



City of Abilene

Landmarks Commission Agenda

Notice is hereby given of a meeting of the City of Abilene Landmarks Commission to be held on May 28, 2024 at 4 PM at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

ELECTION OF OFFICERS

1. Public hearing and action on the election of Chairperson, Chairperson Pro Tem, Secretary, and Sergeant at Arms.

MINUTES

2. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Minutes from the Regular Meeting Held on February 27, 2024

AGENDA ITEMS

3. **CA-2024-02:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request for Certificate of Appropriateness to replace the roof of the Brumley/McEachern House, located at 1702 Belmont Boulevard, Abilene, Texas. **(Mason Teegardin)**

ADJOURNMENT

Notice

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received forty-eight (48) hours prior to scheduled meetings. Please contact the City Secretary's Office at 325-676-6208. Telecommunication device for the deaf is 325-676-6360.

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 22nd day of May, 2024, at 10:10 a.m.

Kaitlin Richardson, Deputy City
Secretary, TRMC

THE LANDMARKS COMMISSION

REGULAR MEETING MINUTES

Tuesday, February 27, 2024

Present Members: Ms. Pebbles Lee, Chair
Mr. Steve Butman
Ms. Tammy Kister
Mr. Brandon Young
Mr. Jason Garrod
Ms. Maegan Brest, Alternate
Ms. Johnna Partain, Alternate

Absent Members: Mr. Josh Black
Mr. Michael McClellan, Sergeant at Arms

Staff Present: Mr. Michael Rice, Assistant City Manager
Ms. Kelley Messer, First Assistant City Attorney
Mr. Randy Anderson, Assistant Director
Ms. Mason Teegardin
Ms. Melissa Farr

CALL TO ORDER

Ms. Lee called the meeting to order at 4:02 p.m. and declared a quorum present.

MINUTES

Ms. Lee opened the public hearing for anyone to speak in regards to the minutes. Seeing no one present and desiring to be heard, the public hearing was closed.



The minutes from the previous meeting held on October 24, 2023 were approved. Mr. Butman moved to **approve** and Ms. Kister seconded the motion. The motion to **approve** minutes prevailed by the following vote:

AYES: Young, Garrod, Partain, Butman, Kister, Brest, Lee

NAYS: None

AGENDA ITEMS

CA-2024-01: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request for Certificate of Appropriateness to Install One Wall Sign on the Front of the Chapman Building located at 826 North 3rd Street.

Ms. Mason Teegardin presented this request. The applicant is requesting a Certificate of Appropriateness to install a wall sign to display the name of the business. The applicant is proposing two sign options. One is black and one is grey. The existing signage for two of the bays is white.

Ms. Lee opened the public hearing. Mr. Jerry Mash and Mr. Tim de la Vega stepped forward to address questions. Seeing no one else present and desiring to be heard, Ms. Lee closed the public hearing.

PLANNING STAFF RECOMMENDATION: If the item is approved by the Commission, LDC Section 2.3.4.4(f) require that:

1. The work approved in this Certificate of Appropriateness shall commence within six (6) months of the approval of the Landmarks Commission.
2. If work does not commence within six months, the approval of this Certificate of Appropriateness shall expire.
3. The applicant may request an extension to this expiration deadline provided a complete application for a request for extension is submitted at least thirty (30) days before the approved Certificate of Appropriateness expires.

Mr. Young moved to **approve this request with the following conditions:**

- The font size must fit within the rectangular frame on the building
- Cream-colored lettering is required to match existing signage on the building, and
- The attachment of the signage should be a non-permanent method, such as silicone.



Ms. Brest seconded the motion. The motion prevailed by the following vote:

AYES: Butman, Brest, Partain, Kister, Young, Garrod, Partain, Lee

NAYS: None

ADJOURN

There being no further discussion, the Landmarks Commission meeting was adjourned at 4:27 p.m.

Approved: _____, Chair



CA-2024-02

STAFF REPORT



Scheduled Hearing(s)

Landmarks Commission: May 28, 2024

Applicant

Owner: Dirk Mangum

Agent: Missy Oliver

Case Manager

Mason Teegardin, Planner

Request

Certificate of Appropriateness to replace the roof of the Brumley/McEachern House.

Location

The subject property is located at 1702 Belmont Boulevard.

Property Zoning

The current zoning for this property is Single Family Residential (RS-8) with Historic Overlay (H).

Background and Building Characteristics

The Brumley/McEachern/James House was built in 1931. This house exhibits an eclectic mix of architectural styles based upon the Bungalow that was derived from the popular Craftsman Style during the 1930's, and in addition integrates the Spanish/Mission and French Provincial Revival styles of that period. The blending of styles makes this house unique in the midst of a neighborhood comprised of Craftsman, Prairie, Tudor and other Eclectic style homes.

Proposal and Requested Action

The applicant is requesting a Certificate of Appropriateness to replace the existing hipped tile roof with composition shingles.

Criteria Assessment

According to Section 2.3.4.4(f) Procedure for Certificate of Appropriateness: No person or entity shall construct, reconstruct, alter, change, restore, remove, or demolish any exterior architectural feature of a site, structure, building, sign, or object included within a Historic Overlay District unless an application for Certificate of Appropriateness is approved in accordance with requirements included in this subsection or as outlined in the District Standards for the district. Furthermore, a Certificate of Appropriateness shall not be issued until a decision regarding the application is final as stated in Section 2.3.4.4. The work described in each application shall have a deadline of six (6) months for commencement. If the work has not been started, a new application must be submitted.

