



City of Abilene

Landmarks Commission Agenda

Notice is hereby given of a meeting of the Abilene Landmarks Commission of City of Abilene to be held on April 22, 2025 at 4:00 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

MINUTES

1. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Minutes from the Regular Scheduled Meeting Held on January 28, 2025.

AGENDA ITEMS

2. **PP-2025-01:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request for a Project Proposal for Interior and Exterior Improvements Located at 689 EN 18th Street. (*Kera Valois*)

ADJOURNMENT

Notice

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received forty-eight (48) hours prior to scheduled meetings. Please contact the City Secretary's Office at 325-676-6208. Telecommunication device for the deaf is 325-676-6360.

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 17th day of April, 2025, at 1:55 p.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*

**CITY OF ABILENE, TEXAS THE LANDMARKS COMMISSION
COUNCIL CHAMBERS, CITY HALL
January 28, 2025, at 4 p.m.**

The Landmarks Commission of the City of Abilene, Texas met in a Regular Meeting on January 28, 2025, at 4 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas. **Chair Lee** was present and presiding, along with **Commissioners** Steve Butman, Secretary, Jason Garrod, Sergeant at Arms, Tammy Kister, Vice Chair Pro Tem, Josh Black.

Also present were Mr. Tim Littlejohn, Director of Planning and Development Services, Ms. Kelley Messer, First Assistant City Attorney, Ms. Mason Teegardin, Planner II, Ms. Julie Roy and Ms. Melissa Farr, Executive Assistant.

CALL TO ORDER

Chair Lee called the meeting to order at 4:03 p.m.

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

Chair Lee opened the public hearing. With no speakers coming forward, the public hearing was closed.

Commissioner Kister moved to **approve** the meeting minutes. Commissioner Butman seconded the motion. The motion carried by the following vote:

AYES: Black, Kister, Butman, Garrod, Lee

NAYS: None

AGENDA ITEMS

CA-2025-01: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request for Certificate of Appropriateness (CA) to Demolish and Rebuild an Accessory Building Located at 2042 S. 8th Street.

Ms. Mason Teegardin presented this request. The applicant is requesting a Certificate of Appropriateness (CA) to demolish the existing carriage house that faces S. 8th Street and rebuilt similarly. The applicant is proposing to widen the carriage house by roughly one foot toward the southern and western property lines. The new carriage house will be bricked 4' from the

ground, with wooden siding that is painted to match the house. The proposed roof will also match the current roof on the home.

Chair Lee opened the public hearing. The applicant, Ms. Erica Pangburn, stepped forward. Seeing no one else present and desiring to be heard, the public hearing was closed.

STAFF RECOMMENDATION: Staff recommends approval of this request.

If this item is approved, LDC Section 2.3.4.4 requires that:

1. The work approved in this Certificate of Appropriateness shall commence within six (6) months of the approval of the Landmarks Commission.
2. If work does not commence within six months, the approval of this Certificate of Appropriateness shall expire.
3. 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.

Commissioner Black moved to **approve** this request. Commissioner Butman seconded the motion. The motion to approve prevailed by the following vote:

AYES: Black, Kister, Butman, Garrod, Lee

NAYS: None

HPTR-2025-01: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from Maria David to Apply for a Historic Project Tax Reduction in the Amount of \$15,577.00. Located at 601 Sayles Blvd. Legal description being Lots 1-3, Block 2, of The Highland Addition, Abilene, Taylor County, Texas.

Ms. Mason Teegardin presented this request. The applicant is requesting a reduction in City of Abilene property taxes for improvement projects in the amount of \$15,577.

The applicant requests a historic project tax reduction for the following improvement projects:

- Brick facade repair
- North side half wall rebuild/restoration
- Installation of rain gutters on the main home and carriage house

Chair Lee opened the public hearing. The applicant, Ms. Maria David, stepped forward. Seeing no one else present and desiring to be heard, the public hearing was closed.

STAFF RECOMMENDATION: Staff recommends approval of the resolution, as requested by the applicant, in accordance with Section 30-41 of the City Code.

