



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 June 28, 2022 at the Abilene Public Library, South Branch, Mall of Abilene, 4310 Buffalo Gap Road, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

MINUTES

1. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Meeting Minutes from the Previous Regular Meeting Held on April 26, 2022

AGENDA ITEMS

2. **CA-2022-03:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request to Replace Windows and Storefront Doors at 202 Cypress Street. **(Melissa Farr)**

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 24th day of June, 2022, at 12:50 p.m.

Shawna Atkinson, TRMC, CMC
City Secretary



**THE LANDMARKS COMMISSION OF
THE CITY OF ABILENE, TEXAS
REGULAR MEETING
April 26, 2022**

**ABILENE PUBLIC LIBRARY, SOUTH BRANCH, MALL OF ABILENE,
4310 BUFFALO GAP ROAD, ABILENE, TEXAS**

The Landmarks Commission of the City of Abilene, Texas met in a Regular Meeting on April 26, 2022 at 4 p.m. in the South Branch Library meeting room. Commissioners present were Ms. Jamie Dalzell, Vice Chair, Mr. Steve Butman, Ms. Pebbles Lee, Chair, Dr. Michael McClellan, Sergeant at Arms, and Mr. Josh Black. Mr. Kevin Halliburton and Mr. Andrew Penns were available in the audience. Mr. John Scott was absent.

Also present were Mr. Tim Littlejohn, Director of Planning and Development Services, Ms. Kelley Messer, First Assistant City Attorney, Mr. Adam Holland, Planner I, Ms. Clarissa Ivey, Planner I, and Ms. Melissa Farr, Executive Assistant.

Others who attended were Ms. Lydia Tate, Mr. Terrence O'Connor, and Mr. Brent Brazell.

CALL TO ORDER

Ms. Lee called the meeting to order at 4 p.m. and declared a quorum present.

MINUTES

The minutes from the previous meeting, June 22, 2021 were approved. Ms. Dalzell made the motion to approve the minutes. Mr. Butman seconded the motion. The motion prevailed by the following vote:

AYES: Dalzell, Black, Butman, McClellan, Lee

NAYS: None

AGENDA ITEMS

CA-2022-01: Receive a Report and Hold a Discussion and Public Hearing on a Certificate of Appropriateness Request for Repairs to an Existing Residence and Detached Garage Located at 802 Meander Street.

Ms. Melissa Farr presented this request to the Commission. The subject property is located at 802 Meander Street in the Alta Vista Subdivision. It is bounded by S. 8th Street, Amarillo Street, and Idlewild Street. It is also located in the Sayles Boulevard National Register District.

The applicant is requesting a Certificate of Appropriateness and proposes the following:

- Repaint the home and garage with slight repair to wooden siding, where applicable, due to water damage
- The primary paint will be Antique White.
- The trim paint color will be Snow Globe.
- The dark red porches will be painted Buckingham Palace.
- Some pieces of wood for the front and back porches will be replaced, but no changes will be made.
- A cracked glass pane will be repaired, as well.
- Gutters will be placed in two short areas where the eaves run off and have led to wood rot of the siding.
- A small picket fence in the front yard is rotting, and will be replaced by one of like character.

The applicants also wish to submit receipts for Historic Project Tax Reduction.

Ms. Lee opened the public hearing. Ms. Lydia Tate was available to answer any questions the Commission might have.

Dr. McClellan made the motion to approve this request. Mr. Butman seconded the motion. The motion prevailed by the following vote:

AYES: Dalzell, Black, Butman, McClellan, Lee
NAYS: None

CA-2022-02: Receive a Report and Hold a Discussion and Public Hearing on a Certificate of Appropriateness Request for Repairs to an Existing Restaurant Located at 158 Cypress Street

Ms. Melissa Farr presented this request to the Commission. The subject property is located at 158 Cypress Street, and is currently known as Cypress Street Station. It is surrounded by N. 2nd Street, Cedar Street, and N. 1st Street.

The applicant is requesting a Certificate of Appropriateness to refresh the façade to provide better energy efficiency and security by the following:

- Paint windows, doors, awning trim, and the sign
- Clean and repair the concrete and masonry
- Replace the main entrance door, second floor entry door, and defunct door
- Replace the windows above the awning

Ms. Dalzell made the motion to approve this request. Mr. Black seconded the motion. The motion prevailed by the following vote:

AYES: Dalzell, Black, Butman, McClellan, Lee
NAYS: None

ADJOURN

There being no further discussion, The Landmarks Commission meeting was adjourned at 4:57 p.m.

Approved: _____,
Chairman

CA-2022-03

STAFF REPORT

Scheduled Hearing(s)

The Landmarks Commission: June 28, 2022

Applicant(s)

Owner: Nathan Hathorn, Managing Member
Silverthorne Investments, LLC

Request

Certificate of Appropriateness to replace all windows and two doors

Location

The subject property is located at 202 Cypress Street, and is currently known as Nora Hall. Nora Hall is a live music event venue. This property is surrounded by N. 2nd Street, Cedar Street, and N. 3rd Street.

Property Zoning

The current zoning district for this property is Central Business District (CB) with Historic Overlay (H). The building is located in the Neighborhood Empowerment Zone.