In considering an application for a Certificate of Appropriateness, the Landmarks Commission shall be guided by, the Secretary of the Interior's "Standards for the Rehabilitation of Historic Buildings," as well as District Standards, and any adopted design guidelines. A copy of the District Standards, any adopted design guidelines, and the Secretary of the Interior's Standards shall be made available to the property owner(s) of historic landmarks or within an Historic Overlay District upon request.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff Recommendation

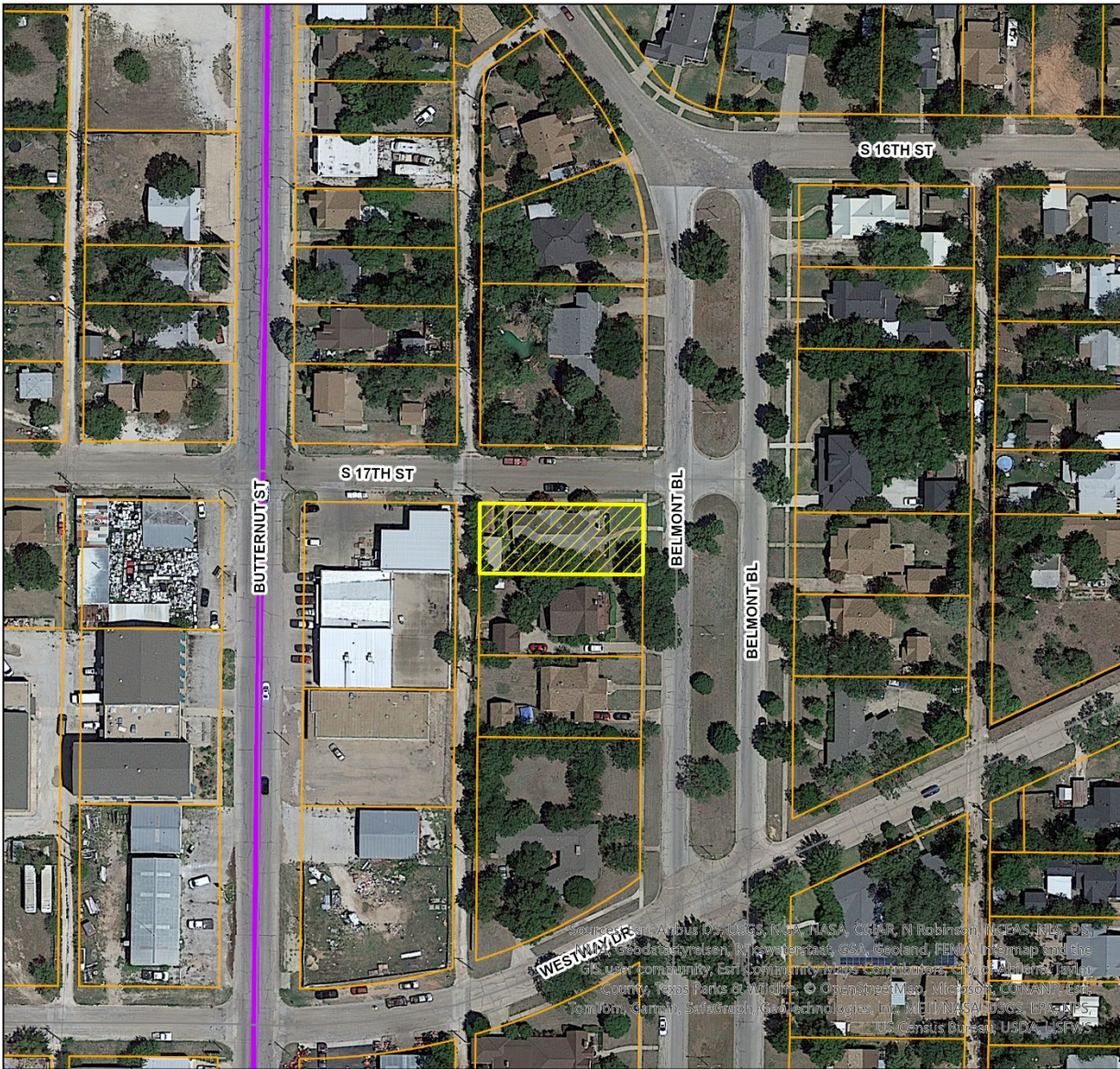
The information provided by the applicant does not demonstrate consistency with the Standards of Rehabilitation. However, the proposed shingles will be similar in color to the existing roof. If the item is approved by the Commission, LDC Section 2.3.4.4 requires that:

1. The work approved in this Certificate of Appropriateness shall commence within six (6) months of the approval of the Landmarks Commission.
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3. The applicant may request an extension to this expiration deadline provided a complete application for a request for extension is submitted at least thirty (30) days before the approved Certificate of Appropriateness expires.

Attachments

Application
Proposed shingle replacement
Exhibits provided by applicant
PowerPoint Presentation

