



City of Abilene Landmarks Commission Agenda

Notice is hereby given of a meeting of the Abilene Landmarks Commission of City of Abilene to be held on November 19, 2019, at 4:00 p.m., at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

PUBLIC COMMENTS

There will be no votes or any formal actions taken on subjects presented during public comment. The public comment period will only allow members of the public to present ideas and information to city officials and staff.

MINUTES

1. Approval of minutes from previous meeting, September 24, 2019

AGENDA ITEMS

2. **HPTR-2019-01:** Request for a Historic Project Tax Reduction in City of Abilene property taxes for improvement projects in the amount of \$15,950.
3. **Discussion:** Receive a Report, Hold a Discussion, and Take Action, Including Initiation of Historic Overlay Zoning regarding a Demolition Permit for a property listed as "High Priority" on Abilene Register of Historic Properties, per Section 2.3.4.4(h)(1) of the Land Development Code located at 341 Pecan Street.

ADJOURNMENT

Notice

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received forty-eight (48) hours prior to scheduled meetings. Please contact the City Secretary's Office at 325-676-6208. Telecommunication device for the deaf is 325-676-6360.

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 15th day of November, 2019, at 4:15 p.m.

Shawna Atkinson, City Secretary

HISTORIC PROJECT TAX REDUCTION

CASE HPTR-2019-01

STAFF REPORT



REQUEST: Historic Project Tax Reduction

APPLICANT:

Owner: Steven Stotts

Agent: Sabrina Elliot

HEARING DATES:

Landmarks Commission: November 19, 2019

LOCATION:

1636 N 20th Street, on the north side of N 20th Street between Grape Street and Beech Street, consisting of 0.81 acres. Legal Description being Lot 9-13, Block 6, College Heights Addition, Abilene, Taylor County, Texas.

REQUESTED ACTION:

The applicant is requesting a reduction in City of Abilene property taxes for an improvement project in the amount of \$15,950.



PROPOSAL:

The applicant requests a historic project tax reduction in the amount of \$15,950 for the following improvement project:

1. Additional foundation stabilization in the amount of \$15,950

REVIEW STANDARDS:

The following sections of the City of Abilene Code apply to the historic project tax reduction request:

- Section 30-41: Historic project tax reduction

APPLICATION REVIEW:

In considering an application for a Historic Project Tax Reduction, the Landmarks Commission must determine the following in order to approve a reduction for property taxes in accordance with Section 30-41 of the City Code:

- (1) The costs for eligible expenses amount to \$750 or more.**
The expenses for the work authorized exceed \$750.
- (2) The project improvements have been completed and substantially comply with a project proposal or certificate of appropriateness.**
Based on inspection of the work completed, the improvements substantially comply with the requirements for a Historic Project Tax Reduction
- (3) The project improvements for which the applicant is requesting a property tax reduction are eligible projects and expenses.**
The work that has been completed is compliant with the eligible improvements for Historic Project Tax Reduction.
 1. Foundation stabilization

STAFF RECOMMENDATION:

Staff recommends the approval of the attached resolution, Case HPTR-2019-01, as requested by the applicant, according to Section 30-41 of the City Code.

ATTACHMENTS:

1. Application
2. Receipts and Foundation Repair Plan of Completed Work



Supplemental Application

Historic Project Tax Reduction

Owner/Agent Name: Steven Stotts (owner) / Sabrina Elliott (Manager)

Project Address / Location: 1636 N. 20th Street Abilene, TX 79601

PROJECT INFORMATION

Answer the following statements carefully and provide a detailed analysis of the information of the request. Please attach an additional sheet if additional space is needed.

DESCRIPTION OF PROJECT AND COSTS FOR TAX REDUCTION (or Attach Sheet)

Foundation repair completed early July 2019. Consisted of
7 steel piers, 36 concrete pads, 104 feet of wooden beams
added for structural integrity and to level the house.
The work was done by Abilene Foundation Repair and
warrantied. Total cost is \$15,950. Attached is the
receipt showing it was paid in full and a copy of the
sketch done showing placement of support beams,
piers and pads/blocks.

