



City of Abilene Abilene Landmarks Commission

Notice is hereby given of a meeting of the Landmarks Commission to be held on Tuesday, February 28, 2017 at 4:00 PM at 555 Walnut Street, 2nd Floor Council Chambers, for the purpose of considering the following agenda items.

1. Call to Order

2. Minutes

- a. Approval of meeting minutes from January 31, 2017

3. Agenda Items:

- a. **Oral Resolution and Public Hearing: Case CA-2017-02** A request from Hailie Wolfe for a Certificate of Appropriateness to repaint exterior features of the building and install a ground-mounted sign.
- b. **Resolution: Eligible Expenses**, Establish guidelines on eligible expenses for Historic Project Tax Reductions.
- c. **Resolution: Ordinary Repair or Maintenance**, Establish guidelines for the term "ordinary repair or maintenance."
- d. **Resolution: Abilene Register of Historic Properties**, amend Abilene Register to update historic designations of historic properties and to remove properties with buildings that have been demolished or moved.

4. Adjournment

- a. **NOTICE**

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending the Abilene Landmarks Commission meetings. To better serve you, requests should be received forty-eight (48) hours prior to the meetings. Please contact 325-676-6237. Telecommunication device for the deaf is 676-6360.

CERTIFICATION

I hereby certify that the above notice of the meeting was posted on the bulletin board at the City Hall of Abilene, Texas, on the _____ day of _____, 2017,
at _____.

City Secretary

LANDMARKS COMMISSION
January 31, 2017
Minutes

Members Present: Steve Butman, Chair
 Michael McClellan
 Bill Minter
 Pebbles Lee
 Rick Weatherl

Members Absent: Phil Miller

Staff Present: Duane Hall, Planner II (Recording)
 Kelley Messer, Assistant City Attorney

Guests Present: Greg Shaheen

Mr. Steve Butman called the meeting to order at 4:02 P.M., declared a quorum present, and read the opening statement.

Minutes of the November 29, 2016 meeting were submitted for approval.

Ms. Lee made a motion to approve the minutes, Mr. Butman seconded the motion. The minutes were approved unanimously (5-0).

CA-2017-01, Oral Resolution and Public hearing, a request from Greg Shaheen for a Certificate of Appropriateness to replace backyard patio tile and to resurface rear exterior stairs at 1120 Elmwood Drive.

Mr. Duane Hall presented the staff report for this case with staff's recommendation.

Mr. Butman opened the public hearing.

Mr. Greg Shaheen, applicant, summarized the proposed work and made the Commission aware that staff mistakenly indicated that the color of the stained concrete would match the house color. Mr. Shaheen stated his application states the color of the stained concrete would closely match the color of the tile to be removed. Commissioners asked Mr. Shaheen:

- Where do the stairs go? Mr. Shaheen responded they go to a basement of the house.
- The size of the house? Mr. Shaheen responded it is a little over 6,000 sq. ft.
- Is the tile original to the house? Mr. Shaheen responded no and it was installed by the previous owner.

There were no other members wishing to speak.

Mr. Butman closed the public hearing.

Abilene Landmarks Commission
Meeting Minutes: January 31, 2017
Prepared by Duane Hall

The Commission began discussion on the application and staff's recommended action.

Mr. Shaheen asked to speak, and Mr. Butman reopened the public hearing.

Mr. Shaheen asked the Commission to indicate in their action that the proposed color for the patio would match the color of the tile and not the house.

Mr. Butman closed the public hearing.

Mr. Weatherl made a motion to approve CA-2017-01 as recommended by staff with the color to match the existing patio tile color as closely as possible. Mr. Minter seconded the motion. The motion was approved unanimously (5-0).

2017 Meeting Dates, Oral Resolution, schedule regular meeting dates and times of the Landmarks Commission for 2017.

Mr. Hall presented the staff report and indicated possible meeting dates that may conflict with Council workshops that may be held in Council Chambers. Mr. Hall stated that the Commission may hold meetings on these dates, but the meeting would be held in a different location in City Hall.

The Commission discussed having meeting dates one week ahead of the regular last Tuesday of the month for May, October, and December.

Mr. Weatherl made a motion to have regular Commission meetings on the last Thursday of the month except for the May meeting to be held on the 23rd, the October meeting to be held on the 24th, and the December meeting to be held on the 19th. Mr. Butman seconded the motion. The motion was approved unanimously (5-0).

Abilene Register of Historic Places, Oral Resolution, approve new format, layout, and table legend for the Abilene Register of Historic Places.

Mr. Hall presented the staff report and answered questions from the Commission.

Ms. Lee made a motion to approve the new format, layout, and table legend for the Abilene Register of Historic Places as recommended by staff. Mr. McClellan seconded the motion. The motion was approved unanimously (5-0).

2017 Work Program and Priorities, Discuss and provide feedback to staff on possible items to be considered by the Commission in 2017.

Mr. Hall presented the staff report.

Commission and staff discussion included: (1) The depot passenger shelter and other possible grant programs; (2) A workshop on historic preservation in Abilene with an update on what we have been doing and possible next steps for Abilene historic preservation; (3) More training and workshops for the Commission; (4) An update to the Commission by-laws; (5) Past success stories of saving historic buildings close to demolition; (6) Looking at an endangered list of historic properties, possibly in conjunction with non-profit organizations and an update to the Register of Historic Properties; (6) For an outreach program to owners of historic properties, we may need to be cautious and do things differently than previous programs.

No action required on this item.

ADJOURN:

Chairman Butman adjourned the meeting at 4:56 PM.

