims and accents of the house and garage, and replace cedar fence, located at 2145 Idlewild Street.

GENERAL INFORMATION

The applicant is requesting a certificate of appropriateness to extend out four-feet the roof of the front entry, replace the two garage doors with carriage home style doors, construct a stained eyebrow trellis above the garage doors, paint wood and metal trims and accents of the house and garage in black color, stain the front door and door frame, and replace the backyard cedar fence with a new cedar fence.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

The Landmarks Commission will hear this item at their June 27, 2017 meeting.

ATTACHMENTS:

Description	Type
☐ Staff Report	Backup Material

CERTIFICATE OF APPROPRIATENESS

CASE CA-2017-06(b)

STAFF REPORT



REQUEST: Certificate of Appropriateness

APPLICANT:

Annemarie Holder, owner; Rick Landers, agent

HEARING DATES:

Landmarks Commission: June 27, 2017

LOCATION:

2145 Idlewild St, at the southeast corner of Idlewild St and Highland Ave, consisting of 0.15 acres

PROPOSAL:

Certificate of Appropriateness to make alterations to front entry, replace the two garage doors, construct a trellis above the garage doors, paint exterior trims and accents of the house and garage, stain front door, and replace cedar fence. The applicant proposes the following:

1. To provide a covered area for the front entry, the roof of the entry will be extended out approximately four feet. The roof will be supported by two cedar posts, 6"x6", set in concrete near the bottom of the steps. The cedar posts will be stained. The proposed stain is Sherwin-Williams, Exterior Semi-Transparent Stain, Riverwood (SW 3507). Black carriage lights will be installed next to the front door.
2. The two garage doors will be removed and replaced by carriage home style garage doors. They will be stained; the proposed stain is Sherwin-Williams, Exterior Semi-Transparent Stain, Riverwood (SW 3507).
3. An eyebrow or wall trellis, will be constructed above the two garage doors. The trellis will be stained; the proposed stain is Sherwin-Williams, Exterior Semi-Transparent Stain, Riverwood (SW 3507).
4. Wood and metal trims and accents of the house and garage will be painted black, including the roof fascia and soffit, the wood elements and the ledges of all windows, the porch handrail, the metal grate to the left of the front entrance, wood elements of the attic vents, the brick relief crosses on the north and west elevations, and the bricks forming the arches above the front door, porch opening, metal grate, and window on the front elevation.
5. The front door and door frame will be stained; the proposed stain is Sherwin-Williams, Exterior Semi-Transparent Stain, Riverwood (SW 3507).
6. The backyard cedar fence will be replaced with a new cedar fence. The fence on the east side will be moved approximately 15 feet north towards Idlewild Street.

DEVELOPMENT STANDARDS:

The following sections of the City of Abilene Land Development Code apply to the certificate of appropriateness request:

- Section 2.3.4.4(f): Procedure for Certificate of Appropriateness



PROPERTY AND BUILDING CHARACTERISTICS:

The property is 6,720 square feet in size and improved with a 2,298 square-foot, one-and-one-half-story single family house and a detached garage/apartment building. The house, known as the Burditt House, was built in 1928; the detached garage/apartment building was built around 1930. It is a Tudor style house with English Cottage Revival influences. The building is in good condition, and new roofing material (Laminated Shingle) was installed in 2016. At the May 23rd Landmarks Commission meeting, the Commission approved a certificate of appropriateness for replacement of windows at front porch with French doors, removal of side door, removal of window on east elevation, construction of a pergola near garage, and repainting of exterior of house in Panda White color.

The building is listed in the National Register of Historic Properties as a contributing structure to the Sayles Boulevard Historic District. The nomination form for the National Register provides the following on the building: "c. 1930, Tudor Revival, Description: 1-story brick veneer residence with an asymmetrical plan and steeply pitched cross gable roof; ogee arched openings.

APPLICATION REVIEW:

In considering an application for a Certificate of Appropriateness, the Landmarks Commission shall be guided by the Secretary of the Interior's Standards for Rehabilitation, which are attached. For this project staff focused on the standards for retaining and preserving the historic character of the property and preserving distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property.

