



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 Tuesday, April 25, 2023 at 3:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

Q & A SESSION FOR THE LANDMARKS COMMISSION (3:30 PM)

1. **Discussion:** Receive a Report and Hold a Discussion and Public Hearing on The Land Development Code as it Pertains to Historic Preservation

CALL TO ORDER (4 PM)

PUBLIC COMMENTS

Public Comments on Any Item on the Agenda

MINUTES

2. **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

3. **CA-2023-02:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request for Certificate of Appropriateness for the Addition of Two Signs. The Subject Property is Located at 508 Mulberry Street in the Neighborhood Empowerment Zone.
4. **HPTR-2023-01:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request for Historic Project Tax Reduction for an Improvement Project in the Amount of \$9,337.93

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 21st day of April, 2023, at 9:45 a.m.

Kaitlin Richardson, Deputy City
Secretary, TRMC

Sec. 30-40. - Historic zone tax reduction.

The historic zone tax reduction requires no application from the property owner and shall be automatically provided when a property is zoned historic overlay. The historic zone tax reduction shall stay in place until the City Council decides to discontinue the program or the historic tax reduction is removed from a subject property as provided under subsection (3) of this section.

- (1) Council approval of historic zoning. Upon final Council approval of historic zoning, the Planning Director shall, within ten (10) days, notify the Tax Assessor. The Tax Assessor shall reduce the real property taxes for said zone starting on January first of the following year and each year thereafter.
- (2) Reduction methods. One (1) of two (2) methods may be used by the Tax Assessor to reduce the taxes for properties within historic overlay zones. The Tax Assessor shall apply the method which renders the larger tax reduction to the property owner.
 - a. The Tax Assessor shall provide a real property tax reduction of up to two hundred dollars (\$200.00) per year for a historic overlay zone; or
 - b. The Tax Assessor shall provide a real property tax reduction equal to twenty (20) percent of the annual taxes from the historic overlay zone.
 - c. Neither method of tax reduction shall be construed to mean a reduction per year which is greater than the annual taxes which would normally be charged a subject historic overlay zone.
 - d. The Tax Assessor shall apply the historic tax reduction prior to any other tax reductions that the historic overlay zone may be eligible for as described in article IV of this chapter.
- (3) *[Alteration or destruction of historic landmark.]* If an historic landmark within a historic overlay zone is altered or destroyed, the following shall apply:
 - a. If the Planning Director or Director of Community Development has reason to believe that a historic landmark within a historic overlay zone has been totally or partially demolished or has had the structural, physical, or visual integrity adversely affected by the owner or his representative, the Planning Director shall immediately cause the matter to be scheduled for the earliest possible consideration by the Landmarks Commission. If, after giving notice and hearing to the owner, the Landmarks Commission determines that the historic landmark has been totally or partially demolished or has had the structural, physical, or visual integrity adversely affected by the owner or his representative, the Commission shall recommend to the Planning and Zoning Commission that either the historic overlay zoning be removed from the property and/or the appropriate zoning violation penalties be applied, or that remedies be sought pursuant to state laws for adversely affecting historic structures or properties. In addition, the Landmarks

Commission may recommend discontinuance of the historic zone tax reduction for the subject zone and other tax reduction provided in this article for the zone. Furthermore, the Landmarks Commission may recommend the owner, or his heirs, assigns, or successors, be required to pay during the forthcoming seven-year period, any taxes that may have been reduced during the previous seven (7) years under section 30-41 of this article. Upon making such findings, the Landmarks Commission or its representative shall file a written request with the Tax Assessor to discontinue the historic zone tax reduction on said zone and remove the historic plaque and/or add additional taxes if applicable.

- b. Where a historic landmark is totally or partially demolished or has had the structural, physical, or visual integrity adversely affected other than by the owner or his representative, the owner shall, within thirty (30) days, request a demolition permit when restoration is not feasible, or request a building permit to reconstruct the historic landmark in accordance with the landmarks ordinance. The determination as to whether restoration is feasible shall be made by the Landmarks Commission, as part of the certificate of appropriateness review procedure required to be followed in obtaining a demolition or building permit. In cases where a demolition permit is issued by the City because restoration is not feasible, the Commission shall recommend to the Planning and Zoning Commission that the historic overlay zoning be removed. In addition, the Landmarks Commission shall remove all historic zone tax reductions and, any other tax reductions described in this article and applicable to the subject zone.

(Ord. No. 75-1985, 10-10-85; Ord. No. 15-2000, pt. 1(Exh. A), 4-27-00)

Sec. 30-41. - Historic project tax reduction.

The historic project tax reduction shall be made available to owners of property with [within] an historic overlay zone. Such owner shall be considered eligible to apply to the Landmarks Commission for a project tax reduction.

(1) General provisions.

- a. Only properties within historic overlay zones are eligible to be considered for historic project tax reduction.
- b. A property owner, or his or her agent may apply for up to a fifty (50) percent property tax reduction for property improvements within historic overlay zones.
- c. Eligible projects shall amount to seven hundred fifty dollars (\$750.00) or more and may include exterior improvements and some interior improvements limited to the frame (walls, floor and ceiling) as well as plumbing, electrical wiring, and mechanical items (heating and air conditioning). Fixtures, decorative items, taxes and personal property shall not be eligible for consideration. The project tax reduction shall last a period of ten (10) years and the credit shall run sequentially and not concurrently (see City Council Resolution 10-1993).
- d. A property owner currently receiving a project tax reduction may apply for additional tax reduction for additional projects which, if approved, will be credited to the owners project tax reduction account. After a current project has been reimbursed, then tax reductions may commence on another approved project.
- e. All approved project tax reductions shall run with the land and shall not be affected by changes in property ownership.
- f. If a project tax reduction has been approved and where the historic property within the historic overlay zone is totally or partially demolished or has had the structural, physical, or visual integrity adversely affected by the owner or his representative, the owner shall be required to pay during the forthcoming seven-year period back taxes equal to those reduced during the previous seven (7) years (see subsection 30-40(3)).

(2) Application and approval process:

- a. Prior to filing an application with the Planning Director for a historic project tax reduction, the prospective applicant shall:
 1. Certify to the Planning Director or his representative that the subject property is within an historic overlay zone;
 2. Certify to the Planning Director or his representative, that the project reduction request is for a project which has received a certificate of appropriateness. If a certificate of appropriateness has not been required, the applicant shall submit a

"project proposal" to the Landmarks Commission. The project proposal will enable the Landmarks Commission to give preliminary approval or disapproval before the property owner invests additional time and money; and

3. Certify to the Planning Director or his representative that the improvement project for which the applicant wishes to apply a tax reduction has been completed.
- b. An application for a project tax reduction shall be initiated by the owner of the subject property or by his or her agent, by completion of the appropriate application forms provided by the Planning Director or his representative. The application shall include all receipts for the cost of the project as well as an affidavit affirming that all information on the application is correct and that the receipts presented are for the cost of the project. Said application shall be received by the Planning Director or his representative at least twenty (20) days prior to a public hearing by the Landmarks Commission.
- c. No fees shall be required either upon filing of the application or upon approval or disapproval by the Landmarks Commission.
- d. The Planning Director or his representative shall prepare a report for the Landmarks Commission members delineating the contents of the application, an assessment as to whether the projects was completed as put forth in the project proposal or the certificate of appropriateness and other materials deemed useful by the Commission in performing its duties.
- e. The Landmarks Commission shall hold a public hearing on all requests for historic project tax reductions. Said hearing shall not be scheduled until the completed application form is submitted.
 1. Public notice shall include the date, time, and place of the public hearing, legal description of the property and a general description of the applicant's request for a project tax reduction. Said notice shall be posted at City Hall and published in the official newspaper as required by the Texas Open Meetings Act.
 2. The Planning Director shall be responsible for notice requirements. When the Planning Director has provided such notice as required on a request for historic project tax reduction, the interest of the public will be deemed to have been attached to the request, and the proponent may not then withdraw the request prior to the hearing.
 3. After hearing the request, the Landmarks Commission may allow the withdrawal of the request upon the affirmative vote of six (6) of its members or alternates.
- f. At the public hearing, the Landmarks Commission shall determine, from the data submitted by the applicant and the information provided by staff, if the completed project is substantially in compliance with the property proposal or the certificate of

appropriateness. If the Commission finds that additional information relative to the pending application is necessary for its review, the Landmarks Commission may postpone the public hearing on an application until such information is provided. The Landmarks Commission shall have the authority to approve or disapprove an application for a project tax reduction, or to approve a request with such conditions as the Landmarks Commission deems necessary to bring the project into compliance with the approved project proposal or the certificate of appropriateness. The Commission shall not approve of requests for historic project tax reductions where the project was completed prior to the adoption of the Ordinance No. 75-1985, where the applicant has not obtained a certificate of appropriateness, if one is required, or where the applicant has not substantially complied with the requirements imposed on a project proposal or certificates of appropriateness.

g. Any request for historic project tax reduction that has been denied by the Landmarks Commission may, within ten (10) days of said decision, be appealed to the City Council. The appellant must, within the time specified, submit a written notice to the City Secretary. The Planning Director and the City Secretary shall ensure that the proposed change is placed on the agenda of the City Council for the first reading at the earliest practical date.

1. If the City Council shall call a public hearing to consider the appellant's request, the City Secretary shall cause to be published a public notice thereof in the official newspapers of the City not less than fifteen (15) days prior to the date of the public hearing.
2. After such public hearing and second reading of said request, the City Council may enact said ordinance as in other cases or may decline to enact said ordinance. The action then taken by the City Council shall be final.

(3) *Effective date.* The Tax Assessor shall reduce taxes upon final Landmarks Commission approval or where the City Council has provided approval for a historic project tax reduction. Upon approval the Planning Director shall, within ten (10) days of said decision, notify the Tax Assessor. The Tax Assessor shall reduce the taxes for the subject zone in accordance with the general provisions herein and as indicted by the approved request. Such reduction of taxes shall take effect starting on January first of the following year and each year thereafter until the tax reimbursement is complete or until the City Council notifies the Tax Assessor to terminate the project tax reduction.

(4) *Program discontinuance.* Should the City Council decide and discontinue the historic project tax reduction program, all project tax reductions approved shall be permitted to continue for up to twenty (20) years. Once the Council discontinues the program, the Planning Director shall not accept any new applications for historic project tax reductions.

(Ord. No. 75-1985, 10-10-85; Ord. No. 15-2000, pt. 1(Exh. A), 4-27-00)

Sec. 30-42. - Historic tax reduction in tax increment districts.

