



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 February 28, 2023 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

MINUTES

1. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Minutes from the Regular Meeting Held on December 20, 2022.

AGENDA ITEMS

2. **CA-2023-01:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from DODGCO, INC. for a Historic Certificate of Appropriateness to infill the recessed main entry, install new storefront, and complete structural repairs including the replacement of metal cladding above the storefront at 220 and 240 Cypress Street. Also included is the replacement of the front doors at 220 Cypress St.
3. **HOZ-2023-01:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from Third and Pine, LP to Add Historic Overlay to a commercial building within Original Town Abilene located at 302 Pine 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 24th day of February, 2023, at 4:30 p.m.

Kaitlin Richardson, Deputy City



THE LANDMARKS COMMISSION

REGULAR MEETING MINUTES

Tuesday, December 20, 2022

Present Members: Ms. Pebbles Lee, Chair
Ms. Jamie Dalzell, Vice-Chair
Mr. Steve Butman
Mr. Kevin Halliburton
Mr. John Scott

Absent Members: Mr. Josh Black
Dr. Michael McClellan, Sergeant at Arms
Mr. Andrew Penns

Staff Present: Mr. Michael Rice, Assistant City Manager
Ms. Kelley Messer, First Assistant City Attorney
Mr. Tim Littlejohn, Director
Mr. Randal Anderson, Assistant Director
Mr. Adam Holland
Ms. Mason Teegardin

Others Present: Mr. Terry Groves Mrs. Martha Groves

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 held on August 23rd were approved. Mr. Butman made the motion to **approve** and Ms. Dalzell seconded. The motion to approve minutes prevailed by the following vote:

AYES: Dalzell, Butman, Halliburton, Scott, Lee

NAYS: None

AGENDA ITEMS

HOZ-2022-01: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request for Historic Overlay Zoning at the McKinzie House located at 689 E.N. 18th Street.

Ms. Mason Teegardin presented this request. The subject property is a one and a half story Mission/Spanish Revival residence built in 1929. The structure and foundation are frame supported. Exterior walls are original stucco with a flat parapet roof and matching stucco chimney. Windows are original wood. There is a two-story, single-bay enclosed porch characterized by a tower roof clad in terra-cotta tiles with arched stucco posts. There is a detached garage built in 1929 as well as an accessory storage structure located on the property but non-contributing to the historic character of the site.

Staff could not locate a building file or permit(s) for 689 E North 18th Street. Staff did locate a 2011 Historic Resources Survey Form from the Texas Historical Commission.

Ms. Lee opened the public hearing. Mrs. Martha Groves, and her husband, Terry, both approached the lectern to explain the purpose of the request. Seeing no one else present and desiring to be heard, the public hearing was closed.

PLANNING STAFF RECOMMENDATION: Approval

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

AYES: Dalzell, Butman, Halliburton, Scott, Lee

NAYS: None

ADJOURN

There being no further discussion, Mr. Black made the motion to adjourn. The Landmarks Commission meeting was adjourned at 4:15 p.m.

Approved: _____, Chair

CA-2023-01

STAFF REPORT



Scheduled Hearing(s)

The Landmarks Commission: February 28, 2023

Applicant(s)

Owner: DODGCO, INC

Agent: Jesse Bernard

Request

Certificate of Appropriateness to infill the recessed main entry, installation of new storefront, and structural repairs including the replacement of metal cladding above the storefront. Also included is the replacement of the front doors at 220 Cypress St.

Location

The subject property is located at 220 & 240 Cypress Street, and is currently known as the Grissom/Poplar Building. The Grissom/Poplar Building is home to United Way-Abilene (240 Cypress St.) and the Center for Contemporary Arts (220 Cypress St.). 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

This is a 2-story, 5-bay commercial building in the 20th Century Commercial style with Art Deco influences built in 1925. The structural system is undetermined. The foundation is poured concrete. Exterior walls are original glass curtain wall, brick pier and original brick. The building has a flat with parapet roof.

* Date source: Taylor CAD

The Grissom/Poplar Building is listed in the City of Abilene Historic Buildings Database, as well as the Abilene Commercial National Register District. 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 infill the current recessed main entry, requiring the installation of a new storefront system within the same boundary of the façade that is currently occupied by old storefront and doors. A small trapezoidal entry recess will be maintained, congruent with the neighboring entry. Structural repair of the existing storefront will require removal of degrading corrugated metal cladding that is the current storefront. The metal cladding is currently, and will remain, covered by the existing blue fabric canopy. The fabric canopy is to be reinstalled following construction. In place of the old metal panel will be new soffit and fascia L-Panel. The new storefront, doors, and metal panel will be black in color.

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

10. shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
11. 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, this project contradicts the current guidelines included in the Standards of Rehabilitation. However, due to the structural problems the applicant is now facing from a previous expansion of the alcove, staff believes the infill of the storefront will be more visually appealing and will be truer to the original look of the building from 1925. The current storefront is unusable space and filled with banners that block the view inside. With the proposed infill, the space will become usable lobby space as well as a conference room, and will in turn be better maintained, and be more appealing.

