



City of Abilene

Landmarks Commission Agenda

Notice is hereby given of a meeting of the City of Abilene Landmarks Commission to be held on February 27, 2024 at 4 PM at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

PUBLIC COMMENTS

Public Comments on Any Item on the Agenda

MINUTES

1. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Minutes from the Regular Meeting Held on October 24, 2023

AGENDA ITEMS

2. **CA-2024-01:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request for Certificate of Appropriateness to Install One Wall Sign on the Front of the Chapman Building located at 826 North 3rd Street. **(Mason Teegardin)**

ADJOURNMENT

Notice

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

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 23rd day of February, 2024, at 3:25 p.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*

THE LANDMARKS COMMISSION

REGULAR MEETING MINUTES

Tuesday, October 24, 2023

Present Members: Ms. Pebbles Lee, Chair
Mr. Steve Butman
Mr. Josh Black
Mr. Kevin Halliburton
Mr. Michael McClellan, Sergeant at Arms

Absent Members: Ms. Jamie Dalzell, Vice-Chair
Mr. Andrew Penns

Staff Present: Mr. Michael Rice, Assistant City Manager
Ms. Kelley Messer, First Assistant City Attorney
Mr. Randy Anderson, Assistant Director
Ms. Mason Teegardin
Ms. Kera Valois
Ms. Melissa Farr

CALL TO ORDER

Ms. Lee called the meeting to order at 4:00 p.m. and declared a quorum present.

MINUTES

Ms. Lee opened the public hearing for anyone to speak in regards to the minutes. Seeing no one present and desiring to be heard, the public hearing was closed.

The minutes from the previous meeting held on August 22, 2023 were approved. Mr. Black moved to **approve** and Mr. Butman seconded the motion. The motion to **approve** minutes prevailed by the following vote:

AYES: Black, Butman, Halliburton, McClellan, Lee



NAYS: None

AGENDA ITEMS

Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Resolution Memorializing Updates to the Abilene Register of Historic Properties, as Approved at the Previous Meeting

Ms. Mason Teegardin stated the purpose as being to adopt the resolution. Staff, after consultation with the City Attorney, has determined the Commission should consider the adoption of a resolution to properly codify the adoption of the updated register. She clarified that the list has not been changed since the meeting held on August 22nd when the Commission voted to approve the updates.

PLANNING STAFF RECOMMENDATION: Staff recommends approval of Landmarks Commission Resolution No. 2023-02.

Mr. Butman moved to **approve** the resolution as presented. Mr. Halliburton seconded the motion. The motion to **approve** prevailed by the following vote:

AYES: Black, Butman, Halliburton, McClellan, Lee

NAYS: None

HOZ-2023-02: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request to Add Historic Overlay to a Commercial Building Within Original Town Abilene Located at 1201 S. 1st Street

Mr. Halliburton moved to ***remove this item from the table***. Mr. Butman seconded the motion.

Ms. Mason Teegardin presented the request. This property is not on the Abilene Register of Historic Properties (ARHP); therefore, Staff does not have any information. The data shared by the applicant on the history of owners and businesses could be construed as historic significance.

Ms. Lee opened the public hearing. Mr. Robert Hoemke, the applicant, stepped forward to provide more details about the building's background and the renovations made. Seeing no one else present and desiring to be heard, the public hearing was closed.

PLANNING STAFF RECOMMENDATION: Approval



Mr. McClellan moved to **approve** this request. Mr. Halliburton seconded the motion. The motion to **approve** prevailed by the following vote:

AYES: Black, Butman, Halliburton, McClellan, Lee

NAYS: None

HOZ-2023-03: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request to Add Historic Overlay to a Residence Within Original Town Abilene Located at 1941 N. 3rd Street

Ms. Mason Teegardin presented this request. The house has been named the King House, after Harry Tom King & his wife. Mr. King was a prominent lawyer and judge in early Abilene.

Staff could not locate a building file or permit(s) for 1941 North 3rd Street.

Staff did locate 1979 and 2011 Historic Resources Survey Forms from the Texas Historical Commission. This property is listed on the Abilene Register of Historic Properties.

Ms. Lee opened the public hearing. Seeing no one present and desiring to be heard, the public hearing was closed.

PLANNING STAFF RECOMMENDATION: Approval

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

AYES: Black, Butman, Halliburton, McClellan, Lee

NAYS: None

ADJOURN

There being no further discussion, the Landmarks Commission meeting was adjourned at 4:41 p.m.

