
LANDMARKS COMMISSION

June 28, 2005

Minutes

Members Present: Ruby Perez
Steve Butman
Robert McCathren
Rick Weatherl
Michael McClellan
Phil Miller

Members Absent: Pebbles Lee
Scott Bishop
Pat Garren

Staff Present: Larry Abrigg, AICP, Planner III, Historic Preservation Officer
Dan Santee, Assistant City Attorney

Guests: Troy Deal
Andy Address

Mr. Weatherl called the meeting to order at 4:06 PM, declared a quorum present and read the opening statement.

Minutes of the May 31, 2005, meeting were submitted for approval. Ms. Perez made a motion to approve the minutes, with a second by Mr. McCathren. The minutes were accepted as written by a unanimous vote.

Agenda Item 3: CA-0405, Public hearing and possible vote to consider a request from Troy Deal to remove part of a dock, replace a dock door with a new door, replace an awning, add trees, and clean the brick and concrete at 150 Locust, the Universal Manufacturing Building.

Mr. Abrigg gave the staff report that included photographs of the building. Staff reviewed all of the projects and their impact on the building. Staff is recommending approval, but requested that the applicant follow the suggestions from *Preservation Briefs* #1, #6, and #15. Staff gave the applicant a copy of those briefs.

Mr. Weatherl opened the public hearing and asks for any comments from the applicant. The applicant, Mr. Deal indicted that staff had reviewed the projects thoroughly and only wanted to add that he desired to clean the building like the T&P Freight Warehouse had been cleaned. Mr. Weatherl said that he had the work done and explained the procedure that was used.

Mr. Weatherl closed the public hearing. Ms. Perez said she was concerned that staff had not requested measured drawings of the projects, and without those drawings how would the Commission know how the work was to be done? Several members commented that they thought the staff report gave enough detail to ensure the work would be done according to the Commission's wishes. Mr. McClellan made a motion to approve all the projects and that they be done according to the staff report. Mr. Miller made a second to the motion. The Commission voted unanimously to approve the motion.

Agenda Item 4: Discussion concerning providing notification to new owners and information to present owners of HO Zoned buildings

Mr. Abrigg explained the difficulties involved with informing new owners about HO Zoning (Historic Overlay Zoning) when property ownership changes and with keeping current owners informed of the requirements. Last month Commissioners instructed staff to investigate measures undertaken by other cities to keep property owners informed. Staff contacted seven cities and talked with Bratten Thomason of the Texas Historical Commission. After some discussion the Commission ask staff to report on suggestions to improve communications with property owners.

Staff recommended the following:

- Send a yearly letter to all owners of properties with Historic Overlay Zoning.
Mr. Weatherl said that yearly was too often. He suggested every year and a half or two years. Members also agreed it might be helpful to copy the Board of Realtors with the information.
- Give a list of Historic Overlay Zoned properties to the Building Official to distribute to building inspectors

Agenda Item 5: Adjourn

There being no further business, the meeting was adjourned at 5:05 PM.

Attachment: Staff report on CA-0405, 150 Locust Street

Approved: _____, Chairman

Date: _____