Background and Building Characteristics

The historic name of this property is the Paxton Building. This is a 2-story, 3-bay commercial building in the 20th Century Commercial style with Art Deco influences built in 1923. The structural system is undetermined. The foundation is undetermined. Exterior walls are replacement stucco and original brick. The building has a flat with parapet roof. Windows are original wood, 1/1 double-hung sashes.

* Date source: Taylor CAD

The Paxton Building is listed in the City of Abilene Historic Buildings Database, as well as the Abilene Register of Historic Properties. The property is also recommended on the Abilene Visitors Center Historical Downtown Walking Tour.

Proposal and Requested Action

The applicant is requesting a Certificate of Appropriateness to replace all windows upstairs, the “block” windows on the top of the first floor, and two doors. Additionally, two to nine glass window pane windows will be installed on the south side and two on the east side to open the windows that were originally there.

The applicant is also interested in the Historic Project Tax Reduction incentive; therefore, an application will be forthcoming.

Development Standards

The following sections of the City of Abilene Land Development Code apply to the Certificate of Appropriateness request:

Section 2.3.4.4 (f) Procedure for Certificate of Appropriateness

Criteria Assessment

According to Section 2.3.4.4(f) Procedure for Certificate of Appropriateness. No person or entity shall construct, reconstruct, alter, change, restore, remove, or demolish any exterior architectural feature of a site, structure, building, sign, or object included within a Historic Overlay District unless an application for Certificate of Appropriateness is approved in accordance with requirements included in this subsection or as outlined in the District Standards for the district. Furthermore, a Certificate of Appropriateness shall not be issued until a decision regarding the application is final as stated in Section 2.4.4.3(e)(7) [2.3.4.4(e)(7)]. The work described in each application shall have a deadline of six (6) months for commencement. If the work has not been started, a new application must be submitted.

In considering an application for a Certificate of Appropriateness, the Landmarks Commission shall be guided by, the Secretary of the Interior's "Standards for the Rehabilitation of Historic Buildings," as well as District Standards, and any adopted design guidelines. A copy of the District Standards, any adopted design guidelines, and the Secretary of the Interior's Standards shall be made available to the property owner(s) of historic landmarks or within an Historic Overlay District upon request.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff Recommendation

Based upon information contained within the application and consistency with the Standards of Rehabilitation, Staff recommends the Commission by oral resolution approve the issuance of a Certificate of Appropriateness subject to specification of the proposed color and materials.

The work approved in this Certificate of Appropriateness shall commence within six (6) months of the approval of the Landmarks Commission. If work does not commence within six months, the approval of this Certificate of Appropriateness shall expire. The applicant may request an extension to this expiration deadline provided a complete application for a request for extension is submitted at least thirty (30) days before the approved Certificate of Appropriateness expires.

Attachments

- Application
- PowerPoint Presentation

LOCATION MAP



ZONING MAP



Welcome

to the

Landmarks Commission

Meeting

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



Item 1

MINUTES

Approval of the Minutes from the Regular
Meeting Held on April 26, 2022



CA-2022-03



Case: CA-2022-03

Owner: Silverthorne Investments, LLC

Applicant: Nathan Hathorn, Managing Member

Request: Certificate of Appropriateness to replace all windows upstairs, the “block” windows on the top of the first floor, and two doors. Additionally, two to nine glass window pane windows will be installed on the south side and two on the east side to open the windows that were originally there.

The applicant is also interested in the Historic Project Tax Reduction incentive; therefore, an application will be forthcoming.

Location: 202 Cypress Street

- The historic name of this property is the Paxton Building. This is a 2-story, 3-bay commercial building in the 20th Century Commercial style with Art Deco influences built in 1923. Exterior walls are replacement stucco and original brick. The windows are original wood, 1/1 double-hung sashes.

