



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 Wednesday, November 18, 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 Comments on Any Item on the Agenda

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 September 22, 2020

AGENDA ITEMS

2. **CA-2020-05:** Receive a Report and Hold a Discussion and Public Hearing on a request for a Certificate of Appropriateness for several modifications to a parking garage located at 1149 N. 2nd Street and 151 Cedar Street
3. **CA-2020-06:** Receive a Report and Hold a Discussion and Public Hearing on a request for a Certificate of Appropriateness (CA) to replace 39 exterior windows of the primary residence, replace front door inset glass to beveled frosted glass, and reconstruct the rear entry door.

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 13th day of November, 2020, at 9:05 a.m.

Shawna Atkinson, TRMC
City Secretary



**THE LANDMARKS COMMISSION OF
THE CITY OF ABILENE, TEXAS
REGULAR MEETING
September 22, 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
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: Morgan Paschal Robert Kern
Charlie Wolfe

CALL TO ORDER

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

MINUTES

The minutes from the previous meeting, August 25, 2020 were approved. Mr. Scott moved to **approve**, and Mr. Halliburton seconded the motion. The motion to **approve** the minutes prevailed by the following vote:

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

NAYS: None

AGENDA ITEMS

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.

Mr. Nick Watts presented this request. The applicant, The Grace Museum, Inc., is requesting a Certificate of Appropriateness (CA) to replace a parking garage sign. 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.

Ms. Lee opened the public meeting. Mr. Robert Kern, Acme Sign Company, spoke in favor of this request. He clarified that the proposed sign will remain the same, but will have backlighting. This is to make the sign more visible at night.

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.

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, Butman, 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-2020-05

STAFF REPORT



REQUEST:

Certificate of Appropriateness

APPLICANT:

Owner: Development Corporation of Abilene (D.C.O.A.)

HEARING DATES:

Landmarks Commission: November 18, 2020

LOCATION:

- Address(s): 1149 North 2nd Street and 151 Cedar Street.
- Legal Description(s): Lots 1 & 2 of Block 10 of lots 17 & 18 of the Honey Subdivision of the Original Town of Abilene, Taylor County, Texas and Lot 16 of Block 10 of the Original Town of Abilene, Taylor County, Texas.

PROPOSAL AND REQUESTED ACTION:

The applicant is requesting a Certificate of Appropriateness (CA) to make modifications to the exterior of a parking garage.

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:

Originally built in 1920 as an auto body shop, this parking garage has the architectural style of colonial revival, which was appropriate for this period. The façade of the building consists of several colonnades separated by encased storefront window and steel cased windows. The windows are currently not affixed with glass. Photographical evidence suggest that a canopy hung along the North 2nd Street entrance in company with a projecting sign that hangs today. Building records indicate that an auto body shop operated out of this building until 1940 and was then converted to a parking garage. This building was given Historic Overlay zoning in June 1989.

The DCOA assumed ownership in May 2020 and has commenced repairs without first seeking approval from The Landmarks Commission or applying for permits through the City of Abilene. The three garage doors are deteriorating and in need of repair. The wooden window casings were recently rebuilt to the same architectural features as the original. Work has commenced on repairing the steel windows. The interior of the building has been painted, stucco holes filled with foam, bats eradicated, bird netting installed, and LED pendent lights installed.

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 is attached. For this project, the applicants requested several modifications on the property, as follows:

- Rebuild all wood window casings located along all exterior wall faces
- Repair all steel window casings located along all exterior wall faces
- Insert glossy black vinyl in the steel windows located along all exterior wall faces
- Remove Southwest facing garage door and permanently affix a non-functional door
- Repair woodwork of the Southeast and East garage doors
- Paint street facing exterior entrances Texas Tan to match existing

STAFF RECOMMENDATION:

It is the opinion of staff that this building has deteriorated over the past several years and revitalization is in need to maintain its historic character and zoning overlay. Staff recommends approval with the following conditions:

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:

Figure 2: 1149 N.2nd Entrance



Figure 1: 151 Cedar St. Entrance



Figure 4: 1149 N. 2nd alley Store Front Window Casing



Figure 3: Alley



Figure 5: Steel Window Casings



Figure 6: Proposed Black Vinyl Window Coverings



Figure 8: Southwest Garage door enclosure



Figure 7: Southeast Garage door



Figure 10: East garage door



Figure 9: Protruding Sign



Figure 12: 151 Cedar St: Before and after photos



Figure 11: 1149 N. 2nd St. Window Casings (Before)





