



City of Abilene Landmarks Commission Agenda

Notice is hereby given of a meeting of the Abilene Landmarks Commission of City of Abilene to be held on February 25, 2020 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 Comment on any item on the agenda.

MINUTES

1. Approval of minutes from previous Special Called Meeting held on January 15, 2020.

AGENDA ITEMS

2. **CA-2020-01:** Request for a Certificate of Appropriateness to install storm windows and new porch railings at 1726 Swenson Street, encompassing all of Block 43, consisting of 2.066 acres

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 February, 2020, at 2:30 p.m.

Shawna Atkinson, City Secretary



ABILENE LANDMARKS COMMISSION
SPECIAL CALLED MEETING
January 15, 2020

**ABILENE LANDMARKS COMMISSION OF THE CITY OF
ABILENE, TEXAS
2ND FLOOR, WEST CONFERENCE ROOM, COUNCIL CHAMBERS,
CITY HALL**

Members Present: Mr. Steve Butman, Chair
Dr. Michael McClellan, Sergeant at Arms
Ms. Pebbles Lee, Secretary
Mr. John Scott
Mr. James Wagstaff
Ms. Sidney Levesque

Members Absent: Ms. Jamie Dalzell, Vice Chair

Staff Present: Mr. Michael Rice, Assistant City Manager
Mr. Mike Warrix, Director of Planning and Development Services
Mr. Zack Rainbow, Assistant Director of Planning and
Development Services
Ms. Kelley Messer, First Assistant City Attorney
Ms. Melissa Farr, Executive Assistant

Others Present: Judge Downing A. Bolls, Jr. Commissioner Chuck Statler
Ms. Tamra Lewis Ms. Morgan Roden

CALL TO ORDER

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

AGENDA ITEMS

1. Update from Taylor County, discussion and possible action, including possible vote to stay demolition of property on the Abilene Register of Historic Properties, pursuant to Section 2.3.4.4(h)(1)(c) of the Land Development Code, regarding demolition of old jail building located at 341 Pecan Street.

Mr. Butman removed the item from the table. Mr. Rainbow provided an update on the previous discussion of this item, which took place at the last meeting.
Mr. Butman opened the public hearing.

Judge Bolts provided an update on the process of the Commissioners' Court meeting held on December 10, 2019, where this item was placed on the agenda for public comments. The Court anticipated a full house, but unfortunately, there were only four individuals who responded.

Due to the lack of public support, contracts have been signed and plans are made to demolish the building. The first step is to remove the asbestos.

Judge Bolts provided interesting facts from history of the building. The construction date of the Old Taylor County Jail is 1931. It has become an eyesore after being vacant for approximately thirty years. Additionally, its unusual history is not one that people like to remember.

Seeing no one else present and desiring to be heard, Mr. Butman closed the public hearing.

Discussion among the Commissioners and Judge Bolts was based upon ideas for which the concrete quartered panels might be saved and reused. Mr. David S. Castle, who dominated architectural design in this community, left his trademark design of Art Moderne style in response to the Great Depression. Two commissioners mentioned they might be used for the new Abilene Heritage Square project.

ADJOURN

There being no further discussion, The Landmarks Commission meeting was adjourned at 4:34 p.m.

