
LANDMARKS COMMISSION

January 10, 2012

Minutes

Members Present: Bill Minter
Robert Calk
Rick Weatherl
Dr. Michael E. McClellan
Phil Miller
Steve Butman
Pebbles Lee

Members Absent: All present

Staff Present:

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

Guests: Brannon Barnes, Hendrick Hospital, Property Manager

Mr. Weatherl called the meeting to order at 4:07 PM, declared a quorum present and read the opening statement. Minutes of the December 6, 2011 meeting were submitted for approval. Mr. Weatherl asked to make a correction to the minutes on page 3, Agenda Item 7, paragraph 3, last sentence. He said, "Please change paint drip to paint grip". Mr. Minter made a motion to accept the minutes as changed and Mr. Miller seconded the motion. The vote for approval was unanimous (6-0).

Agenda Item 3: CA-2012-01, Public hearing, discussion and possible approval of an application for a Certificate of Appropriateness for roof replacement, repairs and painting of the exterior on the residential property located at 873 River Crest Drive.

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. Lee introduced herself as the owner of the property at 873 River Crest Drive. She confirmed that the roof color Capri Clay, as shown in the presentation, is her choice. She described the original configuration of the roof, as metal sheeting formed in a barrel design with high ridges and deep valleys. The existing roof is worn and weather damaged. Its surface is covered in a thick layer of paint, as well as remnants of excessive caulking. The roof structure of the home was not originally built to support clay tile, therefore the proposed replacement material is not a significant departure from the original. The proposed roofing material is a stone coated steel roofing system made by Decra. Ms. Lee explained that this company makes a roof material that is the closest to the original roof and is readily available. The new roof will be installed on the front porch and main middle sections of the home which are visible from the street. Sections of roof at the rear of the home are currently covered in a red corrugated metal that will also be removed and replaced. Additionally, there are three sections of flat roof that will be replaced in-kind. Existing gutters will be replaced with gutters of the same design. After roof installation it will be necessary to repaint areas of the exterior wall

that will inevitably be damaged. The exterior paint color will remain the same. Mr. Weatherl asked how well the roof will support workers as they repair and repaint. Ms. Lee explained that support beams will be placed in specific locations to avoid any damage.

Mr. Weatherl closed the public hearing. He asked if there were any questions or comments from the commissioners. Mr. Miller commented that roof replacement is a good idea. Mr. Butman agreed that the red clay color will enhance the appearance of the home. After hearing these final comments, Mr. Weatherl asked for a motion to approve the case. Mr. McClellan made a motion to approve CA-2012-01. Mr. Minter seconded the motion. The vote was unanimous (6-0).

Ms. Lee took her position on the dais at 4:19 pm to participate in review of the discussion item.

Discussion Item: LMC initiation of Historic Overlay Zoning on the properties located at 1302, 1400, & 1441 Compere Boulevard.

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 homes and their relative physical condition.

Mr. Weatherl opened the discussion by asking for any comments from staff members or commissioners. Mr. Bryner explained that the case is being discussed because Hendrick Hospital had requested a demolition permit. This triggered a review by staff members of the historic register. It was found that the home at 1441 Compere Boulevard is earmarked as a structure that requires Landmarks Commission review in the case of either a sign, building or demolition permit application. A City Council Resolution in 1985 targeted certain properties that are listed on the Abilene Register of Historic Properties for review under such circumstances. Mr. James added that the initiation of Historic Overlay Zoning by the Landmarks Commission would halt any immediate move toward demolition allowing more time to find an alternative. He then introduced Mr. Barnes as the property manager for Hendrick Hospital to answer questions regarding the hospital's intentions and timeframe for demolition.

Mr. Barnes confirmed that it is the hospital's plan to demolish the remaining homes, which the hospital owns to, provide room for future doctor's offices. They intend to begin the removal of the structures after June 1, 2012 when the last renter will have vacated the home at 1409 Compere Boulevard. He explained that this particular block of homes on Compere Boulevard occupies property that is close to the main hospital and would therefore be convenient for future patients who will visit their doctors in conjunction with the hospital. Mr. Miller asked if it would be possible to move the homes and use them as in-fill elsewhere in the city. Mr. Minter added that the Abilene Preservation League would be willing to research the home moving market to assist anyone who might want to move one of the homes. Mr. Barnes responded that the hospital would not be opposed to having the houses moved rather than demolished. Ms. Lee inquired if Hendrick Hospital would be willing to donate the homes to someone who wished to move them. Mr. Barnes said that a few hospital employees have asked if this were possible and it is being discussed with Mr. Lancaster, the hospital administrator.

Ms. Messer suggested that the commission chairman take a poll of the commissioners to capture a general consensus on initiating historic overlay zoning. Mr. James commented that it would be better to agree to a meeting on January 31st, at the regularly scheduled time, to vote to approve or deny such an action. He added that even though the home at 1441 Compere Boulevard triggered the

concern, all three homes can be considered in a ruling. It was decided that Mr. Miller, Mr. McClellan and Mr. Butman, acting as the north side committee, would tour of all three homes on Compere Boulevard. This visit, prior to the next Landmarks Commission meeting, could provide vital information and greater insight that could be helpful during the discussion at the January 31, 2012 meeting.

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

Approved: _____,
Chairman