It is staff's opinion the project is consistent with the Secretary of the Interior's standards for the following reasons:

- The improvements, including the front entry, will not have a substantially adverse effect on the historic character of the property and building;
- The improvements will not alter or remove distinctive features, finishes, and construction techniques of the building.

STAFF COMMENTS:

The Commission's discussion on the front entry was tabled at the May 23rd meeting. The applicant has revised their proposal to remove the gabled end of the entry. The area beneath the roofline will be opened and the wall area above the door will be visible from the pathway and the street. The height of the roof from the bottom of the stairs to the roof peak is 14 feet. The support posts will be approximately 10 feet in height. The roof currently extends five (5) feet from the wall left of the door and 2.5 feet from the wall right of the door. The roof is proposed to extend out nine (9) feet from the left side and 6.5 feet from the right side. The applicant will provide sketches of the proposed entry at the meeting.

The entire house is currently painted in a light color with no accent colors. The applicant proposes to paint substantial portions of the house in black to accent various features such as the roofline, windows, and exposed metal to provide a contrast. Tudor and English Cottage revival-style homes typically have dark trim, usually dark brown, to highlight exposed beams and other accents. The roof was recently replaced from a light-to-medium color asbestos shingle to an "onyx black" laminated shingle. The proposed accent color will closely match the roof color. Also to provide a contrast to the house color, the front door, garage doors, and the garage trellis will be stained.

STAFF RECOMMENDATION:

Staff recommends the Commission by oral resolution approve the issuance of a certificate of appropriateness according to Section 2.3.4.4(f) of the Land Development Code, subject to the following conditions:

1. The work approved in this Certificate of Appropriateness shall commence within six (6) months of the approval of the Landmarks Commission. If work does not commence within six months, the approval of this Certificate of Appropriateness shall expire. The applicant may request an extension to this expiration deadline provided a complete application for a request for extension is submitted at least thirty (30) days before the approved Certificate of Appropriateness expires.
2. In attaching the supports for the trellis to the garage wall, the applicant shall avoid drilling into and installing attachments to the brick. The supports for the trellis shall be attached to the garage wall by drilling into and installing attachments into the mortar between the bricks.

WEB RESOURCES:

Historic Survey Page on the City of Abilene – Historic Buildings and Districts website:
<https://www.ruskinarc.com/city-of-abilene-texas/city-of-abilene-texas/5159-2145>

ATTACHMENTS:

1. Secretary of the Interior's Standards for Rehabilitation
2. Project description from agent and sample photo of garage doors and trellis
3. Historic Properties Map
4. Aerial image of property
5. Photographs of property and building

Attachment 1

In reviewing a Certificate of Appropriateness, the Landmarks Commission is guided by the following Secretary of the Interior's Standards for Rehabilitation:

1. 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.
2. 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.
3. 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.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. 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.
7. 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.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. 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.
10. 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.

2145 Idlewild St – Project Description for June 27th LMC Meeting

The following project description was recorded by Duane Hall, Planner II, from oral conversations with the agent, Rick Landers, on June 8th and June 15th.

1. **Front Entry** – To provide a covered area for the front entry, the roof of the front entry will be extended out approximately four feet. The roof will be supported by two cedar posts, 6"x6", set in concrete next to the bottom of the steps. The cedar posts and roof frame will be stained Riverwood exterior semi-transparent stain (Sherwin-Williams SW 3507). There will not be a gabled end, and the gable will be open to the building wall above the door. The support posts will be three feet from the edge of the existing roofline.

Black carriage lighting fixtures similar in size to previous lighting fixtures will be installed on the sides of the door.