LOCATION MAP

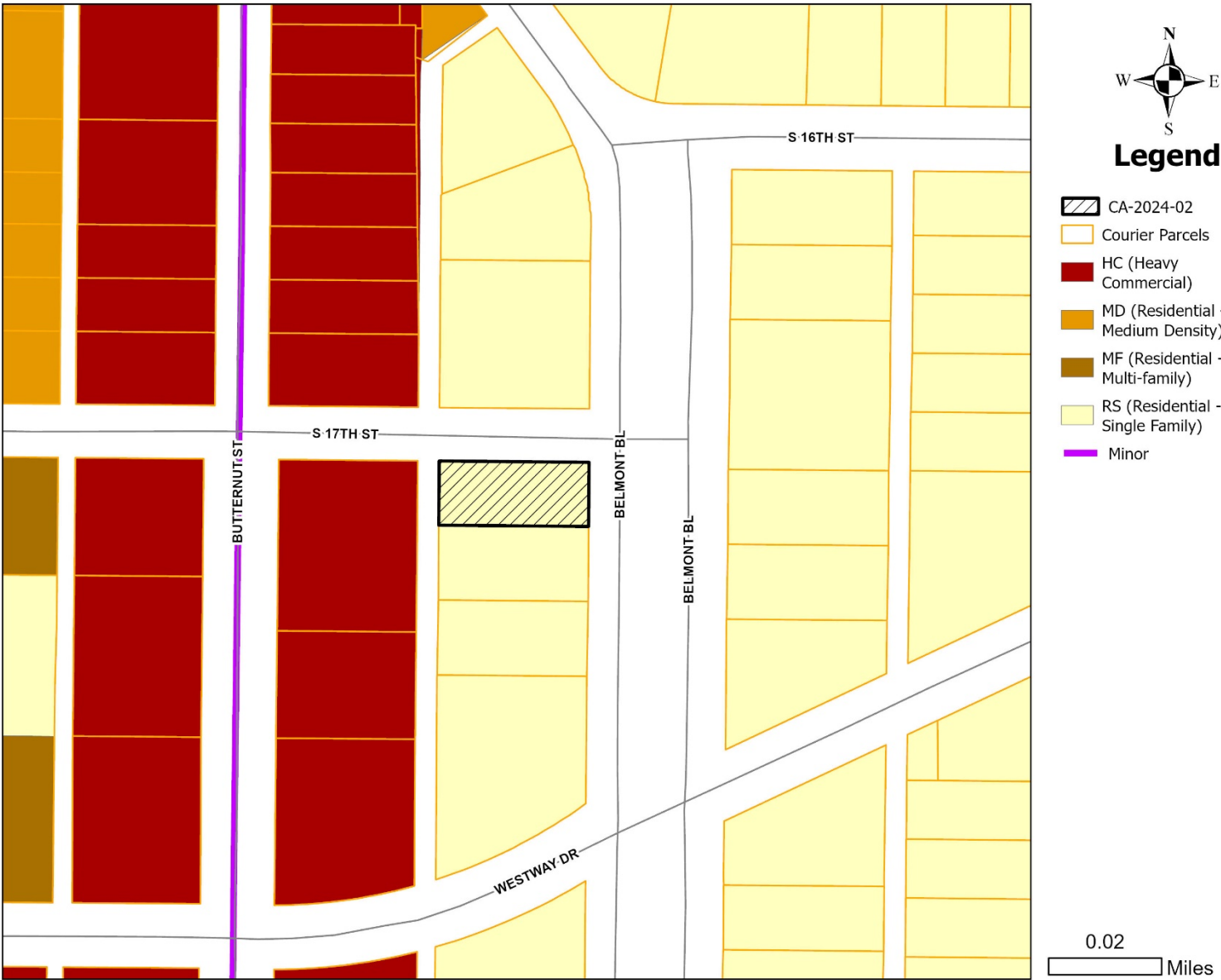


Legend

- CA-2024-02
- Courier Parcels
- Minor

0.02 Miles

ZONING MAP



CERTIFICATE OF APPROPRIATENESS REQUEST

Case: CA-2024-02

Owner: Dirk Mangum

Agent: Missy Oliver

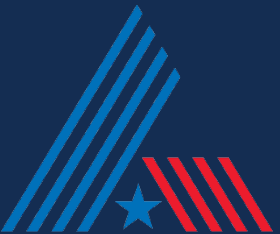
Request: Certificate of Appropriateness to replace the roof of the Brumley/McEachern House.

Location: 1702 Belmont Boulevard

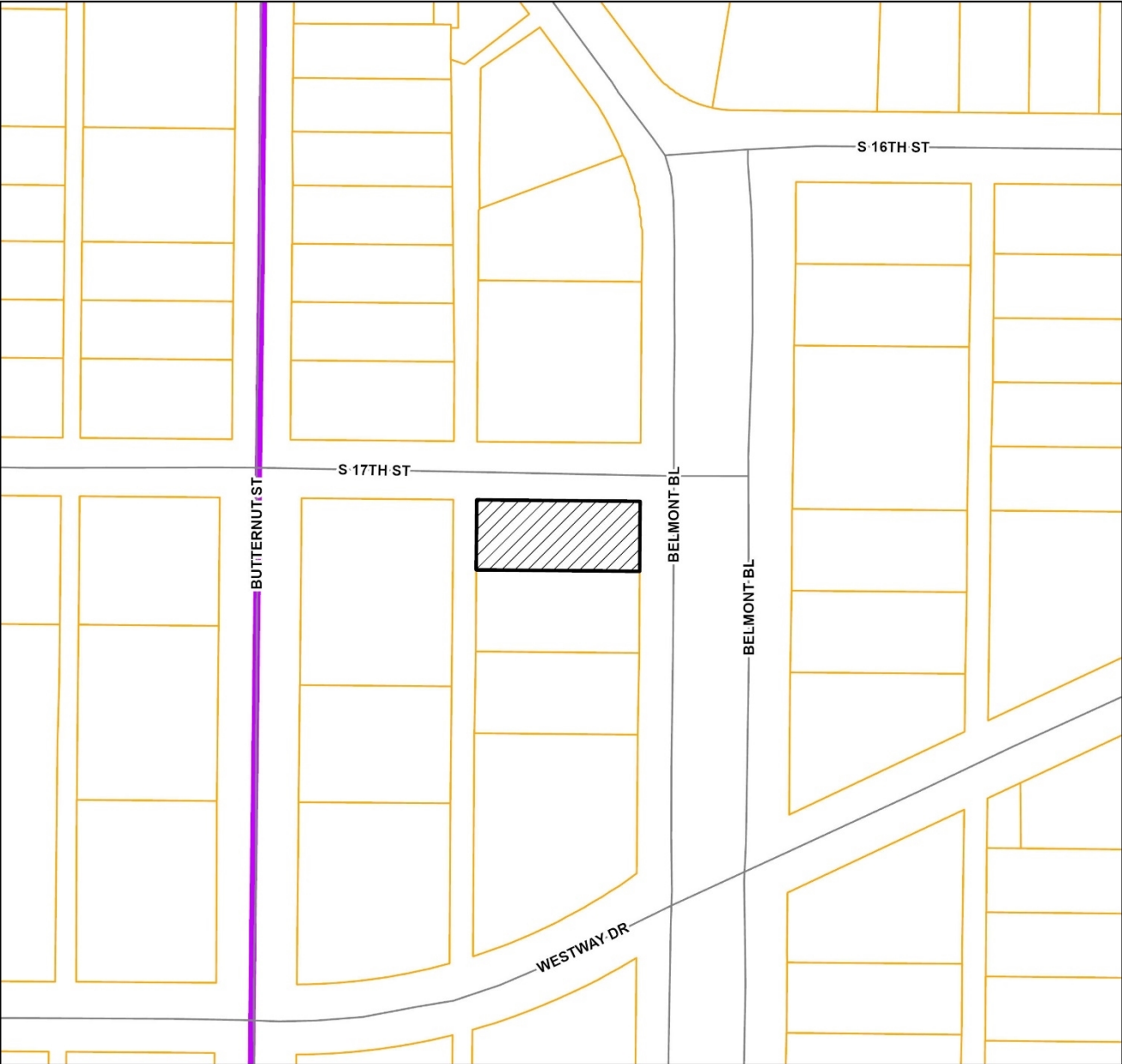


BACKGROUND AND CHARACTERISTICS

The Brumley/McEachern/James House was built in 1931. This house exhibits an eclectic mix of architectural styles based upon the Bungalow that was derived from the popular Craftsman Style during the 1930's, and in addition integrates the Spanish/Mission and French Provincial Revival styles of that period.



