



City of Abilene

Landmarks Commission Agenda

Notice is hereby given of a meeting of the City of Abilene Landmarks Commission to be held on Tuesday, July 23, 2024 at 4 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

MINUTES

1. **Minutes**: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Minutes from the Regular Meeting Held on May 28, 2024.

AGENDA ITEMS

2. **CA-2024-03**: 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 Hawkins House located at 2241 College Street and to paint the exterior window trim. **(Mason Teegardin)**
3. **HOZ-2024-01**: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request to Add Historic Overlay zoning to a property located at 940 Sayles Boulevard **(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 17th day of July, 2025, at 3:25 p.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*



THE LANDMARKS COMMISSION

REGULAR MEETING MINUTES

Tuesday, May 28, 2024

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

Absent Members: Mr. Josh Black
Mr. Michael McClellan

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

Others Present: Ms. Missy Oliver

CALL TO ORDER

Ms. Lee called the meeting to order at 4:00 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 February 27, 2024 were approved. Ms. Kister moved to **approve** and Mr. Young seconded the motion. The motion to **approve** minutes prevailed by the following vote:

AYES: Young, Garrod, Butman, Kister, Lee

NAYS: None

ELECTION OF OFFICERS

The Commission recommended that Ms. Pebbles Lee continue to serve as Chair.

Ms. Tammy Kister was elected to serve as Chair Pro Tem.

Mr. Steve Butman was elected to serve as Secretary.

Mr. Jason Garrod was elected to serve as Sergeant at Arms.

AGENDA ITEMS

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.

Ms. Mason Teegardin presented this request. The applicant is requesting a Certificate of Appropriateness to replace the existing hipped tile roof with composition shingles.

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.

Ms. Lee opened the public hearing. Ms. Missy Oliver stepped forward to answer questions and provide more detail about the request. Seeing no one else present and desiring to be heard, the public hearing was closed.

Commission discussion included the conditions that the color should match the existing historic roof, which appears to be a brown shade with architectural style asphalt shingles.

Ms. Lee reopened the public hearing. Ms. Oliver stepped forward to express agreement of what was discussed. Seeing no one else present and desiring to be heard, the public hearing was closed.



PLANNING STAFF RECOMMENDATION: 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.
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.

Ms. Kister made the motion to approve this request Mr. Garrod seconded the motion. The motion to approve prevailed by the following vote:

AYES: Young, Garrod, Butman, Kister, Lee

NAYS: None

ADJOURN

There being no further discussion, the Landmarks Commission meeting was adjourned at 5:01 p.m.

Approved: _____, Chair



CA-2024-03

STAFF REPORT



Scheduled Hearing(s)

Landmarks Commission: July 23, 2024

Applicant

Owner: Phillip Miller

Case Manager

Mason Teegardin, Planner

Request

Certificate of Appropriateness to replace the roof of the Hawkins House and to paint the exterior window trim.

Location

The subject property is located at 2241 College Street.

Property Zoning

The current zoning for this property is Single Family Residential (RS-6) with Historic Overlay (H).

Background and Building Characteristics

The Hawkins House is a one-story frame residence with a brick veneer exterior, and exhibits the following physical characteristics: a linear plan and a central hip roof with three off-set hip roofs extending over the carport, front porch and breakfast room; two-foot square columns with tapered capitals support the roof that overhangs the porch and carport; original wood Prairie Style windows; original front doors; no additions or major alterations are evident.

Proposal and Requested Action

The applicant is requesting a Certificate of Appropriateness to replace the existing roof like for like because the existing was damaged by hail. A similar Certificate of Appropriateness was approved for this same roof in 2011 (CA-2011-13) because the roof at that time was also damaged by hail.

The applicant is requesting to change the exterior window trim from a burgundy color to "Copley Gray" by Benjamin Moore. The applicant states he painted the window trim burgundy before getting Historic Overlay in 2011 (HOZ-2011-10).

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 demonstrate consistency with the Standards of Rehabilitation. 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.
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.

