

CITY OF AMARILLO, TEXAS
LANDMARKS & HISTORIC BOARD
PUBLIC NOTICE OF MEETING

NOTICE is hereby given that the Board of Review for Landmarks and Historic Districts will meet at 5:30 pm at 808 S. Buchanan, Room 203 located on the second floor of the Simms Building, Amarillo, Texas, on Thursday, March 22, 2018. The subjects to be considered at the meeting are shown on the agenda below.

AGENDA

- ITEM 1:** Discussion and selection of a Chair and Vice-Chair.
- ITEM 2:** Public Comment: Citizens who desire to address the Landmarks & Historic Board with regard to matters on the agenda or having to do with policies, programs, or services will be received at this time. The total time allotted for comments is three (3) minutes per speaker. The board may not discuss items not on this agenda, but may respond with factual, established policy information, or refer to staff. (*Texas Attorney General Opinion. JC-0169*) If you wish to speak regarding an item on the agenda, please hold your comments until that item is introduced.
- ITEM 3:** Approval of May 25, 2017 Board of Review for Landmarks and Historic Districts meeting minutes
- ITEM 4:** DEM-18-01 Renovation of the frontyard façade at 3205 S Hughes St., in Section 186, Block 2, AB&M Survey, Potter County, Texas.
APPLICANT: Andrew & Rhonda Green
- ITEM 5:** Consider future agenda items

SIGNED this 19th day of March 2018.


AJ Fawver, AICP, CNU-A

The Simms Building is accessible to individuals with disabilities through the main entrance. Parking spaces for individuals with disabilities are available in the front parking lot. The building is equipped with restroom facilities, communications equipment, and elevators that are accessible. Individuals with disabilities, who require special accommodations or a sign language interpreter, must make a request with the City Secretary's Office 48 hours prior to meeting time by telephoning 378-3014 or the City TDD number at 378-4229.

STATE OF TEXAS §
COUNTIES OF POTTER §
AND RANDALL §
CITY OF AMARILLO §

On the 25th day of May, 2017, the Amarillo Board of Review for Landmarks and Historic Districts (BRLHD) met in a scheduled session at 5:30 p.m. in Room 203 located on the second floor of the Simms Building, 808 S. Buchanan, Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
Wes Knapp	Yes	2	2
Anne Jones	Yes	2	0
Tom Thatcher	Yes	9	6
Chan Davidson	No	5	2
LV Perkins	Yes	9	9
Trey Porter	No	5	0
Jason Boyett	Yes	2	2

STAFF MEMBERS:

AJ Fawver, AICP, CNU-A, Planning Director Jeffrey English, Planner I
 Jan Sanders, Recording Secretary

The members were asked if, in lieu of a chairman, one of them would prefer to conduct the meeting. Hearing none, AJ Fawver opened the meeting, established a quorum and conducted the consideration of the following items, leaving questions to the Planning staff. Ms. Fawver advised the election of a Chair and Vice-Chair would be an action item on the next agenda. Jeffrey English presented the staff report and recommendation.

ITEM 1: Public Comment: Citizens who desire to address the Planning and Zoning Commission with regard to matters on the agenda or having to do with policies, programs, or services will be received at this time. The total time allotted for comments is three (3) minutes per speaker. Planning and Zoning Commission may not discuss items not on this agenda, but may respond with factual, established policy information, or refer to staff.
(Texas Attorney General Opinion. JC-0169)

No comments were made.

ITEM 2: Approval of the minutes of the April 27, 2017 meeting.

Motion was made by Mr. Thatcher, seconded by Mr. Knapp, to approve the minutes as submitted. Motion passed unanimously.

ITEM 3: DEM-17-02 Partial Demolition of structure located at 3011 S. Ong St. in Section 186, Block 2, AB&M Survey, Potter County, Amarillo, Texas (Vicinity: S.W. 32nd Ave. and S. Ong St.)

APPLICANT: Blake and Shannan O'Brien

Mr. English advised the applicant is requesting a partial demolition of the structure in an effort to build a larger addition on the backside of the home located at 3011 S. Ong Street. Mr. English provided the proposed floor plan of the site which appears to follow the architectural style of the existing structure. Staff reviews each project with the following criteria, the character of the neighborhood, the reasonableness of the cost of restoration or repair, the purpose of preserving the designated landmark or contributing property, a report on the condition by the Building Official, and the economic appropriateness of preserving the designated landmark or contributing property. Mr. English advised staff believes the request is appropriate and recommends approval as submitted.

Ms. Fawver asked if anyone wanted to speak in favor of or against said request. No comments were made.

A motion to approve the DEM-17-02 was made by Mr. Perkins, seconded by Mr. Knapp and passed unanimously.

ITEM 4: DEM-17-03 Partial Demolition of structure located at 3002 S. Ong St. in Section 186, Block 2, AB&M Survey, Potter County, Amarillo, Texas (Vicinity: S.W. 30th Ave. and S. Ong St.)