Approved: _____, Chair



CA-2024-01

STAFF REPORT



Scheduled Hearing(s)

Landmarks Commission: February 27, 2024

Applicant

Owner: HVC and RAM LLC

Agent: Jerry Mash

Case Manager

Mason Teegardin, Planner

Request

Certificate of Appropriateness to install one wall sign on the front of the Chapman Building.

Location

The subject property is located at 826 North 3rd Street.

Property Zoning

The current zoning district for this property is Central Business (CB) and Historic Overlay (H).

Background and Building Characteristics

The Chapman Building is a one story four bay brick commercial building. Each bay is divided by built in columns. The façade features a cast stone top with lighter colored bricks forming a rectangle to place the name of the business. The building was built in 1921.

Proposal and Requested Action

The applicant is requesting a Certificate of Appropriateness to install a wall sign to display the name of the business. The applicant is proposing two sign options. One is black and one is grey. The existing signage for two of the bays is white.

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 buildings on this site. However, it does not closely match existing signage on the building. 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

Sign mock up proposal (2)

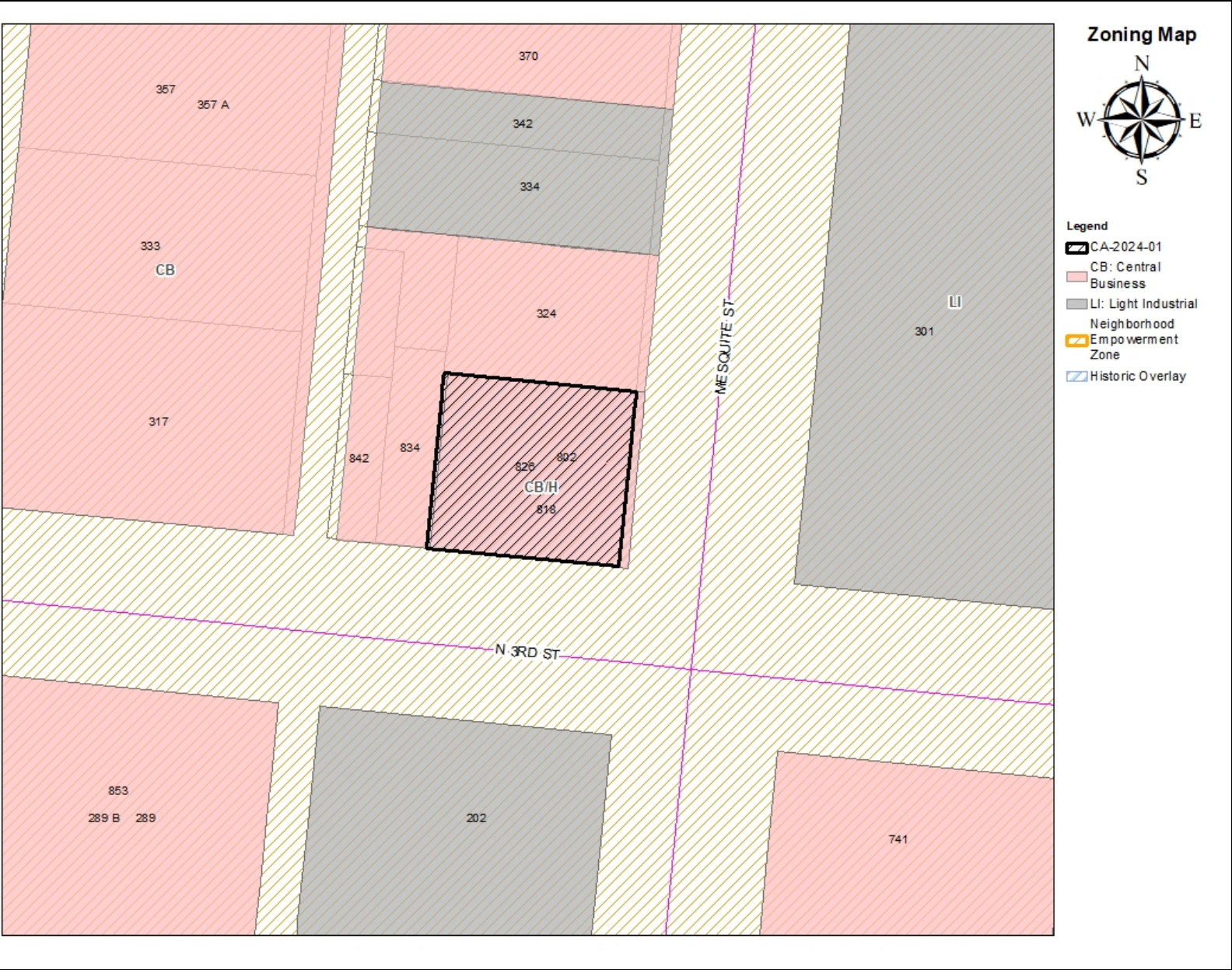
PowerPoint Presentation

LOCATION MAP



Legend
CA-2024-01
CourierParcels

ZONING MAP



Welcome to the Landmarks Commission Meeting

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



MINUTES

Approval of the Minutes from the Regular Meeting held on October 24, 2023.



CERTIFICATE OF APPROPRIATENESS REQUEST

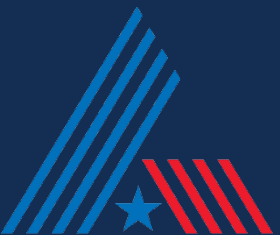
Case: CA-2024-04

Owner: HVC and Ram LLC

Agent: Jerry Mash

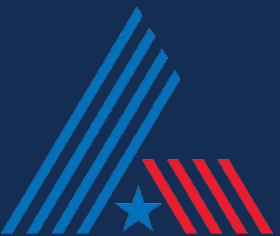
Request: Certificate of Appropriateness to install one wall sign on the front of the Chapman Building.

Location: 826 North 3rd Street



BACKGROUND AND CHARACTERISTICS

- The Chapman building is a one story four bay brick commercial building.
- Each bay is divided by built in columns.
- The façade features a cast stone top with lighter colored bricks forming a rectangle to place the name of the business.
- The building was built in 1921.
- Existing signs on the front façade have white with individual letters.