Approved: _____, Chair

Date: _____



**Planning and Zoning Commission
Agenda Memo**

Abilene Landmarks Commission Date: 2/28/2017

TO: Mr. Dana L. Schoening, Director/Planning and Development Services

FROM: Mr. Duane Hall, AICP, Planner II & Historic Preservation Officer

SUBJECT: Oral Resolution and Public Hearing: Case CA-2017-02 A request from Hailie Wolfe for a Certificate of Appropriateness to repaint exterior features of the building and install a ground-mounted sign.

GENERAL INFORMATION

LOCATION: The subject property is located at 1636 N. 20th St at the northeast corner of the intersection of N. 20th St and Grape St.

REQUESTED ACTION: The applicant is requesting a Certificate of Appropriateness to repaint exterior features of the building and to install a ground-mounted sign in front yard.

PROPERTY ZONING: MX and MX/H (Mixed Use and Historic Overlay). The Historic Overlay zoning district applies only to the middle part of the property.

PROPERTY AND BUILDING CHARACTERISTICS: The property is approximately 35,440 square feet in size and improved with a 3,600 s.f. single family house and an improved parking lot west of the house. The house, known as the Barnes/Norwood House, was built in 1907 in the Prairie School style. The property is listed in the Abilene Register of Historic Properties, and the City Council approved Historic Overlay Zoning for the building in 1986.

APPLICANT PROPOSAL: The applicant proposes the following: ·

Repaint the following exterior features:

- Exterior eaves and trim in color "Elephant Skin – Behr"
- Eave soffits in color "Copen Blue – Sherwin Williams"
- Gutters and downspouts in color "Elephant Skin – Behr"
- Dormers in color "Elephant Skin – Behr"
- Front door in color "Elephant Skin – Behr"
- Window trim in color "Elephant Skin – Behr"
- Side doors in color "Elephant Skin - Behr"
- Rear door in color "Elephant Skin - Behr"
- Rear area next to the back door in color "Elephant Skin – Behr"
- Porch columns in color "City Loft – Sherwin Williams"
- Porch ceiling in color "Copen Blue – Sherwin Williams"

Conduct ordinary repair and maintenance of mortar and stone work around porch.

Install ground-mounted sign in front yard near main entrance of home. The sign will be wood with a sign face between two posts. The sign face will be six square feet in size (3'x2') with an approximately one foot opening between the ground and sign face. The sign will be three feet in height. Color samples will be available at the meeting.

SPECIAL CONSIDERATIONS

ANALYSIS: In considering an application for a Certificate of Appropriateness, the Commission is guided by The Secretary of the Interior's Standards for Rehabilitation. There are ten standards of review, and staff has reviewed the proposed work for consistency with these standards. The proposed colors will not detract from the historic character of the building and its features, and the proposed sign is made of natural materials and small in scale in relation to the building. It is staff's opinion the proposed work is consistent with the Standards for Rehabilitation.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

PLANNING STAFF RECOMMENDATION: Based on consistency with the Standards for Rehabilitation, staff recommends the Commission by oral resolution approve the issuance of a certificate of appropriateness subject to the following condition:

The work approved in this Certificate of Appropriateness 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.

BOARD OR COMMISSION RECOMMENDATION

The Commission will hear this request on February 28, 2017.

ATTACHMENTS:

Description	Type
▣ Staff Report	Backup Material

CERTIFICATE OF APPROPRIATENESS

CASE CA-2017-02

STAFF REPORT



Report Prepared February 16, 2017

APPLICANT INFORMATION:

Hailie Wolfe, owner and applicant

HEARING DATE:

Landmarks Commission: February 28, 2017

LOCATION: The subject property is located at 1636 N. 20th St at the northeast corner of the intersection of N. 20th St and Grape St.

REQUESTED ACTION: The applicant is requesting a Certificate of Appropriateness to repaint exterior features of the building and to install a ground-mounted sign in front yard.



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 - Side doors in color "Elephant Skin - Behr"
 - Rear door in color "Elephant Skin - Behr"
 - Rear area next to the back door in color "Elephant Skin – Behr"
 - Porch columns in color "City Loft – Sherwin Williams"
 - Porch ceiling in color "Copen Blue – Sherwin Williams"
- Conduct ordinary repair and maintenance of mortar and stone work around porch

- Install ground-mounted sign in front yard near main entrance of home. The sign will be wood with a sign face between two posts. The sign face will be six square feet in size (3'x2') with an approximately one foot opening between the ground and sign face. The sign will be three feet in height.

Color samples will be available at the meeting.

ANALYSIS: In considering an application for a Certificate of Appropriateness, the Commission is guided by The Secretary of the Interior's Standards for Rehabilitation. There are ten standards of review, and staff has reviewed the proposed work for consistency with these standards. The proposed colors will not detract from the historic character of the building and its features, and the proposed sign is made of natural materials and small in scale in relation to the building. It is staff's opinion the proposed work is consistent with the Standards for Rehabilitation.