APPLICANT: Trent Sisemore

Mr. English advised the applicant is requesting a partial demolition of the kitchen wall in an effort to build a larger addition on the backside of the home located at 3002 S. Ong Street. Mr. English provided the proposed floor plan of the site which appears to follow the architectural style of the existing structure. Again, staff reviews each project with the following criteria, the character of the neighborhood, the reasonableness of the cost of restoration or repair, the purpose of preserving the designated landmark or contributing property, a report on the condition by the Building Official, and the economic appropriateness of preserving the designated landmark or contributing property. Mr. English advised staff believes the request is appropriate and recommends approval as submitted.

Ms. Fawver asked if anyone wanted to speak in favor of or against said request. No comments were made.

A motion to approve the DEM-17-03 was made by Mr. Knapp, seconded by Mr. Thatcher and passed unanimously.

ITEM 5: Consider future agenda items

No comments were made.

There being no further items before the Board, the meeting adjourned at 5:41 p.m. All remarks are recorded and are on file in the Planning Department.



AJ Fawver, AICP, CNU-A
Planning Director

**ITEM 4: DEM-18-01 Partial renovation of a structure for a façade renovation located at 3205 S Hughes St, in Section 186, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: SW 32nd Ave. and S. Hughes Street)
APPLICANT(S): Andrew & Rhonda Green**

Site/Area Characteristics

This residential structure is located in the Wolflin Estates Subdivision. This particular subdivision was approved and platted in 1927 and was originally developed with residential uses.

The structure was built in 1936 and is listed in the Hardy-Heck Moore Historic Resources Survey, Phase III (July 1990), with a "high" priority rating.

The surrounding land uses consist of single-family properties in all directions except to the east that is Fire Station #5 for the City of Amarillo.

The current zoning is Residential District 1 (R-1) on the property and extends to all the surrounding properties.

Proposal

The applicant is requesting a partial renovation on the west façade of the residence located at 3205 South Hughes Street.

Analysis

The purpose of the Historic Preservation Ordinance is to preserve, protect, and enhance historically significant sites that contribute to Amarillo's historic culture.

According to Section 4-11-28, Hearing, "The board of review shall approve or deny the Certificate of Appropriateness based on the following:

- (1) The character of the neighborhood;*
- (2) The reasonableness of the cost of restoration or repair;*
- (3) The purpose of preserving the designated Landmark or Contributing Property;*
- (4) A report on the condition by the Building Official; and*
- (5) The economic appropriateness of preserving the designated Landmark or Contributing Property."*

As such, it is staff's first task to determine whether the partial demolition of this structure detracts from the overall historic character of Amarillo. Fortunately, in this instance, the discussion is not focused on the loss of a historic asset, but rather, on the improvement of one. According to the drawings and visualizations submitted, the new facade appears to continue the same architectural style of the existing house, maintaining the existing historical character and augmenting it.

The second criterion refers to the reasonableness to restore or repair. This typically is relevant in considering an entire demolition of a historic structure in order to determine if it

could be saved, rather than destroyed. However, because the proposed demolition is small in nature and only a means to a larger addition project, this criterion is less applicable. A repair is not necessary, as the structure is in good condition. In this situation, the property's existing residential use is to be continued, and the property will be improved with the façade add-on.

Third, the board must consider the purpose of preserving the landmark (in this case, a recommended landmark by an approved study). The Historic Resources Survey identified this structure as "High Priority" during its evaluation, which the study describes as the following:

"Contributes significantly to local history or broader historical patterns; is an outstanding , unique, or good representative example of architecture, engineering, or crafted design; is a good example of a common local building form, architectural style, or plan-type and retains a significant portion of its original character and contextual integrity; is a very significant modern or recent landmark; meets, in some cases, criteria for inclusion in the National Register of Historic Places or as a Recorded Texas Historic Landmark."

The structure is a late Spanish Colonial dwelling characterized by its asymmetrical plan, stuccoed veneer and embellished, paneled primary entrance door. It was built in 1936 for Dr. R. P. Black by prolific architect Frank W. Jesse, who was responsible for the construction of some 60 homes in the Wolflin Subdivision. By 1945, J. E. Slemp occupied the dwelling with his wife Cornelia.

The fourth criterion includes a report from the city Building Official; typically this itemizes problems with a structure considered for total demolition, and can be used to determine the feasibility of repair. However, as mentioned above, that is not the situation here. As such, a full building report was not necessary, and the report simply outlines that this structure is not a dangerous structure nor are there active code violations at this location. In contrast to many demolition reports, according to the Official, there appear to be no problems and the home appears to be well maintained (structural, electrical, HVAC, roof, windows, etc.). It currently is not considered a dangerous structure and there are no code violations for the property.

Fifth, the ordinance states to look at the "economic appropriateness" of preserving the landmark or contributing property. Since the property will actually be preserved in this case as it will be left in place, this criterion is not as relevant.

Recommendation

When considering the above-mentioned circumstances, staff must also consider the structure's practical long-term viability, which is further improved with this new facade to the house. The overall good condition of the structure and lack of evidence indicating any significant impact to the overall historic character to result from the improvement to the home, provide support for a **recommendation of approval as presented.**

All property owners within a 200-ft. radius were notified by mail of this request and at the time of issuance of this report, no comment has been received at the time of this writing.



West Elevation - Historic 3205 S. Hughes St.

Site Photo of 3205 S Hughes Street as it currently sits:

