
LANDMARKS COMMISSION

September 27, 2011

Minutes

Members Present:

Bill Minter
Phil Miller
Robert Calk
Rick Weatherl
Dr. Michael E. McClellan
Steve Butman
Tina Cargile - Alternate

Members Absent:

Peebles Lee

Staff Present:

Ben Bryner, Planning Services Manager
Molinda Parker, Historic Preservation Officer
Kelley Messer, Assistant City Attorney
Jon James, Director of Planning & Development Services

Guests:

Mattia Bray - Applicant
Sharon Yost - Applicant
Sherrie Comer - Applicant
Joe Humphreys - AISD
Phil Ashby - AISD

Mr. Weatherl called the meeting to order at 4:05 PM, declared a quorum present and read the opening statement. Minutes of the August 30, 2011 meeting were submitted for approval. Mr. Minter made a motion to accept the minutes as written and Mr. Miller seconded the motion. The vote for approval was unanimous (6-0).

Agenda Item 3: HOZ-2011-13, Public hearing, discussion and possible approval of Historic Overlay Zoning to be designated to the residential property located at 3434 S. 9th 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 attributes of the Modern/Ranch style home.

Mr. Weatherl opened the public hearing and asked for comments. Ms. Yost introduced herself as the owner of the property located at 3434 S. 9th Street. She explained that Morgan Jones built the house in 1949 because his wife, Mary, wanted to look from her home at 3435 S. 9th Street to view a lovely home across the street. Daniel Boone, an architect who worked for David Castle's firm, designed the home and Ruffus Sivley was the builder.

Mr. Weatherl thanked Ms. Yost for her input and asked if there were any further comments and hearing none, he closed the public hearing. He asked if there were any questions or comments from the commissioners. After hearing none he asked for a motion to approve the case. Mr. McClellan made the first motion to approve HOZ-2011-13. Mr. Minter seconded the motion. The vote was unanimous (6-0).

Mr. Butman arrived at 4:15 pm and took his position on the dais restoring the number of commissioners to seven and participated in reviewing the rest of the cases.

Agenda Item 4: CA-2011-08, Public hearing, discussion and possible approval of an application for Certificate of Appropriateness for exterior painting of the home located at 2041 S. 8th 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 project.

Mr. Weatherl opened the public hearing and asked for comments. Ms. Comer introduced herself as the owner of the property located at 2041 S. 8th Street. She confirmed the accuracy of the information that was presented regarding the painting of her house. She explained that she and her husband have lived in the house for 46 years and plan to remain.

Mr. Weatherl thanked Ms. Comer for her input and asked if anyone else would like to speak. After hearing no comments, he closed the public hearing. He asked if there were any questions or comments from the commissioners. After hearing none he asked for a motion to approve the case. Mr. Calk made a motion to approve CA-2011-08. Mr. Butman seconded the motion. The vote was unanimous (7-0).

Agenda Item 5: CA-2011-09, Public hearing, discussion and possible approval of Certificate of Appropriateness for roof replacement on the home located at 742 Amarillo 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 project and displayed samples of shingles in four different colors.

Mr. Weatherl opened the public hearing and asked for comments. Ms. Bray introduced herself as the owner of the property located at 742 Amarillo Street. She confirmed the accuracy of the information that was presented regarding the roofing project. Ms. Bray explained that the cedar shakes under the existing shingles had to be removed also, and the contractor suggested a 20 year, lighter weight shingle as a replacement. Mr. Miller asked which of the four color choices she intended to use. She was amenable to suggestions from the commissioners for the shingle color. Mr. McClellan commented that color choice has always been left up to the property owner. Mr. Bryner concurred.

Mr. Weatherl thanked Ms. Bray for her input and asked if there were any further comments and hearing none, he closed the public hearing. He asked if there were any questions or comments from the commissioners. After hearing none he asked for a motion to approve the case. Mr. Calk made a motion to approve CA-2011-09 using any one of three shingle colors, Rustic Hickory, Rustic Slate or Weathered Wood. Mr. Butman seconded the motion. The vote was unanimous (7-0).

Agenda Item 6: HOZ-2011-14, Public hearing, discussion and possible approval of Historic Overlay Zoning to be designated to the residential property located at 340 Palm 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. She explained the need to zone the 340 Palm Street address to officially include it with the main house at 342 Palm Street. The property was approved for Historic Overlay Zoning at the August 30, 2011 Landmarks Commission meeting.

Mr. Weatherl opened the public hearing and asked for comments. Mr. & Mrs. Keel, the property owners, were not in attendance. There were no comments so, he closed the public hearing. He asked if there were any questions or comments from the commissioners or staff. After hearing none he asked for a motion to approve the case. Mr. McClellan made a motion to approve HOZ-2011-14. Mr. Butman seconded the motion. The vote was unanimous (7-0).

Agenda Item 7: Z-2011-28, Public hearing, discussion and possible vote to recommend approval on a request from the City of Abilene to rezone property from MD (Medium Density Residential) to PD (Planned Development) zoning, located at 1699 S. 1st 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 outlining the details of the PD and introduced Mr. James to further the discussion.

Mr. James introduced himself as The Director of Planning and Development Services. He reviewed the process for the approval of the PD for Lincoln Middle School. The following items were discussed as elements of the PD:

- Reference the LDC's HO provisions regarding demolition, which would apply to the main building only
- Require preservation of the visibility of the front façade from Grape Street (i.e., preserve the "terminating vista" as you travel south on Grape by not allowing any buildings between South 1st and the main Lincoln building)
- The existing window openings must be preserved either with windows, or the appearance of windows, on the front and side facades of the main building (in other words, they must appear to be windows from the street)
- Shall not alter or remove significant architectural features of the front or side facades, including gargoyles, cornices, etc...
- If painted, the bricks on visible facades must be painted neutral earth-tone colors
- Uses allowed: should include a broad range of uses including anything allowed in GC, GR, MF, all institutional uses, etc

- The following uses are not permitted:
 - Drive Thru Facility, in main building
 - Fuel Sales
 - Kennel
 - Repair and Maintenance Services – Automobile/Small Truck (Major)
 - Repair and Maintenance Services – Automobile/Small Truck (Minor)
 - Retail Sales/Rental of vehicles, including automobile and small truck & large trucks and other large vehicles and equipment)
 - Taxidermist

Discussion of these items ensued among the commissioners and with Mr. James. The concern for Lincoln relative to demolition had been adequately addressed. Mr. James concluded with the assurance that Landmarks Commission approval would still be required for demolition of the building.

Mr. Weatherl opened the public hearing, asked for comments and hearing none he closed the public hearing. He asked if there were any further comments from the commissioners and hearing none, he asked for a motion. Mr. Minter made a motion to approve Z-2011-28. Calk seconded the motion and Mr. Miller abstained from voting. The vote was unanimous (6-0).

Mr. Weatherl asked for a motion to adjourn at 5:10 P.M. Mr. McClellan made a motion to adjourn and Mr. Butman seconded the motion. The vote to adjourn was unanimous (7-0).

Approved: _____, Chairman

Date: _____