
LANDMARKS COMMISSION

May 23, 2017

Minutes

Members Present: Steve Butman, Chair
Pebbles Lee
Michael McClellan
Bill Minter
Phil Miller
Jamie Dalzell

Members Absent: Rick Weatherl

Staff Present: Duane Hall, Planner II (Recording)
Kelley Messer, First Assistant City Attorney
Taurus Freeman, Assistant Director of Planning & Development Services

Guests Present: Rick Landers

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

Minutes of the April 25, 2017 meeting were submitted for approval. Commissioner McClellan noted a correction regarding members present at the meeting: Commissioner Lee should be removed from members present and Commissioner Miller should be added to members present.

Commissioner McClellan made a motion to approve the minutes with the correction, Commissioner Butman seconded the motion. The minutes were approved unanimously (6-0).

CA-2017-06, a request from Annemarie Holder, agent Rick Landers, for a Certificate of Appropriateness to make minor exterior alterations, construct a pergola, and repaint the exterior of the house, located at 2145 Idlewild Street.

Mr. Duane Hall presented the staff report for this case with staff's recommendation. Commissioners asked questions regarding the height of the proposed front entry, size of supporting posts for the front entry, and the applicable setbacks to the front entry.

Chair Butman opened the public hearing.

Rick Landers, agent for the applicant, explained the work that is proposed for the front entry. He stated the gable end would be enclosed with soffit and fascia to match the house and Hardie Board for the gable end wall to painted the same color as the house. The cedar post would be 6" x 6", stained Riverwood, with the posts to be around 10 feet in height from the ground to the lowest point of the roofline.

Commissioner Lee asked if the applicant considered trim or molding at the top or bottom of the cedar posts and if the brick face of the house would be visible behind the entry. Mr. Landers responded the cedar posts would have trim at the top and the brick on the house at the bottom part of the house would be visible but the brick behind the gabled end would not be.

Mr. Landers explained that the French doors for the porch would be custom built to fit the width of the existing window frame, and they would be stained the same as the cedar posts at the entry. He mentioned that the applicant is considering repainting the porch railings black or dark brown since the white color on the railings does not appear to be original.

Chair Butman asked about the width of the new windows on the east elevation. Mr. Landers responded it would only be one window at the top of the frame of the same width as the existing window and the remaining window frame would be filled in with painted brick.

Mr. Landers stated that the windows to replace the side door would be the smaller windows next to the door and not the larger windows. He said the brick to be removed for the French door at the porch would be reused here.

Mr. Landers discussed the pergola next to the garage. Because of building code issues, the pergola would be attached minimally to the garage. He stated the applicant is considering placing a small pergola above the garage doors along the length of the garage face. The materials and style would be the same as the larger pergola.

Commissioner Lee stated the Commission in the past has discouraged drilling into brick for support and any drilling should be done in the mortar. She stated she believed the pergola at the front of the garage should be discussed at a future meeting.

Chair Butman closed the public hearing.

Commissioners discussed the front entry and the arched glass panels on top of the French doors. They discussed requesting more information on the front entry including a sketch or rendering of the applicant's proposal and other options such as removing the gable end. The Commission asked staff whether Items #2 to #6 in the project description could be acted on today and Item #1 could be tabled to the next meeting.

Commissioner McClellan made a motion (1) to approve Items 2 to 6 as listed in the staff report for CA-2017-05 with the condition stated in the staff report and a condition not approving the arched glass panel in the French doors and requiring a straight edge parallel to the door, and (2) to table Item #1 of the application. Chair Butman seconded the motion. The motion was approved unanimously (6-0).

Z-2017-11, a request from the City of Abilene to rezone property from MD/H (Residential Medium Density/Historic Overlay) to MD (Residential Medium Density), being 0.43 acres located at 857 Peach Street.

Mr. Hall presented the staff report for this case with staff's recommendation. There was no public comment.

Chair Butman made a motion to recommend to the City Council approval of Z-2017-11. Commissioner Minter seconded the motion. The motion was approved unanimously (6-0).

Z-2017-12, a request from the City of Abilene to rezone property from CB/H (Central Business/Historic Overlay) to CB (Central Business), being 0.16 acres located at 750 Mesquite Street.

Mr. Hall presented the staff report for this case with staff's recommendation. There was no public comment.

Chair Butman made a motion to recommend to the City Council approval of Z-2017-12. Commissioner Miller seconded the motion. The motion was approved unanimously (6-0).

Abilene Register of Historic Properties Guidelines, a resolution of guidelines for the listing of properties in the Abilene Register of Historic Properties.

Commissioner Lee made a motion to table this item to a later meeting. Commissioner Butman seconded the motion. The motion was approved unanimously (6-0).

Election of Officers, election of the Landmarks Commission chair, vice chair, secretary, and sergeant at arms.

Commissioner Miller made a motion to elect Steve Butman as Chair. Commissioner Minter seconded the motion. The motion was approved unanimously (6-0).

Chair Butman made a motion to elect Commissioner Dalzell as Vice Chair. Commissioner Miller seconded the motion. The motion was approved unanimously (6-0).

Chair Butman made a motion to elect Commissioner Lee as Secretary and Commissioner McClellan as Sergeant at Arms. The motion was approved unanimously (6-0).

ADJOURN:

Chair Butman adjourned the meeting at 5:11 PM.

Approved: <u>Steve Butman</u> , Chair
Date: <u>06-27-2017</u>