* Date source: Taylor CAD

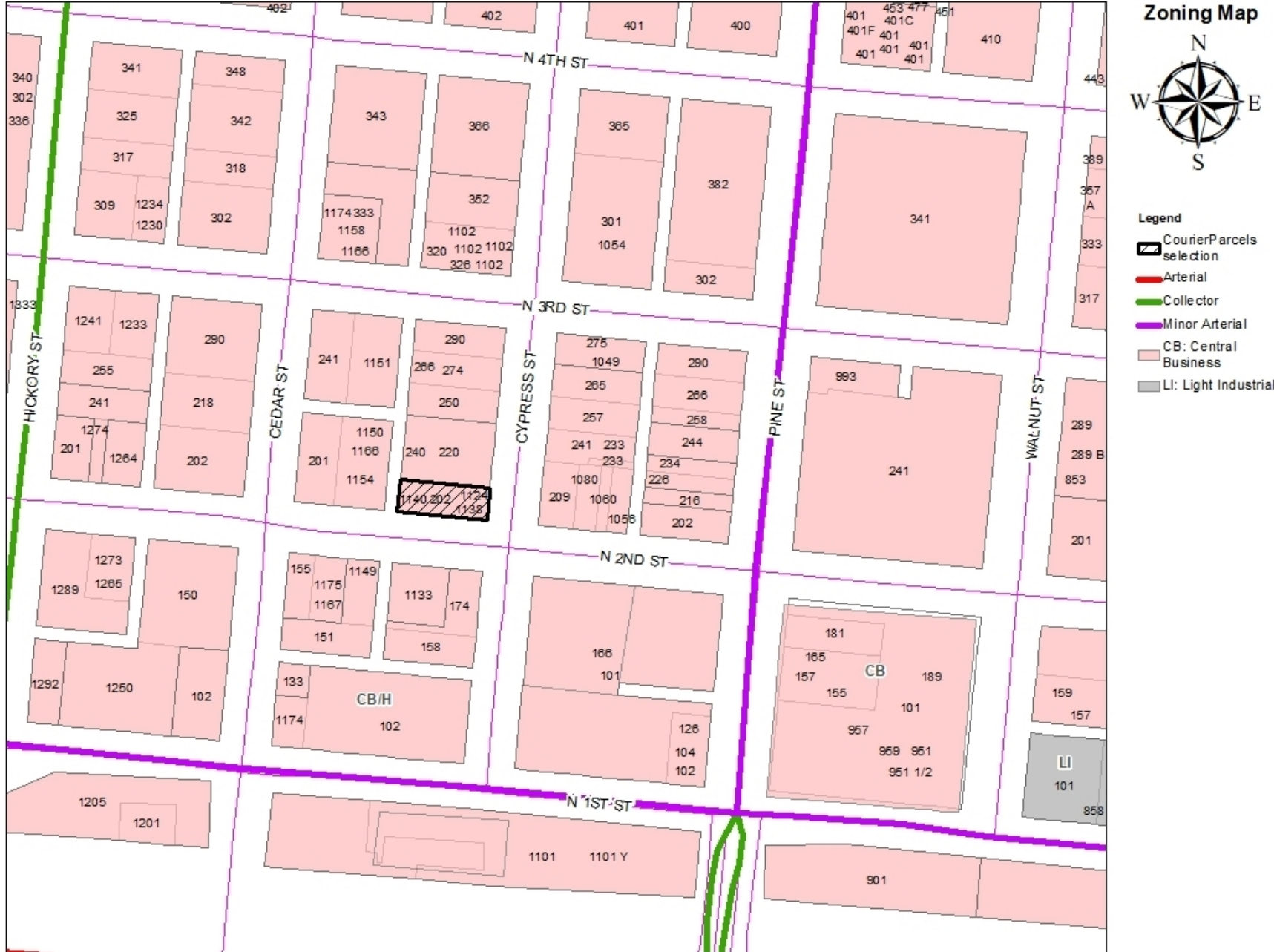
- The Paxton Building is listed in the City of Abilene Historic Buildings Database, as well as the Abilene Register of Historic Properties. The property is also recommended on the Abilene Visitors Center Historical Downtown Walking Tour.

