
LANDMARKS COMMISSION

April 30, 2013

Minutes

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

Members Absent: Phil Miller

Staff Present: Stephanie Goodrich, Historic Preservation Officer
Ben Bryner, Planning Services Manager
Kelly Messer, Assistant City Attorney

Guests Present: Robert Kern
Sara Goldsmith
Patty Bowdoin

Mr. Rick Weatherl called the meeting to order at 4:05 P.M. and declared a quorum present and read the opening statement.

Minutes of the March 26, 2013 meeting were submitted for approval.

Mr. Butman recommending adding the address: 1430 S 6th Street to the case number HPT-0313 on the minutes.

Mr. McClellan made a motion to accept the minutes with the change and Mr. Butman seconded the motion. The vote for approval was unanimous (6-0).

Mrs. Stephanie Goodrich presented the staff report for CA-2013-01, 2074 N 1st Street

Global Samaritan Resources c. 1951 Applicant Acme Sign on behalf of owner.
The request is for signage change.
Staff is recommending approval

This property is located on the former site of the original Abilene Christian College and was granted historic overlay zoning in April 2006. Historic Overlay Zoning was granted based upon the original gymnasium from the college as well as the integrity of the Mid-Century Modern office building facing N 1st Street.

The signage proposed consists of 5” deep channel letters with painted aluminum returns, acrylic faces and LED illumination. The raceway color will match the wall; the letter returns will be white. The new logo will also be illuminated. On the face of the letters a 3M film will be applied that allows for the sign to appear black during daylight and white at night. The sign will be on the office building fronting N 1st Street. This will be the only sign changed.

Staff presented historic photos and maps. Graphics were presented to show the proposed signage, which will be larger and of a different font, in all capitals, but is in keeping with Mid-Century modern style and meets Abilene's current sign regulations.

Mr. Weatherl asked how far off of the wall the sign would project, and Ms. Goodrich answered approximately 18 inches.

Mr. Weatherl opened the public hearing.

Mr. Robert Kern, with Acme Sign and Plastics, presented materials for review. He explained that the projection should be about 10 inches and the raceway design was chosen because of the ability to limit the number of attachment points to the building.

Mr. Calk asked if the current sign was lit, to which Mr. Kern answered that is currently is not. Mr. Kern also answered that the raceway would provide for an even plane of projection for the lettering and the logo, and that the raceway would be painted to match the building, so it would be visually compatible.

Mr. Weatherl, seeing no other speakers, closed the public hearing.

Mr. Butman made the motion to approve CA-2013-01, Mr. Minter seconded. The vote was unanimous (6-0).

Ms. Stephanie Goodrich presented the staff report for CA-2013-02, 641 Chestnut Street

The E.D. Williamson House c. 1898, applicant Sara Goldsmith
The request is demolition of the structure.
Staff is recommending denial.

The E.D. Williamson House (also referred to as the Charles Rowland House) is located in the 1895 Abilene City limits. According to the National Register nomination form, the house dates back to 1898 and is significant under the Architectural criteria. It is a vernacular two room cottage with a small rear historic addition. This double pen dwelling is one of "Abilene's best and least altered examples of a two room vernacular house." (National Register of Historic Places Registration form, 1992.) It was granted Historic Overlay Zoning by the Landmarks Commission in February 1991.

It has been considered one of the most important resources for Abilene on every historic survey conducted since 1979.

Sited in the Central Business district, it is zoned for either residential or commercial and therefore has the potential for multiple uses and if used in the future as an income producing structure, could qualify for federal tax credits if rehabilitated.

Staff went over photographs, both historic and current, and went over pros and cons for options other than demolition, including sale, donation and relocation.

Mr. Weatherl opened the public hearing.

Sara Goldsmith spoke to the commission and explained that the house has become a liability to her and her family because they are unable to maintain the property. They decided to demolish the house because there was a development adjacent and they think that the lot could be sold without the structure.

