



City of Abilene

Landmarks Commission Agenda

Notice is hereby given of a meeting of the City of Abilene Landmarks Commission to be held on Tuesday, May 27, 2025 at 4 PM at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

MINUTES

1. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Minutes from the Regular Scheduled Meeting Held on April 22, 2025

AGENDA ITEMS

2. **CA-2025-02:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request for Certificate of Appropriateness (CA) to add a concrete slab to the west end of the building to match the south and east ends, as well as adding a metal overhang similar to the south and east ends. The subject property is located at 901 North 1st 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 23rd day of May, 2025, at 4:20 p.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*

**CITY OF ABILENE, TEXAS THE LANDMARKS COMMISSION
COUNCIL CHAMBERS, CITY HALL
April 22, 2025 at 4 p.m.**

The Landmarks Commission of the City of Abilene, Texas met in a Regular Meeting on April 22, 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, Vice-Chair Tammy Kister, Chaile Allen, Alternate Johnna Partain, and Alternate Derek Hood.

Also present were Mr. Tim Littlejohn, Director of Planning and Development Services, Ms. Kelley Messer, First Assistant City Attorney, Ms. Mason Teegardin, Planning Services Division Manager, and Ms. Kera Valois.

CALL TO ORDER

Chair Lee called the meeting to order at 4:01 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.

The Commission approved the meeting minutes from January 28, 2025. The motion carried by the following vote:

AYES: Kister, Butman, Allen, Partain, Hood, Lee

NAYS: None

AGENDA ITEMS

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.

Ms. Kera Valois presented this request. 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.

Chair Lee opened the public hearing, The applicant, Mrs. Martha Groves, stepped forward to speak. Seeing no one else present and desiring to be heard, the public hearing was closed.

Staff Recommendation: Approval

Commissioner Kister moved to approve the request as presented. Commissioner Butman seconded the motion. The motion carried by the following vote:

AYES: Kister, Butman, Allen, Partain, Hood, Lee

NAYS: None

ADJOURNMENT

There being no further discussion, Chair Lee adjourned the meeting at 4:16 p.m.

APPROVED

Pebbles Lee, Chair

CA-2025-02

STAFF REPORT



Scheduled Hearing(s)

Landmarks Commission: May 27, 2025

Applicant

Owner: Charles Wolfe

Case Manager

Kera Valois, Planner

Request

Certificate of Appropriateness (CA) to add a concrete slab to the west end of the building to match the south and east ends, as well as adding a metal overhang similar to the south and east ends.

Location

The subject property is located at 901 North 1st Street.

Property Zoning

The current zoning for this property is Central Business (CB) with Historic Overlay (H).

Background and Building Characteristics

The T&P Freight Building, built in 1916, is a single-story brick station featuring a tiled roof, with stone quoins, a stringcourse, and a surface beneath the window lintels. It has a broad roof overhang, and the brickwork is designed to resemble a molded cornice. The gable above the North First Street entrance aligns with the octagonal two-story tower on the track side.

The building was almost lost in 1989 due to a 3-alarm fire. This property was granted Historic Overlay Zoning in 1996, and several Certificate of Appropriateness have been issued throughout the years.

Proposal and Requested Action

The applicant is requesting a Certificate of Appropriateness (CA) to add a concrete slab to the West end of the building. This will match the existing slab located on the east side of the building and include a similar metal overhang. This will include adding a handicap ramp to allow for handicap access to the west end of the building.

Criteria Assessment

According to Section 2.3.4.4(f) Procedure for Certificate of Appropriateness: No person or entity shall construct, reconstruct, alter, change, restore, remove, or demolish any exterior architectural feature of a site, structure, building, sign, or object included within a Historic Overlay District unless an application for Certificate of Appropriateness is approved in accordance with requirements included in this subsection or as outlined in the District Standards for the district. Furthermore, a Certificate of Appropriateness shall not be issued until a decision regarding the application is final as stated in Section 2.3.4.4. The work described in each application shall have a deadline of six (6) months for commencement. If the work has not been started, a new application must be submitted.

In considering an application for a Certificate of Appropriateness, the Landmarks Commission shall be guided by, the Secretary of the Interior's "Standards for the Rehabilitation of Historic Buildings," as well as District Standards, and any adopted design guidelines. A copy of the District Standards, any adopted design guidelines, and the Secretary of the Interior's Standards shall be made available to the property owner(s) of historic landmarks or within an Historic Overlay District upon request.

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.

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.