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



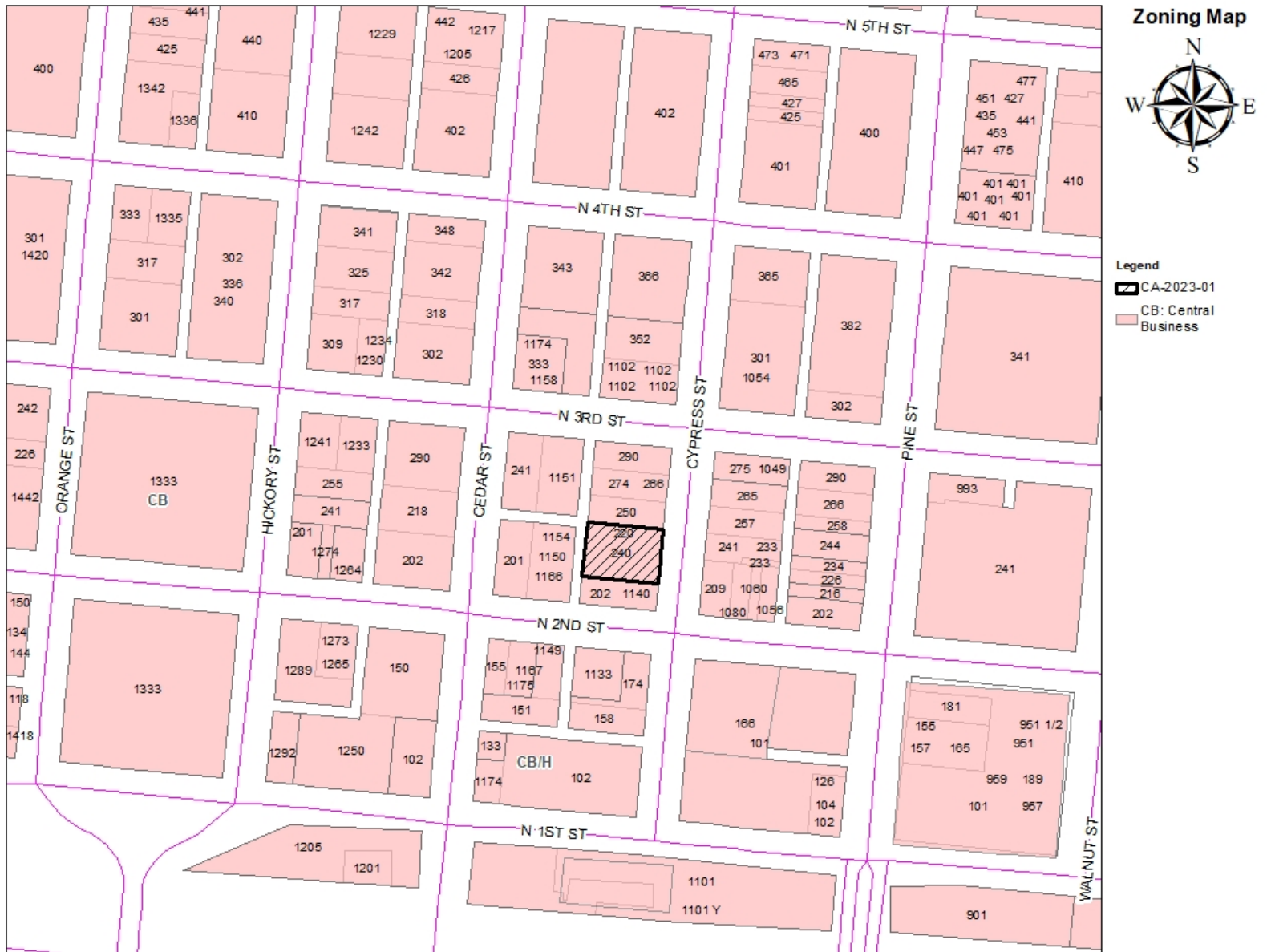
Location Map



Legend

CA-2023-01

ZONING MAP



Case: CA-2023-01

Owner: DODGCO, INC

Applicant: Jesse Bernard

Request: Certificate of Appropriateness to infill the recessed main entry, installation of new storefront, and structural repairs including the replacement of metal cladding above the storefront. Also included is the replacement of the front doors at 220 Cypress St.

Location: 240 & 220 Cypress Street

- This is a 2-story, 5-bay commercial building in the 20th Century Commercial style with Art Deco influences built in 1925. The structural system is undetermined. The foundation is poured concrete. Exterior walls are original glass curtain wall, brick pier and original brick. The building has a flat with parapet roof.

* Date source: Taylor CAD

- The Grissom/Poplar Building is listed in the City of Abilene Historic Buildings Database, as well as the Abilene Commercial National Register District. The property is also recommended on the Abilene Visitors Center Historical Downtown Walking Tour.

