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LANDMARKS COMMISSION

July 30<sup>th</sup>, 2013

Minutes

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Members Present:

Bill Minter  
Robert Calk  
Steve Butman  
Michael McClellan  
Phil Miller  
Rich Weatherl

Members Absent: Pebbles Lee

Staff Present:

Stephanie Goodrich, Historic Preservation Officer  
Ben Bryner, Planning Services Manager  
Kelly Messer, Assistant City Attorney  
  
Donna Boarts, Planning Services Secretary II (recording)

Guests Present:

Sara Goldsmith  
Phyllis Trevathan  
Ken Trevathan  
Patty Bowdoin

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

Minutes of the June 25th, 2013 meeting were submitted for approval.

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

**Mrs. Stephanie Goodrich presented the staff report for CA-2013-05, 542 S. 7<sup>th</sup> Street.**

Public hearing, discussion and possible approval of an application for Certificate of Appropriateness submitted by Ken Trevathan, for fencing and a metal carport for the residential property located at 542 S 7<sup>th</sup> Street.  
Staff is recommending approval as requested.

The Nolan house, c. 1900, is in the Old Town South Neighborhood, which began development in 1895. It is a one and a half story National Folk style home and is unique in Abilene for its “Box and Strip” construction method. The property was granted historic overlay in October 1996.

The request is for fencing along the northern and eastern edges of the property. Fencing proposed is 6’ tall cedar, unpainted. A carport is proposed for the northeast corner of the lot, accessed by

the alley between Cherry and Treadaway Boulevard. It will be a 20 x 20 open metal carport with caliche parking surface.

Proper maintenance is integral to the upkeep of a historic property. Fencing will provide screening from neighbors along the north and east sides of the property. It will also provide a sound barrier on the east side where the neighbor is a Heavy Commercial Business fronting South Treadaway Boulevard. A carport will contribute to the overall marketability of the property for future tenants. The driveway on Cherry Street will also be closed and grass planted. Mr. McClellan questioned if the fence will have concrete footings or if wood or steel posts will be used. Mrs. Goodrich states wood posts will be used.

Mr. Weatherl asked if the fence will be touching the house. Mrs. Goodrich states it will not be touching the house.

Mr. Butman opened the public hearing.

Mr. Trevathan spoke in favor of the carport and fencing. He feels that without a carport it looks like vehicles are parked in the front yard a carport would make it look more like a home. The fencing will be added for privacy to the property on the east and north side feels it will add character to the home.

Mr. Butman asked if there were stepping stones to the rear of the house, Mr. Trevathan explains it is more of a natural entrance that goes up to the utility room.

Mr. Calk asked what the long term plans were for the home.

Mr. Trevathan explained that he believes he will sell it after remodeling is completed, concerned about renting it after all the remodeling that has been done.

Mr. Weatherl asked if the linoleum had been replaced in the upstairs room. Mr. Trevathan explained the linoleum needed to be replaced due to the floor damage.

Mr. Miller questioned about the distance separation from the fence to the house. Mr. Trevathan explains that the back lot is not very large.

Mr. Butman closed public hearing.

**Mr. Weatherl made the motion to approve CA-2013-05, Mr. Minter seconded. The vote was unanimous (6-0)**

**Mrs. Stephanie Goodrich presented the staff report for HPT-0413, 704 Beech Street.**

The Douthit/Leyerle House, c. 1921, is a contributing building in the Parramore National Register District, part of the Abilene Old Town North neighborhood, which began development in 1895. It is a two story Prairie style home. The property was granted historic overlay in September 1987. The request is for Historic Project Tax reductions for painting and wood repair to the exterior of the building totaling \$2,650.00. Proper maintenance is integral to the upkeep of a historic property. The new owner is committed to keeping the property in good condition and maintaining the architectural and historic integrity of the structures.

Staff is recommending approval as requested.

There were several areas of the house exterior that had wood repair and a new coat of paint.

Mr. Calk stated there was no color changes made, the home looks great.

Mr. Butman opened the public hearing and seeing there were no speakers, Mr. Butman closed the public hearing.

**Mr. Miller made the motion to approve HPT-0413, Mr. Weatherl seconded. The vote was unanimous (6-0).**

**Mrs. Stephanie Goodrich presented the staff report for CA-2013-06, 1274 N. 2<sup>nd</sup> Street.**

Public hearing, discussion and possible approval of an application for Certificate of Appropriateness submitted by Harlan Owen, for signage to the commercial property located at 1274 N 2<sup>nd</sup> Street.

Staff is recommending approval as requested.

Abilene Printing and Stationary, c. 1928, is in the Old Town North Neighborhood, which began development in 1895. It is a single story commercial row building with a mix of Art Deco/Nouveau detailing. It is adjacent to the Downtown National Register District, which ends on the south side of N 2<sup>nd</sup> Street, and would be a contributing building if the district were expanded. The property was granted historic overlay in October 1996.

The request is to move signage from the commercial building located on 218 Cedar Street to the eastern facing side of the building on N 2<sup>nd</sup> street.