Attachments

Application

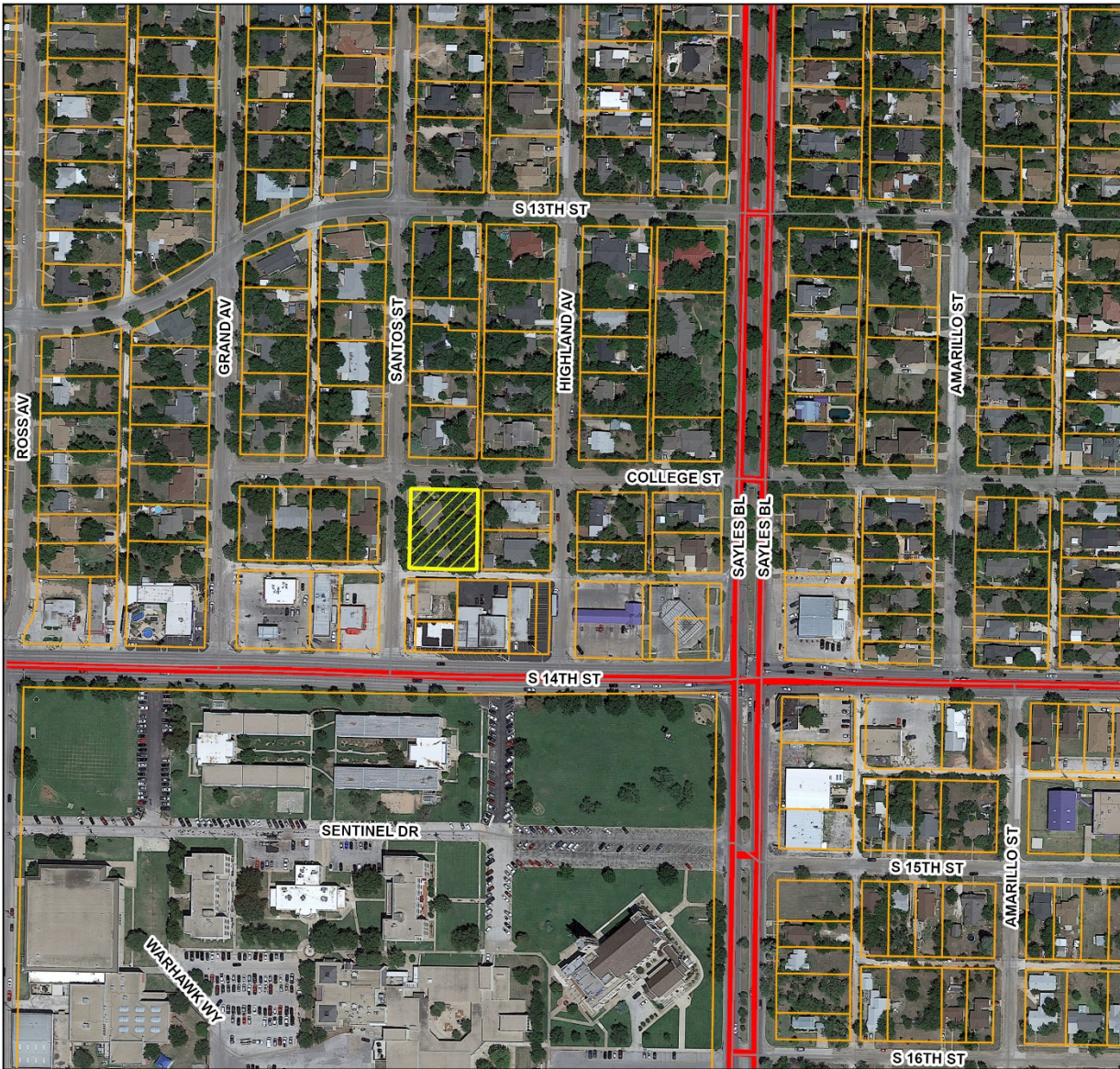
Proposed shingle replacement

Proposed & Existing color replacement



Image showing window before HOZ

PowerPoint Presentation

LOCATION MAP

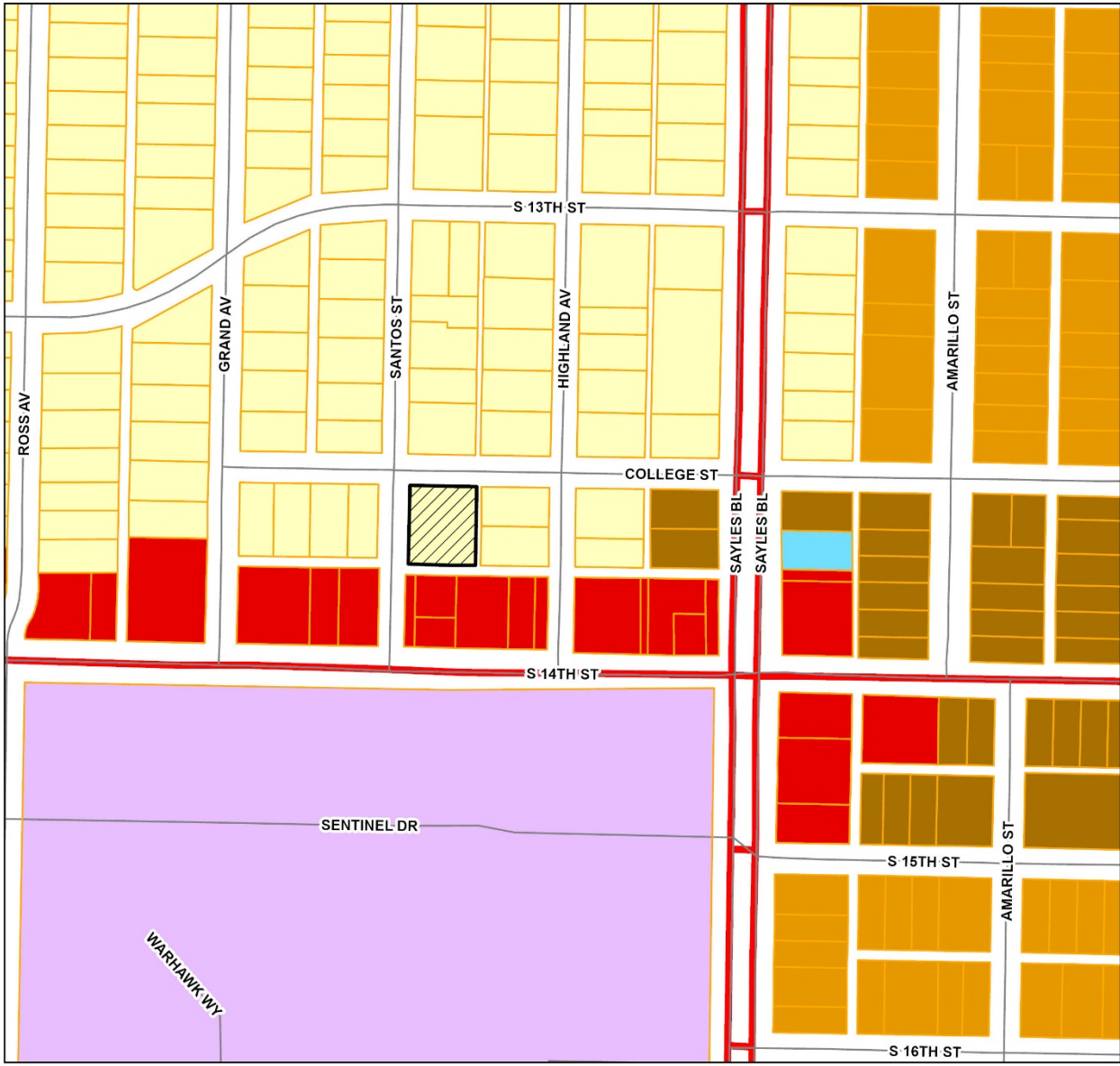


Legend










-  CA-2024-03
-  Courier Parcels
-  Arterial

0.04
Miles

ZONING MAP



Legend

-  CA-2024-03
-  Courier Parcels
-  GC (General Commercial)
-  O (Office)
-  CU (College/ University)
-  MD (Residential - Medium Density)
-  MF (Residential - Multi-family)
-  RS (Residential - Single Family)
-  Arterial

