



City of Abilene Abilene Landmarks Commission

Notice is hereby given of a meeting of the Landmarks Commission to be held on Tuesday, May 23, 2017 at 4:00 PM at 555 Walnut Street, Basement Conference Room, for the purpose of considering the following agenda items.

1. **Call to Order**
2. **Minutes**
 - a. Approval of meeting minutes from April 25, 2017
3. **Agenda Items:**
 - a. **CA-2017-01:** Public hearing to consider a request from Annemarie Holder, agent Rick Landers, for a Certificate of Appropriateness to make minor exterior alterations, construct a pergola, and repaint the exterior of the house, located at 2145 Idlewild Street.
 - b. **Z-2017-11:** Public hearing and possible vote to recommend approval or denial to the Planning & Zoning Commission of a request from the City of Abilene to rezone property from MD/H (Residential Medium Density/Historic Overlay) to MD (Residential Medium Density), being 0.43 acres located at 857 Peach Street, legal description being Lots 16 & 17 and the north 1/2 of Lot 18, Block A, Hughes Subdivision, out of Block 186, Original Town, Abilene, Taylor County, Texas; filed for record Deed Records Volume E, Page 640.
 - c. **Z-2017-12:** Public hearing and possible vote to recommend approval or denial to the Planning & Zoning Commission of a request from the City of Abilene to rezone property from CB/H (Central Business/Historic Overlay) to CB (Central Business), being 0.16 acres located at 750 Mesquite Street, legal description being Lot 27, Lewis Subdivision of Block 147, Original Town, Taylor County, Texas.
 - d. **Abilene Register of Historic Properties Guidelines:** Possible vote to consider adoption by resolution of guidelines for the listing of properties in the Abilene Register of Historic Properties.
 - e. **Election of Officers,** Election of the Landmarks Commission chair, vice chair, secretary, and sergeant at arms.
4. **Adjournment**

CERTIFICATION

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.

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



**Planning and Zoning Commission
Agenda Memo**

Abilene Landmarks Commission Date: 5/23/2017

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

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

SUBJECT: CA-2017-01: Public hearing to consider a request from Annemarie Holder, agent Rick Landers, for a Certificate of Appropriateness to make minor exterior alterations, construct a pergola, and repaint the exterior of the house, located a 2145 Idlewild Street.

GENERAL INFORMATION

The applicant is requesting a certificate of appropriateness to make exterior alterations to a 2,298 s.f., one-and-one-half story house known as the Burditt House and built in 1928. The applicant proposes the following:

1. To extend out the front entry roof to provide a covered area;
2. To remove two windows at the front porch and replace with French doors;
3. To remove the side door and replace with windows;
4. To remove a window on east elevation and replace it with a transom window;
5. To construct a pergola near the detached garage; and
6. To repaint the exterior of the house in a color to closely match the existing color.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

The Landmarks Commission will hear this item on May 23, 2017.

ATTACHMENTS:

Description	Type
□ Staff Report	Backup Material

CERTIFICATE OF APPROPRIATENESS

CASE CA-2017-06

STAFF REPORT



REQUEST: Certificate of Appropriateness

APPLICANT:

Annemarie Holder, owner; Rick Landers, agent

HEARING DATES:

Landmarks Commission: May 23, 2017

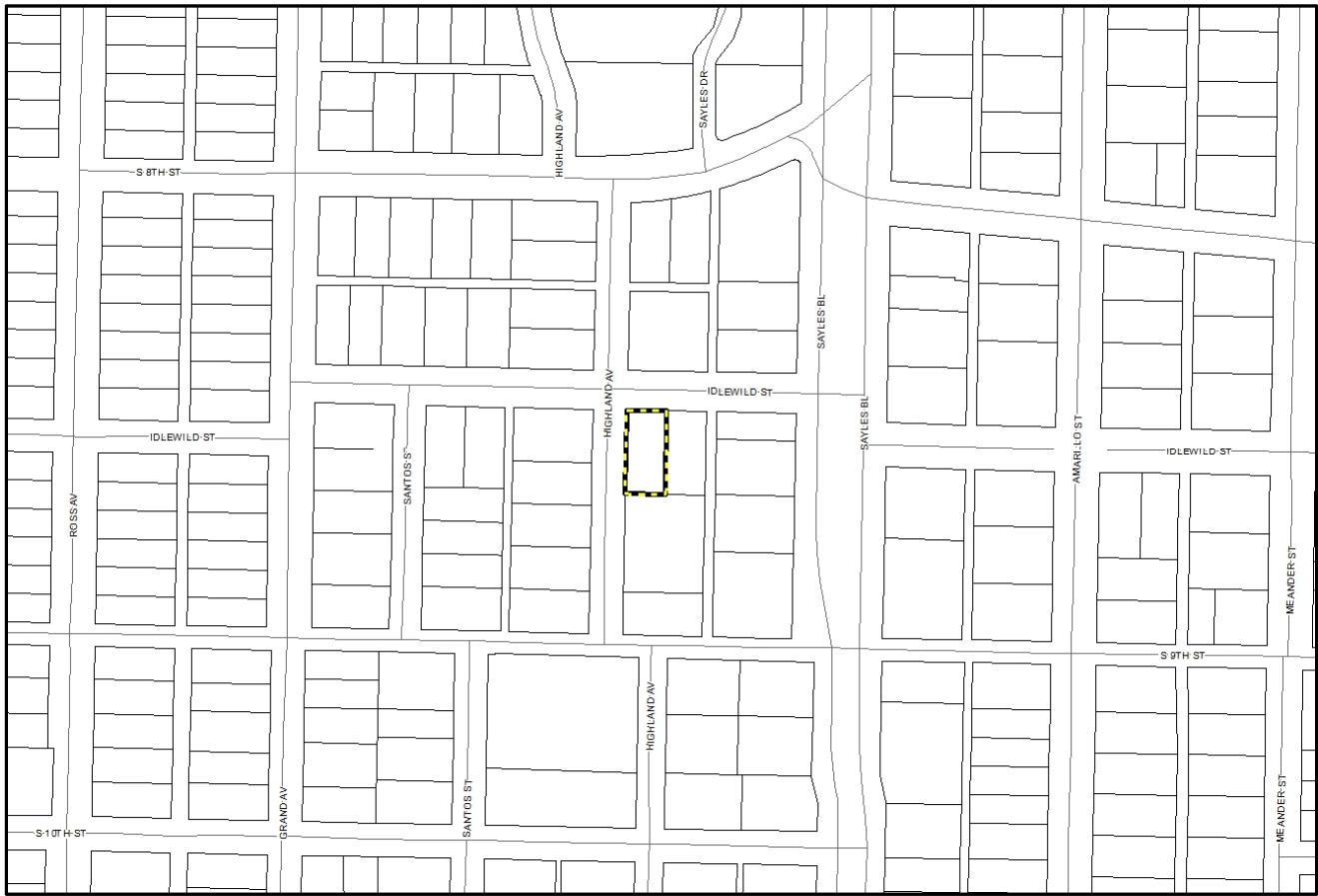
LOCATION:

2145 Idlewild St, at the southeast corner of Idlewild St and Highland Ave, consisting of 0.15 acres

PROPOSAL:

Certificate of Appropriateness to make minor exterior alterations to front entry, porch windows, west elevation side door, and an east elevation window; to construct a pergola next to the detached garage, and to repaint the exterior of the house. The applicant proposes the following:

1. To provide a covered area for the front entry, the roof of the entry will be extended out approximately four feet. The roof will be supported by two cedar posts, 6"x6", set in concrete near the bottom of the steps. The cedar posts will be stained and the roof frame will be painted in the same color as proposed for the house exterior. The proposed stain is Sherwin-Williams, Exterior Semi-Transparent Stain, Riverwood (SW 3507).
2. The two windows at the back of the front porch will be removed and be replaced by French doors. The doors may be painted to match the color of the front door or stained. The door type will be a Knotty Alder 6 Lite TDL IG Arched Top Rail Double from GlassCraft Door Company. The porch is currently only accessible from the outside, and the French doors will allow access to the porch from the interior.
3. The side door on the west elevation will be removed and be replaced by a window(s). The proposed window(s) will match the style, materials, and color of the window directly north of the side door. The steps and landing will be removed, and any wall area not covered by the window(s) will be filled in with brick painted in the same color as proposed for the house exterior.
4. The window on the east elevation (near the rear of the building) will be replaced with a new transom window that will match the existing transom window on the south elevation.
5. A 12'x18' stained cedar pergola will be constructed near or abut the garage at the south end of the property. The proposed stain is Sherwin-Williams, Exterior Semi-Transparent Stain, Riverwood (SW-3507).
6. The exterior of the house will be repainted in a color to closely match the existing color. The proposed color Sherwin-Williams, A-100 Satin Finish, Panda White (SW 6147).



DEVELOPMENT STANDARDS:

The following sections of the City of Abilene Land Development Code apply to the certificate of appropriateness request:

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

PROPERTY AND BUILDING CHARACTERISTICS:

The property is 6,720 square feet in size and improved with a 2,298 square-foot, one-and-one-half-story single family house and a detached garage/apartment building. The house, known as the Burditt House, was built in 1928; the detached garage/apartment building was built around 1930. It is a Tudor style house with English Cottage Revival influences. The building is in good condition, and new roofing material (Laminated Shingle) was installed in 2016. It appears that a rear addition or enclosure of a porch was made to the building after its original construction with the side door probably added at that time.

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 staff focused on the standards for retaining and preserving the historic character of the property, avoiding the removal of historic materials or alteration of features that characterize a property, and preserving distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property.

It is staff's opinion the project is consistent with the Secretary of the Interior's standards based on the following findings:

1. The covered entrance extension will only minimally alter the entrance feature. The roofline will be retained and there will be no changes to the walls of the front entrance.
2. Although the French doors will alter the appearance of the rear of the porch, this will not significantly alter the front features of the building. The French doors will be recessed at the back end of the porch, and their visibility will be muted by shadows since this part of the porch is not in direct sunlight.
3. The side door is not an historic feature, the window replacement will match existing historic window features of the west elevation, and the new brick will be painted and blend in with existing brick wall.
4. The east elevation window is not visible from public ways.
5. The pergola will be constructed of natural materials and will be located to the side of the detached garage. It will not obstruct views of the garage.
6. The proposed paint color is similar to the existing exterior color and will not alter the appearance of the building.

STAFF RECOMMENDATION:

Staff recommends the Commission by oral resolution approve the issuance of a certificate of appropriateness according to Section 2.3.4.4(f) of the Land Development Code, 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.

WEB RESOURCES:

Historic Survey Page on the City of Abilene – Historic Buildings and Districts website:

<https://www.ruskinarc.com/city-of-abilene-texas/city-of-abilene-texas/5159-2145>

Sherwin-Williams, Panda White (SW 6147)

<https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family/SW6147-panda-white#/6147/?s=coordinatingColors&p=PS0>

ATTACHMENTS:

1. Secretary of the Interior's Standards for Rehabilitation
2. Application
3. Aerial image of property
4. Photographs of property and building

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.



Application for Certificate of Appropriateness

Abilene Planning & Development Services Department, 555 Walnut St, P.O. Box 60, Abilene, TX 79604

Application Filing Fee: \$50

APPLICANT NAME: ~~ANNE MARIE~~ ANNE MARIE HOLDEN

MAILING ADDRESS: 2145 IDLEWILD ABILENE, TX 79605

PHONE NUMBER: 325-829-2215 E-MAIL: AHOLDEN187@GMAIL.COM

AGENT NAME: RICK LANDERS

MAILING ADDRESS: 1902 SM TREADAWAY ABILENE, TX.

PHONE NUMBER: 325-677-3882 E-MAIL: ABILENECONSTRUCTORS@YAHOO.COM

PROJECT ADDRESS / LOCATION: 2145 IDLEWILD

PROJECT INFORMATION

The Commission has the responsibility of protecting historic properties in the Historic Overlay zoning district from inappropriate changes. It is important to remember that the Landmarks Commission will not approve your project unless it is shown to the satisfaction of the Commission that 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 PROJECT DESCRIPTION

(OVER)

3/1/2017

Application for Certificate of Appropriateness, Page 2

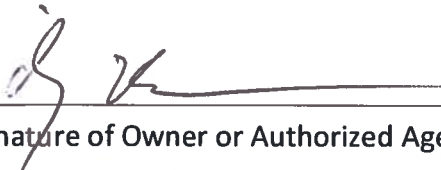
REASONS FOR WORK (Provide reason(s) you feel the proposed exterior work is necessary and/or consistent with the historic character of the property.)

ADDITIONAL INFORMATION

On a case-by-case basis City staff may require additional information to be submitted with the application or prior to the Landmarks Commission meeting. Staff will assist you in determining which of the following information is required:

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.

 4-5-17
Signature of Owner or Authorized Agent Date

For Office Use Only

Date Filed: 5/5/2017 Fee Receipt #: 0001022105 Case Number: CA- 2017-06

Commission Action:

- Approved
 Approved with Conditions
 Denied
- _____, Landmarks Commission, Chair Date

Final Inspection and Approval:

_____, Historic Preservation Officer Date

3/1/2017

2145 Idlewild St – Project Description

1. **Front Entry** – To provide a covered area for the front entry, the roof of the front entry will be extended out approximately four feet. The roof will be supported by two cedar posts, 6"x6", set in concrete near the bottom of the steps. The cedar posts and roof frame will be painted in the same color as proposed for the house exterior. ^{STAINED}
2. **Porch Area** – The two windows at the backside of the porch will be removed and replaced by French doors. A product specification sheet on the proposed doors will be provided. The doors may be painted to match the color of the existing front door. ^{AND ON STAINED}
3. **Side Door** – The side door on the west elevation will be removed and be replaced by a window(s). The proposed window(s) will match the style, materials, and color of the window directly north of the side door. The area not covered by the window will be filled in with brick painted in the same color as proposed for the house exterior.
4. **Window on East Elevation** – This part of the house is ^{ALREADY A BATHROOM} ~~being converted into a bathroom~~, and this window will be replaced. The new window will be a transom window that will match the existing transom window on the south elevation.
5. **Pergola** – A 12'x18' stained cedar pergola will be constructed near the garage at the south end of the property. A location has not been set as we are trying to determine the required setbacks.
6. **Painting of House** – The exterior of the house will be repainted in a color to closely match the existing color. The proposed color will be: ^{PANDA WHITE SW 6147}
^{A-100 SATIN FINISH}

STAIN COLOR = RIVERWOOD 3507 (FROM STEVEN WILLIAMS)
SUPER DECK STAIN (SEMI-TRANSPARENT)

6 Lite Arched Top Rail Double TDL "Low-E" Mahogany & Alder Entry • 8'0" Tall



TDL Knotty Alder 6 Lite

Optional panel with V-Grooves shown at right



TDL Mahogany 6 Lite

Optional panel with V-Grooves shown at right

6 Lite TDL IG Arched Top Rail Double with straight muntin bars with or without V-Grooved Panels

Standard Door Options

IG Beveled Low-E Glass included
17/16" wide straight muntin bars included

Available sizes

36" door 3'0" x 8'0" (with 5/4" stiles)
30" door 2'6" x 8'0" (with 5/4" stiles)

