
LANDMARKS COMMISSION

April 29th, 2014

Minutes

Members Present: Steve Butman
Pebbles Lee
Dr. Michael McClellan
Phil Miller
Bill Minter
Rick Weatherl

Members Absent: Robert Calk

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

Guests Present: Patty Bowdoin
Laramy Mayfield
Greg Shaheen
A. Abraham

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 February 25, 2014 meeting were submitted for approval.

Mr. Miller made a motion to approve the minutes, Mr. Weatherl seconded the motion.

Tabled Item: Motion to remove item from the table.

Mr. Weatherl made the motion to remove CA-2013-02 from the table, Mr. Miller seconded. The vote was unanimous (6-0).

CA-2013-02, 641 Chestnut Street (Tabled from January 2014).

Public hearing, discussion and possible approval of an application for a Certificate of Appropriateness, submitted by Sara Goldsmith, for demolition of 641 Chestnut Street.

SPECIAL CONSIDERATIONS:

The house is under new ownership and will be rehabilitated.

STAFF RECOMMENDATION: Denial to demolish due to new ownership.

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

Mr. Weatherl made the motion to deny CA-2013-02. Mr. Minter seconded. The vote was unanimous (6-0).

CA-2014-01, 641 Chestnut Street.

Public hearing, discussion and possible approval of an application for Certificate of Appropriateness submitted by Laramy Mayfield, for fencing, a side door awning, replacement porch post on rear and new porch railings on the front, the applicant is also requesting a new window opening on the rear gable, a separate carport and a laundry shed; for the property located at 641 Chestnut Street.

Ms. Stephanie 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 February 1991.

The request is for fencing along the eastern, alley fronting side extending partially along the southern, South 7th Street edges of the property. Fencing proposed is 6' pine, unpainted with steel posts. On the Chestnut Street side, a 3-1/2' tall white picket fence is proposed.

A 20' x 20' carport is proposed for the northeast corner of the lot. Decorative side porch railings are requested for the front (Chestnut side) porch.

Post replacement is requested for the rear porch. These will match the front porch columns.

An awning addition is proposed for the south facing door that leads to the enclosed porch.

The applicant wishes to have a new laundry shed constructed on the approximate site where the original carriage house stood. It would be 10' x 12' with the same style and colors of the existing structure.

In order to accommodate for attic storage and safety, a new window is requested on the rear gable of the structure. The window would measure 2' x 2' and act as an emergency exit as well as adding natural light into the attic.

STAFF RECOMMENDATION: Approval.

Mr. McClellan inquired about the picket fence and the spacing needed between each board.

Ms. Goodrich stated that there is not a standard for picket fence picket spacing.

Mr. Bryner explained the 4" space for fencing is used more for safety. Every other picket needs to be missing, allowing the fence height to be 4 ft. along the front property line. As opposed to opaque fencing which is limited to 2-1/2 feet tall in the front of a property.

Mr. Weatherl inquired if the window in the attic would be operable.

Ms. Goodrich stated it will be used as an emergency exit.

Ms. Lee inquired if there would be more than one window up in the attic area.

Ms. Goodrich stated only the one is planned.

Mr. Weatherl added that building inspection and historic preservation offices at the city would need to confer about building codes and regulations.

Mr. Weatherl inquired if there were two separately platted lots, why is an accessory building not allowed on one of those lots?

Ms. Goodrich stated that without a primary building it is not allowed. If the lots were re-platted as a single lot, it would then be permitted.

Mr. McClellan inquired about setbacks from the property lines and other structures.

Ms. Goodrich explained that the rear setback for accessory buildings is three feet and separation from other existing buildings is three feet.

Mr. Butman opened the public hearing.

Ms. Laramy Mayfield would like to preserve the original structure of the house; therefore she decided that putting the shed where the original one was located was the best option. She considered combining the carport and laundry facilities, but due to a small restaurant behind the home in the near-by alley; having both the shed and carport together could pose a problem due to the traffic. Due to the limited space in the home and lack of closet space, storage is needed. She would eventually want to use the attic space as a closet or possibly a small bedroom. Having a window would allow light into that area.