2. **Garage Door Replacement** – The two garage doors will be replaced by custom cedar wood garage doors. The style of the garage doors is shown in the attached sample photograph. The garage doors will be a carriage house style with 4x2 square window lights at the top of each panel section. The doors will be stained Riverwood exterior semi-transparent stain (Sherwin-Williams SW 3507) to match the proposed garage trellis and the approved pergola at the side of the garage. The garage door frames will be painted black.
3. **Trellis above Garage Door** – An eyebrow or wall trellis will be constructed above the garage doors. The style and location of the trellis is shown in the attached sample photograph, and the trellis will be stained Riverwood exterior semi-transparent stain (Sherwin-Williams SW 3507) to match the approved pergola at the side of the garage. The trellis will be smaller in scale than that shown in the photograph to fit the garage with the supports at each outer edge of the garage door with little or no overhang.
4. **Painting of Exterior Trims and Accents** – Wood and metal trims and accents will be painted in the color black. Trims and accents to be painted black are:
 - The roof fascia and soffit
 - All windows including all wood elements and the window ledge;
 - The porch handrail;
 - The metal grate to the left of the front entrance;
 - Wood elements of the attic vents;
 - The brick relief crosses on the north and west elevations.
 - The bricks forming the arch on top of the front entry, porch opening, metal grate, and the window on the front elevation.

The following will not be painted black: front door and door frame (to be stained to match the porch French doors), metal vents at the bottom of exterior walls (to be painted the house color), and gutters and downspouts (to be painted the house color).

5. **Replacement of Fence** – The backyard cedar fence will be replaced with a new cedar fence. The fence on the east side will be moved approximately 15 feet north towards Idlewild Street.

Rick Landers, Abilene Constructors and Tile

Date

Black carriage lights to be installed at front door



Garage Door

- Doors will be stained Riverwood exterior semi-transparent stain (Sherwin-Williams SW 3507)
- Windows at top of panel will not be arched, but will be square



A Desert Tan finish, Somerton windows, decorative hardware
66B White finish, Somerton windows, decorative hardware

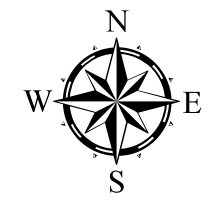
*n® doors offer the beauty of wood with the
k. Select from our many classic designs
z architectural beauty of your home.*