Sections 30-40 and 30-41 within this article shall be applicable to all real property within historic overlay zones including those properties within the "Reinvestment Zone Number One City of Abilene" (Tax Increment Financing District).

(Ord. No. 75-1985, 10-10-85)

DIVISION 7. - LANDMARKS COMMISSION

Section 1.1.7.1 - Structure of the Landmarks Commission

- (a) *General.* The City hereby establishes a Landmarks Commission. The Landmarks Commission shall administer the provisions of this LDC appropriate for the protection and preservation of structures and lands deemed by the community to be of unique historical, architectural, and cultural value. The Landmarks Commission shall have all the powers and duties specifically provided for herein this Division 7.
- (b) *Composition and Term.*
- (1) *Regular Members.* The seven (7) voting members of the Landmarks Commission shall be appointed by the Mayor with the approval of City Council for a term of three (3) years. Said term shall be deemed extended until a successor is appointed to serve on the Landmarks Commission. Appointees shall serve without compensation. The Landmarks Commission shall elect a chair, a vice-chair, secretary, and sergeant-at-arms from among its official members, who shall consist of the following:
- a. Two residents, managers or owners of historic properties;
 - b. A member of the Abilene Preservation League;
 - c. A member of the Taylor County Historical Commission;
 - d. One licensed architect;
 - e. A representative of the Abilene Board of Realtors;
 - f. A representative of the construction industry.
- (2) *Alternate Members.* The Mayor, with the approval of City Council, shall also have the power to appoint two (2) alternate members at-large to the Landmarks Commission who shall serve in the absence of one or more regular members when requested to do so by the Planning Director. The composition of this at-large alternate membership shall be similar to the composition of the regular Commission membership. They shall be residents of the City of Abilene with interest, background, or expertise in the area of preservation of significant structures or lands. Each alternate member shall serve for a term of three (3) years. Any vacancies shall be filled in the same manner and shall be subject to removal as the regular members. The purpose of alternates is to ensure a quorum of Landmarks Commission membership at official meetings.
- (3) *Ex-Officio Members.* In addition to the members from the community as stated above, the following persons or their designees shall sit on the Landmarks Commission as ex-officio members. These include the City Manager, the City Attorney, the Planning Director, the

Building Official, and the Director of Economic Development. None of the ex-officio members shall have voting power, but shall assist the Landmarks Commission in its various functions.

- (c) *Removal from Office, Vacancies.* Members of the Landmarks Commission serve at the pleasure of City Council. The term of each member and alternate member shall be deemed extended until a successor is appointed to the Landmarks Commission.
- (d) *Rules.* The Landmarks Commission shall adopt its own rules of order and procedure to regulate meetings and activities directly related thereto. The rules shall deal only with procedural matters and shall be available to the public and kept on file with the Planning Director. If no rules are adopted, the latest version of Robert's Rules of Order shall be used until the Landmarks Commission adopts rules of its own.
- (e) *Quorum & Voting.*
 - (1) A quorum shall consist of no less than four (4) members.
 - (2) Affirmative vote of four (4) members shall be necessary for approval of motions before the Commission, except as specifically set forth within Section 2.3.4.4 (Historic Overlay District regulations) concerning designation of a Historic Overlay District. Members must be present at the meeting to vote.
- (f) *Meetings.* All meetings of the Landmarks Commission shall be open to the public. Regular meetings shall be scheduled at least once a month, and the Planning Director shall call together the Landmarks Commission to consider official business. Additional meetings may be held upon the call of the chair or the vice-chair, in the absence of the chair, or upon petition of a simple majority of Landmarks Commission members.
- (g) *Records.* The Landmarks Commission shall keep minutes of its proceedings, showing the vote upon each question. Such minutes shall be a public record, filed with the Planning Director.

(Ord. No. 8-2010, pt. 1 (Exh. A), 4-22-10)

Section 1.1.7.2 - Powers and Duties

- (a) The Landmarks Commission shall review all completed applications for designation of a Historic Overlay District and forward its recommendations to the Planning and Zoning Commission.
- (b) The Landmarks Commission shall review and approve or deny all completed applications for Certificates of Appropriateness and District Standards, as provided for in this subsection and Section 2.4.4.4 [2.3.4.4] concerning the Historic Overlay District, and Neighborhood Conservation Districts as provided for in Section 2.4.4.3 [2.3.4.3].
- (c) It shall further be the responsibility of the Commission to perform the following duties:
 - (1) Review and periodically update the Historic Preservation Plan and the comprehensive survey of structures and lands felt by the community to be of historical, cultural, or architectural significance.

- (2) Maintain current and accurate records of all Historic Overlay District designations and other historic properties. As a part of this recordkeeping, the Landmarks Commission will maintain an Abilene Register of Historic Properties.
 - a. The Abilene Register of Historic Properties is compiled using official survey data.
 - b. The Abilene Register of Historic Properties is used to make decisions regarding the approval of Historic Overlay Districts.
- (3) Provide information to owners of historic properties.
- (4) Actively pursue and formulate a program for private and public action to promote and encourage the preservation of historic landmarks.
- (5) Appoint a District Standards Committee for each Historic Overlay District.

(Ord. No. 8-2010, pt. 1 (Exh. A), 4-22-10; Ord. No. 45-2018, pt. 1(Exh. A), 8-9-18)

Section 1.1.7.3 - Authority for Deciding Applications

- (a) *Initial Authority for Applications.* The Landmarks Commission shall initially decide the following types of applications:
 - (1) An application for District Standards submitted in association with a Historic Overlay District designation application (refer to Section 2.4.4.4 [2.3.4.4] of this LDC), prior to final action on such application by the Planning and Zoning Commission, and if applicable City Council, when action is taken on the Historic Overlay District application.
- (b) *Final Authority for Applications.* The Landmarks Commission shall finally decide the following types of applications:
 - (1) An application for a Certificate of Appropriateness for a Neighborhood Conservation District pursuant to Section 2.4.4.3 [2.3.4.3];
 - (2) An application for a Certificate of Appropriateness for a Historic Overlay District pursuant to Section 2.4.4.4 [2.3.4.4].
- (c) *Specific Procedures.* The specific procedures for decisions of the Landmarks Commission are outlined within Section 2.4.4.3 [2.3.4.3] for applications related to Neighborhood Conservation Districts, and within Section 2.4.4.4 [2.3.4.4] for applications related to Historic Overlay Districts.

(Ord. No. 8-2010, pt. 1 (Exh. A), 4-22-10)

Section 1.1.7.4 - District Standards Committee, Subcommittee of the Landmarks Commission

- (a) *Purpose.* The purpose of this subcommittee of the Landmarks Commission is to review all district standards and to preview all Certificates of Appropriateness in a historic district before they are reviewed and voted upon by the Landmarks Commission.
- (b)

Composition. The Landmarks Commission chairperson shall appoint a member of the Landmarks Commission to serve as chairperson of the District Standards Committee. Committee membership shall be as follows:

- (1) One (1) member of the Landmarks Commission.
- (2) One (1) member of the Abilene Preservation League.
- (3) Three property owners who own property within the district.

(Ord. No. 8-2010, pt. 1 (Exh. A), 4-22-10)

Section 2.3.4.4 - Historic Overlay (HO) District

- (a) *Purpose.* The City of Abilene, Texas, recognizes the importance of historically, architecturally and culturally significant sites and structures to the community. Regulations of the Historic Overlay (HO) District are intended for the enhancement, perpetuation and use of areas, sites, structures, buildings, properties, and objects which typify the community's past through recognizable characteristics. The City of Abilene further declares that as a matter of public policy the protection, enhancement, and perpetuation of landmarks or districts of historical and cultural importance and significance is necessary to promote the economic, cultural, educational, and general welfare of the public.

It is recognized that the City of Abilene represents the unique confluence of time and place that shaped the identity of generations of citizens, collectively and individually, and produced significant historic, architectural, and cultural resources that constitute their heritage. It is further recognized that the unapproved demolition of historic resources could constitute a public nuisance. Regulations applicable to the Historic overlay zone are designed to achieve the following:

- (1) Safeguard the City's heritage as reflected in such districts, areas, sites, structures, buildings, properties, and objects.
 - (2) Encourage neighborhood conservation.
 - (3) Foster civic pride in the beauty and accomplishments of the past.
 - (4) Promote the use of individual landmarks and districts for the education, enjoyment, and welfare of residents of the region.
 - (5) Prevent the deterioration of districts, areas, sites, structures, buildings, properties, and objects found to be of historical, architectural, or cultural value and, where appropriate, encourage the reuse of such structures and buildings.
 - (6) Protect and enhance Abilene's attractiveness to visitors and the support and stimulus to the economy thereby provided.
 - (7) Ensure the harmonious, orderly, and efficient growth and development of the City.
 - (8) Promote economic prosperity and welfare of the community by encouraging the most appropriate use of such property within the City.
 - (9) Encourage stabilization, restoration, and improvements of such properties and their values.
- (b) *Applicability.*
- (1) As an overlay zoning district, Historic Overlay Districts shall be applicable in all zoning districts, or portions thereof.
 - (2) Provisions of the HO District apply specifically to exterior alterations, demolition, construction, moving in or removal of buildings, structures or objects within the boundaries of said overlay zone. Such activity proposed to be undertaken within an HO District shall be

subject to approval of a Certificate of Appropriateness and all conditions set forth therein, except as otherwise specified in Section 2.3.4.4(f) of this LDC.

- (3) Procedures for review and approval of Certificates of Appropriateness, in addition to procedures for establishment of HO Districts, shall be as set forth within Section 2.3.4.4(f).
- (4) Boundaries of an HO District for individual sites shall be aligned with recorded property lines, where feasible. Boundaries for districts shall be aligned with right-of-way lines, property lines, or other identifiable natural or manmade divisions.
- (5) Permitted use of all property included in an HO District shall continue to be governed by the base zoning district and all regulations pertaining thereto, except as otherwise noted in this section.
- (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;
 - (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;
 - (4) Is associated with the lives of persons significant in local, regional, state, national, or international history;
 - (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.

A Historic Overlay (HO) District shall constitute a distinct section of the City, united historically or aesthetically by plan or physical development whose properties and environmental setting meet one or more of the above criteria.

- (d) *Appointment of Historic Preservation Officer.* The Planning Director or a qualified designee shall serve as historic preservation officer. This officer shall help administer this Section 2.4.4.4 [2.3.4.4] and advise the Landmarks Commission on matters submitted to it. In addition to serving as representative of the Commission, the officer is responsible for coordinating the City's preservation activities with those of state and federal agencies and with local, state, and national nonprofit preservation organizations.
- (e) *Procedure for Designation of Historic Overlay District.* An application for Historic Overlay Zoning shall be initiated by the owner(s) of the subject property or properties, his or her agent, or the Landmarks Commission.
 - (1) *Application by Owner/Agent.*

- a. In a district, any one owner may initiate the application. However, at least 50% of the primary buildings, sites, properties, or structures must be contributing to the district. If not, then the request will be processed as a Neighborhood Conservation Overlay District.
 - b. Application shall be made on forms provided by the Planning Director or his representative. All information prescribed by the form shall be furnished and the form delivered to the Planning Director or his representative.
 - c. Said application shall be received by the Planning Director or his representative at least twenty (20) days prior to a public hearing by the Landmarks Commission for individual properties and forty-five (45) days for districts.
 - d. An applicant for district zoning must attach a map to designate where the Historic Overlay District is proposed. Contributing and noncontributing properties, as defined in Chapter 5, Definitions, and district boundaries must be shown on the map.
- (2) *Initiation by Landmarks Commission.* The Landmarks Commission may initiate a Historic Overlay District application if the Commission, after holding a public hearing and reviewing all available information, makes a finding pursuant to the criteria for designation contained in Section 2.3.4.4(c) that the structure should be given Historic Overlay District zoning.
- a. Should the Planning and Zoning Commission deny the request, the Landmarks Commission may appeal to the City Council within 45 days.
- (3) *Fees.* Upon filing of an application for Historic Overlay District by the owner(s) of the land, the applicant shall pay the same filing fee required for a zoning amendment. No additional fees shall be required upon recommendation of approval or disapproval by the Landmarks Commission. Application fees shall only be returned if the applicant withdraws the request before public notice has been made.
- (4) *Report.* The Planning Director or his representatives shall prepare a report for Landmarks Commission members delineating the contents of the application and other materials deemed useful by the Commission in performing its duties.
- (5) *Notice and Hearing.*
- a. The Landmarks Commission shall hold a public hearing on all proposed Historic Overlay District designations. Notice of said hearing to consider this additional zoning classification shall be in conformance with Chapter 1, Article 2, Division 2. Said hearing shall not be scheduled until the completed application form is submitted and all fees have been paid.
- (6) *Action by the Landmarks Commission.*
- a. At the public hearing, the Landmarks Commission shall make findings regarding the designation of the Historic Overlay District. Such findings, conclusions and dedications shall be based on the criteria for designation contained in Section 2.4.4.3(c) [2.3.4.4(c)].

- b. Upon recommendation for approval or disapproval, said recommendation shall be forwarded by the Planning Director to the Planning and Zoning Commission for consideration at its next regularly scheduled meeting or a special meeting called for such purpose. Where application for Historic Overlay District designation is made by the Landmarks Commission, the chairman of such Commission shall appoint a member thereof to, or shall himself, present that body's findings and recommendations to the Planning and Zoning Commission.

(7) Action by the District Standards Committee.

- a. A District Standards document is to be considered and approved by the District Standards Committee, by a simple majority vote, and is then to be forwarded to the Landmarks Commission for approval. This document shall, at a minimum, include any development standards or protections to apply specifically within the district. This document may be prepared prior to the adoption of the district or after the adoption of the district.
- (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.
- (1) *Certificate Not Required:* A Certificate of Appropriateness is not required in the following instances:
- (a) Ordinary repair or maintenance of a building, structure, or site within a Historic overlay zone where no building permit is required under the City of Abilene Building Code; In-kind replacement or repair is included in this definition of ordinary maintenance.
 - (b) Questions concerning whether or not the work requires a Certificate of Appropriateness may be determined by the City's Historic Preservation Officer.
- (2) *Application:* The owner of the structure and/or site for which a Certificate of Appropriateness is requested, or his agent, shall complete the application form provided by the Planning Director or his representative.
- (a) The applicant shall submit this form and three (3) copies of all plans, elevations, specifications, and documents pertinent to changes proposed to the structure(s) or site(s) or districts within a Historic Overlay District.
 - (b) Historic photographs or copies are requested if available.

- (c) If the proposal includes signs or lettering, a scale drawing is required showing the type of lettering to be used, all dimensions and colors, a description of materials to be used, method of illumination (if any), and a plan showing the sign's location on the property.
 - (d) Any other information which the Landmarks Commission or the Planning Director may deem necessary in order to visualize the proposed work should also be submitted upon request.
 - (e) Said forms and pertinent attachments shall be submitted to the Planning Director or his designee no less than twenty (20) calendar days prior to public hearing by the Landmarks Commission.
 - (f) The Planning Director or his representative shall determine when an application and all pertinent forms have been properly completed, at which time the Planning Director or his representative shall forward all completed forms and attachments to the Landmarks Commission. Accompanying plans and drawings shall be clearly defined, dimensioned, and drawn to scale.
- (3) *Public Hearing:* The Landmarks Commission shall hold a public hearing on all pending applications for Certificate of Appropriateness.
- (4) *Failure of the Landmarks Commission to Take Any Action on a Completed Certificate of Appropriateness:* If no action is taken by the Landmarks Commission within sixty (60) days of a public hearing at which a complete application is considered, a Certificate of Appropriateness shall be deemed issued by the Landmarks Commission.
- (5) *Action by the Landmarks Commission on a Certificate of Appropriateness:*
- a. The Landmarks Commission shall determine, from the data submitted and other pertinent information made available at the public hearing, the appropriateness of all undertakings for which a Certificate of Appropriateness is required. The Landmarks Commission shall have the power to approve or deny an application for Certificate of Appropriateness, or to approve a request with such conditions as the Landmarks Commission deems necessary to carry out the purposes of the Historic Overlay District.
 - b. 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.
 - c. Building Demolition or Removal.
 - 1.

In reviewing a Certificate of Appropriateness application regarding building demolition or removal, the Landmarks Commission shall consider the state of repair of the building, the cost of restoration or repair, the existing or potential usefulness, the purpose behind preserving the landmark, the character of the neighborhood, and all other factors it finds appropriate. If the Landmarks Commission determines that the interest of preserving historical, architectural or cultural values will not be adversely affected by demolition or removal, it shall approve the Certificate of Appropriateness.

2. If the Landmarks Commission determines that the interest of preserving historical, architectural or cultural values will be adversely affected by such demolition or removal, it shall deny the Certificate of Appropriateness.

(6) *Issuance of Certificate of Appropriateness:* The Planning Director shall issue a Certificate of Appropriateness upon approval of the Landmarks Commission. The Landmarks Commission shall return the application and all pertinent documents, together with a written list of conditions for approval, to the Planning Director. The applicant shall record with the Planning Director one (1) copy of all required documents with all conditions and modifications shown thereon. Before the certificate is issued, the Planning Director shall review these documents to ensure compliance with all conditions and modifications approved by the Landmarks Commission. One (1) copy of the application and all accompanying documents shall then be dated and approved for recording by both the Planning Director and the Building Official.

(g) *Minimum Maintenance Standards.*

- (1) No owner or person with an interest in real property on the Abilene Register of Historic Properties or a property located within an Historic Overlay District shall permit the property to fall into a serious state of disrepair so as to result in the significant deterioration of any exterior architectural feature which would, create a detrimental effect upon the historic character of the landmark or district.
- (2) Serious disrepair or significant deterioration shall include but is not limited to the following:
 - a. Deterioration of exterior walls, foundations, or other vertical support that causes leaning, sagging, splitting, listing, or buckling.
 - b. Deterioration of external chimneys that causes leaning, sagging, splitting, listing, or buckling.
 - c. Deterioration or crumbling of exterior plaster finishes, surfaces or mortars.
 - d. Ineffective waterproofing of exterior walls, roofs, and foundations, including broken windows or doors.
 - e. Defective protection or lack of weather protection for exterior wall and roof coverings, including lack of paint, or weathering due to lack of paint or other protective covering.
 - f. Rotting, holes, and other forms of material decay.
 - g.

Deterioration of exterior stairs, porches, handrails, window and door frames, cornices, entablatures, wall facings, and architectural details that causes delamination, instability, loss of shape and form, or crumbling.

- h. Deterioration that has a detrimental effect upon the special character of the district as a whole or the unique attributes and character of the contributing structure.
- i. Deterioration of any exterior feature so as to create or permit the creation of any hazardous or unsafe conditions to life, health, or other property.

(h) *No Building, Sign, or Demolition Permit Shall Be Issued Pending Consideration of Historic Overlay District Designation.*

(1) No sign, building, or demolition permit, shall be issued where:

- a. A property or district has been placed on an agenda of the Landmarks Commission, Planning and Zoning Commission, or City Council to consider whether same should be included within a Historic Overlay District, or
- b. An area, district, site, structure, building, property, or object is listed in an official survey or register of historical sites, or listed on the Abilene Register of Historic Properties, until a final decision regarding inclusion within a Historic Overlay District has been made.
- c. The Landmarks Commission has the authority to apply a sixty (60) day stay on the demolition of buildings that are listed on the Abilene Register of Historic Properties.

(i) *Compliance.* It shall be incumbent upon the Planning Director, Building Official and/or their respective representatives to make all inspections and certifications necessary to ensure that all construction, additions, exterior alterations, and changes to a designated area, district, site, structure, building, or object are made in accordance with the Certificate of Appropriateness as approved by the Landmarks Commission. Construction, additions, exterior alterations, and changes completed in a manner not authorized by an approved Certificate of Appropriateness shall be considered a public nuisance and a violation of this LDC and be subject to penalties specified in Chapter 1, Article 2, Division 8 of this LDC.

(j) *Appeals: Final Decision.*

(1) Appeals from any decision of the Landmarks Commission on an application for Certificate of Appropriateness shall be made to the Planning & Zoning Commission upon a written request. Such request shall be filed with the Planning Director or his duly authorized representative within fifteen (15) days of the decision of the Landmarks Commission from which appeal is taken. If such an appeal is not filed within fifteen (15) days, the denial by the Landmarks Commission shall be final.

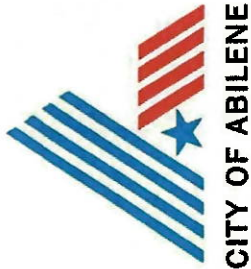
(2) All applications for a Historic Overlay District zoning designation, whether approved or disapproved, shall be forwarded to the Planning and Zoning Commission in accordance with Section 2.4.4.4(e)(7) [2.3.4.4(e)(6)]. If the Planning and Zoning Commission approves the

designation, the application shall be forwarded to the City Council. If the Planning and Zoning Commission denies the designation, the application may be appealed to the City Council in accordance with Section 2.2.1.3(f) [sic] of this Chapter 2.