TOTAL PROJECT COSTS THAT YOU ARE REQUESTING A TAX REDUCTION: \$ 15,950.⁰⁰

(Attach all receipts and other documentation for the project costs)

ADDITIONAL INFORMATION

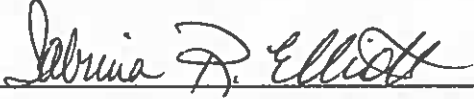
Staff may request additional information be submitted with the application or prior to the Landmarks Commission meeting.

Supplemental Application – Historic Project Tax Reduction

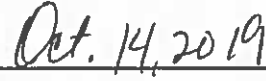
CERTIFICATION

I have read and completed this application and certify the following:

- All information contained therein is complete, true and correct;
- The subject property is within an historic overlay zoning district;
- The application is for a project which has received a certificate of appropriateness or the Landmarks Commission has approved a project proposal;
- The improvements for the project tax reduction have been completed;
- The receipts presented for the cost of the project are complete, true and correct.



Signature of Owner or Authorized Agent



Date

For Office Use Only

Certificate of Appropriateness Case Number: CA- _____

Project Inspection: _____

_____, Historic Preservation Officer

Date

Commission Action:

- ☐ Approved
☐ Approved with Conditions
☐ Denied

_____, Landmarks Commission, Chair

Date

Letter Sent to Taylor Central Appraisal District:

☐ Date _____ Initials _____



Project Inspection Form for Historic Project Tax Reduction

Abilene Planning & Development Services Department, 555 Walnut St, P.O. Box 60, Abilene, TX 79604

I understand that the historic project tax reduction application described on the attached application at the following street address, 11036 N. 20th Street, Abilene, TX 79601 must be inspected by City Planning Staff to determine whether the project conforms to the Certificate of Appropriateness and/or the project proposal, which was submitted to and approved by the Landmarks Commission. Furthermore, I understand that I must arrange to have the project inspected on a weekday between the hours of 8:00 AM and 5:00 PM within two weeks from the date the application is filed.

The undersigned, as the property owner or authorized agent, has read the above statement and does hereby give consent to the project inspection.

Delina R. Elliott

Signature of Owner or Authorized Agent

Oct. 14, 2019

Date

For Office Use Only

Case Number: HPTR-_____

Date of Inspection: _____

Project Completed and Conforms with Certificate of Appropriateness and/or Project Proposal

☐ Yes

☐ No

Comments:

_____, Historic Preservation Officer

Date

5/10/2017

Abilene Foundation Repair, LLC
 2400 Oak Street
 Abilene, TX 79602 US
 325-673-7899
 www.abilenefoundationrepair.com

Invoice

BILL TO
Sabrina Elliot
1636 N 20th
Abilene, TX 79601

INVOICE #	DATE	TOTAL DUE			ENCLOSED
19-120	06/18/2019	\$0.00			

SALES REP
 Josh W

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Steel piers in soil	Steel piers in soil	4	600.00	2,400.00
Internal Piers	Internal Steel Piers	3	650.00	1,950.00
Pad & blocks	Pad & Blocks	36	250.00	9,000.00
Wooden Beam	104 ft of Wooden Beam	104	25.00	2,600.00

