



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 March 24, 2020, at 11:30 a.m., at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

PUBLIC COMMENTS

There will be no votes or any formal actions taken on subjects presented during public comment. The public comment period will only allow members of the public to present ideas and information to city officials and staff.

MINUTES

1. Approval of minutes from previous regular meeting held on February 25, 2020

AGENDA ITEMS

2. Appointment of District Standards Committee and Other Subcommittees of The Landmarks Commission
3. **CA-2020-02:** Receive a Report and Hold a Discussion and Public Hearing on a request from 401 Pine Apartments, LLC, Mr. Horacio LeDow, agent, for a Certificate of Appropriateness to install new windows, paint storefront, and replace front entrance double doors.

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 20th day of March, 2020, at 5:30 p.m.

Shawna Atkinson, City Secretary

NOTICE REGARDING PUBLIC PARTICIPATION

Governor Greg Abbott has granted a temporary suspension of certain rules to allow for telephone or video conference public meetings in an effort to reduce in-person meetings that assemble large groups of people, due to the COVID-19 (coronavirus) public health emergency.

In an effort to reduce the spread of the virus, for the March 24, 2020, Landmarks Commission meeting will be closed to in person attendance by the public, individuals will be able to address the Board via telephone conference call.

To participate in a telephone conference call, please call +1 (872) 240-3212 and use access code: 678-666-437 to speak on an agenda item. This will also allow you to listen to the meeting.

Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Board for items listed as public hearings will be recognized when the public hearing is opened.

The agenda packet can be viewed online here: <https://www.abilenetx.gov/714/Agendas-Minutes>

CERTIFICATE OF APPROPRIATENESS

CASE CA-2020-02

STAFF REPORT

REQUEST:

Certificate of Appropriateness

APPLICANT:

Owner: 401 Pine Apartments, LLC

Agent: Horacio Ledon, Nathan Hathorn, Tim Smith & Reyn King

HEARING DATES:

Landmarks Commission: March 24, 2020

LOCATION:

The subject property is located at 401 Pine St. incorporating both lots 7 and 8 of block 41 of the original town of Abilene. TIF #1.



PROPOSAL AND REQUESTED ACTION:

The applicant is requesting a Certificate of Appropriateness to install new windows, paint store front, and replace front entrance double doors.

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 subject property is approximately 14,000 square-feet in size and improved with a 107,299 square-foot ten-story (10) high rise apartment building.

The Windsor apartment building was originally constructed in 1927 as the Hilton Hotel. It was funded by 13 Abilene businessmen, constructed by Architect David S. Castle, and then leased by Conrad Hilton of Hilton Hotels. This ten story, rectangular, light-tan brick building design reflects both Italian and neoclassical architecture. The buildings second and ninth floors have a simple band of stone decorated in cream-colored terra-cotta, with the remaining brickwork consisting of several shades of tan and beige. The majority of the existing windows appear to be wood, carmel-style, single-hung windows painted dark green. The buildings first floor windows consists of multiple accent and transom windows with vertical grilles, also painted dark green.

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 applicants requested several modifications on the property, as follows:

- Install new windows
- Paint store front
- Replace front entrance double doors

The applicants are requesting a Certificate of Appropriateness for the replacement and installation of new, single hung, black vinyl, double-paned windows with argon gas between the panes. According to the applicant, the current windows have significant wood rot, deteriorating caulk, and fogged glass. The applicants believe the improvements will greatly increase utility efficiency, improve aesthetic appeal, and reduce outside noise. Additionally, the applicants believe that the replacement will alleviate the need for future exterior painting.

Secondly, the applicants wish to paint the storefront with an approved color from the *Kelly-Moore historic lifestyles of the west* paint selection.

Lastly, the applicants wish to replace the front entrance double doors with wood doors that resemble the original as much as possible. The applicants state that the existing doors are damaged and are difficult to operate.

STAFF RECOMMENDATION:

It is the opinion of staff, additional photos and/or samples of paint and materials are needed before any recommendation is made.

