



## City of Abilene

### Landmarks Commission Agenda

Notice is hereby given of a meeting of the Abilene Landmarks Commission of the City of Abilene to be held on Tuesday, March 28, 2023 at 4 PM 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 February 28, 2023

#### AGENDA ITEMS

2. **HPTR-2023-01:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request for Historic Project Tax Reduction in the amount of \$9,337.93 for improvements at 802 Meander Street. **(Mason Teegardin)**

#### 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 March, 2023, at 1:35 p.m.*

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Kaitlin Richardson, Deputy City  
Secretary, TRMC



## THE LANDMARKS COMMISSION

## REGULAR MEETING MINUTES

Tuesday, February 28, 2023

**Present Members:** Ms. Pebbles Lee, Chair  
Ms. Jamie Dalzell, Vice-Chair  
Dr. Michael McClellan, Sergeant at Arms  
Mr. Josh Black  
Mr. Steve Butman  
Mr. Kevin Halliburton

**Absent Members:** Mr. John Scott  
Mr. Andrew Penns

**Staff Present:** Ms. Kelley Messer, First Assistant City Attorney  
Mr. Randy Anderson, Assistant Director  
Ms. Mason Teegardin  
Ms. Melissa Farr

**Others Present:** Mr. Tim Graves Mr. Greg Wilson  
Mr. Jesse Bernard Mr. Mike Wheeler

### **CALL TO ORDER**

Ms. Lee called the meeting to order at 4:09 p.m. and declared a quorum present.

### **MINUTES**

The minutes from the previous meeting held on December 20, 2022 were approved with one revision. (Mr. Scott made the motion to adjourn the previous meeting.) Mr. Black made the motion to **approve** and Mr. Halliburton seconded. The motion to approve minutes prevailed by the following vote:

**AYES:** Halliburton, Black, Dalzell, Butman, McClellan, Lee

**NAYS:** None

### **AGENDA ITEMS**

**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.

Ms. Mason Teegardin presented this request. 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.). 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.

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.

Ms. Lee opened the public hearing. Mr. Jesse Bernard, architect, stated that Grissom's Department Store was originally located at 242 Cypress Street, and later relocated to 220 Cypress Street. It is his opinion that the Grissom Department Store was originally built in the 1920's, and was located at 242 Cypress Street. His research of the history indicated it was relocated to 220, and 242 became the Popular Department Store.

Aside from the addressing issue, discussion was had to determine if the recessed entry was original or not. Mr. Bernard expressed the desire of his team to preserve the building and make it useful, while engaging it to neighboring historic buildings.

**STAFF RECOMMENDATION:** Approval

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

**AYES:** Halliburton, Black, Dalzell, Butman, McClellan

**NAYS:** Lee

**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.

Ms. Mason Teegardin presented this request. 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. 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.

Ms. Lee opened the public hearing. Mr. Tim Graves informed that he was unaware of the process with the City. They have already received approval from the Texas Historical Commission and National Park Service to perform the renovations. Seeing no one else present and desiring to be heard, the public hearing was closed.

**STAFF RECOMMENDATION:** Approval

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

**AYES:** Halliburton, Black, Dalzell, Butman, McClellan, Lee

**NAYS:** None

### **ADJOURN**

There being no further discussion, the Landmarks Commission meeting was adjourned at 4:59 p.m.

Approved: \_\_\_\_\_, Chair

# HPTR-2023-01

## STAFF REPORT

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### **Scheduled Hearing(s)**

The Landmarks Commission: March 28, 2023

### **Applicant(s)**

Owner: Andrew and Lydia Tate

### **Request**

Historic Project Tax Reduction requesting a reduction in City of Abilene property taxes for an improvement project in the amount of **\$9,337.93**.

### **Location**

The subject property is located at 802 Meander Street, Abilene, Texas in the Alta Vista Subdivision. It is also located on the Sayles Boulevard National Register.

### **Property Zoning**

The current zoning district for this property is Residential Single-Family District-6 with Historic Overlay (RS-6/H).

### **Background and Building Characteristics**

The Collins/St.John/Givens House is a 1.5-story, 3-bay domestic building in the Craftsman/Bungalow style that was constructed in 1921. This house is a classic example of Craftsman Architecture, including wood, stone, or stucco siding, low-pitched gabled roof, wide eaves, exposed roof rafters and a deep porch with thick, and tapered square columns.