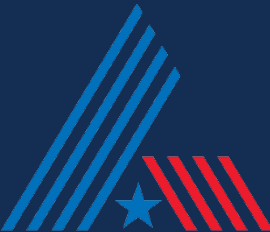
LOCATION MAP



Location Map



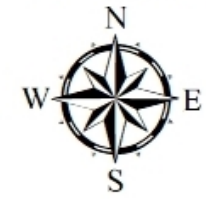
Legend
CA-2024-01



AERIAL MAP

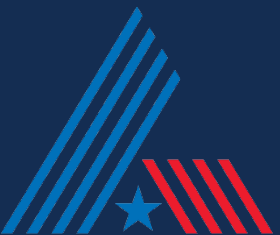


Aerial Map

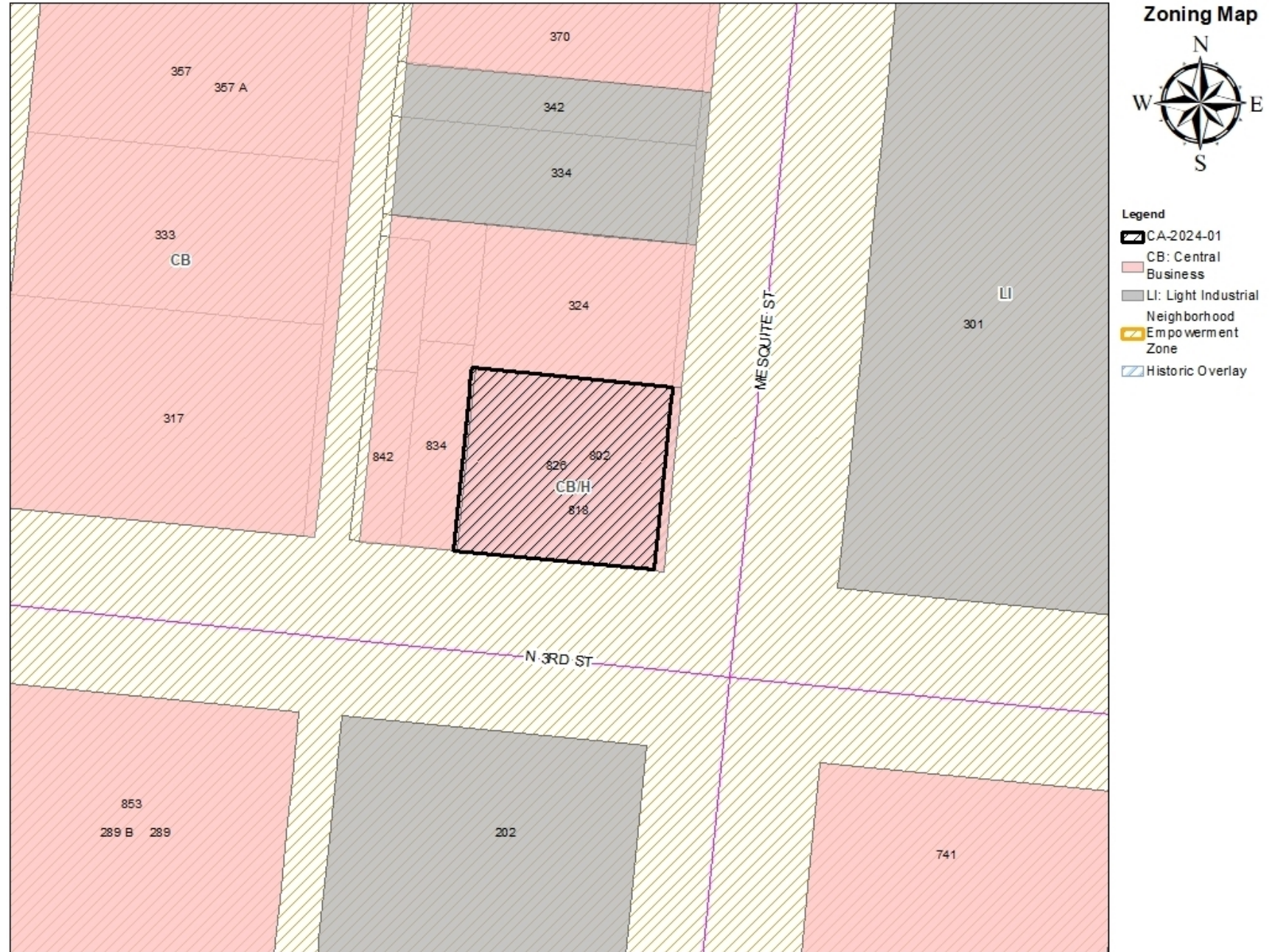


Legend

- CA-2024-01
- CourierParcels



ZONING MAP



PHOTOS OF SUBJECT PROPERTY

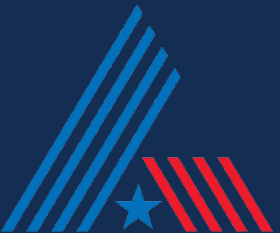


PHOTO OF EXISTING SIGNAGE



PROPOSED SIGNAGE OPTION 1



PROPOSED SIGNAGE OPTION 2

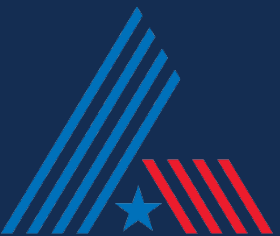


FINDINGS AND RECOMMENDATIONS

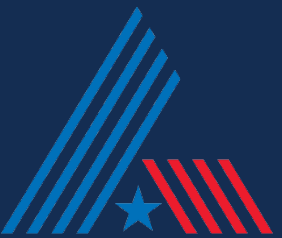
Reviewed Pursuant to *Secretary of the Interior's Standard for the Rehabilitation of Historic Buildings*

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: HVC and RAM LLC

Project Address: 826 N 3rd Abilene TX 79601

OWNER/AGENT AND AUTHORIZATION

Owner/Agent Name: AmeriPro Real Estate Managment (Jerry Mash)

Address: 2500 S Willis

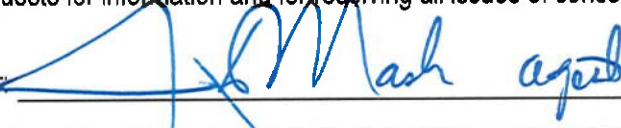
City/State/Zip: Abilene TX 79605

Fax: cell 325-669-4002

Phone: 325-690-4040

Email: jerry@ameriprotexas.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: 

Date: 1/24/2024

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

Install a sign on the front of the rental space. Proposal is attached

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

Tenant had a name change

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.



Certificate of Appropriateness

ADDITIONAL INFORMATION

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

CERTIFICATION

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

Signature of Owner or Authorized Agent

Date

For Office Use Only

Final Project Inspection:

Historic Preservation Officer

Date

Commission Action:

- ☐ Approved
☐ Approved with Conditions
☐ Denied

Landmarks Commission, Chair

Date

PAYMENT INFORMATION

Received: _____

Fee: \$ _____

Receipt No.: _____

Case No.: _____

Reviewed By: _____

brandability

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