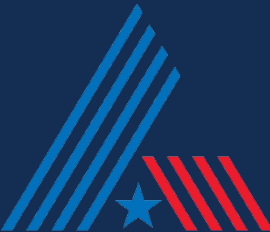
LOCATION MAP

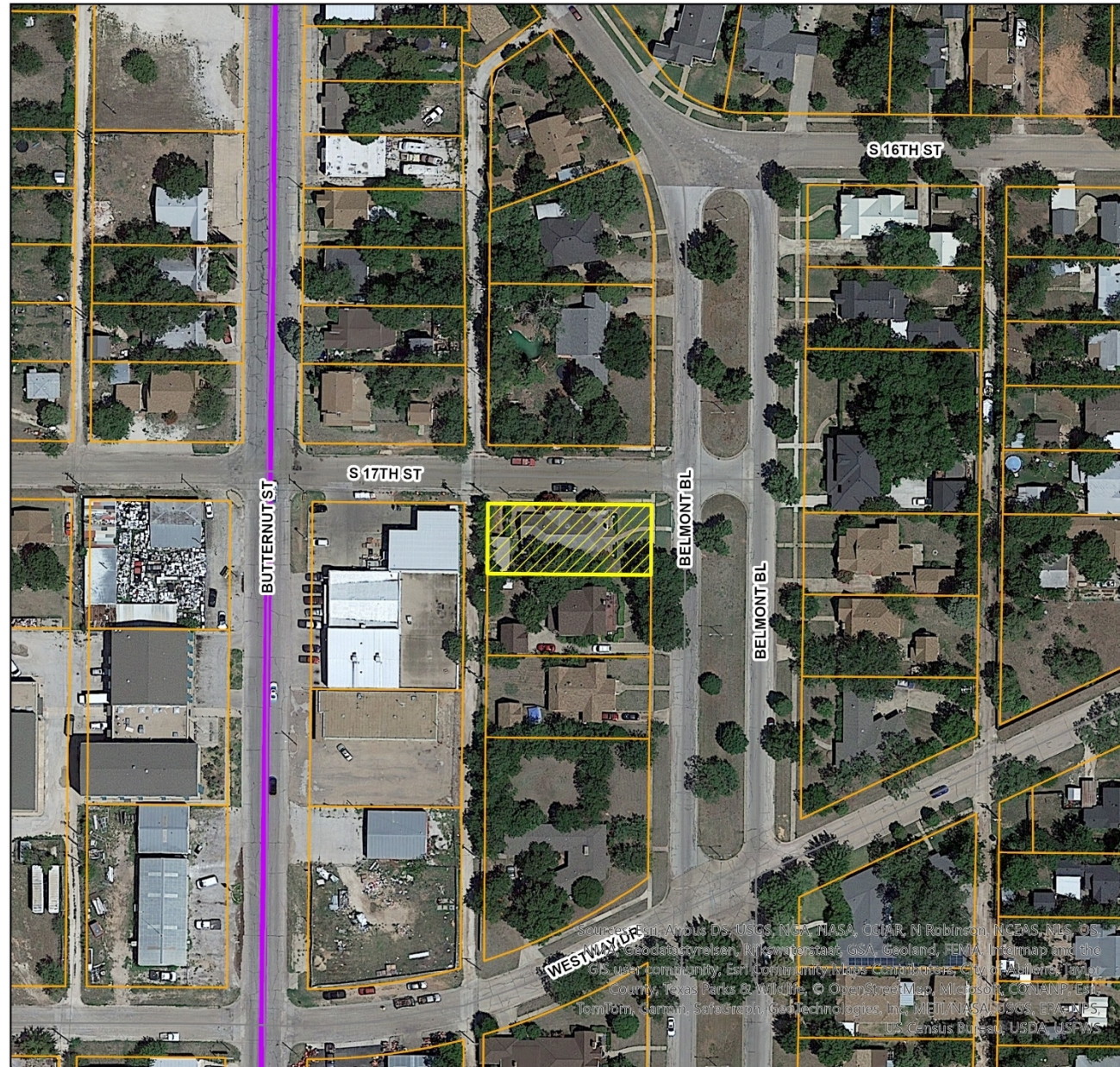


Legend

-  CA-2024-02
-  Courier Parcels
-  Minor

0.02
Miles

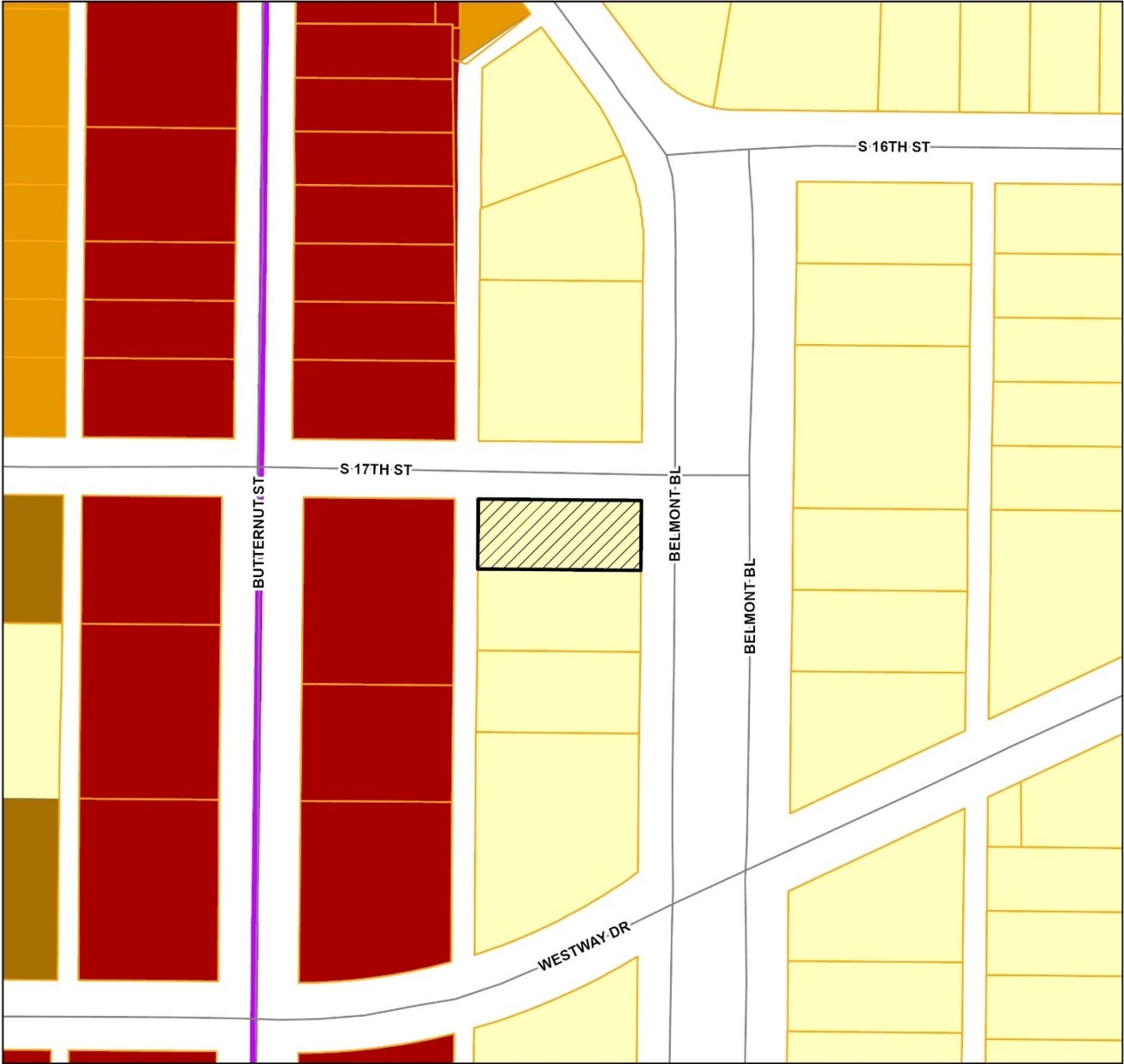




-  CA-2024-02
 Courier Parcels
 Minor

Miles

ZONING MAP



Legend

- CA-2024-02
- Courier Parcels
- HC (Heavy Commercial)
- MD (Residential - Medium Density)
- MF (Residential - Multi-family)
- RS (Residential - Single Family)
- Minor

0.02 Miles

PHOTOS OF SUBJECT PROPERTY

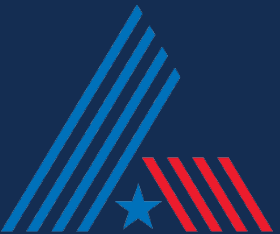
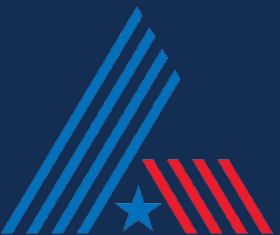


PHOTO OF PROPOSED SHINGLES

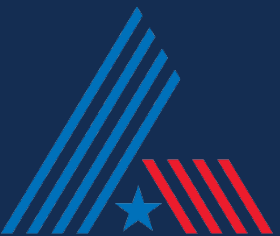


FINDINGS AND RECOMMENDATIONS

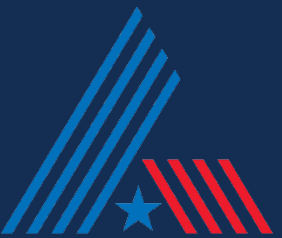
Reviewed Pursuant to the Secretary of the Interior's Standard for the Rehabilitation of Historic Buildings

If the item is approved by the Commission, LDC Section 2.3.4.4 requires that:

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Questions?



Certificate of Appropriateness

Owner Name: Dirk Mangum

Project Address: 1702 Belmont Blvd Abilene TX

OWNER/AGENT AND AUTHORIZATION

Owner/Agent Name: Dirk Mangum by Missy Oliver /RE/MAX Big Country

Address: 4601 Antilley Bldg A Suite 102

City/State/Zip: Abilene TX 79606

Fax: _____

Phone: 325 338 4998

Email: missyoliver@remax.net

I hereby certify that I am the owner of the property and further certify that the information provided on this application is true and correct. I hereby designate the aforementioned agent to act on my behalf for submittal, processing, representation, and/or presentation of this application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

Signature of Owner: Missy Oliver

Date: 4/18/2024

DESCRIPTION OF PROJECT (Include materials, color, shape, and other details necessary to understand project):

