
LANDMARKS COMMISSION
September 25, 2012
Minutes

Members Present: Bill Minter
Michael McClellan
Robert Calk
Steve Butman
Phil Miller

Members Absent: Rick Weatherl
Pebbles Lee

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

Guests: Cheryl Scott
Kay Yates

Mr. Steve Butman called the meeting to order at 4:00 P.M. and declared a quorum present and read the opening statement.

Minutes of the August 28, 2012 meeting were submitted for approval.

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

3. HOZ-2012-07, Public hearing, discussion and possible approval of Historic Overlay Zoning to be designated to the residential property located at 1343 S. 3rd Street.

Mrs. Stephanie Goodrich presented the staff report for the case. The Miller McNalley house has been identified as a significant resource for Abilene in every historic resource survey conducted since 1977. It has been included on the City Council official Landmarks list, and is one of the oldest private residences in the Old Town neighborhood. This Folk Victorian residence has many of its original features including windows, doors, siding, and sawn wood ornament decorations. The metal fencing on 3rd Street and part of Poplar is original. It was built c. 1900 as a single story wood frame dwelling, and was expanded to the 1-1/2 story residence, as shown, by two additions, both prior to 1915.

This house has had few external alterations since 1915. It could be considered to be one of the most authentic representations of homes for Abilene in the early part of the 20th Century. The owner maintains the homes character and is very proud of the appearance and of the place this house hold in Abilene's history.

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.

**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. Butman questioned the age of the addition. Mrs. Goodrich stated she has dated the porch addition to the side of the property to the early 1970's and before then the latest structural addition was added in 1915.

Mr. McClellan questioned the addition to the shed portion. Mrs. Goodrich stated that this addition also dates to between 1909 and 1915.

Mr. Butman opened the public hearing, seeing no one the public hearing was closed.

Mr. Minter made a motion to approve HOZ-2012-07. Mr. McClellan seconded the motion. The vote was unanimous (5-0).

4. **CA-2012-10, Public hearing, discussion and possible approval of a Certificate of Appropriateness for paint and a new screen door at 1826 Belmont Boulevard.**

Mrs. Goodrich presented the staff report for this case. This Ranch style home was built in 1948 and represents the architectural style that evolved from the colonial era working ranches in southern California.

Note: The original wood siding was replaced several years earlier with metal siding of similar design, however; the Austin Stone is original. The wood sash windows, front door and wrought iron porch railing are also original. Many of the windows have been sealed shut over the years by multiple paint layers and the work involved in getting the windows operational and weatherproofed again will involve scraping off old layers of caulk and paint and reapplying both. The house was granted Historic Overlay Zoning by the City of Abilene in August 2012.

The property owner is very concerned with maintaining the condition of the house and its historic character. In addition to window and door restoration, the vents in the side gables of the house will be scraped and repainted to the original 1948 appearance. Replacing the screen doors is a general maintenance issue, but the style will be different from the current doors and will be visible from the street.

Staff is recommending approval. The paint color selected for the trim is from the National Trust for Historic Preservation's preservation palette, in conjunction with Valspar paints. The name is La Fonda Mirage 5003-5B. The National Trust currently has no palette exclusive to the ranch house exterior, but the section is compatible with the existing color scheme and is comparable to many Mid Century Ranch homes. This paint will be applied to window trim, the doors, and the vents on the gables. The screen door replacements are a wood frame with in craftsman style.

Mr. Calk questioned the number of doors located on the front porch. Mrs. Goodrich stated that on the left is actually a large window and the screen door to be replaced is located on the right.

Mr. Butman opened the public hearing, seeing no one the public hearing was closed.

Mr. Calk made a motion to approve CA-2012-10. Mr. Minter seconded the motion. The vote was unanimous (5-0).

Mr. Butman asked for a motion to adjourn at 4:20 P.M. Mr. McClellan made a motion to adjourn. Mr. Minter seconded the motion. The vote to adjourn was unanimous (5-0).

Approved: _____, Chairman