- (k) *Reapplication by Proponent.* When an application for Certificate of Appropriateness has been denied by the Landmarks Commission and such denial has become final, a similar application shall not be considered by the Landmarks Commission for a period of twelve (12) months from the date of decision by the Landmarks Commission denying said application. The decision as to similarity of applications shall be made by the Planning Director, whose decision can be appealed to the Landmarks Commission at the time of the proposed public hearing for consideration of said application.
- (l) *Removal of Historic Overlay District Zoning Designation.* Any removal of Historic Overlay District zoning designation is considered a zoning change and can only be removed by the public hearing process as set forth in Section 2.2.1.3 [sic].

(Ord. No. 8-2010, pt. 1 (Exh. A), 4-22-10; Ord. No. 45-2018, pt. 1(Exh. A), 8-9-18; Ord. No. 17-2019, pt. 1(Exh. A), 3-14-19)

Abilene Register of Historic Properties



Historic Designations

Street Address	Name	Date	Council List of Historic Properties	HO Zoning	NRHP - Individually Listed	NRHP - District Contributor	NRHP District Name	RTH
609 EN 16th St	Duckworth House	1929		X				
689 EN 18th St	McKinzie/Johnson House	1929						
602 N 1st St	Western Compress & Storage	1930/42						
901 N 1st St	T&P Freight Building	ca 1916		X		X	Abilene Commercial	
1101 N 1st St	Everman Park	ca 1881				X	Abilene Commercial	
1101 N 1st St	T&P Depot - Passenger Shelter 1936	ca 1910	X	X		X	Abilene Commercial	
1158 N 1st St	Parking Garage			X		X	Abilene Commercial	
1174 N 1st St	Elks Lodge	1913	X	X		X	Abilene Commercial	
1201 N 1st St	R.E.A. Building	ca 1935	X	X		X	Abilene Commercial	
1292 N 1st St	Boyd Building	ca 1925		X		X	Abilene Commercial	
1450 N 1st St	Abilene Motor Co Bldg	1931						
1482 N 1st St	Old Weather Bureau	1909	X	X	X			X
2074 N 1st St	Coca Cola Office & Buildings	1951		X				
102 N 2nd St	Old WTU Power & Ice Plant	1922	X		X			
702 N 2nd St	Roberts Grain Company	ca 1910						
1060 N 2nd St	Commercial Building	ca 1920				X	Abilene Commercial	
1133 N 2nd St	Fulwiler-Cockerell Building	ca 1925 (1960)						
1149 N 2nd St	Parking Garage	1919		X		X	Abilene Commercial	
1150 N 2nd St	Commercial Building	ca 1925						
1166 N 2nd St	Commercial Building	ca 1925						
1167 N 2nd St	Commercial Building	ca 1925						
1175 N 2nd St	Commercial Building	ca 1925						
1265 N 2nd St	Masonic Temple	1925				X	Abilene Commercial	
1274 N 2nd St	Commercial Building	ca 1925		X				

Abilene Register of Historic Properties



Historic Designations

Street Address	Name	Date	Council List of Historic Properties	HO Zoning	NRHP			NRHP District Name	RTHL
					Individually Listed	District Contributor			
1289 N 2nd St	Lone Star Gas Building	ca 1950							
1502 N 2nd St	Medical Building	1941							
1546 N 2nd St	James House	1930							
1610 N 2nd St	American Red Cross Building	1940							
1742 N 2nd St	David Castle House	1916			X				
2083 N 2nd St	Old ACC Dormitory	1924	X	X	X				
802 N 3rd St	Chapman Building	1921		X					
1102 N 3rd St	Wooten Hotel (Abilene Towers)	1930	X	X		X	Abilene Commercial	X	
1442 N 3rd St	Clinic Building	ca 1925							
1502 N 3rd St	Finberg Apartment (East)	1915							
1504 N 3rd St	Finberg Apartment (West)	1915							
1741 N 3rd St	Schmidt House	ca 1920							
1746 N 3rd St	Guitar House	ca 1920							
1910 N 3rd St	Dr. J.D. Magee House (Rosetyme)	1903	X	X	X				X
1941 N 3rd St	King House	ca 1910							
1942 N 3rd St	Lannius-Grant House	1908	X	X	X				
2026 N 3rd St	Dodd/Harkrider House	ca 1915		X	X				
1342 N 4th St	Wooten House	ca 1910							
1541 N 4th St	Maxwell/Jones House	1920							
1641 N 4th St	Behrens/Shipper House	1920							
1234 N 5th St	Pan Dandy Bakery/Barnard Bldg.	1926							
1545 N 5th St	C.W. Bacon House	ca 1915	X	X					
1546 N 5th St	Campbell House	ca 1921	X	X	X				
1725 N 5th St	Hendricks/Bennett House	1939							

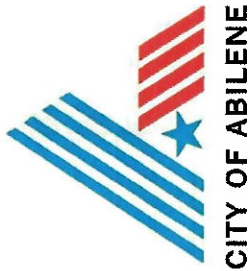
Abilene Register of Historic Properties



Historic Designations

Street Address	Name	Date	Council List of Historic Properties			HO Zoning	NRHP - Individually Listed		NRHP - District Contributor	NRHP District Name	RTH
1733 N 5th St	Scott/Valeria House	1920				X					
1842 N 5th St	Motz House	1910				X	X				
1904 N 5th St	Childers-Walker House	ca 1895	X								
317 N 6th St	Houston School	ca 1950									
1537 N 6th St	Parker/Rust House	1914									
1542 N 7th St	Hutchison-King House	1925						X		Parramore	
518 N 8th St	Mount Moriah Church	ca 1944									
629 N 8th St	McDonald House	ca 1930									
633 N 8th St	Allie Ward House	ca 1935									
1230 N 8th St	Shamrock Drug Co.	1927									
1317 N 8th St	Lamar School (Office)	1921	X			X					
1541 N 8th St	Brady/Oates House	1925				X		X		Parramore	
1626 N 8th St	Hudson/Gibson House	1925									
1756 N 8th St	Reeves/Sanders House	1905									
1840 N 8th St	Valley View Elementary School	1926									
520 N 9th St	Woodson Elementary School	1935									
1501 N 14th St	Bynum House	1935				X					
1546 N 14th St	Cresswell/Morrison House	1925				X					
1518 N 17th St	Lanford-Scott House	1910									
1325 N 18th St	David Fritz House	1930					X				
1341 N 18th St	Logsdon/Thurman House	1920									
1543 N 18th St	Miller House	ca 1920									
1605 N 18th St	Shelton/Benton House	1915									
1636 N 20th St	Barnes-Norwood House	1907	X			X					

Abilene Register of Historic Properties

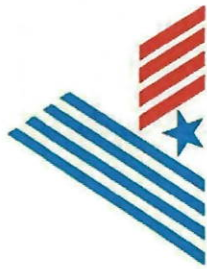


Historic Designations

Street Address	Name	Date	Council List of Historic Properties	HO Zoning	NRHP - Individually Listed	NRHP - District Contributor	NRHP District Name	RTHL
741 S 1st St	Commercial Building	1915						
901 S 1st St	Park Building	1922	X					
1109 S 1st St	Laughter/Cooper Furniture Co.	1919						
1305 S 1st St	Goodyear Store	1935						
1315 S 1st St	Business College	1929						
1583 S 1st St	(High School Service Station) Phillips Building	1924						
1699 S 1st St	Old Abilene High School (Lincoln MS)	1924			X			
1325 S 3rd St	Earnest House	1908						
1343 S 3rd St	Miller-McNally House	ca 1900	X	X				
2401 S 3rd St	Boyd House	ca 1925						
1443 S 4th St	Branch/Bunner House	1915						
1641 S 5th St	Apartments	1926						
1741 S 5th St	Willeford/Allison House	1935		X				
1849 S 5th St	Darnell/Beaird Apartments	1925		X				
1430 S 6th St	N.J. Roberts House	1920		X	X			
1918 S 6th St	Leach-Dodd House	1930						
1940 S 6th St	Francis-Collins House	1919	X					
2970 S 6th St	Fair Park School	1925						
542 S 7th St	Noland House	ca 1900	X	X				
1141 S 7th St	Smith-Sevallos House	ca 1900						
1835 S 7th St	Hayter-Horton House	1920						
1942 S 7th St	Dorn-Matthews House	1927				X	Sayles Boulevard	
2957 S 7th St	Rutledge-Guest House	1930						

Abilene Register of Historic Properties

Historic Designations



CITY OF ABILENE

Street Address	Name	Date	Council List of Historic Properties			NRHP - District Contributor		NRHP District Name	RTHL
			HO Zoning	NRHP - Individually Listed	NRHP - District Contributor				
3425 S 7th St	Thomas Blanton House	1930		X					
3449 S 7th St	Ward-Burns House	1925	X						
3482 S 7th St	Munder-Goebel House	1920							
401 S 8th St	Commercial Building (Cotton Oil Mill)	1929							
625 S 8th St	Locust Street School	1925							
1633 S 8th St	Sacred Heart Catholic Church	1930	X	X					X
1642 S 8th St	Harber/Warner House	1920							
1849 S 8th St	Bradshaw/Smith House	1925							
1934 S 8th St	Ward/Sandidge House	1925			X		Sayles Boulevard		
2041 S 8th St	Thomas/Comer House	1918	X		X		Sayles Boulevard		
2042 S 8th St	Morrison/Barnhill House	1920	X		X		Sayles Boulevard		
2137 S 8th St	Williams/Bramlett House	1922			X		Sayles Boulevard		
2141 S 8th St	Brewer/Mitchell House	1927			X		Sayles Boulevard		
1101 S 9th St	Travis School	1915							
3434 S 9th St	Jones/Yost House	1949	X						
3435 S 9th St	Jones House	1940	X						
2142 S 10th St	Winters/Alexander House	1925			X		Sayles Boulevard		
2243 S 10th St	Hoppe/McBrayer House	1925							
2441 S 10th St	Ramsey/Davis House	ca 1920							
2531 S 10th St	Sayles/Mitchell House	1935							
633 S 11th St	Abilene Courts	1930		X					
1642 S 11th St	Kasscreff/Mikeleson House	1920							
1929 S 11th St	Alta Vista School	1926							
2241 S 11th St	Payne/Wright House	1925							