Landmarks Application

Planning

☒ Historic Certification of Appropriateness ☐ Historic Project Tax Reduction ☐ Historic Overlay Zoning

Project Name: Parking Garage
Address: 1149 North 2nd St. No. of lots: _____ Acreage: _____
Legal Description: OT Abilene TIF #1, Block 10, Lot 1-2, Honey Sub Outlot 17-18
Subdivision Name: Downtown North Block: Block 10 Lot: Lot 1-2
Current Zoning: CB/H Proposed Zoning (if applicable): _____

OWNER AND AUTHORIZATION

Owner Name: Development Corporation of Abilene
Address: 174 Cypress St., #301
City, State, Zip: Abilene, Texas 79601 Fax: _____
Phone: 325-676-6390 Email: cynthia.nesmith@abilenedcoa.com
Agent Name (if applicable): Julie Johncox
Address: 174 Cypress St. #301
City, State, Zip: Abilene, Texas 79601 Fax: _____
Phone: 325-225-3278 Email: julie.johncox@abilenedcoa.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: [Signature] Date: 11/9/20

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)

See attached sheet

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

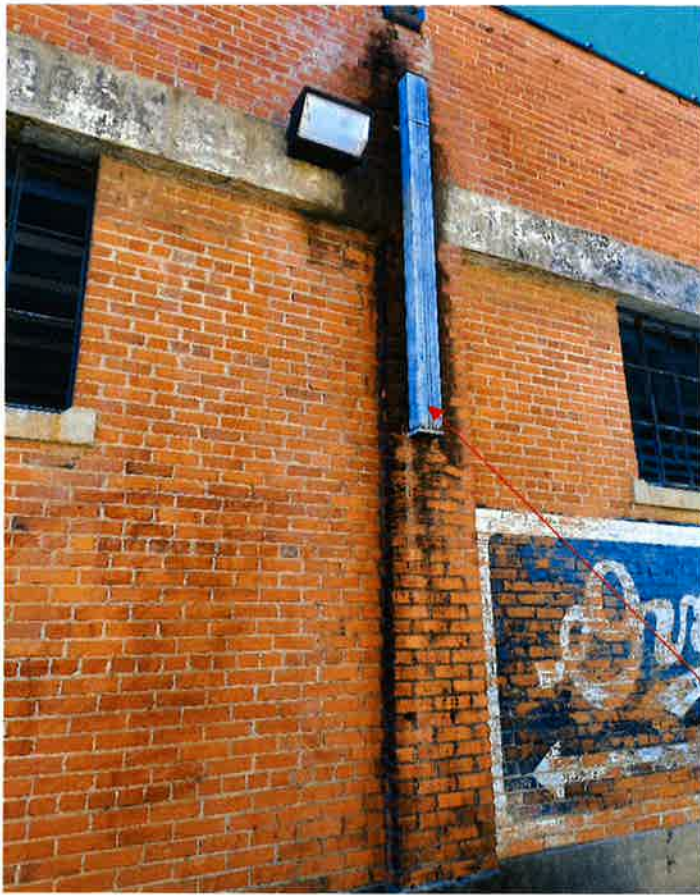
See attached sheet

Description of Project:

All large window and door openings in the west and north ends had rotten wood removed and new wood window and door frames replicated and installed to match the existing frames. Once the new wood has cured, we will prime and paint with the Texas Tan color. All wooden barn doors will be repaired with the same tongue and groove wood, primed and painted on the interior and exterior of the garage with the Texas Tan color. We will also have the broken concrete holes/potholes repaired on the interior of the garage to cut down on tripping hazards. The downspouts (2 on the south side and 2 on the east side) will be replaced with replicas of the current spouts and collector heads then left as exposed tin. We would also like to install signage at the entrance off of Cedar Street that says, "private parking, all unauthorized vehicles will be towed and a number to call". We are currently looking into shapes and designs of signs from the 1900's. The Overland Service Station sign/mural on the east side of the exterior will be left alone as well as the neon sign located on the exterior above the exit on North 2nd Street.