Attachments

- Application
- PowerPoint Presentation

AERIAL LOCATION MAP



LOCATION MAP


CA-2025-02
May 15, 2025



Legend

-  CA-2025-02
-  Courier Parcels
-  Collector
-  Local
-  Major Arterial

0.01 Miles



ZONING MAP



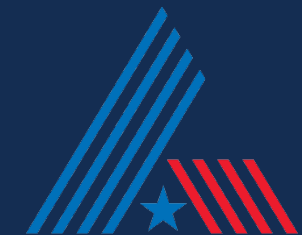
CERTIFICATE OF APPROPRIATENESS REQUEST

Case: CA-2025-02

Owner: Charles Wolfe

Request: Certificate of Appropriateness (CA) to add a concrete slab to the west end of the building to match the south and east ends, as well as adding a metal overhang similar to the south and east ends.

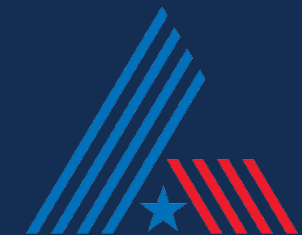
Location: 901 N 1st St.



BACKGROUND AND CHARACTERISTICS

The T&P Freight Building, built in 1916, is a single-story brick station featuring a tiled roof, with stone quoins, a stringcourse, and a surface beneath the window lintels. It has a broad roof overhang, and the brickwork is designed to resemble a molded cornice. The gable above the North First Street entrance aligns with the octagonal two-story tower on the track side.

The building was almost lost in 1989 due to a 3-alarm fire. This property was granted Historic Overlay Zoning in 1993, and several Certificate of Appropriateness have been issued throughout the years.



