
LANDMARKS COMMISSION

June 24th, 2015

Minutes

Members Present: Steve Butman
Pebbles Lee
Dr. Michael McClellan
Phil Miller
Bill Minter
Rick Weatherl

Members Absent: None

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

Guests Present: Kurt Vidrine

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 26th, 2015 meeting were submitted for approval.

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

CA-2015-03 902 Sayles Street. Public hearing, discussion and possible approval for a Certificate of Appropriateness submitted by Kurt Vidrine (acting agent on behalf of The Corley family) for paint color change, garage building renovations, and other alterations to the Residential property located at 902 Sayles Boulevard.

Mrs. Goodrich presented the staff report for this case. Young-Martin House -1928 was built in Prairie Style of architecture. The 1987 Texas Historic Sites Inventory documented that the house, in excellent condition, has architectural significance. It was granted Historic Overlay zoning in 2011. The home is located at the corner of 9th Street and Sayles Blvd.

Vintage salvaged Monier Roma concrete tile will replace the existing Ludowici barrel tile on the garage building. This Monier Roma matches the tile used for the main house in a previous renovation. The original tiles were painted over, therefore making the terra-cotta brittle. The replacement roof on the main structure was completed prior to having Historic Overlay zoning. The tiles on the accessory building were also severely damaged by the weather and in part to the painted ties.

SPECIAL CONSIDERATIONS: Alterations and restorations include:

- Replacing the roofing materials on the accessory building to match the roofing materials on the main residence. (Monier Roma concrete tile)
- Rebuilding/restoring the gable awning over the entry door on the garage apartment. The replacement fascia board will be 9” (existing is 6”)
- Replace the garage doors with custom craftsman style doors, in a cedar/natural finish (there are three doors) only one out of the three are original. All three doors are in poor condition.
- Addition of a metal awning over the garage doors that ties into the gable. The material is Mueller Panel in Burnished Slate. The awning will extend 6’, but the slope will only be from the top of the new fascia board on the gable entry to the bottom of the fascia board (not to exceed 9”). There will be two custom brackets under the awning, attached between the new garage doors, as well as additional turnbuckle support rods attaching to the concrete course on the second floor.
- Addition of lantern style lighting fixtures between the two garage doors (Allen+Roth Vistoria 11.75” H Bronze outdoor wall light) this will match the existing light fixture on the right side of the apartment entry way.
- Replace the downspouts on both the accessory building and the main residence with round downspouts in dark bronze.
- Paint color change to the main residence and accessory dwelling Valspar colors: Cincinnati Hotel Hannaford 3007-10c for the fascia, soffit on the first story and the second story concrete course as well as the ceilings of the entry porches Homestead Resort Parlor Sage 6006-5b for the casings on the windows. All trim is getting an updated color. An alternate color selection was provided, if the color selected did not look appropriate.
- Front door hardware change to Emtek Craftsman Full length mortise lock entry set

A number of maintenance issues will be addressed with these alterations including a damaged tile roof on the accessory building, deterioration of the gutter system, deteriorating wood on the fascia boards of the accessory building, and removal of deteriorated and altered garage doors.

STAFF RECOMMENDATION: Approval.

Mr. Weatherl inquired if the awning above the garage doors would be approved.

Mrs. Goodrich stated staff is recommending approval. She clarified that the turnbuckle support rods will be anchored into the concrete making it securely fastened. The awnings would barely be noticeable from the public ROW (right of way).

Chairman Butman opened the public hearing.

Mr. Vidrine (spoke on behalf of property owners) Mr. Vidrine gave each of the commissioners an illustration of the awnings to address any questions. The garage doors will be custom made out of cedar, and will act as hinged doors that open outwards. The garage is about 7” shorter than standard specifications; therefore a roll up garage door was not an option due to low ceilings and low clearance.

Mrs. Lee inquired if the new vintage tiles will be heavier than the clay tiles?

Mr. Vidrine stated with the home being so well built and having a low slope, the roof should be able to handle the added weight.

Dr. McClellan inquired what type of material will be used for the awning.

Mr. Vidrine stated it will consist of 2” welded light weight square tubing.

Chairman Butman closed the public hearing.

Mr. Weatherl made a motion to approve HOZ-2015-03. Mr. Minter seconded the motion. The vote for approval was unanimous (6-0).

Mr. Butman asked for a motion to adjourn at 4:35 P.M. The vote to adjourn was unanimous (6-0).

Approved: _____,
Chairman