If approved, 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.

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>

ATTACHMENTS:

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

Attachment 1:

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: West view of subject property.



Figure 2: East view of subject property.



Figure 3: Deteriorated paint at base of exterior window



Figure 4: Deteriorated paint at center of exterior window



Figure 5: Deteriorated paint on first floor windows

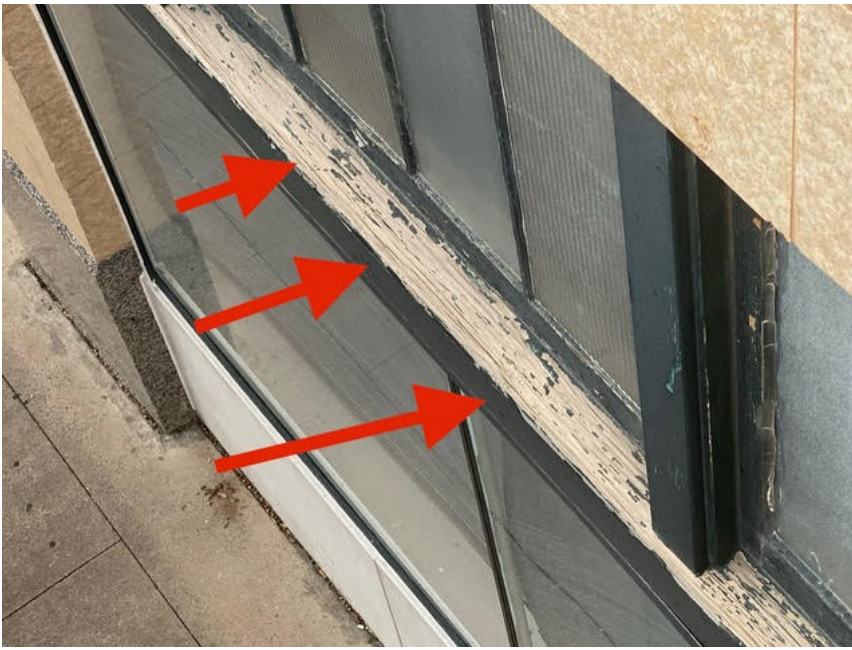


Figure 6: Deteriorated paint at base of interior of window



Figure 7: Deteriorated paint at base of interior window



Figure 8: Unfinished column at store front



Figure 9 & 10: Damaged front double doors



Figure 11 & 12: Examples of a similar building



Figure 13: The Windsor





Landmarks Application

Planning

☐ Historic Certification of Appropriateness

☒ Historic Project Tax Reduction

☐ Historic Overlay Zoning

Project Name: Windsor Hotel

Address: 401 PINE ST. No. of lots: _____ Acreage: .3214

Legal Description: OT Abilene TIF #1, Block 41, LOT 7-8

Subdivision Name: _____ Block: 41 Lot: 7-8

Current Zoning: CB/H Proposed Zoning (if applicable): _____

OWNER AND AUTHORIZATION

Owner Name: 401 PINE APARTMENTS, LLC - HORACIO LEDON, NATHAN HATHORN, TIM SMITH

Address: 401 PINE ST. & REYN KING

City, State, Zip: ABILENE, TX 79601 Fax: _____

Phone: (917) 216-1077 Email: horacio@northmgmt.net

Agent Name (if applicable): Horacio LeDon

Address: 401 PINE APT #8J

City, State, Zip: ABILENE, TX 79601 Fax: _____

Phone: (917) 216-1077 Email: horacio@northmgmt.net, tim@northmgmt.net

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: [Signature] Date: 2-24-20

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)

- ① Replace the old windows in The Windsor Hotel building with New, single hung, black vinyl double-paned windows with ARGON GAS BETWEEN PANES. CURRENT WINDOWS HAVE SIGNIFICANT WOOD ROT, FAILING CAULK, FOGGED GLASS. REPLACEMENT WILL GREATLY INCREASE EFFICIENCY ON UTILITIES, IMPROVE AESTHETIC APPEAL INSIDE & OUT, & LESSEN OUTSIDE NOISE. THESE NEW WINDOWS WILL ALSO ALLEVIATE THE NEED FOR FUTURE EXTERIOR PAINTING.

