



City of Abilene

Landmarks Commission Agenda

Notice is hereby given of a meeting of the Abilene Landmarks Commission of City of Abilene to be held on September 24, 2024, at 4:00 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 Scheduled Meeting Held on August 27, 2024.

AGENDA ITEMS

2. **CA-2024-05:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request for Certificate of Appropriateness (CA) for the following improvements located at 601 Sayles Boulevard:
 - Replace and install rain gutters on the main residence
 - Install rain gutters on the carriage house – including soffit repairs
 - Mortar repair – including demolishing small northside wall and rebuilding it exact

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 19th day of September, 2024, at 10:10 a.m.

Shawna Atkinson, City Secretary



THE LANDMARKS COMMISSION

REGULAR MEETING MINUTES

Tuesday, August 27, 2024

Present Members: Ms. Pebbles Lee, Chair
Mr. Steve Butman
Mr. Josh Black
Mr. Jason Garrod

Absent Members: Ms. Tammy Kister
Mr. Brandon Young Mr. Michael McClellan

Staff Present: Mr. Michael Rice, Assistant City Manager
Ms. Kelley Messer, First Assistant City Attorney
Mr. Tim Littlejohn, Director of Planning and Development Services
Mr. Randy Anderson, Assistant Director
Ms. Kera Valois, Planner
Ms. Melissa Farr, Executive Assistant

Others Present: Ms. Rachelle Wood

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 July 23, 2024 were approved. Mr. Butman moved to **approve** and Mr. Garrod seconded the motion. The motion to **approve** minutes prevailed by the following vote:

AYES: Black, Butman, Garrod, Lee

NAYS: None

AGENDA ITEMS

CA-2024-04: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request for Certificate of Appropriateness for multiple improvements located at 1025 Santos Street, Abilene, Texas.

Ms. Kera Valois presented this request. The applicant is requesting a Certificate of Appropriateness (CA) to re-stucco the exterior in the color Ultra-White (330) and paint the exterior doors “Tricorn Black” by Sherwin Williams. The current orangey/tan color of the home is not the historic color of the home and staff could not locate any previously issued CA authorizing the paint change.

The applicant is also requesting to add a garage door to the existing accessory structure. The garage door proposed is a black roll up door. There is a picture of the door in the packet for reference. Research determined that a garage door might not have ever enclosed this structure. Currently, the applicant has boarded up the structure in order to use it for storage.

The applicant will request Historic Project Tax Reduction (HPTR) for the window replacement, door replacement, and stucco repairs. The replacement of the windows will be a like for like replacement. The stucco repair will include eave and trim replacements, that will also be like for like. The Code of Ordinances states that a CA with the requested repairs must be on file before a HPTR can be requested.

Ms. Lee opened the public hearing. Ms. Rachelle Wood stepped forward to FaceTime with the applicant, Ms. Kelly Johnson. Seeing no one else present and desiring to be heard, the public hearing was closed.

STAFF RECOMMENDATION: Staff recommends approval because the information provided by the applicant demonstrates consistency with the Standards of Rehabilitation and the applicant proposes to return the color of the home to its original color. If the item is approved, 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.

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

AYES: Black, Butman, Garrod, Lee

NAYS: None

ADJOURN

There being no further discussion, the Landmarks Commission meeting was adjourned at 4:31 p.m.

Approved: _____, Chair



CA-2024-05 STAFF REPORT



Scheduled Hearing(s)

Landmarks Commission: September 24, 2024

Applicant

Owner: Maria David

Agent: Marie David

Case Manager

Mason Teegardin, Planner

Request

Certificate of Appropriateness (CA) for the following improvements:

- Replace and install rain gutters on the main residence
- Install rain gutters on the carriage house – including soffit repairs
- Mortar repair – including demolishing a small northside wall to rebuild it

Location

The subject property is located at 601 Sayles Boulevard.

Property Zoning

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

Background and Building Characteristics

The Couch/Blair House is a one-story brick veneer residence that features a boxy floor plan and a low-pitched front gable roof. The home includes a two-bay porch with a secondary gable roof. The porch is supported by squared brick columns that have cast stone caps and diamond shape motifs. The porch also includes a solid balustrade with cast stone coping. A carriage house is also located at the rear of this property.