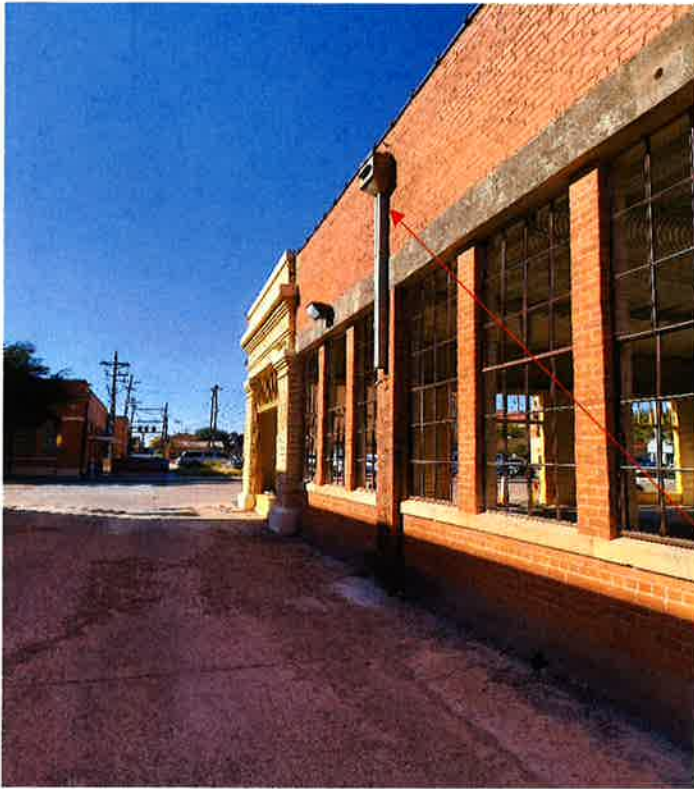
Reasons for Work:

The DCOA purchased 174 Cypress St. and 1149 N. 2nd Street in June of this year. Due to years of neglect and decay and the decision was made to make improvements to the garage. A professional environmental study was done and it determined there was asbestos present that needed to be abated. The work was contracted and abated to state requirements, along with the bat guano which was also considered a hazard. A professional company was hired to eradicate the bats and other animals. Once everything had been removed, we discovered there had been a fire in the rafters some time back probably due to old and faulty wiring. AEP would not reinstall the electric meter since the electricity was not up to City Code, therefore we upgraded all of the electrical and brought it up to City code.



