



City of Abilene

Landmarks Commission Agenda

Notice is hereby given of a meeting of the Landmarks Commission of the City of Abilene to be held on July 22, 2025 at 4 p.m. at City Hall, 555 Walnut Street, Planning Conference Room, 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 Approving the Minutes from the Regular Meeting Held on June 24, 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) for the following:
To add concrete patio and ADA compliant ramp to west end of building to match the east end, alternatively to add entrance and ADA compliant ramp on north side of the building, removing a window and replacing two or more with glass; new west awning to match the east awning, which shall be over the top of the existing west awning; replace two wood bay doors on north side with glass to match existing replacements.

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 July, 2025, at 1:15 p.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*

**CITY OF ABILENE, TEXAS THE LANDMARKS COMMISSION
COUNCIL CHAMBERS, CITY HALL
June 24, 2025, at 4 p.m.**

The Landmarks Commission of the City of Abilene, Texas met in a Regular Meeting on June 24, 2025, at 4 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas.

Chair Lee was present and presiding, along with **Commissioners** Secretary Steve Butman, Mr. Brandon Young, Ms. Chaile Allen, Alternate Ms. Johnna Partain.

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.

Commissioner Butman moved to approve the minutes of the regular meeting held on April 22, 2025. Commissioner Allen seconded the motion. The motion carried by the following vote:

AYES: Young, Butman, Allen, Partain, Lee

NAYS: None

AGENDA ITEMS

CA-2025-02: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request at 901 North 1st Street for Certificate Of Appropriateness (CA) To Add Concrete Patio To The West End Of The Building To Match The South And East Ends, Repair The Existing Awning And Have A New Awning Over The Top Of The Existing One, And Have It Match The One On The West, And Replace Two Wood Windows With Glass To Match The Ones That Have Already Been Replaced.

Ms. Kera Valois presented the request for a Certificate of Appropriateness. The applicant is requesting a Certificate of Appropriateness (CA) for the following:

- A new concrete patio will be constructed on the west end of the building. The design and materials will be similar to the existing concrete slab located on the east side of the property to ensure consistency in appearance. A handicap-accessible ramp will be incorporated into the new patio design to provide ADA-compliant access to the west side of the building, which is currently not accessible.
- The existing awning on the west end of the building will be repaired. Additionally, a new awning will be installed over the existing one to prevent further deterioration. The new awning will be painted black to match the existing awning on the east side and extend to cover the new patio.
- Two existing wood windows will be replaced with glass to match those that have already been replaced on the building.
- The flamingo will remain on the property, and a pad will be poured for the flamingo to be anchored.

Chair Lee opened the public hearing. Those who stepped forward were Corrender Taylor, Rick Weatherl, Josh Black, and Charles Wolfe.

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 Allen moved to *approve the awning with like materials*. Commissioner Young seconded the motion. The motion carried by the following vote:

AYES: Young, Butman, Allen, Partain, Lee

NAYS: None

Commissioner Allen moved to *approve the replacement of windows on the north side*. Commissioner Partain seconded the motion.

The motion **did not pass** by the following vote:

AYES: Young, Allen, Partain

NAYS: Butman, Lee

Commissioner Allen made the motion to table the remaining requests. Commissioner Butman seconded the motion. The motion carried by the following vote:

AYES: Young, Butman, Allen, Partain, Lee

NAYS: None

CA-2025-03: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request at 760 Amarillo Street for Certificate Of Appropriateness (CA) To Replace Damaged Shingles, Repair The Foundation, And Install Gutters.

Ms. Kera Valois presented the request for a Certificate of Appropriateness. The applicant is requesting a Certificate of Appropriateness (CA) to replace damaged shingles with 3-tab composition shingles nearly identical to the current shingles on the roof. Repair the foundation of the home with concrete pad/block as needed, reset/re-shim the structure and install 4x6 pressure treated beams as needed with steel plate/solid concrete block. Aluminum gutters will also be installed around the house and guest house and painted white to match the house trim.

Chair Lee opened the public hearing. Those who stepped forward were the applicants, Valerie and Adam Awtry. 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 Allen made the motion to approve this request. Commissioner Young seconded the motion. The motion prevailed by the following vote:

AYES: Young, Butman, Allen, Partain, Lee

NAYS: None

ADJOURNMENT

There being no further discussion, Chair Lee adjourned the meeting at 5:48 p.m.

APPROVED

Pebbles Lee, Chair

CERTIFICATE OF APPROPRIATENESS REQUEST

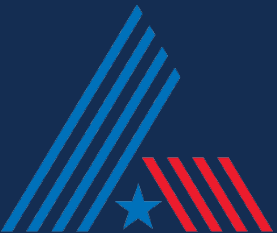
Case: CA-2025-02 (tabled)

Owner: Charles Wolfe

New Request: Certificate of Appropriateness (CA) for the following:

- Proposal option 1 - ADA compliant ramp on the west end existing entrance.
- Proposal option 2 - ADA compliant ramp on the north side, which creates a new entrance.
- Replace two wood bay doors with glass to match existing replacements.

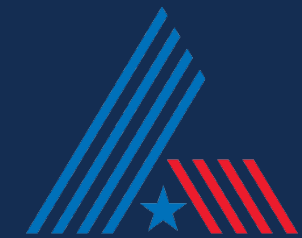
Location: 901 N 1st Street



BACKGROUND AND CHARACTERISTICS

The T&P Freight Building, built in 1929, is a two-story commercial structure with a centered entrance, 3-Façade bays, and a decorative banding below the parapet.

