
LANDMARKS COMMISSION
November 25th, 2014
Minutes

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

Members Absent: Phil Miller

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

A.R. Fal Falconi
A.A Abraham
Seth Petsek
Darrell Moore
Ben (?)
Kevin Peters
Mike Murray
David Wilgus

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 October 28th, 2014 meeting were submitted for approval.

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

HOZ-2014-02, 189 Locust Street. Public hearing, discussion and possible approval of an application for Historic Overlay Zoning submitted by The City of Abilene Landmarks Commission for the commercial property located 189 Locust Street.

SPECIAL CONSIDERATIONS: There is a special circumstance, which the owner of the building, Mr. Falconi, does not own the underlying land. The land that the depot sits on is leased from Lone Star Railroad, Inc.

There is a condition on the lease that states once the lease has expired; Mr. Falconi is to return the parcel cleared of any structures.

There is some damage associated with being vacant for a number of years as well as damage from hail on the roof and windows. The most noticeable damage is missing glass in the rear windows and broken roofing tiles on the eastern side.

STAFF RECOMMENDATION: Approval

The planning staff recognizes the historic significance of the structure under the criteria that it is distinctive of a type, period, or method of construction or architecture.

**Land Development Code
Section 2.3.4.4
Historic Overlay District
Criteria for Designation**

Properties must exhibit any one or more of the following characteristics:

- **Historical, archeological or cultural significance or value to the development, heritage or cultural, characteristics of the city, state or county**
- **Association with events or persons of significance**
- **The building style distinctive of a type, period or method of construction or architecture**
- Yielding or may yield historical information
- **Unique location contributing to a familiar visual feature of a neighborhood**
- Represents the work of a master, designer, architect, builder or craftsman

Property meets the criteria in bold.

Mrs. Goodrich presented the staff report for this case. The Burlington Railroad Station, referred to on the National Register of Historic Places as “Abilene and Northern Railway Company Depot” was built in 1929. This one story, red brick veneer building is a distinctive Mission Revival Style building. The exterior retains a high degree of integrity.

Mrs. Goodrich stated this property meets the criteria with its significance in Abilene’s history. A unique location that is contributing to a familiar feature of the neighborhood, meets the criteria for a style distinctive of “*a type*” period or method of construction or architecture, specifically with a *Spanish Revival or Eclectic Style*. Lone Star Railroad, who owns the property, was not opposed to the Historic Overlay.

Mr. Butman opened to the public.

Mr. Fal Falconi (building owner) spoke in favor of the Historic Overlay Zoning. Mr. Falconi stated he purchased the building in 1993 from the Burlington Railroad. The building permit was obtained in 1927, with paperwork affirming the history of the railroad.

Mr. Butman closed the public hearing.

Mrs. Lee made a motion to proceed with the initiation of Historic Overlay, Mr. Weatherl seconded the motion. (5-0). Mr. Minter abstained.

CA-2014-13, 1710 Belmont Boulevard. Public hearing, discussion and possible approval for a Certificate of Appropriateness submitted by Kelly Langford Thompson for new roofing on the residential property located at 1710 Belmont Boulevard.

SPECIAL CONSIDERATIONS: Proper maintenance is integral to the upkeep of a historic property. The selected colors, although not on an official National Trust list, are compatible with the style of architecture and the surrounding neighborhood.

STAFF RECOMMENDATION: Approval.

Mrs. Stephanie Goodrich presented the staff report for this case. The Rhodes/Connally house, circa 1941, is in the Belmont Addition Neighborhood, which began development in 1927. It is a two story Tudor Revival style home with a contributing garage. The property was granted historic overlay in January 2012.

The materials are CertainTeed Lifetime Timberline Style; Color: Burnt Sienna with Max definition.

Work was already done prior to obtaining a Certificate of Appropriateness.

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

Mr. McClellan made a motion to approved CA-2014-13 as presented, Mr. Weatherl seconded the motion. The vote for approval was unanimous (6-0).

HPT-0414, 609 E.N. 16th Street. Public hearing, discussion and possible approval for a Historic Project Tax Reduction submitted by Everett Ferguson for new roofing and window repair on the residential property located at 609 E.N. 16th Street.

SPECIAL CONSIDERATIONS: The Duckworth House was built in 1929 in Tudor Revival Style. It was granted Historic Overlay Zoning by the Landmarks Commission in October, 1998.

The total cost of the combined projects is \$13,868.43.

STAFF RECOMMENDATION: Approval.

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

Mrs. Lee made a motion to approve the *Tax Reduction* for HPT-0414. Mr. Minter seconded the motion. The vote for approval was unanimous (6-0).