Proposal and Requested Action

The applicant is requesting a Certificate of Appropriateness (CA) to remove the existing gutters and re-install them around the home. The gutters will be “Classic Cream” as listed on the provided paint sample. This color closely resembles the color of the existing gutters. The applicant is also proposing to add gutters to the carriage house to match the proposed gutters on the main house.

The applicant will request Historic Project Tax Reduction (HPTR) for the mortar repairs and the northside wall reconstruction. The repairs will be a like for like replacement, and do not require a vote by the Commission. The Code of Ordinances states that a CA with the requested repairs must be on file before a HPTR can be requested.

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

Staff recommends **approval**. If the item is approved, 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

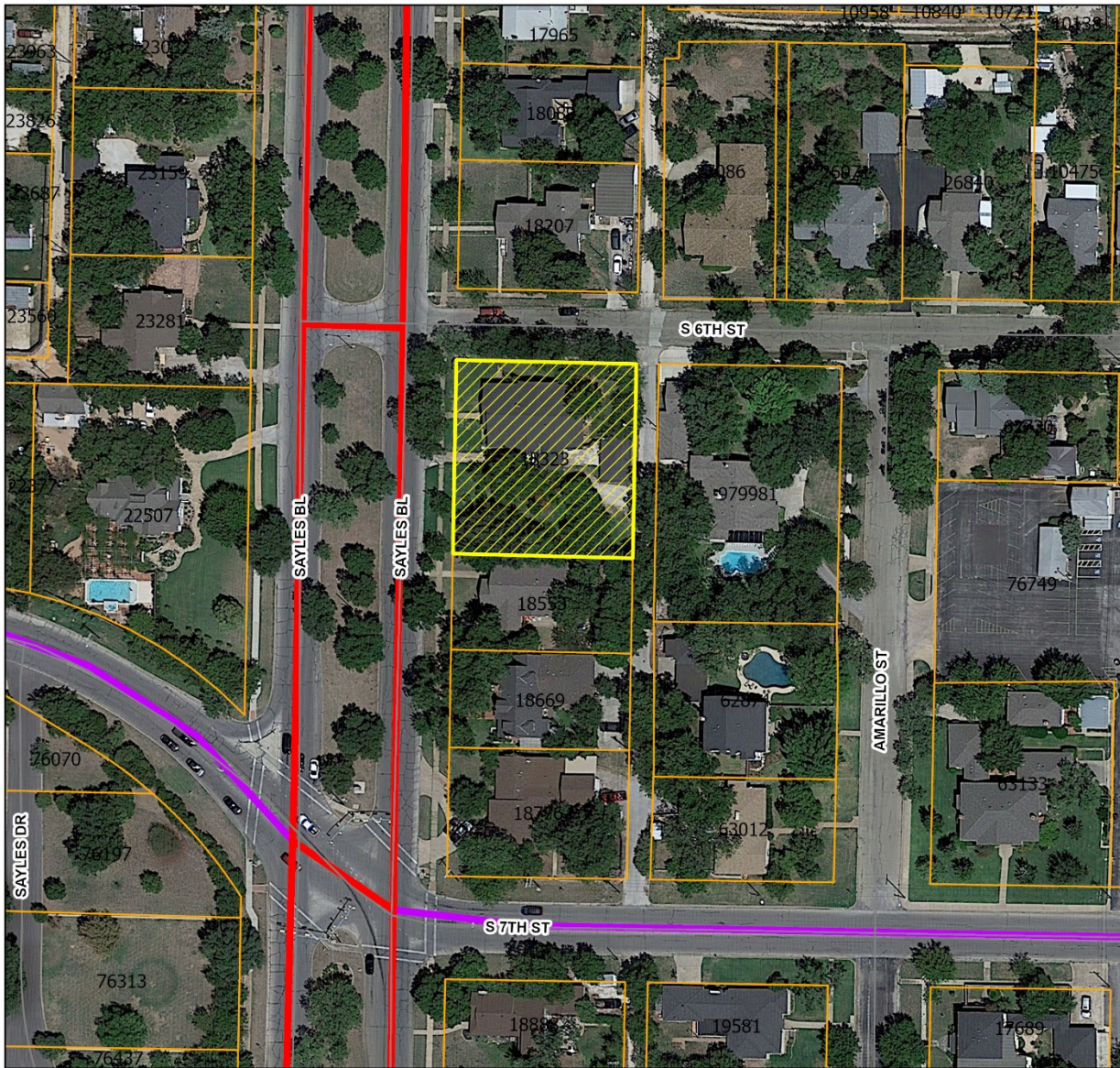
Applicant images

Estimates

Proposed color sample

PowerPoint presentation

AERIAL LOCATION MAP



Legend

- CA-2024-05
- Courier Parcels
- Arterial
- Minor

0.02 Miles

ZONING MAP



Legend

- CA-2024-05
- Courier Parcels
- MD (Residential - Medium Density)
- RS (Residential - Single Family)
- Arterial
- Minor

0.02 Miles

Welcome

to the

Landmarks Commission

Meeting

Please add your name to the sign-in sheet by the door and have a seat



MINUTES

Approval of the Minutes from the Regular Meeting held on August 27, 2024.



CERTIFICATE OF APPROPRIATENESS REQUEST

Case: CA-2024-05

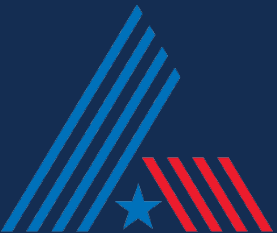
Owner: Maria David

Agent: Marie David

Request: Certificate of Appropriateness (CA) for the following improvements:

- Replace and install rain gutters on the main residence
- Install rain gutters on the carriage house – including soffit repairs
- Mortar repair – including demolishing and reconstructing a small northside wall

Location: 601 Sayles Boulevard



BACKGROUND AND CHARACTERISTICS

The Couch/Blair House is a one-story brick veneer residence that features a boxy floor plan and a low-pitched front gable roof. The home includes a two-bay porch with a secondary gable roof. The porch is supported by squared brick columns that have cast stone caps and diamond shape motifs. The porch also includes a solid balustrade with cast stone coping. A carriage house is also located at the rear of this property.



