
LANDMARKS COMMISSION

April 24, 2012

Minutes

Members Present:

Robert Calk
Dr. Michael E. McClellan
Steve Butman
Bill Minter
Rick Weatherl

Members Absent:

Pebbles Lee
Phil Miller

Staff Present:

Jon James, Director of Planning & Development Services
Ben Bryner, Planning Services Manager
Molinda Parker, Historic Preservation Officer
Ed McRoy, Assistant Director of Planning & Development Services
Michael Moffitt, Condemnation Officer, Board of Building Standards
Kelley Messer, Assistant City Attorney

Guests:

Linda Spencer, applicant

Mr. Weatherl called the meeting to order at 4:01 PM, declared a quorum present and read the opening statement. Minutes of the March 27, 2012 meeting were submitted for approval. Mr. Butman made a motion to accept the minutes as written and Mr. Minter seconded the motion. The vote for approval was unanimous (5-0).

Agenda Item 3: CA-2012-08, Public hearing, discussion and possible approval of an application for a Certificate of Appropriateness for roof replacement on the residential property located at 726 Beech 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. Spencer introduced herself as the owner of the property at 726 Beech Street. She concurred with the information presented by the planning staff regarding her proposed roofing project. She commented that the twelve year old roof had been damaged by both hail and severe winds. She explained that the shingles of the proposed new roof are guaranteed to be impact resistant up to 110 mph. Her color choice is called weathered wood, which will reflect some of the warm tones of the original roof.

Mr. Weatherl closed the public hearing. He asked if there were any questions or comments from the commissioners. There were no comments from the commissioners. Mr. Calk made a motion to approve CA-2012-08. Mr. Butman seconded the motion. The vote was unanimous (5-0).

Agenda Item 4: CA-2012-09, Public hearing, discussion and possible approval of an application for a Certificate of Appropriateness for roof replacement on the garage, exterior wood trim repair and painting and painting the brick exterior on the house and garage located at 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 describing the project.

Mr. Weatherl opened the public hearing and asked for comments. Jon James introduced himself as the owner of the property at 1702 Belmont. He concurred with the staff presentation regarding the proposed wood trim repair and exterior paint colors. He explained that the garage had sustained hail damage and needed to be replaced. The former owner had replaced the original shingles on the front and rear of the garage with conventional shingles, leaving only a few of the original asbestos shingles near the roof's ridge line. The current owners intend to carefully remove these few original shingles from the garage roof and use them to replace damaged shingles on the house. He added that the 80 year old asbestos shingles are no longer available, so a close facsimile will be needed in the future. Eventually, the owners plan to re-roof both structures with a slate tile that most closely resembles the style of the original shingles.

Mr. Weatherl closed the public hearing. He asked if there were any questions or comments from the commissioners. There were no comments from the commissioners. Mr. Minter made a motion to approve CA-2012-09. Mr. Calk seconded the motion. The vote was unanimous (5-0).

Agenda Item 5: HOZ-2012-04, Public hearing, discussion and possible approval of Historic Overlay Zoning to be designated to the residential property located at 1110 S. 16th 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. Denise Gonzales, owner of the property at 1110 S. 16th Street, was not in attendance. Mr. Moffitt introduced himself as the code officer who has been overseeing the condemnation process on the property. He explained that the house is to be demolished within the next thirty days, as all options have been exhausted. Mr. McRoy addressed the commissioners introducing himself as the Assistant Director of Planning & Development Services. He informed the commissioners that the case had been on-going since 2007 and the house had been scheduled for demolition prior to the Texas Supreme Court case Dallas v. Stewart. This court case put all demolitions on hold. Since this court case highlighted the issues cities face with condemned property, the Board of Building Standards procedures have been modified. Subsequently, this property has retained its status on the condemnation list.

Mr. Weatherl closed the public hearing. He asked if there were any questions or comments from the commissioners. Mr. McClellan asked why demolitions were stopped. Mr. McRoy stepped back to the podium and replied that cities wanted to avoid potential liability. Mr. Calk commented that there is no rational reason to designate Historic Overlay Zoning to the property. Mr. McClellan made a motion to deny approval of HOZ- 2012-04. Mr. Calk seconded the motion. The vote was unanimous (5-0).

Mr. Weatherl asked for a motion to adjourn at 4:35 P.M. Mr. Calk made a motion to adjourn. Mr. Butman seconded the motion. The vote to adjourn was unanimous (5-0).

Approved: _____,
Chairman