Proper maintenance is integral to the upkeep of a historic property. This building has been used for storage for a number of years, and the commercial windows have been filled in with concrete paneling. Although not part of the Certificate of Appropriateness today, it is the future plan of the owner to restore the street front windows and use this building as a showroom. Moving the signage from the current location is the first step in occupying the space on N 2<sup>nd</sup> Street.

Mr. Calk asked if the owner was planning any type of signage for the front of the building where the limestone is. Ms. Goodrich stated not at this time.

Mr. Butman asked are there any permits that need to be in place or due to the existing sign that is there he would be within the same legal limits. Ms. Goodrich explains that the owner will still need to follow through with the City in getting a sign permit.

Ms. Goodrich stated that the City does not have any pictures on file showing their original state of the windows on the front of the building that have panels. However, the original windows are behind the panels and the owner will be restoring those soon and will be discussed at a later meeting.

Mr. Butman opened the public hearing and seeing there were no speakers, Mr. Butman closed the public hearing.

**Mr. Minter made the motion to approve CA-2013-06, Mr. Weatherl seconded. The vote was unanimous (6-0).**

**Mrs. Stephanie Goodrich presented the staff report for CA-2013-06, 641 Chestnut Street. (TABLED FROM APRIL).**

Public hearing, discussion and possible approval of an application for a Certificate of Appropriateness, submitted by Sara Goldsmith, for demolition of 641 Chestnut Street. Staff is recommending denial as requested.

Ms. Goodrich presented the staff report for this case. 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 1984.

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.

Ms. Goodrich explained when this item was tabled in April with the condition that it would be discussed again in three months. The applicants are requesting demolition, but now feel that they would like a little more time to research what can be done to this property. They would be fine with tabling this item again for a later date.

**SPECIAL CONSIDERATIONS:** The current owners have no plans to rehabilitate the structure; they are up to date on taxes and have kept the lawn mowed. It has been slowly falling into disrepair and has suffered some recent vandalism.

Mr. McClellan asked how many years has this home had the Historical Zoning. Ms. Goodrich stated the zoning was applied in 1991. At the last meeting it was discussed if there was a Historic Project Tax on the home, explained that however it was available to the resident, no applications have been made as of yet on this property.

Mr. Butman stated that the garage on the property was allowed to be demolished due to its poor condition.

Mr. Butman opened the public hearing.

Sara Goldsmith spoke in favor of trying save her home from demolition and was planning to list the property with a realtor. She is requesting that the item be tabled to a later date to give them more time to decide.

Mr. Minter mentioned that his home can be placed on a National Historic Database and was able to sell the property he advised Mrs. Goldsmith that he would assist her in the listing of her home.

Mr. Butman closed the public hearing.

**Mr. Calk made the motion to TABLE, CA-2013-02 until January 2014, Mr. Weatherl seconded. The vote was unanimous (6-0).**

Mr. Butman stated the next item to discuss:

**Update to the City Council approved Abilene Historic Register Homes.**

**Ms. Stephanie Goodrich presented these items for discussion:** For the update to the City Council list of properties from 1999, Only 18 buildings out of the 60 have not, as of this time, receive Historic Overlay Zoning. This vote will either keep them on this list or remove them. In the future there will be other buildings or sites that will be added to the City Council Approved list.

**City Council List of Historic Homes**

- 230 Clinton Street~ Muir House circa 1910 ~ Approved
- 1021 Clinton Street ~ Trolley Car Barn circa 1928 ~ Approved
- 774 Butternut Street ~ George W. McDaniel House (Abilene Jr. League) ~ Approved
- East North 16<sup>th</sup> Street ~ Sewell Auditorium ~ Approved
- 290 Cypress ~ O' Kelly's Office Supply ~ circa 1929 ~Approved
- 318 Elm Street ~ Fulwiler-Smith House ~ circa 1884 ~ Approved
- 189 Locust Street ~ Burlington Railroad Station ~circa 1929 ~ Approved
- 774 Meander Street ~ Urban/ Bowman House ~ circa 1925 ~ Approved
- 802 Mulberry Street ~ Ackers/ Heatherly House ~ circa 1921 ~ Approved
- East Hwy 80 ~ WTU Power Plant ~ circa 1922 ~ Approved
- 1904 North 5<sup>th</sup> ~ Childers-Walker House ~ circa 1895 ~ Approved
- 1940 South 6<sup>th</sup> ~ Francis Collins House ~ circa 1919 ~ Approved
- 301 Oak Street ~ Old Taylor County Courthouse ~ circa 1914 ~ Approved
- 341 Plum Street ~ Ganey Peanut Company ~ circa 1914 ~ Approved
- 342 Poplar Street ~ Watson- Hopkin House ~ circa~ 1882 ~ Approved
- 702 Sayles Drive ~ Gambill-Orr House ~ circa 1926 ~ Approved
- 901 South 1<sup>st</sup> Street ~ Park Building ~ Approved
- 1633 South 8<sup>th</sup> Street ~ Sacred Heart Catholic Church ~ circa 1930 ~ Approved

**Mr. Butman asked for a motion to adjourn, Mr. Weatherl made a motion to adjourn at 4:18 P.M. Mr. Calk seconded the motion. The vote to adjourn was unanimous (5-0)**

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| Approved: _____,<br>Chairman |
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