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.



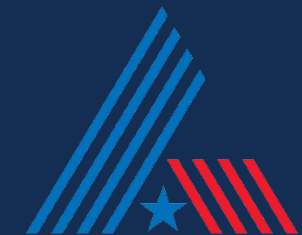
LOCATION MAP



Legend

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

0.01 Miles



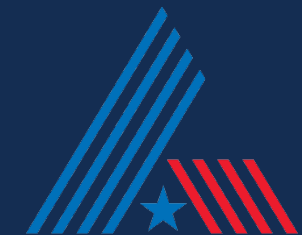
AERIAL MAP



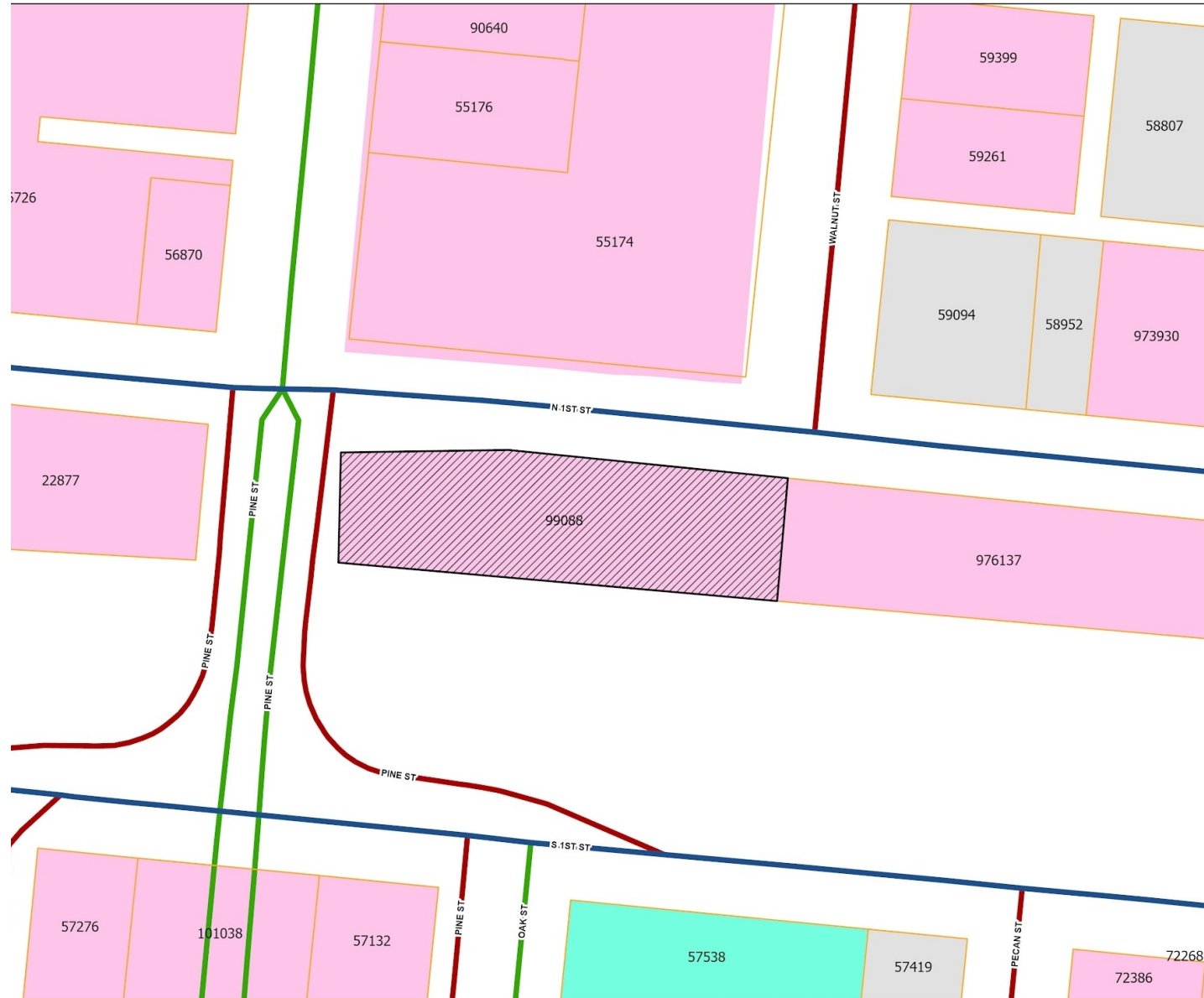
Legend