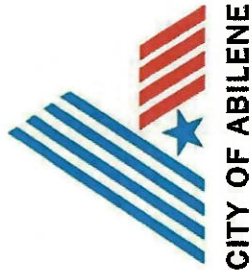
Abilene Register of Historic Properties



Historic Designations

Street Address	Name	Date	Council List of Historic Properties	HO Zoning	NRHP - Individually Listed		NRHP - District Contributor	NRHP District Name	RTHL
3401 S 11th St	Adams/Law House	1940							
1741 S 12th St	McFall House	ca 1915							
1742 S 12th St	McFall/Prew House	ca 1925							
1018 S 14th St	Williams/Cockran House	1930							
1109 S 14th St	Smith/Hackney House	1905							
3425 S 14th St	Abilene Woman's Club Building	1955		X					X
601 Amarillo St	Young/Dromgoole House	1924					X	Sayles Boulevard	
602 Amarillo St	Jones/Richmond House	1921					X	Sayles Boulevard	
624 Amarillo St	Pickard/Chaney House	1924					X	Sayles Boulevard	
726 Amarillo St	Scarborough House	1908		X			X	Sayles Boulevard	
742 Amarillo St	Williamson House	1917		X			X	Sayles Boulevard	
760 Amarillo St	Chauncy/Marshall House	1928		X			X	Sayles Boulevard	
801 Amarillo St	Wooten/Wright/Bowser House	1928		X			X	Sayles Boulevard	
818 Amarillo St	Kaufman/Hanna House	1928					X	Sayles Boulevard	
825 Amarillo St	Ward/Melson House	1926		X			X	Sayles Boulevard	
842 Amarillo St	Jones/Behrens/Cox House	1921		X			X	Sayles Boulevard	
852 Amarillo St	Brown House	1928					X	Sayles Boulevard	
860 Amarillo St	Musser/Goldsmith House	1919					X	Sayles Boulevard	
874 Amarillo St	Pratt/Gilbreath House	1928					X	Sayles Boulevard	
1174 Amarillo St	Laughter/Davis House	1925							
1226 Amarillo St	Jones/Holly House	1920		X					
1234 Amarillo St	Reeves/Foster House	1920							
1302 Amarillo St	Cash House	1929			X				
1350 Amarillo St	Leck/Borden House	1920							

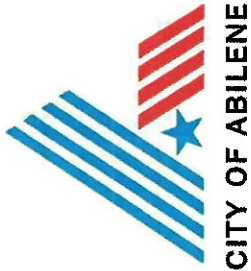
Abilene Register of Historic Properties



Historic Designations

Street Address	Name	Date	Council List of Historic Properties				NRHP - Individually Listed		NRHP - District Contributor	NRHP District Name	RTHL
			X	HO Zoning							
1625 Campus Ct	Sewell Auditorium (ACU)	1929	X								
1695 Campus Ct	Administration Building (ACU)	1929					X				
1755 Campus Ct	Luce Hall (ACU)	1929					X				
102 Cedar St	Grace Garage/Rhodes Bldg.	ca 1925		X				X		Abilene Commercial	
133 Cedar St	Commercial Building	ca 1935									
151 Cedar St	Parking Garage	1919		X				X		Abilene Commercial	
155 Cedar St	Cotton Storage Building	1900									
202 Cedar St	Abilene Public Library	1955									
818 Cedar St	Copper/Jimenez House	1925									
2418 Cedar St	Caldwell Hall at HSU	1922					X				
1618 Cedar Crest Dr	Morian/Cheatham House	1930									
1502 Cherry St	Kirby House	1895	X	X							
242 Chestnut St	Case, Clements/Reeder Building	1925									
350 Chestnut St	Hailey Building (North)	1935									
358 Chestnut St	Hailey Building (South)	1935									
382 Chestnut St	Standard Print Company/Nichols	1925									
641 Chestnut St	Williamson House	ca 1900		X			X				
726 Chestnut St	Crow/Richter House	1905									
774 Chestnut St	Christopher/Cortez House	1905									
917 Chestnut St	Parker/Kite House	1929									
941 Chestnut St	Southside Church of Christ	1920									
1026 Chestnut St	House	1926									
1042 Chestnut St	Jackson/Haddox House	1905									
146 Clinton St	Kauffman/Philleary House	1920									

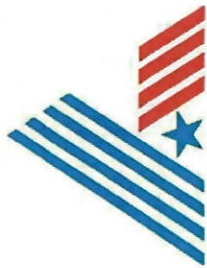
Abilene Register of Historic Properties



Historic Designations

Street Address	Name	Date	Council List of Historic Properties				HO Zoning	NRHP - Individually Listed		NRHP - District Contributor	NRHP District Name	RTHL
1540 Ambler Av	Green House	1935										
837 Ash St	Mount Zion Church Parsonage	ca 1940										
242 Beech St	Wooten House	1920						X				
340 Beech St	Will Minter House	1925					X	X				
610 Beech St	Jameson/George House	1890										
633 Beech St	Castles/Crutchfield House	1920										
704 Beech St	Douthit-Leyerle House	1921	X			X	X		X		Parramore	
726 Beech St	Sears-Willingham House	1916	X			X	X		X		Parramore	
750 Beech St	Miller/Adams House	1926							X		Parramore	
772 Beech St	Ackers-McMillan House	1920	X			X	X		X		Parramore	
2042 Beech St	Ivey/Green House	1920										
1625 Belmont Bl	Dillingham House	1927						X				
1702 Belmont Bl	Brumley/McEachern/James House	1931				X	X					
1710 Belmont Bl	Rhodes/Connally House	1941				X						
1818 Belmont Bl	Harris/Mullins House	1930										
1826 Belmont Bl	Bacon/Yates House	1948				X						
1866 Belmont Bl	Stowe/Smith House	1930				X						
4090 Benbrook St	Webster/Woods House	1950										
208 Berry Ln	Ham House	1907	X			X	X					
5410 Buffalo Gap Rd	Bettes House	ca 1929										
441 Butternut St	Fire Station	1926						X				
774 Butternut St	George W. McDaniel House (Abilene Junior League)	1925	X					X				
1403 Butternut St	Dixie Pig Restaurant	1941										

Abilene Register of Historic Properties



CITY OF ABILENE

Historic Designations

Street Address	Name	Date	Council List of Historic Properties			HO Zoning	NRHP - Individually Listed		NRHP - District Contributor	NRHP District Name	RTHL
210 Clinton St	Oscar P. Thomas House	1905					X				
230 Clinton St	Muir House	1910	X								
258 Clinton St	Evans-McCloskey House	1909	X			X	X				
602 Clinton St	Varnon House	ca 1915									
1021 Clinton St	Trolley Car Barn	ca 1928	X				X				
342 Cockerell Dr	Woodson High School	ca 1950									
102 College Dr	TX Hwy. Depart. Office Bldg.	1935									
435 College Dr	Reese/Thornton House	1926									
518 College Dr	Leby/Haught House	1925									
526 College Dr	Smith/Manly House	1925									
682 College Dr	Arledge/Mabry House	1925									
2241 College St	Hawkins House	1927			X						
106 Cypress St	Drake Hotel (Grace Hotel)	1909	X		X	X		X	X	Abilene Commercial	
158 Cypress St	Compton Building	1923			X	X		X	X	Abilene Commercial	
174 Cypress St	Old Windsor Hotel (Cypress Building)	1890				X					
202 Cypress St	Paxton Building	1923				X		X	X	Abilene Commercial	
233 Cypress St	Commercial Building	ca 1925						X	X	Abilene Commercial	
242 Cypress St	Grisson/Poplar Buildings	1925				X		X	X	Abilene Commercial	
266 Cypress St	Commercial Building	ca 1925						X	X	Abilene Commercial	
275 Cypress St	Milms Building	1928	X			X		X	X	Abilene Commercial	
290 Cypress St	O'Kelley's Office Supply	1929	X					X	X	Abilene Commercial	
352 Cypress St	Paramount Theater	1930	X			X	X	X	X	Abilene Commercial	
473 Cypress St	Wagstaff Building	1953									
817 Cypress St	Brown/Jones House	ca 1920									

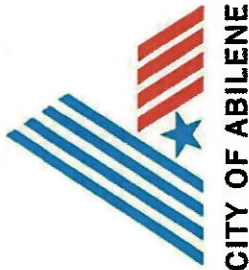
Abilene Register of Historic Properties



Historic Designations

Street Address	Name	Date	Council List of Historic Properties				HO Zoning	NRHP - Individually Listed	NRHP - District Contributor	NRHP District Name	RTHL
726 Davis Dr	Andrews/Darnell House	1930									
742 Davis Dr	French/Weatherl House	1935									
318 Elm St	Fulwiler-Smith House	1884	X								
417 Elm St	Gorsuch House	1925									
426 Elm St	Schultz/McDonald House	1920									
858 Elm St	Jones/Hogue House	1905									
1120 Elmwood Dr	Moreland/Shahen House	1946				X					
1134 Elmwood Dr	Kuykendall/Stephens House	1939				X					
1142 Elmwood Dr	Grissom/Treanor House	1939									
1202 Elmwood Dr	McDaniel/Owen House	1928									
1314 Elmwood Dr	Caldwell House	1955									
1366 Elmwood Dr	Lawlis House	1955									
1517 Elmwood Dr	Petty House	1955									
1801 Elmwood Dr	Terry/Brown House	1955									
302 Graham St	Leach/McBride House	1930				X					
1002 Grand Av	Reed/Fulwiler/Bussey House	1921				X					
1018 Grand Av	Stephens/Lomax House	1921									
1026 Grand Av	Stephens/Jones House	1921									
540 Grape St	McLemore House	1903				X					
1642 Grape St	W.E. Hughes House	1907	X			X					
2102 Grape St	Ernest/Huey House	1915									
4601 Hartford St	West Texas Rehab Center	1950									
241 Hickory St	Commercial Building	1925				X					
613 Hickory St	Webb House	1905				X					

Abilene Register of Historic Properties



Historic Designations

Street Address	Name	Date	Council List of Historic Properties			HO Zoning	NRHP - Individually Listed	NRHP - District Contributor	NRHP District Name	RTHL
			X	X	X					
644 Hickory St	Peques-Jennings House	ca 1895	X	X	X					
701 Hickory St	Wilson/Pittman Building	1925								
850 Hickory St	Robertson/Jacques House	1915								
1042 Hickory St	Cox/Hodges House	1930								
1434 Hickory St	McBridge/Alcantar House	1920								
881 Highland Av	Sayles/Robertson/Cox House	1927					X	X	Sayles Boulevard	
897 Highland Av	Owens/Carpenter House	1925						X	Sayles Boulevard	
910 Highland Av	Fulwiler-Schultz House	1925	X			X				
1026 Highland Av	Smith/Smith House	1929								
1042 Highland Av	Campbell/McDonald House	1929								
1135 Highland Av	Latham/Bullock House	1923			X					
1225 Highland Av	Kemper/Kuntz House	1925								
1226 Highland Av	Ellis/Craig House	1925			X					
1242 Highland Av	Oates/Green House	1925			X					
1301 Highland Av	Smith House	1927								
1302 Highland Av	Baugh/Lofland House	1930			X					
1326 Highland Av	Matthews/Carden House	1929								
1350 Highland Av	Martin/Archer House	1925								
1357 Highland Av	Frazier House	1940								
1358 Highland Av	Roland Green House	1927					X			
3249 Highland Av	Cates/Hill House	1950								
2137 Idlewild St	Andrews/Martin House	1928			X			X	Sayles Boulevard	
2142 Idlewild St	Shepperd/Elliott House	1936						X	Sayles Boulevard	
2145 Idlewild St	Burditt House	1928			X			X	Sayles Boulevard	