PAID

PAYMENT 15,950.00
 BALANCE DUE **\$0.00**

PROPERTY ID AND LEGAL DESCRIPTION										OWNER ID, NAME AND ADDRESS		OWNER ID %	EXEMPTIONS	ENTITIES	VALUE METHOD	C 2018 VALUES	C 2019 VALUES
PROP ID: 30548 COLLEGE HEIGHTS, BLOCK 5, LOT 9 LESS FT IN STREET & 10-13 GEO ID: 2050005400 REF ID: 207B STUB: 1636 N 20TH ST TX PROP USE: BBA BBA: 3018 BBA MKT: 3918 UNITS: 0										STOTTS DR STEVEN A 8717 SHOAL CREEK BLVD AUSTIN, TX 78757-4380-17		345152 100.00%	HT	CAB 100% CAD 100% QTA 100% SAB 100%	IMPROVEMENT LAND BRT MARKET PROG LOSS APPRAISED NS CAP LOSS ASSESSED	171,714 7,088 178,802 0 178,802 0 178,802	257,617 7,088 264,705 0 264,705 0 264,705
GENERAL UTILITIES: A TOPOGRAPHY: P ROAD ACCELS: P ZONING: MUA GROUP CODES: P2A1A5 NEXT REASON:										LAST APPR. YR: 2018 LAST APPR. BLDG: 68 CAP BASH YR: 1975/2018 LAST BASH DATE: 10/25/2018 BASHY APPR: 14 LAND APPR: 14 VALUE APPR: 14 BLDG: 14 REBT:		REMARKS / BRT FCH COMMANDS NATIVE STONE/STONE MA MR4 DU20 DL4 DU17 DR4 DU17 DR2 DU8 DR23 DU1 DR17 DD25 DR8 DD17 DL8 DD15 DL18 DU2 DL9 DD7 DL18 OP MR20 DU7 DR8 DD2 DR18 DU18 DR8 DD21 DL34 OP MR48 MU38 DU25 DR8 DD25 DL8 MA MU90 DU20 DR18 DD20 DL18		SKETCH FOR IMPROVEMENT #1 			
BUILDING PERMITS BO ISSUE DT PERMIT # TYPE ST EST VALUE APPR BUILDER COMMENT 1 06/17/2019 20102751 IR 1 1,000 A6 COO FOR BIRTHING CENTER 2 03/11/2019 19100000 HK 1 0 A8 CORRECTED CLASS PROPE 3 11/06/2017 18100420 IR 1 30,000 A4 ADA MODIFICATIONS										INCOME APPROACH DATA OPI MIC CON OTHER INC EOI EXPENSE TAXES NOI METHOD INC VALUE		TAX AGENT GROSS SQ FT LINKED ACCTS PHONE: RET BQFT: RECONCILED VALUE:					
GALLERY / AHS PROTESTS CASE ID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS 2210 05/23/2019 WS MARKET PURCHASE										SALES & DEED HISTORY SALE DT SALE PRICE TYPE RATIO CD FRI CD FRI TERM LA SQ FT SP / SQ FT SET BQFT 2ND BQFT GRANTOR CONDO DEED DEED INFO 08/24/2019 160,000 I B 0 YR 3,598 44 47 COMMERCIAL WOLFE MICAH & C 01/25/2017 145,000 I B 0 YR 3,598 44 47 RESIDENTIAL C ZAJKOWSKI WIL 06/01/2011 145,000 I B 0 YR 3,598 40 30 COMMERCIAL NOAH PROJECT I							
REGION: C02 SUBD: 20000 MEMO: CPOH (100%) SUBSET: LAND VALUATION M TYPE DESCRIPTION BTHD CLASS/SUBCL AREA UNIT PRICE UNITS STY BUILT EFF YR CONG. VALUE DEPR PHYS ECON FURS COMP ADJ ADJ VALUE A MA MAIN AREA CM P0003/D 2,063.0 100.82 1 1 1907 1907 1 268,484 62% 1% 0% 0% 0.61 163,775 B OP OPEN PORCH CM P0003/D 314.0 40.33 1 1 1907 1907 1 12,864 62% 1% 0% 0% 0.61 7,725 C OP OPEN PORCH CM P0003/D 200.0 40.33 1 1 1907 1907 1 8,096 62% 1% 0% 0% 0.61 4,920 D MA MAIN AREA CM P0003/D 320.0 100.82 1 1 1907 1907 1 32,262 62% 1% 0% 0% 0.61 18,880 E MA MAIN AREA CM P0003/D 935.0 100.82 1 1 1907 1907 1 94,287 62% 1% 0% 0% 0.61 57,503 1 COMMERCIAL STCD F1 4,432.0 1907 Homesite N 415,743 Living Area: 3,918 253,803 A PCO CONCRETE PAVING CM 7 5,700.0 3.88 1 1 0 1990 3 29,072 20% 0% 0% 0% 0.20 4,014 2 CONCRETE PAVING STCD F1 5,200.0 1990 Homesite N 29,072 Living Area: 0 4,014										IMPROVEMENT DETAIL ADJUSTMENTS M ADJ TYPE ADJ AMT ADJ % Description Construction Style 1 C 0 Foundation 1 P 0 Roof Covering 1 A 0 Heating/Cooling 1 A 0 Plumbing 1 Z 0 Exterior Wall 1 B 0 Roof Style 1 H 0 Fireplace 1 B 0		IMPROVEMENT FEATURES Description UNITS CODE VALUE Construction Style 1 C 0 Foundation 1 P 0 Roof Covering 1 A 0 Heating/Cooling 1 A 0 Plumbing 1 Z 0 Exterior Wall 1 B 0 Roof Style 1 H 0 Fireplace 1 B 0					
REGION: C02 SUBD: 20000 MEMO: CPOH (100%) SUBSET: LAND VALUATION LF DESCRIPTION TYPE BDL CLS TABLE AC HS ME TH DIMENSIONS UNIT PRICE ADJ MASS ADJ VAL SRC BRT VAL LF ADJ TYPE ADJ AMT ADJ % AG AG USE AG TABLE AG UNIT PRC AG VALUE 1 Commercial CM AE F1 Y (100%) 8Q 35439 80 SQ 0.20 1.00 1.00 A 7,088 7,088 N 0.00 0										LAND ADJUSTMENTS ADJ TYPE ADJ AMT ADJ % AG AG USE AG TABLE AG UNIT PRC AG VALUE N 0.00 0							