Style of Eyebrow Trellis









Historic Properties Map



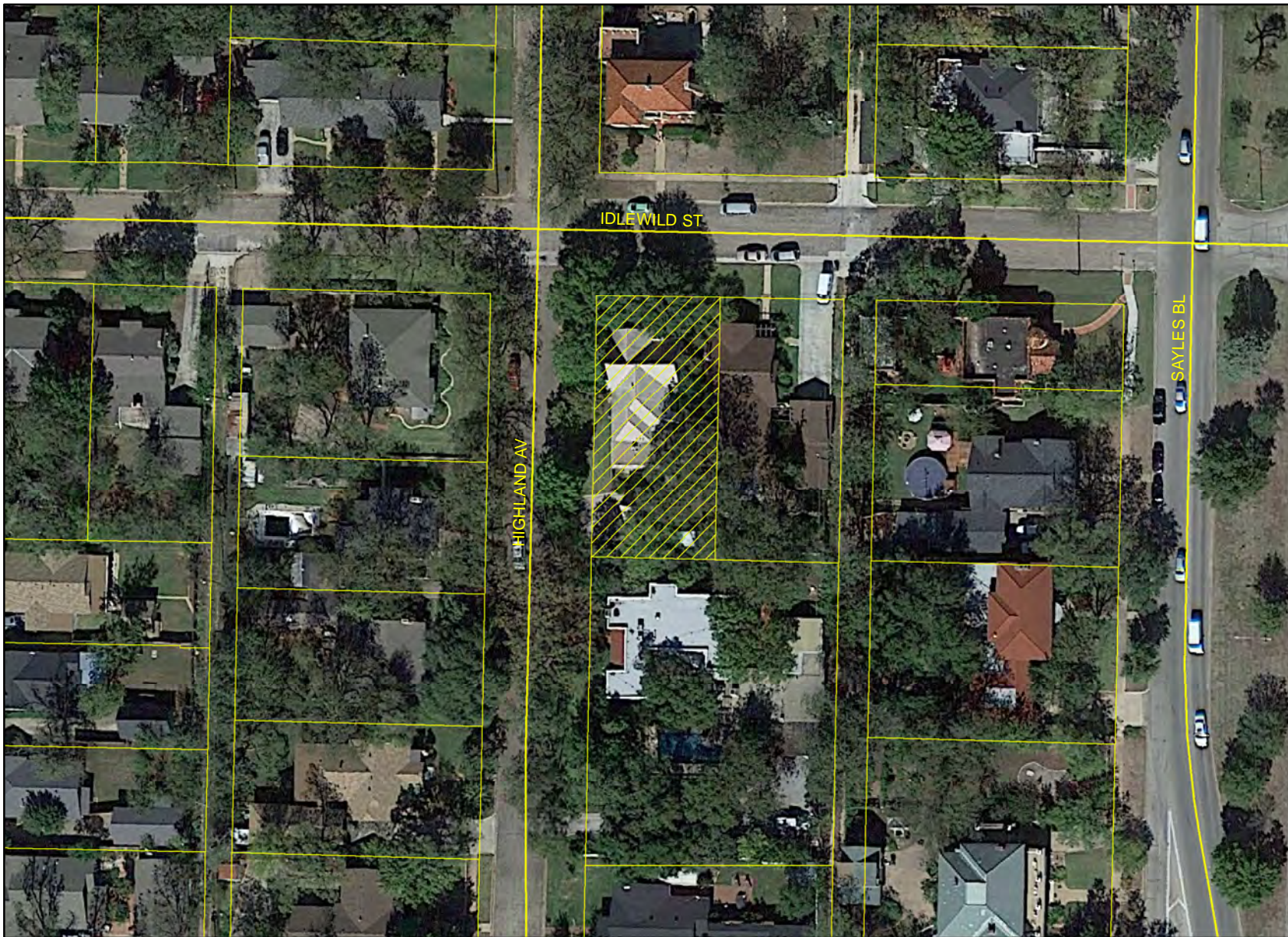
Legend

-  CA-2017-06b
-  Historic Overlay / Nat'l Register
-  Nat'l Register
-  Abilene Register

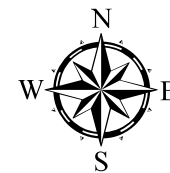


Planning & Development

S E R V I C E S




Aerial Map



Legend

Case

 CA-2017-06



Planning & Development

S E R V I C E S

Photographs



The roof over the front entry will be extended out four feet. The support posts will be located between the porch railing and the hedge with a one-foot roof eave.



Planning & Development
S E R V I C E S

Photographs



Planning & Development
S E R V I C E S

Photographs



Garage doors will be replaced. Trellis will be placed directly above the garage doors.



The wood elements of all windows will be painted black. The ledges underneath the windows will also be painted black.

Photographs



Metal feature to the left of the front door to be painted black. The bricks forming the arch will also be painted black. Bricks forming arches on other front elevation features – front door, porch opening, window – will also be painted black.



Wood elements of the attic vents and the relief crosses to be painted black. The roof fascia and soffit will also be painted black along the entire roofline.

Photographs



The roof fascia and soffit will be painted black.



The front door and door frame will be stained.



Planning & Development
S E R V I C E S

Photographs



The cedar fence will be replaced with a new cedar fence. The fence below will be extended 15 feet towards Idlewild Street.



Planning & Development
S E R V I C E S



**Planning and Zoning Commission
Agenda Memo**

Abilene Landmarks Commission Date: 6/27/2017

TO: Mr. Dana L. Schoening, Director/Planning & Development Services

FROM: Mr. Duane Hall, Planner II & Historic Preservation Officer

Abilene Register of Historic Properties Guidelines: Possible vote to consider adoption
SUBJECT: by resolution of guidelines for the listing of properties in the Abilene Register of Historic Properties.

GENERAL INFORMATION

The Abilene Register of Historic Properties is a listing of historic properties in Abilene. The Landmarks Commission authorized the creation and publication of the Abilene Register in 1994 and has amended it periodically. Most of the properties listed in the Abilene Register have been identified as being historically significant by surveys conducted by qualified consultants under the direction of the City of Abilene in 1979, 1989, and 2012. The Abilene Register of Historic Properties is not an official survey or register adopted by the City Council and does not determine the level of historic significance of the property. However, it is an important planning tool for the public, property owners, City staff, the Landmarks Commission, the Planning & Zoning Commission, and the City Council to begin understanding those sites and buildings that define Abilene's history.