Ms. Lee asked to whom they tried to give the house.

Ms. Goldsmith has tried to get three family members to move the structure.

Mr. Calk asked Ms. Goldsmith if she tried to give the property away or just the structure.

Ms. Goldsmith confirmed that she believes the lot is of value and the structure is not, therefore she has not tried to give the property including the structure away.

Ms. Lee asked if the property was ever listed in the paper for sale.

Ms. Goldsmith confirmed that they had not.

Ms. Lee asked if all options had been exhausted for donation.

Mr. Minter applauded the past efforts of Ms. Goldsmith and Ms. Bowdoin. He also suggested the Abilene Preservation League's ability to help with announcing the building's availability for sale, relocation, and preservation.

Ms. Goldsmith agreed that that would be a good idea.

Ms. Lee asked about the interior conditions, and Ms. Goldsmith said she believes conditions are bad.

Mr. Calk stated that the Taylor County Tax assessor's current value is \$28,874, which he believes is an over-valuation.

Ms. Lee asked if delaying the demolition was be acceptable to the applicants, Ms. Bowdoin also addressed the commission and both Ms. Bowdoin and Ms. Goldsmith agreed that delaying the demolition would be a good idea.

Mr. Weatherl asked if there was a reason that they never had the property officially listed with a real estate agent. Ms. Goldsmith replied that they did not believe that it was marketable in its current condition.

Mr. Calk pointed out that the historic significance of the house is removed if the structure had been relocated from its original site. He added that the cost for demolition or relocating the structure would negate any value that they may receive from selling the vacant lots. Marketing the whole package together is his suggestion for the applicant.

Mr. Weatherl views the property as an important piece of Abilene's History.

Ms. Lee asked how old the structure is in relation to Abilene's other historic homes.

Ms. Goldsmith said that there is one other house of the same age.

Ms. Goodrich confirmed that there is one other house of the same age, slightly older on Poplar Street.

Mr. Weatherl asked if the applicants would like to explore other options, would it be better to withdraw the demolition application or table the item.

Mr. Bryner suggested tabling the case until a future date in order to be able to discuss the matter sooner than the twelve months in the case of a denial.

Both applicants agreed to table the request.

Mr. Weatherl, seeing no other speakers, closed the public hearing.

Mr. Calk feels that the property is marketable. The commission asked that staff make the building file and historic tax credits available to the commission. Mr. Weatherl asked for a review of property owner responsibility for a property with Historic Overlay Zoning.

Ms. Lee made a motion to table CA-2013-02 until the July meeting. Mr. Butman seconded. The vote was unanimous (6-0)

Item: Election of Officers:

Ms. Goodrich provided a list of officers, and provided a slide covering the responsibilities of each officer.

Mr. Weatherl asked for nominations for chairperson. Mr. Minter thanked Mr. Weatherl for his service and longevity on the commission. Mr. Minter nominated Mr. Butman as Chairperson, Ms. Lee seconded the motion. Mr. Butman accepted the nomination. The nomination was approved by voice majority.

Mr. Weatherl asked for nominations for Chairperson Pro Tem. Ms. Lee nominated Mr. Calk. Mr. Calk accepted the nomination. Mr. Minter seconded. The nomination was approved by voice majority.

Mr. Weatherl asked for nominations for Secretary. Mr. Minter nominated Ms. Lee. Mr. Calk seconded. Ms. Lee accepted the nomination. The nomination was approved by voice majority.

Mr. Weatherl asked for nominations for Sergeant at Arms. Mr. Calk nominated Dr. McClellan. Ms. Lee seconded. Dr. McClellan accepted the nomination. The nomination was approved by voice majority.

Mr. Weatherl asked for a motion to adjourn at 4:55 P.M. Mr. Calk made a motion to adjourn. Butman seconded the motion. The vote to adjourn was unanimous (6-0).

Approved: _____, Chairman