The roof would be replaced laminate or 3 tab composition shingle. (See picture of color) This shingle would match the composition roof on the garage at this time. I have been working with Ed Farnsworth with Clearfork roofing to find the right color shingle. The shape of the current roof tiles is not available. What he found close was a metal roof costing \$55,000 or more. Shingle info: Owens Corning, Oak Ridge, color is Amber.

REASON FOR WORK (Provide reason(s) the proposed exterior work is necessary and/or consistent with the historic character of the property):

The roof leaks and buyers can't find insurance due to the age of the roof and the type material of the roof being asbestos. Most all the homes on Belmont have a composition roof some of which also have the historical plaque. Replacing the roof with a composition roof would not effect the appearance of the home in a negative way. It would look like all the other roofs on Belmont and would preserve the interior of the home and prevent further damage to the inside of the home.

INCLUDE THE FOLLOWING:

1. A current description and/or photograph(s) of the existing structure.
2. Sketches, plans, elevations, and/or specifications of the proposed work to be done.
3. Historic photographs (if available) that the proposed work is based on.
4. Sample of material(s) and colors to be used. A product brochure may be sufficient.



Certificate of Appropriateness

ADDITIONAL INFORMATION

Staff may request additional information be submitted with the application or prior to the Landmarks Commission meeting.

CERTIFICATION

I have read and completed this application and certify that all information contained therein is complete, true, and correct. I request that this application be submitted to the Landmarks Commission for consideration.