Vice-Chair Kister moved to **approve** this request. Commissioner Garrod seconded the motion. The motion to approve prevailed by the following vote:

AYES: Black, Kister, Butman, Garrod, Lee

NAYS: None

ADJOURNMENT

There being no further discussion, Chair Lee adjourned the meeting at 4:25 p.m.

APPROVED

Pebbles Lee, Chair

PP-2025-01

STAFF REPORT



Scheduled Hearing(s)

Landmarks Commission: April 22, 2025

Applicant

Owner: Martha Groves

Case Manager

Kera Valois, Planner

Request

Ordinary repair & maintenance repairs to be included in a project proposal as follows:

- Roof repairs including replacement of broken tiles,
- Foundation repairs to include framework as necessary,
- Replacement of cast iron and copper plumbing with PVC,
- Exterior paint and stucco/trim repairs.

Location

The subject property is located at 689 EN 18th Street.

Property Zoning

The current zoning for this property is Multi Family (MF) with Historic Overlay (H).

Background and Building Characteristics

The McKenzie/Johnson House was built in 1929 as a one and a half story 4-bay domestic building in the Mission/Spanish Revival style. The exterior of the building is original stucco which includes the stucco chimney on the right side. The building has a flat parapet roof with a single-bay enclosed porch that contains a tower roof clad in terra-cotta tiles and arched stucco posts.

This property received Historic Overlay in March of 2023 and has been relatively unaltered since.

Proposal

The applicant is presenting a project proposal to repair the existing foundation issues, replace the original plumbing due to leaks and deterioration, and repair and paint the exterior stucco in Sherwin Williams 'Light Buff' which is a white-ish color that similarly matches the current paint. The stucco repairs will also consist of trim replacements

The applicant is presenting a project proposal to the Commission with the hopes of applying for and receiving approval for a Historic Project Tax Reduction once the project is completed.

Assessment

In accordance with Section 30-41 of the City Code, prior to filing an application for a historic project tax reduction, if a certificate of appropriateness has not been required, the applicant shall submit a "project proposal" to the Landmarks Commission. The project proposal will enable the Landmarks Commission to give preliminary approval or disapproval before the property owner invests additional time and money. The Commission shall not approve of requests for historic project tax reductions where the applicant has not substantially complied with the requirements imposed on a project proposal or certificates of appropriateness.

A Certificate of Appropriateness is **not** required in the instance of 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.