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

0.01
Miles



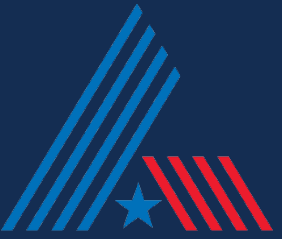
ZONING MAP



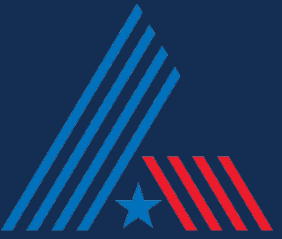
Legend

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

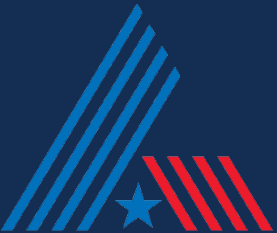
0.01 Miles



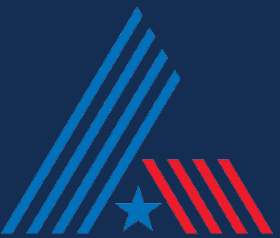
PHOTOS OF SUBJECT PROPERTY



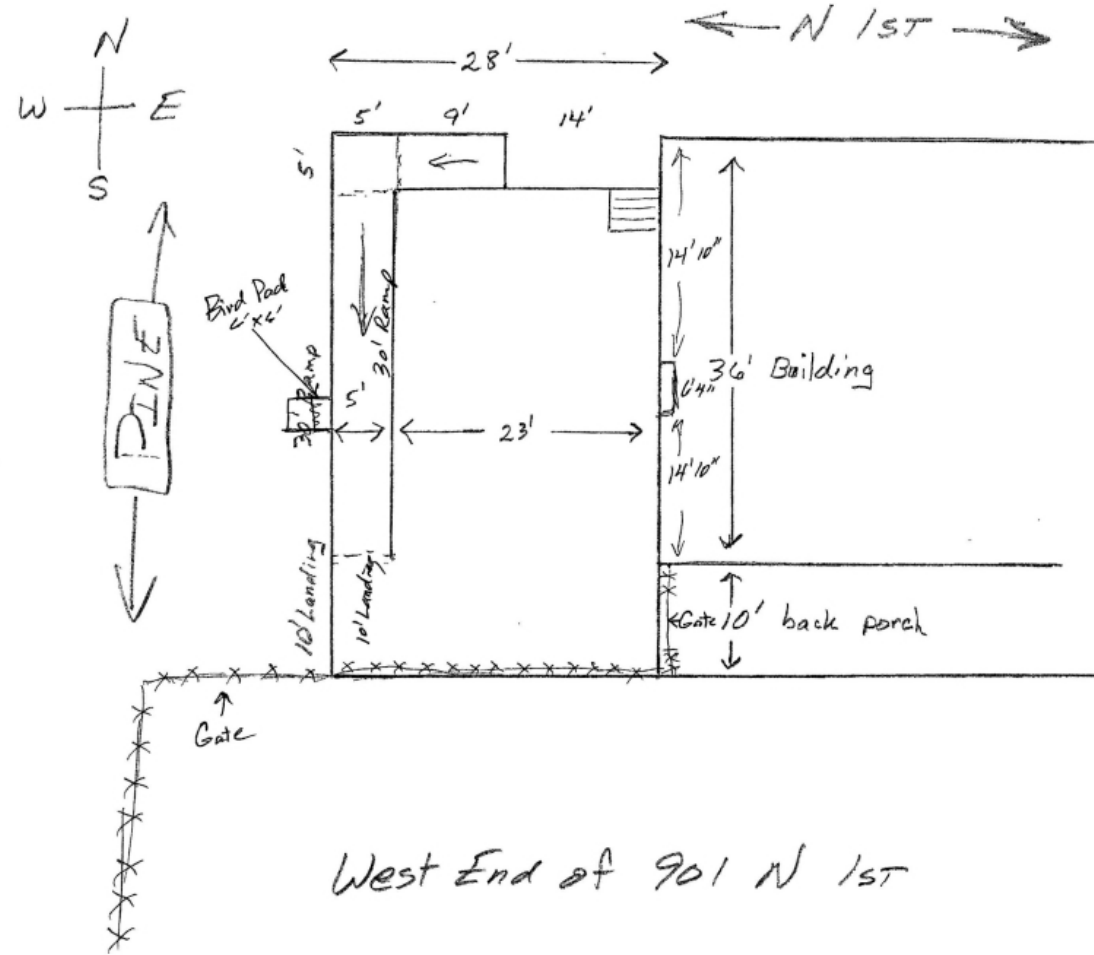
PHOTOS OF SUBJECT PROPERTY



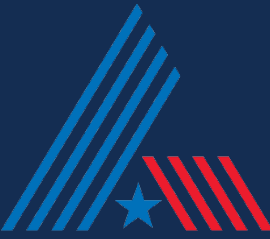
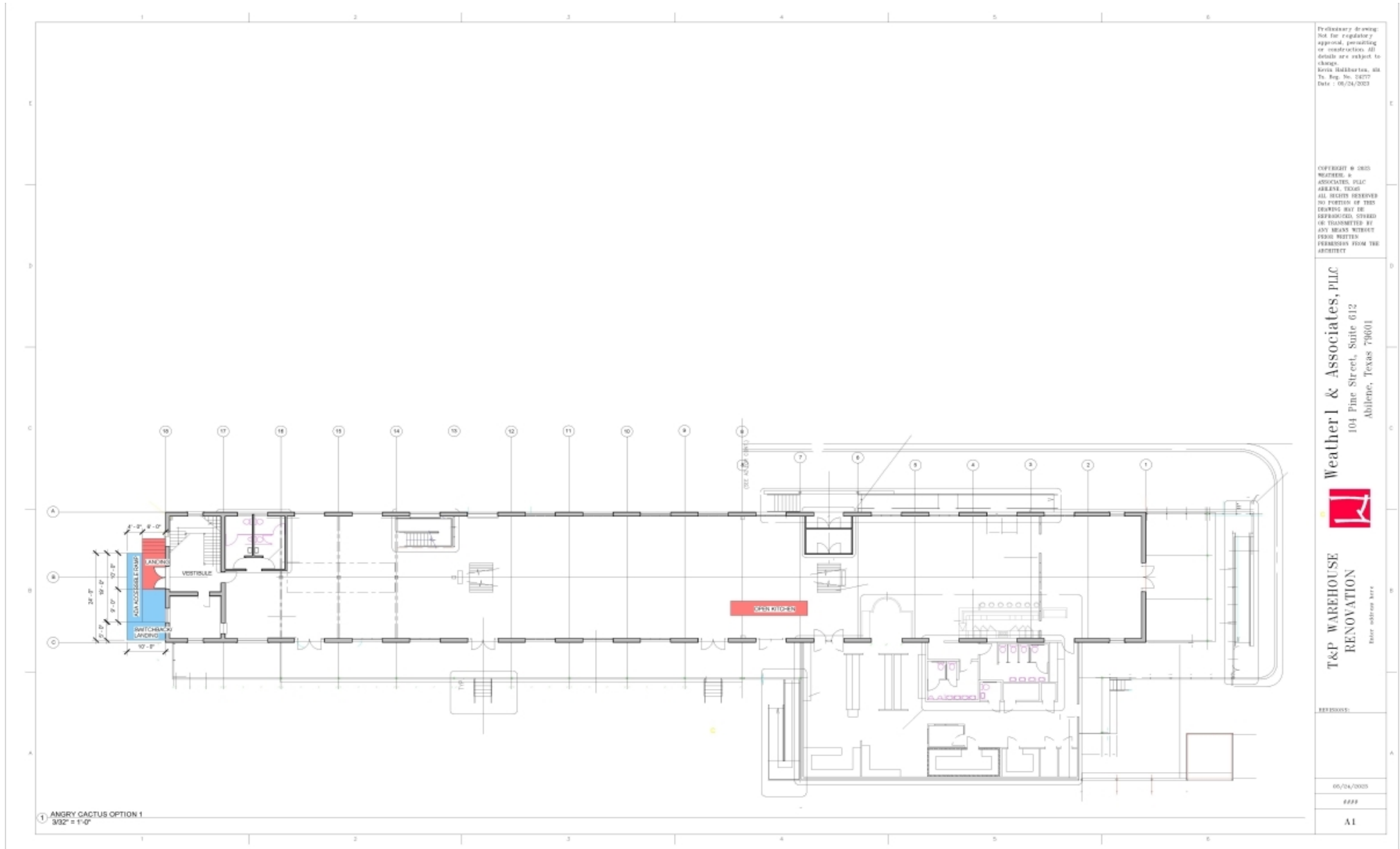
PHOTOS OF SUBJECT PROPERTY



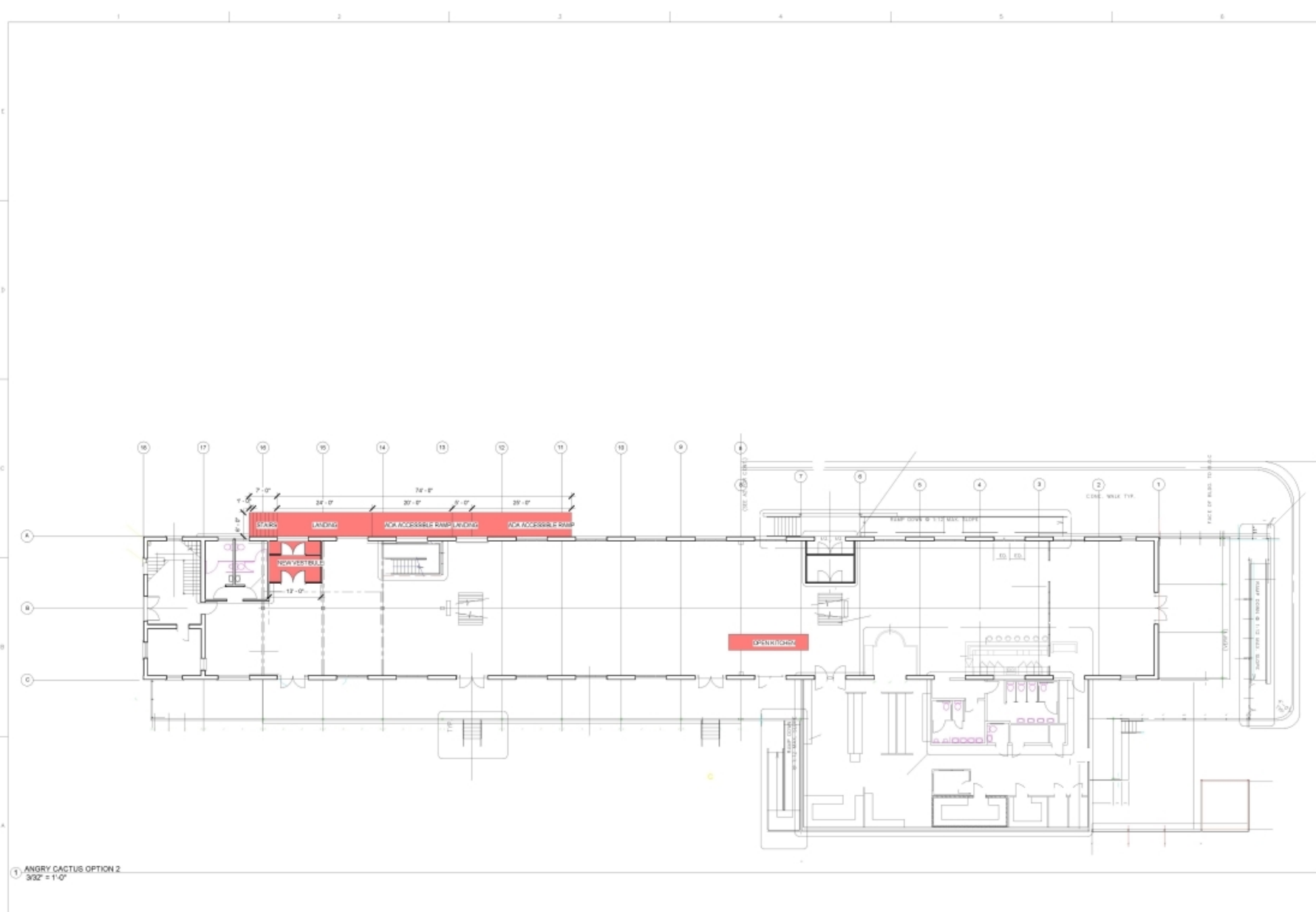
Proposed Sketch (Initial)