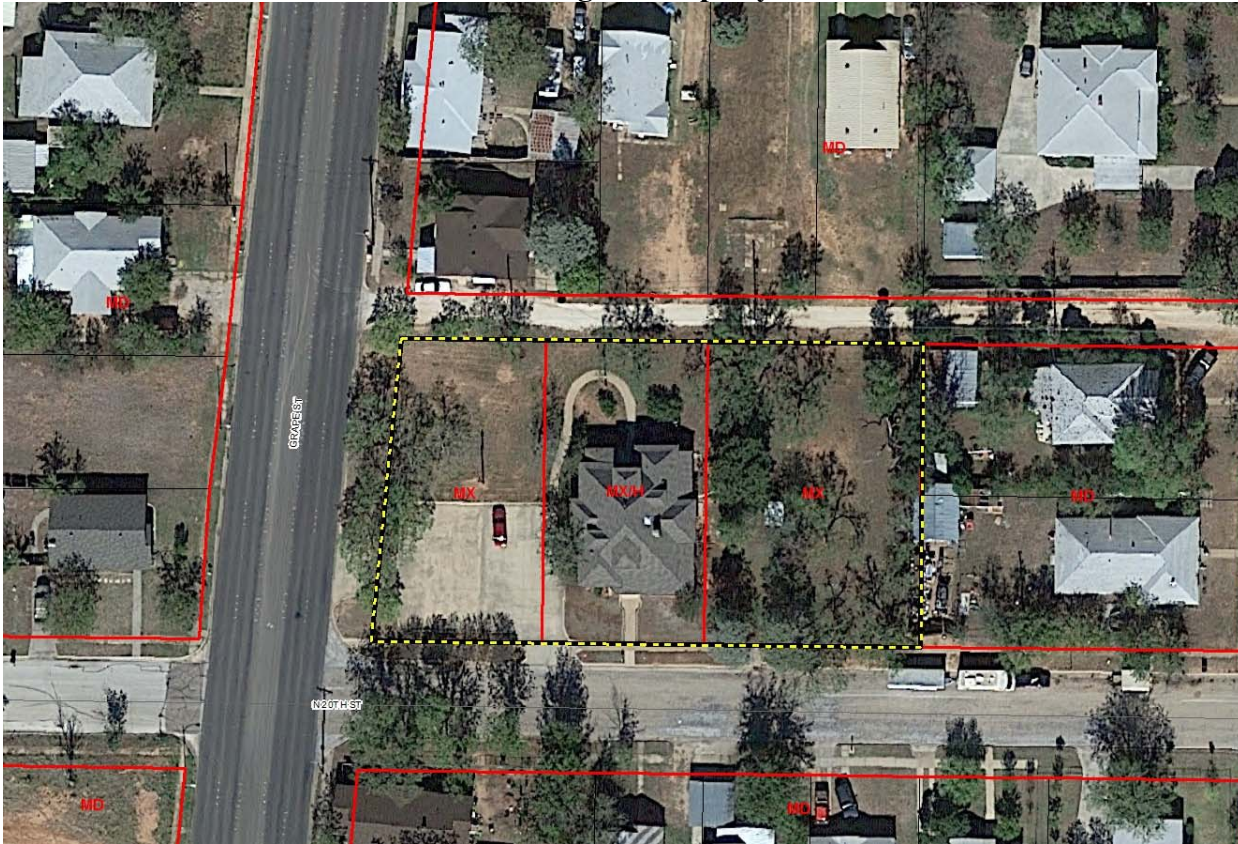
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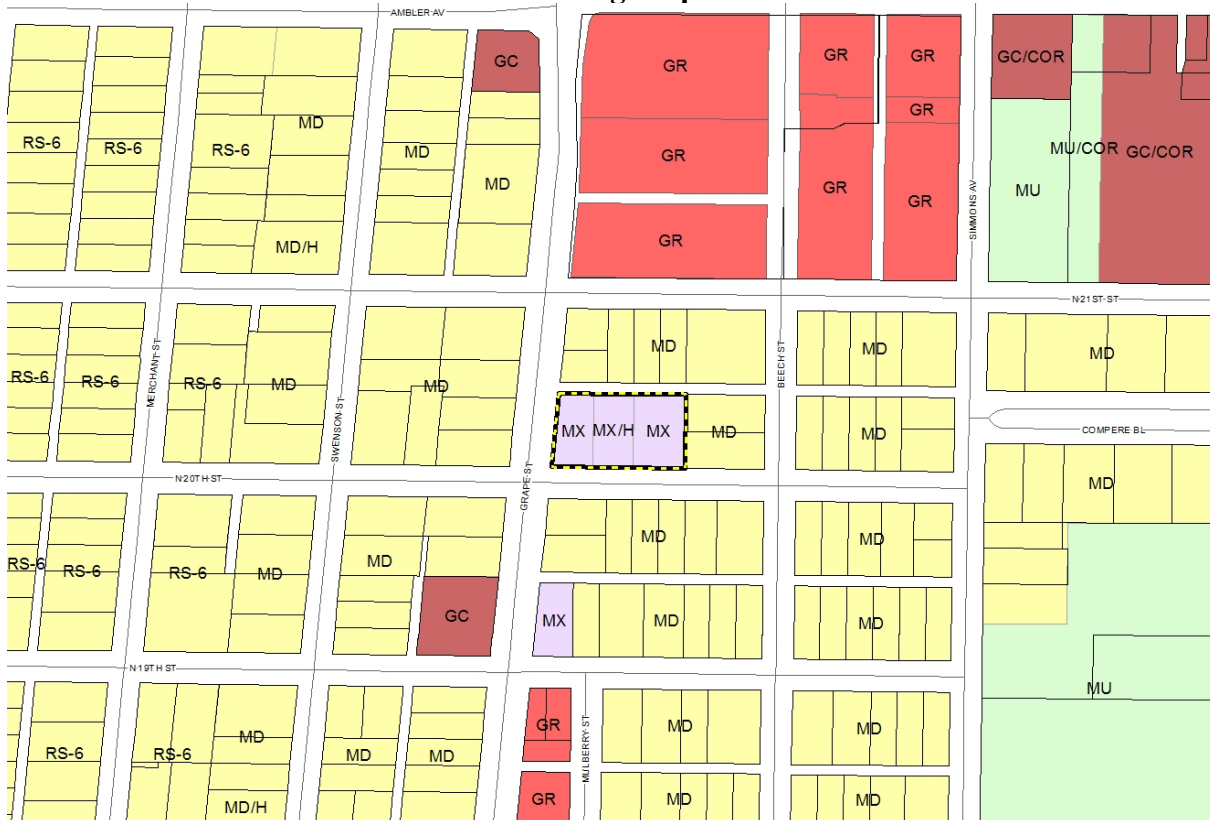
Barnes / Norwood House