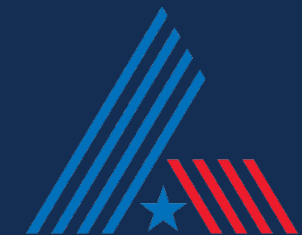
LOCATION MAP



Legend

- CA-2025-02
- Courier Parcels
- Collector
- Local
- Major Arterial

0.01 Miles



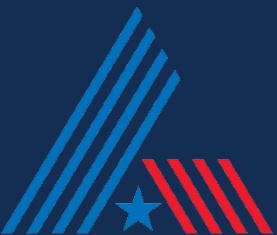
AERIAL MAP



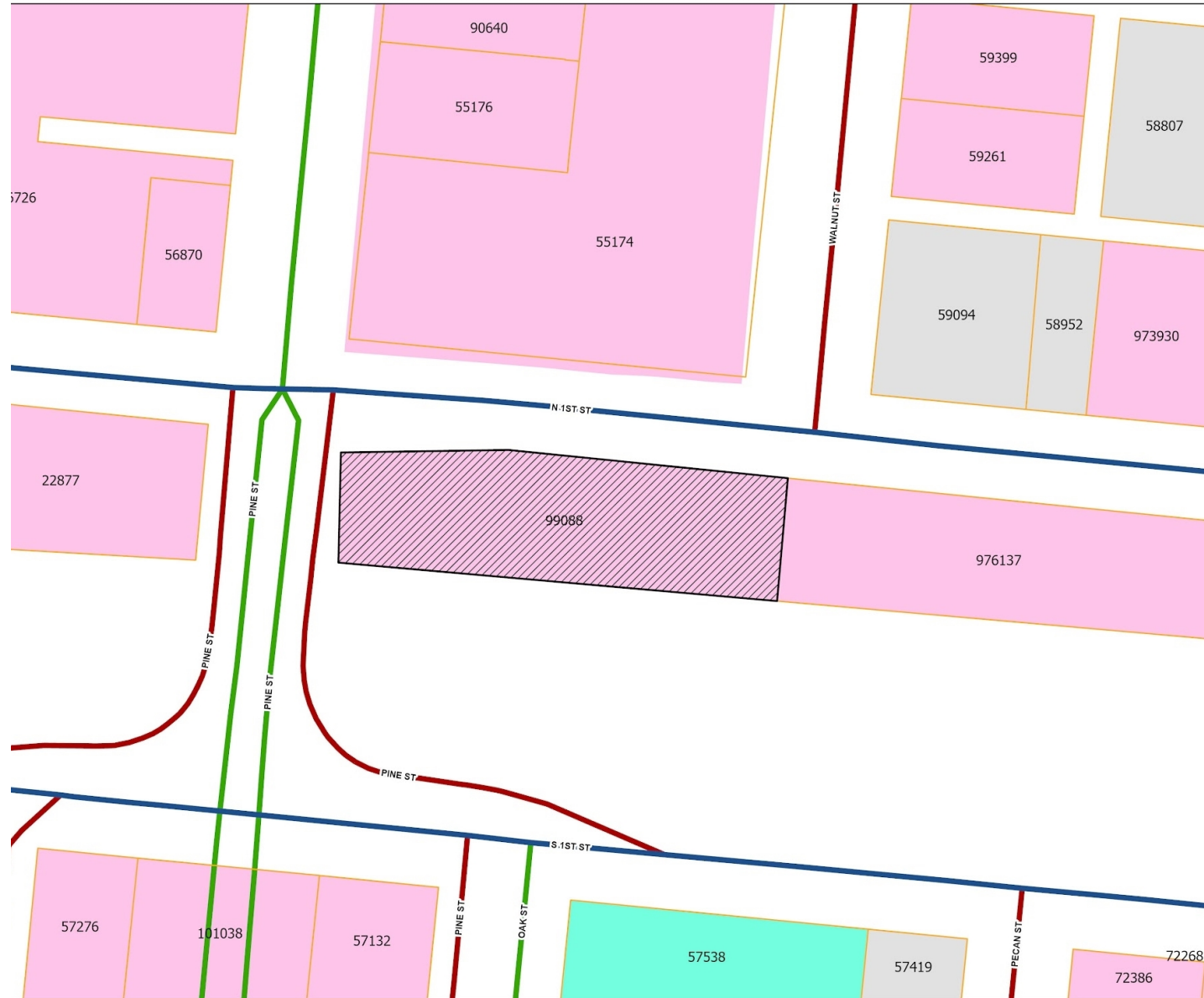
Legend

- CA-2025-02
- Courier Parcels
- Collector
- Local
- Major Arterial

0.01
Miles



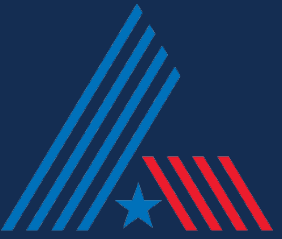
ZONING MAP



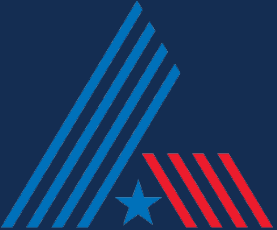
Legend

- CA-2025-02
- Courier Parcels
- CB (Central Bu)
- LI (Light Indus)
- PD (Planned Development)
- Collector
- Local
- Major Arterial

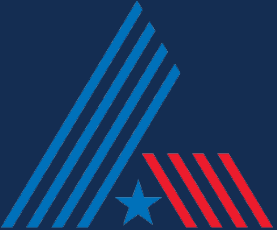
0.01 Miles



PHOTOS OF SUBJECT PROPERTY



PHOTOS OF SUBJECT PROPERTY



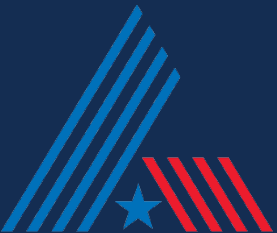
FINDINGS AND RECOMMENDATIONS

Reviewed Pursuant to the Secretary of the Interior's Standard for the Rehabilitation of Historic Buildings

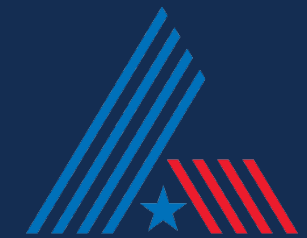
Staff recommends **approval** of this request.

If the items are approved by the Commission, 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 the expiration deadline provided a completed extension request is submitted at least thirty (30) days before the Certificate of Appropriateness expires.



Questions?





Certificate of Appropriateness

Owner Name: Abilene Majestic LLC Series TP
Project Address: 901 N 15th, Abilene, TX 79601

OWNER/AGENT AND AUTHORIZATION

Owner/Agent Name: Charles Wolfe
Address: 201 Mesquite St
City/State/Zip: Abilene Fax: N/A
Phone: 325-669-4203 Email: Charles.L.Wolfe@gmail.com

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: *Charles Wolfe* Date: 4/25/25

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

Add concrete slab to west end of building to match south & east ends. Also add metal overhang similar to south & east ends
Add handicap access to west side of building

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

Add handicap access to west side of the long building similar to east end

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.



Certificate of Appropriateness

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.

Charles Torrey
Signature of Owner or Authorized Agent

4/25/25
Date

For Office Use Only

Final Project Inspection:

Historic Preservation Officer Date

Commission Action:

- Approved
- Approved with Conditions
- Denied

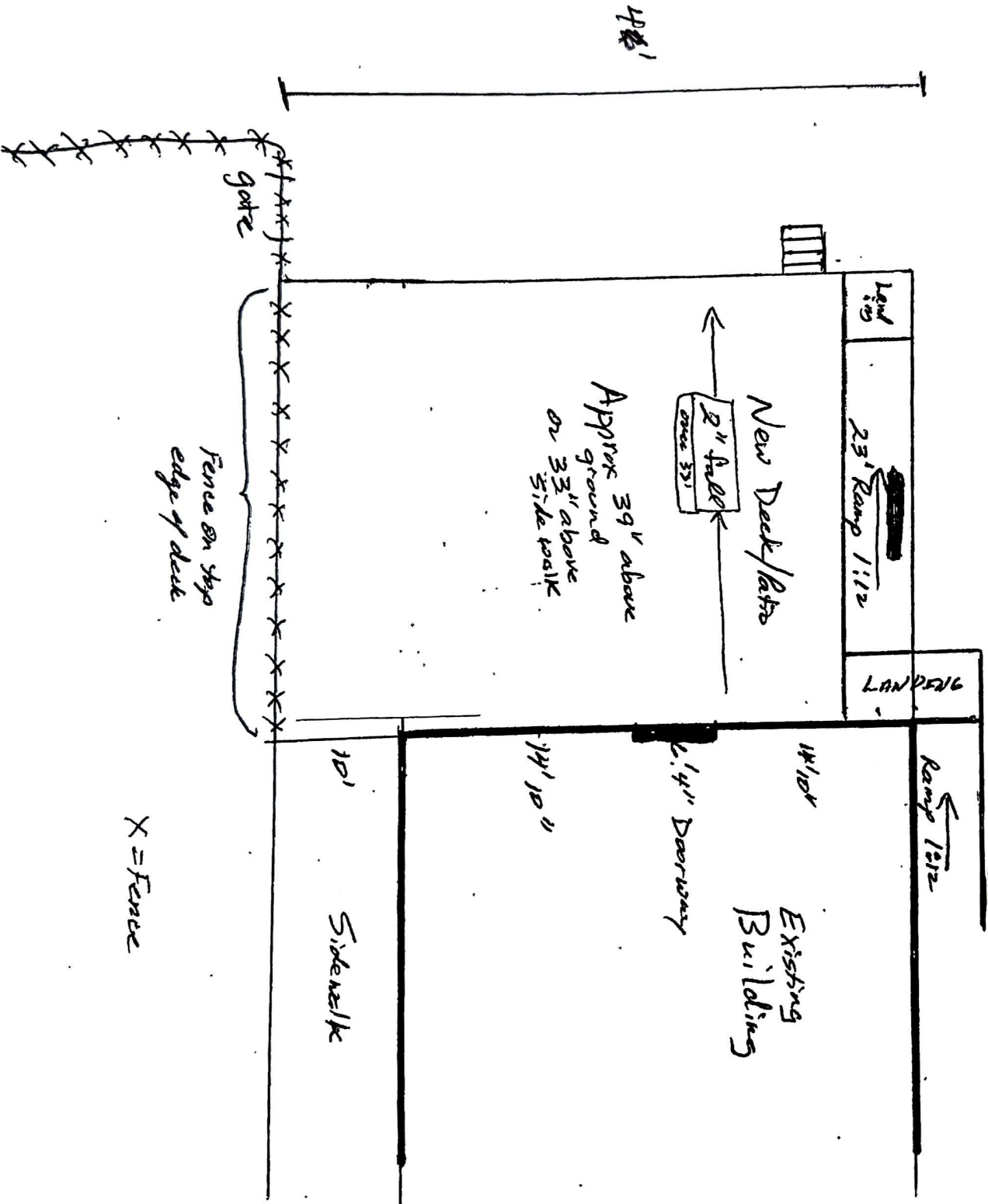
Landmarks Commission, Chair Date

PAYMENT INFORMATION

Received: _____	Fee: \$ _____	Receipt No.: _____
Case No.: _____		Reviewed By: _____

33'