LOCATION MAP

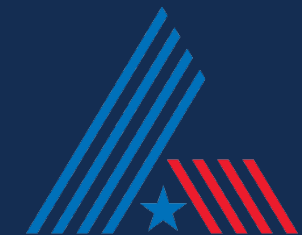


Legend

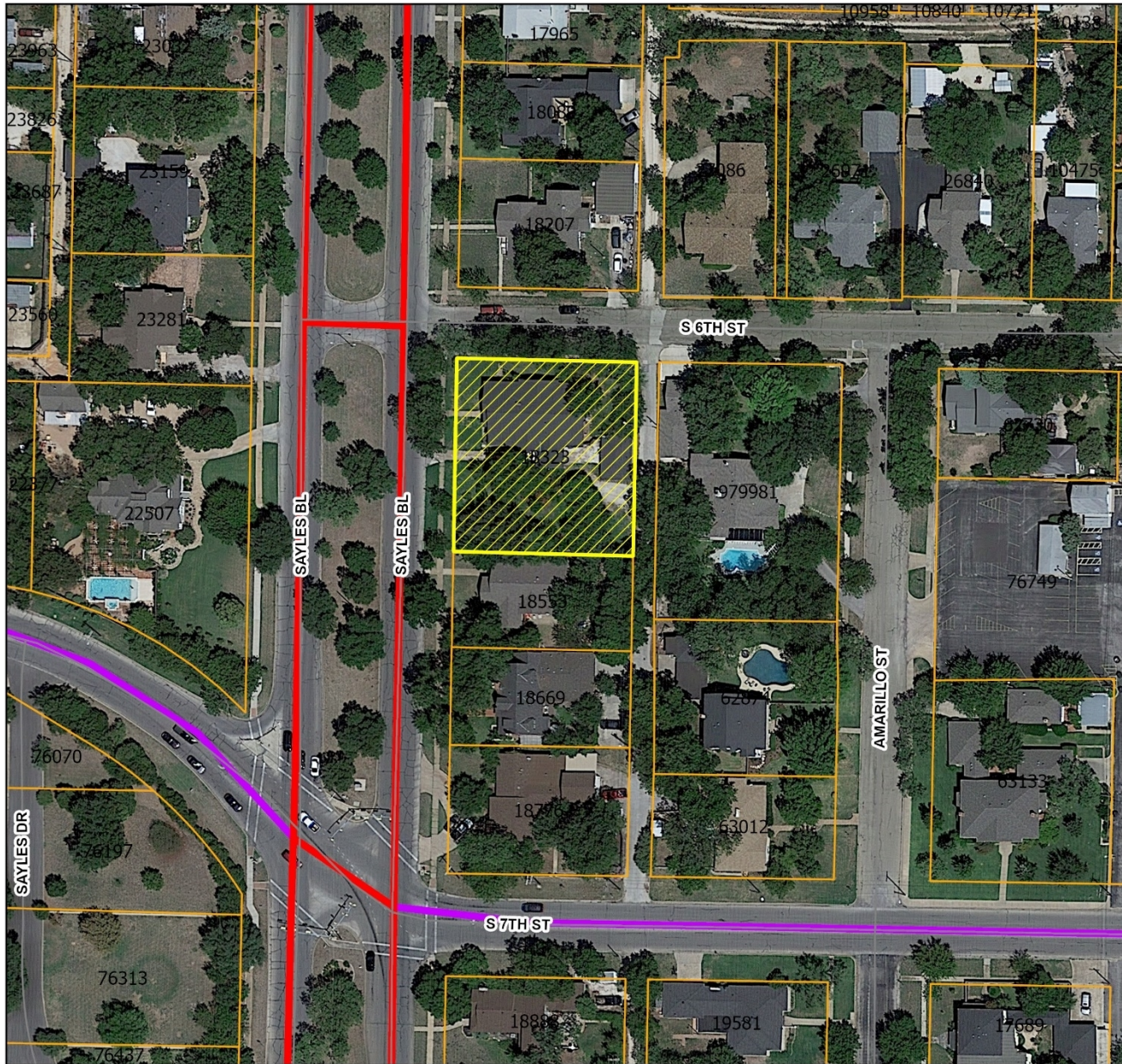
- CA-2024-05
- Courier Parcels
- Arterial
- Minor

0.02

Miles



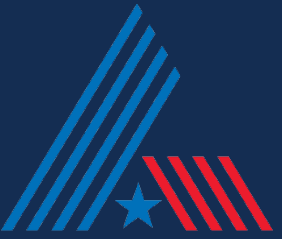
AERIAL MAP



Legend

-  CA-2024-05
-  Courier Parcels
-  Arterial
-  Minor

0.02 Miles



ZONING MAP



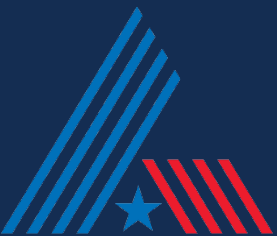
Legend

- CA-2024-05
- Courier Parcels
- MD (Residential - Medium Density)
- RS (Residential - Single Family)
- Arterial
- Minor

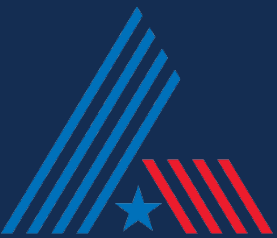
0.02 Miles



PHOTOS OF SUBJECT PROPERTY



HISTORIC PHOTO OF SUBJECT PROPERTY



Proposed Gutter Color

PAINT & METAL SELECTION

Backed By Senox's 50 Year Paint Warranty

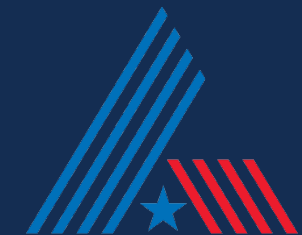
TRADITIONAL PAINTED ALUMINUM

Factory Baked Finish • Flexible for Roll Forming • Exterior Durability



Colors shown may vary from actual material

The applicant
is proposing
007 – Classic
Cream



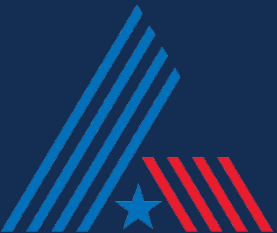
FINDINGS AND RECOMMENDATIONS

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

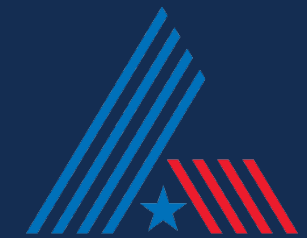
Staff Recommends **Approval**.