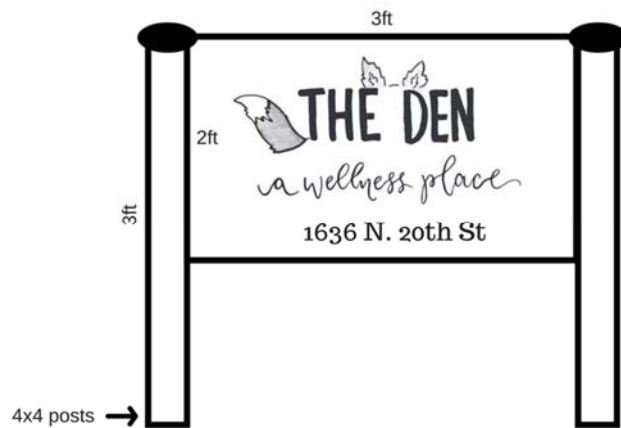
Aerial Image of Property



Zoning Map

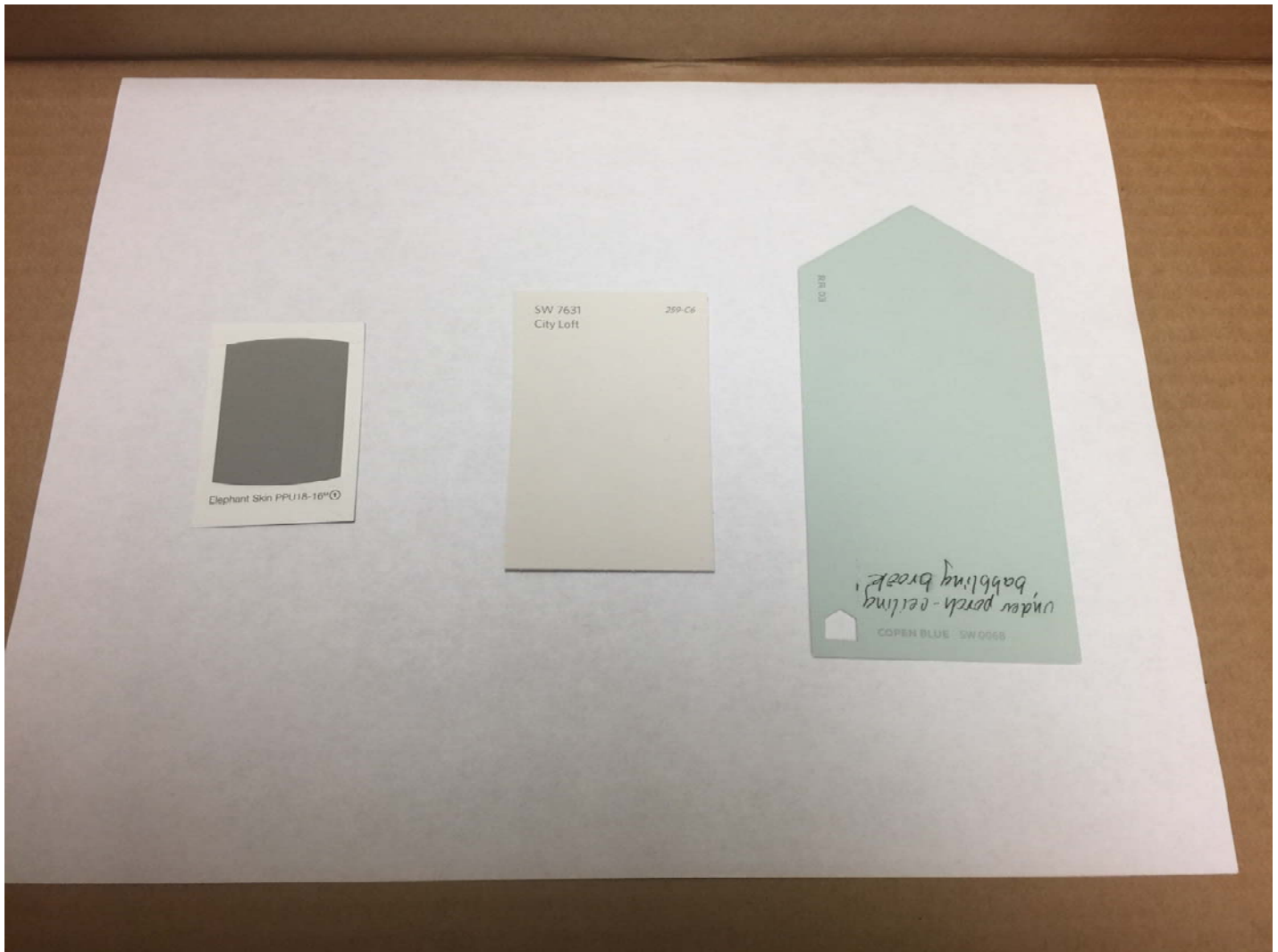


Proposed Sign



The proposed sign will look similar to this sign except the proposed sign will not have the individual reader boards beneath the main sign face.