GARY EARNEST
Phone: 325-676-9381
Fax: 325-676-7877

CENTRAL APPRAISAL DISTRICT OF TAYLOR COUNTY

2019 TAX STATEMENT

STATEMENT NUMBER

70049

PROPERTY ID NUMBER

36548

www.taylor-cad.org

NAME & ADDRESS

Owner ID: 345152
STOTTS DR STEVEN A
6717 SHOAL CREEK BLVD
AUSTIN, TX 78757-4380

Pct: 100 000%

PROPERTY DESCRIPTION

COLLEGE HEIGHTS, BLOCK 6, LOT 9 LESS PT
IN STREET & 10-13

PROPERTY GEOGRAPHICAL ID

20500005400

PROPERTY SITUS / LOCATION

1638 N 20TH ST TX

Acreage 0 0000

Type R

LAND MARKET VALUE

7 088

IMPROVEMENT MARKET VALUE

257 617

AG/TIMBER USE VALUE

0

AG/TIMBER MARKET

0

ASSESSED VALUE

284 705

100% Assessment Ratio

Appraised Value

284,705

Taxing Unit	Assessed	Homestead Exemption	OV65 or DP Exemption	Other Exemptions	Freeze Year and Ceiling	Taxable Value	Rate Per \$100	Tax Due
ABILENE ISD	264,705	0	0	0		264,705	1.321400	3,497.81
TAYLOR COUNTY	264,705	0	0	0		264,705	0.634000	1,678.23
CITY OF ABILENE	264,705	0	0	185,294		79,411	0.787700	625.53

