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**LANDMARKS COMMISSION**

**July 31, 2012**

**Minutes**

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Members Present:     Robert Calk  
                           Dr. Michael E. McClellan  
                           Steve Butman  
                           Bill Minter  
                           Pebbles Lee

Members Absent:     Rick Weatherl  
                           Phil Miller

Staff Present:         Jon James, Director of Planning & Development Services  
                           Stephanie Goodrich, Historic Preservation Officer  
                           Zack Rainbow, Planner II  
                           Kelley Messer, Assistant City Attorney  
                           Debra Hill, Secretary II (recording)

Guests:                Julia Bradley  
                           Elisa Bontke  
                           Kurt Vidrine  
                           Daniel Gutierrez

Mr. Butman called the meeting to order at 4:01 PM, declared a quorum present and read the opening statement.

Minutes of the April 24, 2012 meeting were submitted for approval.

Mr. Calk made a motion to accept the minutes as written and Mr. Minter seconded the motion. The vote for approval was unanimous (5-0).

- 3. HOZ-2012-05**, Public hearing, discussion and possible approval of Historic Overlay Zoning to be designated to the residential property located at 782 Palm Street.

Mrs. Stephanie Goodrich presented the staff report for this case. In 1909 Wesley E. Hargrove built this 1 1/2 story Queen Anne Victorian Cottage. The large framed structure has an irregular design with a hipped roof, dormer and gable windows and columned, wrap-around porch with a characteristic rounded corner. The previous owner, Lydia Long, requested Historic Overlay Zoning for this property, because she feels that the historic integrity of the house is intact in spite of the abuse it has suffered. The house is under condemnation by the city Board of Building Standards. On January 12, 2011 the owner was given 30 days to submit a plan of action and she submitted a real estate sales contract. Prior to the P&Z meeting, May 2, 2011 the new owners, Elisa Bontke & Bill Ortega, submitted a letter requesting that the application for Historic Overlay Zoning be withdrawn from consideration. On July 5, 2012 Elisa Bontke and Bill Ortega submitted a letter requesting to continue with the Historic Overlay Zoning request.

Recently, the current owners Bill Ortega & Elisa Bontke have begun restoring the interior of the home and are planning to begin work on the exterior. They are requesting Historic Overlay Zoning after gaining more information regarding the responsibilities and benefits of the zoning.

**Properties must exhibit any one or more of the following characteristics:**

- **Historical, archeological or cultural significance or value to the development, heritage or cultural, characteristics of the city, state or county**
- **Association with events or persons of significance**
- **The building style distinctive of a type, period or method of construction or architecture**
- **Yielding or may yield historical information**
- **Unique location contributing to a familiar visual feature of a neighborhood**
- **Represents the work of a master, designer, architect, builder or craftsman**

Staff is recommending approval and recognizes the historic significance of the structure, but it is in very poor condition and not habitable at this time. Approval could be granted based solely on the merits of the architectural significance of the structure. Since the owner may attempt to sell the property there is the potential for a buyer to purchase and continue repairs on the house. Note that Historic Overlay Zoning will delay demolition by 12 months, if no repairs have been completed within the designated timeframe.

Mr. Calk questioned if this property is under condemnation. Ms. Goodrich stated she believed it was not.

Mr. Butman opened the public hearing.

Mrs. Elisa Bontke (applicant) spoke in favor of this request. Ms. Bontke described the improvements currently made to the home. She added that this property is currently under condemnation and by replacing the glass in the windows and repairing of windows; this would bring this property out of condemnation. Mr. McClellan supplied information to Ms. Bontke regarding replacements parts for her home.

Mr. Butman closed the public hearing.

**Ms. Lee made a motion to approve HOZ-2012-05. Mr. Calk seconded the motion. The vote was unanimous (5-0).**

4. **HPT-0112**, Public hearing, discussion and possible approval of an application for an Historic Project Tax credit submitted by Billy Olson for exterior wood trim repair and painting, door replacement and lighting of the property located at 2775 S. Treadaway Blvd.

Mrs. Goodrich presented the staff report for this case. The Keith house located at S. 2775 Treadaway Blvd. was built in 1936. It was added to the Register of National Historic Places in 1976. It was approved for Historic Overlay Zoning in November 4, 1996. The property owner installed a sign in 2011 without approval and recognizing the error applied to LMC for approval.

The property owner is requesting approval of a sign (7' x16') that was attached to the rear wall of the stone garage without applying for a sign permit or submitting a request for a Certificate of Appropriateness in 2011. The sign is metal with red, white & blue lettering. This request also includes, replacing two outside doors on the main house, painting the wood trim and installing three spot lights (150w-200w induction florescent flood) at ground level that will shine on the main building. The case went before P&Z on April 2, 2012 for appeal by the owners and a monument sign option was granted. The large sign will be removed from the exterior wall of the garage and placed as a double-sided monument sign at least 25' from the garage at the rear of the property. This work was completed prior to July 23, 2012. Recently, the exterior work has been completed and the owners are submitting an application for the tax reduction.

Staff concludes that the owner is cognizant of the need to preserve the historic integrity of the house and intends to preserve the house, its character and its history.

Mr. Butman opened the public hearing, no one came forward and the public hearing was closed.

**Mr. McClellan made a motion to approve HPT-0112. Mr. Butman seconded the motion. The vote was unanimous (5-0).**

5. **HPT-0212**, Public hearing, discussion and possible approval of an application for an Historic Project Tax credit submitted by Linda Spencer for roof replacement on the property located at 726 Beech Street.