Color Samples



Elephant Skin – City Loft – Copen Blue

Proposed Colors



**Eaves, Trim, Gutters and Downspouts – Elephant Skin
Eave Soffits – Copen Blue**



Columns

City Loft



Front Door
Elephant Skin



Window Trim
Elephant Skin



Dormers
Elephant Skin



Side Doors
Elephant Skin



Porch Ceiling

Copen Blue



Door – Elephant Skin
Wall – Elephant Skin



**Planning and Zoning Commission
Agenda Memo**

Abilene Landmarks Commission Date: 2/28/2017

TO: Mr. Dana L. Schoening, Director/Planning and Development Services

FROM: Duane Hall, AICP, Planner II & Historic Preservation Officer

**Resolution: Eligible Expenses, Establish guidelines on eligible expenses for Historic
SUBJECT: Project Tax Reductions.**

GENERAL INFORMATION

Since 1985 the City has provided property tax reductions for property owners who undertake projects to improve a historic property in the Historic Overlay zoning district. Section 30-41(1)(c) of the City Code states that eligible projects may include "exterior improvements and some interior improvements limited to the frame (walls, floor and ceiling) as well as plumbing, electrical wiring, and mechanical items (heating and air conditioning)." The City Code specifically identifies fixtures, decorative items, taxes and personal property as not being eligible for consideration.

In 2000 as part of adoption of the Landmarks Commission's By-Laws, the Commission gave further details on eligible and ineligible expenses. Because these guiding principles were adopted 17 years ago by meeting procedures by-laws, staff recommends that the Commission review and update, if necessary, the guidelines for eligible and ineligible expenses and adopt the guidelines by resolution.

Staff does not propose any changes to the guidelines previously set by the Commission, and the draft resolution iterates the guidelines as set forth in Section 7.09 of the current Commission By-Laws (see attachment).

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends the Commission approve the resolution establishing guidelines on eligible expenses for Historic Project Tax Reductions.

BOARD OR COMMISSION RECOMMENDATION

The Commission will hear this item on February 28, 2017.

ATTACHMENTS:

Description	Type
☐ Resolution	Resolution Letter
☐ By-Laws	Backup Material

LANDMARKS COMMISSION RESOLUTION NO. __ - 2017

**A RESOLUTION OF THE ABILENE LANDMARKS COMMISSION ESTABLISHING
GUIDELINES ON ELIGIBLE EXPENSES FOR HISTORIC PROJECT TAX
REDUCTIONS AS SET FORTH IN SECTION 30-41 OF THE ABILENE CITY CODE**

WHEREAS, the City Council established the Landmarks Commission to administer the provisions of the Land Development Code and other City codes appropriate for the protection and preservation of structures and lands deemed by the community to be of unique historical, architectural, and cultural value; and

WHEREAS, the Landmarks Commission is the responsible authority to review and approve or deny applications for historic project tax reductions in accordance with Section 30-41 of the City Code; and

WHEREAS, Section 30-41(1)(c) identifies project expenses eligible to receive a historic project tax reduction and also identifies items not eligible for consideration of a tax reduction; and

WHEREAS, the Landmarks Commission wishes to provide further clarification in regards to project expenses that are eligible for a historic project tax reduction.

NOW THEREFORE BE IT RESOLVED BY THE ABILENE LANDMARKS COMMISSION:

PART 1: The following is a list of eligible and ineligible work expenses the Landmarks Commission will use to guide their decisions on property tax reductions when a Historic Project Tax Reduction application is considered.

PART 2: All expenses or work must be directly related to the project. Eligible expenses will include material and labor for repairing, replacing, or adding, if like the original or as close to the original as possible, and architectural, engineering, and construction fees for the following work:

- (a) Structural walls, structural sub floors, structural ceilings, and foundations;
- (b) Minor exterior or interior demolition (major or complete demolition is not included);
- (c) Roof including structural, gutter, and drainage systems;
- (d) Plumbing and electrical wiring;
- (e) Mechanical equipment;
- (f) Security and/or fire protection systems;
- (g) Elevators in commercial buildings;
- (h) Exterior doors and windows;
- (i) Exterior paint;
- (j) Exterior brick veneers or treatments;
- (k) Façade items;
- (l) Site and building clean up;

(m) Termite damage and treatment.

PART 3: When considering individual projects, the Commission may limit or deny expenses not listed as an eligible expense. The Commission may limit or deny the following expenses:

- (a) Overhead;
- (b) Payroll;
- (c) Taxes;
- (d) Postage;
- (e) Supervisor payroll;
- (f) Equipment repairs;
- (g) Tools;
- (h) Interior cabinets (plus trim, stain, paint on these cabinets);
- (i) Portable restrooms;
- (j) Lodging and meals;
- (k) Fixtures
- (l) Any items not directly related to the structural integrity or viability of the building or structure.

PART 4: The in-kind replacement of historic fixtures for plumbing and electrical may be considered as an eligible expense if the historic fixture may be proven with documentation.

ADOPTED this 28th day of February, 2017.

Steve Butman, Chair

ATTEST:

Duane Hall, Planner II and Historic Preservation Officer

Section 7.08. Records. The Landmarks Commission shall keep minutes of its proceedings, showing the vote upon each question. Such minutes shall be a public record, filed with the Planning Director.

Section 7.09 Guiding Principles. The Commission's decisions will be guided by the Secretary of the Interior's Standards for Rehabilitation. As stated in the Standards, they are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. Copies of the Standards may be obtained from the Planning Office.