CITY TAXES REDUCED BY SALES TAX 157.07

Total Taxes Due By Jan 31, 2020 5,801.57

Penalty & Interest if paid after Jan 31, 2020

If Paid in Month	P&I Rate	Tax Due*
February 2020	7%	6,207.69
March 2020	9%	6,323.71
April 2020	11%	6,439.76
May 2020	13%	6,555.79
June 2020	15%	6,671.81

Property taxes in Texas are assessed as of January 1st each year and cover a period of one year from that date. Tax statutes make no provisions for proration; therefore, a change of address during the year would have no effect on the tax liability established on January 1st of the calendar year. These tax statutes also make no provisions for proration in case the property is disposed of during the calendar year. Also, if you owned personal property described on the tax statement on January 1st, then you are personally liable for the taxes. IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

*Total Tax Due may include Additional Penalty up to 20% incurred on April 1 or July 1 of the year of delinquency [Tax Code Sec 33.11] or Additional Late Filing Penalty of 10% [Tax Code Sec 23.54, Tax Code Sec 21.10]

True Automation Inc

* DETACH HERE AND RETURN WITH PAYMENT *

Make checks payable to:

GARY EARNEST
CENTRAL APPRAISAL DISTRICT OF TAYLOR COUNTY
P O BOX 1800
1534 S TREADAWAY
ABILENE, TX 79604



Owner Name and Address
STOTTS DR STEVEN A
6717 SHOAL CREEK BLVD
AUSTIN, TX 78757-4380

Statement Number
2019 70049

Prop ID Number
36548

Geographical ID
20500005400

See payment schedule below for tax due.

If Paid in Month	Tax Due
October 2019	5,801.57
November 2019	5,801.57
December 2019	5,801.57
January 2020	5,801.57
February 2020	6,207.69
March 2020	6,323.71
April 2020	6,439.76
May 2020	6,555.79
June 2020	6,671.81

In January Pay
5,801.57

Taxes are payable
October 1, 2019 and
become delinquent
on February 1, 2020

STOTTS DR STEVEN A
6717 SHOAL CREEK BLVD
AUSTIN, TX 78757-4380

8/28/2020										
Property Address	Property ID	2019 Value	2019 Exemptions	2019 Taxable Value	2019 Tax Rate	20% / \$280 Zone Adjustment	50% Proposal Adjustment	ALT 555	2019 Tax Adjustment	Exemption Value
1636 N 70TH	36548	284 700		284 700	0.00477	132,941.00	132,352.50		\$1,042.54	185,285.80



 \$1,042.54

20%



Historic Property Tax Exemption

Abilene Planning & Development Services Department, 555 Walnut St., P.O. Box 60, Abilene, TX 79604

The Director of Planning & Development Services requests that the Taylor Central Appraisal District provide a historic property tax exemption from City of Abilene property taxes in accordance with Section 11.24, Texas Tax Code, and Sections 30-40 and 30-41, Abilene City Code, as set forth below. This exemption is in addition to any historic property tax exemptions currently being applied to the property.

Property Information

Street Address of Property: 1636 N. 20th Street

Taylor CAD Property ID: 36548

☐ Historic Zone Tax Reduction

City Ordinance # _____

Date of Ordinance Approval: _____

☒ Historic Project Tax Reduction

Landmarks Commission Resolution # 2018-02 Date of Resolution Approval: February 27, 2018

This historic project tax reduction shall apply for a period of up to 10 years, not to exceed a total amount of \$18,900.

This historic project tax reduction shall begin:

- ☐ The next available tax year.
- ☒ When all previous historic project tax reduction(s) for this property have expired.