CA-2023-01 LOCATION MAP



Location Map

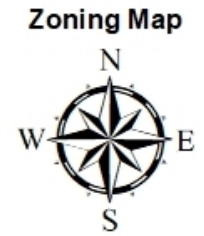
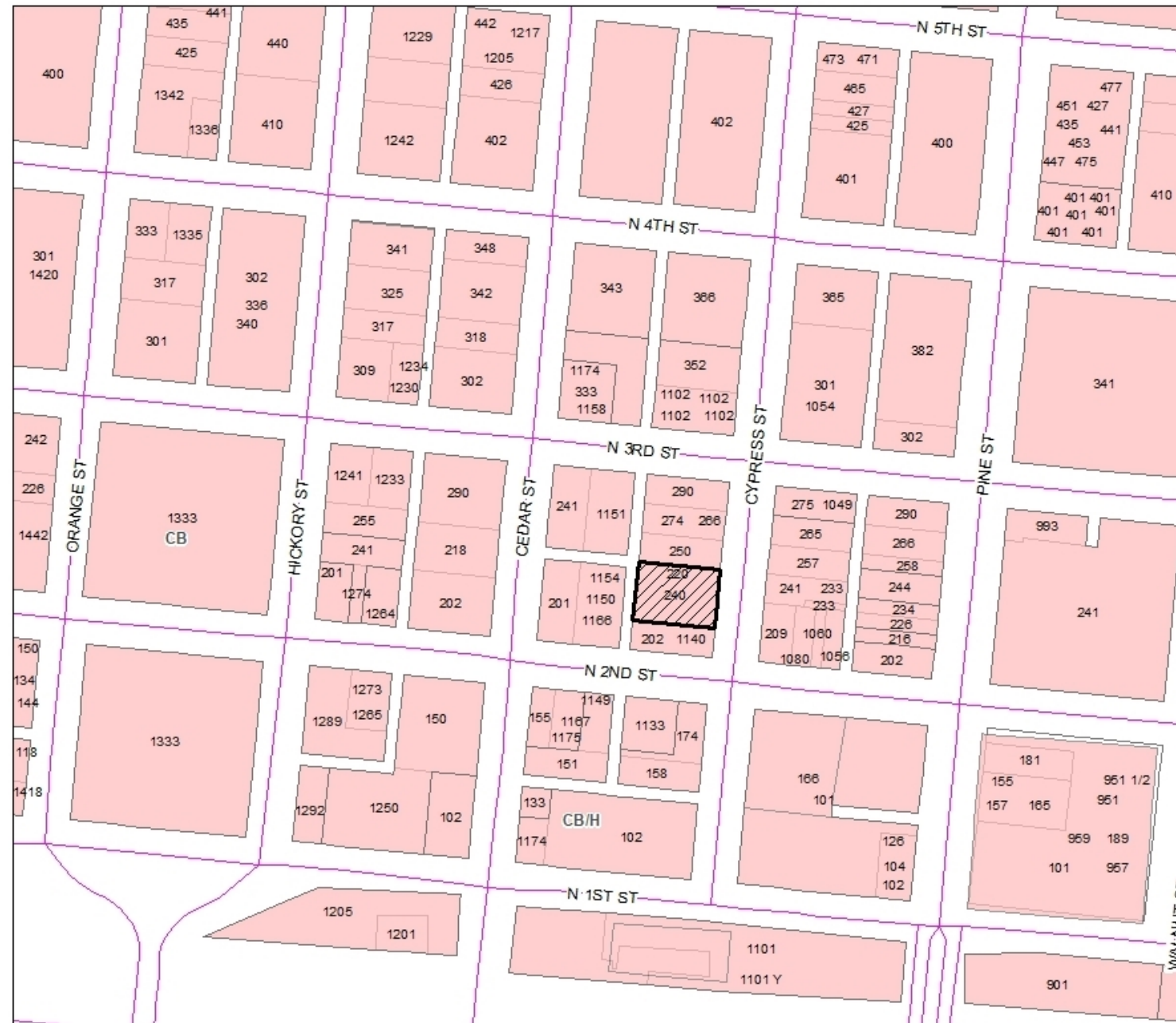


