
LANDMARKS COMMISSION

November 18, 2008

Minutes

Members Present: Rick Weatherl
Robert Calk
Steve Butman
Tina Cargile, Alternate

Members Absent:
Phil Miller
Laura Wardroup
Bill Minter
Pebbles Lee
Dr. Michael E. McClellan

Staff Present: Jon James, Director Planning & Development Services
Ben Bryner, Planning Services Manager
Molinda Parker, Senior Planner, Historic Preservation Officer
Kelley Messer, Assistant City Attorney

Guests: Greg Shaheen
Bill Minter

Mr. Weatherl called the meeting to order at 4:00 PM, declared a quorum present, and read the opening statement.

Minutes of the July 29, 2008 meeting were submitted for approval. Ms. Cargile made the first motion and Mr. Butman seconded to approve the minutes. The vote for approval was unanimous.

Agenda Item 3: CA-2008-05 Public hearing, discussion and possible approval of an application for a Certificate of Appropriateness submitted by Greg Shaheen to begin repair work on his home located at 1120 Elmwood Drive.

Mr. Weatherl read the above case description and asked Ms. Parker to give the staff report. Ms. Parker reviewed the staff report and presented photos of the property showing the areas of the home that are in need of repair.

Mr. Weatherl opened the discussion to the public and asked the applicant, Greg Shaheen, to address the commission. Mr. Shaheen explained that gutters on the south side of the house were beyond repair and had to be fabricated to match the original so the same will have to be done on the north side of the house.

Mr. Weatherl inquired about the fence repair and painting and asked if it is the original fence. Mr. Shaheen replied that the fence is not original and went on to explain that the clamps that fasten the metal posts to the stone wall/ foundation were holding water and causing the posts to rust. Water from the sprinklers had been contributing to the deterioration of the posts, but in the future they will be aimed away from the fence.

Ms. Cargile asked if the glass bricks around the windows on the sun room were going to be affected by replacing the windows. Mr. Shaheen explained that only the window section will be replaced and the glass brick will remain undisturbed.

Mr. Weatherl closed the public hearing. Ms. Cargile made a motion to approve the request and Mr. Butman seconded. The motion carried unanimously.

Agenda Item 4: HPT-0108 Public hearing, discussion and possible approval of an application for an Historic Project Tax Reduction submitted by Greg Shaheen for work completed August 1, 2008 on his home located at 1120 Elmwood Drive. This work was approved with CA-1107, October 30, 2007

Mr. Weatherl read the above case description and asked Ms. Parker to give the staff report. Ms. Parker reviewed the staff report and presented photos of the property showing the sections of the home that have been repaired and painted.

Mr. Weatherl opened the Public Hearing.

Mr. Shaheen confirmed his address as 1120 Elmwood Drive. He informed the commissioners that his intention is to do the best repair work possible for this home that had belonged to his grandparents.

Ms. Cargile asked if this south section of the house had been where the leaks occurred as discussed in the first meeting for a Certificate of Appropriateness in October 2007. Mr. Shaheen confirmed that this was the prime area and the water had been leaking into the walls but not into the inside of the house. However, the contractor had to remove all roofing material in order to find the problem and make the needed repairs. A waterproof membrane was installed and covered with a layer of tar. One section of the roof on the south side serves as a balcony. In this area tile was placed over the layers of membrane and tar and mortared in to create the floor of the upstairs balcony. The railing that sits around the perimeter of the roof balcony was removed, sandblasted and powder coated for greater longevity.

Mr. Weatherl inquired if the former owners had installed a pool in the backyard. Mr. Shaheen replied that it had been done in the recent past and the wrought iron fence was for security.

Mr. Bryner commented that a fence around a pool must provide vertical rails at intervals that would prevent a 4" sphere from passing through. Mr. Weatherl commented that the fence complements the style of the house and looks modern.

Mr. Weatherl closed the Public Hearing. Ms. Cargile made a motion to approve the request and Mr. Calk seconded. The motion carried unanimously

Agenda Item 5: CA-2008-06 Public hearing, discussion and possible approval of an application for a Certificate of Appropriateness submitted by the Abilene Preservation League to replace, repair and repaint the wood trim and various wood features, including stucco on the Swenson House located at 1726 Swenson Street.

Mr. Weatherl read the above case description and asked Ms. Parker to give the staff report. Ms. Parker reviewed the staff report and presented photos of the property showing the sections of the home that are in need of repair and painting. She suggested the possibility that two colors might be chosen for the home's exterior, Windham Cream and Georgian Brick. A discussion ensued regarding this option.

Mr. Weatherl recognized through discussion that all commission members may have a conflict

regarding this case.

Ms. Messer suggested that the meeting be temporarily suspended and re-convened after her investigation into the best way to proceed. Upon her return, Ms. Messer explained that according to the Local Government Code, Section 171.004, Subsection A & C: if the majority of the members, in this case all of them, have a substantial interest in aspects of this case they must merely declare their association and the meeting may proceed.

Ms. Cargile stated that she is an official Board Member of the Abilene Preservation League.

Mr. Calk stated that he is the Treasurer of the Abilene Preservation League

Mr. Butman stated that he is a Member of the Abilene Preservation League

Mr. Weatherl stated that he is Chairman of the Landmarks Commission and consultant to the Abilene Preservation League.

Mr. Weatherl opened the public hearing and asked Mr. Minter, Director of the Abilene Preservation League, to present his case for the repair and repainting of the Swenson House which belongs to the Abilene Preservation League.

Mr. Minter explained that one of the colors, Windham Cream, is very similar to the existing paint color and the second color, Georgian Brick, was considered to be used as an accent color. However, the particular color-scheme has not yet been determined by the group in charge of selecting the colors for the house. It was determined that the use of the color most closely approximating the existing color could be used without the approval of a Certificate of Appropriateness. However, the use of both colors will require approval of the Landmarks Commission. Mr. Minter suggested that there may be areas on the house that indicate that the second color had been used in the past and if so it would be permissible to use it now. Mr. Weatherl concurred. Mr. Minter added that there is somewhat of an urgency in making this decision, as a paint donation program must be applied for by December to be a part of the 2008 budget. The actual work will begin in March 2009.

Mr. Weatherl asked if Mr. Minter was amenable to staying within the limits of these historic colors. Mr. Minter agreed that either one or both of the colors will be acceptable.

Mr. Butman made a motion to approve the request based upon the existing paint color and the previous color that may have been used.

Mr. Cargile seconded the motion.

Mr. Calk suggested that the choice of the second color, Georgian Brick, should be confirmed by the planning staff.

Mr. Butman amended the motion to include this condition.

It was unanimously approved contingent upon proof, through an investigation of a former paint color and its location on the Swenson House, that a second color similar to Georgian Brick had been used.

Adjourn

Approved: _____, Chairman

Date: _____