
LANDMARKS COMMISSION

May 31, 2011

Minutes

Members Present: Rick Weatherl
Bill Minter
Phil Miller
Robert Calk
Peebles Lee

Members Absent:
Dr. Michael E. McClellan
Tina Cargile - Alternate
Steve Butman

Staff Present: Ben Bryner, Planning Services Manager
Molinda Parker, Historic Preservation Officer
Charla Thomas, Assistant City Attorney

Guests: Lea Holt & Fredda Schafer - Applicant
Vanessa Hollabaugh - Applicant
Pamela & Rick Piersall
Gloria Rivera – Applicant

Mr. Weatherl called the meeting to order at 4:09 PM, declared a quorum present and read the opening statement. Minutes of the March 29, 2011 meeting were submitted for approval. Mr. Calk made a motion to accept the minutes as written and Mr. Miller seconded the motion. The vote for approval was unanimous (5-0).

Agenda Item 3: HOZ-2011-06, Public hearing, discussion and possible approval of an application for Historic Overlay Zoning submitted by Edward & Lea Holt for 602 Sayles Blvd.

Mr. Weatherl read the above case description and asked Ms. Parker to give the staff report. Ms. Parker reviewed the staff report through a Power Point presentation, emphasizing the criteria for historic designation and the architectural characteristics of a Prairie Style residential structure. It was shown that the house fulfills the requirements for historic designation.

Mr. Weatherl opened the public hearing and asked for comments on the project. However, hearing none he closed the public hearing and asked for a motion to approve the case. Mr. Minter made a motion to approve case HOZ-2011-06 and Ms. Lee seconded the motion. The vote for approval was unanimous (5-0).

Agenda Item 4: HOZ-2011-07, Public hearing, discussion and possible approval of an application for Historic Overlay Zoning submitted by Jon & Theresa James for 1702 Belmont Blvd.

Mr. Weatherl read the above case description and asked Ms. Parker to give the staff report. Ms. Parker reviewed the staff report through a Power Point presentation, emphasizing the criteria for historic designation and the architectural characteristics of an Eclectic Style residential structure. It was shown that the house fulfills the requirements for historic designation.

Mr. Weatherl opened the public hearing and asked for comments on the project. However, hearing none he closed the public hearing and asked for a motion to approve the case. Ms. Lee made a motion to approve case HOZ-2011-07 and Mr. Minter seconded the motion. The vote for approval was unanimous (5-0).

Agenda Item 5: HOZ-2011-08, Public hearing, discussion and possible approval of an application for Historic Overlay Zoning submitted by Vanessa Hollabaugh for 802 Meander.

Mr. Weatherl read the above case description and asked Ms. Parker to give the staff report. Ms. Parker reviewed the staff report through a Power Point presentation, emphasizing the criteria for historic designation and the architectural characteristics of a Craftsman Style residential structure. It was shown that the house fulfills the requirements for historic designation.

Mr. Weatherl opened the public hearing and asked for comments on the project. However, hearing none he closed the public hearing and asked for a motion to approve the case. Mr. Calk made a motion to approve case HOZ-2011-08 and Ms. Lee seconded the motion. The vote for approval was unanimous (5-0).

Agenda Item 6: CA-2011-03, Public hearing, discussion and possible approval of a Certificate of Appropriateness for a fence at 1642 Swenson Street.

Mr. Weatherl read the above case description and asked Ms. Parker to give the staff report. Ms. Parker reviewed the staff report through a Power Point presentation, describing the proposed fencing project, including location, design and color.

Mr. Weatherl opened the public hearing and asked for comments on the project. Mr. Piersall addressed the commission, stating that he is the property owner of 1642 Swenson Street. He explained the details of the project, including his intention to build a fence five feet (5') high. The proposed fence will have a three and a half foot (3 ½') high opaque wood section from ground level and completed with a one and a half foot (1 ½') high section of lattice to the top rail. The fence will be painted white to facilitate graffiti removal in the future. Mr. Calk commented that the fence is a good idea for security purposes. Ms. Lee agreed that the fence layout is similar to a house on Beech Street.

Mr. Weatherl asked if there were any further comments and hearing none, he closed the public hearing and asked for a motion to approve the case. Ms. Lee made a motion to approve case CA-2011-03 and Mr. Miller seconded the motion. The vote for approval was unanimous (5-0).