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 CA-2023-01

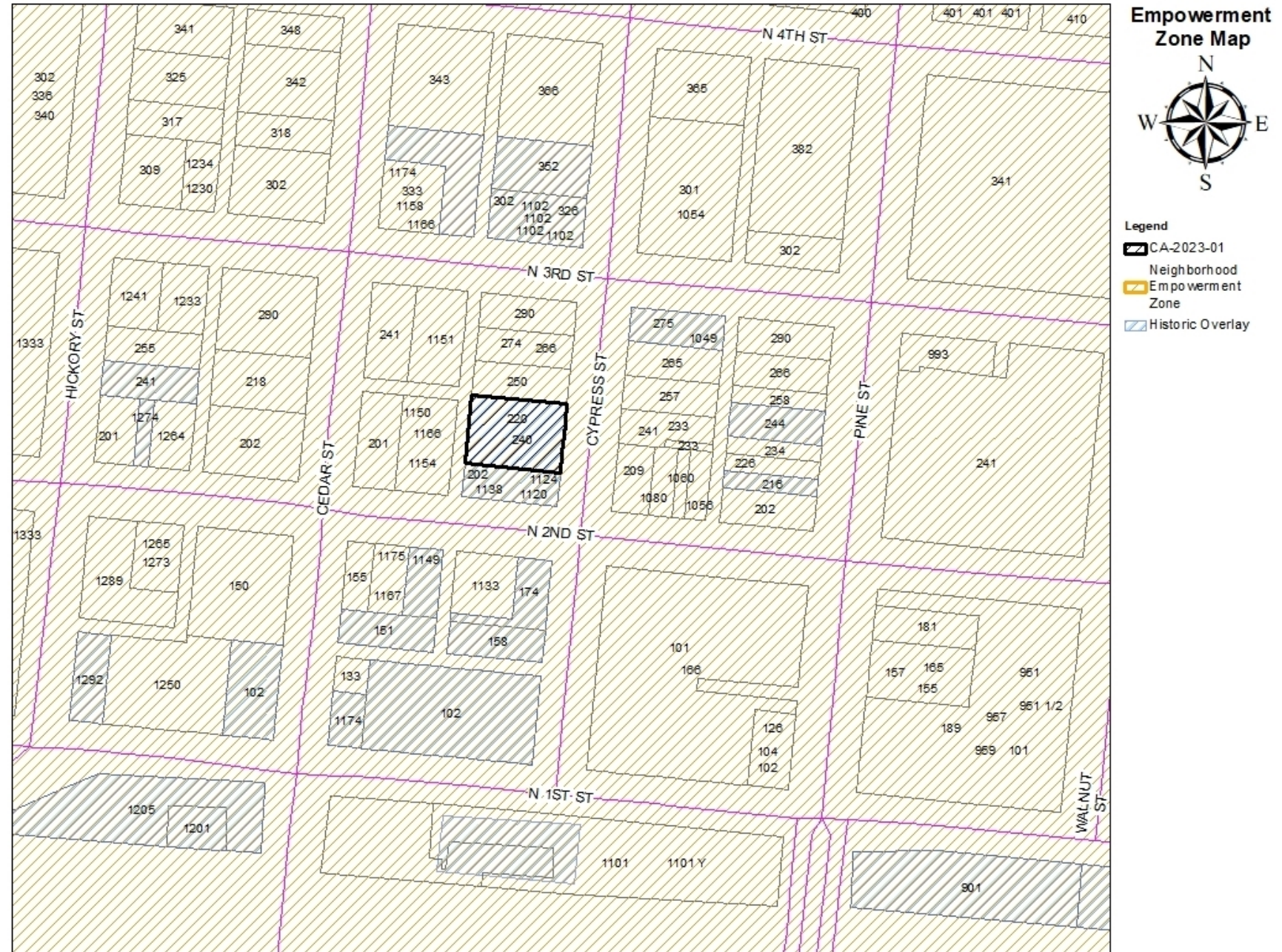


CA-2023-01 ZONING MAP

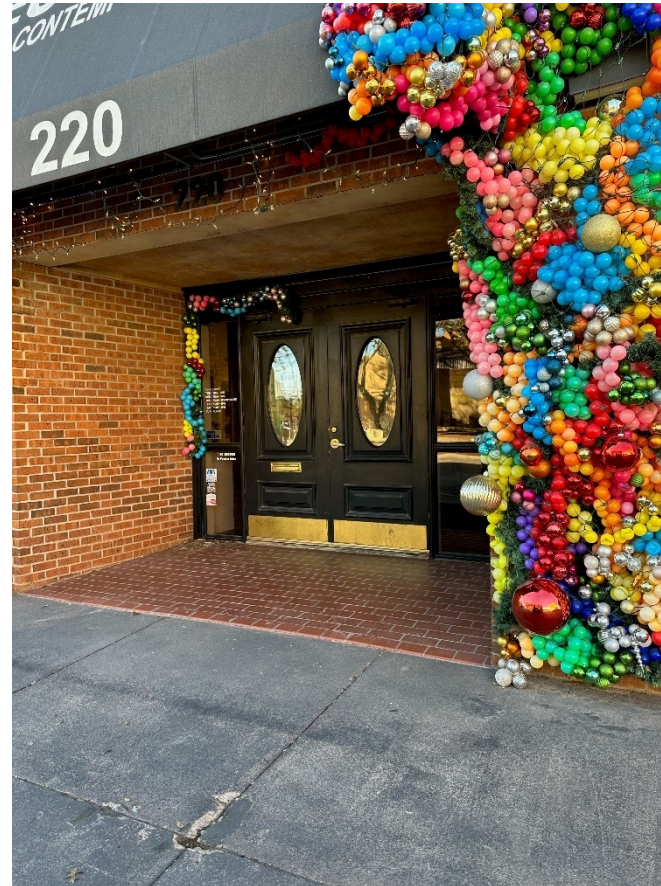


Legend
☒ CA-2023-01
☐ CB: Central Business

CA-2023-01 NEIGHBORHOOD EMPOWERMENT ZONE MAP

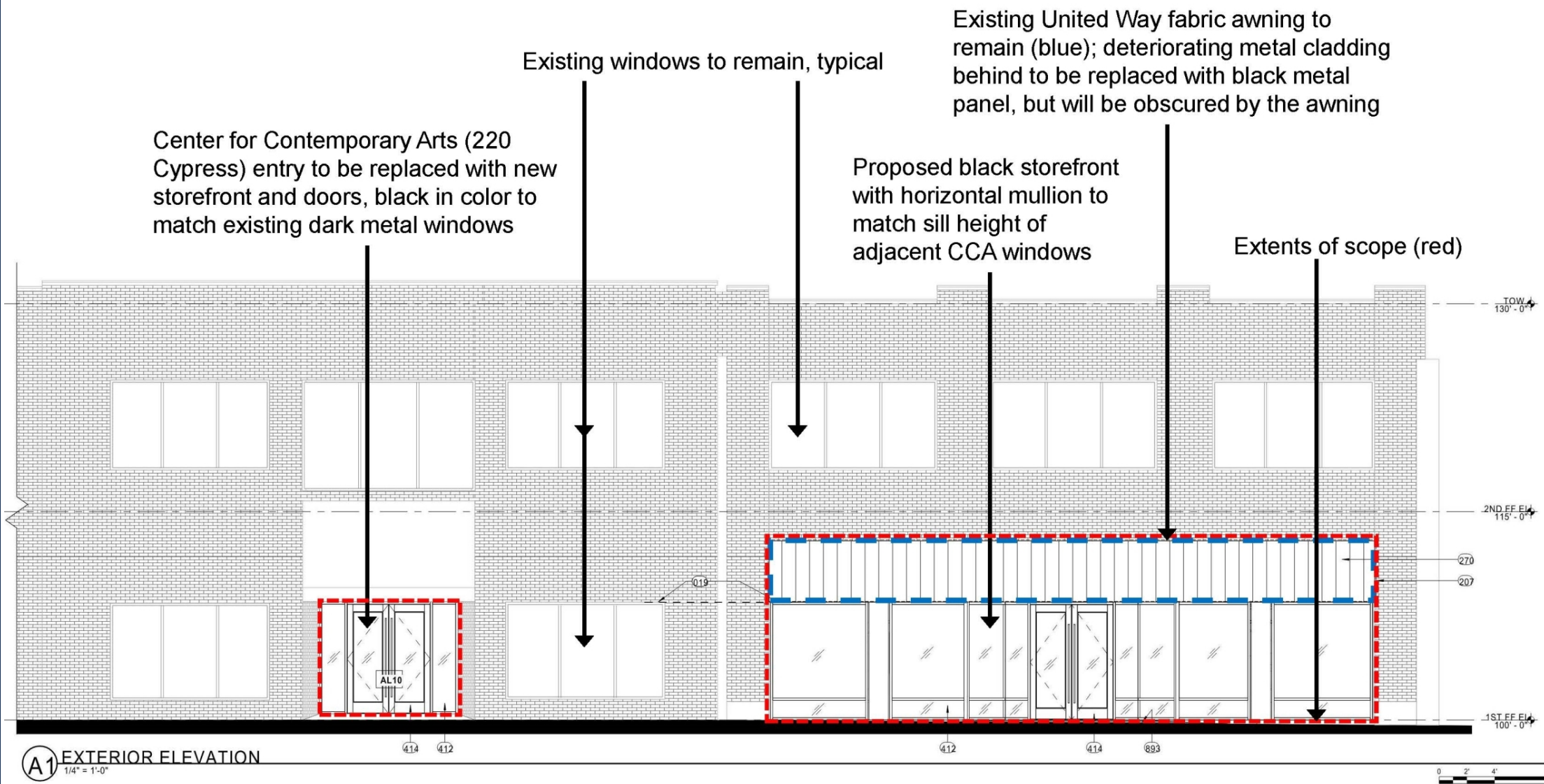


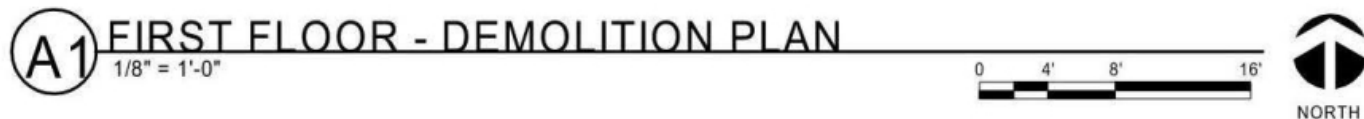






Proposed exterior work is limited to the extents of the first floor storefront area for 220 Cypress and 240 Cypress, which will be replaced by a new storefront system, but closer to the street front in the case of 240 Cypress. The purpose of the renovation is to enhance the utilization of the historic building by creating more interior area, providing more natural light to the interior, developing a more efficient thermal envelope, and increasing streetfront interaction with the building (by locating occupied spaces immediately adjacent to the sidewalk).







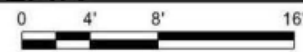
Original tin crown detail interrupted by non-original steel beam

Non-original steel beam constructed to support mezzanine above showcases

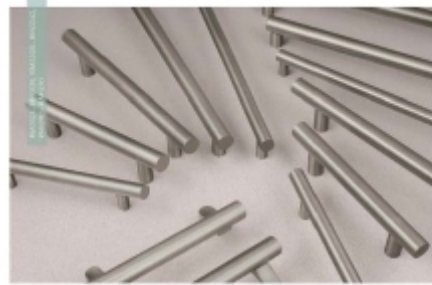
Original rebar cut to accommodate steel beam (hazard)

Additional exposed rebar (hazard)

Historic photos of the original version of this building are unavailable. The oldest photos found show the recessed entry and showcase spaces, similar to what exists today. However, structural investigation reveals that this condition is not, in fact, original. Further, the structural integrity has been compromised by this modification. Proposed renovations would make the structure safe, and infilling the recessed entry will likely be more similar to the true original.

$$1/8'' = 1'-0''$$


- Expanded lobby, more engagement with the street front



SMOOTH

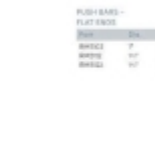
Magtek™

