
LANDMARKS COMMISSION

August 27th, 2013

Minutes

Members Present:

Steve Butman~ Chairman
Rich Weatherl
Michael McClellan
Phil Miller
Bill Minter

Members Absent:

Robert Calk
Pebbles Lee

Staff Present:

Stephanie Goodrich, Historic Preservation Officer
Ben Bryner, Planning Services Manager
Kelley Messer, Assistant City Attorney
Donna Boarts, Planning Services Secretary

Guests Present:

None

Mr. Butman called the meeting to order 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. Weatherl seconded the motion. The vote for approval was unanimous (5-0).

Ms. Stephanie Goodrich presented the staff report for CA-2013-07, 342 Palm Street.

Public hearing, discussion and possible approval of an application for Certificate of Appropriateness submitted by Kirsten and David Keel, for six replacement windows for the residential property located at 342 Palm Street.

The Tandy house, c. 1910, is in the Old Town South Neighborhood, which began development in 1895. It is a two story American Foursquare style home. The property was granted historic overlay in 2011. The request is for six replacement windows to match the majority of the windows on the main house. The replacement windows will be a Clearlight brand one over one vinyl window. Most of the windows on the house were replaced prior to receiving Historic Overlay. A great deal of effort and repair has been made to the existing siding and the window frames, but the owner feels that the windows are beyond repair and replacements to match the already replaced windows would have a more unifying look with the rest of the property. One of the windows was accidentally broken, so they would like to replace all of the ones that were not original at this time. A brief inspection of the remaining wood windows does show a significant amount of deterioration. Staff is recommending approval solely on the basis that at least twelve of the original windows were already replaced.

Mr. Butman opened to the public hearing and no one came forward so public hearing was closed.

Mr. Weatherl agreed that replacement windows are not the best treatment for a historic property, but that in this case it would not be inappropriate to approve the application due to the previous replacements.

Mr. McClellan made the motion to approve CA-2013-07, Mr. Weatherl seconded. The vote was unanimous (5-0).

Ms. Stephanie Goodrich presented the staff report for HPT-0513, 726 Amarillo Street. Public hearing, discussion and possible approval of an application for Historic Project Tax reduction submitted by Charles Scarborough for porch restoration and metal handrail for the residential property located at 726 Amarillo Street.

The Scarborough House, c. 1908, 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 request is for Historic Project Tax reductions for restoration to the exterior of the building totaling \$11,062.85.

SPECIAL CONSIDERATIONS: 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.

Mr. Miller questioned if the owner still resides at this home. Ms. Goodrich stated there are tenants in the home that are descendants of the original family.

Mr. Butman opened to the public hearing and no one came forward so public hearing was closed.

Mr. McClellan made the motion to approve HPT-0513, Mr. Weatherl seconded. The vote was unanimous (5-0).

Discussion Item: Update to the City Council Abilene Historic Register.

Ms. Goodrich stated that last month we voted to keep 18 properties on the City Council Adopted List of Historic Properties, and stated that it would be beneficial to know why we are doing this. Resolution 5-1999 specifies that this list needs to be updated every few years; the other is to give the building a historic status or priority without the historic overlay. The owner or occupant comes to City Hall and applies for a building permit. The building file is pulled. For a historic property the file has a stamp showing that *“This property has been designated Historic by the City of Abilene”* which would then alert them that the applicant would possibly need to speak to the Historic Preservation Officer, Stephanie Goodrich, if a substantial change is requested on the site property, for example: demolition, major renovation, but not necessarily for re-roofing, new windows and so on. This alert gives the city the opportunity to discuss with the applicant the possibility of Historic Overlay Zoning that they may qualify for and also gives the option to bring the application before the Landmarks Commissioners for that proposed alteration. The City Council Adopted List gives a special level of attention and justification to Landmarks and to

property owners that might need the historic overlay, it acts the same as the approved list survey which at this time includes 420 plus or minus buildings. It keeps us updated on those important landmarks.