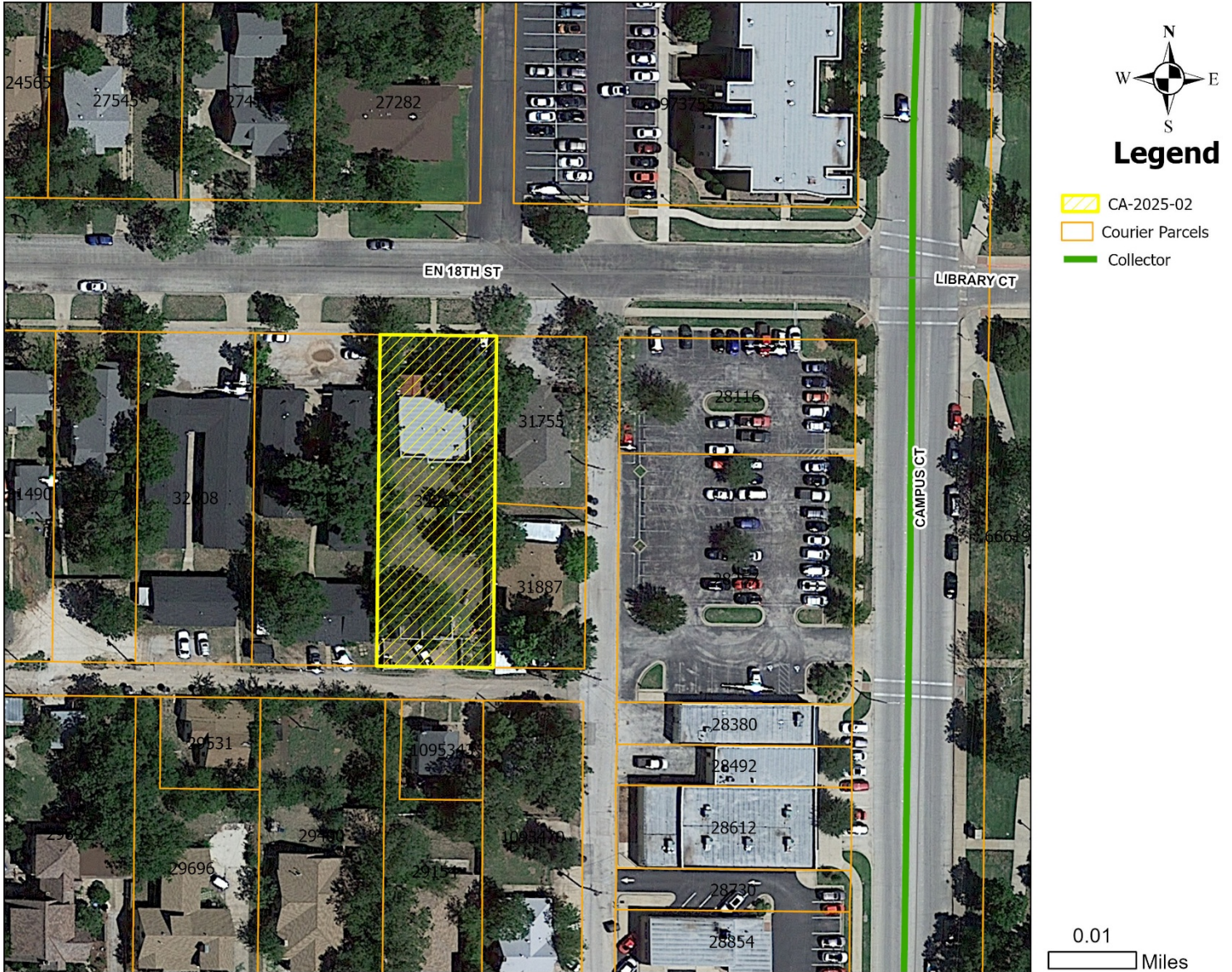
Staff Recommendation

Staff recommends **approval** of this proposal.