Missy Oliver
Signature of Owner or Authorized Agent

4/18/2024
Date

For Office Use Only

Final Project Inspection:

Historic Preservation Officer Date

Commission Action:

- ☐ Approved
☐ Approved with Conditions
☐ Denied

Landmarks Commission, Chair Date

PAYMENT INFORMATION

Received: _____

Fee: \$ _____

Receipt No.: _____

Case No.: _____

Reviewed By: _____

Board of Adjustment Application

Owner Information and Representative Designation

OWNER INFORMATION

Name: <u>Dick Mangum</u>		
Address: <u>3050 Upham CT.</u>		
City: <u>Wheat Ridge</u>	State: <u>CO</u>	Zip: <u>80033</u>
Number: <u>510-385-1183</u>	Email: <u>Hebegebe1142@yahoo.com</u>	

AGENT INFORMATION (if applicable)

Name: <u>Missy Oliver /RE/MAX Big Country</u>		
Address: <u>4001 Antilley Bldg A Suite 102</u>		
City: <u>Abilene</u>	State: <u>TX</u>	Zip: <u>79600</u>
Number: <u>325 338 4998</u>	Email: <u>missyoliver@remax.net</u>	

Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate Missy Oliver (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City of Abilene.

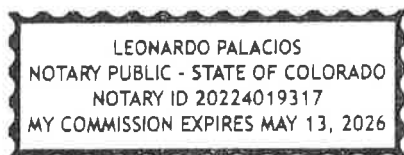
Property Owner's Signature: _____

STATE OF: Colorado

COUNTY OF: Jefferson

BEFORE ME, a Notary Public, on this day personally appeared Dick Mangum (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 16th day of April, 2024