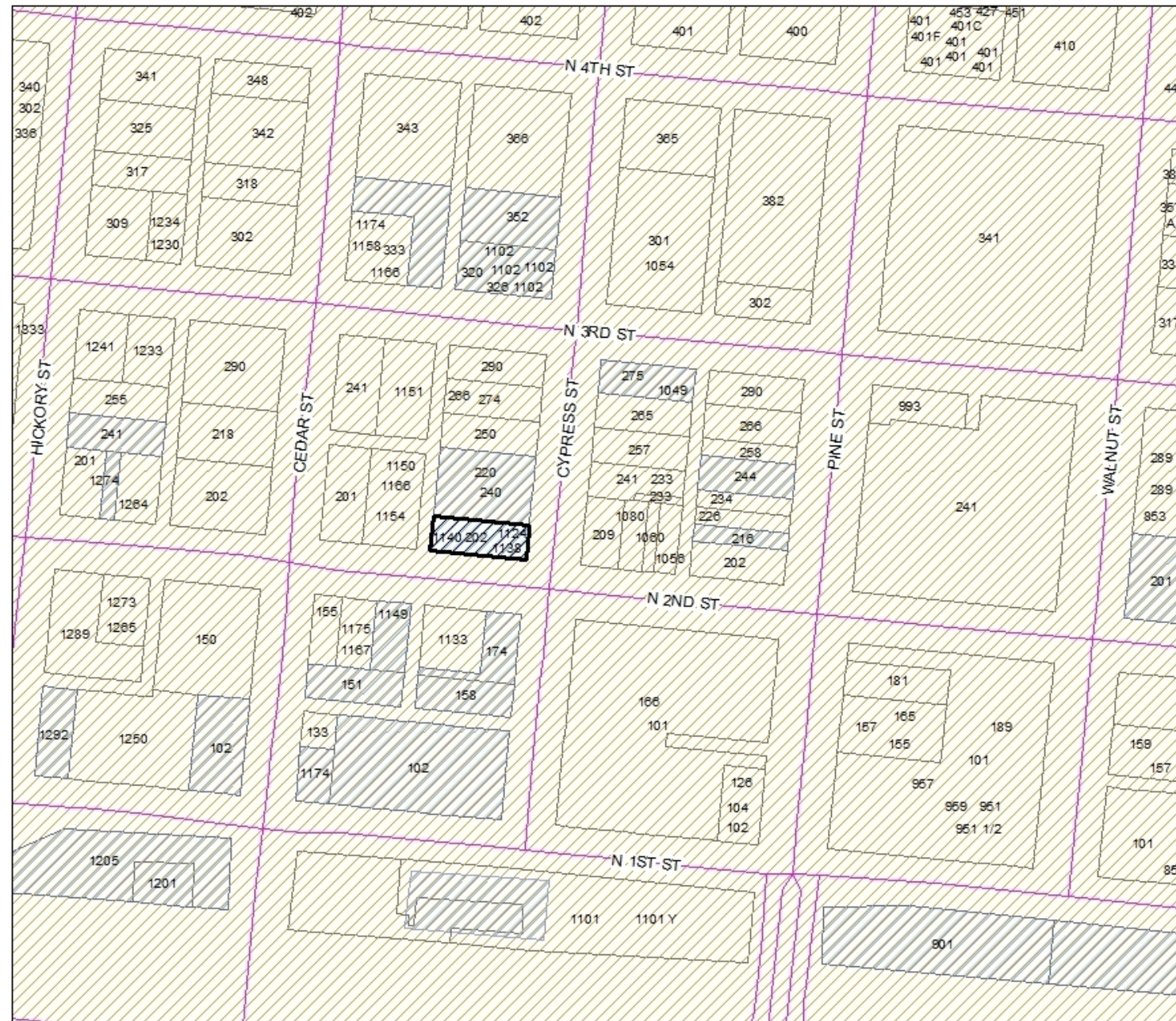
CA-2022-03 LOCATION MAP

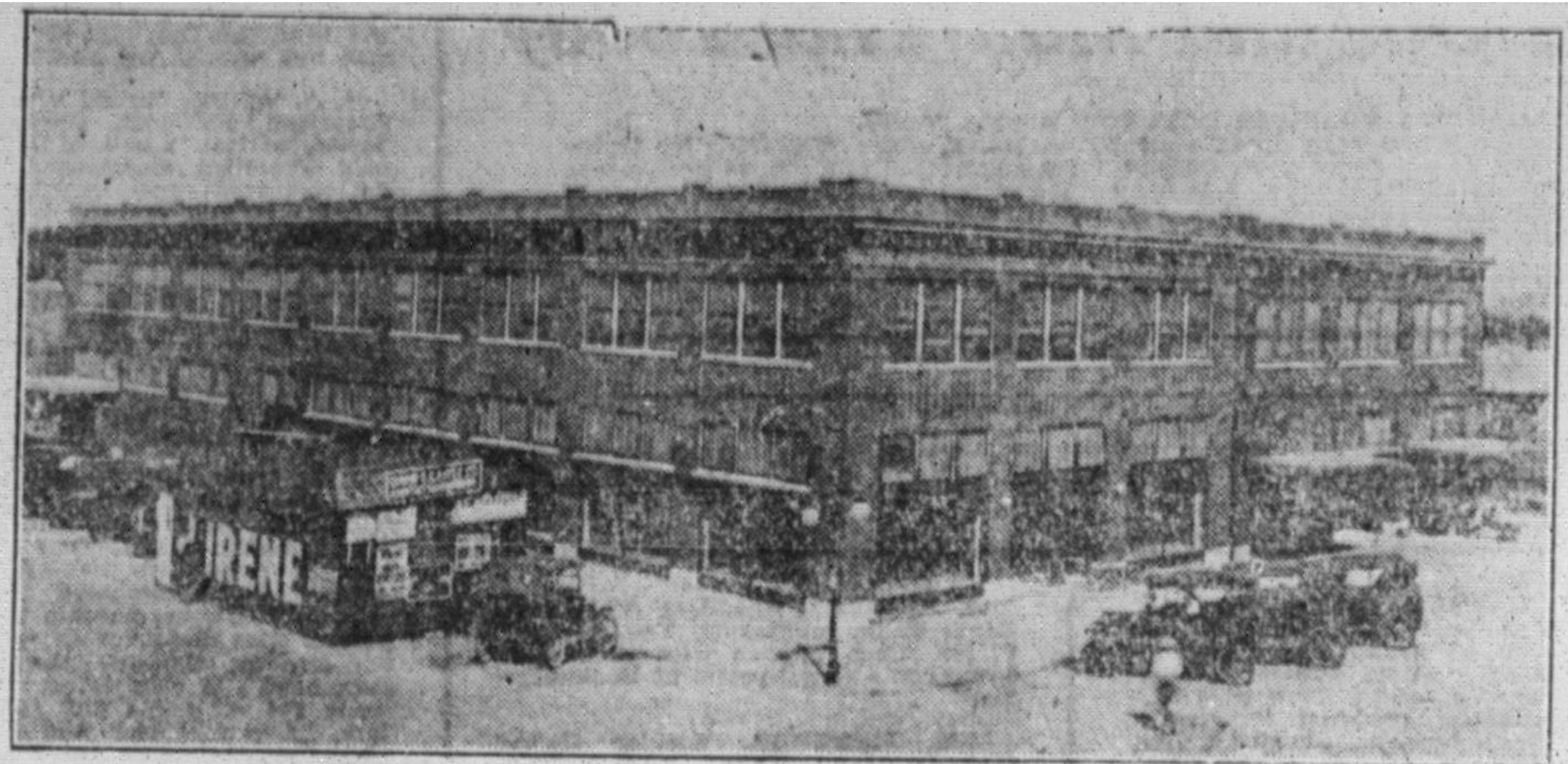




CA-2022-03 ZONING MAP







Two modern business buildings just completed at the corner of Cypress and North 2nd Streets. The corner one, 50x140 feet, built by Geo. L. Paxton and occupied by Gambill Bros. Hardware. The second building, 50x140 feet, built by W. G. Swenson and is occupied by G. W. Waldrop and Co., Home Furnishings.