The following is a list of eligible and ineligible work the Commission will use to guide their decisions for tax credits when a Historic Project Tax proposal is being considered. See Chapter 30, Article IV, of the Abilene City Code for Historic Project Tax Reduction and Section 23-356 of the Zoning Ordinance for information and procedures.

Eligible expenses: All expenses or work must be directly related to the project. Appropriate costs for tax reduction projects on all structures will include material and labor for repairing, replacing, or adding, if like the original, or as close to the original as possible, any of the following:

Structural walls; structural sub floors; structural ceilings; exterior doors; exterior paint; mechanical equipment; windows; any exterior brick veneers or treatments; all plumbing (no fixtures*); all electrical wiring (no fixtures*); the roof including structural, gutter and drainage systems; façade items; elevators in commercial buildings; architectural, engineering, construction fees; minor or interior demolition (major or complete demolition is not included); clean up; foundations;

termite damage and treatment; security and/or fire protection systems

*provable, documented replacement of historic fixtures may be considered as eligible

Ineligible expenses: the Commission may limit or deny costs that may not be listed as they consider individual projects:

Overhead; payroll; taxes; postage; supervisor payroll; equipment repairs; tools; interior cabinets (plus trim, stain, paint on these cabinets); portable restrooms; lodging and meals; any items not directly related to the structural integrity or viability of the building or structure; fixtures (see eligible expenses above for an exception)

ARTICLE EIGHT.

AMENDMENTS TO BY-LAWS.

No changes in the By-Laws of the Landmarks Commission shall be made without the prior approval of the City Council.

ADOPTED AND APPROVED by the Landmarks Commission

this 25 day of July, 2000.

ATTEST:



Secretary



Chairperson



**Planning and Zoning Commission
Agenda Memo**

Abilene Landmarks Commission Date: 2/28/2017

TO: Mr. Dana L. Schoening, Director/Planning & Development Services

FROM: Mr. Duane Hall, Planner II & Historic Preservation Officer

**Resolution: Ordinary Repair or Maintenance, Establish guidelines for the term
SUBJECT: "ordinary repair or maintenance."**

GENERAL INFORMATION

Generally, a certificate of appropriateness is required for any work that may change an exterior feature of a building or site in the Historic Overlay zoning district. However, ordinary repair or maintenance that does not require a building permit is exempt from the certificate of appropriateness requirement. The City's historic preservation officer makes the determination of whether a project is ordinary repair or maintenance and therefore exempt from a certificate of appropriateness.

In order to provide property owners with better information as to what constitutes ordinary repair and maintenance, staff is requesting guidance from the Landmarks Commission on this matter.

The attached staff memo provides additional information including the proposed guidelines.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends the Commission approve the resolution establishing guidelines for the term "ordinary repair or maintenance."

BOARD OR COMMISSION RECOMMENDATION

The Commission will hear this request on February 28, 2017.

ATTACHMENTS:

Description		Type
▣	Memorandum	Cover Memo
▣	Resolution	Resolution Letter



MEMORANDUM

DATE: February 16, 2017

TO: Landmarks Commission

FROM: Duane Hall, Planner II and Historic Preservation Officer

SUBJECT: Guidelines for Ordinary Repair or Maintenance

Generally, a certificate of appropriateness is required for any work that may change an exterior feature of a building or site in the Historic Overlay zoning district. However, ordinary repair or maintenance that does not require a building permit is exempt from the certificate of appropriateness requirement. The City's historic preservation officer can make a determination of whether a project is ordinary repair or maintenance and therefore exempt from a certificate of appropriateness.

In order to provide property owners with better information as to what constitutes ordinary repair or maintenance, staff is requesting guidance from the Landmarks Commission on this matter. Because the Commission generally will not review work associated with ordinary repair or maintenance, it is important for the Commission to establish guidelines that will assist staff in consistently applying this exemption from the certificate of appropriateness process. Staff proposes for discussion by the Commission the following guidelines defining and providing examples of ordinary repair or maintenance:

Section 2.3.4.4(f)(1) LDC

A Certificate of Appropriateness is not required in the following instances:

- (a) Ordinary repair or maintenance of a building, structure, or site within a Historic overlay zone where no building permit is required under the City of Abilene Building Code; In-kind replacement or repair is included in this definition of ordinary maintenance.
- (b) Questions concerning whether or not the work requires a Certificate of Appropriateness may be determined by the City's Historic Preservation Officer.

PROPOSED GUIDELINES

Definition

As used in Section 2.3.4.4(f)(1) of the Land Development Code, the term "ordinary repair or maintenance" will mean work for which a Building Permit is not required under the City of Abilene Building Code, and the purpose and effect is to correct deterioration of, decay of, or damage to, the real property or structure or appurtenance, and to restore same, as nearly as practicable, to the condition prior to the occurrence of such deterioration, decay or damage.

Examples of Ordinary Repair and Maintenance

If a building permit is not required under the City of Abilene Building Code, "ordinary repair or maintenance" includes, but is not limited to, the following items:

- Repainting of exterior features in the same color;
- Caulking and weather-stripping;
- Minor landscaping, including vegetable and flower gardens, shrubbery and tree planting; pruning trees and shrubbery and other landscaping maintenance;
- Repairs to walks, patios, fences and driveways provided replacement materials match the existing materials;
- Replacement of small amounts of missing or deteriorated siding, trim, roof shingles, porch flooring, steps, etc. provided the replacement materials match the existing material;
- Replacement or repair of architectural details, when there is no change in design or materials from the original or existing detail;
- Repainting and other masonry repairs provided the replacement materials match the existing material including color;
- Replacement or repair of small amounts of missing or deteriorated fencing provided the replacement materials match the existing material.