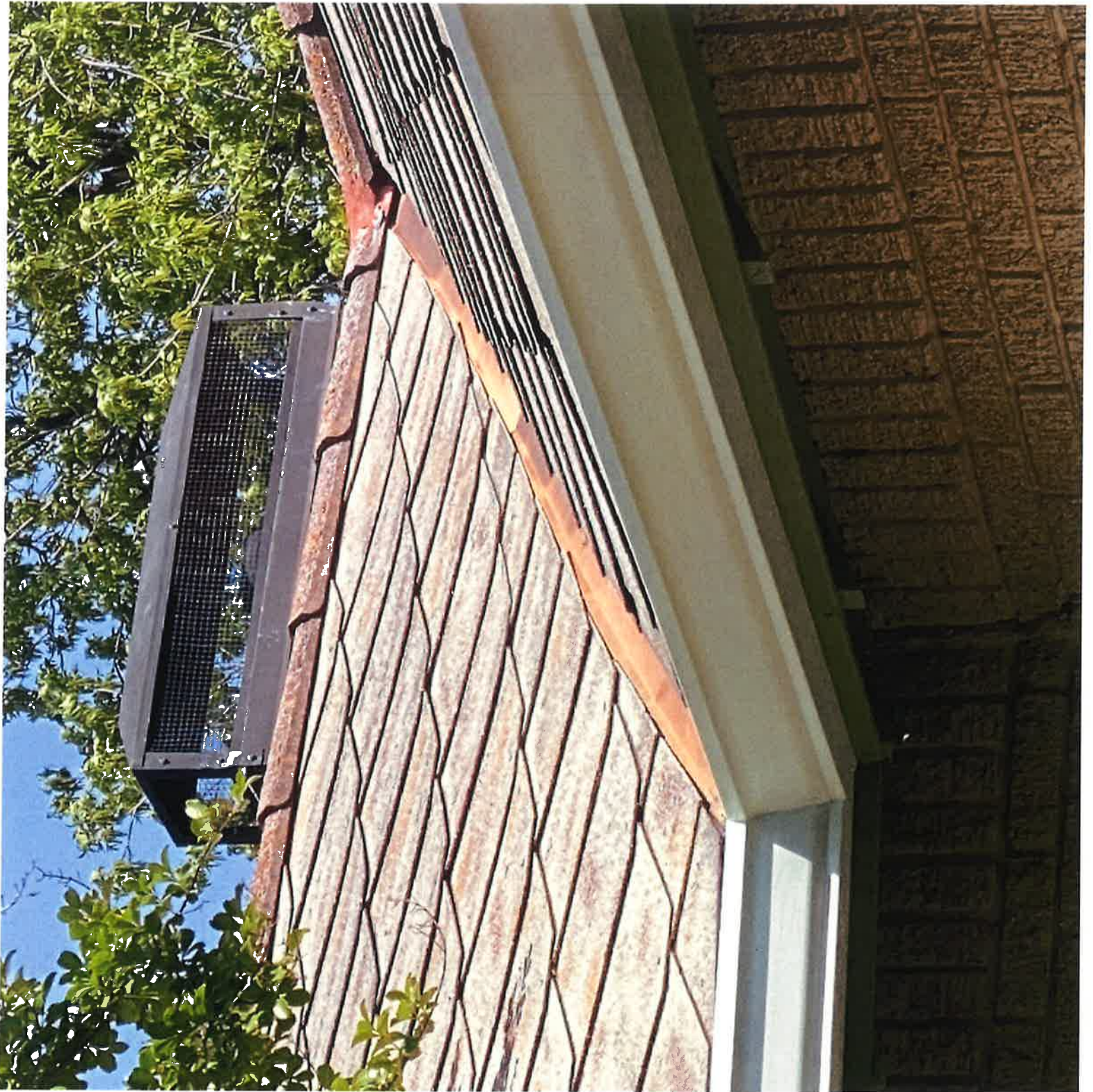


Leonardo Palacios
NOTARY PUBLIC in and for the State of ~~Texas~~ Colorado

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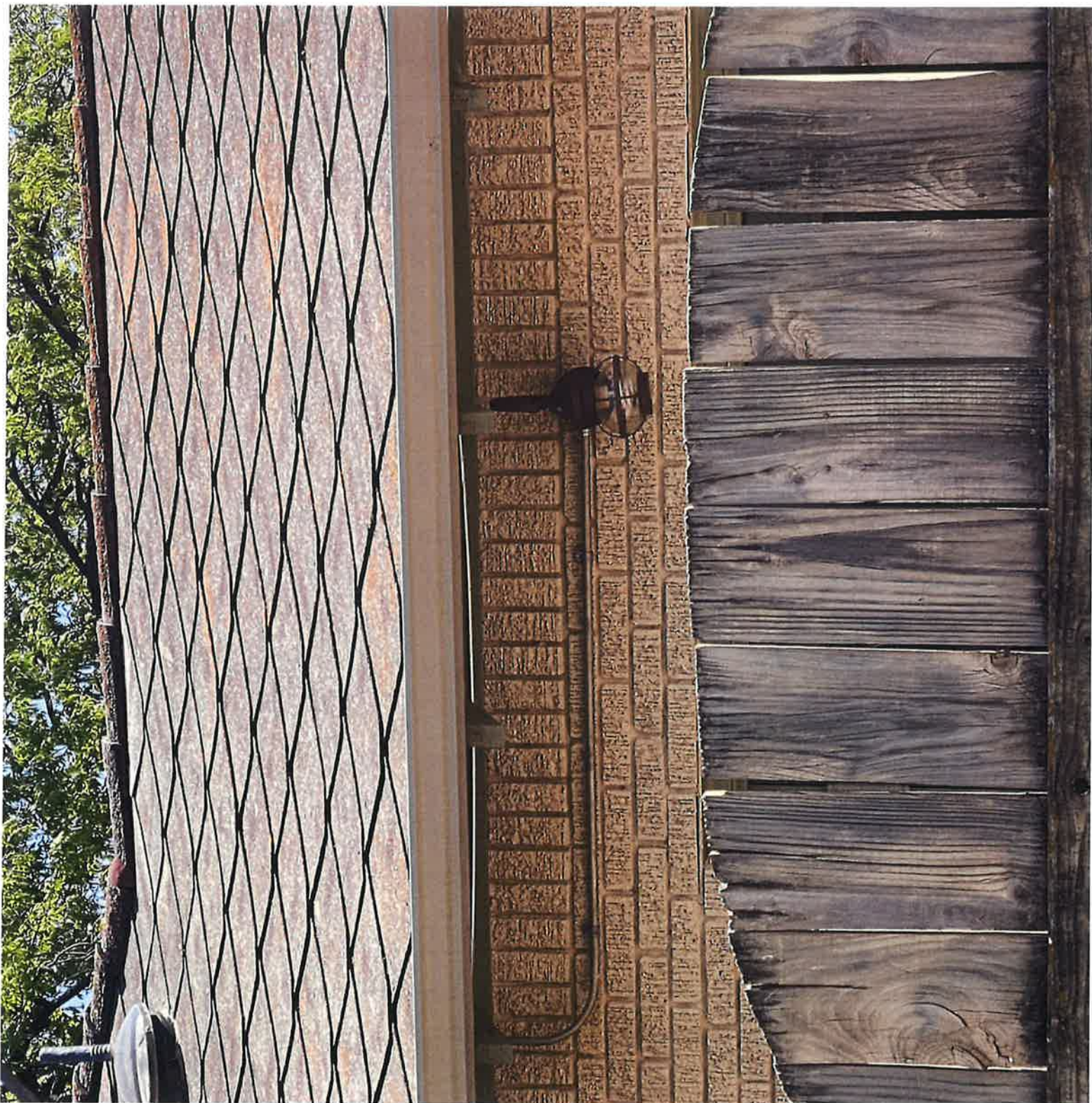


Roof on house



Roof on House





Roof on
house



Roof on
Hause



Roof on
House



Roof on garage



Close up of roof on Bourkayle



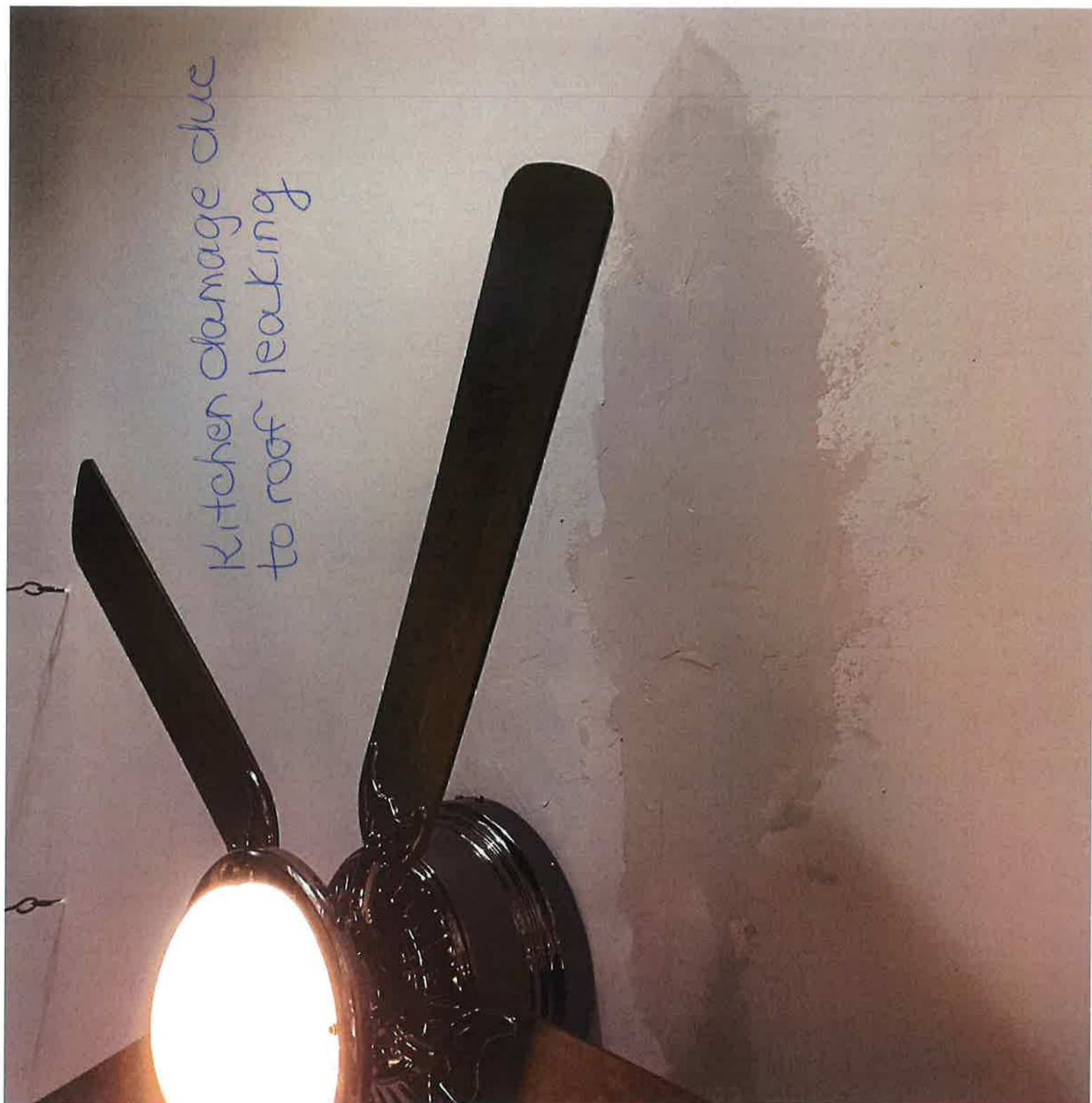
Owens Corning "Oak Ridge" Amber in color

