
LANDMARKS COMMISSION

August 28th, 2012

Minutes

Members Present: Bill Minter
Michael McClellan
Robert Calk
Steve Butman
Rick Weatherl

Members Absent: Phil Miller
Pebbles Lee

Staff Present: Stephanie Goodrich, Historic Preservation Officer
Ben Bryner, Planning Services Manager
Zack Rainbow, Planner II
Kelley Messer, Assistant City Attorney
Debra Hill, Secretary II (recording)

Guests: Jon James 1702 Belmont Ave
Slade Sullivan 1201 Cedar Crest Dr

Chairman Rick Weatherl called the meeting to order at 3:01 PM, declared a quorum present and read the opening statement.

Minutes of the August 14th, 2012 meeting were submitted for approval.

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

3. HOZ-2012 -06, Public hearing, discussion and possible approval of an application for Historic Overlay Zoning submitted by Slade and Dava Sullivan for 1201 Cedar Crest Drive.

Mrs. Stephanie Goodrich presented the staff report for this case. This Tudor revival style residence was built between 1928 and 1938 in the Abilene Heights neighborhood by Abilene resident Ed Fuson. Mr. Fuson was an electrician that was employed by Abilene Christian University, and is reported to have been paid in part, by the University for his work with the bricks that he used to build this structure. The first documentation of this address is in the Abilene city directory in 1941. There is a record of the surrounding lands being sold to Mr. Fuson by the University in 1937. The house and garage are in excellent condition. There is a rear addition from the 1970s, not visible from the public right of way. There have been very few architectural changes to the exterior, and it maintains its integrity. There are also elements of the original landscaping remaining.

Staff is recommending approval and recognizes the historic significance of the structure under the criteria that it is distinctive of a type, period, or method of construction or architecture. It also meets the requirements for contributing to the familiar visual character of the neighborhood.

**Land Development Code
Section 2.3.4.4
Historic Overlay District
Criteria for Designation**

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**

Mr. Weatherl opened the public hearing.

Mr. Slade Sullivan (applicant) spoke in favor of this request. Mr. Sullivan described the location of the property and the architectural values and well as historical values of this property. He adds that numerous neighbors have commented on the beauty of this property and the integrity it adds to the area.

Mr. Weatherl closed the public hearing.

Mr. McClellan questioned information regarding past tax rolls for this property. Mrs. Goodrich stated that she was unable to locate any tax rolls for this property. She added that the earliest information was the City Directory which was in 1941.

Mr. Calk made a motion to approve HOZ-2012-06. Mr. Minter seconded the motion. The vote was unanimous (5-0).

4. **HPT-0412**, Public hearing, discussion and possible approval of an application for a Historic Project Tax credit submitted by Jon James for new roofing and repairs on the garage 1702 Belmont Avenue.

Mrs. Goodrich presented the staff report for this case. The Brumley/McEachern/James House was built in 1931. This house is a good example of an Eclectic Revival style home. It was granted Historic Overlay Zoning in 2011. The house has been well maintained and is in excellent condition.

Staff is recommending approval for this case. The planning staff recognizes the historic significance of the structure and encourages the continued maintenance and restoration that the owners have undertaken to continue to preserve the building. The new roof adds to the well maintained appearance of the home. The maintenance work performed met the criteria of the previous Certificate of Appropriateness, approved by the LMC in the April 24, 2012 meeting (CA-2012-09).

Mr. Weatherl opened the public hearing.

Mr. Jon James (applicant) spoke in favor of this request. Mr. Weatherl questioned if insurance was filed for any of this repair. Mr. James stated that the garage was damaged in the hail storm that occurred earlier this year. He added the back of the garage roof had been replaced with asphalt shingles by the previous owners. Mr. James stated the roof of the house was undamaged due to the original slate tile roofing.

Mr. Weatherl closed the public hearing.

Mr. Minter made a motion to approve HPT-0412. Mr. Butman seconded the motion. The vote was unanimous (5-0).

5. **HPT-0512**, Public hearing, discussion and possible approval of an application for an Historic Project Tax credit submitted by Bill Grosvenor for roof replacement on the property located at 502 Riverside Blvd.

Mrs. Goodrich presented the staff report for this case. The Shoemaker/Dwer/Grosvenor House was built in 1930 and contributes to the older section of Elmwood. The Planning & Zoning Commission approved Historic Overlay Zoning (Z-07096) in 1996. The roof at the time of replacement was shingle. Due to a recent hail storm the roof required replacement. A Certificate of Appropriateness was approved by LMC (CA-2012-07) in March 2012 to replace the shingle roof with Tru-Slate. The new roof is as specified in the Certificate of Appropriateness. The house has been well maintained and is in excellent condition.

Staff is recommending approval. 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. Weatherl opened the public hearing. No one came forward and the public hearing was closed.

Mr. Calk made a motion to approve HPT-0512. Mr. Butman seconded the motion. The vote was unanimous (5-0).

6. HPT-0612, Public hearing, discussion and possible approval of an application for an Historic Project Tax credit submitted by Janet White for an addition made to the residential property located at 1302 Highland Avenue.

Mrs. Goodrich presented the staff report for this case. Baugh/Loftland House was built c. 1930 and contributes to the Sayles Boulevard Area. The Planning & Zoning Commission approved Historic Overlay Zoning (Z-07796) in 1996. In February 2012, The Landmarks Commission Approved a Certificate of Appropriateness (CA-2012-04) for the addition of a room onto the rear-northwest corner of the house. It was specified in the approval that the addition would match the exterior of the home. The house has been well maintained and is in excellent condition.

Staff is recommending approval. 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 addition to the house increases property value and is sympathetic to the architecture of the existing building, and is a match to the addition on this same part of the house that was approved previously by the LMC.

Mr. Weatherl opened the public hearing. No one came forward and the public hearing was closed.

Mr. McClellan made a motion to approve HPT-0612. Mr. Minter seconded the motion. The vote was unanimous (5-0).

Mrs. Kelley Messer (City Attorney) exited the public meeting.

Mr. Matt Synatschk, State Coordinator for the Texas Historical Commission, presented the presentation for the Certified Local Government training. Mr. Synatschk reviewed the various programs and resources available to local governments to enable the preservation of buildings and other items of historical significance.

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

Approved: _____,
Chairman