
LANDMARKS COMMISSION
February 28, 2017
Minutes

Members Present: Pebbles Lee, Acting Chair
Michael McClellan
Phil Miller
Sidney Levesque

Members Absent: Steve Butman
Bill Minter
Rick Weatherl

Staff Present: Duane Hall, Planner II (Recording)
Kelley Messer, First Assistant City Attorney

Guests Present: Hailie Wolfe

Acting Chair Pebbles Lee called the meeting to order at 4:01 P.M., declared a quorum present, and read the opening statement.

Minutes of the January 31, 2017 meeting were submitted for approval. Because two of the four Commissioners who attended the January 31st meeting were not present, Chair Lee tabled the item to be considered by the Commission at the next meeting.

CA-2017-02, Oral Resolution and Public Hearing, a request from Hailie Wolfe for a Certificate of Appropriateness to repaint exterior features and install a ground-mounted sign in front yard at 1636 N 20th Street.

Mr. Duane Hall presented the staff report for this case with staff's recommendation.

Chair Lee opened the public hearing.

Hailie Wolfe, applicant provided an overview of her project and made herself available for questions.

Mr. Miller asked what color is proposed for the beam between the front columns. Mrs. Wolfe responded it would be Elephant Skin. Mr. Miller added that the beam color should wrap around the beam from the front side to the back side.

The Commissioners discussed the columns on the side and asked the material they are made of and if they are painted. Mr. Hall responded that the side columns appear to be cast concrete and from his recollection they were not painted.

There were no other members of the public wishing to speak.

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Chair Lee closed the public hearing.

The Commission began discussion on the application and staff's recommended action.

Mrs. Levesque asked a question for the applicant regarding the painting of the front columns and the purpose of the painting, and Chair Lee reopened the public hearing.

Mrs. Wolfe responded the front columns had been painted in the past and they propose to continue the paint scheme with City Loft.

The Commission discussed the parts of the front columns to be painted and possibly cleaning parts of the exterior that are stained.

Mrs. Wolfe explained they would be doing some repair and maintenance work on the masonry and concrete and may use powerwashing at the lowest level. The Commission discussed the hazards of powerwashing on historic materials, even at the gentlest levels, and recommended that powerwashing not be used.

Chair Lee discussed the how members of the northside committee would be glad to answer questions or provide information to assist Mrs. Wolfe.

Chair Lee closed the public hearing.

Mr. McClellan made a motion to approve CA-2017-02 as stated in the staff report. Mr. Miller seconded the motion. The motion was approved unanimously (4-0).

Mr. Hall provided a general presentation on the next three items and why staff was bringing these items to the Commission for approval by resolution.

2017 Eligible Expenses, Resolution, establish guidelines on eligible expenses for Historic Project Tax Reductions.

Chair Lee identified previous work that was approved by the Commission as an eligible expense for a historic project tax reduction including fences, concrete work for driveways and sidewalks, sewer lines, and in one case the removal of dead trees.

Mr. McClellan asked staff if a handicap ramp could be considered an eligible expense. Mr. Hall responded there is nothing in the examples of ineligible expenses that would prevent the Commission from approving ADA improvements as an eligible expense.

The Commission discussed structural integrity items being considered an eligible expense, whether security systems are an appropriate eligible expense, and if this item should be tabled to get input from the Commissioners not present today.

Mr. McClellan made a motion to table the item to the next regular Commission meeting. Mr. Miller seconded the motion. The motion was approved unanimously (4-0).

Ordinary Repair or Maintenance, Resolution, establish guidelines for the term "ordinary repair or maintenance."

Mr. Hall presented the staff report and answered questions from the Commission. Mr. Hall requested the Commission discuss the issue of whether repainting in a color from a historic palette should be considered ordinary repair or maintenance.

Chair Lee discussed how this item was first addressed by the Commission when there were only a few historic color palettes to use, but the number of available historic color palettes has exploded over the years. Chair Lee said some of these historic color palettes, especially those with vibrant colors, may not be appropriate in Abilene.

The Commission discussed the use of historic color palettes in determining appropriate colors and if ordinary repair or maintenance should be limited to repainting in the same color.

Mr. McClellan made a motion to approve Resolution 01-2017 as stated in staff report. Mr. Miller seconded the motion. The motion was approved unanimously (4-0).

Abilene Register of Historic Properties, Resolution, amend Abilene Register to update historic designations of historic properties and to remove properties with buildings that have been demolished or removed.

Mr. Hall presented the staff report. In his presentation Mr. Hall identified two additional items that should be addressed by the Commission: the deletion of 710 Mesquite Street from the Register since this building was demolished in 2011, and a change in the historic designation of 258 Pine Street to remove the NRHP – District Contributor designation because it is not listed as a contributing structure in the Abilene Commercial National Register District.

The Commission discussed the purpose of these amendments and whether the amendments propose changes to the historic designation of a property or reflect the current status and historic designation of the property. Mr. Hall responded that the proposed amendments only reflect the current historic designation of the property and does not propose any changes.

Mr. McClellan made a motion to approve Resolution 02-2017 as stated in staff report with the two additions presented by staff. Mr. Miller seconded the motion. The motion was approved unanimously (4-0).

ADJOURN:

Chair Lee adjourned the meeting at 5:10 PM.

Approved: Steve Butman, Chair
Date: 03-28-2017