0.04
Miles

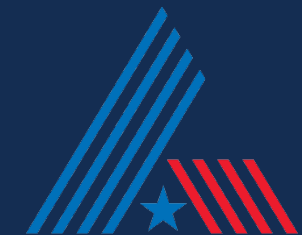
CERTIFICATE OF APPROPRIATENESS REQUEST

Case: CA-2024-03

Owner: Phillip Miller

Request: Certificate of Appropriateness to replace the roof of the Hawkins House, as well as paint exterior window trim.

Location: 2241 College Street

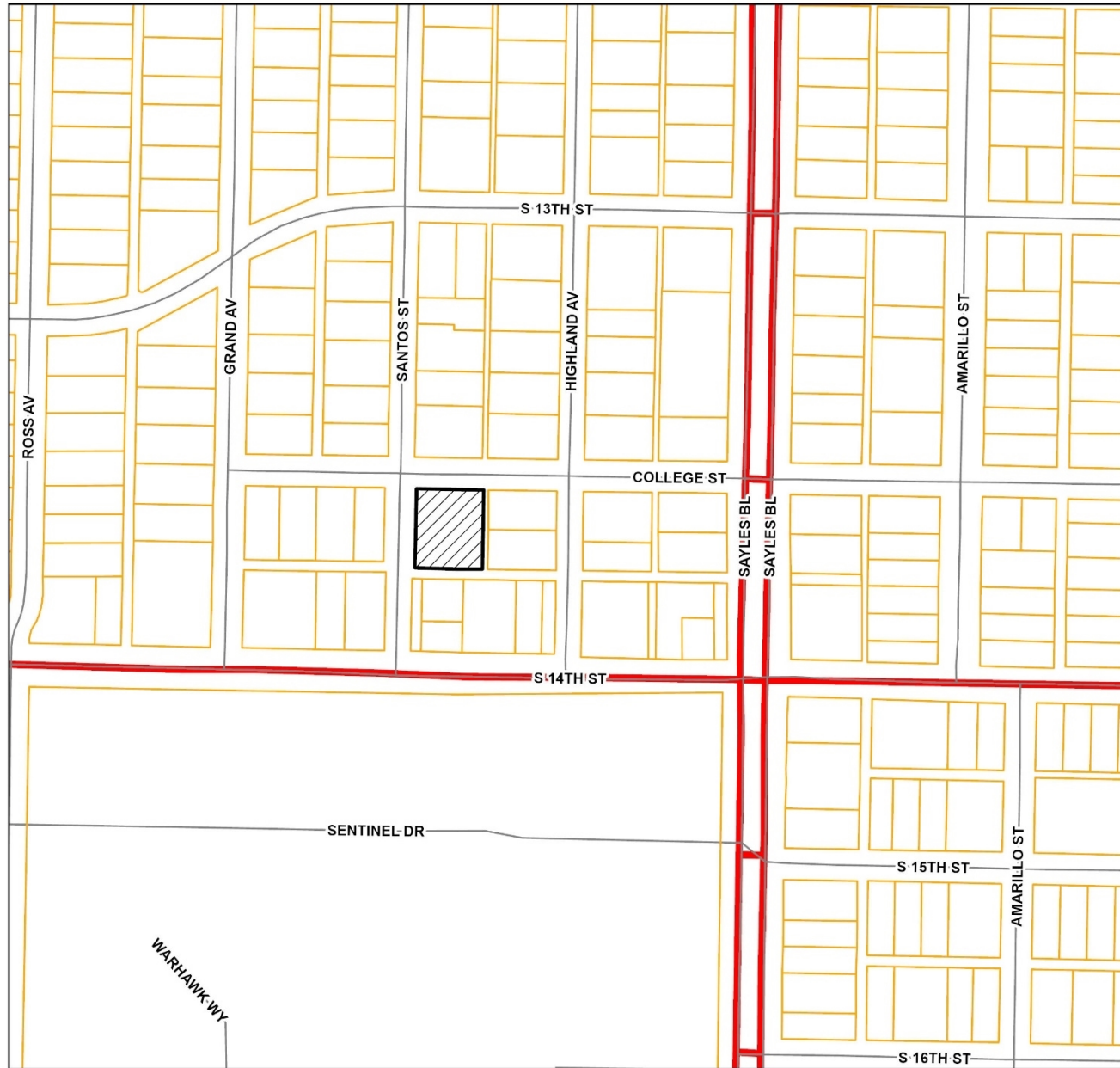


BACKGROUND AND CHARACTERISTICS

The Hawkins House is a one-story frame residence with a brick veneer exterior, and exhibits the following physical characteristics: a linear plan and a central hip roof with three off-set hip roofs extending over the carport, front porch and breakfast room; two-foot square columns with tapered capitals support the roof that overhangs the porch and carport; original wood Prairie Style windows; original front doors; no additions or major alterations are evident.