Option 1



Option 2



Preliminary drawing
Not for regulatory
approval, permitting
or construction. All
details are subject to
change.
Kevin Hildebrand, AIA
Tx. Reg. No. 52477
Date: 05/24/2023

COPYRIGHT © 2023
WEATHER &
ASSOCIATES, PLLC
ARLINGTON, TEXAS
ALL RIGHTS RESERVED
NO PORTION OF THIS
DRAWING MAY BE
REPRODUCED, STORED
OR TRANSMITTED IN
ANY MANNER WITHOUT
THE WRITTEN
PERMISSION FROM THE
ARCHITECT

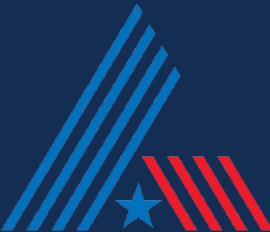
Weather & Associates, PLLC
104 Pine Street, Suite 612
Abilene, Texas 79601



**T&P WAREHOUSE
RENOVATION**
Enter address here

REVISIONS:

05/24/2023
###
A1



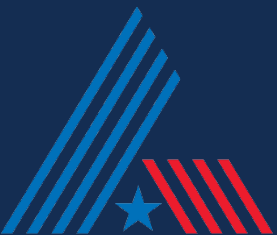
FINDINGS AND RECOMMENDATIONS

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

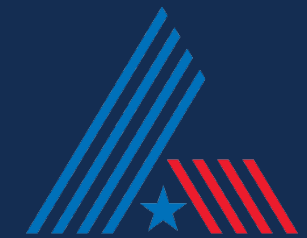
Staff recommends **approval** of proposal option 1 and the replacement of the wood bay doors to match the rest of the building.

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?



CA-2025-02 STAFF REPORT



Scheduled Hearing(s)

Landmarks Commission: July 22, 2025

Applicant

Owner: Charles Wolfe

Case Manager

Kera Valois, Planner

Original Request from June 24th Landmarks Meeting

Certificate of Appropriateness (CA) to add/repair the following:

- concrete patio to the west end of the building to match the south and east ends, including a new awning over the top of the existing one so that it matches the one on the west (This request was tabled at the June 24th meeting)
- repair the existing awning (The repair to the existing awning was approved at the June 24th meeting)
- replace two wood bay doors with glass to match the ones that have already been replaced. (The motion for this request did not pass.)

Request

Certificate of Appropriateness (CA) for the following:

- Proposal option 1 - ADA compliant ramp on the west end existing entrance.
- Proposal option 2 - ADA compliant ramp on the north side, which creates a new entrance.
- Replace two wood bay doors with glass to match existing replacements.

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 1929, is a two-story commercial structure with a centered entrance, 3-Façade bays, and decorative banding below the parapet.

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

Original Proposal and Requested Action from June 24th Landmarks Meeting

The applicant is requesting a Certificate of Appropriateness (CA) for the following:

- A new concrete patio will be constructed on the west end of the building. The design and materials will be similar to the existing concrete slab located on the east side of the property to ensure consistency in appearance. A handicap-accessible ramp will be incorporated into the new patio design to provide ADA-compliant access to the west side of the building, which is currently not accessible.
- The existing awning on the west end of the building will be repaired. Additionally, a new awning will be installed over the existing one to prevent further deterioration. The new awning will be painted black to match the existing awning on the east side and extend to cover the new patio.
- Two existing wood windows will be replaced with glass to match those that have already been replaced on the building.
- The flamingo will remain on the property, and a pad will be poured for the flamingo to

be anchored to.

New Proposal and Requested Action

The applicant is proposing two alternative options to the original plan.

- Option 1 includes an ADA accessible landing that is 24' x 10'. This landing will include the removal of the existing deteriorating stairs that lead up to the east entrance.
- Option 2 includes an ADA accessible ramp that is 6' x 74'. This ramp will be located on the north side of the building and will include a new entrance at the expense of removing a bay door. There is a possibility of this ramp protruding into the public right of way. If this happens, an additional street use license approved by the City Council will need to be obtained by the applicant.
- Additionally, the request to replace two wood bay doors with glass is included in this request because the original motion for approval did not pass, and no alternatives were proposed.