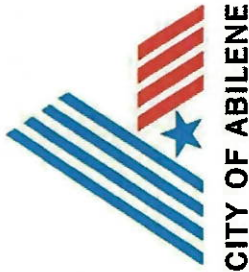
Abilene Register of Historic Properties



Historic Designations

Street Address	Name	Date	Council List of Historic Properties				HO Zoning	NRHP - Individually Listed		NRHP - District Contributor	NRHP District Name	RTHL
333 Jeanette St	Seale/Thorton House	1900										
617 Jeanette St	Key House	ca 1905										
1042 Jeanette St	Weldon/Childers House	1915										
2758 Jeanette St	Hendrick Home for Children	1939										
541 Kirkwood St	Graves/Henderson House	1905										
150 Locust St	Universal Manufacturing Building	1927					X	X				
189 Locust St	Burlington Railroad Station	ca 1929	X				X	X				
239 Locust St	Commercial Mill Building	1910										
2501 Maple St	Abilene State School	ca 1900							X		State Epileptic Colony	
218 Meander St	Curry/Thornton House	1910										
418 Meander St	Hardy/Rounsaville House	1920										
602 Meander St	Episcopal Church of the Heavenly Rest	1950										
650 Meander St	Balfanz/Jennings House	1925					X		X		Sayles Boulevard	
702 Meander St	Dunagin/Norcross House	1927					X		X		Sayles Boulevard	
710 Meander St	Clark/Boyce House	1927							X		Sayles Boulevard	
726 Meander St	Potts/Holland House	1927							X		Sayles Boulevard	
774 Meander St	Urban/Bowman House	1925	X						X		Sayles Boulevard	
802 Meander St	Collins/St. John/Givens House	1925					X		X		Sayles Boulevard	
150 Merchant St	Estes/Turner House	1905					X					
208 Merchant St	Finley-Griffith House	ca 1910	X				X	X				
418 Merchant St	A.T. Jones House	1920						X				
425 Merchant St	Ackerman-Chapman House	1899	X				X					
370 Mesquite St	Witherspoon/Ferguson Building	ca 1926										
701 Mesquite St	Dr. Butler House	ca 1925										X

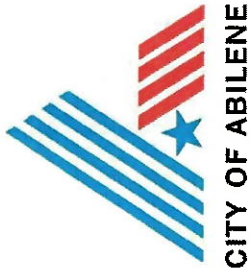
Abilene Register of Historic Properties



Historic Designations

Street Address	Name	Date	Council List of Historic Properties			HO Zoning	NRHP - Individually Listed		NRHP - District Contributor	NRHP District Name	RTHL
769 Mesquite St	House	ca 1940									
898 Mesquite St	Turner/Williams House	1905									
346 Mulberry St	William Stith House	1925					X				
508 Mulberry St	Compere/Bolin House	1920				X					
702 Mulberry St	Guffee/White House	1921						X		Parramore	
718 Mulberry St	Roberts/Lackey House	1926						X		Parramore	
736 Mulberry St	Lantz House	1942						X		Parramore	
760 Mulberry St	Sellers House	1922	X			X		X		Parramore	
768 Mulberry St	Horn/Turner House	1926						X		Parramore	
772 Mulberry St	Holmes/Skipper House	1926						X		Parramore	
802 Mulberry St	Ackers/Heatherly House	1921	X				X				
1042 Mulberry St	Keeble House	1935				X					
135 Oak St	Ed S. Hughes Warehouse	1919					X				
301 Oak St	Old Taylor County Courthouse	1914	X				X				
702 Oak St	Bond & Ray/Ceniglis Building	1925									
1874 Oak St	Hayden/Stevens House	1935									
2442 Old Anson Rd	J.H. Ball House	1903	X			X					
2828 Old Anson Rd	Compton House	1900				X					
402 Orange St	First Central Presbyterian Church	1924					X				
760 Orange St	Guffie/Love House	1917							X	Parramore	
790 Orange St	Caldwell House	1919	X			X			X	Parramore	
802 Orange St	Zabloudil-Hendrick House	1927					X				
910 Orange St	Castles/Howard House	1920									
1366 Orange St	McClellan House	ca 1914	X			X					

Abilene Register of Historic Properties



Historic Designations

Street Address	Name	Date	Council List of Historic Properties				HO Zoning	NRHP - Individually Listed		NRHP - District Contributor	NRHP District Name	RTHL
1642 Orange St	Odor/Ross House	1915					X					
340 A Palm St	Tandy House (North)	1910					X					
342 Palm St	Tandy House (South)	1910					X					
555 Palm St	Landers House	ca 1925					X					
782 Palm St	Hargrove House	1909					X					
1249 Palm St	McDaniel/Frosch House	1927					X					
1533 Parramore St	Callihan/Jones House	1930					X		X		Parramore	
1547 Parramore St	Olds/Lindsey House	1930							X		Parramore	
1102 Peach St	Howard/Sellers House	1920					X					
317 Pecan St	Agricultural Building/Taylor Co.	1938										
341 Pecan St	County Jail	1931										
842 Pecan St	Grothe/Elkins House	1925										
1041 Pecan St	Pursley/Dobbins House	ca 1900										
102 Pine St	Alexander Building	1925							X		Abilene Commercial	
166 Pine St	Commercial Building	ca 1900										
190 Pine St	Commercial Building	ca 1950										
202 Pine St	Commercial Building	ca 1953										
216 Pine St	McLemore-Bass Drug Company	ca 1925					X		X		Abilene Commercial	
244 Pine St	Minter Building	1925					X		X		Abilene Commercial	
258 Pine St	Commercial Building	ca 1940(1915)										
341 Pine St	Federal Building	1935						X				
401 Pine St	Windsor Hotel	1927					X	X				
2701 Pine St	Turner House	1945										
2825 Pine St	Building	1937										

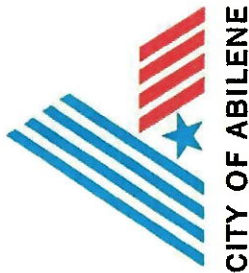
Abilene Register of Historic Properties



Historic Designations

Street Address	Name	Date	Council List of Historic Properties			HO Zoning	NRHP - Individually Listed		NRHP - District Contributor	NRHP District Name	RTHL
341 Plum St	Ganey Peanut Company	1914	X								
542 Plum St	Gulf Refining Co./Gulf Oil Co. Building	1930									
801 Plum St	Antioch C.M.E. Church	ca 1944									
342 Poplar St	Watson-Hopkin House	1882	X								
402 Poplar St	Wristen/Morris House	1905									
442 Poplar St	Ellis House	1928									
502 Poplar St	Boyd-Hall House	1920					X				
542 Poplar St	Parramore House	1920				X	X				
818 Poplar St	Mead/Rosetti House	1905									
1166 Portland Av	Carter/Sylvester House	1920									
421 Reading Av	Jhules Reading House	1900					X				
1402 River Oaks Rd	Head/Messer House	1967									
873 Rivercrest Dr	Grisham/Lee House	1928				X					
502 Riverside	Shoemaker/Grosvenor House	1939				X					
1134 Ross Av	Oates House	ca 1934				X					
2242 Russell Av	Turner/Smith House	1920									
536 S Mockingbird Ln	Hayes/Martindale House	1920									
2775 S Treadaway Bl	Keith House	ca 1936				X					
882 Santos St	Stephens/Wilson House	1925									
1025 Santos St	Batjeir House	ca 1925				X					
435 Sayles Bl	Burns Building	1927									
502 Sayles Bl	Lamert-Ramos House	1928							X	Sayles Boulevard	
510 Sayles Bl	Martin-Daniel House	1928							X	Sayles Boulevard	
534 Sayles Bl	Weaver-Vaughn House	1921							X	Sayles Boulevard	

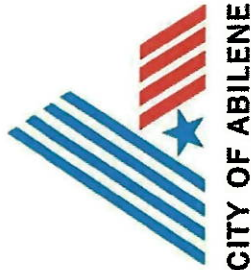
Abilene Register of Historic Properties



Historic Designations

Street Address	Name	Date	Council List of Historic Properties				HO Zoning	NRHP - Individually Listed		NRHP - District Contributor	NRHP District Name	RTHL
542 Sayles Bl	Wallingford-Moore House	1928								X	Sayles Boulevard	
601 Sayles Bl	Couch/Blair House	1928					X			X	Sayles Boulevard	
602 Sayles Bl	McDaniel/Batjer House	1916					X			X	Sayles Boulevard	
618 Sayles Bl	Cranston-Brown House	ca 1910								X	Sayles Boulevard	
633 Sayles Bl	Holly/Hart House	1941								X	Sayles Boulevard	
642 Sayles Bl	Sayles-Dillard House	1889	X			X	X	X		X	Sayles Boulevard	X
800 Sayles Bl	Jay-Arrant House	1924								X	Sayles Boulevard	
840 Sayles Bl	Bacon-Ulmer	1926								X	Sayles Boulevard	
842 Sayles Bl	Middleton-Young House	1928								X	Sayles Boulevard	
845 Sayles Bl	Wooten/Thompson/Brock House	194								X	Sayles Boulevard	
850 Sayles Bl	Nichol-Jennings House	1925								X	Sayles Boulevard	
858 Sayles Bl	Dillor House (owned by HSU)	1928								X	Sayles Boulevard	
861 Sayles Bl	Wooten/Adams House	1926					X			X	Sayles Boulevard	
865 Sayles Bl	Frost/Grissom/Moore House	1936					X			X	Sayles Boulevard	
898 Sayles Bl	Long-Tull House	1929					X			X	Sayles Boulevard	
902 Sayles Bl	Young-Martin House	1928					X			X	Sayles Boulevard	
920 Sayles Bl	Fulwiler-Bowers House	1922								X	Sayles Boulevard	
940 Sayles Bl	Burkett-Webb House	1926								X	Sayles Boulevard	
1017 Sayles Bl	Roberts-Henshaw House (Miller)	1928										
1018 Sayles Bl	Henry-Fitzhugh House	1941										
1102 Sayles Bl	Duffy-Wright House	1926	X			X	X					
1117 Sayles Bl	Bohannon/Lamb House	1922										
1118 Sayles Bl	Bland/Sayles House	1925										
1190 Sayles Bl	Morrison/Tredennick House	1925				X	X					