Mr. Weatherl encouraged Ms. Mayfield to work with the different departments to answer any questions, and knowing the building regulations that are in place.

Mrs. Patty Bowdoin, one of the former owners, wanted to thank the Landmarks Commission for encouraging the former owners to take the time to try and sell this home.

Mr. Butman closed the public hearing.

Mr. Weatherl made the motion to approve CA-2014-01. Mr. McClellan seconded. The vote was unanimous (6-0)

CA-2014-02, 1120 Elmwood Street.

Public hearing, discussion and possible approval of an application for Certificate of Appropriateness submitted by Gregory Shaheen, for replacement stairs on the rear of the property leading to the guest apartment on the residential located at 1120 Elmwood.

The Moreland/Shahen House (also referred to as the “Sugar” House,) was built in 1946 in the Art Moderne Style of the Modernistic Architectural movement. It was granted Historic Overlay Zoning by the Landmarks Commission in October, 2007. It remains Abilene’s least altered example of this style that was made popular in the 1920’s and 30’s after being showcased in the 1933 World’s Fair in Chicago. It remained a popular building style until the 1950’s.

Ms. Stephanie Goodrich presented the staff report for this case. The request is for replacement stairs for the rear of the accessory building on the northeastern part of the property. The proposed stairs will be constructed of in-kind wood, painted to match the existing staircase. The platform at the top of the stairs will be four feet larger than existing to accommodate ease of use when moving furniture as well as additional outdoor space associated with the rental unit.

SPECIAL CONSIDERATIONS: This proposed work will not be visible from the public right of way. The existing stairs are not original to the structure. In order to meet international building codes for hand and guard railings, the construction will not be similar to the current construction.

STAFF RECOMMENDATION: Approval.

Mr. Weatherl asked why Landmarks is reviewing the case if the replacement staircase is not visible from the public right of way.

Ms. Goodrich answered that there is an enlargement involved and the applicant should also be able to submit Historic Project Tax reduction receipts.

Mr. Butman opened the public hearing.

Mr. Shaheen wanted to clarify that there will be still be storage under the stairs with the door facing south instead of west as it is now.

Mr. Butman inquired what type of material will be used and it be like the original.

Mr. Shaheen stated that the building material will be wood; the railings that will be replaced will look different code compliance.

Mr. Butman closed the public hearing.

Ms. Lee made the motion to approve CA-2014-02. Mr. Minter seconded. The vote was unanimous (6-0)

Discussion Items: Ms. Goodrich provided the discussion for the following items.

a. Signage on Global Samaritan Building located at 2074 N 1st Street.

Last year a Certificate of Appropriateness was approved for the channel mount signage on the front of this building. The channel mount casts a shadow depending on the season and time of day.

Mr. Butman stated that the newer sign was un-readable at times.

b. Arbor on rear of 3435 S. 9th Street.

A picture of this open arbor was submitted by the owner of 3435 S. 9th Street that will be constructed on the rear of that property. A telephone poll of the Landmarks commissioners was conducted by Ms. Goodrich, before the arbor was placed on the property, to determine if a Certificate was necessary. It was a majority opinion a Certificate of Appropriateness was not needed due to the arbor not being visible from the public right-of-way.

c. Signage on Abilene Printing Building located at 1274 N 2nd Street.

This signage was approved with a Certificate of Appropriateness last year. In juxtaposition to the channel mounted signage, it is a flush mounted sign that shows no shadowing.

d. Update on progress of City Council Approved List of Historic Properties

Currently there are over sixty-one properties for inclusion on this list. In May letters will be sent out to those property owners, to advise them of the list and invite them to comment. They will be discussed again at the May meeting.

Ms. Goodrich advised the commissioners that an email of this list will be sent to each one on the panel.

Mr. Weatherl asked for a motion to adjourn at 5:02 P.M. Ms. Lee seconded the motion. The vote to adjourn was unanimous (6-0).

Approved: _____,
Chairman