- Consistent with the *Secretary of the Interior's Standard for the Rehabilitation of Historic Buildings*
- Reviewed Pursuant to Section 2.3.4.4(f) of Land Development Code (Procedure for Certificate of Appropriateness)
- Staff Recommendation: Staff recommends approval.

Questions?



INSTALLERS
DISTRIBUTORS
MANUFACTURERS

A BINSWANGER PROPOSAL FOR

SILVER THORNE

Job: 202 CYPRESS

Location: ABILENE TEXAS

Architect:

Drawings No.:

Plans Dated:

Specs. Dated:

THIS PROPOSAL IS FROM
3443 N. 1ST A ABILENE Texas
(325)673-8141 FAX (325)673-8143

OUR PROPOSAL NO. 08-001
Date: 6/8/2022

Subject to prompt acceptance within 30 days and to all conditions stipulated on the reverse side, we propose to furnish materials and labor at the prices described below:

BIDDING BLACK STOREFRONT DOORS WILL BE 3' X 9' WITH CLEAR LOWE GLASS WINDOWS ON SECOND FLOOR WILL HAVE 2 FIXED AND 1 OPERABLE FOR EGRESS
4- UNITS ARE FIXED AND 2- UNITS WILL HAVE THE DOORS

INSTALLED FOR THE SUM OF \$ 149,469.00

***** OMIT FINAL CLEANING AND PROTECTION**

INITIAL

SPECIFIED EXCLUSIONS:

STANDARD EXCLUSIONS: , bonds, final cleaning, protection, opening preparations.

The undersigned accepts this proposal and all its terms and conditions as a binding contract subject only to the approval of the credit of the Buyer by Binswanger Glass.