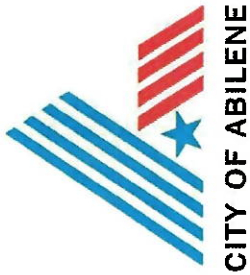
Abilene Register of Historic Properties



Historic Designations

Street Address	Name	Date	Council List of Historic Properties			HO Zoning	NRHP - Individually Listed		NRHP - District Contributor	NRHP District Name	RTHL
1226 Sayles Bl	Smith/Burford House	1927				X					
1302 Sayles Bl	A.S. Goodloe House	1929					X				
1360 Sayles Bl	West-Freeman House	1920									
1400 Sayles Bl	McMurry University Admin Bldg	1923					X				
702 Sayles Dr	Gambill/Orr House	1926	X						X	Sayles Boulevard	
740 Sayles Dr	Sayles/Earney House	1924				X			X	Sayles Boulevard	
758 Sayles Dr	Sayles/Jones/Stevens/Bowen House	ca1910									
770 Sayles Dr	Munger/Johnson House	1922							X	Sayles Boulevard	
2010 Shoreline Dr	Wagstaff/Westmoreland House	1955									
1542 Swenson St	McCarty-Grier House	1915									
1642 Swenson St	Manley-Patterson House	1929	X			X					
1726 Swenson St	Swenson House	1908	X			X	X				X
1802 Swenson St	Cowden-Godbout House	ca 1903	X			X					
1902 Swenson St	Perkins/Fox House	1919									
2102 Swenson St	Higginbotham House	1920				X	X				
102 Sycamore St	Deatherage-Greenhaw Building	1925									
1958 Sycamore St	Murry-Foster House	1930									
1201 Sylvan Dr	Minter House	1939									
1702 University Bl	Stubblefield House	ca 1930									
210 Victoria St	McDavid House	ca 1920									
602 Victoria St	Alexander House	1915				X					
718 Victoria St	Davis-Harlow House	1920	X			X	X				
926 Victoria St	Massey House	1926									
942 Victoria St	Howerton House	1926									

Abilene Register of Historic Properties



Historic Designations

Street Address	Name	Date	Council List of Historic Properties	HO Zoning	NRHP - Individually Listed	NRHP - District Contributor	NRHP District Name	RTHL
741 Vine St	Cathey/Mayfield/Vannoy House	1926		X				
1110 Vine St	Harrison-Humphreys House	ca 1905						
1204 Vogel Av	Olsen House	ca 1929		X				
101 Walnut St	Wooten Grocery Warehouse	1906	X		X			
201 Walnut St	Waldrop Furniture, Inc.	1927		X				
517 W Washington St	House	ca 1905						
603 W Washington St	Barton House	1925						
910 Willow Wren	Cockrell House	ca 1900						

Abilene Register of Historic Properties



The Abilene Register of Historic Places represents the most significant historic properties in Abilene, Texas, as of 2021. Most of these properties have been identified as being historically significant by surveys conducted in 1979, 1989, and 2012 by qualified consultants. The City of Abilene Landmarks Commission has reviewed all of these properties and determined that each property is suitable for inclusion on this register. The Landmarks Commission authorized this register on February 22, 1994 and has amended it periodically, most recently in 2021. (Reference: Abilene Land Development Code, Section 1.1.7.2[c][2]).

As of 2021 there are 420 properties on the register. Previously, there were 416 register properties on January 1, 2012, 417 register properties on December 1, 2006, and 415 register properties in 1994. The register has both lost properties and gained additional properties. A small number of historic properties on the register have been lost through demolition. In 2012 a survey of historic properties in Abilene was completed through a grant from the Texas Historical Commission. Previously surveyed properties were reviewed, and properties from the 1950-1960 era were surveyed because they were not surveyed in 1989 and they are over 50 years old. Historic properties were added to the register because new information was acquired which supported the significance of a previously surveyed property and its listing or a property was surveyed in 2012, was over 50 years old, and was determined to be historically significant, such as 1950's ranch style homes.

Historic Designations

Properties in the Register of Historic Places may have other local, state, and national historic designations. Some of these historic designations may result in additional restrictions being applied to the property to protect its historic character. A historic designation may make a property eligible for historic preservation incentives such as reductions to the property tax. The Register of Historic Places notes the following historic designation(s), if any, for each property. A property may have more than one historic designation.

Council List of Historic Properties: This designation identifies those properties listed by the City Council in their "City Council Adopted List of Historic Properties". The City Council adopted the list in 1985 and amended it in 1996 and 1999 (City Council Resolution No. 5-1999). There are currently 60 properties on the list, and past or present owners of 40 properties have rezoned their property to have Historic Overlay (HO) zoning. For the 20 properties that do not have HO zoning, the properties have special zoning restrictions placed to protect the historic character of the property. The City will not issue a building, sign, or demolition permit

Abilene Register of Historic Properties

on these properties until the City has made a final decision regarding the property's inclusion in a Historic Overlay zoning district (Land Development Code, Section 2.3.4.4[g]).

HO Zoning: This designation identifies those properties in the Historic Overlay (HO) zoning district. These properties have special zoning standards that regulate the exterior appearance of the property and demolition or removal of buildings, structures, and other features on the property (Land Development Code, Section 2.3.4.4[f]). Owners of property in the HO zoning district receive property tax benefits. Properties in the HO zoning district automatically receive an annual reduction of the city portion of the property tax in the amount of \$200 or 20% of the city property taxes, whichever is greater (Section 30-40, Abilene City Code). In addition, property owners may also qualify for a reduction of their city property taxes to recover some or all of the costs of a project that improves the historic property. The reduction of the city property tax may be up to 50% for up to 10 years (Section 30-41, City Code).

NRHP - Individually Listed: This designation identifies those properties listed as an individual property in the National Register of Historic Places. The National Register is a program administered by the National Park Service, and listing in the National Register does not impose any additional restrictions on the use of the property or building. It does, however, provide some protection regarding actions of a Federal agency or a local or state program that utilizes Federal funds. Rehabilitation and restoration projects of income-producing buildings listed in the National Register may qualify for substantial Federal income tax credits (up to 20% of the project costs) and Texas state tax credits (up to 25% of the project costs).

NRHP - District Contributor: This designation identifies those properties located in a district of the National Register of Historic Places and listed as a contributing building to the district. The name of the district is listed in the next column. The National Register is a program administered by the National Park Service, and listing in the National Register does not impose any additional restrictions on the use of the property or building. It does, however, provide some protection regarding actions of a Federal agency or a local or state program that utilizes Federal funds. Rehabilitation and restoration projects of income-producing buildings listed in the National Register may qualify for substantial Federal income tax credits (up to 20% of the project costs) and Texas state tax credits (up to 25% of the project costs).

RTHL: This designation identifies those properties designated by the Texas Historical Commission (THC) as a Recorded Texas Historic Landmark. This designation comes with a measure of protection under state law (Texas Administrative Code, Title 13, Chapter 26, Rule 21.11). A person may not change the historical or architectural integrity of the building or structure without notifying the THC in writing at least 60 days before the date on which the action causing the change is to begin. The THC has review authority on the exterior of the building or structure, but does not have any review authority over most interior changes unless the proposed changes have the potential to affect the exterior of the building or structure. Unsympathetic alterations to Recorded Texas Historic Landmark properties may result in the removal of the designation and marker. Rehabilitation and restoration projects may qualify for substantial Texas state tax credits (up to 25% of the project costs).

If a property does not have an historic designation, the property has been surveyed and may retain sufficient historical significance and integrity to be considered for an historic designation in the future.



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

CA-2023-02 STAFF REPORT



Scheduled Hearing(s)

Landmarks Commission: April 25, 2023

Applicant

Owners: Chaile Allen

Case Manager

Mason Teegardin, Planner

Request

Certificate of Appropriateness to add two signs. One sign will be located along North 5th Street, and the other located along Mulberry Street for the applicant's law office.

Location

The subject property is located at 508 Mulberry Street in the Neighborhood Empowerment Zone.

Property Zoning

The current zoning district for this property is Neighborhood Office (NO) with Historic Overlay (H).

Background and Building Characteristics

This is a 2-story, 3-bay domestic building in the Craftsman style with Prairie School influences. The home was built in 1920 and is known as the Compere/Bolin House. The structural system is frame. The foundation is pier and beam. Exterior walls are original stucco. The building has a low hip roof clad in replacement asphalt shingles with box cornice. Windows are original wood, vertical 4/1 double-hung sashes. There is a single-story, wrap-around open porch characterized by a bell cast gable roof clad in asphalt shingles with battered wood posts on square stucco piers.

Proposal and Requested Action

The applicant is requesting a Certificate of Appropriateness to install two signs that show the name and address of the office on this site. Two signs are requested because the office sits on a corner lot, which is permitted by the Land Development Code (LDC). One sign will be oriented toward North 5th Street, and the other toward Mulberry Street. The maximum sign area for signs in Neighborhood Retail zoning district is 36 square feet. The proposed signage will be 7 square feet per sign. The overall height of each sign is 4 ½ feet tall, but the signage itself will only be 2 feet by 3 ½ feet. The combined area of the 2 signs is far less than the sign area permitted by the LDC.

Development Standards

The following sections of the LDC 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

The information provided by the applicant demonstrates consistency with the Standards of Rehabilitation and shows a sign design that does not appear to detract from the historic aesthetic of the home on this site. If the item is approved by the Commission, LDC Section 2.3.4.4(f) require that:

1. The work approved in this Certificate of Appropriateness shall commence within six (6) months of the approval of the Landmarks Commission.
2. If work does not commence within six months, the approval of this Certificate of Appropriateness shall expire.
3. 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



Aerial Map



Legend
CA-2023-02
CourierParcels

ZONING MAP



CERTIFICATE OF APPROPRIATENESS REQUEST

Case: CA-2023-02

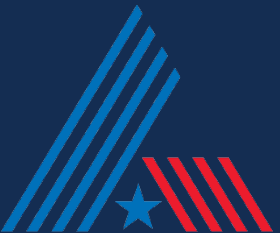
Owner: Chaile Allen

Request: Certificate of Appropriateness to add two signs. One sign will be located along North 5th Street. The other will be on Mulberry Street. Both signs would have the same design, height, and area.