- ② Replace ALL AREAS OF WOOD ROT ON FIRST & SECOND FLOOR

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

- ② & PAINT STOREFRONTS WITH AN ~~APPROX~~ APPROVED COLOR FROM THE KELLY-MOORE HISTORIC LIFESTYLES OF THE WEST SELECTION.

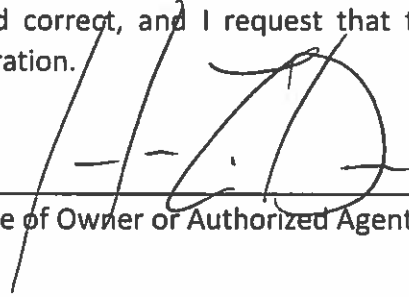
- ③ Replace the ~~RE~~ FRONT ENTRANCE DOUBLE DOORS WITH WOOD DOORS THAT RESEMBLE THE ORIGINAL AS MUCH AS POSSIBLE. THE EXISTING DOORS HAVE DAMAGED WOOD & OPERATE POORLY.

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.



Signature of Owner or Authorized Agent

2-24-20

Date

For Office Use Only

Commission Action:

☐ Approved

☐ Approved with Conditions

☐ Denied

, Landmarks Commission, Chair Date

Final Inspection and Approval:

, Historic Preservation Officer Date

Welcome to the Landmarks Commission Meeting

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



CA-2020-02 CERTIFICATE OF APPROPRIATENESS

- **Location:** 401 Pine St. (Windsor Hotel)
- **Request:** Certificate of Appropriateness to install windows