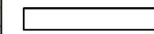
LOCATION MAP

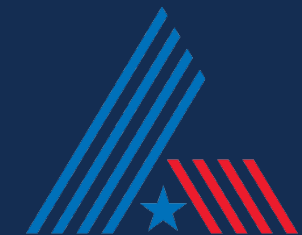


Legend

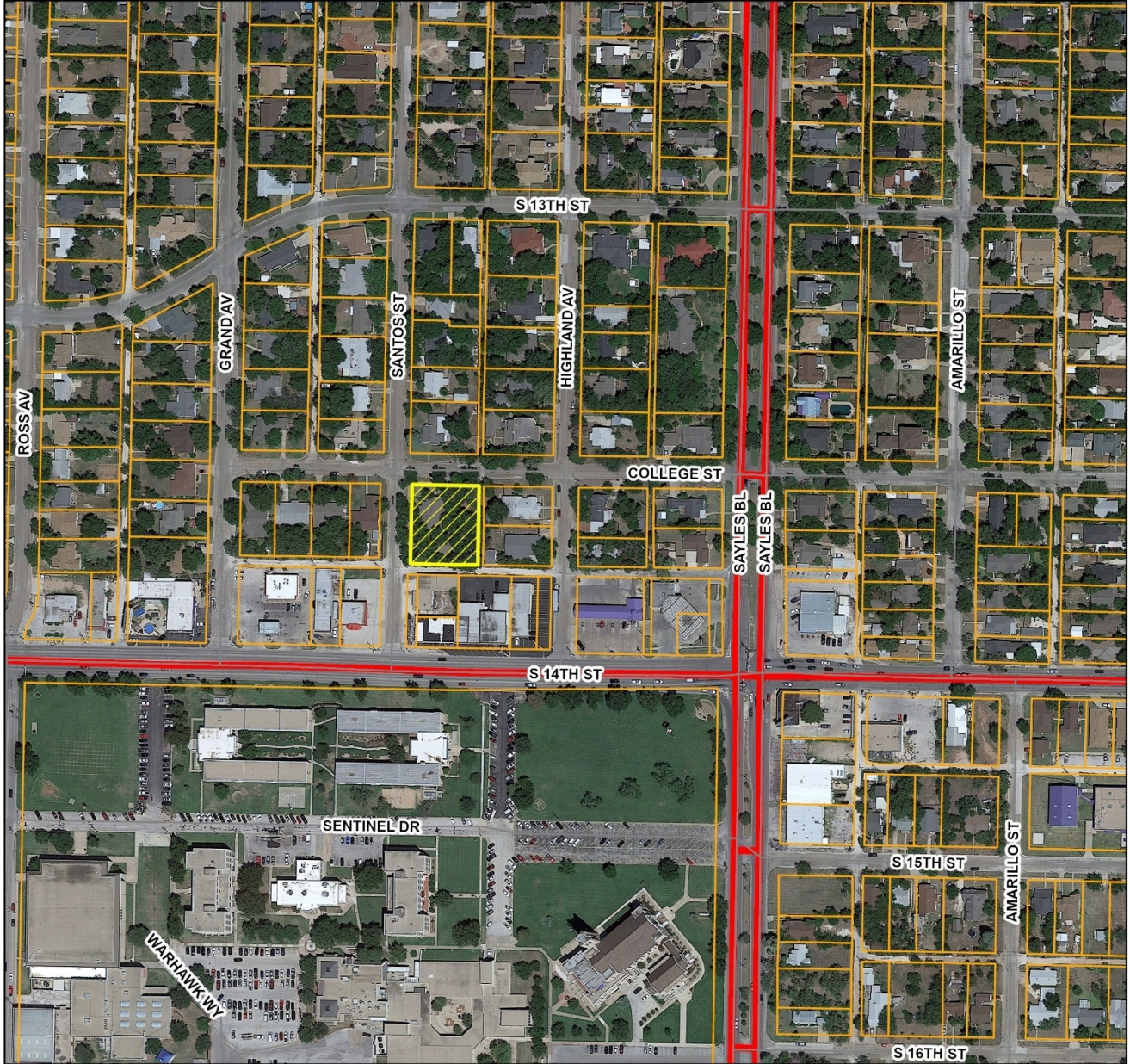
-  CA-2024-03
-  Courier Parcels
-  Arterial

