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**LANDMARKS COMMISSION**

**June 24th, 2014**

**Minutes**

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Members Present: Steve Butman  
Robert Calk  
Peebles Lee  
Michael McClellan  
Phil Miller  
Bill Minter  
Rick Weatherl

Members Absent: None

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

Guests Present: Terry Browder  
Laura Ice

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 May 27th, 2014 meeting were submitted for approval.

**Mr. Weatherl made a motion to approve the minutes, Mr. Calk seconded the motion. The minutes were approved unanimously.**

**CA-2014-04, 642 Sayles Boulevard.**

Public hearing, discussion and possible approval for a Certificate of Appropriateness submitted by Terry Browder for several exterior modifications to the property located at 642 Sayles Boulevard.

Mrs. Stephanie Goodrich presented the staff report for this case. The Sayles/Dillard House is located in the 1895 Abilene City limits. The house was built in 1898 by the Holt Brothers for Henry Sayles Sr., in the Queen Anne style. It is considered to be one of Abilene's best examples of this architectural style. It was placed on the *National Register of Historic Places* in 1976. It was granted Historic Overlay Zoning by the Landmarks Commission in July of 1985.

The following changes are requested on this Certificate of Appropriateness:

- Signage: A 12 square foot monument style sign is proposed on the Sayles Blvd side. This meets City of Abilene sign regulations.
- Fencing: extending the existing style of fence to the property line along S 7th is proposed. (7' tall)

- A wood porch is proposed for the southern side of the main house, connecting the existing stoop to the other two exterior doors along the southern façade. (No roof as previously planned)
- An arbor added to the brick patio area inside the fencing on the southern (S 7th) side of the parcel. The arbor will be constructed of square, 4" x 4", 14 gage, steel vertical posts and 2" x 6", 14 gage steel header beams, but use cedar 2" x 6s" for the lattice/grating cross members up top. There will be a central corridor portion of the arbor that will be 12' in height and the secondary side arbors would be 10' in height. The metal portions would be painted in gray to match the main house. Roses would be planted to cover the arbor.
- Addition of wrought iron gates on the fence opening on the Sayles Blvd fronting fence to the south of the main building.
- Addition of a small swimming pool along the S 7th side of the parcel, inside the fenced in area.
- Screen in the existing modern carport and add wood decking as flooring to provide a screened in seating area.
- On the northwest corner of the parcel, the fencing consists of metal sheeting. The applicant requests replacing this section with fencing to match the wood, aligning it with the existing wooden fence and adding a gate along the northern section of the parcel for alleyway access. This eliminates the need for the previously proposed driveway access on S 7th.
- Applicant would like to add a shed roof to the carriage house. It would extend along the length of the building, be placed under the second story windows and extend 9' into the area on the south side of that carriage house. The roofing material proposed is either shingle to match the main building or a tin roof. There would be four columns for support that are of a turned wood in a Victorian style. The rafter ends would be exposed.
- The carriage house would also receive new siding to replace damaged, matching the existing fabric; new paint to match the main building.
- The doors on the carriage house to the left and right of the current double French doors would be replaced with single French doors. The existing double French doors in the center of this façade would be moved to center under the small gable.

### **SPECIAL CONSIDERATIONS:**

The house and grounds are being rehabilitated for use as a bed and breakfast. Certain modifications for this adapted use should be taken into consideration.

### **STAFF RECOMMENDATION:** Approval

Mr. McClellan inquired about the age of the carriage house.

Mrs. Goodrich stated that we do not have building permits on this property, nor was that information in the *National Register Nomination*. An estimated date would be in the 1930's. The windows and doors are not original.

Mrs. Lee asked about the pavers under the carriage house roof that is proposed.

Mrs. Goodrich advised that she was uncertain of the actual materials that would be used to pave this area.

Mr. Minter inquired if the Carriage House was habitable.

Mrs. Goodrich stated that due to the doors being un-secure, it is not currently habitable.

Mr. Weatherl asked about the addition of the pool and if the Landmarks Commission was responsible for meeting building codes.

Mrs. Messer answered that building permits are subject to code compliance through building inspections, and that is where compliance would be addressed.

Mr. Calk asked if a new meeting would be required if any of the items were not within building codes.

Mrs. Goodrich replied that if an item approved in this Landmarks Commission process did not meet regulations, a committee could make a decision on a new design option and there would be no need to have a new Certificate of Appropriateness.

Mr. Butman opened to the public.

Mr. Terry Browder (property owner) spoke about the modifications to the property, and stated that the improvements will be up to code. Mr. Browder specified that the carriage house is below grade, therefore there is a water concern. A 9 ft. concrete slab will be poured the entire length of the carriage house to keep the water from running into the building, probably stained. A screened porch was already approved by the City. Instead of building a porch, a non-attached arbor will be constructed, as well as a board decking along the side of the house to tie it all together.

Mr. Weatherl asked Mr. Browder if the porch would be raised.

Mr. Browder explained that the porch would be a board deck along the side of the house to tie all of the doors and entrances together on that side, 18-24" above the ground. It may not have to be attached to the house.

Mrs. Lee asked if we needed to add the addition of the concrete slab in front of the carriage house.

Mrs. Goodrich stated that the Landmarks Commission is able to approve the *Certificate of Appropriateness* with conditions to add the concrete slab in front of the carriage house, or go over each item and recommend approval or denial or place a condition. Driveway and other hard-scaping issues, if permanent, can be added to the approved Certificate.

Mr. Butman closed the public hearing.

The board discussed paving and whether visibility from the front was a matter they should be deciding. It was decided that a committee decision could be made in the future on this matter as the applicant progresses with the construction.

**Mr. Minter made a motion to approve CA-2014-04 as presented with the addition of the porch flooring for the carriage house. Mr. Calk seconded the motion. The vote for approval was unanimous (7-0).**

**CA-2014-06, 1226 Sayles Boulevard.**

Public hearing, discussion and possible approval of an application for a Certificate of Appropriateness submitted by Laura Ice for the addition of a gate at the residential property located at 1226 Sayles Boulevard.

Mrs. Stephanie Goodrich presented the staff report for this case. The Smith/Burford House is located in the 1895 Abilene City limits. The house was built in 1927 in the Tudor Revival style. This property is not inside the Sayles National Register District, however would be a contributing building if the district was ever expanded to include this block. It was granted Historic Overlay Zoning by the Landmarks Commission in October, 1996.

The additional gate would run on the Sayles Boulevard side of the property at the rear line of the projection of the front room and connect to the existing fencing on the north side of the property. It will match the existing fence in materials, height and design.

**SPECIAL CONSIDERATIONS:**

In February 2007, The Landmarks Commission approved a Certificate of Appropriateness to build a new fence in the rear of the property. The new owners plan on replicating that fence style on the new gate.

**STAFF RECOMMENDATION:** Approval

Mr. Butman opened to the public

Mrs. Laura Ice spoke in favor of the gate addition. They are looking to keep the historical integrity of this home. The gate will be constructed of wood, with a manual opening.

Mr. Butman closed the public hearing.

**Mr. Weatherl made a motion to approve CA-2014-06. Mr. McClellan seconded the motion. The vote for approval was unanimous (7-0).**

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

Mrs. Stephanie Goodrich stated that at the last meeting there was a discussion about a letter that will be sent to the properties up for consideration for inclusion on the City Council List. Discussion or feedback regarding additions were requested.

Mrs. Lee inquired if there was a way to include an information packet to the property owners that might be considering having *Historic Overlay Zoning*, and the property tax benefit.

Mr. Calk advised that the letter stated an incorrect statement: *“You would not have to request a hearing from the Landmarks Commission to alter your property, and does not affect any of your property rights.”* This is not accurate statement.

Mrs. Lee stated that if you are on the City Council adopted list it means the city is notified if you request a demolition permit.

Mrs. Goodrich stated that notification could happen for any property built before 1950 for any major alterations to the property. She stated that an additional sentence can be added to the letter stating *“You would not have to request a hearing from Landmarks, unless you are requesting to demolish or severely alter the property.”*

Mrs. Messer clarified that their rights are no different than any other property. If Landmarks wanted to delay demolition they would have to initiate the Historic Overlay, but this is no different than any other property.

Mr. Calk advised to leave out the sentence “*You would not have to request a hearing before the Landmarks Commission to alter your property; this will not affect your property rights*”. It was also suggested by Mr. Butman and Mrs. Lee that the tax credits that were available should be mentioned. There will be further review of this letter before mailing.

**Discussion Item: Cotton Warehouse; 602 N 1<sup>st</sup> Street.**

Mrs. Goodrich announced that this building is now owned by the City of Abilene through donation. Plans at this time are to secure the building due to the disrepair of the roof. The Cotton Warehouse does not have Historic Overlay but is eligible for the National Register; under the criteria, *Commerce in 1940's*.

Mrs. Lee asked if Historic Overlay could be applied.

Mrs. Goodrich stated the Landmarks Commission could make that recommendation, however it would be up to City Council for that decision. There is no added benefit to *Historic Overlay* on this property since it is tax exempt.

**Discussion Item: Meeting for July Landmarks Commission.**

Mrs. Goodrich stated that the July Landmarks meeting will need to be in a different location or at a different time than usually scheduled, City Council members will be occupying City Council Chambers.

Due to the June hail storm, roof repairs are necessary. If the same color and material are used, there will be no need to go before the Landmarks Committee, just notification from the landowner to express intent to apply for the tax credit. Color or material changes must go before a Committee.

**Mr. Butman asked for a motion to adjourn at 5:20 P.M. Mr. Calk seconded the motion. The vote to adjourn was unanimous (7-0).**

Approved: \_\_\_\_\_,  
Chairman