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. The Secretary of the Interior's "Standards for the Rehabilitation of Historic Buildings" is outlined below:

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 proposal option 1 and the replacement of the wood bay doors to match the rest of the building.

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
- Proposal Options

AERIAL LOCATION MAP



Legend

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

0.01 Miles

LOCATION MAP

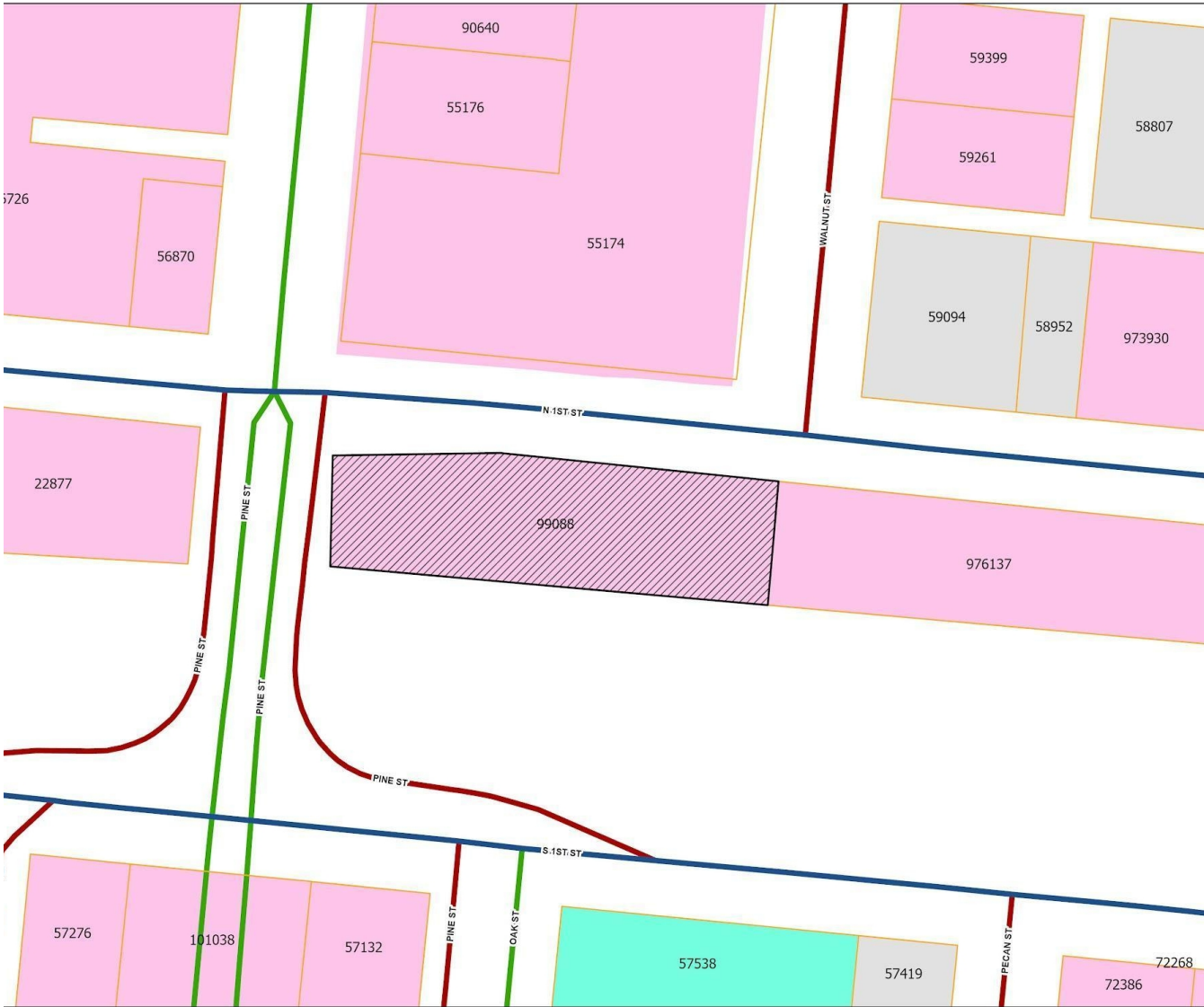


Legend

- 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



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: [Signature] 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 T. [Signature]
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: _____