0.04

 Miles



AERIAL MAP



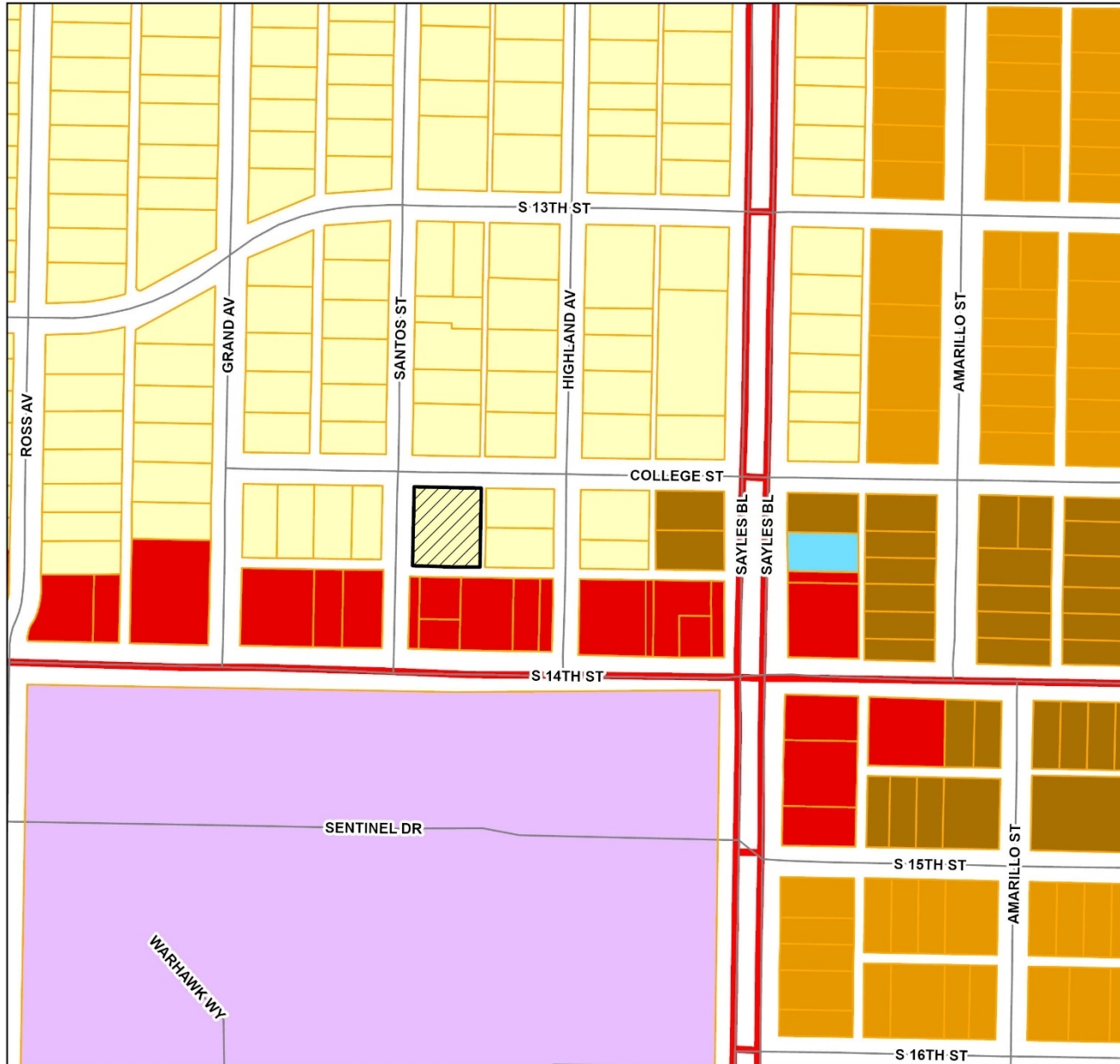
Legend

-  CA-2024-03
-  Courier Parcels
-  Arterial

0.04 Miles



ZONING MAP

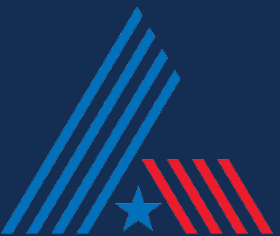


Legend

- CA-2024-03
- Courier Parcels
- GC (General Commercial)
- O (Office)
- CU (College/University)
- MD (Residential - Medium Density)
- MF (Residential - Multi-family)
- RS (Residential - Single Family)
- Arterial

0.04

Miles



PHOTOS OF SUBJECT PROPERTY

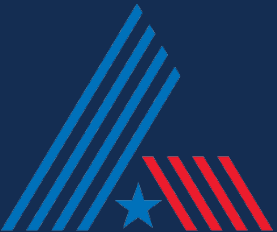


PHOTO OF PROPOSED SHINGLES

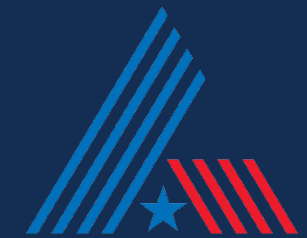
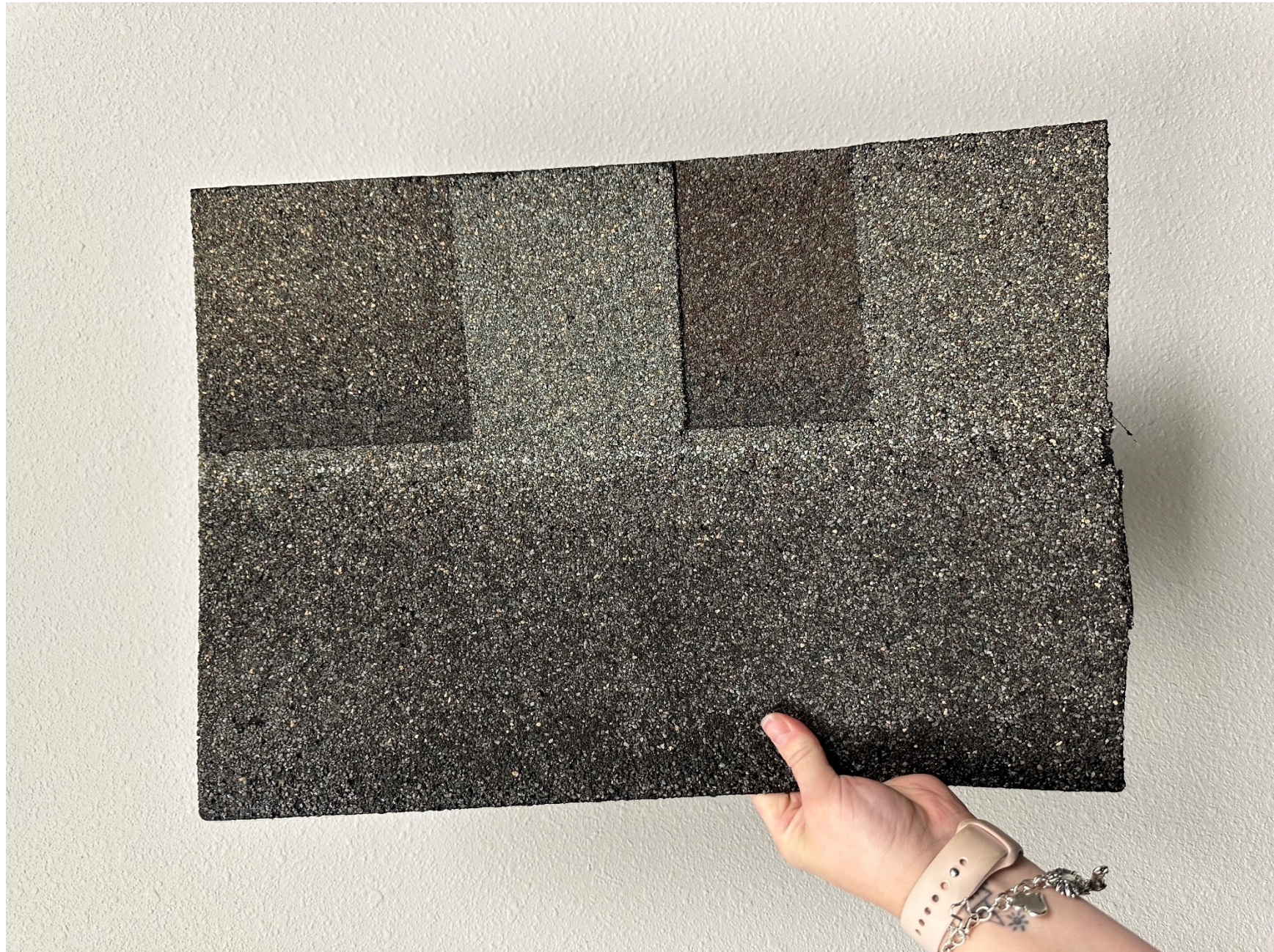
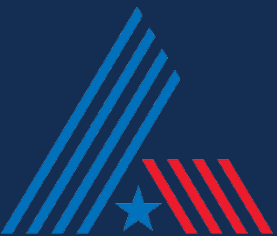
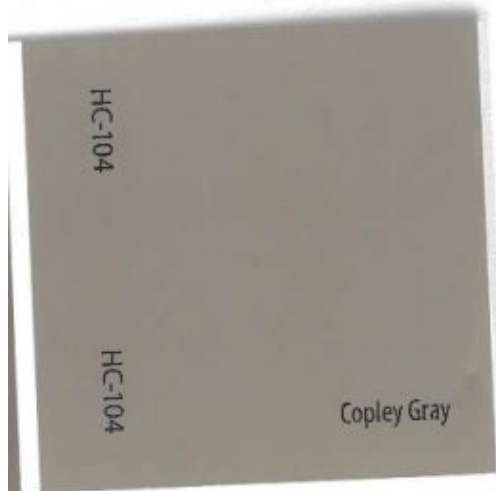