Approved: _____,
Chairman

Welcome

to the

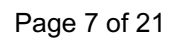
Landmarks Commission Meeting

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

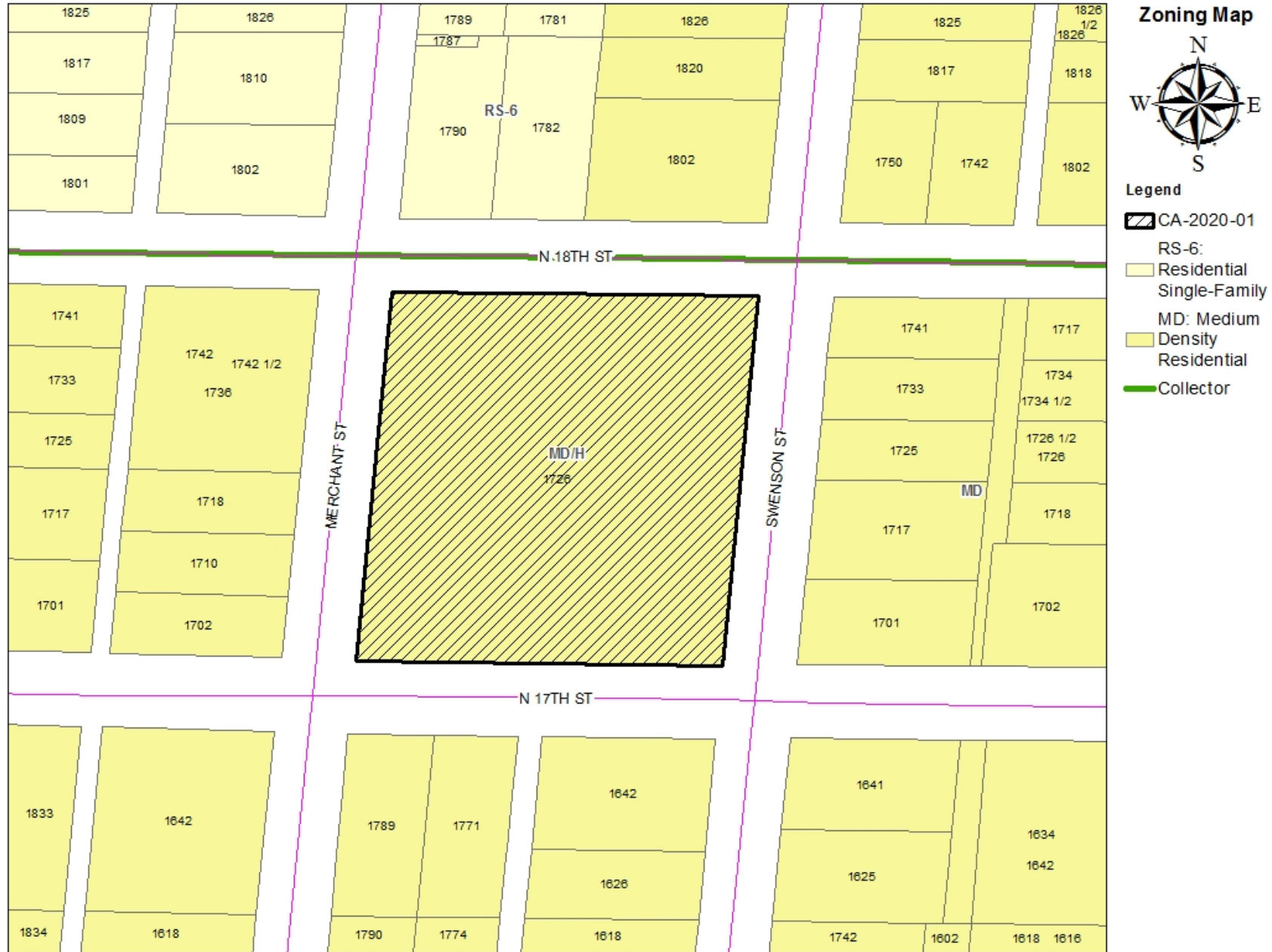


- **Location:** 1726 Swenson St.
- **Request:** Certificates of Appropriateness to install storm windows to protect three basement windows & new porch railings





CA-2020-01 ZONING MAP







Recommended Action:

- Staff recommends the Commission approve the request, with an oral resolution to approve or deny the issuance of a Certificate of Appropriateness for the request, according to Section 2.3.4.4(f) of the Land Development Code, subject to the following condition:
 - 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 & Public Hearing



CERTIFICATE OF APPROPRIATENESS

CASE CA-2020-01

STAFF REPORT



REQUEST:

Certificate of Appropriateness

APPLICANT:

Owner: Swenson House Historical Society

HEARING DATES:

Landmarks Commission: March 24, 2020

LOCATION:

The subject property is located at 1726 Swenson Street, encompassing all of Block 43, consisting of 2.066 acres



PROPOSAL AND REQUESTED ACTION:

The applicant is requesting a Certificate of Appropriateness to install new porch railings, and storm windows to protect three basement windows.

DEVELOPMENT STANDARDS:

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

- Section 2.3.4.4(f): Procedure for Certificate of Appropriateness

PROPERTY AND BUILDING CHARACTERISTICS:

The property is approximately 90,000 square feet in size and improved with a 6,198 square-foot two-story single-family house. It includes a 368 square foot carport, a 468 square foot garage, and a 468 square foot garage apartment.

The house, known as the Swenson House was built in 1910. This two story house's eclectic design reflects a distinctive prairie style influence with broad overhangs and long, horizontal lines; however, it incorporates some special touches indicating Spanish Colonial Revival influences. The house's elegant two-story entry with a central staircase and surrounding balcony has finely turned oak spindles, paneling and trim. The structure is noteworthy due to its superb detailing; grand open interior spaces, site layout and expertly detailed woodcraft which is superior to the typical housing of the period in the area.