In some previous information handouts prepared by staff, it was indicated that repainting of exterior features in a shade of the same color or in a color(s) from a historic colors paint chart was exempt from review by the Landmarks Commission. Staff is requesting specific direction from the Commission on this issue.

LANDMARKS COMMISSION RESOLUTION NO. __ - 2017

A RESOLUTION OF THE ABILENE LANDMARKS COMMISSION ESTABLISHING GUIDELINES FOR THE TERM "ORDINARY REPAIR OR MAINTENANCE" AS USED IN SECTION 2.3.4.4(f)(1) OF THE LAND DEVELOPMENT CODE

WHEREAS, the City Council established the Landmarks Commission to administer the provisions of the Land Development Code and other City codes appropriate for the protection and preservation of structures and lands deemed by the community to be of unique historical, architectural, and cultural value; and

WHEREAS, the Landmarks Commission is the responsible authority to review and approve or deny applications for Certificates of Appropriateness in accordance with Section 2.3.4.4(f) of the Land Development Code; and

WHEREAS, a Certificate of Appropriateness is not required for the ordinary repair or maintenance of a building, structure, or site within a Historic overlay where no building permit is required under the City of Abilene Building Code; and

WHEREAS, questions concerning whether or not the work requires a Certificate of Appropriateness may be determined by the historic preservation officer; and

WHEREAS, the historic preservation officer requests assistance and guidance from the Landmarks Commission in defining ordinary repair or maintenance and providing work examples of ordinary repair or maintenance; and

WHEREAS, the Landmarks Commission provides the following guidelines to assist the historic preservation officer in determining whether or not ordinary repair or maintenance work requires a Certificate of Appropriateness.

NOW THEREFORE BE IT RESOLVED BY THE LANDMARKS COMMISSION:

PART 1: As used in Section 2.3.4.4(f)(1) of the Land Development Code, the term "ordinary repair or maintenance" will mean work for which a Building Permit is not required under the City of Abilene Building Code, and the purpose and effect is to correct deterioration of, decay of, or damage to, the real property or structure or appurtenance, and to restore same, as nearly as practicable, to the condition prior to the occurrence of such deterioration, decay or damage.

PART 2: If a building permit is not required under the City of Abilene Building Code, "ordinary repair or maintenance" includes, but is not limited to, the following items:

- (a) Repainting of exterior features in the same color;
- (b) Caulking and weather-stripping;
- (c) Minor landscaping, including vegetable and flower gardens, shrubbery and tree planting; pruning trees and shrubbery and other landscaping maintenance;

- (d) Repairs to walks, patios, fences and driveways provided replacement materials match the existing materials;
- (e) Replacement of small amounts of missing or deteriorated siding, trim, roof shingles, porch flooring, steps, etc. provided the replacement materials match the existing material;
- (f) Replacement or repair of architectural details, when there is no change in design or materials from the original or existing detail;
- (g) Repainting and other masonry repairs provided the replacement materials match the existing material including color;
- (h) Replacement or repair of small amounts of missing or deteriorated fencing provided the replacement materials match the existing material.

ADOPTED this 28th day of February, 2017.

Steve Butman, Chair

ATTEST:

Duane Hall, Planner II and Historic Preservation Officer



**Planning and Zoning Commission
Agenda Memo**

Abilene Landmarks Commission Date: 2/28/2017

TO: Mr. Dana L. Schoening, Director/Planning & Development Services

FROM: Mr. Duane Hall, Planner II and Historic Preservation Officer

SUBJECT: Resolution: Abilene Register of Historic Properties, amend Abilene Register to update historic designations of historic properties and to remove properties with buildings that have been demolished or moved.

GENERAL INFORMATION

The Commission last updated the Abilene Register of Historic Properties in 2012. As a first step in bringing the Register of Historic Properties up-to-date, staff recommends clean-up amendments to reflect changes in the status of historic properties in the last five years or to correct errors previously made. These clean-up amendments address two types of changes:

- Where a historic building has been demolished or moved from the property.
- Where a historic designation on a property has changed or a historic designation was improperly applied.

The attached staff memo provides more information including the specific amendments being proposed.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends the Commission approve the resolution amending the Abilene Register of Historic Properties.

BOARD OR COMMISSION RECOMMENDATION

The Commission will hear this item on February 28, 2017.

ATTACHMENTS:

Description	Type
▣ Memorandum	Backup Material
▣ Resolution	Resolution Letter



MEMORANDUM

DATE: February 16, 2017

TO: Landmarks Commission

FROM: Duane Hall, Planner II and Historic Preservation Officer

SUBJECT: Amendments to Abilene Register of Historic Properties

The Commission last updated the Abilene Register of Historic Properties in 2012. As a first step in bringing the Register of Historic Properties up-to-date, staff recommends clean-up amendments to reflect changes in the status of historic properties in the last five years or to correct errors previously made. These clean-up amendments address two types of changes:

- Where a historic building has been demolished or moved from the property.
- Where a historic designation on a property has changed or a historic designation was improperly applied.