ACCEPTED

Firm _____

By _____

Date _____

BINSWANGER GLASS # 97

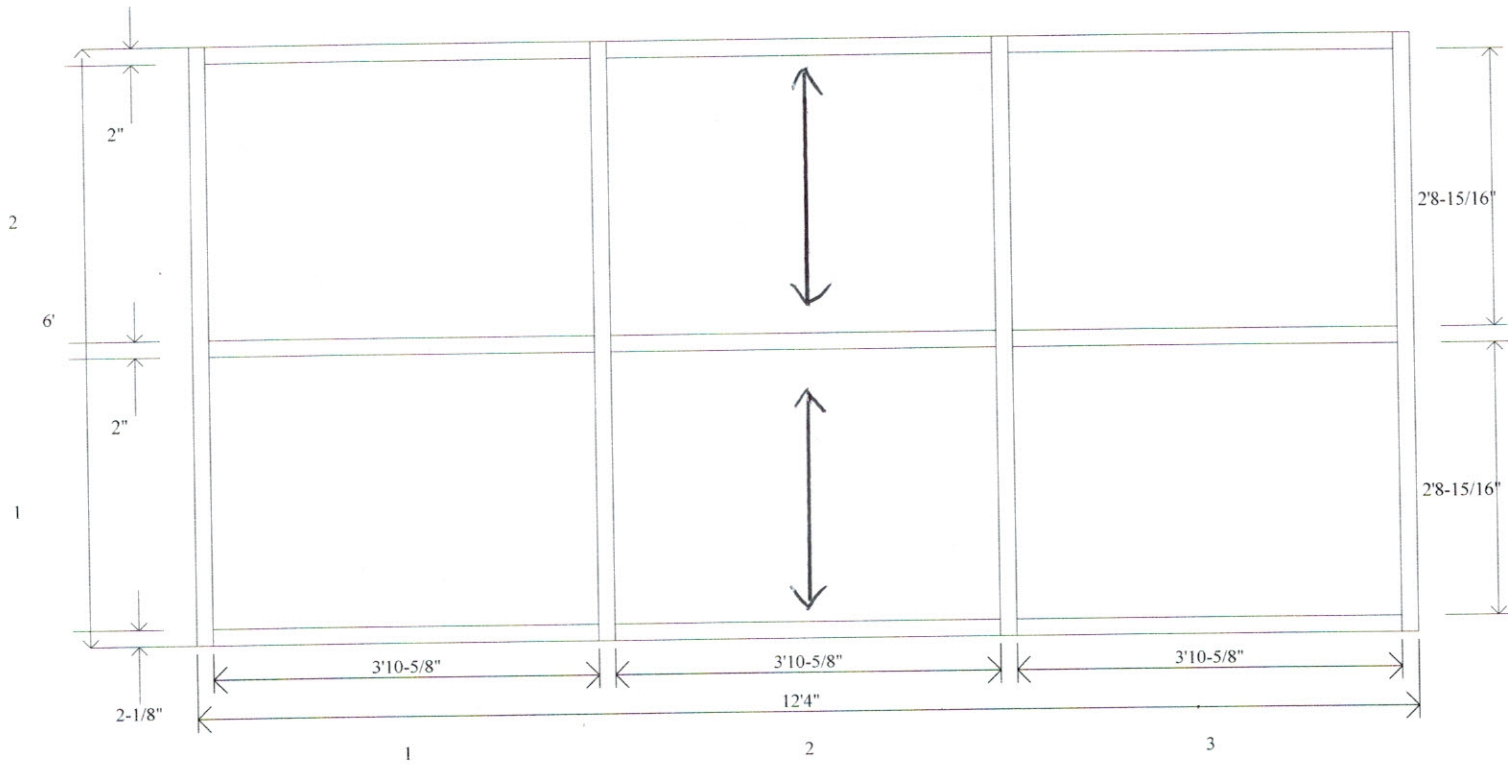
3443 North 1st
Abilene TX 79603

By *Walter Pounds*

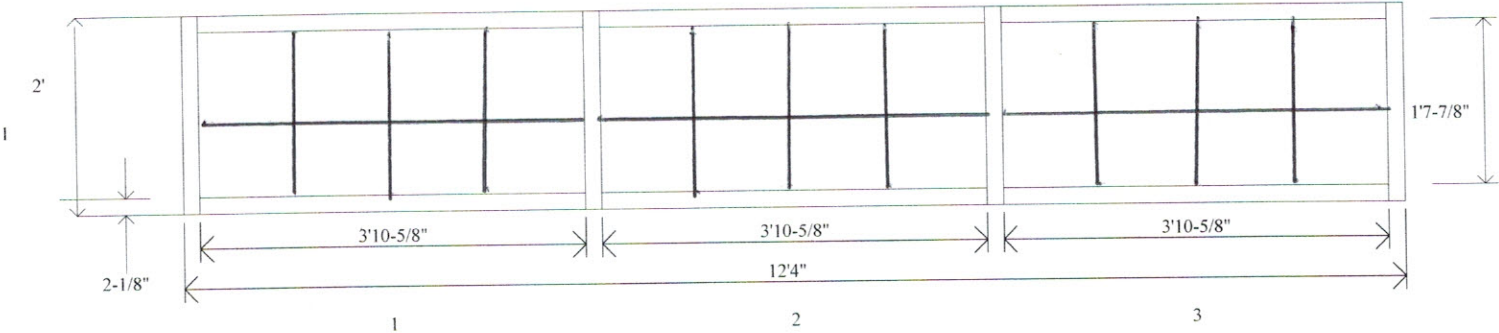
Walter Pounds
Branch Manager

Rev 11.25.98 JMS

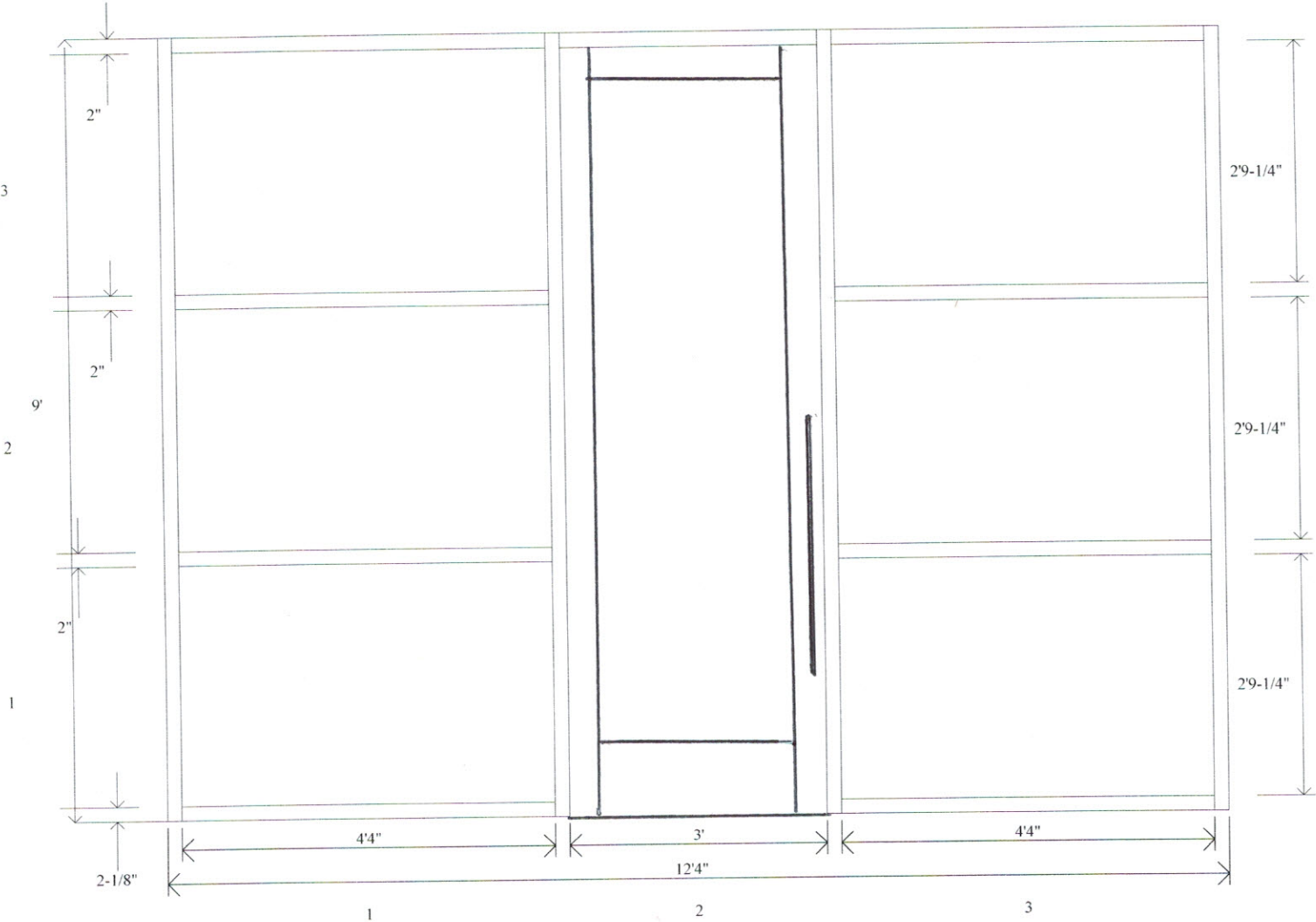
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 Copies of Elevation : 12
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 System Type : FG-3000 Black
 Assembly Parameters : Vert Penetrate Top/Bottom