APPLICATION REVIEW:

In considering an application for a Certificate of Appropriateness, the Landmarks Commission shall be guided by the Secretary of the Interior's Standards for Rehabilitation, which are attached. For this project, the applicant requested several modifications on the property, as follows:

- Install storm windows to protect three basement windows
- Replace & add new exterior stair handrails

The applicant is requesting a Certificate of Appropriateness for the installation of three storm windows to protect the basement windows from deterioration by natural elements. These three windows are located on the

north facing exterior of the home along the driveway, they appear to be what is referred to as transom windows. Transom windows are often utilized as accent windows in home construction. In addition to the installation of storm windows, the applicant is requesting to replace existing handrails for the stair entrances to the house and add a new stair handrail to the existing south facing sunroom entrance.

STAFF RECOMMENDATION:

Staff recommends the Commission approve the request subject to the following condition:

All 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.

NOTIFICATION:

Owner	Situs	Response
1802 GRAPE HOLDING LLC	1742 N 18TH ST	
1802 GRAPE HOLDING LLC	1750 N 18TH ST	
BARRERA JESSE	1771 N 17TH ST	
BASSINGER SHARON GWEN	1725 SWENSON ST	
CITY OF ABILENE	1642 MERCHANT ST	
Confidential Owner	1789 N 17TH ST	
GARCIA ANDRES	1718 MERCHANT ST	
GUTIERREZ HECTOR J	1702 MERCHANT ST	
HANNA THOMAS JR & REBECCA	1742 MERCHANT ST	
HANNA THOMAS JR & REBECCA	1736 MERCHANT ST	
HANNA THOMAS JR & REBECCA	1742 1/2 MERCHANT ST	
HERNANDEZ MIKE P & GLORIA	1717 SWENSON ST	
HOOD DICKIE LYNN &	1741 SWENSON ST	
KATIE SADKA LLC	1701 SWENSON ST	
LARA SANDRA	1710 MERCHANT ST	
LEET ANTHONY W & KATHRYN A	1802 SWENSON ST	
LESLEY JENNA BETH	1626 SWENSON ST	
LOPEZ PHILLIP A & ELVA H	1625 SWENSON ST	
LYMAN JULIE LYNN	1802 MERCHANT ST	
M G THORNTON PROPERTIES LLC	1810 MERCHANT ST	
MORENO JESSE D & HERMINIA A	1817 SWENSON ST	
PECINA LINA SANCHEZ	1782 N 18TH ST	
PIERSALL PAUL R & MARIAN S	1642 SWENSON ST	
POMPA LYDIA YANEZ	1820 SWENSON ST	
SWENSON HOUSE HISTORICAL SOCIETY	1726 SWENSON ST	
VENETIAN PROPERTY MGMT	1641 SWENSON ST	
VILLARREAL GUADALUPE	1733 SWENSON ST	
WALLACE NICOLLE GARRISON	1790 N 18TH ST	

WEB RESOURCES:

Historic Survey Page on the City of Abilene – Historic Buildings and Districts website:
<https://www.ruskinarc.com/city-of-abilene-texas/search/5225-1102%20Peach%20St/view>

Oakridge Shingle Product Specification Webpage
<https://www.owenscorning.com/roofing/shingles/oakridge>

ATTACHMENTS:

1. Secretary of the Interior's Standards for Rehabilitation
2. Photographs of property, building, and proposed window replacement options

Attachment 1:

Case # CA-2020-01
February 18, 2020

In reviewing a Certificate of Appropriateness, the Landmarks Commission is guided by the following Secretary of the Interior's Standards for Rehabilitation:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Attachment 2:

Figure 1: Location of basement windows to be protect along the north façade of home:



Figure 2: Basement windows



Figure 3: Basement windows existing condition (1)



Figure 5: Basement windows existing condition (2)



Figure 6: Basement windows existing condition (3)



Figure 7: Storm Window Exhibit 1



Figure 8: Storm Window (back) Exhibit 2



Figure 9: Location of handrails to be replaced (NEED PHOTOS)

7100 SERIES

New Construction Single Hang

SINGLE HUNG

FIXED PICTURE

HORIZONTAL SLIDER

SPECIALTY SHAPES

NFRC TEST RATINGS		
MODEL	U-FACTOR	SHGC
7100 FH	.26	.37
7100 SH	.27	.26
7100 SS	.27	.26

*NFRC ratings are based on NFRC 100 Standard, 2009 Edition.

