
LANDMARKS COMMISSION

September 29, 2009

Minutes

Members Present: Rick Weatherl
Steve Butman
Dr. Michael E. McClellan
Peebles Lee
Tina Cargile - Alternate
Robert Calk

Members Absent:

Bill Minter
Phil Miller
Laura Wardroup

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

Guests: Janet White, applicant
Jan & Brandon Edwards, applicant
Scott & Nellie Tillman, applicant

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

Minutes of the August 25, 2009 meeting were submitted for approval. Chairman Weatherl arrived. Ms. Cargile made the motion to approve the minutes and Mr. Butman seconded the motion. The vote for approval was unanimous (6-0).

Agenda Item 3: CA-2009-06, Public hearing, discussion and possible approval of an application for a Certificate of Appropriateness submitted by Keith & Janet White to remodel and expand a porch at the rear of the house located at 1302 Highland Ave.

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 and described the applicants proposal for construction of the bathroom and laundry room.

Mr. Weatherl opened the discussion to the public and asked Mrs. White to address the Commission. Mrs. White identified herself as the owner of the property at 1302 Highland Ave. She concurred with Ms. Parker's explanation of how the construction project would proceed and what the outcome would be. Mr. Butman asked if the brick that is to be removed from the existing interior wall will be repositioned from ground level upward on the proposed new exterior wall. Ms. White explained that the hope is to install brick half-way up the wall and fill in the rest of the area with ship lap siding painted to match the brick color. This will depend upon how much of the original brick can be saved as it is removed from its current location. Ms. Lee inquired if the roof on the porch will be flat. Ms. White answered that it will remain a flat roof, but will be tied more effectively into the main roof of the house. Ms. Lee asked if the existing porch foundation would remain.

Ms. White answered that the foundation, which is currently a concrete slab, would be changed to pier and beam to correspond with the house. Mr. Calk asked if the applicant had applied for building permits. Ms. White answered yes, that all City building requirements were being followed.

There were no more questions and no discussion among the Commissioners ensued. Mr. Weatherl closed the public hearing. Ms. Lee made a motion to approve CA-2009-06 for a Certificate of Appropriateness. Mr. Calk seconded the motion. The vote for approval was unanimous (6-0).

Agenda Item 4: CA-2009-07, Public hearing, discussion and possible approval of an application for a Certificate of Appropriateness submitted by Brandon & Jan Edwards to install signs and repaint one entry door on the building located at 150 Locust Street.

Mr. Weatherl read the above case description and asked Ms. Parker to give the staff report. Ms. Parker reviewed the staff report, presented photos of the property, and described its historic significance. She explained the proposal for signage on the front and side of the building and the front door leading into the retail business suite. Dr. McClellan asked if there had been plans in the past for exterior improvements on the building. Ms. Parker referred to the staff report that enumerated past approved Certificate of Appropriateness applications that described proposed changes to the awning, loading dock, stairway and added landscaping. However, none of these improvements had been made.

Mr. Weatherl opened the discussion to the public. Mr. Edwards addressed the Commission and confirmed his residence as 3158 Hwy 3034, Abilene, Texas. He and his wife lease a large portion of the building at 150 Locust Street where their furniture business is currently being established. He explained how he intends to install two 4' x 8' signs above the awning of the building without welding or attaching it permanently to the building or the structural elements of the awning. Ms. Lee voiced concern regarding the sign's stability at the base, as he described it. Mr. Edwards explained that he is a welder by trade and understands the issues involved in providing a secure base and solid bracing for the sign. Mr. Bryner commented that the City's sign permitting process will answer the questions regarding stability and wind loads. Mr. Weatherl asked if there were any further comments. Mrs. Edwards addressed the Commissioners as the co-owner of the furniture business and expressed her concern for the sign in terms of possible vandalism. The sign has been custom designed and produced by an artist who creates many art pieces that are sold in the store. Consequently, it is extremely valuable. Mr. Edwards added that the property owner has been informed of their intentions and has given his approval. Mr. Weatherl reiterated that the signs installed above the awning would be neither welded nor permanently attached to the existing framework. Mr. Edwards confirmed this statement. Mr. Calk commented that it will be good to have a retail enterprise like this established in the South Downtown area.

Mr. Weatherl closed the Public Hearing. Mr. Calk made a motion to approve CA-2009-07 for a Certificate of Appropriateness. Ms. Cargile seconded the motion. The vote for approval was unanimous (6-0).

Agenda Item 5: Z-2009-16, Public hearing, discussion and possible approval for a Historic Overlay Zoning application, submitted by the Landmarks Commission, to be designated to the residential property located at 702 Meander Street.

Mr. Weatherl read the above case description and asked Ms. Parker to give the staff report. Ms. Parker reviewed the staff report, presented photos of the property, described its historic significance,

and explained that the commission must decide if this property is worthy of Historic Overlay Zoning.

Mr. Weatherl opened the discussion to the public. Mr. Tillman addressed the Commissioners as the owner of the property at 702 Meander Street. He explained that he and his wife have been working steadily on the house and next week they will begin painting the exterior. Mr. Calk asked what their intention for the house is. Mr. Tillman answered that it will be their permanent residence, but it is not off of the City's condemnation list yet. Mr. Weather asked if there was a family connection with the property. Mr. Tillman said that both he and his wife spent their childhoods in the neighborhood and coincidentally Mrs. Tillman often swam in the pool when she was a child.

Mr. Weatherl asked for confirmation from staff that the Commission's approval for Historic Overlay Zoning will go on to the Planning & Zoning Commission for approval and then to City Council for final approval. Mr. Bryner concurred and added that the property owners should attend both of those meetings.

Mr. Weatherl closed the public hearing. Mr. Butman made a motion to approve Z-2009-16, for Historical Overlay Zoning on the property at 702 Meander Street. Dr. McClellan seconded the motion. The vote for approval was unanimous (6-0)

Adjourn

Approved: _____, Chairman
Date: _____