Door Stock Numbers

ED8278A 5'0" x 8'0" (pair 2'6" doors)
ED8378A 6'0" x 8'0" (pair 3'0" doors)
ED8278AV 5'0" x 8'0" V-Grooved (pair 2'6" doors)
ED8378AV 6'0" x 8'0" V-Grooved (pair 3'0" doors)

Pre-hung Part Numbers

Pre-hung Double Door Unit TDLSTED5-5 (5'-0" X 8'-0"doors)
Pre-hung Double Door Unit TDLSTED5-6 (6'-0" X 8'-0"doors)

6 Lite TDL IG Arched Top Rail Double with straight muntin bars with or without V-Grooved Panels

Standard Door Options

IG Beveled Low-E Glass included
17/16" wide straight muntin bars included

Available sizes

36" door 3'0" x 8'0" (with 5/4" stiles)
30" door 2'6" x 8'0" (with 5/4" stiles)

Door Stock Numbers

LD8278A 5'0" x 8'0" (pair 2'6" doors)
LD8378A 6'0" x 8'0" (pair 3'0" doors)
LD8278AV 5'0" x 8'0" V-Grooved (pair 2'6" doors)
LD8378AV 6'0" x 8'0" V-Grooved (pair 3'0" doors)

Pre-hung Part Numbers

Pre-hung Double Door Unit TDLSTED5-5 (5'-0" X 8'-0"doors)
Pre-hung Double Door Unit TDLSTED5-6 (6'-0" X 8'-0"doors)

These doors may also be ordered with any of the strap options shown below. See pages 14-15 for more information on these options.



V-Groove Clavos
4 L Straps + 2 T Straps + 2 Angled Straps + 2 Arched Straps
Florentine Straps
Arch Top Prehang



V-Groove Strap 12F
Arch Top Prehang



V-Groove Arch Top Prehang



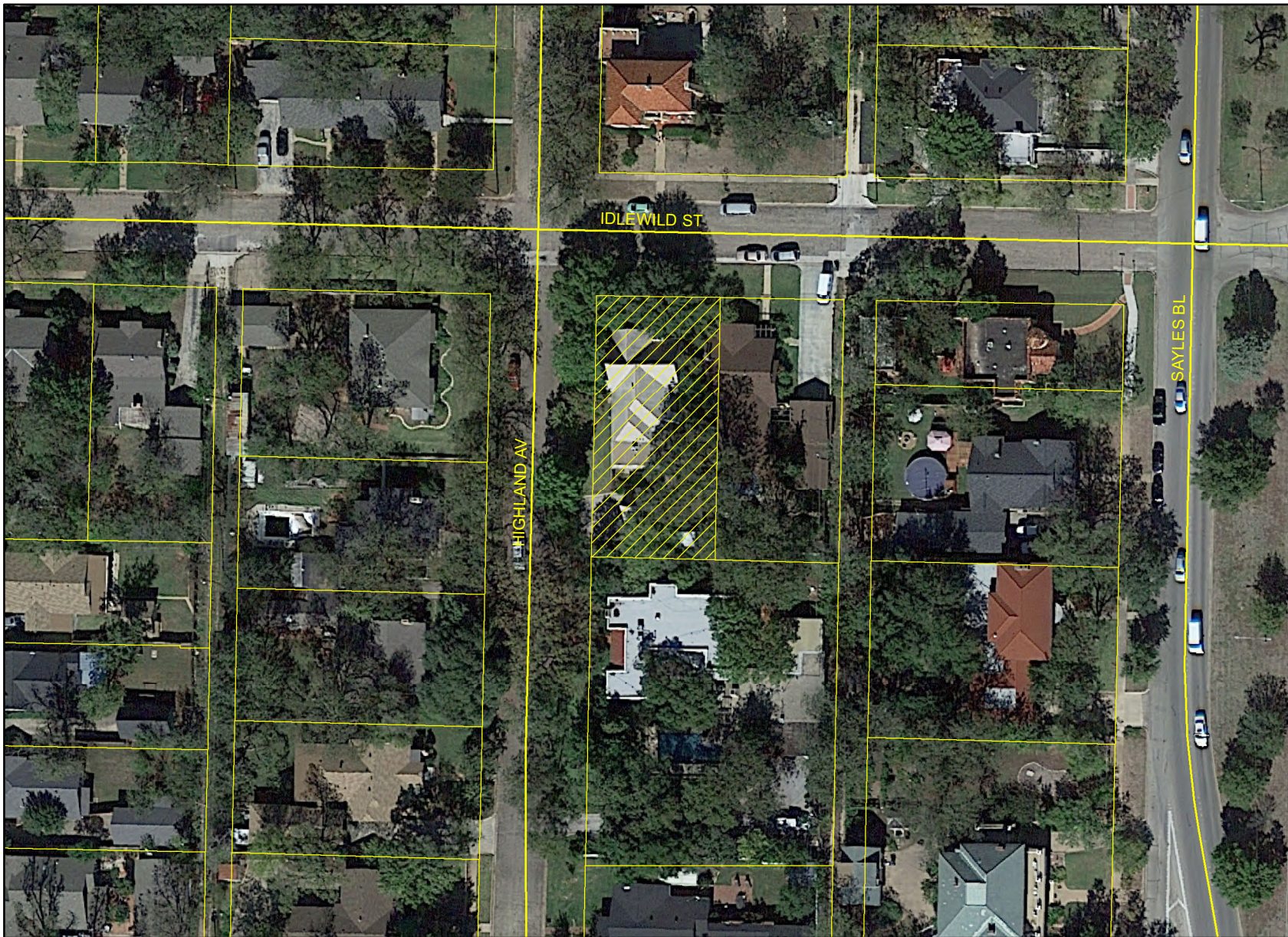
4 L Straps + 2 T Straps + 2 Angled Straps + 2 Arched Straps
Florentine Straps
Arch Top Prehang



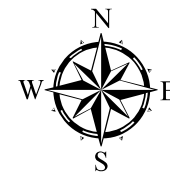
V-Groove Strap 12M
Arch Top Prehang



V-Groove Clavos
4 L Straps + 2 T Straps + 2 Angled Straps + 2 Arched Straps / Florentine Straps
Arch Top Prehang




Aerial Map



Legend

Case

 CA-2017-06



Planning & Development

S E R V I C E S

Photographs



The Burditt House



Photographs



Roof to be extended over front entry



Windows to be removed and replaced with French doors



Photographs



*Side door to be removed and replaced with window style below
Remaining area to be filled in with painted brick*



Photographs



*Window to be removed – Not visible from public ways
To be replaced with window style below*



Planning & Development
S E R V I C E S

Photographs



Area where pergola will be constructed





**Planning and Zoning Commission
Agenda Memo**

Abilene Landmarks Commission Date: 5/23/2017

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

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

Z-2017-11: Public hearing and possible vote to recommend approval or denial to the Planning & Zoning Commission of a request from the City of Abilene to rezone property from MD/H (Residential Medium Density/Historic Overlay) to MD (Residential Medium Density), being 0.43 acres located at 857 Peach Street, legal description being Lots 16 & 17 and the north 1/2 of Lot 18, Block A, Hughes Subdivision, out of Block 186, Original Town, Abilene, Taylor County, Texas; filed for record Deed Records Volume E, Page 640.

GENERAL INFORMATION

The City of Abilene proposes to rezone the property from MD (Residential Medium Density/Historic Overlay) to MD (Medium Density Residential), which will remove the Historic Overlay zoning district on the parcel.