The structural system is frame. The foundation is on piers. Exterior walls are original wood siding. The building has a cross gable roof clad in replacement asphalt shingles with open cornice and exposed rafters and brackets. Windows are original wood with vertical 5/1 double-hung sashes. There is a single-story, three-quarter open porch characterized by a gabled roof with short battered wood posts on square brick piers.

The home is currently listed in the City of Abilene Historic Buildings Database, Abilene Register of Historic Properties, Sayles Boulevard National Register District, and National Register of Historic Places.

### **Proposal and Requested Action**

Historic Project Tax Reduction requesting a reduction in City of Abilene property taxes for improvement projects in the amount of \$9,337.93.

The applicant requests a historic project tax reduction in the amount of \$9,337.93 for the following improvement projects:

The exterior of the home was repainted, along with the trim and porches. Wood siding was replaced due to water damage. The chosen paint colors were similar to the current color of home and consistent with historic character. The new paint was necessary to seal the exterior and prevent further rot. The front and back porches had a few spots where the wood needed to be

repaired but no changes to design were made. Repair of a cracked glass panes were made. Gutters were placed in two short areas where the eaves runoff, which led to the wood rot of the siding.

### **Development Standards**

The following sections of the City of Abilene Code of Ordinances apply to the Historic Project Tax Reduction request:

Section 30-41: Historic Project Tax Reduction

### **Criteria Assessment**

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 property is located in a Historic Overlay zone.**  
The subject property has Historic Overlay zoning, which was approved by City Council on July 14, 2011.
- 2. The costs for eligible expenses amount to \$750 or more.**  
The total cost of this project is \$9,337.93.
- 3. The project improvements have been completed and substantially comply with a project proposal or Certificate of Appropriateness.**  
A Certificate of Appropriateness (CA-2022-01) was approved on April 26, 2022. It was determined that the repairs would be compatible with the architectural features of the subject property and protected the historic integrity of the home and environment.
- 4. The project improvements for which the applicant is requesting a property tax reduction are eligible projects and expenses.**  
All improvements for this project were done on the exterior, as well as a tree trim service that has been deduced from the overall amount of this request.

### **Staff Recommendation**

Staff recommends the Commission approve the attached resolution approving Case HPTR-2023-01, as requested by the applicant, according to Section 30-41 of the City Code.

### **Attachments**

- Application
- PowerPoint Presentation
- Resolution
- Applicants photos of completed work
- Copy of receipt

