
LANDMARKS COMMISSION

May 28, 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: Charles Scarborough

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 April 29, 2013 meeting were submitted for approval. Mr. Calk asked that spelling be corrected to his name.

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

CA-2013-03, Public hearing, discussion and possible approval of an application for a Certificate of Appropriateness submitted by Charles Scarborough for re-building the front porch, which is sinking, adding handrails to the north stairs on the front porch, and rebuilding the southern porch stairs on the residential property located at 726 Amarillo Street. (Built in 1908.)

Mrs. Stephanie Goodrich presented the staff report for this case. The Scarborough house is an eclectic mix of Craftsman, Classical and Late Victorian detailing. It is a contributing building in the Sayles Boulevard National Register of Historic Places District, and received Historic Overlay Zoning in October 1996. It is in very good condition, and contributes to the overall sense of place in the district.

The proposed changes to the property include repair and replacement of the front porch brick with in-kind (the same or the best available substitution) materials, the addition of metal hand railing on the northern facing stairs on the front porch, and repairs to the south side porch.

Both the front and side porches were originally constructed with wood. Over time, they were covered with brick. (Standard size bricks in the front and pavers on the southern porch.) Years later the effects of water retention and the additional weight of the bricks have caused damage to the wood underlayment, causing the front porch to sink and the pavers on the southern side porch

to come loose. The applicant is requesting to remove both porches, replace the wood framing with concrete underlayment, replace the bricks on the front of the house with in-kind materials, and replace the pavers on the side porch with bricks to match the front porch.

Since receiving Historic Overlay Zoning, the owners, the third generation of Scarborough's to live in the house, have maintained the property according to The Secretary of The Interior's Guidelines for the Treatment of Historic Properties, and have gone through the Certificate of Appropriateness process twice when undergoing restoration and repairs.

Slides showing the condition of the porches were presented, as the work has already begun for safety reasons.

Mr. Calk asked if the section of the porch that was not removed yet was going to remain. Ms. Goodrich confirmed that according to the contractor on site, this section was in good condition and did not need repair.

Mr. Butman inquired about the southern porch and the column supports. Ms. Goodrich explained that the supports in the photograph were temporary and would be removed when the repairs were complete. Cinderblocks are also underneath the columns for additional support.

The contractor was in process of making framing, pouring sand and concrete. He will then add bricks and pavers to the porch.

Mr. Butman opened the public meeting.

Charles Scarborough explained that the contractor would pour concrete onto the existing framing of the front porch to stabilize the front porch and the hand railing on the north side would be for safety reasons. The south porch will in fact be covered in pavers to match the existing tiles instead of the Abilene common brick, which was on the Certificate of Appropriateness applications since a very close match was identified. The contractor is Davis Potts, who has worked on the house in the past.

Seeing no further speakers, Mr. Butman closed the Public Hearing.

Mr. Minter made a motion to approve CA-2013-03. Mr. Calk Seconded. The Motion was approved unanimously (6-0).

Discussion Item: 641 Chestnut Street

Ms. Goodrich advised the commission that there has been no progress on CA-2013-02, application to demolish the structure at 641 Chestnut Street. She has not been able to reach either applicant on the telephone. Ms. Messer advised the commission that they could contact the applicant(s) provided no walking quorum was formed, and if a commissioner were to receive any benefit from becoming involved in the case, they would have to abstain from any further discussions on the case.

Discussion Item: City Council Approved List of Resources

101 Oak Street, the Matera Paper company building, will have a case in June to remove the Historic Overlay since the resource no longer exists.

Through the course of the years the City Council list has had some losses and many of the resources identified now have Historic Overlay Zoning and are therefore protected from demolition. The City Council Approved list needs to be updated at least every three years with resources that need protection from demolition, removing the properties that have had protections placed on them by Historic Overlay Zoning, and adding resources that have been identified as priorities in the years since the last adoption of the list in 1999.

Mr. Weatherl asked for a motion to adjourn at 4:37 P.M. Mr. Minter seconded the motion. The vote to adjourn was unanimous (6-0).

Approved: _____, Chairman