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 the expiration deadline provided a completed extension request is submitted at least thirty (30) days before the Certificate of Appropriateness expires.



Questions?





Ordinary Repair & Maintenance

Owner Name: Maria R David

Project Address: 601 Sayles Blvd

OWNER/AGENT AND AUTHORIZATION

Owner/Agent Name: Marie M David

Address: 601 Sayles Blvd

City/State/Zip: Abilene, TX 79605 Fax: _____

Phone: 719-351-1137 Email: mariemdavid@icloud.com

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: *Maria R David* Date: 08-21-2024

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

Rain Gutter: Replace/install (6" Senox) rain gutter on main house. Install rain gutter on carriage house.

Mortar Repair: Clean and fill voids with mortar to match. Rebuild small wall on North/left side of porch.

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

In June of 2023 the basement filled with ground/rain water from basement walls and floors. While this may have been an ongoing problem, it was new to us since the purchase in May of 2021. With the appearance of new cracks in walls and ceilings we had the home inspected by foundation contractors and structural engineer. Findings include a 2" deviation from the front to back of the house which had been previously addressed at some other time. Recommendations to address the preservation of the foundation and drainage around the main house and carriage house were to install rain gutters around both structures to prevent rain water from pooling at the back of the property. Also recommended was installing a french drain and sealing the cellar walls and floors (which we will address at a later time if necessary).

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.



Ordinary Repair & Maintenance

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.

Maria [Signature]
Signature of Owner or Authorized Agent

02-21-2024
Date

For Office Use Only

Date Filed: _____

Case Number: _____

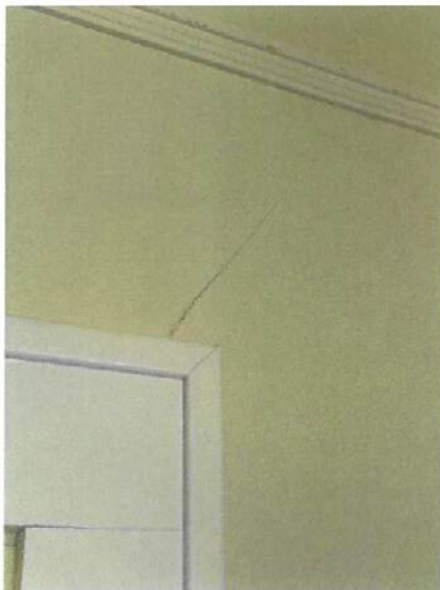
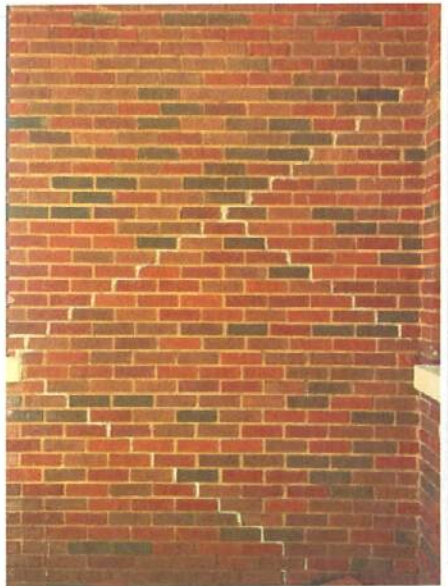
Staff Action:

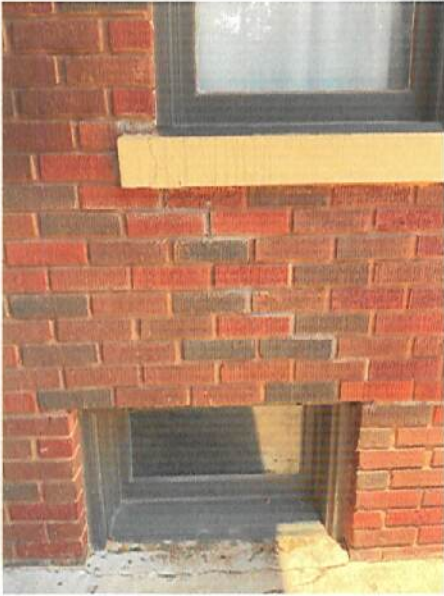
- Approved
- Approved with Conditions
- Denied

Historic Preservation Officer Date

Letter was sent to applicant on: _____







NORMAN'S MASONRY

LARRY NORMAN
149 SUGAR BISCUITS LN
ABILENE, TX 79602
325-725-0938

Proposal

PROPOSAL NO.	DATE <u>7-29-2024</u>
BID NO.	ARCHITECT

TO <u>Mana David</u>	PHONE NO.	DATE OF PLANS
ADDRESS <u>601 Sayles Blv Abilene, Texas</u>	WORK TO BE PERFORMED AT:	

We hereby propose to furnish the materials and perform the labor necessary for the completion of Repair on Home

Area below for additional description and/or drawings:

CLEAN VOIDS
 FILL VOIDS WITH MORTAR TO MATCH AS CLOSE AS POSSIBLE
 TEAR DOWN SMALL WALL NORTHSIDE LEFT SIDE OF PORCH
 CLEAN AND REUSE BRICK
 REPOUR NEW CONCRETE CAP
 CLEAN UP HAUL OFF ALL DEBRIS
 LABOR + MATERIALS

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of \$16,151.00

Dollars (\$) with payments to be made as follows.

ACCEPTANCE OF PROPOSAL The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date _____

Signature _____

Hardline Seamless Gutters

138 Tannehill Dr
Abilene, TX 79602 US
3253709461
hardlinegutters@gmail.com



Estimate

ADDRESS

Marie David
601 Sayles Blvd
Abilene, TX 79605

SHIP TO

Marie David
601 Sayles Blvd
Abilene, TX 79605

ESTIMATE # 90063

DATE 05/04/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	6" Seamless Gutter Installation	6" Seamless Gutter Installation: Color - Classic Cream	419	10.75	4,504.25
	3" x 4" Downspout	Gutter Downspouts Installed per linear ft	147	9.00	1,323.00
	Leaf Guard	6" Leaf Guard Installation	419	6.25	2,618.75
	Gutter Removal	Removal and disposal of old and/or damaged gutters and materials	150	1.00	150.00
	Soffit/Fascia Repair	Repair tongue and groove soffit on guest house	1	600.00	600.00

We now offer financing! Click the link below to get approved today!
<https://bit.ly/hardline-financing>

SUBTOTAL	9,196.00
TAX	0.00
TOTAL	\$9,196.00

Accepted By

Accepted Date

Unless specified otherwise, full payment is due the same day of completion of all services.

20 year manufacturer warranty on all materials.

5 year warranty on all workmanship.

PAINT & METAL SELECTION

Backed By Senox's 50 Year Paint Warranty

TRADITIONAL PAINTED ALUMINUM

Factory Baked Finish • Flexible for Roll Forming • Exterior Durability



Colors shown may vary from actual material

ArmertOUGH PAINTED ALUMINUM

Exclusive Product • Abrasion Resistant • Reduces Appearance of Staining



DuelTone® PAINTED ALUMINUM

Created Through a Specialized Two-Coat Process
High Performance Exterior Finish



129 - Rustic Copper

PREMIUM METALS

3/4 Hard 16 oz. Copper
26 ga. Galvalume Plus Steel



890 - Solid Copper



920 - Galvalume Plus Steel

ShadowBAK
wash coat®
Non-Reflective Disappearing Wash Coat

Found on the Interior of Senox Painted Aluminum Gutters

ShadowBAK™ is a washcoat specially formulated by Senox that gives the inside of the gutter a non-reflective finish. The anodized bronze appearance provides the vanishing properties of a black shadow and erases the transition lines from the gutter to the roof.