Magtek style is a simple design with three push-to-open a pleasing, functional, modern solution for entry doors.



SMOOTH

Magtek™ (continued)



72" Rockwood RM3311 satin stainless steel

Berridge L-Panel

WALL, SOFFIT, CEILING, AND FASCIA PANEL SYSTEM



The Berridge L-Panel is a versatile and maintenance-free panel for use on soffit, ceiling, or fascia. The smooth, stucco embossed, and vented options allow this panel to be used throughout a project for many applications.

Materials

24 and 22 Gauge Steel

6061 Aluminum

Specifications

Uses: Soffit, Ceiling, Fascia, Screen Wall
Coverage: 8'x4'
Finish: Smooth, optional stucco embossed
Fasteners: Concealed

Applications: Vertical over open framing or solid sheathing
Profile: Optional with grooves, smooth, or vented

ASTM Tests

• ASTM E-84 (Smoke resistance tested)

Florida Product Approved

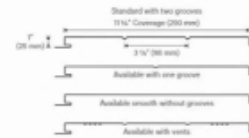
Miami-Dade Approved

Texas Department of Insurance Listed

Note: Unless otherwise noted, all testing is for steel only.

* Approved for steel and aluminum.

Product Name: Berridge L-Panel
Customer Contact: Berridge Manufacturing Co., Inc.
Berridge Manufacturing Co., Inc.
Berridge Manufacturing Co., Inc.
Berridge Manufacturing Co., Inc.



Installation

- Panel is available from the factory in continuous lengths up to a maximum of 48'.
- May be site-formed using the Berridge FP-40 Roll Former.
- Vented option provides 6.3 square inches of Net Free Vent Area (NFVA) per linear foot of panel. BMS does not recommend vented products in applications subject to aggressive atmospheres, marine environments, or high humidity due to the corrosive nature of these environments on raw edges of steel.



Berridge L-Panel in matte black for fascia behind awning and small soffit above doors

ECONOMY

Toltek VersaGlue® 450/451/451T Framing Systems offer a variety of fabrication choices to suit your project.