PHOTO OF EXISTING TRIM COLOR & PROPOSED TRIM COLOR



FINDINGS AND RECOMMENDATIONS

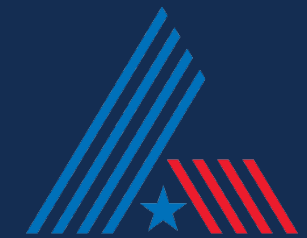
Reviewed Pursuant to the *Secretary of the Interior's Standard for the Rehabilitation of Historic Buildings*

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

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.



Questions?





Ordinary Repair & Maintenance

Owner Name: Phillip W. Miller
Project Address: 2241 College St.

OWNER/AGENT AND AUTHORIZATION

Owner/Agent Name: Phillip W. Miller
Address: 2241 College St.
City/State/Zip: Abilene, TX 79605 Fax: _____
Phone: 325-513-0552 Email: 325-339-6820

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: Phillip W. Miller Date: 6.21.24

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

ROOFING -
OUIENS CORNERING
WEATHERED WOOD
PAINT EXT. TRIM & WINDOWS, SOFFITS, ETC
BENJAMIN MOORE
COLOR # COPLEY GRAY (HC-104)

REASON FOR WORK (Provide reason(s) the proposed exterior work is necessary and should be considered ordinary repair or maintenance):

HAIL DAMAGE/REPAIR
PEELING & FLAKING

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.



Classic Burgundy

HC-182

HC-182

HC-104

HC-104

Copley Gray





HOZ-2024-01

STAFF REPORT



Scheduled Hearing(s)

Landmarks Commission: July 23, 2024
Planning & Zoning Commission: August 6, 2024
City Council 1st Read: August 22, 2024
City Council 2nd Read: September 12, 2024

Applicant

Owner: Rachel Rowland

Case Manager

Mason Teegardin, Planner

Request

Add Historic Overlay zoning to a property located within the Sayles Boulevard area

Location

The subject property is located at 940 Sayles Boulevard.

Property Zoning

The current zoning for this property is Single Family Residential (RS-12).

Background

The subject residence is a single-story frame structure with a stucco veneer. The residence has a modified rectangular plan and a front gable with exposed rafter ends, a one bay front porch, front entrance perpendicular to the street, a slightly projected front room and tapered box supports on stucco pedestals. The property also includes a detached garage and shed, according to Taylor County Appraisal District were built in 1928.

The home was built in 1926 and is known as the Burkett-Webb House. Staff were unable to locate local historic information about this property or its significance.

The subject property is located on the National Register of Historic Properties as a District Contributor, more specifically the Sayles Boulevard District. The property is also located on the Abilene Register of Historic Properties.

Staff located a building permit from December 2000 for a 14' x 18' addition at the rear of the home.

Criteria Assessment

According to Section 2.3.4.4 (c) Criteria for Designation. Historic Overlay Districts shall be established only if principal districts, conservation districts, areas, sites, structures, buildings, properties, or objects within the boundaries of a proposed zone exhibit any one or more of the following characteristics:

- 1. Possesses significance with respect to history, culture, architecture, archeology, paleontology, or as a natural site with a demonstrable cultural association.**
None available.
- 2. Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, national, or international history.**
None available
- 3. Embodies characteristics distinct to a type, period, or method of construction or architecture.**

The home is included on the National Register of Historic Properties as a District Contributor for the Sayles Boulevard District, which boasts a significant amount of historic homes.

4. Is associated with the lives of persons significant in local, regional, state, national, or international history.

None available.

5. Represents a distinctive and familiar visual feature of a neighborhood or of the city.

None available.

6. Represents the works of a master designer, architect, builder, or craftsman.

None available.

Staff Recommendation

Staff recommends **approval**.

