



City of Abilene

Landmarks Commission Agenda

Notice is hereby given of a meeting of The Landmarks Commission of City of Abilene to be held on Tuesday, September 22, 2020 at 4:00 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

MINUTES

1. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving the Minutes from previous regular meeting held on August 25, 2020

AGENDA ITEMS

2. **CA-2020-04:** Receive a Report and Hold a Discussion and Public Hearing on a request for Certificate of Appropriateness (CA) to replace a parking garage sign.

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 18th day of September, 2020, at 2:45 p.m.

Kaitlin Richardson, Deputy City
Secretary



**THE LANDMARKS COMMISSION OF
THE CITY OF ABILENE, TEXAS
REGULAR MEETING
August 25, 2020**

**2ND FLOOR, WEST CONFERENCE ROOM
COUNCIL CHAMBERS, CITY HALL**

Members Present: Ms. Pebbles Lee, Chair
Ms. Jamie Dalzell, Vice Chair
Dr. Michael McClellan, Sergeant at Arms
Mr. John Scott
Mr. Kevin Halliburton
Mr. Josh Black
Ms. Morgan Roden, Alternate

Members Absent: Mr. Steve Butman

Staff Present: Mr. Michael Rice, Assistant City Manager
Mr. Zack Rainbow, Assistant Director of Planning and Development Services
Ms. Kelley Messer, First Assistant City Attorney
Mr. Nick Watts, Planner I/Historic Preservation Officer
Ms. Melissa Farr, Executive Assistant

Others Present: Mr. Charles Scarborough Morgan Paschal

CALL TO ORDER

Ms. Lee called the meeting to order at 4:08 p.m. and declared a quorum present.

MINUTES

The minutes from the previous meeting, June 23, 2020 were approved. Mr. Scott moved to **approve**, and Ms. Dalzell seconded the motion. The motion to **approve** the minutes prevailed by the following vote:

AYES: Dalzell, Scott, McClellan, Black, Halliburton, Lee

NAYS: None

AGENDA ITEMS

CA-2020-03: Receive a Report and Hold a Discussion and Public Hearing on a request for Certificate of Appropriateness (CA) to reconstruct and repair an enclosed porch on the south side of the residence.

Mr. Nick Watts presented this request. The applicant is requesting a Certificate of Appropriateness (CA) to reconstruct and repair an enclosed porch on the south side of the residence located at 726 Amarillo Street. Damage has occurred to the roof, framing, windows, and exterior siding from a storm in December 2019, which downed a tree to the south-facing patio.

Ms. Lee opened the public meeting. Speaking in favor was Mr. Charles Scarborough. Seeing no one else present and desiring to be heard, Ms. Lee closed the public hearing.

PLANNING 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.

As there was no discussion, Dr. McClellan moved to approve this request. Ms. Dalzell seconded the motion. The motion to **approve** this request prevailed by the following vote:

AYES: Dalzell, Scott, McClellan, Black, Halliburton, Lee

NAYS: None

ADJOURN

There being no further discussion, The Landmarks Commission meeting was adjourned at 4:15 p.m.

Approved: _____,
Chairman

CERTIFICATE OF APPROPRIATENESS

CASE CA-2020-04

STAFF REPORT



REQUEST:

Certificate of Appropriateness

APPLICANT:

Owner: The Grace Museum Inc.

HEARING DATES:

Landmarks Commission:
September 22, 2020

LOCATION:

102 Cypress St.

PROPOSAL AND REQUESTED ACTION:

The applicant is requesting a Certificate of Appropriateness (CA) to replace a parking garage sign.

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 historic building that is the Grace Museum was built-in 1909 as the Grace Hotel, was originally a large full-service hotel located on the railroad line between Fort Worth and El Paso. The hotel was renamed "The Drake" in 1946 and flourished until the 1960s. The hotel closed permanently in 1973. However, in 1987 the Abilene Preservation League purchased the hotel and revitalized the 55,000 square foot building into a museum and cultural center now named "The Grace Museum."

The applicant is requesting to replace a sign located at the entrance of a parking garage at the southwest side of the property, along the public right-of-way of North 1st Street, between Cedar Street and Cypress Street. The original sign served as a directional/information sign and an auto shop sign. It currently reads "The Grace Parking" with medium green and flat white coloring. The sign also possesses light bulb ports for illumination, but this feature is non-functioning. The applicant would like to reproduce and replace the sign to the same size, shape, and colors by utilizing a LED illuminated aluminum cabinet with acrylic faces. The sign will read "The Grace Garage" to identify the garage location.

In considering an application for a Certificate of Appropriateness, the Landmarks Commission is guided by the Secretary of the Interior's Standards for Rehabilitation.

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.