Mrs. Goodrich presented the staff report for this case. The Sears/Willingham House was built in 1916. This house is a prime example of a Prairie style home. It was granted Historic Overlay Zoning in 1986. The house has been well maintained and is in good condition.

The planning staff recognizes the historic significance of the structure and is encouraged that the owners are proposing to continue to make repairs and improvements for its continued preservation. The new roof adds to the well maintained appearance of the home.

Mr. Butman opened the public hearing, no one came forward and the public hearing was closed.

**Mr. Minter made a motion to approve HPT-0212. Ms. Lee seconded the motion. The vote was unanimous (5-0).**

6. **HPT-0312**, Public hearing, discussion and possible approval of an application for an Historic Project Tax credit submitted by Cindy & Rick Corley for window replacement on the property located at 902 Sayles Blvd.

Mrs. Goodrich presented the staff report for this case. Young-Martin House -1928 was built in Prairie Style of architecture. The 1987 Texas Historic Sites Inventory documented that the house, in excellent condition, has architectural significance. It was granted Historic Overlay Zoning by the Landmarks Commission on March 29, 2011. The City Council approved the overlay zoning on June 9, 2011. The property owner is in the process of renovating and restoring the interior and intends to repair and paint the exterior and replace the roof in the future.

The owner has replaced the existing wood sash windows with vinyl windows. There are over 40 windows not including the garage apartment. The owner had obtained a bid on windows in the Prairie style with internal muntins (cross-bars). Windows with exterior muntins are 3 to 4 times the cost of the internal option. The exterior muntins have been installed on the windows.

The planning staff approves the completed project. It was recognized that the cost burden for the property owner relative to the window design options recommended a discussion by the commissioners regarding options prior to approval. Note that approval of vinyl windows, in past cases, has been contingent upon the external muntin design. Nonetheless it is important that the house is livable. The energy savings through improved window insulation is a factor especially considering the amount of square footage to be heated and cooled. The external muntins are in place and reflect the original muntin pattern.

Mr. Butman opened the public hearing.

Mr. Kurt Vidrine (602 Ross) spoke in favor of this request. Mr. Vidrine expressed his appreciation for the renovation to this property.

Mr. Butman closed the public hearing.

**Mr. Calk made a motion to approve HPT-0312. Mr. Minter seconded the motion. The vote was unanimous (5-0).**

**7. Discussion Item:** Lincoln School Status and updates.

Mrs. Goodrich stated that this nominee is with the National Parks Service pending approval. Mr. Minter described various uses for buildings similar to Lincoln School. He added that in Waco TX, the Waco High School sat vacant for twenty years and in 2010 was converted to affordable housing project with the City of Waco's help and is currently at its capacity and maintains a waiting list for occupancy.

**8. Discussion Item:** Certified Local Government Training by Matt Synatschk, Texas Historical Commission. Training is tentatively scheduled for August 28<sup>th</sup> during the monthly LMC meeting, which will be scheduled at 3:00 pm. It will last for approximately 1.5 hours and will occur after the agenda items have been reviewed.

Ms. Lee questioned if this meeting could be rescheduled if needed. Mrs. Goodrich stated she would be discussing this process with Mr. Synatschk. Mr. Minter expressed his interest in this process and the importance of this training.

**9. Discussion Item:** Landmarks Commission initiation of Historic Overlay Zoning for the residential property located at 3401 S. 11<sup>th</sup> Street.

Mrs. Goodrich presented the discussion for this agenda item. Mrs. Goodrich stated this property is on the Abilene Historic Register and the owner has applied for a building permit for an 1185' addition to the rear of the property which is visible from Albany Street. She described the addition that is intended for this property.

Ms. Lee asked if this property has H/O zoning at this time and would the homeowners be interested in applying for H/O zoning.

Mrs. Goodrich stated it did not and added that the homeowners are in the audience and can speak to this item. Mr. Butman questioned if the owners were briefed on the advantages of H/O zoning. Mrs. Goodrich stated that she has briefly discussed this with the owners.

Mr. Butman opened the public hearing.

Mr. Daniel Gutierrez (owner 3401 S. 11<sup>th</sup>) described the intended addition for the property. Mr. Gutierrez detailed the improvements he and his wife have made to this property and the importance to them to keep the improvements similar to the existing design. He also stated that at this time they are not interested in applying for the H/O zoning. Ms. Lee questioned the length of time the owner has lived in this home. Mr. Gutierrez stated he has lived in this home since 2008. Mr. Butman questioned if the addition would also be stucco. Mr. Gutierrez stated that it would. Ms. Lee questioned if the property is for sale at the present time. Mr. Gutierrez stated that it had been for sale but currently it is not.

Mr. Butman closed the public hearing.

Mrs. Goodrich addressed the options for this discussion as being; Remove this property from the Abilene Historic Register; Initiation of Historic Overlay Zoning; or take no action at this time. Staff is recommending taking no action at this time.

Mrs. Kelley Messer (City Attorney) explained that in order to vote on this item it would need to be an action item for a future meeting.

Mr. Minter agrees with the staff to take no action at this time. Ms. Lee agreed to take no action at this time and leave this property on the Abilene Historic Register. She added that even though this addition could be visible from Albany Street, the proposed addition would be located in the rear of the property and would not affect the historical effect of the home.

**Mr. Butman asked for a motion to adjourn at 4:45 P.M. Mr. McClellan made a motion to adjourn. Mr. Calk seconded the motion. The vote to adjourn was unanimous (5-0).**

Approved: \_\_\_\_\_,  
Chairman