
LANDMARKS COMMISSION
December 16th, 2014
Minutes

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

Members Absent: Bill Minter
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: Eric Lemmons

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 November 25th, 2014 meeting were submitted for approval.

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

SUBJECT: CA-2014-14, 1842 N. 5th Street.

Public hearing, discussion and possible approval of an application for Certificate of Appropriateness submitted by Emerald Lemmons, for re-roofing on the residential property located at 1842 N 5th Street.

Ms. Goodrich presented the staff report for this case. The Motz House, c. 1910, is in the Old Town North Neighborhood of Abilene, incorporated in 1895. It is built in the Colonial Revival tradition, specifically Dutch Colonial in a rural form. The Gambrel roof with eaves that have little overhand and the dormer windows are a signature of this style.

The materials proposed are Owens Corning Weather Guard HP Class 4 resistant roofing in Brownwood. These roofing shingles are the same size and shape of the current roofing but are a different color.

SPECIAL CONSIDERATIONS: This property is listed on The National Register of Historic Places. The roof is not original; it has been replaced since inclusion on the National Register and receiving Historic Overlay Zoning.

STAFF RECOMMENDATION: Approval.

Mr. Butman opened to the public.

Mr. Eric Lemmons (property owner) spoke in favor of this application. He stated, due to the hail damage the roof was in need of repair. The brown roofing color that was chosen mimics the original cedar shake roof.

Mr. Butman closed the public hearing.

Mrs. Lee made a motion to approve CA-2014-14, Mr. Miller seconded the motion. The vote to approve was unanimous (4-0).

SUBJECT: HPT-0415, 1710 Belmont Boulevard.

Public hearing, discussion and possible approval of an application for Historic Project Tax Reduction submitted by Kelly Langford for roofing replacement on the residential property located at 1710 Belmont Boulevard.

Mrs. Stephanie Goodrich presented the staff report for this case. The Rhodes/Connally house, 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 approved via CA-2014-13

The total cost of the combined projects is \$12,640.45

SPECIAL CONSIDERATIONS: None

STAFF RECOMMENDATION: Approval.

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

Mr. McClellan made a motion to approve HPT-0415, Mrs. Lee seconded the motion. The vote for approval was unanimous (4-0).

R-2014-1, 633 S 11th Street.

Public hearing, discussion and possible approval for a Resolution in favor of listing the Abilene Courts located at 633 S 11th Street on the National Register of Historic Places.

Mrs. Stephanie Goodrich presented the staff report for this case. A nomination form for Abilene Courts has been submitted to the Texas Historical Commission (THC) for possible inclusion on the National Register of Historic Places. The Landmarks Commission of Abilene is required to notify the THC's National Register Programs Office of an opinion on the matter as part of the Certified Local Government Program.

Mrs. Goodrich is in support of this property being listed on the National Register. Abilene Courts was built in 1930 as a tourist camp, with on-site car bays to serve travelers along the *Transcontinental Bankhead Highway*. This route was the second cross-country car route in the United States, advertised as the all-weather route for travelers.

Applicable National Register Criteria:

- *The property meets the criteria for the National Register Listings under associations with events that have made significant contributions to the broad patterns of our history as a tourist camp along the Bankhead Highway.*
- *Property is associated with the lives of persons significant in our past.*
- *Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.*
- *Property has yielded, or is likely to yield information important in prehistory or history*

Abilene Courts, at 633 S. 11th Street in Abilene, Texas, is a compact rectangular courtyard-plan tourist court built in 1930 along the original alignment of the transcontinental Bankhead Highway. The single-story, flat-roofed, 20-unit wood frame building is finished with brick on the primary north exterior elevation, and stucco on all other facades, including the courtyard. The Mission Revival-inspired north façade features a brick arched driveway entrance in the second of five bays, featuring remarkably-intact painted signage with the name “Abilene Courts” and unit prices of “\$1” and “\$3.” A projecting neon sign hangs to the right of the arch in the third bay, and each north window is finished with a metal-tiled shed awning. Each rental unit is adjacent to a dedicated carport, all of which are accessed through the courtyard, maximizing privacy as the building turns inward from the street. Most of the carport bays have been filled in with weatherboard siding and the exterior windows on the east, south, and west elevations have been covered with plywood and stucco, but most windows are intact. The building retains a high degree of integrity.

Although the materials have deteriorated, the building retains a remarkable degree of integrity, and is easily recognizable as an excellent example of a prewar tourist court with intact painted signage.

Mr. McClellan inquired who the property owner was.

Mrs. Goodrich stated Mr. Dale Rankin is the property owner. Mr. Rankin requested to be listed on the National Register. At this time the property does not have Historic Overlay Zoning.

Mrs. Kelley Messer stated the State Historic Preservation Office requires an opinion on placing a property on the National Register.

Mrs. Goodrich stated as a certified local government the state office wrote to me and the Mayor, asking that we provide an opinion on the listing.

Mr. Miller inquired if there were any projected uses for this building.

Mrs. Goodrich stated restorations to an actual hotel and in discussion for a possible short-term housing for veterans.

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

Mrs. Lee made a motion to approve R-2014-1. Mr. Butman seconded the motion. The vote for approval was unanimous (4-0).

Mr. Butman asked for a motion to adjourn at 4:21 P.M. The vote to adjourn was unanimous (4-0).

Approved: _____,
Chairman