The property was located in a Historic Overlay district in 1993 because the building on the property embodied characteristics distinctive of a type, period, and method of construction and architecture and was of historic significance and value to heritage of Abilene. The building was damaged beyond repair by fire in 1994, and with the loss of the historic building and the property being vacant, the property no longer exhibits any characteristics meriting a Historic Overlay district.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

The Landmarks Commission will hear this item on May 23, 2017.

ATTACHMENTS:

Description	Type
▣ Staff Report	Backup Material

ZONING CASE Z-2017-11

STAFF REPORT

REQUEST: Rezoning

APPLICANT:

City of Abilene

OWNER:

Mario L. Purcell

HEARING DATES:

Landmarks Commission: May 23, 2017

P & Z Commission: June 5, 2017

City Council 1st Reading: June 22, 2017

City Council 2nd Reading: July 13, 2017

LOCATION:

857 Peach St, on the east side of Peach St 200 feet north of S 9th St, consisting of 0.43 acres

PROPOSAL:

Rezone property from MD/H (Residential Medium Density/Historic Overlay) to MD (Residential Medium Density) zoning. The City of Abilene is seeking to rezone a 0.43 acre parcel located at 857 Peach St, legal description being Lots 16 & 17 and the north 1/2 of Lot 18, Block A, Hughes Subdivision, out of Block 186, Original Town, Abilene, Taylor County, Texas; filed for record Deed Records Volume E, Page 640. The City of Abilene proposes to rezone the parcel from MD (Residential Medium Density/Historic Overlay) to MD (Medium Density Residential), which will remove the Historic Overlay zoning district on the parcel.



DEVELOPMENT STANDARDS:

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

- Chapter 2. Article 3. Division 4, Section 4: Historic Overlay (HO) District

APPLICATION REVIEW:

According to Section 1.4.1.4, Criteria for Approval, in the City of Abilene Land Development Code, in making a determination regarding a requested zoning change, the Landmarks Commission, Planning and Zoning Commission and the City Council may consider the following factors:

- (1) Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use and Development Plan map, as amended;**

The proposed rezoning will not change the base zoning district on the property and will not change the types and intensities of land uses allowed on the property. The rezoning will not be inconsistent with any policies of the Comprehensive Plan.

- (2) Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified;**

	Zoning	Existing Land Use
North	MD	Single Family Residence
South	MD	Vacant
East	MD	Single Family Residences
West	MD	Single Family Residences

The proposed rezoning will not change the base zoning district on the property and will not change the types and intensities of land uses allowed on the property.

- (3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area; and**

The proposed rezoning will not change the base zoning district on the property and will not change the types and intensities of land uses allowed on the property.

- (4) Any other factors which will substantially affect the public health, safety, morals, or general welfare.**

The proposed rezoning will not change the base zoning district on the property and will not change the types and intensities of land uses allowed on the property.

According to Section 2.3.4.4(c), Criteria for Designation, in the City of Abilene Land Development Code, the property or properties must exhibit one or more of the following characteristics in order to establish a Historic Overlay district:

1. Significance or value to the development, heritage, or cultural characteristics of the city, state, or country. This significance can be in history, archeology, or culture.
2. Association with events or persons that have made a significant contribution to our past.
3. Embodiment of characteristics distinctive of a type, period, or method of construction or architecture, or representing a significant and distinguishable entity whose components may lack individual distinction.
4. Yielding, or may be likely to yield, historical information.
5. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood or the community.
6. Represents the works of a master designer, architect, builder, or craftsman.

The property was located in a Historic Overlay district in 1993 because the building on the property embodied characteristics distinctive of a type, period, and method of construction and architecture and was of historic significance and value to heritage of Abilene. With the loss of the historic building and the property being vacant, the property no longer exhibits any characteristics meriting a Historic Overlay district.

STAFF COMMENTS:

At the request of the property owner, the City Council, in May 1993, approved a rezoning to place the property in the Historic Overlay (HO) zoning district. A Folk Victorian style home, built in 1902, was located on the property. The City Council determined the building exhibited historic characteristics and significance warranting the HO designation. On January 1, 1994, the historic building was damaged beyond repair by fire. The owner demolished the building after receiving City approval.

In similar situations when a historic building was destroyed or demolished and the property was in the HO district, the Planning Director initiated a rezoning application and the Council approved the rezoning to remove the property from the HO district. This was most recently done in 2013 for 101 Oak Street, where the 1904 Radford Grocery Company building was substantially damaged by fire in February 2012.

For reasons unknown, the City did not initiate a rezoning on the property at 857 Peach Street. The property is currently vacant and remains in the HO district. Based on past City practice and there is no historic building or feature on the property, the Planning Director initiated this rezoning to remove the property from the HO district.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed rezoning.

LANDMARKS COMMISSION RECOMMENDATION:

The Landmarks Commission will consider this request at their May 23, 2017 meeting.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission will consider this request at their June 5, 2017 meeting.

NOTIFICATION:

The Planning Services Division mailed a letter on May 9, 2017 to the property owner informing them of the City's proposed rezoning. At least 10 days prior to the Planning & Zoning Commission hearing, the Planning Services Division will send public notices to property owners within a 200-foot radius.