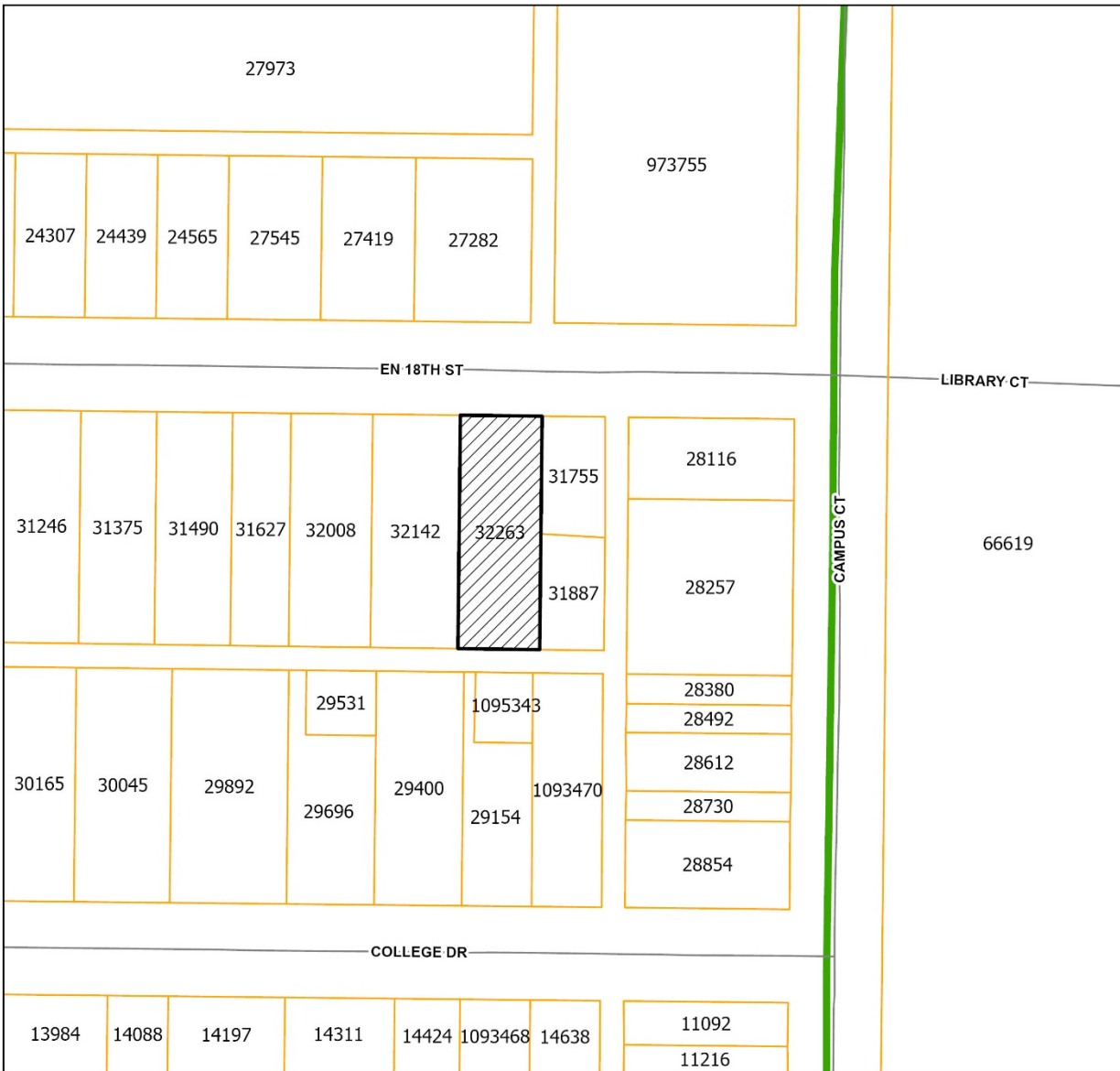
Attachments

- Application
- PowerPoint Presentation

AERIAL LOCATION MAP



LOCATION MAP



Legend







- CA-2025-02
- Courier Parcels
- Collector

0.02
 Miles

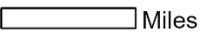
ZONING MAP



Legend

-  CA-2025-02
-  Courier Parcels
-  GR (General Retail)
-  CU (College/University)
-  MF (Residential - Multi-family)
-  Collector

0.02 Miles



PROJECT PROPOSAL REQUEST

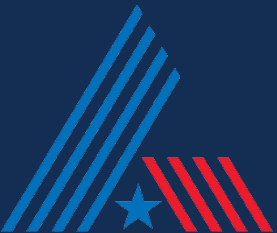
Case: PP-2025-01

Owner: Martha Groves

Request: Ordinary repair & maintenance repairs to be included in a project proposal as follows:

- Roof repairs including replacement of broken tiles,
- Foundation repairs to include framework as necessary,
- Replacement of cast iron and copper plumbing with PVC,
- Exterior paint and stucco/trim repairs.

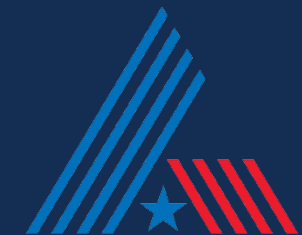
Location: 689 EN 18th Street.



BACKGROUND AND CHARACTERISTICS

The McKenzie/Johnson House was built in 1929 as a one and a half story 4-bay domestic building in the Mission/Spanish Revival style. The exterior of the building is original stucco, which includes the stucco chimney on the right side. The building has a flat parapet roof with a single-bay enclosed porch that contains a tower roof clad in terra-cotta tiles and arched stucco posts.







This property received Historic Overlay in March of 2023 and has been relatively unaltered since.



