

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 Monday, May 21, 2018. The subjects to be considered at the meeting are shown on the agenda below.

AGENDA

- ITEM 1:** 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 2:** Approval of May 25, 2017 Board of Review for Landmarks and Historic Districts meeting minutes
- ITEM 3:** DEM-18-02 Demolition of a structure at 2810 S Ong St., in Section 186, Block 2, AB&M Survey, Randall County, Texas.
APPLICANT: Jim Austin
- ITEM 4:** Consider future agenda items

SIGNED this 16th day of May 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

Staff started doing research on the house for the 5/21/18 meeting and found the house is not listed as historical on any of our surveys, which is kind of odd given that the house is located in the middle of the Wolflin neighborhood survey district (surrounded by Historical structures), so staff searched all the survey books the department has on the historical buildings here in Amarillo and the address 2810 S Ong Street never came up. Therefore, there is no need for this case to go through the Historic Landmarks & Districts Board and the applicant can get a demolition permit from the Building Safety department. See further details from the Building Safety Report.

Site Photo of 2810 South Ong Street as it currently sits:



Interior Fire Damage above the Kitchen:



Interior Fire Damage above the Kitchen:



Electrical Wires are damaged in ceiling as well:



Previous owner gutted Kitchen after fire damage:



Ceiling/Insulation and some floors were removed from the entire house by previous owner:



Another view of the kitchen:





BUILDING SAFETY

808 S BUCHANAN ST
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

RE: Building Evaluation
2810 S. Ong
Amarillo, TX 79109

To all concerned parties:

On 5-10-2018 an inspection of the above referenced property was performed by Department of Building Safety Staff. From that inspection several deficiencies were noted which make the home uninhabitable.

Firstly, at some point in the past a fire occurred in the kitchen area of the home. The fire gained access to the attic space and attacked the structural framing, roof deck, electrical wiring, heating/air conditioning ductwork, and plumbing systems of the house. Due to the damage inflicted by the fire, I estimate several thousands of dollars to repair the ceiling/roof framing and roof decking alone.

In addition, damage to the electrical wiring would require the entire home to be rewired and brought up to current building code standards, as reflected in the current City of Amarillo Municipal Code as well as the 2015 International Code Council International Residential Code and the 2014 National Electric Code.

Further, the damage to the plumbing and heating/ventilation/air conditioning systems would also require upgrades to these systems to reflect current code requirements under the City of Amarillo Municipal Code as well as the 2015 International Code Council International Residential Code and the current editions of the International Plumbing and Mechanical Codes.

Other noted deficiencies at this property include a lack of insulation in the building as well as the need for a new roof covering as the current roof is worn and weathered.

This inspection should not be considered to be all-inclusive as other conditions in, underneath, and around the home could possibly warrant further repairs and costs.

Sincerely,

Bill Risner
City of Amarillo
Department of Building Safety
806-378-6268
william.risner@amarillo.gov