
LANDMARKS COMMISSION

August 26th, 2014

Minutes

Members Present: Steve Butman
Robert Calk
Michael McClellan
Phil Miller
Bill Minter

Members Absent: Peebles Lee
Rick Weatherl

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

Guests Present: Carrie Blaschke

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 July 29th, 2014 meeting were submitted for approval.

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

CA-2014-07, 2775 S. Treadaway Boulevard.

Public hearing, discussion and possible approval of an application submitted by Brad Pursley for adjusting the Historic Overlay Zoning boundary on the commercial property located at 2775 S. Treadaway Boulevard.

Mrs. Stephanie Goodrich presented the staff report for this case. The Keith "Rock" House was built in 1936 by Charles and his wife, Willie Keith. It was built from rocks that came from all over Texas, but according to a 1998 interview of Bonnie Evans, the Keith's granddaughter, these rocks were mostly from Buffalo Gap. It is a simple craftsman style bungalow. When the house was built it was outside of the Abilene City limits and was on a 1-1/2 acre lot. It was granted Historic Overlay Zoning by the Landmarks Commission in October, 1996.

SPECIAL CONSIDERATIONS: Due to acquisition, re-platting and subsequent subdivision of this parcel, the Historic Overlay Zoning boundary no longer aligns with the address 2775 S. Treadaway. Adjusting the overlay boundary to the new parcel boundary should have no adverse effects on the historic property or its buildings.

STAFF RECOMMENDATION: Approval

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

Mr. McClellan made a motion to approve CA-2014-07. Mr. Calk seconded the motion. The vote for approval was unanimous (5-0).

CA-2014-08, Public hearing, discussion and possible approval of a application for a Certificate of Appropriateness submitted by Bill Emery for the roofing repair with slight modifications at the residential property located at 2102 Swenson Boulevard.

Mrs. Stephanie Goodrich presented the staff report for this case. The Higginbotham House was built in 1920 for J. G. Higginbotham, a rancher and vice president of the Abilene State Bank. It was designed by David S. Castle in the Spanish Colonial Revival style. In 1992, the Higginbotham House was listed on the *National Register of Historic Places* for its significance as one of Abilene's best and most intact examples for its style of architecture. It was granted Historic Overlay Zoning by the Landmarks Commission in October, 1996.

SPECIAL CONSIDERATIONS: The current roofing was severely damaged in a hail storm. It is Ludiwici tile, which is currently difficult to obtain. The substitute material will mimic the original tile in both shape and color, and will only be partially visible from the public right of way.

The substitute tile is Decra Villa tile; a stone coated molded metal that resembles the barrel clay tile that was damaged. The color is Capri Clay. Where possible, the contractor will reinstall some of the undamaged pieces over the eave ends. There are also sections of the roof that were undamaged, including the turret roof, the chimney cap, and the porch post caps. There is rolled asphalt shingle on sections of the roof that will be replaced with like materials.

STAFF RECOMMENDATION: Approval

Mr. McClellan inquired the type of material was being used?

Mrs. Goodrich stated that it is a formed metal with sprayed on asphalt material to resemble the look of tile.

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

Mr. Calk made a motion to approve CA-2014-08. Mr. Minter seconded the motion. The vote for approval was unanimous (5-0).

CA-2014-09, 258 Clinton Street.

Public hearing, discussion and possible approval of an Certificate of Appropriateness application submitted by Carrie Blaschke for a rear addition on the residential property located at 258 Clinton Street. The addition will be 188 sf. for the second floor rear following the existing roofline and eliminate the rear porch. There will be no windows or doors on this 7' addition. The bargeboard will be re-used or recreated if the condition is such that it cannot be re-installed.

Mrs. Stephanie Goodrich presented the staff report for this case. The Evans/McCloskey was built Cir. 1900-1910 for John W. Evans. It was built in a Folk Victorian Front Gabled style, with bargeboards and turned wood posts and balustrades on the porches. It was listed on the *National Register of Historic Places* in 1992 for its significance as one of Abilene's best examples of Victorian Era architecture. It was granted Historic Overlay Zoning by the Landmarks Commission in 1992.

SPECIAL CONSIDERATIONS: Please refer to the Secretary of the Interiors standards for the treatment of historic properties:

A project meets the Standards when the overall effect of all work on the property is one of consistency with the property's historic character. The Guidelines for Rehabilitating Historic Buildings are intended to assist in applying the Standards, but they are not codified as program requirements. Divided into "Recommended" and "Not Recommended" treatments, the Guidelines are designed to assist building owners in planning rehabilitation projects that meet the Standards. Each property exhibits a unique set of conditions; thus, the evaluation of any single aspect of the proposed work can only be made in the context of those conditions and all the other work that constitutes the project. In some cases, a single aspect of a project may not be consistent with recommendations found in the Guidelines, yet its impact on the character of the property as a whole is small enough that the overall project meets the Standards. In other cases, similar work, in combination with numerous other treatments not recommended by the Guidelines, can contribute to a project not meeting the Standards.

The amount of change to features and spaces that can be accommodated within the Standards will vary according to the roles they play in establishing the character of the property. The Standards use language such as "distinctive feature" and "spaces that characterize a property," suggesting that all features and spaces do not carry equal weight in determining the character of an historic property. This does not mean that features and spaces fit into absolute categories of either "character-defining" or not. Rather, the components of a property can be seen as falling into a continuum of importance. (National Parks Service; Cumulative Effect and Historic Character, <http://www.nps.gov/tps/standards/applying-rehabilitation/cumulative-effect.htm>).

Ms. Goodrich provided photos of additions on historic properties for both appropriate and inappropriate designs. Typically, a new addition should be distinguishable from the original, but given the size, scale, and placement of the addition, blending it into the existing building would be an appropriate treatment considering that the addition is so small any change in materials or scale would detract from the building as a whole.

STAFF RECOMMENDATION: Approval.

Mr. Butman opened to the public.

Mrs. Carrie Blaschke spoke in favor of this application. Stated due to the age of the property, repairs are needed due to an addition to the rear of the home having a substantial roof leak where the roof is flat. Mrs. Blaschke explained that the addition is to add storage. She stated the roof materials will match the original style.

Mr. Butman inquired the type of material that will be used?

Mrs. Blaschke stated comparable to the original, will be cedar shake.

Mr. Minter made a motion to approve CA-2014-09. Mr. Miller seconded the motion. The vote for approval was unanimous (5-0).

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

Mrs. Stephanie Goodrich spoke about the correspondence that will be sent to historic property owners in the next few weeks. She would prefer to have the property owners take part in next month's discussion and have an active role in the discussion.

Mr. Butman asked for a motion to adjourn at 4:30 P.M. Mr. McClellan seconded the motion. The vote to adjourn was unanimous (5-0).

Approved: _____,
Chairman