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

Attachment 1:

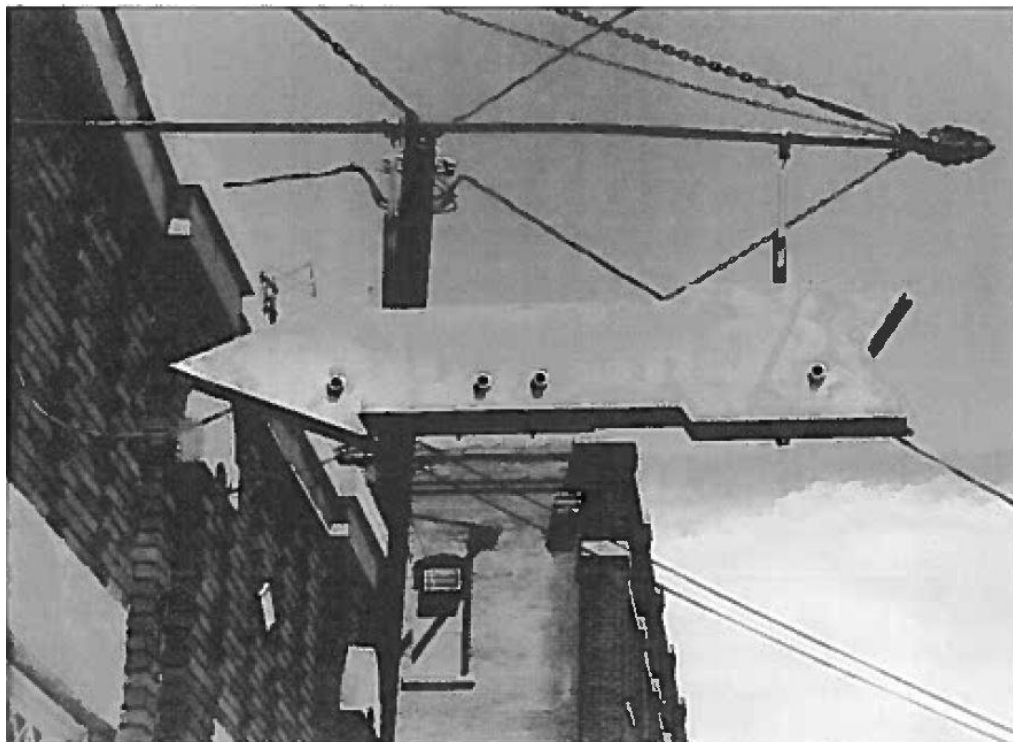
In reviewing a Certificate of Appropriateness, the Landmarks Commission is guided by the following Secretary of the Interior's Standards for Rehabilitation:

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:







Landmarks Application

Planning

☐ Historic Certification of Appropriateness

☐ Historic Project Tax Reduction

☐ Historic Overlay Zoning

Project Name: GRACE MUSEUM PARKING GARAGE

Address: 102 CYPRESS ST No. of lots: 10 Acreage: .7461

Legal Description: OT ABILENE TIF #1, BLOCK 10, LOT 4 TRIV 13

Subdivision Name: DOWNTOWN NORTH Block: 10 Lot:

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

OWNER AND AUTHORIZATION

Owner Name: THE GRACE MUSEUM INC

Address: 102 CYPRESS ST

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

Phone: 673-4587 Email: FINANCE@THEGRACEMUSEUM.ORG

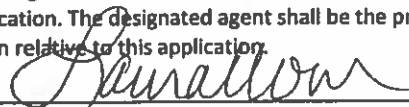
Agent Name (if applicable): AKME SIGN AND PLASTICS CO - ROBERT KERN

Address: 1225 WALNUT

City, State, Zip: ABILENE TX Fax:

Phone: 325-677-9469 Email: AKMESIGN@SUDONLINKMAIL.COM

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:  Date: Aug 26, 2020

FOR OFFICE USE ONLY

Received: 8-26-2020

Fee: \$ 50.00

Receipt No.:

Case No.: GA-2020-04

Reviewed By: N.W.

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)

REPRODUCE THE INOPERABLE PARKING GARAGE SIGN WITH INTERNALLY, LED, ILLUMINATED ALUMINUM CABINET WITH ACRYLIC FACES. SIZE, SHAPE, COLOR AND MOUNTING TO MATCH THE EXISTING SIGN (ATTACHED PHOTO AND DRAWING). COPY ON SIGN TO CHANGE FROM "PARKING" TO "GARAGE"

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

THE ORIGINAL SIGN WAS, AT ONE TIME, ILLUMINATED AND SERVED AS A DIRECTIONAL/INFORMATION SIGN. IN ITS CURRENT STATE, IT IS NOT VISIBLE AFTER DARK. THE REPLACEMENT SIGN WOULD BE ILLUMINATED AND SERVE AS AN AID TO IDENTIFY THIS LOCATION. THE SIGN APPEARANCE IS CONSISTENT WITH THE CURRENT SIGNAGE THAT IT WILL REPLACE.