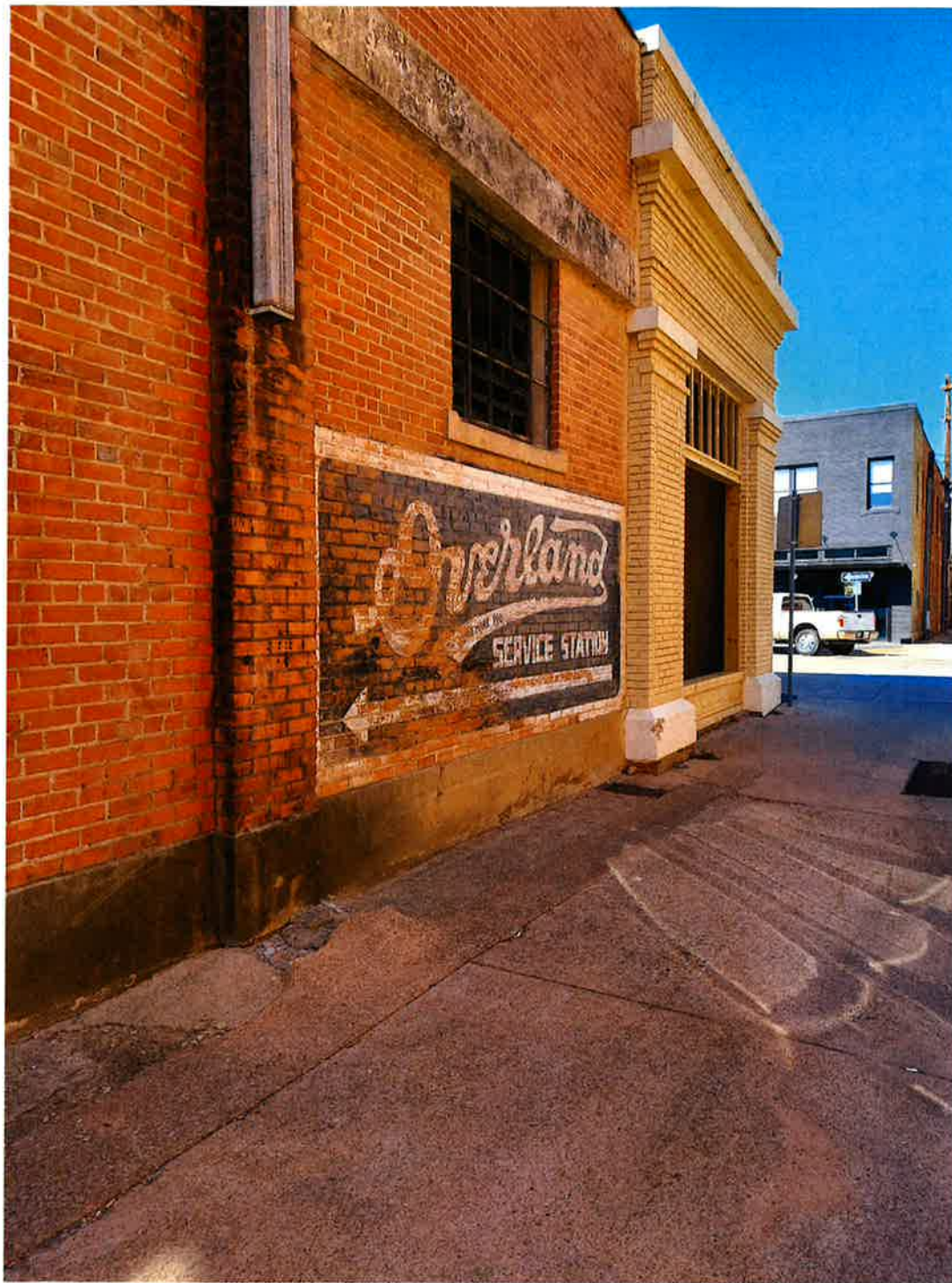
East Side of
parking garage





South Side of
parking garage







Welcome to the Landmarks Commission Meeting

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



CA-2020-05 CERTIFICATE OF APPROPRIATENESS

- **Location:** 1149 N. 2nd St & 151 Cedar St.
- **Request:** Certificate of Appropriateness for several modifications to a parking garage