ZONING MAP



Legend

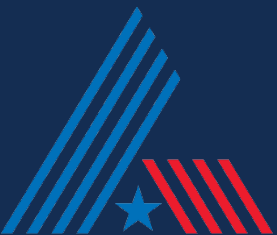
-  CA-2025-02
-  Courier Parcels
-  GR (General Retail)
-  CU (College/University)
-  MF (Residential - Multi-family)
-  Collector

0.02

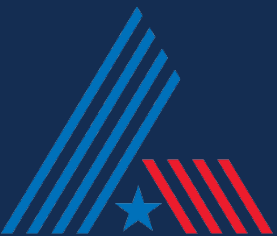
Miles



PHOTOS OF SUBJECT PROPERTY



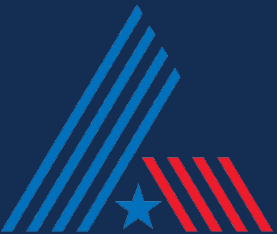
PHOTOS OF SUBJECT PROPERTY



MARCH 2023 PHOTOS, GARAGE & PROPOSED PAINT SAMPLE



SW 0050
Classic Light
Buff



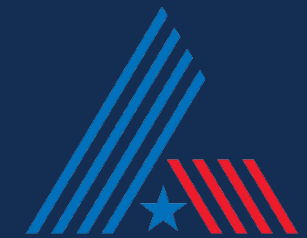
FINDINGS AND RECOMMENDATIONS

In accordance with Section 30-41 of the City Code, prior to filing an application for a historic project tax reduction, if a certificate of appropriateness has not been required, the applicant shall submit a "project proposal" to the Landmarks Commission.

Staff recommends **approval** of this proposal.



Questions?





Ordinary Repair & Maintenance

Owner Name: Martha Groves

Project Address: 689 EN 18th Street, Abilene 79601

OWNER/AGENT AND AUTHORIZATION

Owner/Agent Name: Martha Groves

Address: 689 EN 18th Street

City/State/Zip: Abilene, Texas 79601 Fax: _____

Phone: 806-535-5437 Email: parenthood1@sbcglobal.net

I hereby certify that I am the owner of the property and further certify that the information provided on this application is true and correct. I hereby designate the aforementioned agent to act on my behalf for submittal, processing, representation, and/or presentation of this application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

Signature of Owner: Martha Groves Date: 3-21-25

DESCRIPTION OF PROJECT (Include materials, color, shape, and other details necessary to understand project):

Roof: Replace broken red tiles, using original tile replacement as is possible, repair leaks with similar roofing materials. Flat roof repairs.

Foundation: Replace original structure blocks with new blocks and supports, leveling and repairing slopes. Replace wood trim and framework as necessary. Refloor shower floor area and tile damaged by shifting.

Plumbing: Replace cast iron from 1929 with PVC and current plumbing as used in 2025 from house to alley, due to leaks, stoppage, and breakage. Replumb inside house with updated PVC vs cast iron and copper collapse, failure, and decline.

Stucco, wood trim, and paint: Repair stucco, pressure wash, replace wood, prime, and paint exterior to original color and pristine.

REASON FOR WORK (Provide reason(s) the proposed exterior work is necessary and should be considered ordinary repair or maintenance):

Deterioration, age, lack of upkeep, failure, decline, chipping, rotting, and general care for home to restoration and preservation status for continued usage.

Description: White Spanish style single story home with red tile and flat roof. Front and side porches. Detached white stucco garage with flat roof. White stucco back house with flat roof. One wood burning fireplace. Stone, iron, and wood fencing. Built in 1929.

Outside paint: Sherwin Williams historical paint classic light buff (white)

INCLUDE THE FOLLOWING:

1. A current description 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.



Ordinary Repair & Maintenance

ADDITIONAL INFORMATION

Staff may request additional information be submitted with the application or prior to the Landmarks Commission meeting.

CERTIFICATION

I have read and completed this application and certify that all information contained therein is complete, true, and correct. I request that this application be submitted to the Landmarks Commission for consideration.

<i>Martha Groves</i>	3-21-20
Signature of Owner or Authorized Agent	Date

For Office Use Only

Date Filed: _____

Case Number: _____

Staff Action:

- Approved
- Approved with Conditions
- Denied

	Historic Preservation Officer	Date
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Letter was sent to applicant on: _____



P.O. Box 629, Abilene, TX 79604 / 3602 S Treadaway Abilene, TX 79602 / 325-672-8417 / F 325-672-9002 / www.barroofing.com

January 30, 2025

Attn: Martha Groves

Re: 689 EN 18th

After a visit to your location, Barr Roofing recommends the following work:

1. Examine all areas on tile roof and use caulking to repair any loose or cracked tiles.
2. Replace any missing tiles with new. Will try to match as best as possible, will look different next to tiles that have been exposed to the sun.
3. On the flat roof, examine wall flashings and penetrations and repair accordingly with modified bitumen cap sheet, glass ply, cold asphalt, and fiber cloth.
4. Perform preventative maintenance on the roof system.

