
LANDMARKS COMMISSION

August 14th, 2012

Minutes

Members Present: Phil Miller
Steve Butman
Bill Minter
Pebbles Lee

Members Absent: Rick Weatherl
Michael McClellan
Robert Calk

Staff Present: Stephanie Goodrich, Historic Preservation Officer
Ben Bryner, Planning Services Manager
Van Watson, Assistant Building Official
Kelley Messer, Assistant City Attorney
Debra Hill, Secretary II (recording)

Guests: John Castillo 1482 Derby Court, San Angelo TX

Mr. Butman called the meeting to order at 4:01 PM, declared a quorum present and read the opening statement.

Minutes of the July 31, 2012 meeting were submitted for approval.

Mrs. Lee made a motion to accept the minutes as written and Mr. Miller seconded the motion. The vote for approval was unanimous (4-0).

CA-2012-09, Public hearing, discussion and possible approval of a Certificate of Appropriateness for replacement doors and signage for the commercial property located at 216 Pine Street.

Mrs. Stephanie Goodrich presented the staff report for this case. The McLemore-Bass Building was built C. 1925. It is an Abilene Landmark and is a contributing building to the downtown National Register Historic District. It also has been listed on the National Register of Historic Places. It was granted Historic Overlay Zoning by the City of Abilene. This is a commercial property that requires special considerations in regards to fire and safety codes.

Staff recommends approval based on condition of the existing doors. According to the *Secretary of Interior's Standards for the Rehabilitation of Historic Buildings*, it is preferable to repair existing features when feasible. In this case, however, it is no longer feasible to repair the entrance doors, nor are they a feature that if altered, will harm the existing structure beyond reversal. In order to get a Certificate of Occupancy the owner, John Castillo, was advised by the Building Inspections Department that the doors must be made to swing outward in order to meet code requirements. The owner maintains that they are in such condition that they beyond alteration. The proposed replacement doors, although not visually similar to the existing doors,

do no harm to the integrity of the building itself. The proposed doors are a Therma-Tru fiberglass door with a wood grain look and a glass panel with wrought iron details.

The signage proposed is compatible with the existing “Alley Cats” sign. The cut out cat will be removed and a Fat Boss’s cut out of the same scale will be installed. The framework for the rest of the existing sign will be re-used and new lettering will be inserted that says “Fat Boss’s Pub.”

Ms. Pebbles Lee questioned if the present doors are the original doors for this building. Mrs. Goodrich stated that she believes they are not the original doors and that the doors were probably replaced in the early 1990’s, when the building was remodeled.

Mr. Butman opened the public hearing.

Mr. John Castillo (applicant) spoke in favor of this request. Mr. Castillo explained that he was informed by Building Inspections that the front doors needed swing outward for safety reasons. He added that he was not informed that changing the front doors of a historical building would have to go before the Landmarks Commission. Mr. Castillo stated that if he had known this he would have discussed these changes with the Landmarks Commission. He explained that he has special ordered doors for this building and the new Pub is scheduled to open August 21st, thus the urgency of this special meeting. Mr. Castillo questioned the colors that can be used for the front of the building. Mrs. Messer (City Attorney) stated the issue with the exterior color would have to be addressed at the next publicly announced meeting.

Mr. Butman closed the public hearing.

Mr. Van Watson (Asst Building Official) briefly discussed the International Existing Building Code that lead to the decision to replace the entrance doors. Mr. Watson stated the safety requirements for this particular building would be to replace the existing doors with doors that will swing outward instead of inward. This allows for ease of exiting the building in the case of an emergency.

Mr. Butman questioned the timeframe of the plans review and staff reviewing of this project. Mrs. Goodrich stated this review occurred within the transition time of her employment.

Mr. Butman discussed the signage for this request. Mr. Butman stated that changing the sign would not affect the integrity of the building. Each Commissioner agreed.

Mr. Minter made a motion to approve CA-2012-09. Mr. Miller seconded the motion. The vote was unanimous (4-0).

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

Approved: _____,
Chairman

