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LANDMARKS COMMISSION

March 27, 2012

Minutes

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Members Present:

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

Members Absent:

Rick Weatherl

Staff Present:

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

Guests:

Jerry & Betty Gayden, applicants  
Kay Yates, applicant  
Debbie Smith, Applicant

Mr. Butman called the meeting to order at 4:03 PM, declared a quorum present and read the opening statement. Minutes of the February 28, 2012 meeting were submitted for approval.

Mr. Minter made a motion to accept the minutes as written and Ms. Lee seconded the motion. The vote for approval was unanimous (6-0).

**Agenda Item 3:** CA-2012-06, Public hearing, discussion and possible approval of an application for a Certificate of Appropriateness for roof replacement and exterior painting on the residential property located at 1430 S. 6<sup>th</sup> 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 project.

Mr. Butman opened the public hearing and asked for comments. Ms. Smith introduced herself as the owner of the property at 1430 S. 6<sup>th</sup> Street. She concurred with the information presented by staff relative to her proposed roofing project.

Mr. Butman closed the public hearing. He asked if there were any questions or comments from the commissioners. There were no comments from the commissioners. Ms. Lee made a motion to approve CA-2012-08. Mr. McClellan seconded the motion. The vote was unanimous (6-0).

**Agenda Item 4:** CA-2012-07, Public hearing, discussion and possible approval of an application for a Certificate of Appropriateness for roof replacement on the residential property located at 502 Riverside Blvd.

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 project.

Mr. Butman opened the public hearing and asked for comments. The owner of the property at 502 Riverside was not in attendance. Mr. Butman closed the public hearing. He asked if there were any questions or comments from the commissioners. Ms. Lee expressed concern for the existing roof structure and its ability to support a heavy slate roof. Mr. Miller pointed out that the TruSlate brochure states that any roof that meets city codes will support 550 lbs. per square foot of roofing material. Mr. Bryner explained that a building permit is required for roof replacement and these concerns would be addressed through that process. Ms. Messer reminded the commissioners that the Landmarks Commission is merely approving the appropriateness of material for the property and not accessing the engineering aspects of the project.

Ms. Lee made a motion to accept CA-2012-07. Mr. Minter seconded the motion. The vote was unanimous (6-0).

**Agenda Item 5: HOZ-2012-02**, Public hearing, discussion and possible approval of Historic Overlay Zoning to be designated to the residential property located at 1826 Belmont Blvd.

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 project.

Mr. Butman opened the public hearing and asked for comments. Ms. Yates introduced herself as the resident and owner of the property at 1826 Belmont Blvd. She expressed her attachment to Belmont Blvd. from the time of her childhood. Her joy has been to actually own a house on Belmont Boulevard after many years of living in other states. She has restored the original hardwood floors, preserved the 1950's style kitchen and above all has not compromised the original configuration of the historic ranch bungalow floor plan. She presented an Abstract of Title dated 1881 which describes 97 acres in the original deed.

Mr. Butman closed the public hearing. He asked if there were any questions or comments from the commissioners. After hearing none he asked for a vote. Mr. Minter made a motion to accept HOZ- 2012-02. Mr. Miller seconded the motion. The vote was unanimous (6-0).

**Agenda Item 5: HOZ-2012-03**, Public hearing, discussion and possible approval of Historic Overlay Zoning to be designated to the residential property located at 1102 Sayles Blvd.

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 project.

Mr. Butman opened the public hearing and asked for comments. Mrs. Gayden introduced herself as the resident and owner of the property at 1102 Sayles Blvd. She expressed her family's attachment to the property. She presented an Abstract of Title dated 1837, including specifications for building construction on the original section of land. She confirmed the names and dates of owners that were listed in the staff presentation. In addition, she informed the commission that the existing metal tile roof was installed in 1996, which replaced the original metal roof of similar style.

Mr. Butman closed the public hearing. He asked if there were any questions or comments from the commissioners. After hearing none he asked for a vote. Ms. Lee made a motion to approve HOZ-2012-03. Mr. Miller seconded the motion. The vote was unanimous (6-0).

Mr. Butman asked for a motion to adjourn at 4:55 P.M. Mr. Calk made a motion to adjourn. Mr. Miller seconded the motion. The vote to adjourn was unanimous (6-0).

Approved: \_\_\_\_\_,  
Chairman