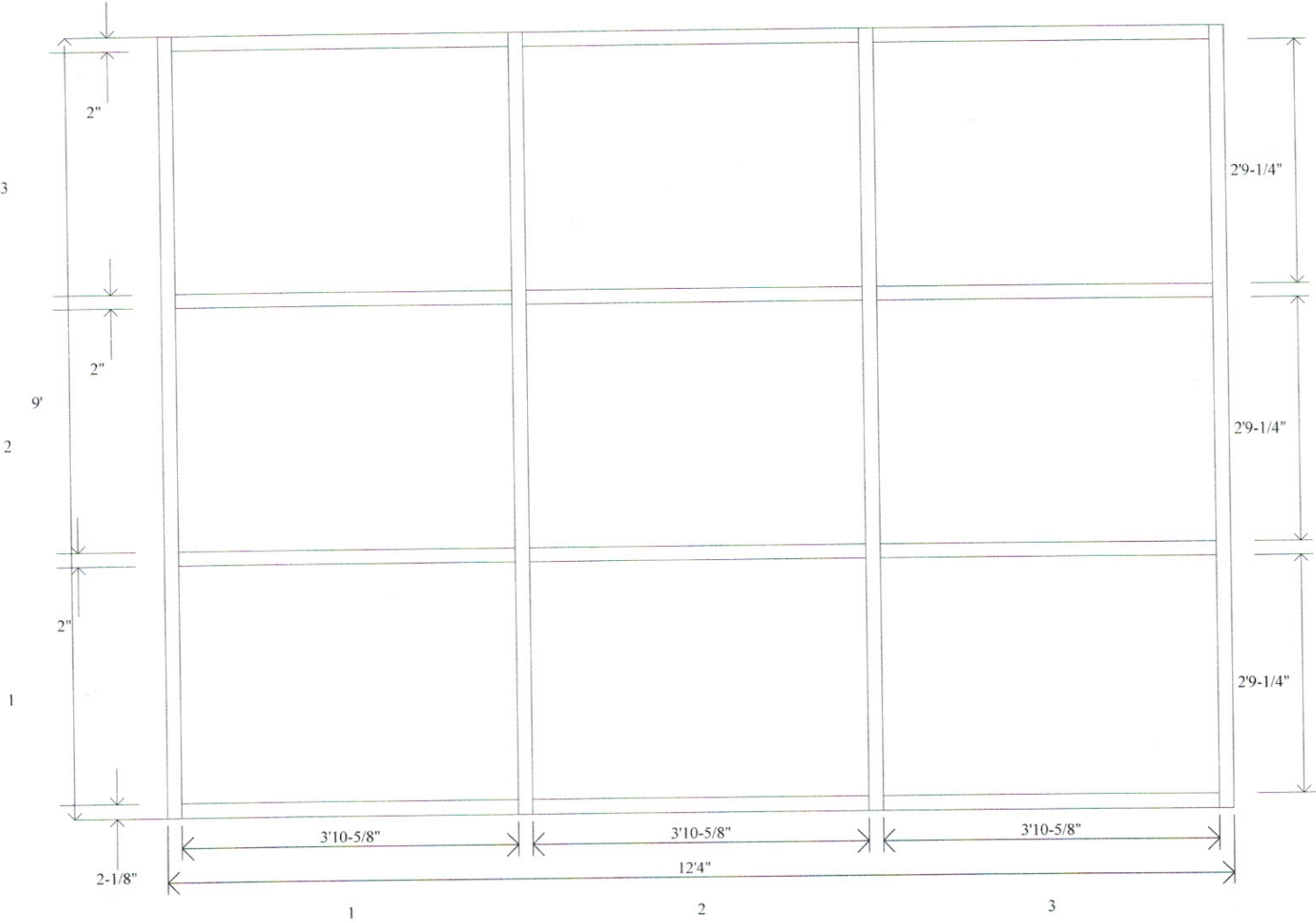
Elevation Description : 2
Copies of Elevation : 12
Manufacturer : Oldcastle BuildingEnvelope®
System Type : FG-3000 Black
Assembly Parameters : Vert Penetrate Top/Bottom