Price not to Exceed: **\$2,500.00**

The above price includes all labor and materials before tax. Please consider that the dollar amount listed above is a do not exceed price and can vary depending on the actual amount of time and labor performed. Barr Roofing Company does not warranty repair work. Please speak to the appropriate Salesman for more information.

If you have any questions please do not hesitate to contact me.

We appreciate your business!

Sincerely,

Hunter Casselberry

*Service Manager
325-201-1314 cell#*



1333

3650 Duke Lane
Abilene, TX 79602
Cell: 325-721-3386

Date: Thu Nov 1 2022 Proposal written by: Blake Bolton 325-721-3386
 Proposal submitted to: Martha Shipp
 Address: 689 EN 18th Abilene, TX 79601
 Phone Cell: 806-535-5437 Phone Hm: _____ Phone Wk: _____
 Name and address of property owner if different from the name and address above _____

Amount \$: 7,750 Funding to Big Country Foundation Repair will be made as follows:
 Deposit \$: 0 at contract signing Balance \$: 7,750 upon completion (paid to foreman)
 This proposal may be withdrawn by Big Country Foundation Repair if not accepted within thirty (30) days of above date.

Type of Foundation: Pier & Beam _____ Slab
 _____ Concrete Piers in soil @ \$: _____ each = \$: _____
 _____ Concrete Piers in concrete @ \$: _____ each = \$: _____
 _____ Internal Concrete Piers @ \$: _____ each = \$: _____
 _____ Steel Piers in soil @ \$: _____ each = \$: _____
 _____ Internal Steel Piers* @ \$: _____ each = \$: _____

*If steel piers are driven beyond 20' average depth, there will be an additional charge of \$10 per foot per pier thereafter.

_____ Internal Steel Piers @ \$: _____ each = \$: _____
31 Pad & blocks @ \$: ~~300~~²⁵⁰ each = \$: 7750
 _____ Square feet of re-shim @ \$: _____ / square foot = \$: _____
 _____ Linear feet of sole plate @ \$: _____ / linear foot = \$: _____
 _____ Linear feet of wooden beam @ \$: _____ / linear foot = \$: _____
 _____ Square feet of foam @ \$: _____ / square foot = \$: _____
 _____ Removal & replacement of window & door caulking in effected areas \$: _____
 _____ Removal of loose mortar and re-pointing of mortar in effected areas \$: _____
 Full job clean up \$ no charge
 _____ Limited Lifetime Transferable Warranty
 3 yr transferable pier and beam warranty
 _____ 2 yr transferable foam warranty
 _____ Mortar color _____ Caulk color _____
 See notes page