Hayden Brodowsky, Planner I and Historic Preservation Officer

02/27/2018
Date

1636 N 20TH
#36548

2018 \$18,900 OR 10 YEARS

✓

2019

TAX

ABATEMENT

TO DATE

1042.54

1042.54

Welcome

to the

Landmarks Commission Meeting

Please add your name to the sign-in sheet by the door and have a seat



Minutes of September 24, 2019 Meeting

HPTR-2018-02

- Location: 1636 N 20th Street
- Request:



Barnes-Norwood House



Costs for Eligible Expenses \$750 or more

- YES
- Work exceeds \$750, Total cost is \$15,950



Eligible Project and Expenses

- Additional stabilization of foundation– YES, structural improvements qualify - \$15,950



Photos of the property



Recommended Action

Approve Resolution No. 02-2019, approving the historic project tax reduction as requested by the applicant



- Old Taylor County Jail Building
- Built in 1931/1970's architecturally incompatible and non-historic additions made to all four sides of original building
- Zoned CB
- Listed as a “High Priority” on the Abilene Register of Historic Properties
- No Historic Overlay designation
- Interior has fallen into a severe state of disrepair



Photos of the property



Photos of the Interior (provided by Taylor County)



Questions & Public Hearing



LANDMARKS COMMISSION RESOLUTION NO. 01 -2019

A RESOLUTION OF THE ABILENE LANDMARKS COMMISSION APPROVING AN APPLICATION FOR A HISTORIC PROJECT TAX REDUCTION AT 1636 N. 20th Street. (CASE HPTR-2019-01)

WHEREAS, the City Council established the Landmarks Commission to administer the provisions of the Land Development Code and other City codes appropriate for the protection and preservation of structures and lands deemed by the community to be of unique historical, architectural, and cultural value; and

WHEREAS, the Landmarks Commission is the responsible authority to review and approve or deny applications for historic project tax reductions in accordance with Section 30-41 of the Abilene City Code; and

WHEREAS, Dr. Steven Stotts, as owner of the property, submitted a Historic Project Tax Reduction application, Case HPTR-2019-01, requesting a reduction in property taxes for an improvement project at 1636 N. 20th Street; and

WHEREAS, the subject property is located in the Historic overlay zoning district;
and

WHEREAS, The improvement project is exempt from a Certificate of Appropriateness;
and

WHEREAS, the improvement project has been completed in substantial compliance;
and

WHEREAS, Dr. Steven Stotts presented receipts and invoices for the costs of the improvement project, and the eligible costs of the improvement projects amount to seven hundred fifty dollars (\$750) or more;

WHEREAS, Dr. Steven Stotts, by signing the application, certifies the improvements for the project tax reduction has been completed and the receipts and invoices presented for the cost of the improvement project is complete, true and correct; and

WHEREAS, the Landmarks Commission held a public hearing, reviewed the application, and determined the costs for eligible expenses amount to \$750 or more; the project improvement has been completed and substantially comply with a project proposal or certificate of appropriateness; and the project improvements for which the applicant is requesting a property tax reduction is an eligible project and expenses.

NOW THEREFORE BE IT RESOLVED BY THE LANDMARKS COMMISSION:

PART 1: The following improvement is an eligible project that has been completed and are approved for a project tax reduction:

- a. Repair foundation in the amount of \$15,950

PART 2: A historic tax exemption to City of Abilene property taxes is granted to the property at 1636 N. 20th Street (Taylor CAD Property Identification Number 36548) pursuant to Section 30-41 of the Abilene City Code. This exemption shall be an annual 50% reduction of City of Abilene property taxes for a period of up to 10 years, not to exceed a total amount of \$15,950.

PART 3: This historic tax exemption shall commence when all other previous improvement projects approved for historic project tax reductions at 1636 N. 20th Street have expired.

ADOPTED this 19th day of November, 2019

Steve Butman, Chair

ATTEST:

Zack Rainbow, Assistant Director
Historic Preservation Officer

ABILENE REGISTER OF HISTORIC PROPERTIES



Photo taken 1997



Photo taken 2010

**341 Pecan Street
1931
County Jail
Abilene Historic Register**













RECEIVED
JUN 21 2019
PLANNING



RECEIVED
JUN 21 2019
PLANNING



RECEIVED
JUN 21 2019
PLANNING



RECEIVED
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