HOZ-2014-03, 2141 Grape Street. Public hearing and discussion and possible approval of the Landmarks commission to initiate historic overlay and make for findings pursuant to the criteria for designation of Historic Overlay Zoning submitted by the City of Abilene Landmarks Commission for Historic Overlay Zoning on the University Baptist Church, located at 2141 Grape Street.

Mrs. Stephanie Goodrich presented the staff report for this case. The University Baptist Church is a complex of three buildings. The oldest building dates to approximately 1917. There was an expansion in 1946, and the newest sanctuary dates to 1958-1960. The latest building on the site opened to services in April 1960. It was designed by renowned architect David S. Castle, but was not completed and opened to the public until after his death in 1956.

SPECIAL CONSIDERATIONS: These buildings have been largely unoccupied for a number of years and are in a state of deterioration. It is important to consider the economic feasibility of rehabilitation and adapted use of these buildings before approval or denial of a demolition permit.

STAFF RECOMMENDATION: Approval

The planning staff recognizes the historic significance of the structure under the criteria that it is distinctive of a type, period, or method of construction or architecture.

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Property meets the criteria in bold.

Mrs. Goodrich presented the staff report for this case. She read some excerpts from an article Mr. Steve Sadowsky, a Historic Preservation Officer for the City of Austin, wrote for Preservation Austin. Mrs. Goodrich stated that mid-century modern architecture is usually characterized by a low-profile horizontal composition, the use of modern materials particularly large expanses of plate glass, angular shapes, open floor plans and innovative roofing designs, including over-sized flared eaves and butterfly roofs. The idea behind Mid-century modern designs was to create a new, fresh architecture, which, by its seemingly outlandish details, did not invoke the past. Use of open floor plans promoted a more casual and integrated experience.

She stated that other considerations for determination of Historic Overlay Zoning are inordinate financial hardships that might be imposed on the current or future owners versus the cost of the renovations required, and the importance of redevelopment in regards to the overall comprehensive plan for Abilene. The complex is in a redevelopment corridor and the costs of renovations were estimated in excess of five million dollars. The current owners cannot afford the expense.

Mr. Butman opened the public hearing.

Mr. Mike Murray (attorney for developer) stated the property itself is approximately 90,000 sq. ft. He asked the committee to focus on the viability of this building and the excessive costs of rehabilitation.

Mr. David Wilgus (architect) spoke of the extensive repairs needed and the financial expense of rehabilitating these buildings. He presented photo-documentation of required repairs.

Mr. Darrell Moore (attorney representing the newly formed Radiant Life Church, which was formerly the University Baptist Church) advised that there is no financial assistance to preserve or renovate this property.

Mr. Kevin Peters (minister) spoke about the history of this congregation. From the time that it was built, to the early 60's the University Baptist Church was the largest church in the City of Abilene. With the size of the property and the decline of parishioners, repairs became too extensive.

Mr. Butman closed the public hearing.

Mrs. Goodrich stated that a vote can be made today whether to discuss this item again in December.

Mr. Minter asked for a reminder on what HOZ (Historic Overlay Zoning) guarantees.

Mrs. Goodrich stated that even without HOZ, a demolition permit would trigger the findings meeting at the Landmarks Commission for a potential historic landmark. If not granted Historic Overlay Zoning, the demolition permit would be approved.

Mrs. Kelley Messer stated if a building has Historic Overlay and the property owner is seeking to obtain a demolition permit, they would have to come before the board to obtain a Certificate of Appropriateness. And if denied, they cannot re-apply for a one (1) year period; the City is able to hold the demolition permit for up to one (1) year.

Mr. Butman opened up the public hearing.

Mrs. Lee inquired if there has ever been a discussion between interested parties to save this property.

Mr. Peters (minister) had not heard from the Preservation League, and those that have shown an interest, due to the extensive restoration needed have not come forward.

Mr. Mike Murray stated that the buyer for the property they would be willing to donate the salvageable material to those that want it.

Mr. McClellan made a motion to *deny* Historic Overlay as presented. Mr. Weatherl seconded the motion (4-0). (Mrs. Lee voted no, Mr. Minter abstained).

Discussion: *Landmarks meeting date for December 2014.*

Mrs. Goodrich inquired on a date that would work in December for the upcoming Landmarks Meeting. The date will be December 16th, 2014 4:00 p.m.

Mr. McClellan asked for a motion to adjourn at 5:20 P.M. The vote to adjourn was unanimous (5-0).

Approved: _____,
Chairman