CA-2020-05 LOCATION MAP



Location Map



Legend

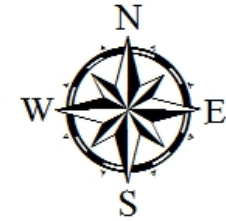
 CA-2020-05



CA-2020-05 ZONING MAP



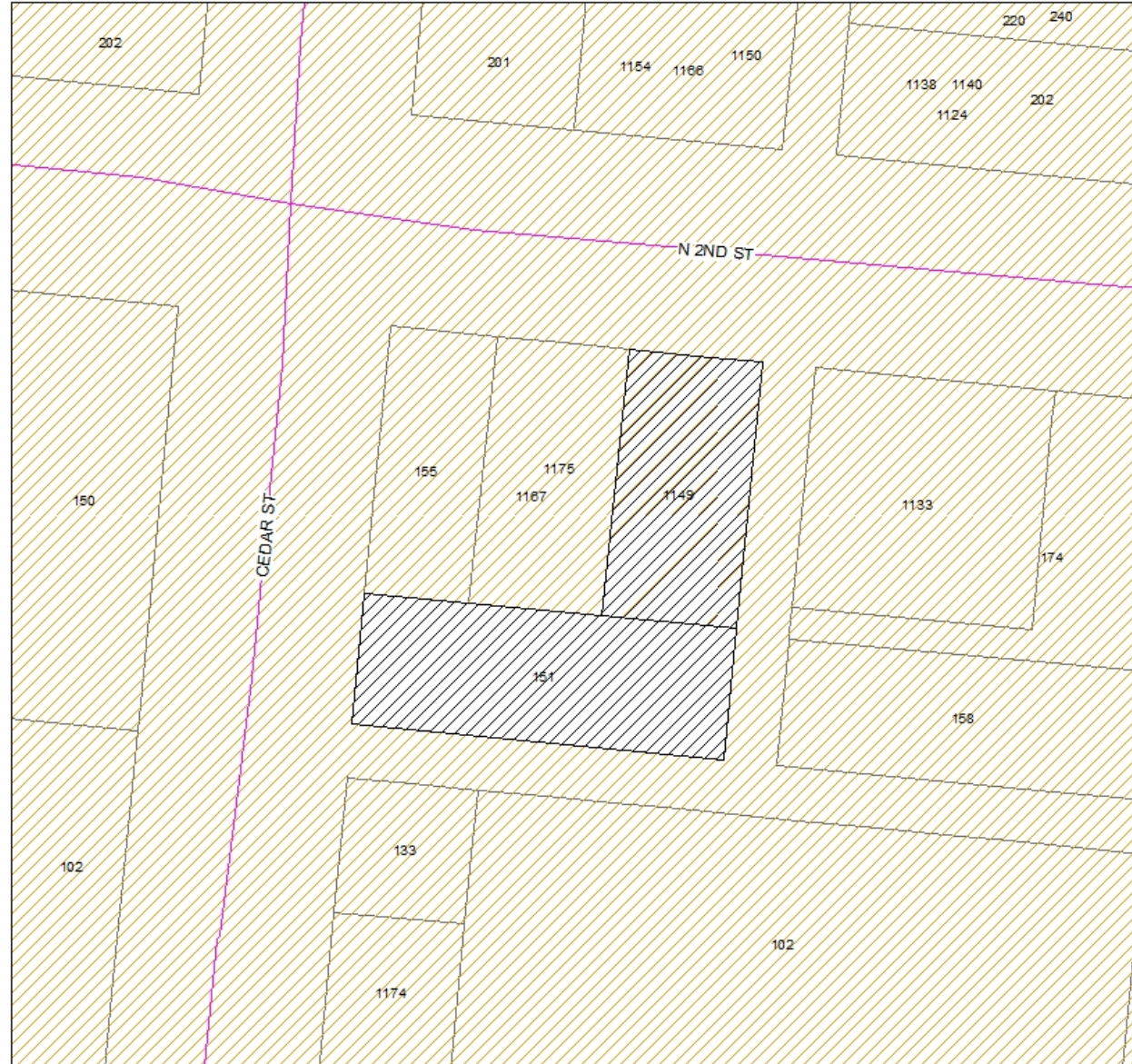
Zoning Map



Legend

- CA-2020-05
- CB: Central Business

CA-2020-05 N.E.Z. MAP



NEZ Map



Legend

CA-2020-05

CA-2020-05 PHOTOS



CA-2020-05 PHOTOS



CA-2020-05 PHOTOS



CA-2020-05 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



CERTIFICATE OF APPROPRIATENESS

CASE CA-2020-06

STAFF REPORT



REQUEST:

Certificate of Appropriateness

APPLICANT:

Owner: Nita and Terry Holland
Agent: Garrett Construction Co.

HEARING DATES:

Landmarks Commission: November 18, 2020

LOCATION:

- Address(s): 1545 N. 5th Street
- Legal Description(s): Lots 10, 11, and 12 in Block 115 of the Original Town of Abilene, Taylor County, Texas

PROPOSAL AND REQUESTED ACTION:

The applicant is requesting a Certificate of Appropriateness (CA) to replace 39 exterior windows of the primary residence, replace front door inset glass to beveled frosted glass, and reconstruct the rear entry door.

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:

This prairie style, craftsman, foursquare house, was built in 1915 by architect David Castle with design influence from Frank Lloyd Wright. This home is frequently referred as the *Bacon House* as it was built for a prominent local businessperson named C.W. Bacon. He was the Vice President and General Manager of the *H.O. Wooten Grocery Company*, Director of *Farmers and Merchants National Bank of Abilene*, and President of *Abilene Country Club*. C.W. Bacon was also a Chamber of Commerce President and helped raise funds to purchase land for *Abilene Christian University*. This house was owned by the Bacon family until the late 1950s, H.C. Daniel 1959 – 1971, Warren Goldsmith 1971- 1983, Mr. Ford 1984-1984, Carmen & John Carter 1984-2002, Jere Welch 2002 – 2020, and now the Hollands. The Bacon house was included in the 1979 Abilene Historic Survey, granted Historic Overlay Zoning on May 22, 1986, and received a Historic Project Tax Reduction on June 29, 1993.