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

8-26-20

Date

For Office Use Only

Commission Action:

☐ Approved

☐ Approved with Conditions

☐ Denied

_____, Landmarks Commission, Chair

Date

Final Inspection and Approval:

_____, Historic Preservation Officer

Date



ORIGINAL



REPLACEMENT



Regulated by the Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, TX 78711 1-800-803-9202 1-512-463-6599 website: www.license.state.tx.us/complaints



Sign & Plastics Co.

1225 Walnut
Abilene, TX 79601
(325) 677-9469
Fax (325) 677-3926

TX Electrical Sign Contractors
License #18020

CLIENT	The Grace
LOCATION	N.1st Parking Garage
CITY & STATE	Abilene, TX
SALES REP.	Robert Kern

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DRAWING NO.	0731920-A
SAVED AS	TheGrace.fs
DATE	07-31-20
SCALE	N.T.S.

COLOR OF PRODUCT MAY VARY FROM MONITOR OR
PRINTER. PLEASE CHOOSE COLORS FROM DEALER
APPROVED COLOR CHART, CHIP, OR SAMPLE.

Client Signature: _____

Date: _____

Landlord Approval: _____

Date: _____





Welcome to the Landmarks Commission Meeting

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



CA-2020-04 CERTIFICATE OF APPROPRIATENESS

- **Location:** 102 Cypress
- **Request:** Certificate of Appropriateness to replace parking garage sign