901 N 1st
West end



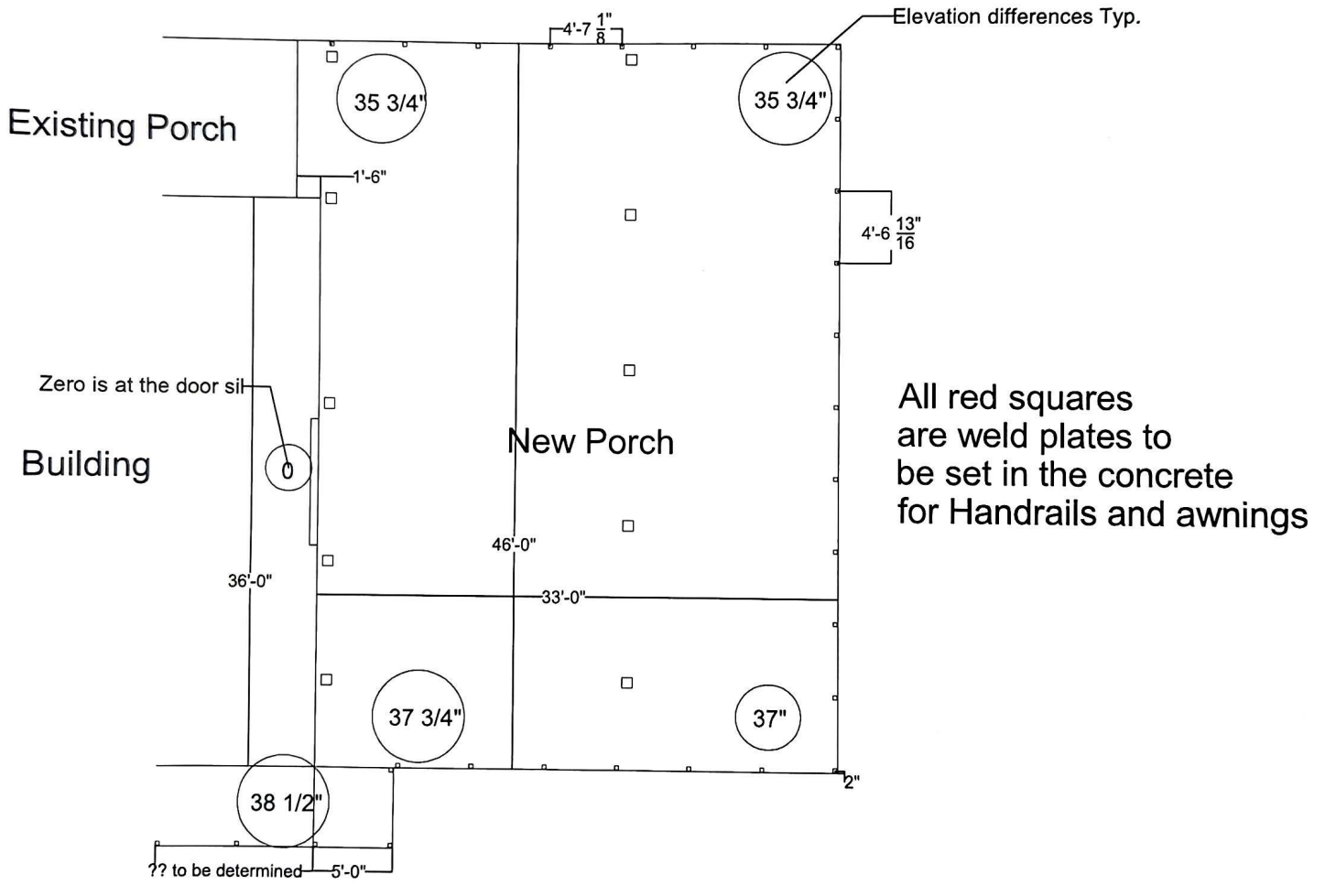
901 N 1st Street
Abilene, TX
West side of the building.

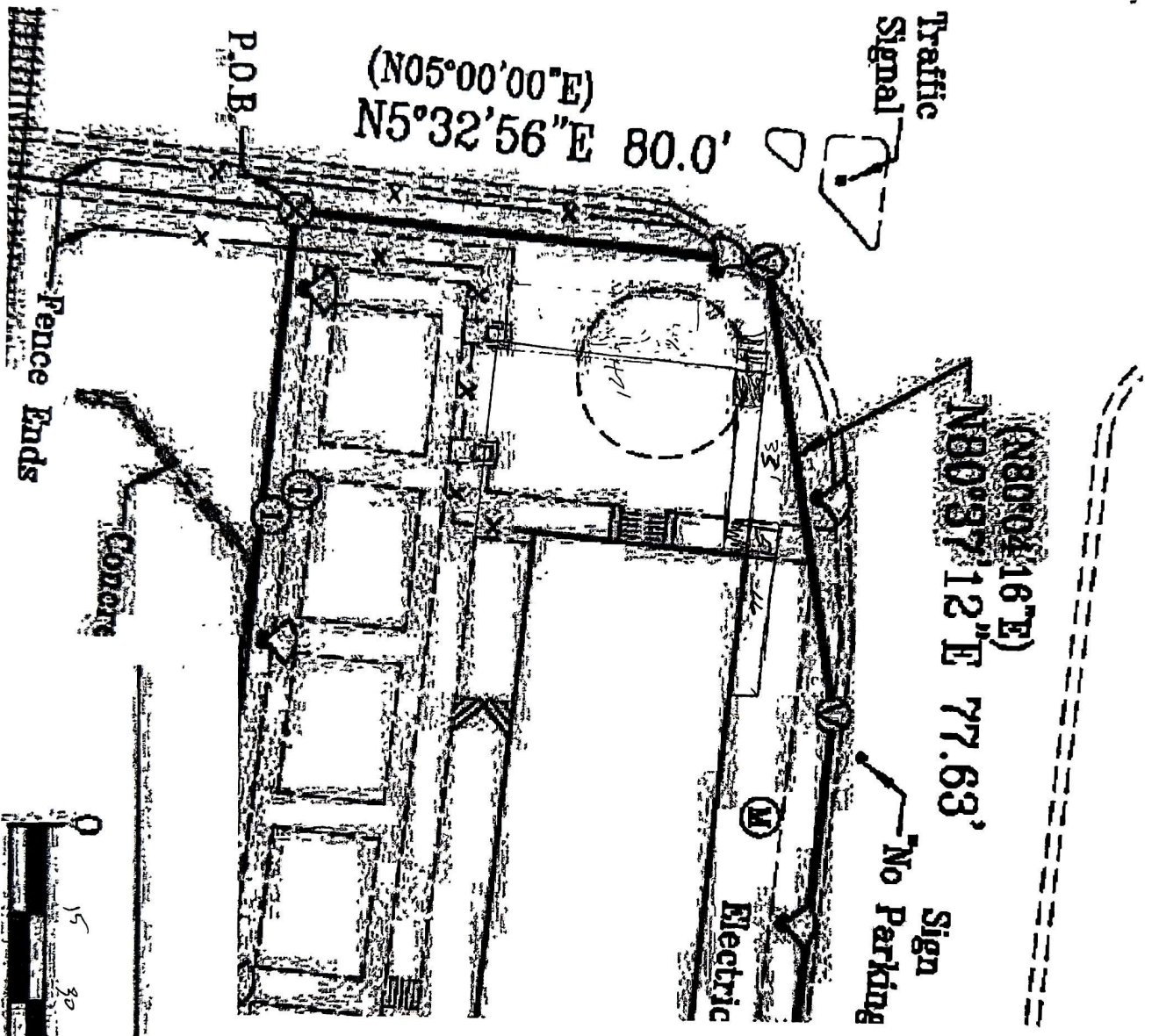
Concrete and rebar specs:

6" thick concrete 3500 psi, #4 rebar on 18" centers for top mat.

Perimeter beam 12" wide and 12" into existing sub-grade. Rebar in perimeter beam, #5 rebar, 2 rows horizontally, 8" apart vertically as needed according to beam height.

At each post weld plate 3'x3'x3' footer with #5 rebar 6" spacing horizontally and 8" spacing vertically. No additional rebar needed for exterior fence or handicap railing.





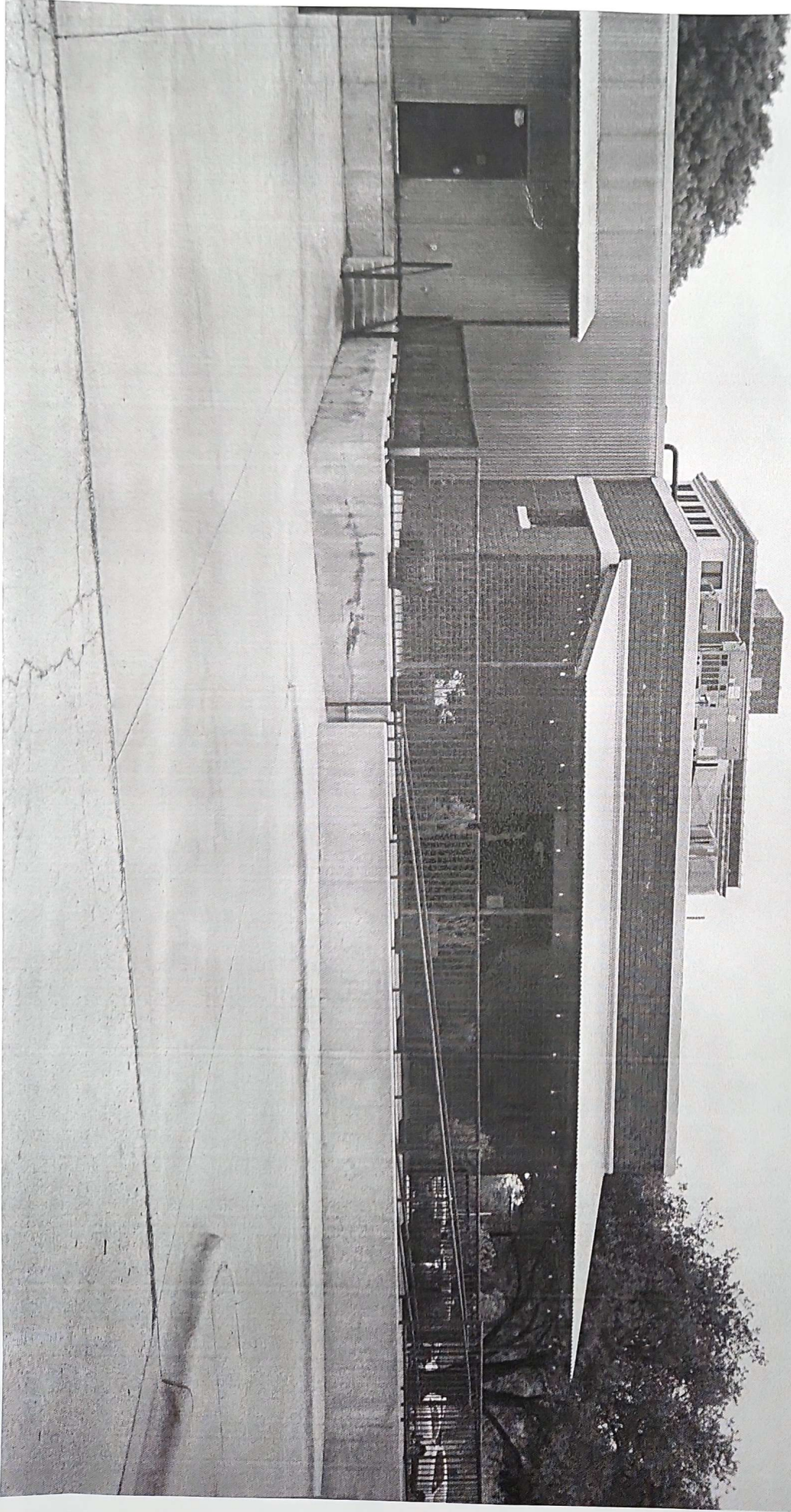
901 N 1st
 West End



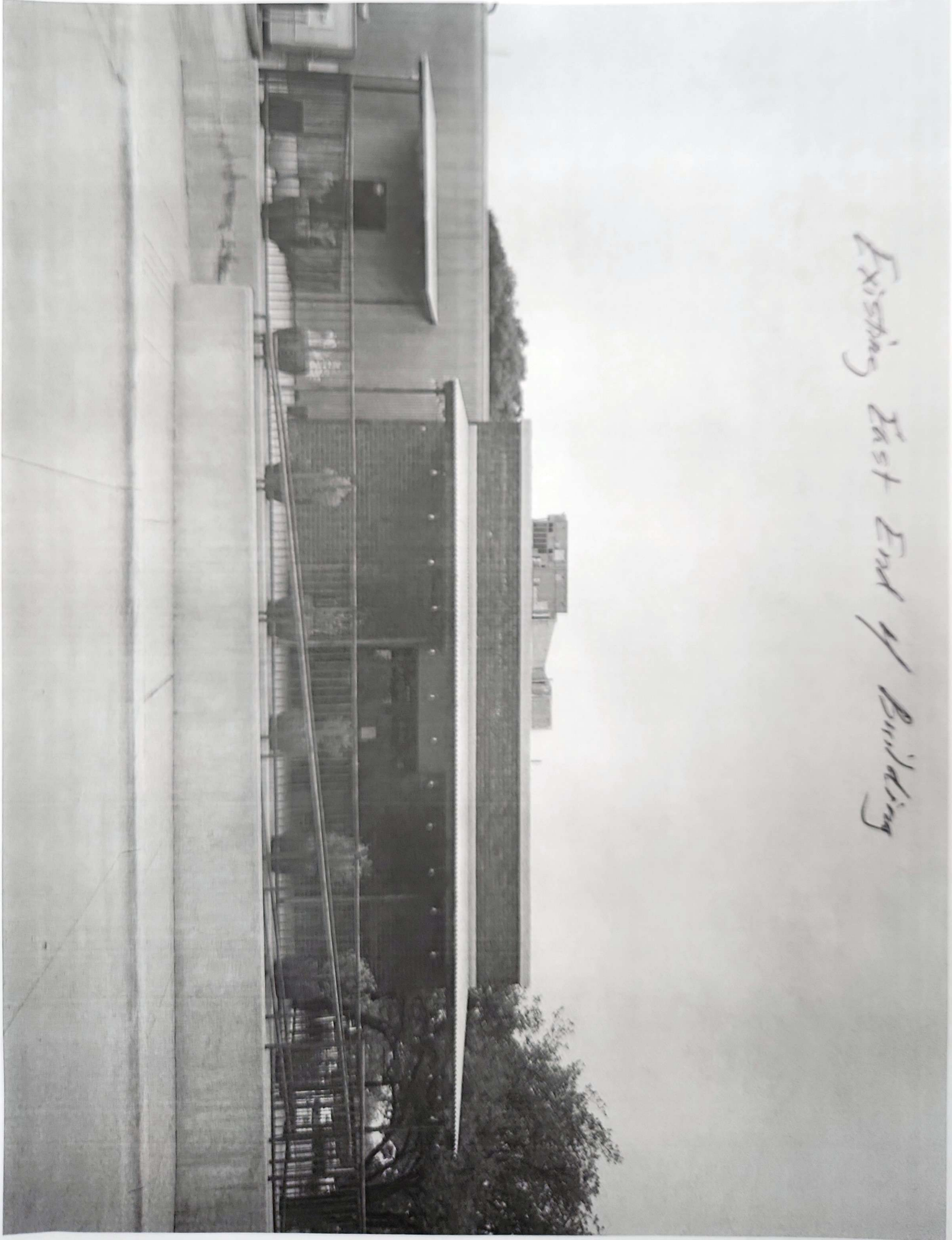
SCALE IN FEET

Scale: 1" = 60'