- Initials _____ 1. Big Country Foundation Repair uses the utmost care and attention when inspecting your home. However, it is possible that complimenting factors will be discovered during the repair process, such as broken beams, rotted wood, etc., that will necessitate further repair costs to be born by Customer. Big Country Foundation Repair recommends homeowner to have all plumbing lines checked by a qualified plumber. Customer understands that unpiered portions at the structure are susceptible to movement in the future and may require additional piers. Repair costs for additional piers are not included in this contract and are not warranted by Big Country Foundation Repair.
- Initials _____ 2. Big Country Foundation Repair will not be responsible for cosmetic or any damages including without limitation on damage to sheetrock, paint, wall covering, wall paper, floor covering, glass, tile, brick and/ or mortar, plumbing, piping or piping systems, or damage to driveways, walks, lawns, trees, shrubs, or items of personal property not removed prior to construction, it being specifically understood and agreed that such damages may and often do occur during the pressure grouting or lifting procedure, and that risks of cracking drywall and brick joints cannot be completely eliminate. Repairs cost for the above referenced items and the like are not included in this contract and are not warranted by Big Country Foundation Repair.
- Initials _____ 3. Customer has been provided a copy of articles entitled Expectations of Underpinning and Foundation Maintenance. Customer is aware that proper maintenance is required through the life of the structure and understands and agrees that Big Country Foundation shall not be responsible for any damage caused by lack of proper maintenance on the premises; Homes are not always 100% level when constructed, therefore we try to bring the home as close to the original position as possible during the course of our work. Due to age and setting of the home through the years, it may not be feasible to bring the home back to the original position.
- Initials _____ 4. I warrant and represent that I am the owner of this property, or, (check one) _____ the owner's agent, _____ trustee, _____ receiver, _____ Contractor, or _____ Subcontractor; I am (check one) _____ single or _____ married to (print full name of spouse) _____; The property where work is to be performed (check one) _____ is or _____ is not my homestead; _____ this is an investment property, secondary home, or commercial property.
- Initials _____ 5. You and your contractor are responsible for meeting the terms and conditions of this contract. If you sign this contract and fail to meet the terms and conditions of this contract, you may lose your legal ownership rights in your home. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW. Customer has been provided Disclosure Statement Required for Residential Construction Contract.

Applicant _____ Date _____
 Co-Applicant _____ Date _____

Blake Bolton
 Big Country Foundation Repair Representative
Nov 1, 2022
 Date

ESTIMATE

7M PLUMBING LLC
PO Box 4059
ABILENE, TX 79608

7mplumbing@gmail.com
+1 (325) 725-4105



Bill to
Josh Groves

Estimate details

Estimate no.: 2497
Estimate date: 02/19/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Plumbing	<p>689 EN 16th</p> <p>Existing main line sewer line connecting main house and apartment has some visible issues and sewer tap issue not visible with camera.</p> <p>Existing main sewer line from cleaner out in middle of yard had sewer inspection camera ran to view and locate issues as to not draining properly.</p> <p>In main yard new sewer main has been ran within 10 foot of apartment. Where connection was made to existing cast iron piping and routed under apartment line was found to be holding some water under apartment and closer to alley. In alley line was not able to be viewed due to amount of water and something stopping camera head and sewer cable with 3" c cutter.</p> <p>Solution and scope of work to repair Alley to be hydro vacuumed around utilities as marked and City main sewer to be excavated to allow for new sewer from residence and apartment.</p> <p>Main residence sewer to be routed around apartment from where newer PVC connected to cast iron piping. One way directional clean out to be installed on cast iron piping on North side of apartment cast iron where lines are separated and directional clean out to be installed on new PVC north of apartment. Main residence sewer to wrap around west side of apartment then to new City sewer tap in alley. Existing apartment sewer main to connect to re routed sewer main with 2-way</p>	1	\$3,100.00	\$3,100.00

clean out installed on south side of apartment and directional clean out installed on main residence sewer main. Upon completion all plumbing to be tested and inspected before backfill.
 Backfill and alley patch
 Both main residence and apartment sewer lines to be backfilled to grade. Soils to be mounded and feathered in yard to avoid future settling. Landscaping needing repair to be done by owner or other contractor and not included in pricing of proposal.
 Alley patch to be completed as per city of Abilene standards and finished topping with road base. Soils in alley removed to be hauled off property and disposed of.
 Unmarked lines that are damaged during scope of work are to be repaired at extra expense or by provider of underground utility. Irrigation system damaged to be repaired by owner or irrigation contractor.
 No irrigation to be included in scope of work or pricing.

2.	Parts & Materials	Material and hydro vac 3,950.00	1	\$3,950.00	\$3,950.00
3.	Plumbing	Alley patch	1	\$775.00	\$775.00
4.	Equipment Rental		1	\$775.00	\$775.00

Total **\$8,600.00**

Note to customer

7M plumbing is not responsible for any repair of walls, tile, flooring, framing structure, needed to make repairs to existing plumbing.
 Owner is responsible for coordination of any repairs needed.
 7M Plumbing is not responsible for any un marked buried lines or landscaping damaged during excavation. Any debris (rock, cement, etc) found during excavation that require extra time, select fill, or machinery will have extra charges applied to allow for install of buried underground.

Accepted date

Accepted by