
LANDMARKS COMMISSION

May 27th, 2014

Minutes

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

Members Absent: Phil Miller
Bill Minter

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

Guests Present: Lora Christensen

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 29th, 2014 meeting were submitted for approval.

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

HPT-0214, 1120 Elmwood.

Public hearing, discussion and possible approval of an application for Historic Project Tax Reduction submitted by Gregory Shaheen, for replacement stairs on the rear of the property leading to the guest apartment and emergency plumbing repairs on the residential located at 1120 Elmwood.

Mrs. Stephanie Goodrich presented the staff report for this case. The Moreland/Shahen 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.

The total cost of the combined projects is \$5,380.00

SPECIAL CONSIDERATIONS: *In April 2014, the Landmarks Commission approved CA-2014-02, for a replacement staircase and deck. The work was carried out as approved. There was also an emergency plumbing repair that is a qualifying expense under Abilene Ordinance No. 75-1985, 10-10-85; Ord. No. 15-2000, pt. 1(Exh. A), 4-27-00 Section 30-41.*

STAFF RECOMMENDATION: Approval.

Ms. Lee inquired if a sewer line qualifies.

Ms. Goodrich stated that it is one of the plumbing expenses that fall under the *Historic Zone Tax Reduction*. Eligible projects that are in excess of \$750.00 or more may include exterior improvements with some interior as well, which are limited to frame, walls, flooring, ceiling, as well as plumbing and electrical wiring. Not covered are fixtures and decorative items. This was a broken line in his backyard.

Mr. Weatherl inquired about conditions and types of exterior improvements allowed.

Ms. Goodrich stated when it comes to general maintenance items, plumbing and electrical; staff decisions are discussed with Mr. Ben Bryner (Planning Services Manager,) to see if it qualifies for submitting for a tax credit, Mr. Bryner agreed that this plumbing repair did.

Qualifications: We look to see if it is an improvement monetarily for the value of the home or will it extend the life of the property itself. This is something to consider when we go through the *Certificate of Appropriateness* process. When *Historic Overlay* is applied to a piece of property, it is given to the whole parcel not just the structure. If it was city property or covered by the utility company, then we would not ask for the tax credit.

Mr. Ben Bryner stated that in the discussion between himself and Ms. Goodrich both decided that Mr. Shaheen was able to apply for the tax credit.

Mr. Weatherl questioned what would be considered an improvement on the exterior not connected to the building.

Ms. Goodrich mentioned fencing and stated that next time fencing comes up where the consideration is putting fence up where none existed, we would have to decide if that would be considered an improvement. We can discuss during the CA (Certificate of Appropriateness) process, to let the applicant know if they are able to apply for this tax deduction. When adding an element that was not there previously, a discussion on whether it is an actual improvement or not would be appropriate.

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

Mr. McClellan made a motion to approve HPT-0214. Mr. Weatherl seconded the motion. The vote for approval was unanimous (5-0).

HPT-0314, N. 3rd. Street.

Public hearing, discussion and possible approval of an application for Historic Project Tax Reduction submitted by Lora Christensen, for exterior repainting at the residential property located at 2026 N 3rd Street.

Mrs. Stephanie Goodrich presented the staff report for this case. The Dodd/Harkrider house was built c.1915 and is a 2-1/2 story American Four Square type dwelling. It was granted inclusion on the National Register of Historic Places in 1992, under the Criterion B for significance in the area of Commerce for its association with Rupert Harkrider. Harkrider was a key figure in the development of the Radford Grocery Company becoming a leading commercial business for Abilene. The property received Historic Overlay Zoning in 1994, and has been well maintained by the present owners.

The total cost of the project is \$4,374.00

SPECIAL CONSIDERATIONS: It is not necessary to obtain a Certificate of Appropriateness for repainting a property with Historic Overlay Zoning if the same color is used. The work still qualifies for a Historic Project Tax Reduction as maintenance.

STAFF RECOMMENDATION: Approval.

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

Mr. Weatherl made to approve HPT-0314. Mr. Calk seconded the motion. The vote for approval was unanimous (5-0).

Discussion Item: Update on progress of City Council Approved List of Historic Properties.

Ms. Stephanie Goodrich stated they there is nothing to add to the list for today. Will be sending out a letter to all of the historic property owners to let them know what is going on as well. I will forward the letter to each of you before the June meeting, to see what was sent out on your behalf. Mrs. Lee asked that the Landmarks Commission be able to review the letter at the next meeting before it is mailed. Ms. Goodrich agreed to do so. We will then go over each property one by one, take another vote before it is presented to City Council.

Mr. Butman asked for a motion to adjourn at 4:40 P.M. Ms. Lee seconded the motion. The vote to adjourn was unanimous (5-0).

Approved: _____, Chairman