The Bacon house is a two (2) story unpainted brick building with horizontal architectural lines, hipped or bi-level pitched slope roof emphasized by a wide *porte-cochère* and a small centered dormer. The second story windows replaced in the 1950s; all of the double sash windows replaced with single plane windows in 1982, and all of the windows replaced with vinyl windows in 2003.

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 is attached. For this project, the applicants requested several modifications on the property, as follows:

- Replace 39 windows with wood inset windows more appropriate to the time period
- Replace front door glass inset with beveled frosted glass
- Remove cat door from rear entry door and reconstruct with similar wood materials

STAFF RECOMMENDATION:

Staff recommends approval with the following conditions:

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: Holland Project - Garrett Construction

Address: 1545 North 5th No. of lots: _____ Acreage: 0.4821

Legal Description: OT Abilene, Block 115, Lot 10-11-12

Subdivision Name: N Side OT W OF Pine Block: _____ Lot: _____

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

OWNER AND AUTHORIZATION

* Owner Name: _____

Address: _____

City, State, Zip: _____ Fax: _____

Phone: _____ Email: _____

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: _____ Date: _____

FOR OFFICE USE ONLY

Received: 11/3/2020

Fee: \$ 50.00

Receipt No.: 0001056374

Case No.: CA-2020-6

Reviewed By: NICKWATTS

From: Bryan Pope bryanpope38@yahoo.com
 Subject: City of Abilene Signatures Needed
 Date: Nov 3, 2020 at 11:28:28 AM
 To: Nita Holland holland135@suddenlink.net



Landmarks Application

☒ Historic Contribution of landmark desired ☐ Historic District Fee Reduction ☐ Historic District Zoning

Project Name _____

Address _____ Apt. # _____

Legal Description _____

Subsequent Name _____

Current Zoning _____ Proposed Zoning (if applicable) _____

Owner: Windy Vector Holdings, LLC
 Address: 1545 North 5th Street
 City, State, Zip: Abilene, TX 79701
 Phone: 432-557-0337 Email: holland135@suddenlink.net
 Agent Name (if applicable): Nita and Terry Holland
 Address: 1714 Douglas Ave
 City, State, Zip: Midland, TX
 Phone: 432-557-0337 Email: holland135@suddenlink.net

I hereby certify that I am the owner of the property and further certify that the information submitted on this monument application is true and correct. I hereby designate the aforementioned agent as my sole agent for all matters relating to this monument application, including payment of the monument application fee. The designated agent shall be the sole agent for responding to all requests for information and for providing all necessary documents relating to this monument application.

Signature: Nita Holland Date: 11-3-2020

NEW EXERCISE 1 OF 1

Received: _____ For: _____ Received by: _____

if you file: _____ Received 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)

* Changing out windows (Vinyl) to wood windows.
Changing out Front Door Glass to Beveled Glass with Frost.
Repairing Back Door.
Repairs to Soffit around Home where needed.

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

* Per Blue prints - to make historically correct.
to original state.

Deterioration of exterior trim & soffit. needs attention

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

11-3-2020

Date

For Office Use Only

Commission Action:

- ☐ Approved
☐ Approved with Conditions
☐ Denied

, Landmarks Commission, Chair Date

Final Inspection and Approval:

, Historic Preservation Officer Date



Wood Double Hung windows with custom shutters

WOOD EXTERIOR DOUBLE HUNG WINDOWS

The Ultimate Wood Double/Single Hung, Ultimate Wood Double Hung Magnum, and Ultimate Wood Double Hung Insert are quintessentially American windows designed to fit seamlessly into the historic fabric of your home, neighborhood, or community. With residential and commercial applications, these windows are perfect for any historic building.



**ULTIMATE WOOD
DOUBLE/SINGLE HUNG**



**ULTIMATE WOOD
DOUBLE HUNG MAGNUM**



**ULTIMATE WOOD
DOUBLE HUNG INSERT**

CA-2020-06 CERTIFICATE OF APPROPRIATENESS

- **Location:** 1545 N. 5th St
- **Request:** Certificate of Appropriateness for to replace 39 windows, replace front door glass, and reconstruct the rear entry door.