Agenda Item 7: CA-2011-04, Public hearing, discussion and possible approval of an application for a Certificate of Appropriateness for a fence located at 1042 Mulberry Street.

Mr. Weatherl read the above case description and asked Ms. Parker to give the staff report. Ms. Parker reviewed the staff report through a Power Point presentation, describing the proposed fencing project, including location, design and color.

Mr. Weatherl opened the public hearing and asked for comments on the project. Ms. Rivera identified herself as the property owner of 1042 Mulberry Street. Mr. Weatherl asked if the fence could be located further back from the corner of the house. Ms. Rivera said that the AC unit sits right at the corner of the house, so there may not be any room to place the fence further back.

Mr. Weatherl closed the public hearing and asked if there were any more questions or comments from the commissioners. However, hearing none he asked for a motion to approve the case. Mr. Calk made a motion to approve case CA-2011-04 with the condition that the fence be located as far as possible from the front corner of the house. Mr. Miller seconded the motion. The vote for approval was unanimous (5-0).

Agenda Item 8: CA-2011-05, Public hearing, discussion and possible approval of an application for a Certificate of Appropriateness for a roof replacement on a house located at 542 Poplar Street.

Mr. Calk recused himself from voting and stepped down to explain the roofing project for his own home. The quorum of four commissioners remained.

Mr. Weatherl read the above case description and asked Ms. Parker to give the staff report. Ms. Parker reviewed the staff report through a Power Point presentation, describing the proposed roof replacement project, including design and color.

Mr. Weatherl opened the public hearing and asked for comments on the project. Mr. Calk identified himself as the property owner. He showed a sample of the proposed roof shingles. He added that the new shingle is designed to closely resemble the original shake roof after weathering.

Mr. Weatherl closed the public hearing and asked if there were any more questions or comments from the commissioners. After hearing none, he asked for a motion to approve the case. Mr. Minter made a motion to approve case CA-2011-05 and Ms. Lee seconded the motion. The vote for approval was unanimous (4-0).

Discussion Item: Review of Historic Overlay Zoning for Lincoln High School

Mr. Weatherl read the brief description and asked if anyone wished to speak on the matter. Mr. James identified himself as the Director of Planning & Development Services for the City of Abilene. He explained that he had attended a meeting in April with AISD to discuss Lincoln's future. Historic Overlay Zoning had been proposed by the LMC and was scheduled to be voted on, but AISD had asked for a delay of the historic zoning hearing to give time for discussion among all of the parties involved. Those in attendance were City of Abilene staff members, AISD staff members, AISD school board members and Abilene Preservation League staff and board members.

A synopsis of the meeting, according to Mr. James, was that AISD has no wish to demolish the building, but is focused on finding a buyer who will maintain and use the structure. Mr. James presented two options, either bring the case back to LMC and vote for Historic Overlay Zoning, or wait through the summer to see if a buyer emerges. He commented further that the case can be tabled indefinitely and that a demolition permit can trigger LMC to take action to apply Historic Overlay Zoning, if necessary.

Mr. James continued that AISD proposed the option of preventing demolition, but not restricting the façade changes that Historic Overlay Zoning would require. This might be possible by adding a restriction to the deed. Mr. Weatherl was concerned that the building could be purchased for a low price, painted bright colors and used as a paint ball center, which he felt would be a greater risk than demolition. Mr. Calk suggested using deed restrictions to protect the building façade and limit types of uses. Mr. Minter was concerned about security, which could be remedied by increased lighting. Ms. Lee suggested reforming a subcommittee of the LMC to contact AISD. Mr. James commented that such a committee would not be official. Mr. Weatherl felt that city staff should contact AISD.

The discussion among commissioners continued regarding the options, with the greatest concern being the possible sale of the property, which would allow only a short time period in which to apply Historic Overlay Zoning. Mr. James recommended putting the case on the LMC agenda every month as a discussion item for updates.

Mr. Weatherl asked for a motion to adjourn at 5:11 P.M. Ms. Lee made a motion to adjourn and Mr. Minter seconded the motion. The vote to adjourn was unanimous (5-0).

Approved: _____, Chairman
Date: _____