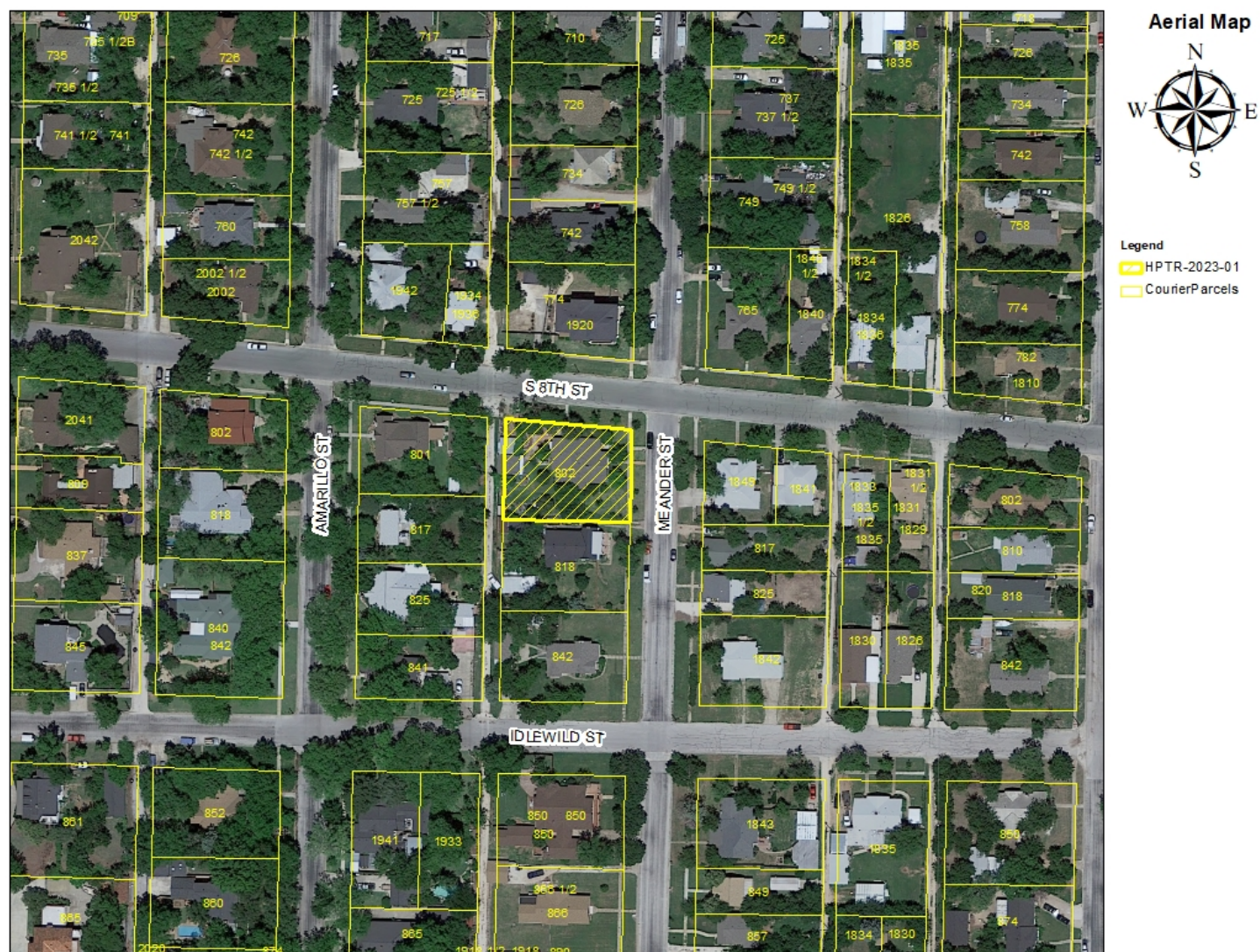
# LOCATION MAP



# ZONING MAP



## AERIAL MAP



**Case:** HPTR-2023-01

**Owner:** Andrew and Lydia Tate

**Request:** Historic Project Tax Reduction requesting a reduction in City of Abilene property taxes for an improvement project in the amount of \$9,337.93.