Last month we discussed keeping the 18 properties on that list that did not have historic overlay. Ms. Goodrich questioned the panel about how they would like to look at the list in the future; Would they like to go over the remaining 40 properties one by one, or group vote those remaining off the list that have since received Historic Overlay? To this date, we have only lost one property since 1999. We can then start adding new properties one by one the that we feel are important enough to add to the City Council List that do not have historic overlay, or to keep those on the list that do.

Mr. Minter questioned if they have the overlay, will they have that same historic stamp? Ms. Goodrich stated yes it has the same stamp, but with that it will cover a lot more, i.e. window replacement, roof replacement, walk ways and signage, anything that would make a visual change to that property and added that the major alterations will come to her attention.

Mr. Butman stated that having the historic overlay zoning would offer more protection than just being on the list. Ms. Goodrich agrees, but added that it also informs the City Council and the applicant how important their property is. Although it does not keep the owner from doing any work to the property, it gives her the opportunity to speak with the property owner before any severe alterations are made without us knowing, i.e. demolition or an inappropriate addition, it would then be a discussion by the commission.

Mr. Weatherl questioned if we need any red flags on the properties that have overlay and are on the list and would it cause any confusion? Ms. Goodrich replied that this list is a redundancy but should not cause any confusion since properties with Historic Overlay Zoning would potentially be removed, and properties added would not have any additional regulations placed on them.

Mr. McClellan inquired if the names are indeed on both of the lists, Historic Overlay and the City Council lists. Ms. Goodrich stated that is true.

Mr. Minter stated that he feels it is ok to remove them from the City Council List since the protection is already there. If for some reason they remove the Historic Overlay you would want to make sure they are able to be put back on.

Ms. Goodrich mentioned that it is rare that an owner has removed themselves from having Historic Overlay protection by choice. It was brought to our attention four months ago that this list has not been updated since 1999, although the approved survey has been updated regularly. Since the City Council Approved list was done via a resolution and not on our land development code, it doesn't make the resolution's instructions to provide updates obsolete.

Mr. Weatherl stated that by doing this list, he was hoping to add some community awareness to a key group of properties that have had Historic Overlay applied to them years ago. When the ordinance came into effect, no homes had the overlay protection.

Mr. Minter mentioned that when property with historic overlay changes ownership, we hope that the realtor will inform the new owners. Mr. Minter mentioned if someone buys a home that is on the City Council list that does not have Historic Overlay zoning that person

would not necessarily know of that protection. Ms. Goodrich stated that it is part of the public record from the date it was added and is a City Official list but not legally binding on what they can and can't do.

Mr. Weatherl voiced his concerns of the homes that were designated over the years that were left on this list, is there a disadvantage to them.

Ms. Goodrich stated that it could be confusing as it would be redundant, as a commission we have the ability of looking at any building that is of historic importance. The original intent was to add properties back onto the list after removing those that have the historic overlay, adding properties that have become important or were overlooked. In following meetings she is hoping to make a motion on keeping and removing those said properties as well as adding additional properties.

Mr. Weatherl questioned for an example on what property needed to be added.

Ms. Goodrich indicated possibly the following: Two of the elementary schools that the Abilene Independent School District might sell off: Woodson Elementary and Locust Elementary. Another candidate is 301 Cypress Street, which is just outside of the National District of the downtown area. Remodeling has been done to this building. The entire 1st floor has been altered.

Mr. Butman asked about the different Committees and areas.

Ms. Goodrich indicated that there are three groups. Identified who was in each group, mentioned that an e-mail regarding this information will be sent to each commissioner.

Southside: Mr. Calk, Mr. Miller

Northside: Ms. Lee, Mr. McClellan

Downtown: Mr. Weatherl, Mr. Butman and Mr. Minter.

Ms. Goodrich stated that she has one more property that she would like to have added to this list that was left off the previous meeting, it does not have the overlay protection. Like to see a show of hands of who would like to have the property remain on the list. Property address is 101 Walnut Street; the Wooten Grocery Building dated 1906.

The vote was unanimous (5-0).

Mr. Butman asked for a motion to adjourn, Mr. Weatherl made a motion to adjourn at 4:40pm. The vote to adjourn was unanimous (5-0)

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

Approved: _____,
Chairman