CA-2020-06 LOCATION MAP



Location Map



Legend

 CA-2020-06



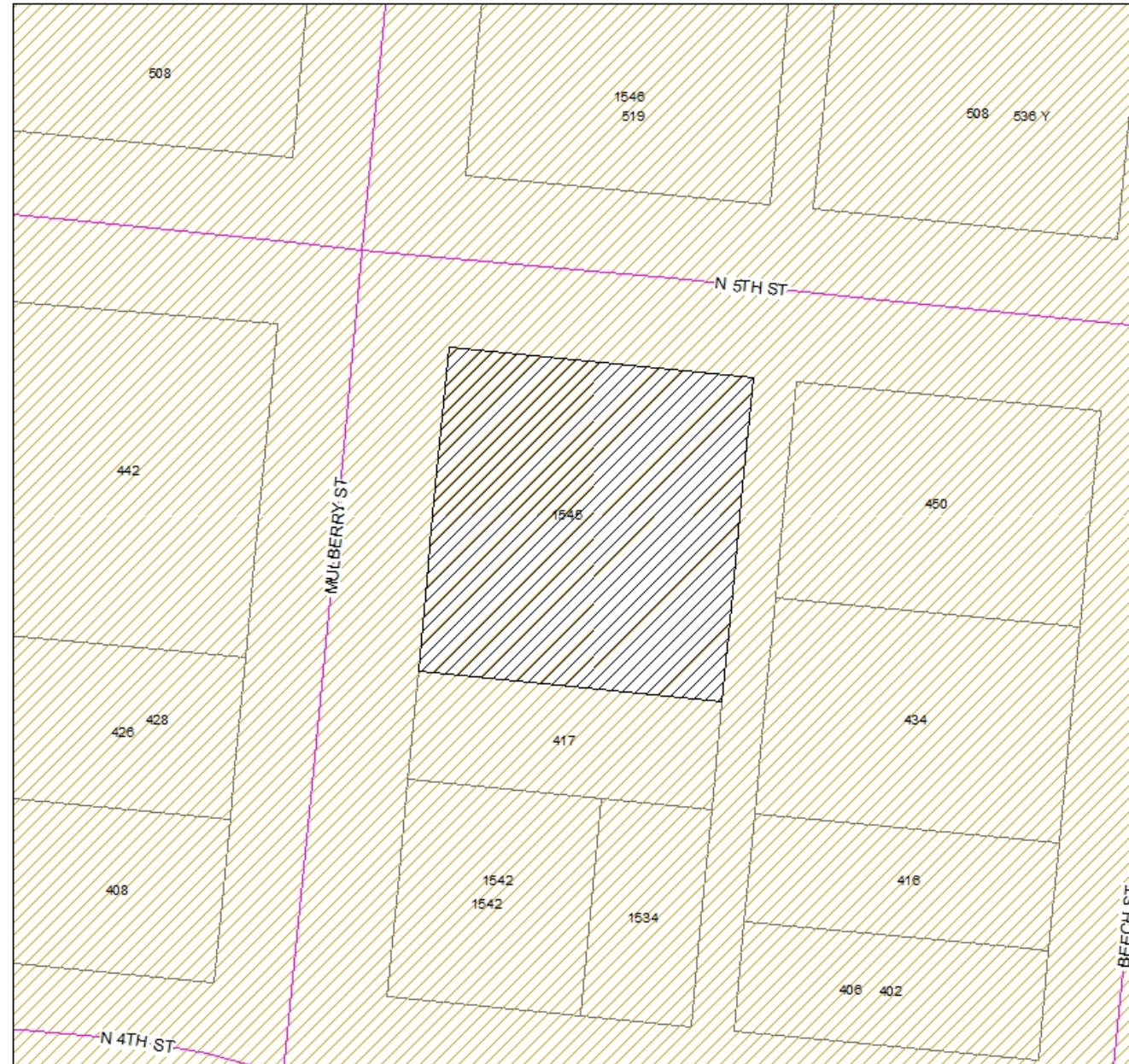
CA-2020-06 ZONING MAP



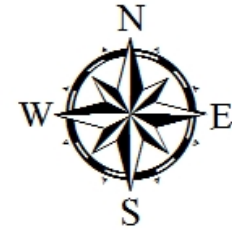
Legend

- CA-2020-06
- MF: Multi-Family Residential
- Collector

CA-2020-06 N.E.Z. MAP



N.E.Z. Map



Legend

 CA-2020-06

CA-2020-06 PHOTOS



CA-2020-05 PHOTOS



CA-2020-06 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):
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 - 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

