
LANDMARKS COMMISSION
August 25th, 2015
Minutes

Members Present: Steve Butman
Dr. Michael McClellan
Bill Minter
Rick Weatherl

Members Absent: Pebbles Lee
Phil Miller

Staff Present: Stephanie Goodrich, Historic Preservation Officer
Kelley Messer, Assistant City Attorney
Donna Boarts, Admin. Planning Secretary (Recording)
Ben Bryner, Planning Service Manager
Gordon Browning, Interim Director of Planning & Development Services

Guests Present: None

Mr. Steve Butman called the meeting to order at 4:00 P.M. and declared a quorum present and read the opening statement.

Minutes of the July 28th, 2015 meeting were submitted for approval.

Mr. Weatherl made a motion to approve the minutes, Mr. Minter seconded the motion. The minutes were approved unanimously.

HPT-0215, Public hearing, discussion and possible approval for a Historic Project Tax Reduction submitted by Cheryl Scott McNalley for roofing, painting and window repair expenses on the residential property located at 1343 S 3rd Street, 1 block west of Butternut Street.

Mrs. Goodrich presented the staff report for this case. The Miller/McNalley house, c. 1900, is in the Old Town Neighborhood, the first residentially developed part of Abilene. It is a 1-1/2 story Late Victorian Bungalow. The property was granted historic overlay in December 2012. This request is for a partial roof replacement, window repairs and painting due to some minor hail damage in the 2014 hailstorm.

Repairs were made to the roof. Because the same material was used a certificate of appropriateness was not required. There were a few window panes replaced on the eastern side, and some of the paint was redone on the north and east facades.
Total cost of the project is \$8,039.00

SPECIAL CONSIDERATIONS: The work performed did not require a Certificate of Appropriateness since it was maintenance and upkeep. All work performed complies with the *Secretary of the Interiors Guidelines* for Treatment (Preservation) of a Historic Property.

STAFF RECOMMENDATION: Approval

Chairman Butman opened the public hearing. No one came forward so the public hearing was closed.

Mr. Weatherl made a motion to approve HPT-0215. Mr. Minter seconded the motion. The vote for approval was unanimous (4-0).

CA-2015-03, Public hearing, discussion and possible approval for a Certificate of Appropriateness submitted by Dr. James Sulliman for fencing on the commercial property located at 1317 N 8th Street

Mrs. Stephanie Goodrich presented the staff report for this case. The Lamar School, circa 1921, was built in the Beaux Arts style of architecture. It is located in the northern most part of the central business district. It has been listed as a significant resource for Abilene since the first survey in 1979. It was granted Historic Overlay zoning in 1996. Today’s meeting is for two phases, first to approve cedar fencing from the rear of the building to connect to existing fencing on the rear boundary; and second to approve the location of a metal perimeter fence that the applicant will submit design and price option for later.

SPECIAL CONSIDERATIONS:

There have been few exterior alterations; the most significant was the window replacement. The property is in good condition.

The request is to add cedar fencing from the rear of the building to the southern property line and to add iron fencing around the rest of the property lines to address safety concerns.

STAFF RECOMMENDATION: Approval.

Mr. Bryner stated that the gate will need to be 25 ft. back from the curb.

Chairman Butman opened the public hearing. No one came forward so the public hearing was closed.

Mr. Minter made a motion to approve CA-2015-03. Mr. Weatherl seconded the motion. The vote for approval was unanimous (4-0).

Discussion: Demolitions procedure

Mrs. Goodrich stated at the previous meeting Mr. Butman had shown concern about some of the demolitions that were going on in the downtown area. An overhead presentation from 2013 showed the demolition layers on the GIS map. The majority of demolitions are adjacent to the Hendrick Medical Center due to its expansion. Demolition permits used to be given out by a permit technician providing that the building was not deemed historic. A new policy requires all demolition permits be reviewed by Mrs. Goodrich or someone in the Planning & Zoning Department to insure there are no inappropriate demolitions.

Mr. Butman asked for a motion to adjourn at 4:28 P.M. The vote to adjourn was unanimous (4-0).

Approved: _____,
Chairman