
LANDMARKS COMMISSION

July 26, 2011

Minutes

Members Present:

Bill Minter
Phil Miller
Robert Calk
Peebles Lee
Dr. Michael E. McClellan
Steve Butman

Members Absent:

Tina Cargile - Alternate
Rick Weatherl

Staff Present:

Ben Bryner, Planning Services Manager
Molinda Parker, Historic Preservation Officer
Kelley Messer, Assistant City Attorney
Sarah Franz - Planning Intern

Guests:

Brandon Logan - Applicant
Jon James- Director of Planning & Development Services

Mr. Butman called the meeting to order at 4:00 PM, declared a quorum present and read the opening statement. Minutes of the May 31, 2011 meeting were submitted for approval. Mr. Minter made a motion to accept the minutes as written and Mr. Calk seconded the motion. The vote for approval was unanimous (6-0).

Agenda Item 3: CA-2011-06, Public hearing, discussion and possible approval of a Certificate of Appropriateness for roof replacement at 704 Beech Street.

Mr. Butman 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. Butman opened the public hearing and asked for comments on the project. Mr. Logan introduced himself as owner of the property at 704 Beech Street. He explained that the roof on his home sustained hail damage and needed to be replaced. He chose black shingles to match the black trim on the house and to enhance its architectural features. Because the roof has no vents, it is critical to install vents for adequate ventilation of the attic. There are two vent styles available, the turbine design and a low profile option. Mr. Logan expressed a willingness to accept the opinion of the commission as to which vent style would be preferable.

Mr. Calk, whose roof had recently been replaced, felt that the low profile vents were the best choice as they are not visible from the street. Mr. McClellan commented that the turbine style vent creates a vacuum. It would require the installation of five to six low profile vents to achieve the same affect. Mr. Logan added that the low profile vents require little maintenance, as it is not necessary to cover them during the winter.

Mr. Butman closed the public hearing and asked for a motion to approve the case. Mr. McClellan made a motion to approve the request with the condition of leaving the vent style choice to the owner's discretion. Mr. Calk seconded the motion. The vote for approval was unanimous (6-0).

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

Mr. Butman 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 at 1:30pm prior to the Landmarks Commission meeting with AISD to discuss Lincoln's future. He reviewed briefly the past events relative to Lincoln Middle School. In April 2011, 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 recent 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. However, after receiving no bids on the building AISD is considering other options. During the meeting Bill Minter was able to convince the AISD board members and staff that advertising outside of the local region would be advantageous and suggested utilizing ads in preservation publications to showcase the building.

Mr. James informed the commissioners that AISD's main concern is the imposition of restrictions by the city relative to changes to the building thus impacting a future sale. Therefore, AISD made the concession to not demolish the main part of the building in exchange for disallowing physical restrictions. Mr. James suggested that this might be achieved through the establishment of a Planned Development District (PDD).

Mr. James asked for the consensus of the Landmarks Commission to allow the planning staff to draft a PDD document that could address the concerns of both parties. The Historic Zoning option would remain tabled and would fall away with approval of the PDD, which will have to be approved by both the Planning & Zoning Commission and the City Council.

The commissioners expressed a willingness to accept the PDD as a viable option. Mr. James said that a draft document may be presented to the Landmarks Commission at the next meeting.

Mr. Butman asked for a motion to adjourn at 5:02 P.M. Mr. Calk made a motion to adjourn and Mr. McClellan seconded the motion. The vote to adjourn was unanimous (6-0).

Approved: _____, Chairman
Date: _____