Elevation Description : 3
Copies of Elevation : 2
Manufacturer : Oldcastle BuildingEnvelope®
System Type : FG-3000 Black
Assembly Parameters : Vert Penetrate Top/Bottom

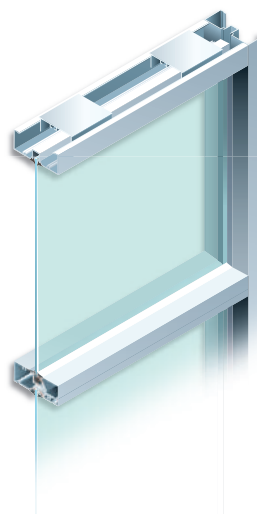


Elevation Description : 4
Copies of Elevation : 4
Manufacturer : Oldcastle BuildingEnvelope®
System Type : FG-3000 Black
Assembly Parameters : Vert Penetrate Top/Bottom



Standard Flush Glaze Storefront Systems— a wide range of storefront framing systems for efficient installation

Oldcastle BuildingEnvelope™ offers a complete line of storefront framing systems to **meet just about any storefront application and condition**. The Series 1000 is 1-3/4" x 4", and the Series 2000 is 1-3/4" x 4-1/2". Both are designed for 1/4" glazing but are **easily adapted to 5/16" or 3/8" infills**. The Series 3000 (2" x 4-1/2") is designed for 1" glazing and is adaptable to many different infills ranging from 1/4" to 1-1/8".



St. Benedicts Medical Arts Building, Ogden, UT
Architect: Babcock Design Group

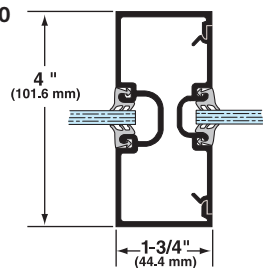
Features

- Three different assembly methods: Screw Spline, Shear Block and Stacking
- Tested by independent laboratories:
 - Air Infiltration: <.06 allowable at 6.24 PSF
 - Water Resistance: 10 PSF
- Door framing components
- Sidelite bases to match door bottom rails
- Multiple corner post configurations
- Adjustable and 135° mullion
- Anodized or painted finishes

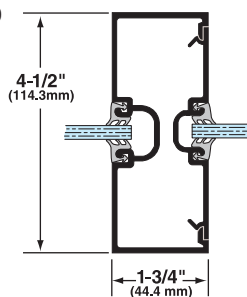


Details

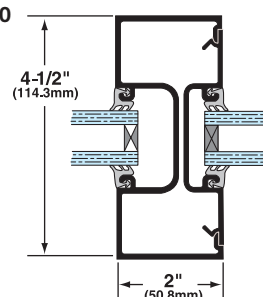
FG-1000



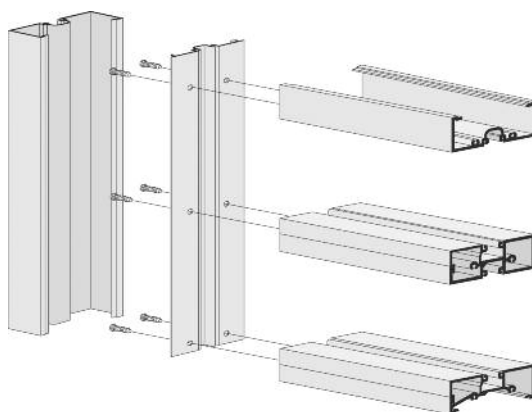
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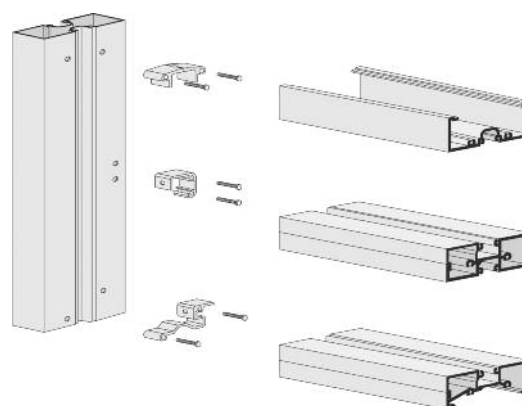
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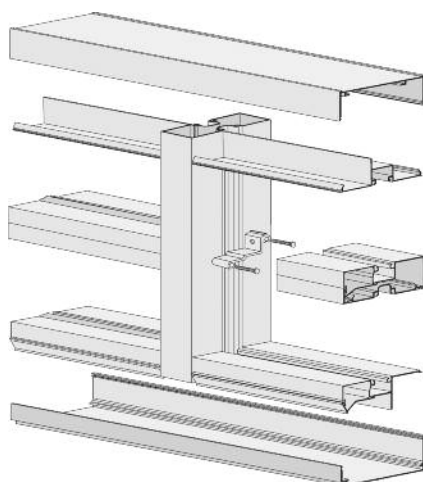
Screw Spline Assembly



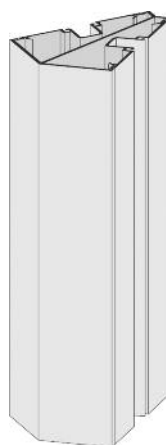
Shear Block Assembly



Stack Assembly



135° Corner



Adjustable Mullion