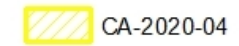
CA-2020-04 LOCATION MAP



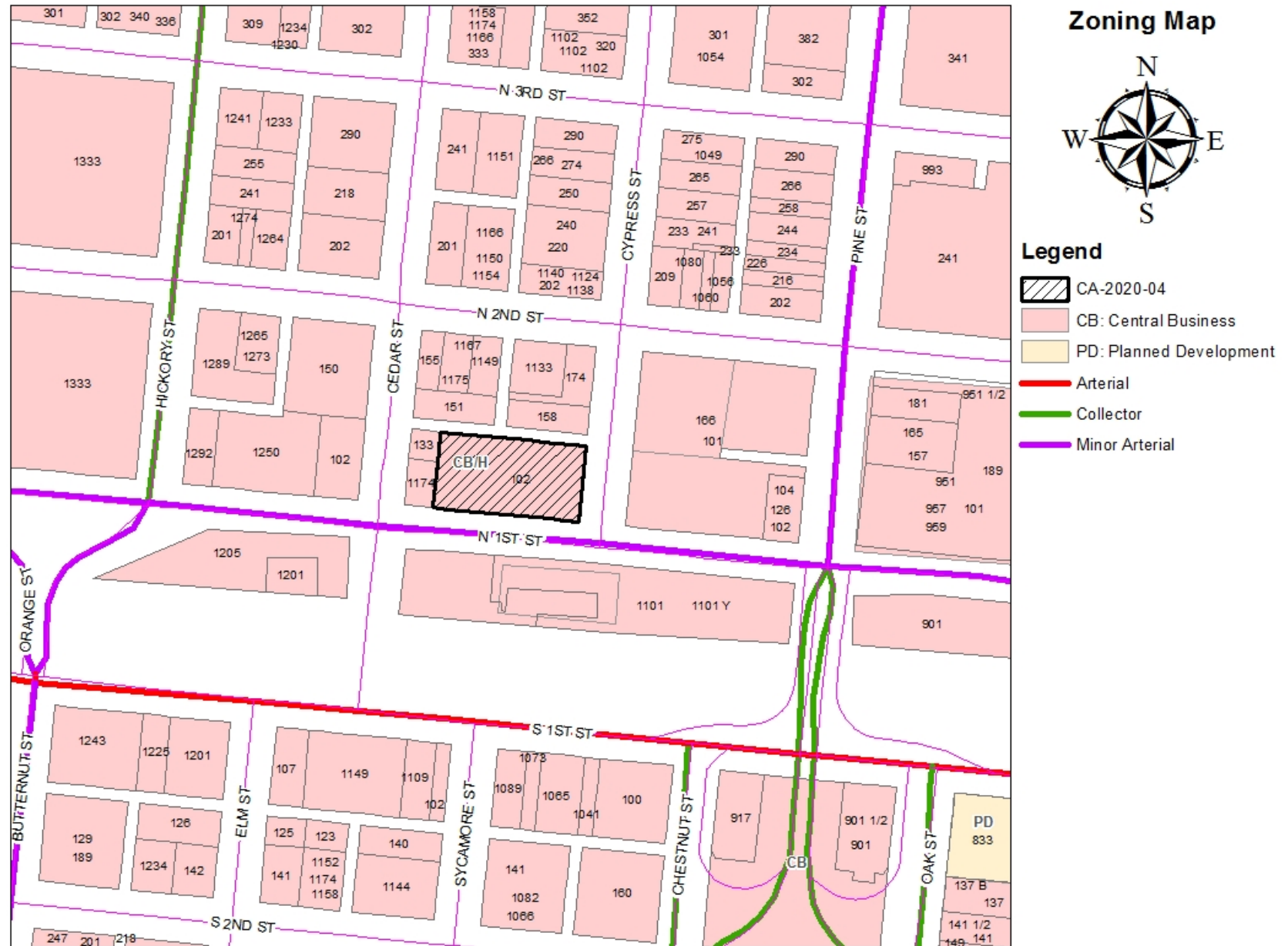
Location Map



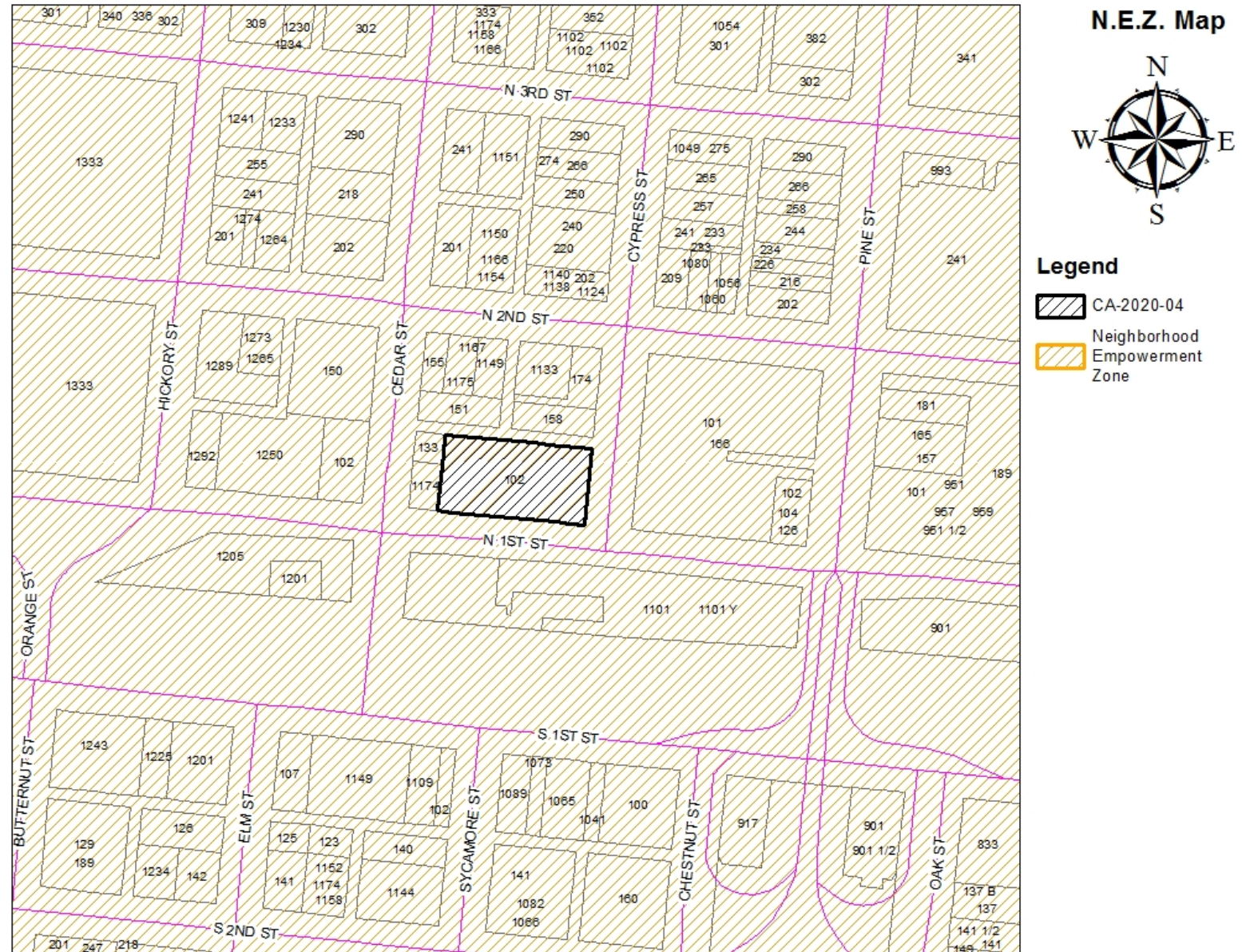
Legend



CA-2020-04 ZONING MAP



CA-2020-04 N.E.Z. MAP



CA-2020-04 PHOTOS



CA-2020-04 PHOTOS



CA-2020-04 PHOTOS



Recommended Action:

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