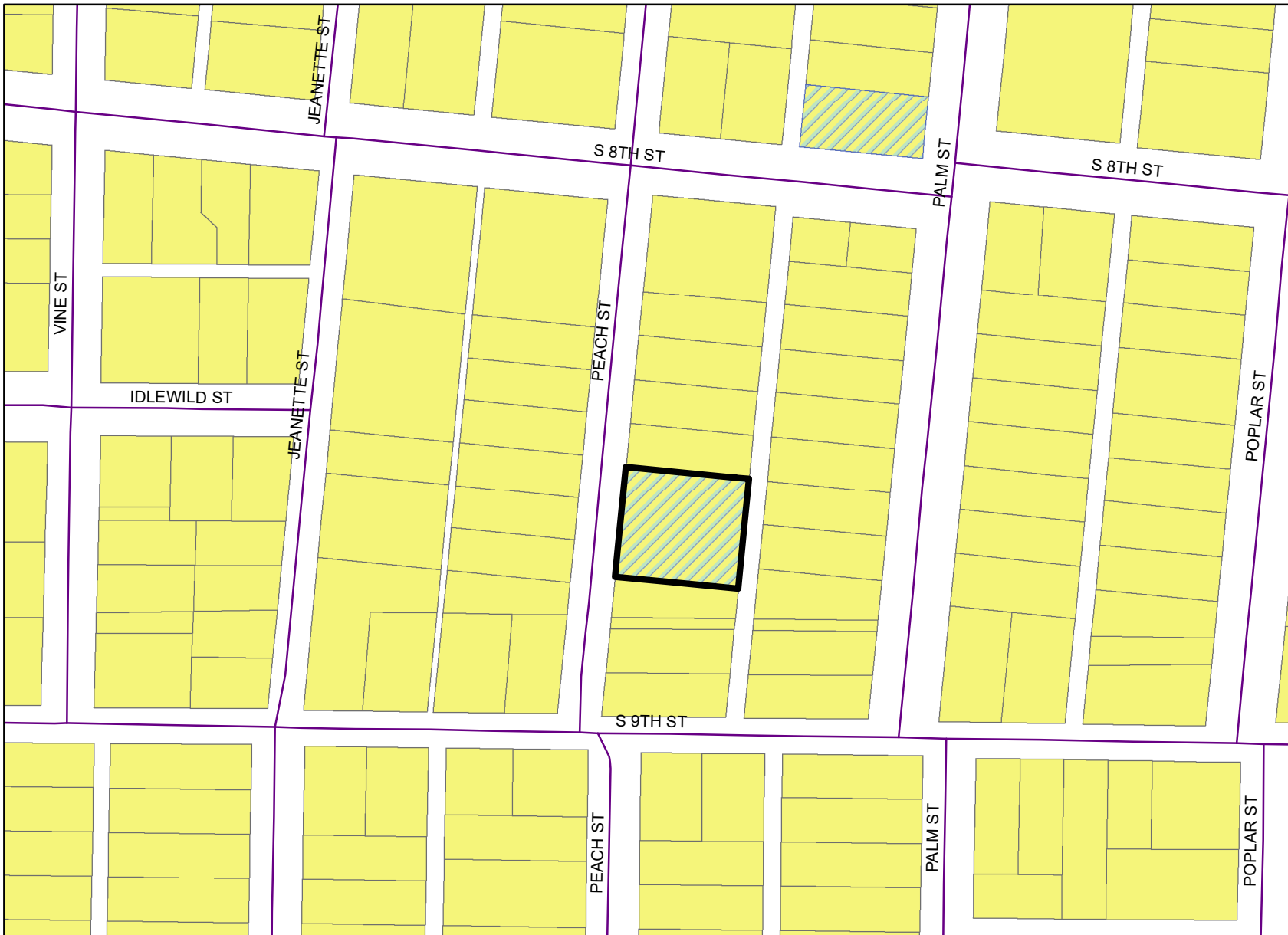
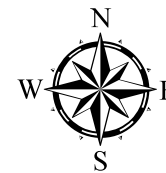
OWNER	SITUS	RESPONSE
BISHOP OF THE ROMAN CATH	866 PEACH ST	
CHARLIE THYNE INC	1602 S 9TH ST	
CHARLIE THYNE INC	890 PEACH ST	
CHARLIE THYNE INC	888 PEACH ST	
D & PF INVESTMENTS	858 PEACH ST	
FIORENZA JOSEPH A	826 PEACH ST	
FIROENZA JOSEPH A TR	842 PEACH ST	
GONZALES CHRISTINA GOOCHMAN	881 PEACH ST	
GONZALES CHRISTINA GOOCHMAN	1542 S 9TH ST	
HALFACER JOHN	902 PALM ST	
HERNANDEZ JOSE J	848 PALM ST	
HERNANDEZ JOSE J	844 PALM ST	
HERNANDEZ PAUL T	825 PEACH ST	
HOLMES JAMES R & NANCY		
HOLMES JAMES R & NANCY	866 PALM ST	
HUERTA DANIEL A	850 PALM ST	
HUERTA JOSE ALBERTO & IMELDA	858 PALM ST	
KIRBY LESTER LEE	1541 S 9TH ST	
LEMMONS TARA	873 PEACH ST	
MARTINEZ FEDERICO	874 PALM ST	
MAYFIELD LARAMY MOREN	818 PALM ST	
MUNOZ MARCO ANTONIO & DIANA	817 PEACH ST	
OLSEN KIRSTIAN N	1518 S 9TH ST	
OLSEN KIRSTIAN N	882 PALM ST	
PFEIFER MICHAEL MOST REV	874 PEACH ST	
PURCELL MARIO L	865 PEACH ST	
PURCELL MARIO L		
PURCELL MARIO L	857 PEACH ST	
RCD HOLDINGS LLC	1529 S 9TH ST	
RIVERA MARY	833 PEACH ST	
ROMAN CATHOLIC BISHOP OF	834 PEACH ST	
ROMERO PEDRO & LAURA G	826 PALM ST	
ROMERO PEDRO & LAURA G	826 1/2 PALM ST	
RYAN PATRICIA JANETTE	841 PEACH ST	
SACRED HEART	853 JEANETTE ST	
SACRED HEART	861 JEANETTE ST	
SACRED HEART	1642 S 9TH ST	
SACRED HEART	850 PEACH ST	
SACRED HEART CATHOLIC	837 JEANETTE ST	
SACRED HEART CATHOLIC	845 JEANETTE ST	
SACRED HEART CATHOLIC	810 PEACH ST	
THE ROMAN CATHOLIC BISHOP	1618 S 9TH ST	

VALERO FILBERT & OLGA	834 PALM ST	
VELEZ ROBERTO L & OLIVIA	902 PEACH ST	

ATTACHMENTS:


- Zoning Map
- Aerial Map
- Notification Map
- Parcel Photographs

Zoning Map




Legend

Case

 Z-2017-11

Zoning Districts

 MD: Medium Density Residential

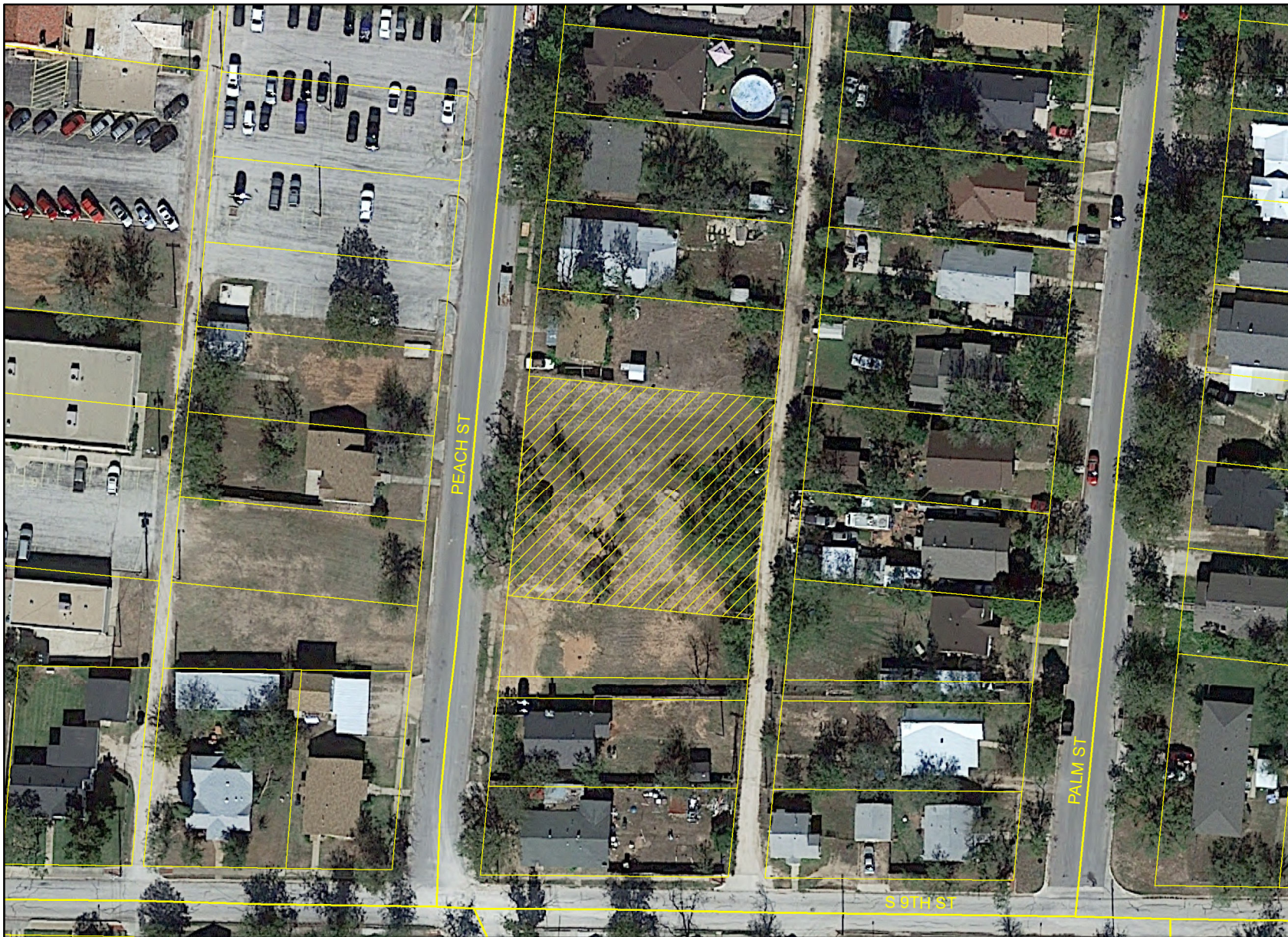
Corridors/Overlays

 Historic Overlay

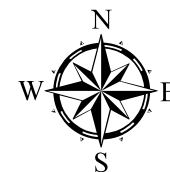


Planning & Development

S E R V I C E S




Aerial Map



Legend

Case

 Z-2017-11



Planning & Development

S E R V I C E S

Notification Map



- Legend**
- 200' Buffer
 - Case**
 - Z-2017-11



Planning & Development

S E R V I C E S

Photographs



Historic Building on Property in 1993



Property in 2017



Planning & Development
S E R V I C E S



**Planning and Zoning Commission
Agenda Memo**

Abilene Landmarks Commission Date: 5/23/2017

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

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

Z-2017-12: Public hearing and possible vote to recommend approval or denial to the Planning & Zoning Commission of a request from the City of Abilene to rezone property from CB/H (Central Business/Historic Overlay) to CB (Central Business), being 0.16 acres located at 750 Mesquite Street, legal description being Lot 27, Lewis Subdivision of Block 147, Original Town, Taylor County, Texas.

GENERAL INFORMATION

The City of Abilene proposes to rezone the property from CB/H (Central Business/Historic Overlay) to CB (Central Business), which will remove the Historic Overlay zoning district on the parcel.

The property was located in a Historic Overlay district in 1996 because the building on the property embodied characteristics distinctive of a type, period, and method of construction and architecture and was of historic significance and value to heritage of Abilene. The building was demolished in 2010, and with the loss of the historic building and the property being vacant, the property no longer exhibits any characteristics meriting a Historic Overlay district.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

The Landmarks Commission will hear this item on May 23, 2017.

ATTACHMENTS:

Description	Type
□ Staff Report	Backup Material

ZONING CASE Z-2017-12

STAFF REPORT

REQUEST: Rezoning

APPLICANT:

City of Abilene

OWNER:

Georgia B. Sanders

HEARING DATES:

Landmarks Commission: May 23, 2017

P & Z Commission: June 5, 2017

City Council 1st Reading: June 22, 2017

City Council 2nd Reading: July 13, 2017

LOCATION:

750 Mesquite St, on the west side of Mesquite St 300 feet north of N 7th St, consisting of 0.16 acres

PROPOSAL:

Rezone property from CB/H (Central Business/Historic Overlay) to CB (Central Business) zoning. The City of Abilene is seeking to rezone a 0.16 acre parcel located at 750 Mesquite St, legal description being Lot 27, Lewis Subdivision of Block 147, Original Town, Abilene, Taylor County, Texas. The City of Abilene proposes to rezone the parcel from CB/H (Central Business/Historic Overlay) to CB (Central Business), which will remove the Historic Overlay zoning district on the parcel.



DEVELOPMENT STANDARDS:

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

- Chapter 2. Article 3. Division 4, Section 4: Historic Overlay (HO) District

APPLICATION REVIEW:

According to Section 1.4.1.4, Criteria for Approval, in the City of Abilene Land Development Code, in making a determination regarding a requested zoning change, the Landmarks Commission, Planning and Zoning Commission and the City Council may consider the following factors:

- (1) Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use and Development Plan map, as amended;**

The proposed rezoning will not change the base zoning district on the property and will not change the types and intensities of land uses allowed on the property. The rezoning will not be inconsistent with any policies of the Comprehensive Plan.

- (2) Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified;**

	Zoning	Existing Land Use
North	CB	Vacant
South	CB	Vacant
East	CB	Single Family Residences
West	CB	Vacant

The proposed rezoning will not change the base zoning district on the property and will not change the types and intensities of land uses allowed on the property.

- (3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area; and**

The proposed rezoning will not change the base zoning district on the property and will not change the types and intensities of land uses allowed on the property.

- (4) Any other factors which will substantially affect the public health, safety, morals, or general welfare.**

The proposed rezoning will not change the base zoning district on the property and will not change the types and intensities of land uses allowed on the property.

According to Section 2.3.4.4(c), Criteria for Designation, in the City of Abilene Land Development Code, the property or properties must exhibit one or more of the following characteristics in order to establish a Historic Overlay district:

1. Significance or value to the development, heritage, or cultural characteristics of the city, state, or country. This significance can be in history, archeology, or culture.
2. Association with events or persons that have made a significant contribution to our past.
3. Embodiment of characteristics distinctive of a type, period, or method of construction or architecture, or representing a significant and distinguishable entity whose components may lack individual distinction.
4. Yielding, or may be likely to yield, historical information.
5. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood or the community.
6. Represents the works of a master designer, architect, builder, or craftsman.

The property was located in a Historic Overlay district in 1996 because the building on the property embodied characteristics distinctive of a type, period, and method of construction and architecture and was of historic significance and value to heritage of Abilene. With the loss of the historic building and the property being vacant, the property no longer exhibits any characteristics meriting a Historic Overlay district.

STAFF COMMENTS:

At the request of the property owner, the City Council, in December 1996, approved a rezoning to place the property in the Historic Overlay (HO) zoning district. The building was built around 1930, and the City Council determined the building exhibited historic characteristics and significance warranting the HO designation. The property owner did not maintain the building, and by 2009 the building was in dilapidated condition. On February 23, 2010, the Landmarks Commission approved a certificate of appropriateness for demolition of the historic building, and the owner demolished the building shortly thereafter.

In similar situations when a historic building was destroyed or demolished and the property was in the HO district, the Planning Director initiated a rezoning application and the Council approved the rezoning to remove the property from the HO district. This was most recently done in 2013 for 101 Oak Street, where the 1904 Radford Grocery Company building was substantially damaged by fire in February 2012.

For reasons unknown, the City did not initiate a rezoning on the property at 750 Mesquite Street. The property is currently vacant and remains in the HO district. Based on past City practice and there is no historic building or feature on the property, the Planning Director initiated this rezoning to remove the property from the HO district.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed rezoning.

LANDMARKS COMMISSION RECOMMENDATION:

The Landmarks Commission will consider this request at their May 23, 2017 meeting.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission will consider this request at their June 5, 2017 meeting.