Attachments

- Application
- PowerPoint Presentation

LOCATION MAP



Legend

- HOZ-2024-01
- Courier Parcels
- Arterial
- Collector

0.03
 Miles

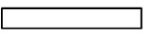
ZONING MAP



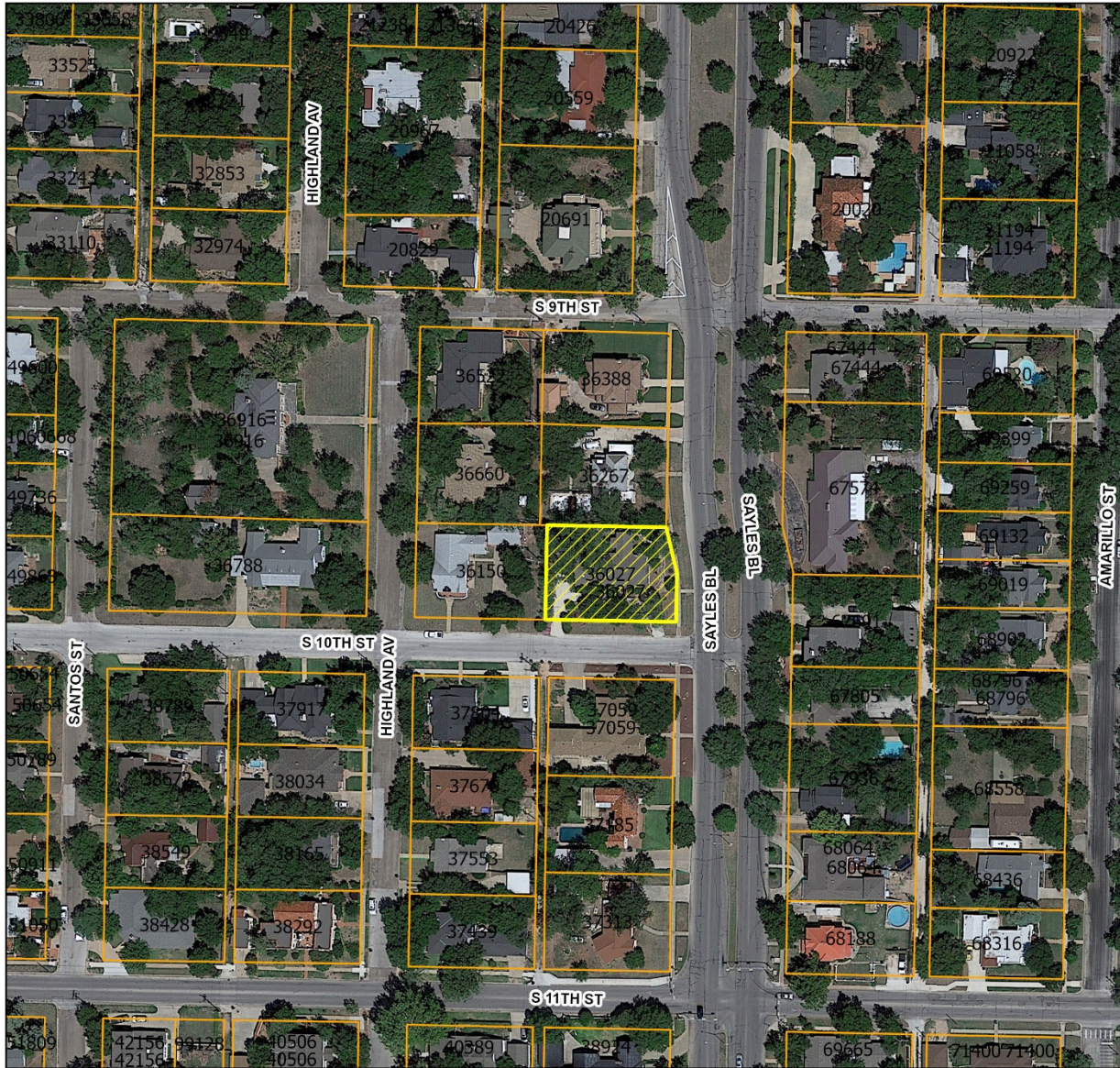
Legend

-  HOZ-2024-01
-  Courier Parcels
-  MD (Residential - Medium Density)
-  RS (Residential - Single Family)
-  Arterial
-  Collector

0.03

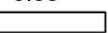
 Miles

AERIAL LOCATION MAP



Legend

-  HOZ-2024-01
-  Courier Parcels
-  MD (Residential - Medium Density)
-  RS (Residential - Single Family)
-  Arterial
-  Collector