- Screw System** - for economical continuous runs utilizing two-piece vertical members that provide the option to pre-assemble units with controlled drop labor costs and smaller field crews for handling and installation. (available for all systems)

- Shore Block** - for punched openings or continuous runs using modular moldings with shore block clips that provide tight joints for transporting large pre-assembled multi-lb. units. (available for 450/451/451T systems)

- Stick** - for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the jobsite. (available for 450/451/451T systems)

- Pre-glazed** - The combination of screw spline construction with pre-glazing in the shop accelerates installation and reduces field labor time while minimizing disruption to the surrounding area or existing tenants. Making it an exceptional choice for new or retrofit applications, particularly in urban areas or where space is limited. (available for 451/451T/451T framing)



Regional Contact
Cambridge, Massachusetts
401-551-1111
401-551-1112
Toltek VersaGlue
Toltek VersaGlue
Toltek VersaGlue
Toltek VersaGlue

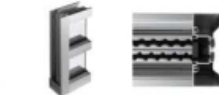
All systems can be flush-glazed from either the inside or outside. The weatherhead option provides an alternative to SSG vertical mullions for Toltek VersaGlue® 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete made glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or using stages. Additionally, high-performance flashing options are engineered to eliminate perimeter air leakages and associated blind work.

FOR THE FINISHING TOUCH

Architectural Class 1 anodized aluminum and painted finishes in fluoropolymer (AAMA 2605) and solvent-free powder coatings (AAMA 2605) offer a variety of color choices.

PERFORMANCE

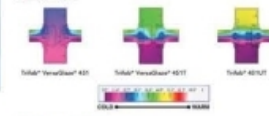
Kawneer's Insulok® thermal break technology creates a composite section, prevents dry shrinkage and is available on Toltek VersaGlue® 451T. For even greater thermal performance, a dual Insulok® thermal break is used on Toltek® 451UT.



Toltek® 451UT uses a dual Insulok® thermal break (right) and features a new high-performance air design, which incorporates a warm-up and air gap, ensuring positive engagement and tight joints between the air flowing and air dam.

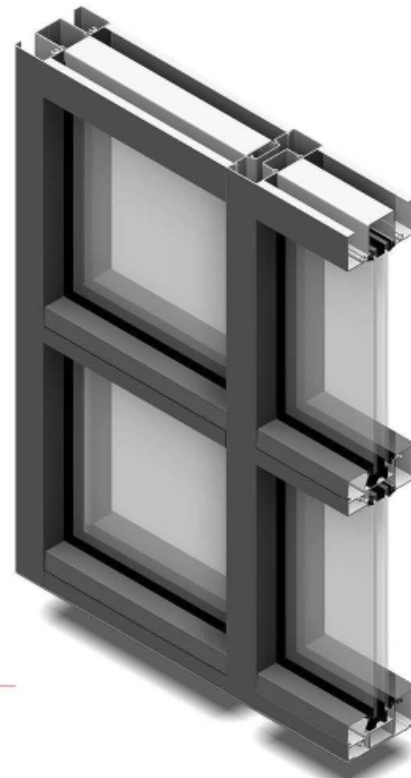
U-factor, CRP values and STC ratings for Toltek® framing systems vary depending upon the glass plane application. Project specific U-factors can be determined for each individual project. See the Kawneer Architectural Manual or Kawneer.com for additional information.

Thermal simulation showing temperature variations from exterior/interior side to interior/exterior side.



PERFORMANCE TEST STANDARDS

Air Infiltration	ASTM E235
Water	AAMA 561, AAMA 562
Sound	ASTM E235
Thermal	AAMA 1003
Thermal Break	AAMA 561, AAMA 562, AAMA 563
Acoustical	AAMA 561, AAMA 562, AAMA 563



Kawneer 451T storefront with 2" sightline in matte black



- Reviewed Pursuant to *Secretary of the Interior's Standard for the Rehabilitation of Historic Buildings*

Based upon information contained within the application and consistency with the Standards of Rehabilitation, this project contradicts the current guidelines included in the Standards of Rehabilitation. However, due to the structural problems the applicant is now facing from a previous expansion of the alcove, staff believes the infill of the storefront will be more visually appealing and will be truer to the original look of the building from 1925. The current storefront is unusable space and filled with banners that block the view inside. With the proposed infill, the space will become usable lobby space as well as a conference room, and will in turn be better maintained, and be more appealing.

- Approval of a Certificate of Appropriateness Section 2.3.4.4(f) (Criteria for approval) of the Land Development Code, is subject to the following condition(s):
 - If this Certificate of Appropriateness is approved, the work 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.

Questions?

HOZ-2023-01

STAFF REPORT



Scheduled Hearing(s)

Landmarks Commission: February 28, 2023

Applicant

Owners: Third and Pine, LP

Request

Add Historic Overlay to a Commercial Building within Original Town Abilene.

Location

302 Pine Street

Background

Built in 1932, the Grant Building is a 3-story commercial building in downtown Abilene. It was purpose-built by local entrepreneur James M. Radford to accommodate a W.T. Grant Co. store. The building retains significant integrity on the exterior with its original massing, masonry ornament, and original windows on the south elevation. Buff brick forms exterior walls with decorative brickwork and dentillated molding at the cornice of the building. Limestone forms a string course separating the first and second floors of the building. The parapet features a decorative limestone sign panel incised with "GRANT BUILDING;" this is topped by a cast stone palmette. Limestone also comprises lintels and sills of all windows, as well as bulkheads lining the South elevation storefronts. The brick and stone masonry are in good condition. The building is topped by a flat built up roof with ballast, which is surrounded by a shaped parapet at the East and South Elevations, facing Pine and N 3rd Streets, respectively. Non-historic, aluminum-frame windows with tinted glass replace most historic windows in the original historic window openings.

City Staff located a building permit that was started on 02/01/2021 and completed on 09/20/2022 for interior renovations for office spaces, as well as sidewalk replacement. Subject property is included on the National Register of Historic Places as of December 2020 with the Texas Historical Commission.