7100 SERIES

New Construction Single Hang

FEATURES

1. Extruded Rail/Fin (removable for replacement applications)
2. Fully Extruded Reinforced J-Channel
3. Beveled Exterior Main Frame
4. Quaker Building Products Most Advanced Warm Edge Spacer Design
5. 3/4" Insulated Double Strength Glass Unit
6. Fully Extruded Intrinsic at Sash Locking Rail
7. Reinforced Energy™ Rigid Thermal Break System Available (standard in meeting rail only)
8. Multi-Point Double Barrier-Fin Weather Stripping System Along Sash and Main Frame
9. Sloped Sill Design
10. Multi-Chambered Sash and Main Frame
11. Foam-Filled Frame Available
12. Fully Extruded Lift Rail
13. 6-7/8" Sash Design with Recessed Flush Mount Dual Tilt Latches
14. Triple-Pane Glass Options Available
15. On-Frame Tilt Option Available

STANDARD

- ScratchShield™ Vinyl
- Main Frame Jamb Depth Dimension of 3 1/4"
- Patented Fusion Welded Frame and Sash
- Constant Force Balance System

Constant Force Balance System

Building tomorrow's
better windows... **TODAY**

Available Colors

Arctic White

Desert Sand

Chateau Clay

NEW Interior Laminate Exterior Vinyl Finishes Available

Figure 9: alternative wooden carmel window option



Product Summary- Wood Carmel Double Hung

FRAME	All frame components are manufactured from kiln-dried Ponderosa Pine and preservative-treated in accordance with WDMA I.S.4. Douglas Fir is available upon request and can be ordered in an optional distressed finish. The basic jamb width is 4 9/16". Factory-applied clear extension jambs are available for thicker walls. All exterior surfaces are coated with a factory-applied latex Primer. Clear exteriors are available in Ponderosa Pine and Douglas Fir. Glass-filled nylon sill boots at bottom corners afford excellent moisture protection for side jambs. Interior surfaces are suitable for staining or painting. Radius components will consist of laminated veneers. An optional factory-applied interior prime coat is available. An extruded aluminum nail fin is mechanically bonded to the exterior frame at the head and side jambs for nail fin attachment. Exterior trim is shipped loose and attached over the nail fin after installation.
SASH	The sash is a full 1 1/2" thickness, manufactured from kiln-dried Ponderosa Pine and preservative-treated in accordance with WDMA I.S.4. Douglas Fir is available upon request and can be ordered in optional distressed finish. All sash corners have mortise and tenon joints that are sealed and screwed. All exterior surfaces are coated with a factory-applied latex primer. Clear exteriors are available in Ponderosa Pine or Douglas Fir. Interior surfaces are suitable for staining or painting. An optional factory-applied interior prime coat is available.
WEATHERSTRIP	The Carmel Double Hung features a fixed, aesthetically-pleasing, concealed jambliner with flex hinge weatherstrip that securely holds the sash in place as it seals against the elements. Additional protection is provided by slip-coated flexible PVC bulb weatherstrips - two at the head, as well as one each at the checkrail and bottom rail. The stiles are lined with a ribbed PVC bulb weatherstrip that seals with the jambliner.
HARDWARE	The balance system is composed of a dual block and tackle mechanism with nylon roller pulleys and high tension coil springs. Cam-style sash locks at the checkrail are factory-applied for security and positive closure. Units 42" and wider have two sash locks. Jamb jacks are provided for precise positioning of side jambs for proper sash and balance operation. Sash locks and sash lifts are high-pressure, die-cast zinc. Tilt latches are powder coated cast zinc and thermoplastic.
GLAZING	Units are available with single or dual pane insulated glass with one lite, simulated divided lites, grilles or airspace grilles. Standard glass is 3/4" overall, separated by warm edge spacer technology from Quanex. All standard tints and types of glass are available, as is the capillary breather tube system for high altitude. The glass is dual bedded with a structural sealant and secured in the sash with a removable interior glazing bead; see Glazing in the Technical Section for more information.
SIMULITE	Simulite bars are 5/8", 7/8" and 1" wide Putty profile; 5/8", 7/8", 1", 1 1/4" or 2" wide Traditional or Contemporary profile and are available in Ponderosa Pine or Douglas Fir. Interior simulite bars are suitable for staining or painting. Exterior simulite bars are coated with a factory-applied latex primer. Clear exteriors are available in Ponderosa Pine and Douglas Fir. Multiple simulite bar widths in Traditional or Contemporary profile can be used in the same unit to create unique lite patterns. Bars are permanently adhered to the glass surface with a very high bond adhesive tape. Insulated glass features an internal shadow bar to give the appearance of authentic divided lites.
AIRSPACE	
GRILLES	Airspace grilles between the glass are available in 5/8" or 1" wide, champagne or white aluminum.
SCREENS	Screens are constructed with an aluminum frame and charcoal fiberglass cloth (18 x 16 mesh) or optional BetterVue or UltraVue screen mesh fabrics. Screens will be field applied to the exterior trim with provided hardware.