
LANDMARKS COMMISSION

December 18th, 2012

Minutes

Members Present: Rick Weatherl
Bill Minter
Robert Calk
Steve Butman
Pebbles Lee

Members Absent: Michael McClellan
Phil Miller

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

Guests: David Keel

Mr. Rick Weatherl called the meeting to order at 4:15 P.M. and declared a quorum present and read the opening statement.

Minutes of the November 27th, 2012 meeting were submitted for approval.

Mr. Minter made a motion to accept the minutes as written and Mr. Calk seconded the motion. The vote for approval was unanimous (5-0).

Mrs. Stephanie Goodrich presented the staff report for this case. The Tandy House was built in 1910 and contributes to the historic sense of place of the Old Town South neighborhood. The Planning & Zoning Commission approved Historic Overlay Zoning (HOZ-2011-09) In June 2011, The Landmarks Commission Approved a Certificate of Appropriateness for a new roof in February 2012 (CA-2012-05.) The planning staff recognizes the historic significance of the structure and is appreciative that the owner is proposing to continue to make repairs and improvements for its continued preservation. The repairs that have been made increase the property value, meet the *Secretary of the Interior's Standards for Rehabilitation*, and contribute to the overall appearance of the neighborhood.

Staff is recommending approval as requested.

Mr. Weatherl opened the public hearing.

Mr. David Keel (applicant) spoke in favor of this request. Mr. Keel discussed the expenses involved with the improvements to the property. Mr. Calk questioned the HO zoning for 340, 342 and 344 Palm.

Mr. Ben Bryner (staff) explained the addressing associated with this request. Mr. Bryner stated that 342 Palm has two structures and 340 has only one, and all structures have been approved by City Council for HO zoning.

Mr. Weatherl asked clarification on the expenses listed for the repairs. Mr. Keel explained that these repairs are listed separately on each invoice. Mr. Keel stated the total for labor and materials are listed as \$14,710.87.

Mrs. Lee questioned the separation of credit for the tax bills.

Mr. Bryner stated that staff would work with the Appraisal District to ensure the total is correct for each address. He stated that each property was approved by Council for HO zoning.

Mr. Weatherl closed the public hearing.

Mrs. Lee made a motion to approve HPT-0812. Mr. Butman 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. Minter seconded the motion. The vote to adjourn was unanimous (5-0).

Approved: _____, Chairman