CA-2020-02 LOCATION MAP



Location Map

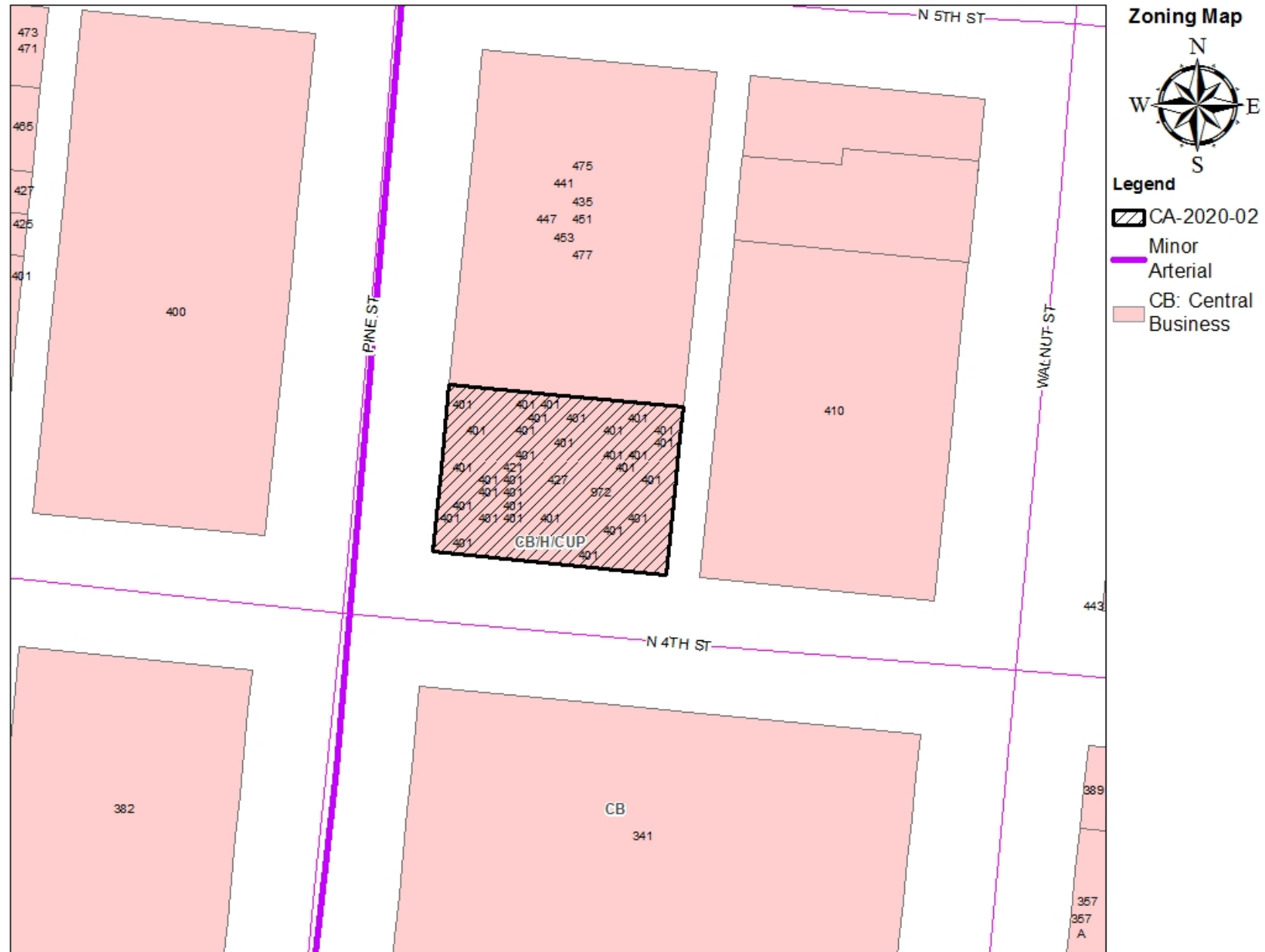


Legend

 CA-2020-02



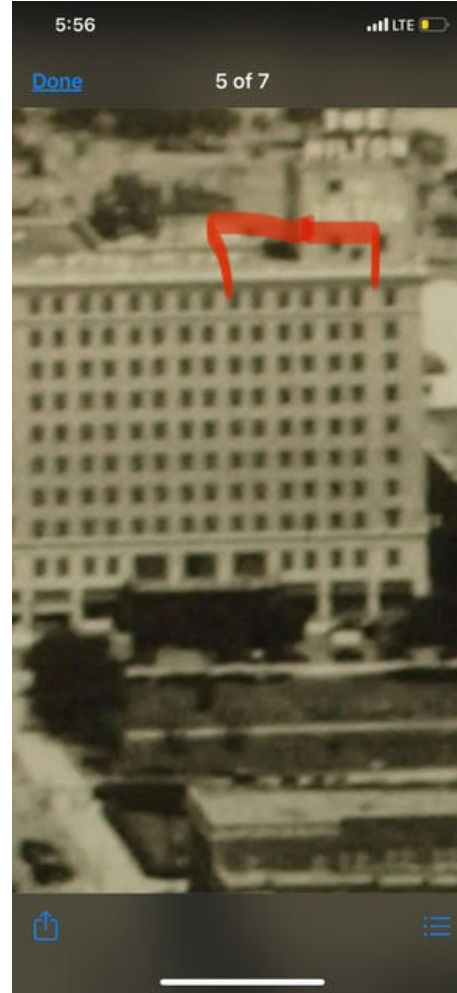
CA-2020-02 ZONING MAP



CA-2020-02 PHOTOS OF SUBJECT PROPERTY



CA-2020-02 WINDOW PHOTOS



CA-2020-02 STOREFRONT & DOOR PHOTOS



Recommended Action:

- It is the opinion of staff, additional photos and/or samples of paint and materials are needed before any recommendation is made
- 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 & Public Hearing