0.03
 Miles



HISTORIC OVERLAY REQUEST

Case: HOZ-2024-01

Owner/Agent: Rachel Rowland

Request: Add Historic Overlay to a residence within the Sayles Boulevard area

Location: 940 Sayles Boulevard

Landmarks: July 23, 2024

Planning & Zoning: August 6, 2024

Council Hearing: August 22, 2024
September 12, 2024





BACKGROUND INFORMATION

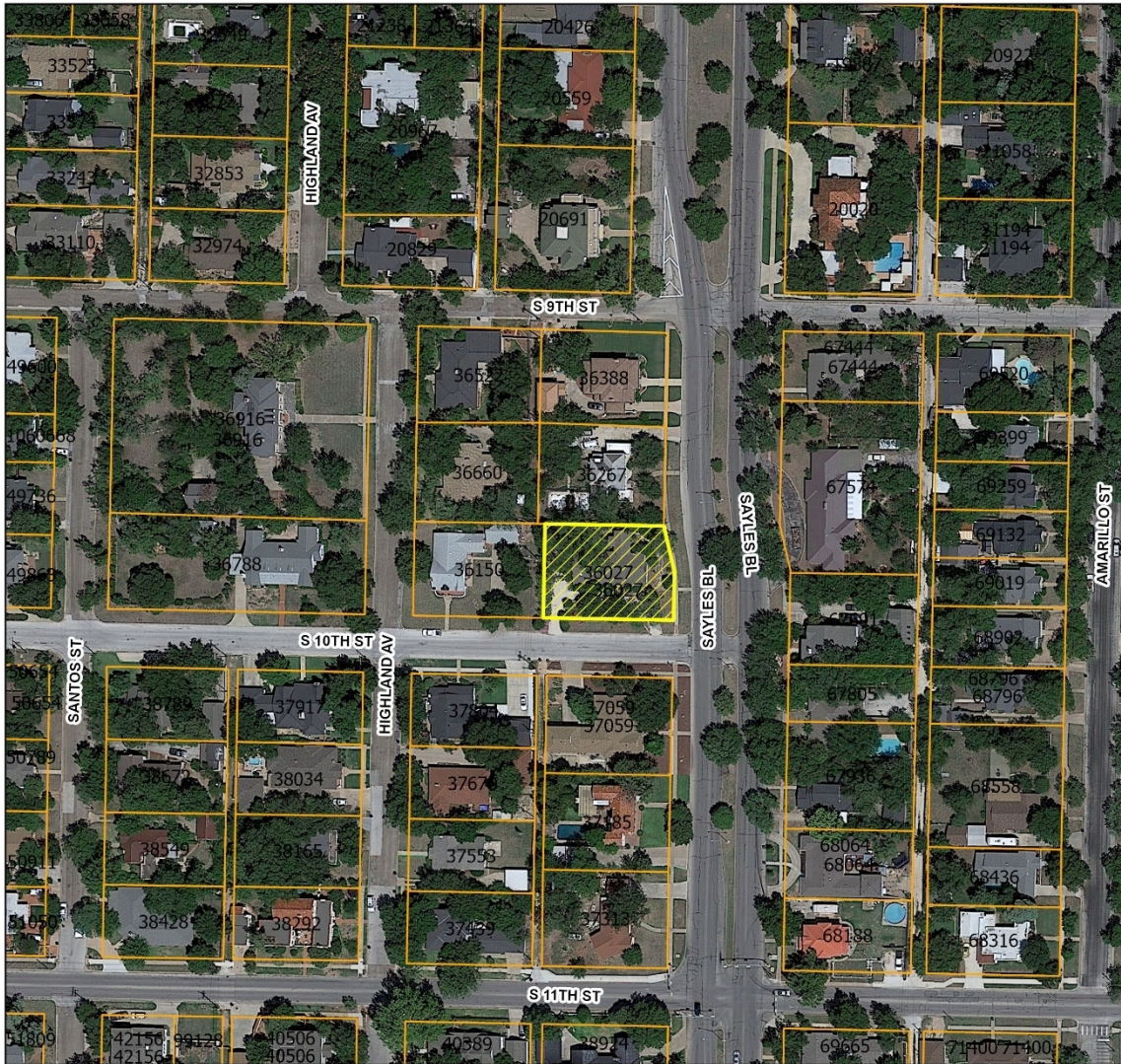
The subject residence, built in 1926, is a single-story frame structure with a stucco veneer. The residence has a modified rectangular plan and a front gable with exposed rafter ends, a one bay front porch, front entrance perpendicular to the street, a slightly projected front room and tapered box supports on stucco pedestals. The property also includes a detached garage and shed, according to Taylor County Appraisal District were built in 1928.

The subject property is located on the National Register of Historic Properties as a District Contributor, more specifically the Sayles Boulevard District. The property is also located on the Abilene Register of Historic Properties.





AERIAL LOCATION MAP



Legend

- HOZ-2024-01
- Courier Parcels
- MD (Residential - Medium Density)
- RS (Residential - Single Family)
- Arterial
- Collector

0.03
Miles





ZONING MAP



Legend

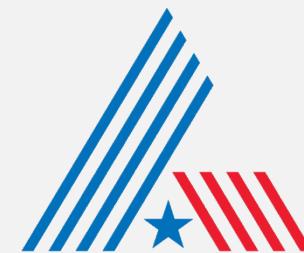
- HOZ-2024-01
- Courier Parcels
- MD (Residential - Medium Density)
- RS (Residential - Single Family)
- Arterial
- Collector

0.03
Miles





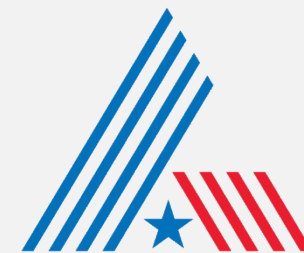
VIEWS OF SUBJECT PROPERTY



CITY OF
ABILENE
T E X A S



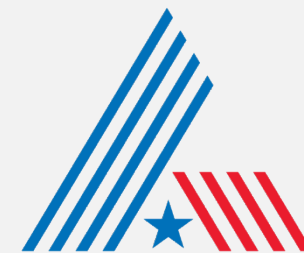
VIEWS OF SUBJECT PROPERTY



CITY OF
ABILENE
T E X A S



HISTORIC PHOTOS OF SUBJECT PROPERTY



CITY OF
ABILENE
T E X A S



FINDINGS AND RECOMMENDATIONS

According to Section 2.3.4.4 (c) Criteria for Designation. Historic Overlay Districts shall be established only if principal districts, conservation districts, areas, sites, structures, buildings, properties, or objects within the boundaries of a proposed zone exhibit any one or more of the following characteristics:

1. Possesses significance with respect to history, culture, architecture, archeology, paleontology, or as a natural site with a demonstrable cultural association.
2. Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, national, or international history.
3. Embodies characteristics distinct to a type, period, or method of construction or architecture.
4. Is associated with the lives of persons significant in local, regional, state, national, or international history.
5. Represents a distinctive and familiar visual feature of a neighborhood or of the city.
6. Represents the works of a master designer, architect, builder, or craftsman.

Staff recommends approval.





Questions?