What is historic? You will probably receive as many different answers to this question as the number of people trying to answer that question. One city in trying to define historic said that the historic significance of a building or site "rests in the meaning they bring to our lives as places that define and mark our history." This definition in a way alludes to the proverb "Beauty is in the eye of the beholder," and historic is also in the eye of the beholder since different people will have different ideas about what is historic.

That is why it is important to have guidelines in evaluating historic significance. Guidelines allow decision-makers to look through the same lenses when reviewing the past and present of a building or property and determining its historic significance. Guidelines for listing in the Abilene Register of Historic Properties will allow the members of the Landmarks Commission to review and discuss historic buildings and properties through the same lenses using the same standards of review.

Staff requests the Commission review the recommended guidelines and make any additions, changes, or deletions. Although not addressed in the recommended guidelines, staff recommends the Commission consider adding language to the guidelines on how the Commission may respond in those cases where the property owner objects to the listing of their property in the Register.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

The Landmarks Commission will hear this item on June 27, 2017.

ATTACHMENTS:

Description	Type
□ Resolution with Guidelines	Backup Material

LANDMARKS COMMISSION RESOLUTION NO. __ - 2017

A RESOLUTION OF THE ABILENE LANDMARKS COMMISSION ADOPTING GUIDELINES FOR THE LISTING OF PROPERTIES IN THE ABILENE REGISTER OF HISTORIC PROPERTIES

WHEREAS, the City Council established the Landmarks Commission to administer the provisions of the Land Development Code and other City codes appropriate for the protection and preservation of structures and lands deemed by the community to be of unique historical, architectural, and cultural value; and

WHEREAS, it is the responsibility of the Commission to maintain an Abilene Register of Historic Properties per Section 1.1.7.2(c) of the Land Development Code; and

WHEREAS, the Commission last reviewed and updated the Abilene Register of Historic Properties in 2012; and

WHEREAS, the Commission wishes to update the Abilene Register of Historic Properties in order to have an accurate and true register of historic properties in Abilene; and

WHEREAS, the Commission has not adopted criteria or guidelines for listing properties in the Abilene Register of Historic Properties; and

WHEREAS, the Commission wishes to establish guidelines to be utilized by the Commission in identifying properties that are suitable for listing in the Abilene Register of Historic Properties.

NOW THEREFORE BE IT RESOLVED BY THE LANDMARKS COMMISSION:

PART 1: The Landmarks Commission adopts the Guidelines for Listing of Properties in the Abilene Register of Historic Properties as set forth in Exhibit "A", attached hereto.

ADOPTED this 23rd day of May, 2017.

Steve Butman, Chair

ATTEST:

Duane Hall, Planner II and Historic Preservation Officer



Guidelines for Listing of Properties in the Abilene Register of Historic Properties

Introduction

What is historic? You will probably receive as many different answers to this question as the number of people trying to answer that question. One city in trying to define historic said that the historic significance of a building or site "rests in the meaning they bring to our lives as places that define and mark our history." This definition in a way alludes to the proverb "Beauty is in the eye of the beholder," and historic is also in the eye of the beholder since different people will have different ideas about what is historic.

That is why it is important to have guidelines in evaluating historic significance. Guidelines allow decision-makers to look through the same lenses when reviewing the past and present of a building or property and determining its historic significance. These guidelines for listing in the Abilene Register of Historic Properties will allow the members of the Landmarks Commission to review and discuss historic buildings and properties through the same lenses using the same standards of review.

Abilene Register of Historic Properties

The Abilene Register of Historic Properties is a listing of historic properties in Abilene. The Landmarks Commission authorized the creation and publication of the Abilene Register in 1994 and has amended it periodically. Most of the properties listed in the Abilene Register have been identified as being historically significant by surveys conducted by qualified consultants under the direction of the City of Abilene in 1979, 1989, and 2012. The Abilene Register of Historic Properties is not an official survey or register adopted by the City Council and does not determine the level of historic significance of the property. However, it is an important planning tool for the public, property owners, City staff, the Landmarks Commission, the Planning & Zoning Commission, and the City Council to begin understanding those sites and buildings that define Abilene's history.