Criteria Assessment

According to Section 2.3.4.4 (c) Criteria for Designation. Historic Overlay Districts shall be established only if principal districts, conservation districts, areas, sites, structures, buildings, properties, or objects within the boundaries of a proposed zone exhibit any one or more of the following characteristics:

- 1. Possesses significance with respect to history, culture, architecture, archeology, paleontology, or as a natural site with a demonstrable cultural association;**
The building is significant at the local level for architecture, as a largely intact example of an early twentieth-century two-part commercial block masonry building.
- 2. Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, national, or international history;**

3. Embodies characteristics distinct to a type, period, or method of construction or architecture;

The Grant Building is significant as it is an intact example of American Movement Commercial Style.

4. Is associated with the lives of persons significant in local, regional, state, national, or international history;

James M. Radford built more than forty brick buildings in Abilene, including the Drake Hotel, Grace Hotel, and the subject building. He served as the vice president of the Abilene Cotton Oil Co., and owned several cattle ranches around Texas.

5. Represents a distinctive and familiar visual feature of a neighborhood or of the city;

6. Represents the works of a master designer, architect, builder, or craftsman;

The Grant Building was designed by prolific local architecture firm Nichol & Campbell. Nichol & Campbell designed numerous buildings in Abilene and surrounding West Texas from the late 1920s to the late 1950s. In addition to the subject building, the firm designed several other buildings in downtown Abilene, including the Waldrop Building (1927), Capital Motor Co. Building (1930), and the Radford Building (1929).

Staff Recommendation

Staff recommends approval.

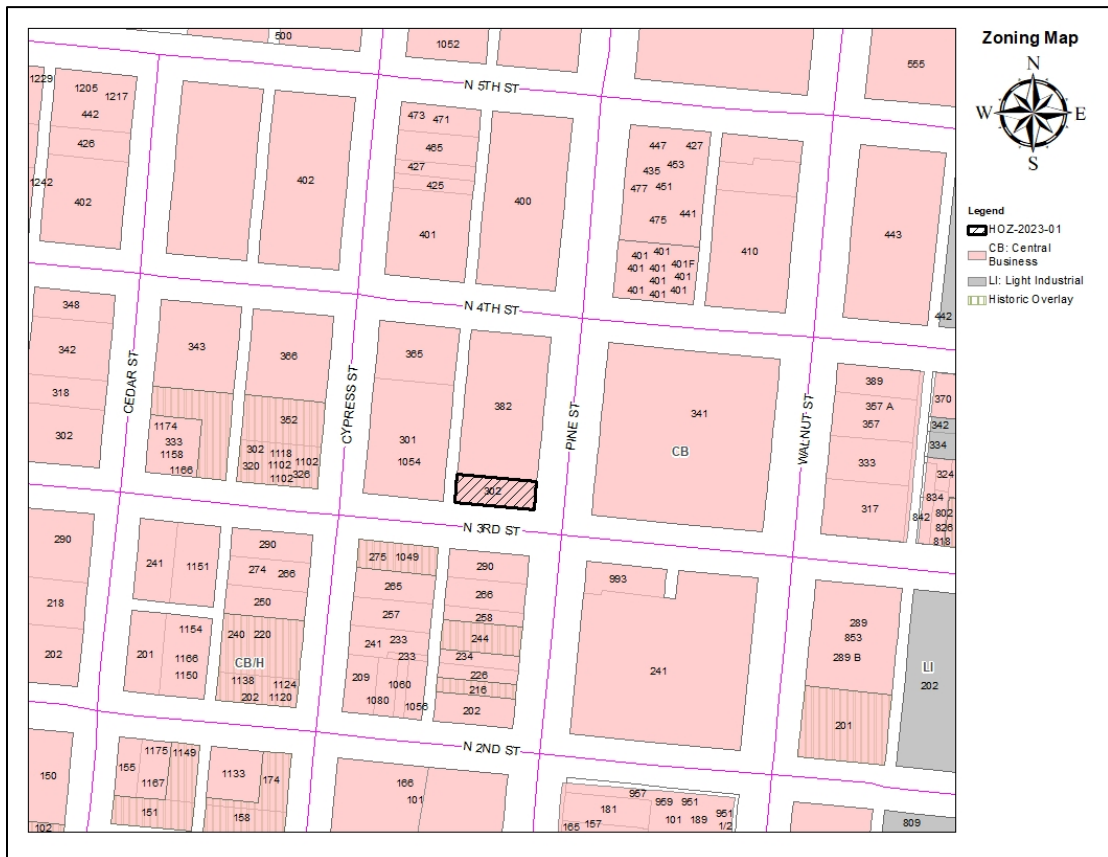
Attachments

- Application
- Letter from Texas Historical Commission stating property is on the National Register of Historic Properties
- PowerPoint Presentation

LOCATION MAP



ZONING MAP



Case: HOZ-2023-01

Owner: Third and Pine, LP

Agent: Tim Graves

Request: Add Historic Overlay to a Commercial Building within Original Town Abilene.

Location: 302 Pine Street

- Built in 1932, the Grant Building is a 3-story commercial building in downtown Abilene. It was purpose-built by local entrepreneur James M. Radford to accommodate a W.T. Grant Co. store. The building retains significant integrity on the exterior with its original massing, masonry ornament, and original windows on the south elevation. Buff brick forms exterior walls with decorative brickwork and dentillated molding at the cornice of the building. Limestone forms a string course separating the first and second floors of the building. The parapet features a decorative limestone sign panel incised with “GRANT BUILDING;” this is topped by a cast stone palmette. Limestone also comprises lintels and sills of all windows, as well as bulkheads lining the South elevation storefronts. The brick and stone masonry are in good condition. The building is topped by a flat built up roof with ballast, which is surrounded by a shaped parapet at the East and South Elevations, facing Pine and N 3rd Streets, respectively. Non-historic, aluminum-frame windows with tinted glass replace most historic windows in the original historic window openings.
- City Staff located a building permit that was started on 02/01/2021 and completed on 09/20/2022 for interior renovations for office spaces, as well as sidewalk replacement.
- Subject property is included on the National Register of Historic Places as of December 2020 with the Texas Historical Commission.