Staff recommends the Commission remove from the Register the following properties, where the historic building has been demolished or moved from the property:

- | | | |
|----|---|--------------------------------------|
| 1. | 2017 S 6th St (Jones House) | Building demolished in 2010 |
| 2. | 1302 Compere Bl (Collier/Anderson House) | Building moved or demolished in 2013 |
| 3. | 1400 Compere Bl (Anderson House) | Building moved or demolished in 2013 |
| 4. | 1441 Compere Bl (M.H. Compere Barn House) | Building moved in 2012 |
| 5. | 2141 Grape St (University Baptist Church) | Building demolished in 2015 |
| 6. | 224 Merchant St (Chambers House) | Building demolished in 2013 |
| 7. | 101 Oak St (Radford Grocery House) | Building demolished in 2012 |

Staff recommends the Commission amend the Register for the following properties, where a historic designation on a property has changed in the last five years or an error was previously made, to reflect the changes identified below:

8. 1133 N 2nd St Fulwiler-Cockerell Building
Remove NRHP – District Contributor designation
The building is listed as a non-contributing building in the Abilene Commercial Historic District
9. 1167 N 2nd St Commercial Building
Remove NRHP – District Contributor designation
The building is listed as a non-contributing building in the Abilene Commercial Historic District
10. 1175 N 2nd St Commercial Building
Remove NRHP – District Contributor designation
The building is listed as a non-contributing building in the Abilene Commercial Historic District
11. 1289 N 2nd St Lone Star Gas Building
Remove NRHP – District Contributor designation
The building is listed as a non-contributing building in the Abilene Commercial Historic District
12. 1343 S 3rd St Miller-McNally House
Add HO Zoning designation
The Council approved Historic Overlay zoning for the property in 2012.
13. 633 S 11th St Abilene Courts
Add NRHP – Individually Listed designation
The property was listed in the National Register of Historic Places in 2012.
14. 2200 Ambler Av Caldwell Hall
Change address to 2418 Cedar St
2200 Ambler Av is the address for the Hardin-Simmons University campus. Caldwell Hall has been assigned the individual address of 2418 Cedar St.
Add NRHP – Individually Listed designation
The building was listed in the National Register of Historic Places in 1992.
15. 174 Cypress St Old Windsor Hotel
Remove NRHP – District Contributor designation
The building is listed as a non-contributing building in the Abilene Commercial Historic District

- 16.** 644 Hickory St Peques-Jennings House
Remove NRHP – District Contributor designation
The building is not located in the Parramore Historic District.
- 17.** 910 Highland Av Fulwiler/Schoutz House
Remove NRHP – District Contributor designation
The building is not located in the Sayles Boulevard Historic District.
- 18.** 189 Locust St Burlington Railroad Station
Add HO Zoning designation
The Council approved Historic Overlay zoning for the property in 2015.
- 19.** 802 Mulberry St Ackers/Heatherly House
Remove NRHP – District Contributor designation
The building is not located in the Parramore Historic District.
- 20.** 782 Palm St Hargrove House
Add HO Zoning designation
The Council approved Historic Overlay zoning for the property in 2012.

LANDMARKS COMMISSION RESOLUTION NO. __ - 2017

A RESOLUTION OF THE ABILENE LANDMARKS COMMISSION AMENDING THE ABILENE REGISTER OF HISTORIC PROPERTIES

WHEREAS, the City Council established the Landmarks Commission to administer the provisions of the Land Development Code and other City codes appropriate for the protection and preservation of structures and lands deemed by the community to be of unique historical, architectural, and cultural value; and

WHEREAS, it is the responsibility of the Commission to maintain an Abilene Register of Historic Properties per Section 1.1.7.2(c) of the Land Development Code; and

WHEREAS, the Commission last reviewed and updated the Register of Historic Properties in 2012; and

WHEREAS, historic buildings on several properties listed on the Register of Historic Properties have been demolished or moved from the property since 2012; and

WHEREAS, the City Council has approved Historic Overlay zoning for several properties listed on the Register of Historic Properties since 2012; and

WHEREAS, the historic designations of several properties listed on the Register of Historic Properties need to be updated to reflect their current status in the National Register of Historic Places and as a Recorded Texas Historic Landmark; and

WHEREAS, the Commission wishes to update the Register of Historic Properties in order to have an accurate and true register of historic properties in Abilene.

NOW THEREFORE BE IT RESOLVED BY THE LANDMARKS COMMISSION:

PART 1: The following properties shall be deleted from the Abilene Register of Historic Properties:

- (a) 2017 S 6th St
- (b) 1302 Compere Bl
- (c) 1400 Compere Bl
- (d) 1441 Compere Bl
- (e) 2141 Grape St
- (f) 224 Merchant St
- (g) 101 Oak St

PART 2: The historic designations of the below properties in the Abilene Register of Historic Properties shall be modified as follows:

- | | |
|-------------------|--|
| (a) 1133 N 2nd St | Remove NRHP – District Contributor designation |
|-------------------|--|

(b) 1167 N 2nd St	Remove NRHP – District Contributor designation
(c) 1175 N 2nd St	Remove NRHP – District Contributor designation
(d) 1289 N 2nd St	Remove NRHP – District Contributor designation
(e) 1343 S 3rd St	Add HO Zoning designation
(f) 633 S 11th St	Add NRHP – Individually Listed designation
(g) 2200 Ambler Av	Change address to 2418 Cedar St, add NRHP – Individually Listed designation
(h) 174 Cypress St	Remove NRHP – District Contributor designation
(i) 644 Hickory St	Remove NRHP – District Contributor designation
(j) 910 Highland Av	Remove NRHP – District Contributor designation
(k) 189 Locust St	Add HO Zoning designation
(l) 802 Mulberry St	Remove NRHP – District Contributor designation
(m) 782 Palm St	Add HO Zoning designation

ADOPTED this 28th day of February, 2017.

Steve Butman, Chair

ATTEST:

Duane Hall, Planner II and Historic Preservation Officer