NOTIFICATION:

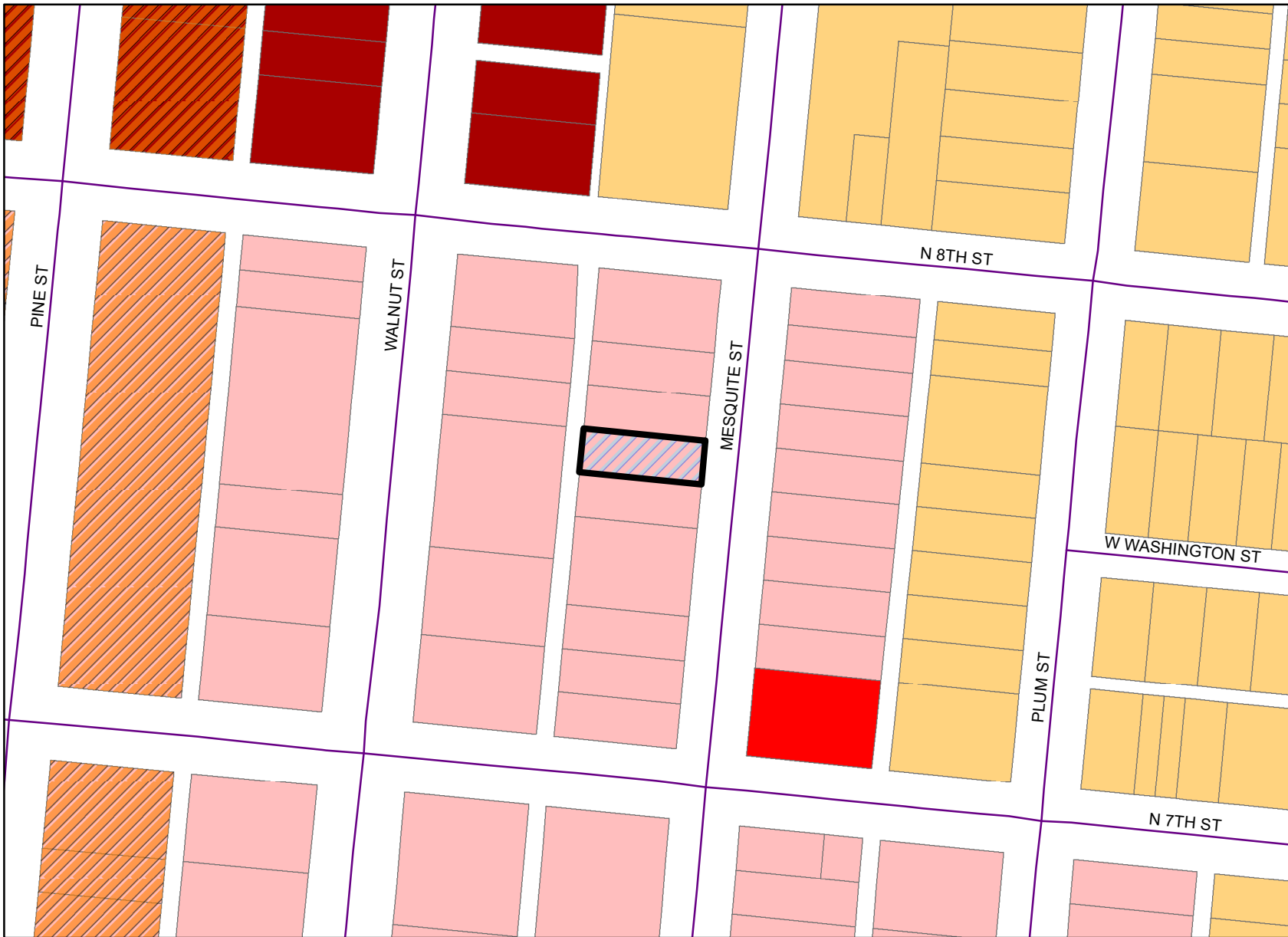
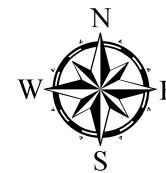
The Planning Services Division mailed a letter on May 8, 2017 to the property owner informing them of the City's proposed rezoning. At least 10 days prior to the Planning & Zoning Commission hearing, the Planning Services Division will send public notices to property owners within a 200-foot radius.

OWNER	SITUS	RESPONSE
800 MESQUITE STREET	726 C MESQUITE ST	
800 MESQUITE STREET	726 B MESQUITE ST	
800 MESQUITE STREET	726 A MESQUITE ST	
ABILENE DIESEL INJECTION	725 WALNUT ST	
ABILENE DIESEL INJECTION	731 WALNUT ST	
ABILENE DIESEL INJECTION	751 WALNUT ST	
ABILENE NEIGHBORHOODS	733 MESQUITE ST	
BANKS BIRDIE LEE	757 MESQUITE ST	
BANKS BIRDIE LEE	765 MESQUITE ST	
BANKS ROBBY GLENN &	769 MESQUITE ST	
BUFFINS TRUCKING INC	766 MESQUITE ST	
BURNS CLAUDIA	749 MESQUITE ST	
BURNS CLAUDIA	742 MESQUITE ST	
CHAMBERS KAREN	758 MESQUITE ST	
EPISCOPAL CHURCH OF THE	761 WALNUT ST	
GREER JAMES S	741 MESQUITE ST	
HENDRICK MEDICAL CENTER	817 N 8TH ST	
HUNTER DOROTHY	725 MESQUITE ST	
JACKSON A C	718 MESQUITE ST	
MASTON LEWIS & BILLIE FIELDS	773 MESQUITE ST	
PROCTOR WILLIAM L & JUDY	765 WALNUT ST	
ROBINSON WELTON	781 WALNUT ST	
ROGERS TESSIE	717 1/2 MESQUITE ST	
ROGERS TESSIE	717 MESQUITE ST	
SANDERS GEORGIA B	750 MESQUITE ST	

ATTACHMENTS:

- Zoning Map
- Aerial Map
- Notification Map
- Parcel Photographs

Zoning Map



Legend

Case

Z-2017-12

Zoning Districts

- MF: Multi-Family Residential
- CB: Central Business
- GC: General Commercial
- HC: Heavy Commercial

Corridors/Overlays

- Commercial Corridors
- Historic Overlay

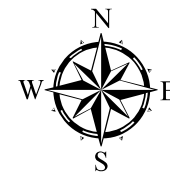


Planning & Development

S E R V I C E S




Aerial Map



Legend

Case

 Z-2017-12





Planning & Development

S E R V I C E S

Notification Map



Legend
 200' Buffer
Case
 Z-2017-12



Planning & Development

S E R V I C E S

Photographs



Building on the property in 2009



Property in 2017



Planning & Development
S E R V I C E S



**Planning and Zoning Commission
Agenda Memo**

Abilene Landmarks Commission Date: 5/23/2017

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

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

SUBJECT: Abilene Register of Historic Properties Guidelines: Possible vote to consider adoption by resolution of guidelines for the listing of properties in the Abilene Register of Historic Properties.

GENERAL INFORMATION

The Abilene Register of Historic Properties is a listing of historic properties in Abilene. The Landmarks Commission authorized the creation and publication of the Abilene Register in 1994 and has amended it periodically. Most of the properties listed in the Abilene Register have been identified as being historically significant by surveys conducted by qualified consultants under the direction of the City of Abilene in 1979, 1989, and 2012. The Abilene Register of Historic Properties is not an official survey or register adopted by the City Council and does not determine the level of historic significance of the property. However, it is an important planning tool for the public, property owners, City staff, the Landmarks Commission, the Planning & Zoning Commission, and the City Council to begin understanding those sites and buildings that define Abilene's history.

What is historic? You will probably receive as many different answers to this question as the number of people trying to answer that question. One city in trying to define historic said that the historic significance of a building or site "rests in the meaning they bring to our lives as places that define and mark our history." This definition in a way alludes to the proverb "Beauty is in the eye of the beholder," and historic is also in the eye of the beholder since different people will have different ideas about what is historic.

That is why it is important to have guidelines in evaluating historic significance. Guidelines allow decision-makers to look through the same lenses when reviewing the past and present of a building or property and determining its historic significance. Guidelines for listing in the Abilene Register of Historic Properties will allow the members of the Landmarks Commission to review and discuss historic buildings and properties through the same lenses using the same standards of review.