Existing East End of Building



Existing East End of Building



North west side of building



West Side of Building



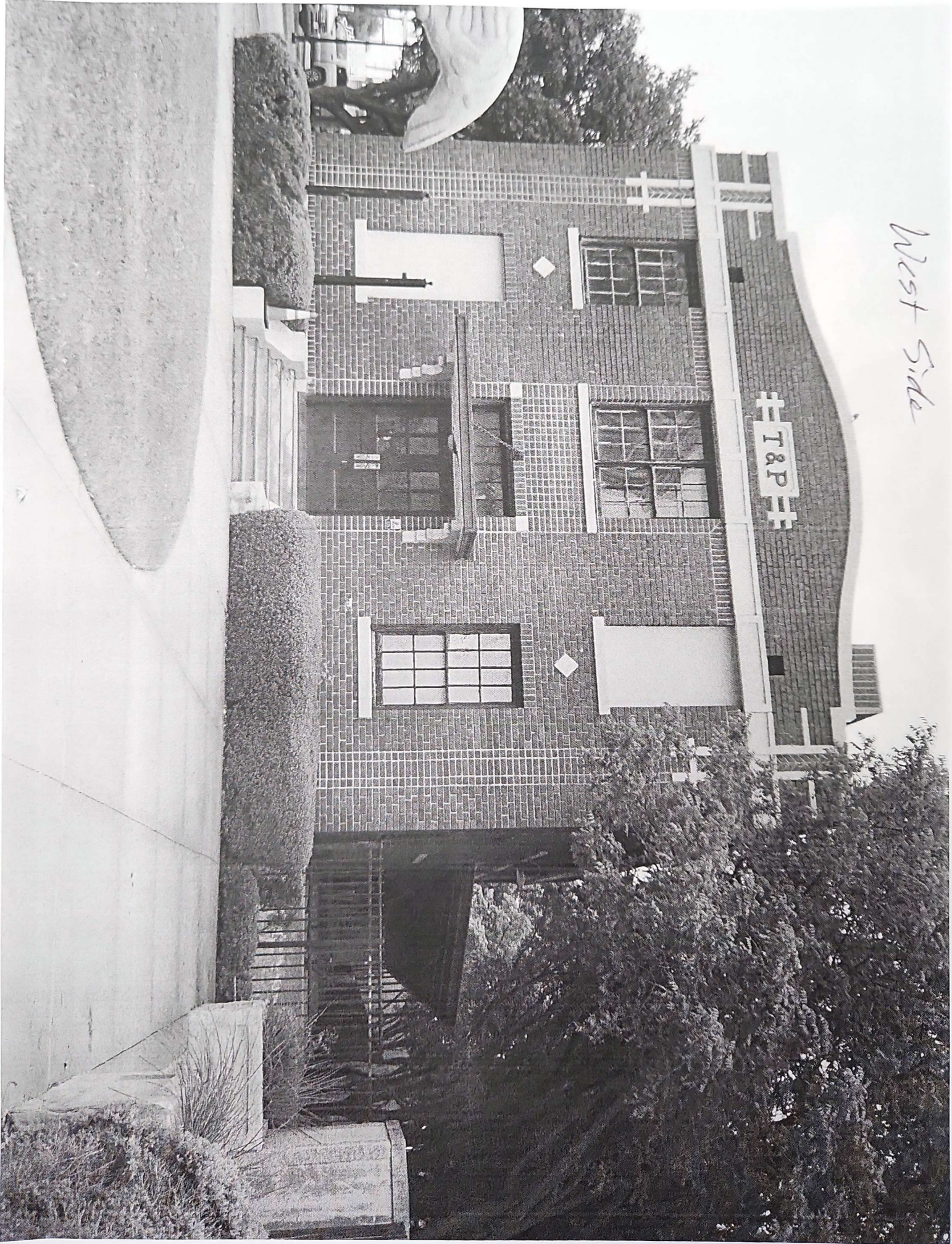
West Side



West Side



West Side





West Side - Spindal



West side of Building - Entrance way

Roof Over Existing





In front of West Side

East Side (From the North)
looking South