**Location:** 802 Meander Street

# HPTR-2023-01 LOCATION MAP

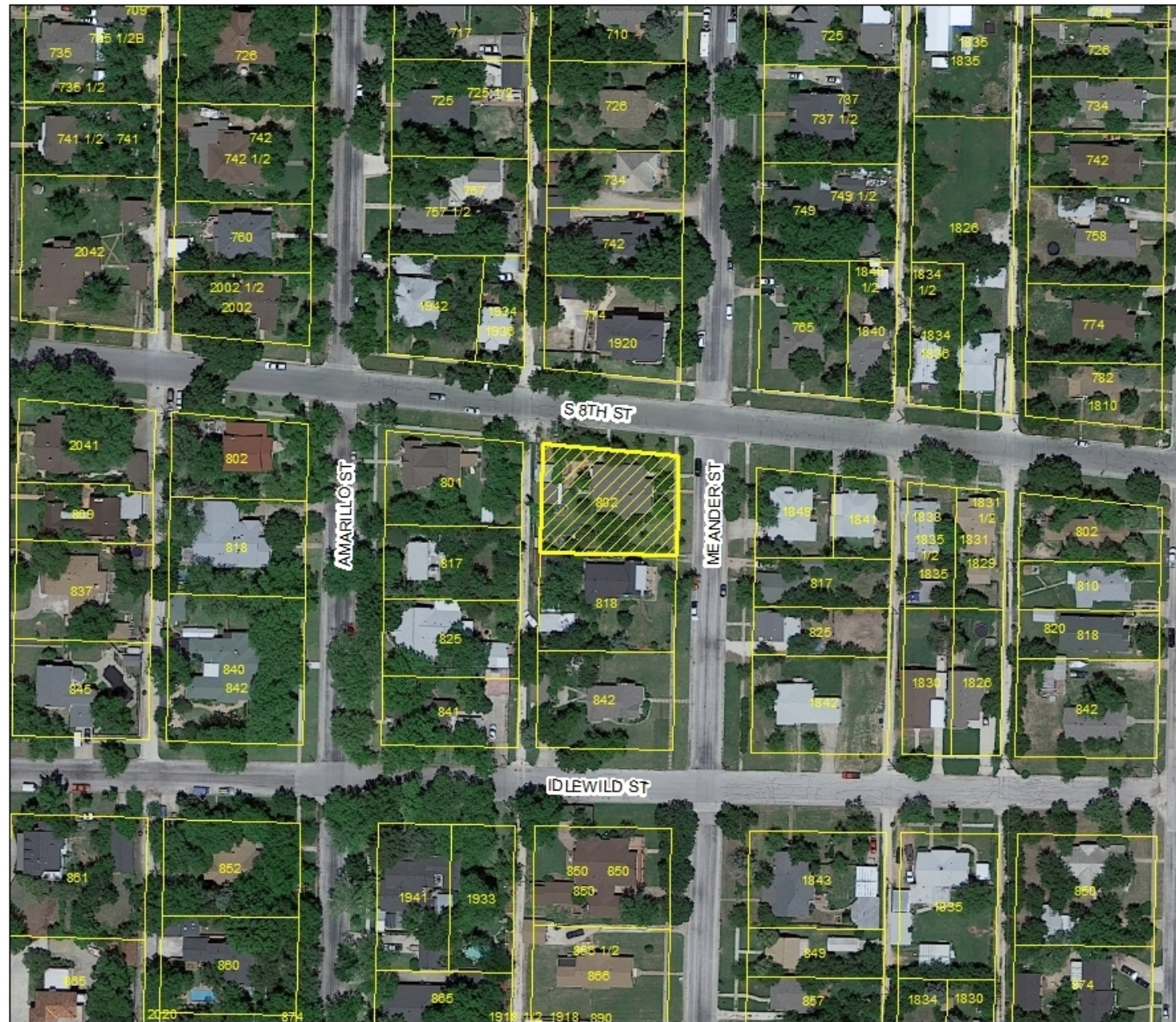


Location Map



Legend

HPTR-2023-01



**Legend**

- HPTR-2023-01
- CourierParcels



## Costs for Eligible Expenses = \$750 or More

|                                 |                    |
|---------------------------------|--------------------|
| Labor                           | \$ 7,525.93        |
| Materials                       | \$ 1,812.00        |
| Tree Trimming                   | \$ 125.00          |
| Sales Tax                       | <u>\$ 123.07</u>   |
| Total                           | \$ 9,586.00        |
| Tree Trimming Fee               | -125.00            |
| Sales Tax                       | <u>-123.07</u>     |
|                                 | \$ 9,337.93        |
| <b>Total Requested for HPTR</b> | <b>\$ 9,337.93</b> |

# RECEIPT FOR WORK

C & C Newman Properties, LLC  
7990 CR 202  
Clyde, TX 79510 US  
colenewman@protonmail.com

## Invoice

BILL TO  
Lydia Tate  
802 Meander  
Abilene, TX 79602

| INVOICE # | DATE       | TOTAL DUE  | DUE DATE   | TERMS          | ENCLOSED |
|-----------|------------|------------|------------|----------------|----------|
| 1302      | 07/22/2022 | \$9,586.00 | 07/22/2022 | Due on receipt |          |

| DATE | ACTIVITY       | DESCRIPTION                                                                                     | QTY | RATE     | AMOUNT   |
|------|----------------|-------------------------------------------------------------------------------------------------|-----|----------|----------|
|      | Contract Labor | Painting labor, replacing cracked glass and window glazing. Repair rotten siding and handrails. | 1   | 7,525.93 | 7,525.93 |
|      | Contract Labor | Materials                                                                                       | 1   | 1,812.00 | 1,812.00 |
|      | Contract Labor | Tree Trimming                                                                                   | 1   | 125.00   | 125.00   |
|      | Contract Labor | sales tax on materials                                                                          | 1   | 123.07   | 123.07   |

BALANCE DUE

**\$9,586.00**

*Paid in full 8/17/22*

*Col. Newman*

- **Consistent with the *Land Development Code***

- **Reviewed Pursuant to Section 30-41 of Land Development Code (Criteria for Approval)**

1. **The property is located in a Historic Overlay zone.**

The subject property does have Historic Overlay zoning, approved by City Council on July 14, 2011.

2. **The costs for eligible expenses amount to \$750 or more.**

The total cost of this project is \$9,337.93.