Staff requests the Commission review the recommended guidelines and make any additions, changes, or deletions. Although not addressed in the recommended guidelines, staff recommends the Commission consider adding language to the guidelines on how the Commission may respond in those cases where the property owner objects to the listing of their property in the Register.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

The Landmarks Commission will hear this item on May 23, 2017.

ATTACHMENTS:

Description	Type
☐ Resolution with Guidelines	Backup Material

LANDMARKS COMMISSION RESOLUTION NO. __ - 2017

A RESOLUTION OF THE ABILENE LANDMARKS COMMISSION ADOPTING GUIDELINES FOR THE LISTING OF PROPERTIES IN 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 Abilene Register of Historic Properties in 2012; and

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

WHEREAS, the Commission has not adopted criteria or guidelines for listing properties in the Abilene Register of Historic Properties; and

WHEREAS, the Commission wishes to establish guidelines to be utilized by the Commission in identifying properties that are suitable for listing in the Abilene Register of Historic Properties.

NOW THEREFORE BE IT RESOLVED BY THE LANDMARKS COMMISSION:

PART 1: The Landmarks Commission adopts the Guidelines for Listing of Properties in the Abilene Register of Historic Properties as set forth in Exhibit "A", attached hereto.

ADOPTED this 23rd day of May, 2017.

Steve Butman, Chair

ATTEST:

Duane Hall, Planner II and Historic Preservation Officer



Guidelines for Listing of Properties in the Abilene Register of Historic Properties

Introduction

What is historic? You will probably receive as many different answers to this question as the number of people trying to answer that question. One city in trying to define historic said that the historic significance of a building or site "rests in the meaning they bring to our lives as places that define and mark our history." This definition in a way alludes to the proverb "Beauty is in the eye of the beholder," and historic is also in the eye of the beholder since different people will have different ideas about what is historic.

That is why it is important to have guidelines in evaluating historic significance. Guidelines allow decision-makers to look through the same lenses when reviewing the past and present of a building or property and determining its historic significance. These guidelines for listing in the Abilene Register of Historic Properties will allow the members of the Landmarks Commission to review and discuss historic buildings and properties through the same lenses using the same standards of review.

Abilene Register of Historic Properties

The Abilene Register of Historic Properties is a listing of historic properties in Abilene. The Landmarks Commission authorized the creation and publication of the Abilene Register in 1994 and has amended it periodically. Most of the properties listed in the Abilene Register have been identified as being historically significant by surveys conducted by qualified consultants under the direction of the City of Abilene in 1979, 1989, and 2012. The Abilene Register of Historic Properties is not an official survey or register adopted by the City Council and does not determine the level of historic significance of the property. However, it is an important planning tool for the public, property owners, City staff, the Landmarks Commission, the Planning & Zoning Commission, and the City Council to begin understanding those sites and buildings that define Abilene's history.

The Landmarks Commission has reviewed all properties listed in the Abilene Register and determined that each property, at the time of its listing, was suitable for inclusion in the Abilene Register. When considering adding a property to the Abilene Register, the Landmarks Commission wishes to use set guidelines when evaluating the historic significance, or potential historic significance, of a property to ensure it is suitable for inclusion in the Abilene Register. Conversely, for properties already listed in the Abilene Register, the Landmarks Commission wishes to use these guidelines to determine if the property may no longer meet these guidelines and it is appropriate to remove the property from the Abilene Register.

ARHP Guidelines

Guidelines

The Landmarks Commission will evaluate properties for listing in the Abilene Register of Historic Properties based on the following guidelines:

1. The Landmarks Commission will list a site, structure, building, property, or object on the Abilene Register of Historic Properties if it is:
 - a. Listed in the Council Adopted List of Historic Properties;
 - b. Listed in the National Register of Historic Properties;
 - c. Identified as a contributing structure in a district listed in the National Register of Historic Properties;
 - d. Designated as a Recorded Texas Historic Landmark; and/or
 - e. Located in the Historic Overlay zoning district.
2. The Landmarks Commission may list a site, structure, building, property, or object on the Abilene Register of Historic Properties if it exhibits, or upon further survey, study, and/or rehabilitative work may exhibit, one or more of the following characteristics:
 - a. Significance or value to the development, heritage, or cultural characteristics of Abilene, the state of Texas, or the United States. This significance can be in history, archeology, or culture.
 - b. Association with events or persons that have made a significant contribution to our past.
 - c. Embodiment of characteristics distinctive of a type, period, or method of construction or architecture, or representing a significant and distinguishable entity whose components may lack individual distinction.
 - d. Yielding, or may be likely to yield, historical information.
 - e. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood or the community.
 - f. Represents the works of a master designer, architect, builder, or craftsman.
3. The Landmarks Commission will consider the seven aspects or qualities of integrity of a site, structure, building, property, or object to ensure it exhibits, or may exhibit, one or more of the characteristics listed in Guideline 2 above. The seven aspects or qualities of integrity are:
 - a. Location
 - b. Design
 - c. Setting
 - d. Materials
 - e. Workmanship
 - f. Feeling
 - g. Association
4. The Landmarks Commission will only list a site, structure, building, property, or object in the Abilene Register of Historic Properties if it meets one of the following conditions:

ARHP Guidelines

- a. The site, structure, building, property, or object retains sufficient integrity to convey its historic or architectural significance; or
 - b. The site, structure, building, property, or object with proper treatment of rehabilitation or restoration may achieve sufficient integrity to convey its historic or architectural significance.
5. A site, structure, building, property, or object that has achieved significance within the last 50 years will not be eligible for listing in the Abilene Register of Historic Properties unless it is of exceptional importance and of exceptional historic or architectural significance.
6. For the purposes of these guidelines, the Landmarks Commission will consider David S. Castle a master architect.
7. The Landmarks Commission will consider, but not be limited to, the following themes of Abilene history and architecture when applying Guidelines 2 and 3:
- a. The railroad and its role in the founding of Abilene, in establishing Abilene as the central point of a transportation network for ranching and agriculture in the Big Country, and in providing a connection to the rest of Texas and the United States.
 - b. The commercial and public service role of Abilene as the regional center for West Central Texas.
 - c. Abilene as a hub of higher education.
 - d. The roles of Camp Barkeley and Dyess Air Force Base in United States military history and their influence on the growth and development of Abilene.
 - e. The influence of the 1920s and 1930s oil boom on the growth and development of Abilene.
 - f. The Bankhead Highway, its evolution as a transcontinental roadway, and the role of the highway in the commercial development of Abilene.



**Planning and Zoning Commission
Agenda Memo**

Abilene Landmarks Commission Date: 5/23/2017

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

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

SUBJECT: Election of Officers, Election of the Landmarks Commission chair, vice chair, secretary, and sergeant at arms.

GENERAL INFORMATION

The Landmarks Commission By-Laws state that officers of the Landmarks Commission are to be elected on an annual basis. The Commission has not elected new officers since April 2013, and staff recommends the Commission elect new officers.

The current officers are:

Chair: Steve Butman
Vice Chair: Vacant
Secretary: Pebbles Lee
Sergeant at Arms: Michael McClellan

The responsibilities for each office are as follows:

Chair – Responsible for presiding over meetings of the Landmarks Commission; responsible for signing minutes and Certificates of Appropriateness showing the action of the Commission; may be called upon to act as spokesperson for the Commission.

Vice Chair – Serve as chair in the absence of the Chair.

Secretary – Serve as temporary chair in the absence of the Chair and Chair Pro Tem.

Sergeant at Arms – Ensure the Commission rules of procedure and rules of order are followed.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends election of officers.

BOARD OR COMMISSION RECOMMENDATION

The Landmarks Commission will hear this item on May 23, 2017.