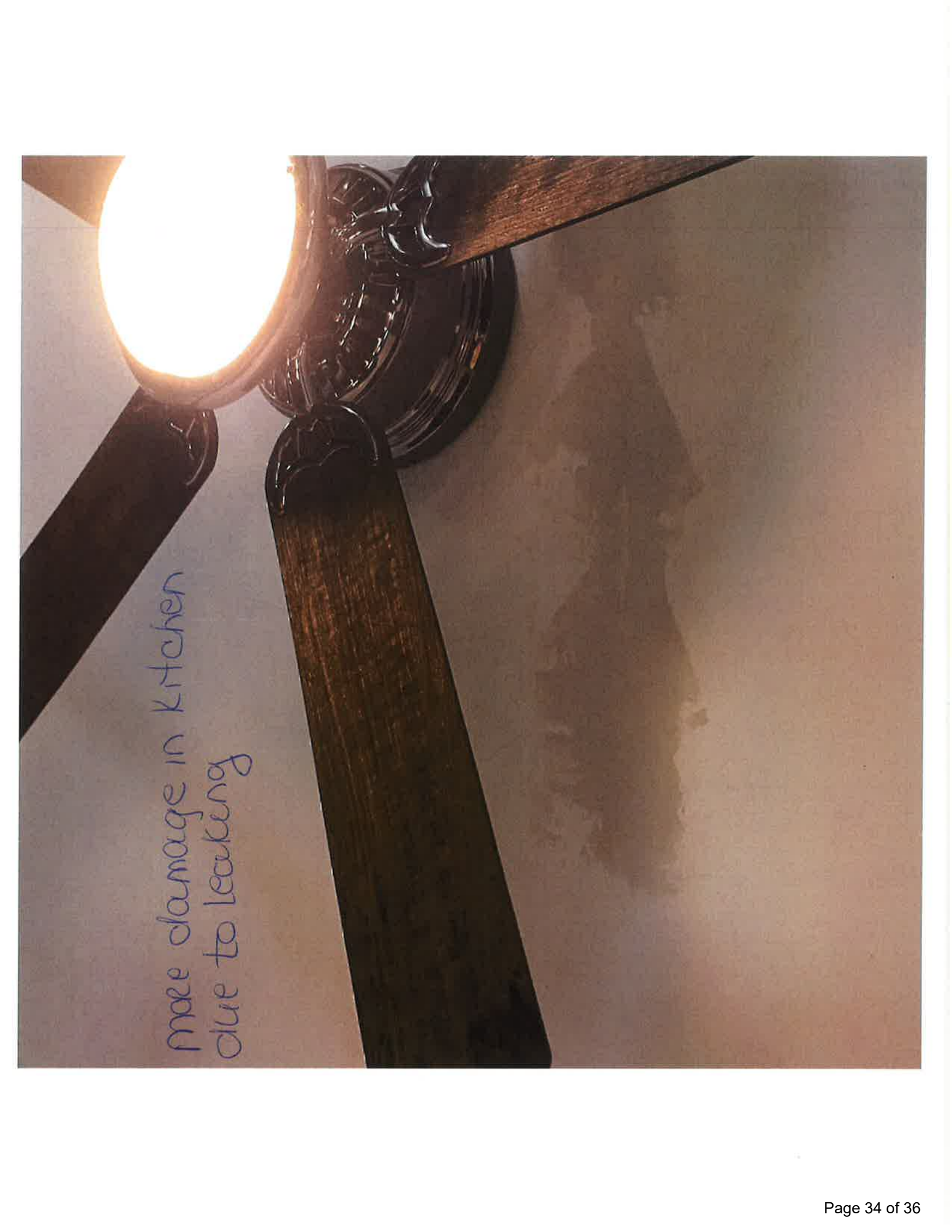


close up of shingle to be used



Kitchen damage due
to roof leaking





more damage in kitchen
due to leaking

Damage in Bedroom
Due to leaking.



Teegardin, Mason <mason.teegardin@abilenetx.gov>

1702 Belmont Pictures

missy oliver <missyoliver@hotmail.com>

Tue, Apr 23, 2024 at 3:47 PM

To: "Teegardin, Mason" <mason.teegardin@abilenetx.gov>

Here are just the pictures of the house, the roof, and the shingle we plan to use. The brand of shingles is Owens Corning, the style is Oak Ridge, and the color is Amber. It is a laminate composition roof shingle.

Please let me know if this is all I need to do. When is the meeting and do I need to bring the \$50 application fee before the meeting.

Texas law requires all real estate license holders to give the following information about brokerage services.

[Texas Real Estate Commission Information About Brokerage Services](#)

Missy Oliver

REMAX Big Country

4601 Antilley Rd, Bldg A, Ste 102

Abilene, TX 79606

Office: (325) 750-6188

Mobile: (325) 338-4998

From: remaxoffices@gmail.com <remaxoffices@gmail.com>**Sent:** Tuesday, April 23, 2024 3:39 AM**To:** Missy Oliver <missyoliver@hotmail.com>**Subject:** SCANNED FROM REMAX**0570_001.pdf**

2247K