The Landmarks Commission has reviewed all properties listed in the Abilene Register and determined that each property, at the time of its listing, was suitable for inclusion in the Abilene Register. When considering adding a property to the Abilene Register, the Landmarks Commission wishes to use set guidelines when evaluating the historic significance, or potential historic significance, of a property to ensure it is suitable for inclusion in the Abilene Register. Conversely, for properties already listed in the Abilene Register, the Landmarks Commission wishes to use these guidelines to determine if the property may no longer meet these guidelines and it is appropriate to remove the property from the Abilene Register.

ARHP Guidelines

Guidelines

The Landmarks Commission will evaluate properties for listing in the Abilene Register of Historic Properties based on the following guidelines:

1. The Landmarks Commission will list a site, structure, building, property, or object on the Abilene Register of Historic Properties if it is:
 - a. Listed in the Council Adopted List of Historic Properties;
 - b. Listed in the National Register of Historic Properties;
 - c. Identified as a contributing structure in a district listed in the National Register of Historic Properties;
 - d. Designated as a Recorded Texas Historic Landmark; and/or
 - e. Located in the Historic Overlay zoning district.
2. The Landmarks Commission may list a site, structure, building, property, or object on the Abilene Register of Historic Properties if it exhibits, or upon further survey, study, and/or rehabilitative work may exhibit, one or more of the following characteristics:
 - a. Significance or value to the development, heritage, or cultural characteristics of Abilene, the state of Texas, or the United States. This significance can be in history, archeology, or culture.
 - b. Association with events or persons that have made a significant contribution to our past.
 - c. Embodiment of characteristics distinctive of a type, period, or method of construction or architecture, or representing a significant and distinguishable entity whose components may lack individual distinction.
 - d. Yielding, or may be likely to yield, historical information.
 - e. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood or the community.
 - f. Represents the works of a master designer, architect, builder, or craftsman.
3. The Landmarks Commission will consider the seven aspects or qualities of integrity of a site, structure, building, property, or object to ensure it exhibits, or may exhibit, one or more of the characteristics listed in Guideline 2 above. The seven aspects or qualities of integrity are:
 - a. Location
 - b. Design
 - c. Setting
 - d. Materials
 - e. Workmanship
 - f. Feeling
 - g. Association
4. The Landmarks Commission will only list a site, structure, building, property, or object in the Abilene Register of Historic Properties if it meets one of the following conditions:

ARHP Guidelines

- a. The site, structure, building, property, or object retains sufficient integrity to convey its historic or architectural significance; or
 - b. The site, structure, building, property, or object with proper treatment of rehabilitation or restoration may achieve sufficient integrity to convey its historic or architectural significance.
5. A site, structure, building, property, or object that has achieved significance within the last 50 years will not be eligible for listing in the Abilene Register of Historic Properties unless it is of exceptional importance and of exceptional historic or architectural significance.
6. For the purposes of these guidelines, the Landmarks Commission will consider David S. Castle a master architect.
7. The Landmarks Commission will consider, but not be limited to, the following themes of Abilene history and architecture when applying Guidelines 2 and 3:
- a. The railroad and its role in the founding of Abilene, in establishing Abilene as the central point of a transportation network for ranching and agriculture in the Big Country, and in providing a connection to the rest of Texas and the United States.
 - b. The commercial and public service role of Abilene as the regional center for West Central Texas.
 - c. Abilene as a hub of higher education.
 - d. The roles of Camp Barkeley and Dyess Air Force Base in United States military history and their influence on the growth and development of Abilene.
 - e. The influence of the 1920s and 1930s oil boom on the growth and development of Abilene.
 - f. The Bankhead Highway, its evolution as a transcontinental roadway, and the role of the highway in the commercial development of Abilene.