3. **The project improvements have been completed and substantially comply with a project proposal or Certificate of Appropriateness.**

A Certificate of Appropriateness (CA-2022-01) was approved on April 26, 2022. It was determined that the repairs would be compatible with the architectural features of the subject property and protected the historic integrity of the home and environment.

4. **The project improvements for which the applicant is requesting a property tax reduction are eligible projects and expenses.**

All improvements for this project were done on the exterior, as well as a tree trim service that has been deduced from the overall amount of this request.

- **Staff Recommendation: Approval**



## CURRENT PHOTO OF SUBJECT PROPERTY







# Questions?



# Landmarks Application

## Planning

☐ Historic Certification of Appropriateness

☒ Historic Project Tax Reduction

☐ Historic Overlay Zoning

Project Name: Home Maintenance

Address: 802 Meander St No. of lots: 2 Acreage: .3364

Legal Description: Real

Subdivision Name: Alta Vista Block: 5 Lot: 1&2

Current Zoning: Residential Proposed Zoning (if applicable): \_\_\_\_\_

## OWNER AND AUTHORIZATION

Owner Name: Andrew and Lydia Tate

Address: 802 Meander St

City, State, Zip: Abilene, TX, 79602 Fax: \_\_\_\_\_

Phone: 3256683194 Email: andrewwilltate@gmail.com

Agent Name (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_ Fax: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

I hereby certify that I am the owner of the property and further certify that the information provided on this development application is true and correct. I hereby designate the aforementioned agent to act on my behalf for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

Signature Owner: Andrew Tate Date: 03/01/22

## FOR OFFICE USE ONLY

Received: \_\_\_\_\_

Fee: \$ \_\_\_\_\_

Receipt No.: \_\_\_\_\_

Case No.: \_\_\_\_\_

Reviewed By: \_\_\_\_\_



# Supplemental Information

## PROJECT INFORMATION

The Landmarks Commission has the responsibility of protecting historic properties in the Historic Overlay zoning district from inappropriate changes. The Landmarks Commission will base their approval upon satisfaction the project is necessary and/or consistent with the historical character of the property. Answer the following statements carefully and provide as much information as possible so the Commission can make an informed decision. If you need additional space, please attach an additional sheet.

## DESCRIPTION OF PROJECT (Include materials, color, shape, and other details necessary to understand project)

Repainting of home and garage with slight repair to wooden siding where applicable due to water damage. The main paint will be off white

with white trim and dark red porches will be painted brown. This is very similar to current color of home and consistent with historic character.

The new paint is necessary to seal the exterior and prevent further rot and degradation of the property.

A few pieces of wood for the front and back porches will be replaced but no changes to design will be made. Repair of a cracked glass

pane as well. Gutters will be placed in two short areas where the eaves runoff and have lead to wood rot of the siding.

A small picket fence in the front yard is rotting and needs to be replaced by one of like character.

## REASONS FOR WORK (Provide reason(s) the proposed exterior work is necessary and/or consistent with the historic character of the property.)

All requested work is for the repair and upkeep of the house and will serve to preserve the historic character of the home.

#### ADDITIONAL INFORMATION

Staff may request additional information to be submitted with the application or prior to the Landmarks Commission meeting. Staff will provide assistance in determining which of the following information is needed:

1. A current description of and/or photograph(s) of the existing structure.
2. Sketches, plans, elevations, and/or specifications of the proposed work to be done.
3. Historic photographs (if available) that the proposed work is based on.
4. Sample of material(s) and colors to be used. A product brochure may be sufficient.

I have read and completed this application and certify that all information contained therein is complete, true and correct, and I request that this application be submitted to the Landmarks Commission for consideration.

*Andrew Tate*

\_\_\_\_\_  
Signature of Owner or Authorized Agent

03/02/22

\_\_\_\_\_  
Date

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#### For Office Use Only

#### Commission Action:

☐ Approved

☐ Approved with Conditions

☐ Denied

\_\_\_\_\_  
, Landmarks Commission, Chair      Date

#### Final Inspection and Approval:

\_\_\_\_\_  
, Historic Preservation Officer      Date

**C & C Newman Properties, LLC**

7990 CR 202

Clyde, TX 79510 US

colenewman@protonmail.com

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**BALANCE DUE****\$9,586.00**

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*Col. Newman*