Location: 508 Mulberry Street



- This is a 2-story, 3-bay domestic building in the Craftsman style with Prairie School influences built in 1920.
 - The structural system is frame. The foundation is pier and beam.
 - Exterior walls are original stucco.
 - The building has a low hip roof clad in replacement asphalt shingles with box cornice.
 - Windows are original wood, vertical 4/1 double-hung sashes.
 - There is a single-story, wrap-around open porch characterized by a bell cast gable roof clad in asphalt shingles with battered wood posts on square stucco piers.
- * Date source: Taylor CAD



CA-2023-02 LOCATION MAP



Location Map



Legend

 CA-2023-02

CA-2023-02 AERIAL LOCATION MAP



Aerial Map



Legend

- CA-2023-02
- CourierP parcels

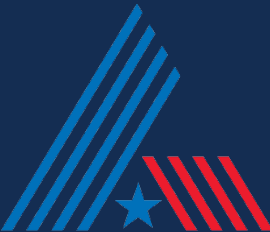
CA-2023-02 ZONING MAP



CA-2023-02 OVERLAY MAP



- Legend
- CA-2023-02
 - Neighborhood
 - Empowerment Zone
 - Historic Overlay

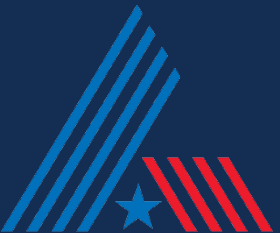


CHAILE ALLEN LITIGATION

PROPOSED SIGN DRAFT



2 Signs. 1 in front and 1 on side. Both signs will be the same design



CA-2023-02 PROPOSED LOCATION OF SIGNAGE



CA-2023-02 PHOTOS OF SUBJECT PROPERTY



CA-2023-02 PHOTOS OF SUBJECT PROPERTY

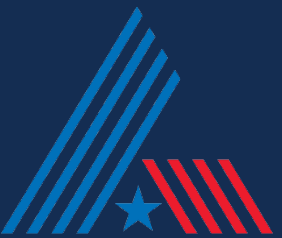


FINDINGS AND RECOMMENDATIONS

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





Certificate of Appropriateness

Owner Name: Chaile Allen

Project Address: 508 Mulberry

OWNER/AGENT AND AUTHORIZATION

Owner/Agent Name: Chaile Allen

Address: 508 Mulberry

City/State/Zip: Abilene, TX 79601

Fax: _____

Phone: 325-670-9282

Email: chaile@chailealllaw.com

I hereby certify that I am the owner of the property and further certify that the information provided on this 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 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 of Owner: Chaile Allen

Date: 3-20-23

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

Install two signs to state name of law office and address.
Two signs are necessary because main approach to house is from
N. 5th (side of the house) but the front of the house faces
Mulberry. Would like 1 sign on N. 5th and 1 on Mulberry. The
dimensions of the signs will be small enough that when they
are combined they will still be within the size limitations for
a Neighborhood Office.

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

No sign currently on premises.

INCLUDE THE FOLLOWING:

1. A current description 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.

CHAILE ALLEN LITIGATION

PROPOSED SIGN DRAFT



2 Signs. 1 in front and 1 on side. Both signs will be the same design

X = Proposed location of sign



HPTR-2023-01

STAFF REPORT



Scheduled Hearing(s)

The Landmarks Commission: April 25, 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. The home 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 **approval** of the attached resolution, as requested by the applicant, in accordance with Section 30-41 of the City Code.

Attachments

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

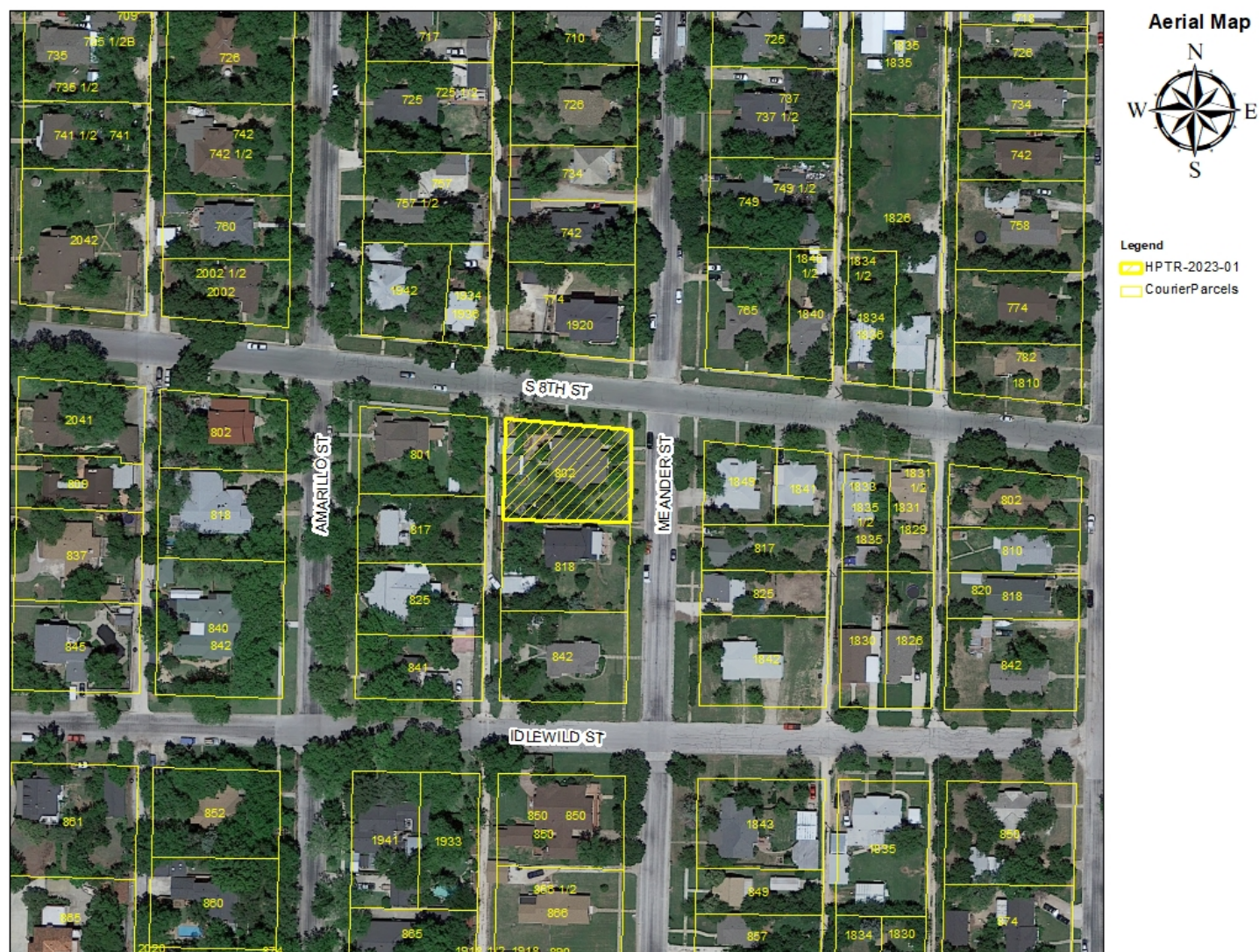
[illegible]

HPTR-2023-01

ZONING MAP



AERIAL MAP



HISTORIC PROJECT TAX REDUCTION REQUEST

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 AERIAL LOCATION MAP



Aerial Map



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
Total Requested for HPTR	\$ 9,337.93



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 Sec. 30-41 of the *Code of Ordinances*

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

The subject property has 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 complies with the project proposal or Certificate of Appropriateness.

A Certificate of Appropriateness (CA-2022-01) was approved on April 26, 2022 after determining that the proposed repairs were compatible with the architectural features of home and would protect the historic integrity of the home.

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



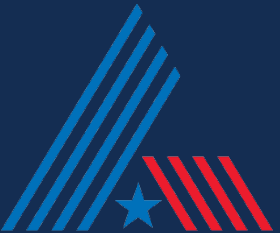
CURRENT PHOTO OF SUBJECT PROPERTY



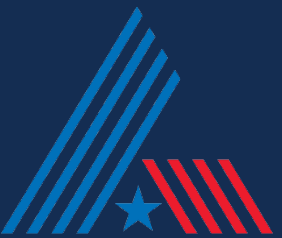
CURRENT PHOTO OF SUBJECT PROPERTY



CURRENT PHOTO OF SUBJECT PROPERTY



Questions?



LANDMARKS COMMISSION RESOLUTION NO. 2023-01

A RESOLUTION OF THE ABILENE LANDMARKS COMMISSION APPROVING AN APPLICATION FOR A HISTORIC PROJECT TAX REDUCTION AT 802 MEANDER STREET, ABILENE, TEXAS (HPTR-2023-01)

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, Andrew and Lydia Tate, as owner of the property, submitted a Historic Project Tax Reduction application, Case HPTR-2023-01, requesting a reduction in property taxes for an improvement project at 802 Meander Street; and

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

WHEREAS, the Landmarks Commission approved a Certificate of Appropriateness, Case CA-2022-01, for the improvement projects and/or the improvement projects are exempt from a Certificate of Appropriateness; and

WHEREAS, the improvement projects have been completed in substantial compliance with the requirements of the Certificate of Appropriateness; and

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

WHEREAS, Mr. and Mrs. Tate by signing the application, certifies the improvements for the project tax reduction have been completed and the receipts and invoices presented for the cost of the improvement projects are 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 improvements have 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 are eligible projects and expenses.

NOW THEREFORE BE IT RESOLVED BY THE LANDMARKS COMMISSION:

PART 1: The following improvements are eligible projects that have been completed and are approved for a project tax reduction:

- a. Repaint the home and garage in the color “Antique White”, with repair to the wood siding.
- b. Painting the porches in the color “Buckingham Palace”.
- c. Repair front and back porches, as needed.
- d. Repair cracked glass.
- e. Replacement of gutters that led to wood rot on the siding.

PART 2: A historic tax exemption to City of Abilene property taxes is granted to the property at 802 Meander Street (Taylor CAD Property Identification Number 17809) 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 ten (10) years, not to exceed a total amount of \$9,337.93

PART 3: This historic tax exemption shall commence when all other previous improvement projects approved for historic project tax reductions at 802 Meander Street have expired.

ADOPTED this 25th day of April 2023.

Pebbles Lee, Chair

ATTEST:

Planning and Development Services



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

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

Invoice

BILL TO
Lydia Tate
802 Meander
Abilene, TX 79602

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
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BALANCE DUE **\$9,586.00**

Paid in full 8/17/22

Col. Newman