HOZ-2023-01 LOCATION MAP



Location Map



Legend

 HOZ-2023-01

HOZ-2023-01 AERIAL LOCATION MAP



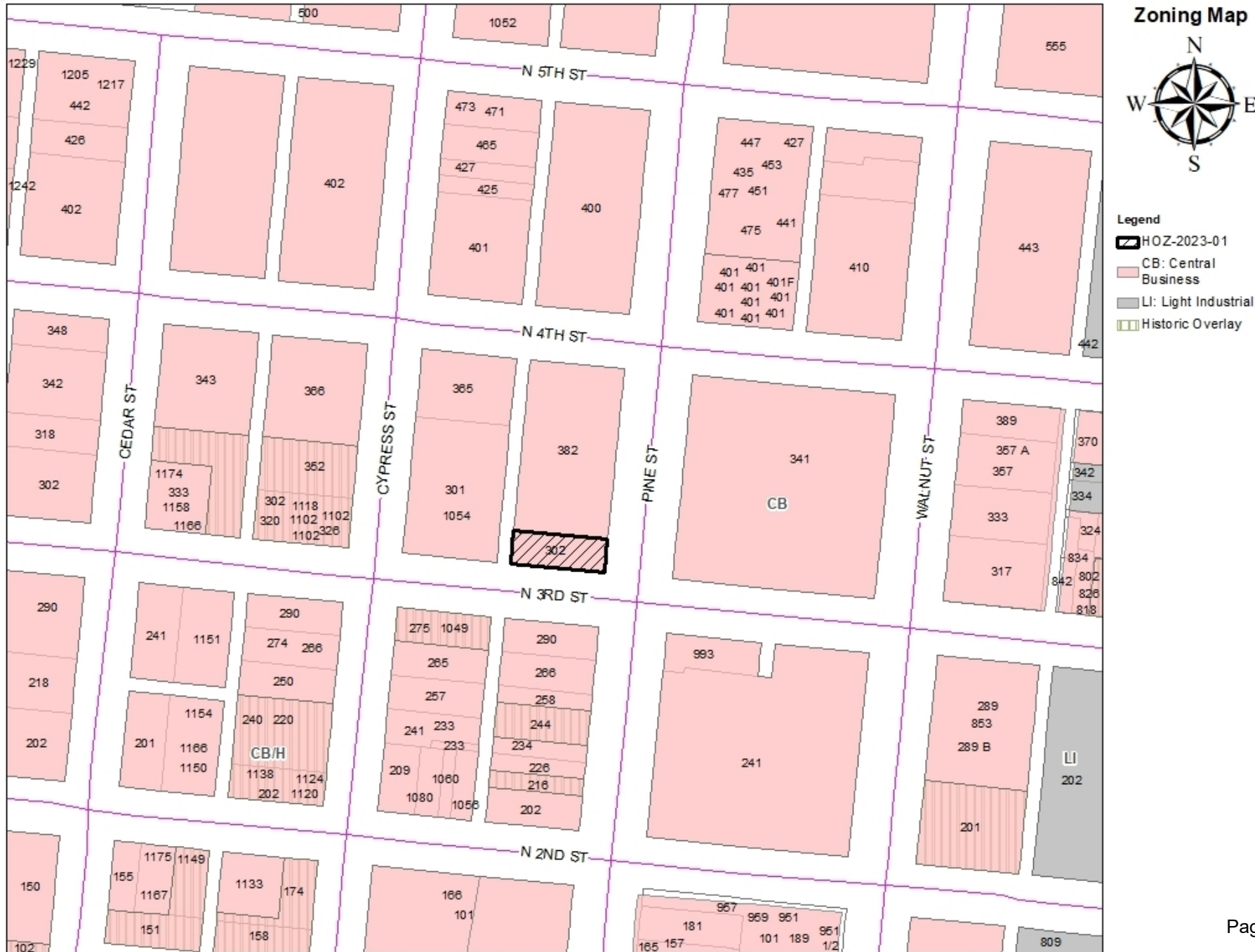
Location Map



Legend

- HOZ-2023-01
- CourierParcels

HOZ-2023-01 ZONING MAP





According to Section 2.3.4.4 (c) Criteria for Designation. Historic Overlay Districts shall be established only if principal districts, conservation districts, areas, sites, structures, buildings, properties, or objects within the boundaries of a proposed zone exhibit any one or more of the following characteristics:

1. Possesses significance with respect to history, culture, architecture, archeology, paleontology, or as a natural site with a demonstrable cultural association;

The building is significant at the local level for architecture, as a largely intact example of an early twentieth-century two-part commercial block masonry building.

2. Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, national, or international history;

3. Embodies characteristics distinct to a type, period, or method of construction or architecture;

The Grant Building is significant as it is an intact example of American Movement Commercial Style.

4. Is associated with the lives of persons significant in local, regional, state, national, or international history;

James M. Radford built more than forty brick buildings in Abilene, including the Drake Hotel, Grace Hotel, and the subject building. He served as the vice president of the Abilene Cotton Oil Co., and owned several cattle ranches around Texas.

5. Represents a distinctive and familiar visual feature of a neighborhood or of the city;

6. Represents the works of a master designer, architect, builder, or craftsman;

The Grant Building was designed by prolific local architecture firm Nichol & Campbell. Nichol & Campbell designed numerous buildings in Abilene and surrounding West Texas from the late 1920s to the late 1950s. In addition to the subject building, the firm designed several other buildings in downtown Abilene, including the Waldrop Building (1927), Capital Motor Co. Building (1930), and the Radford Building (1929).

- Staff recommends approval.

Questions?