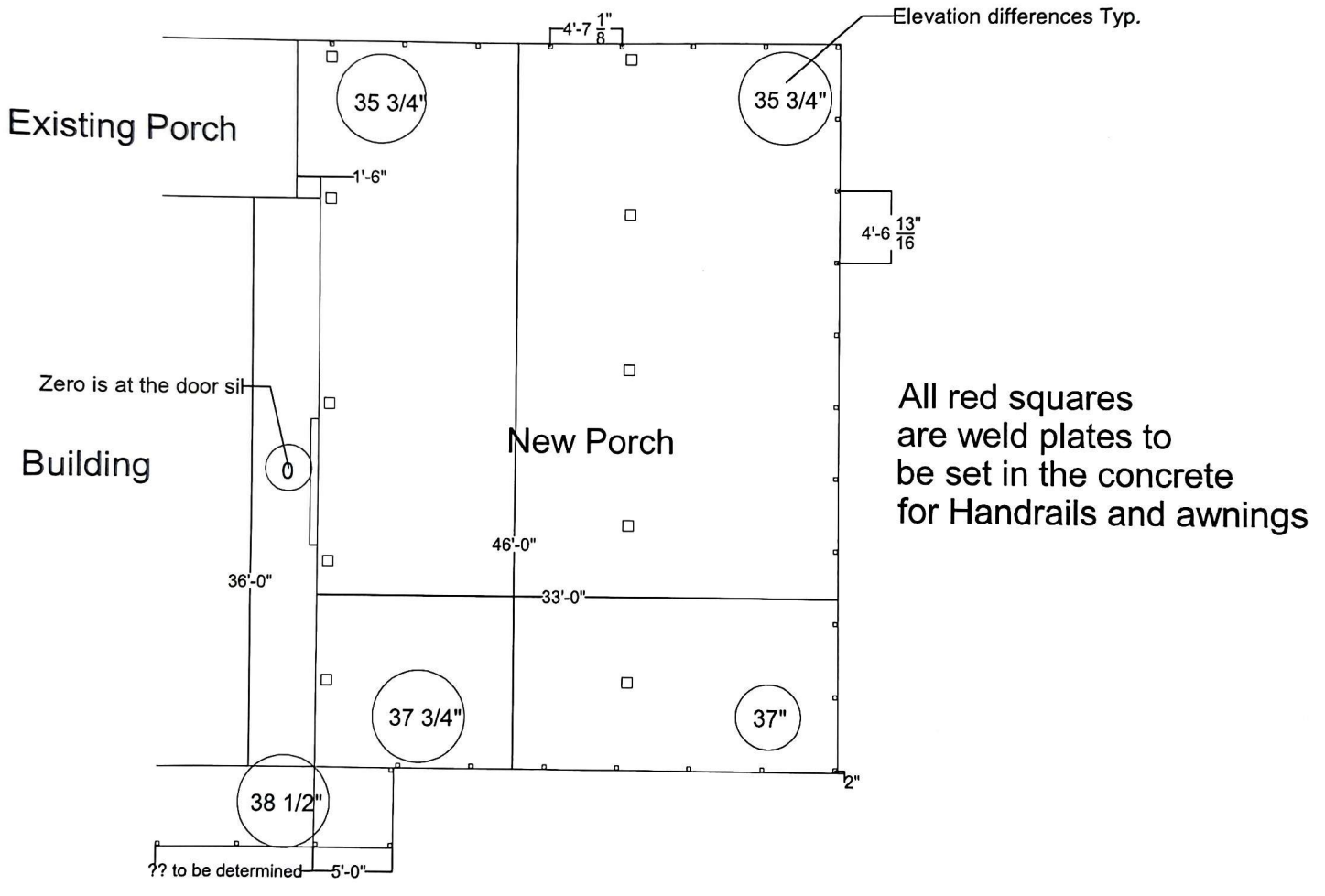
901 N 1st Street
Abilene, TX
West side of the building.

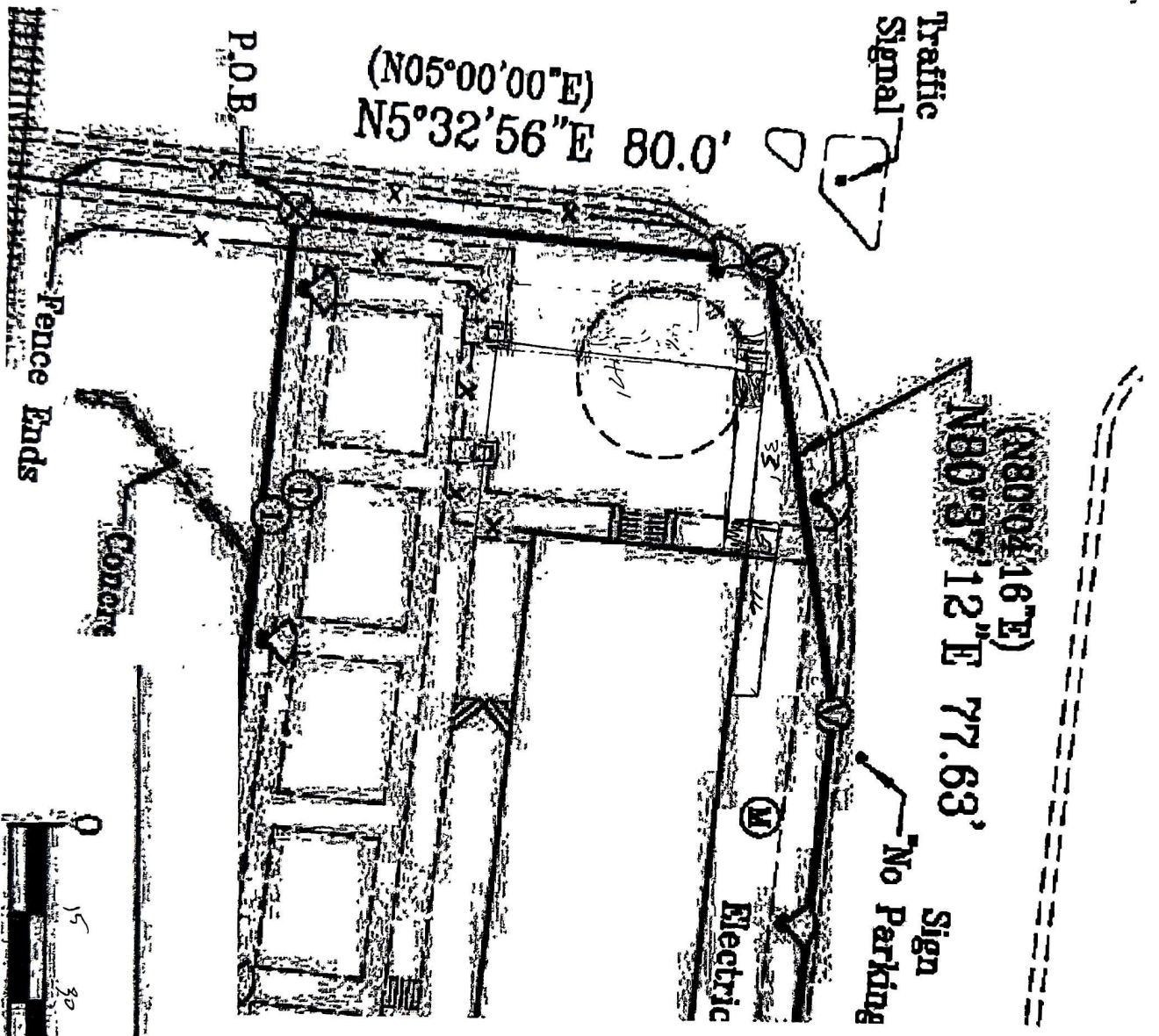
Concrete and rebar specs:

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.





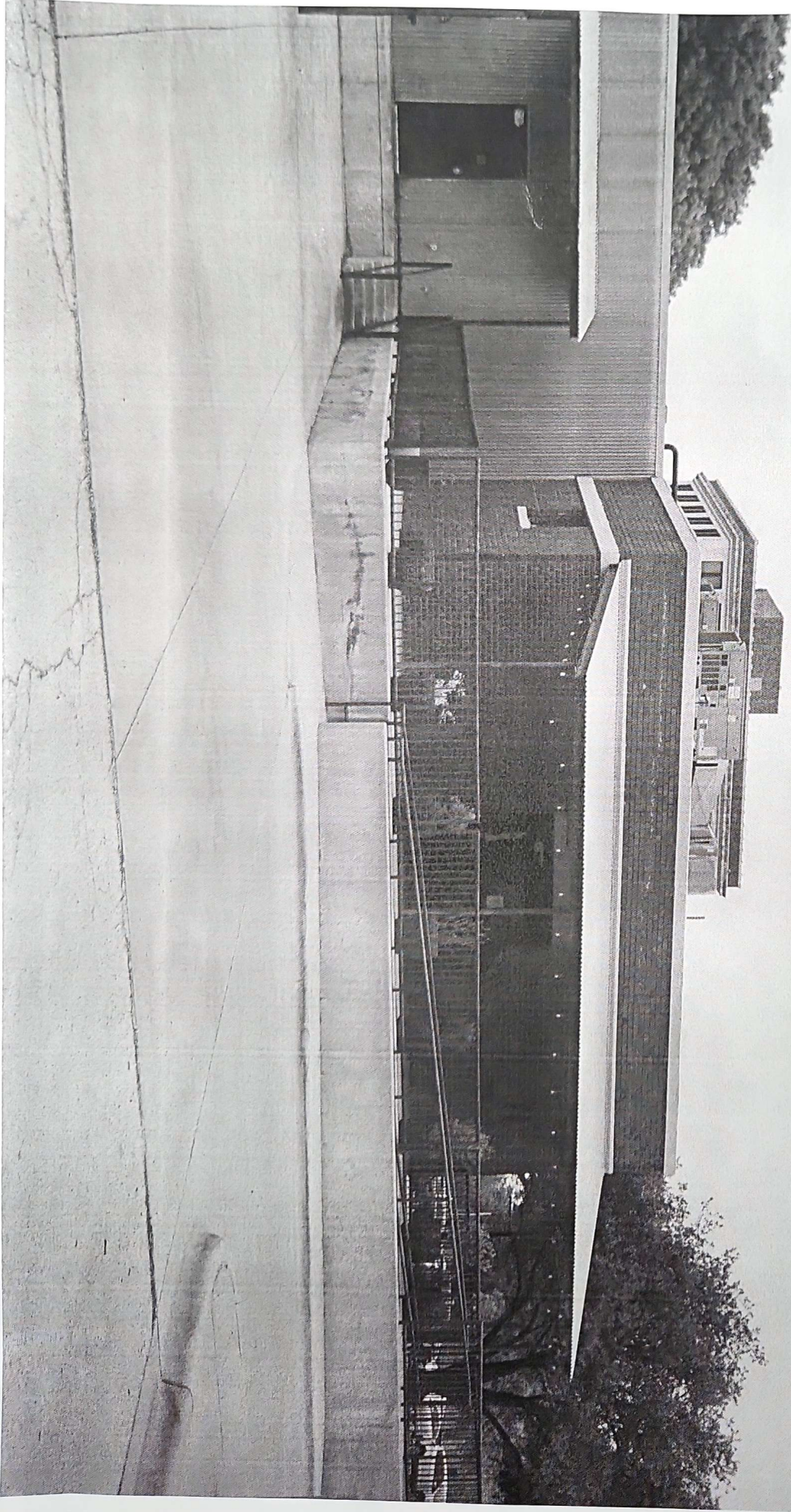
901 N 1st
 West End



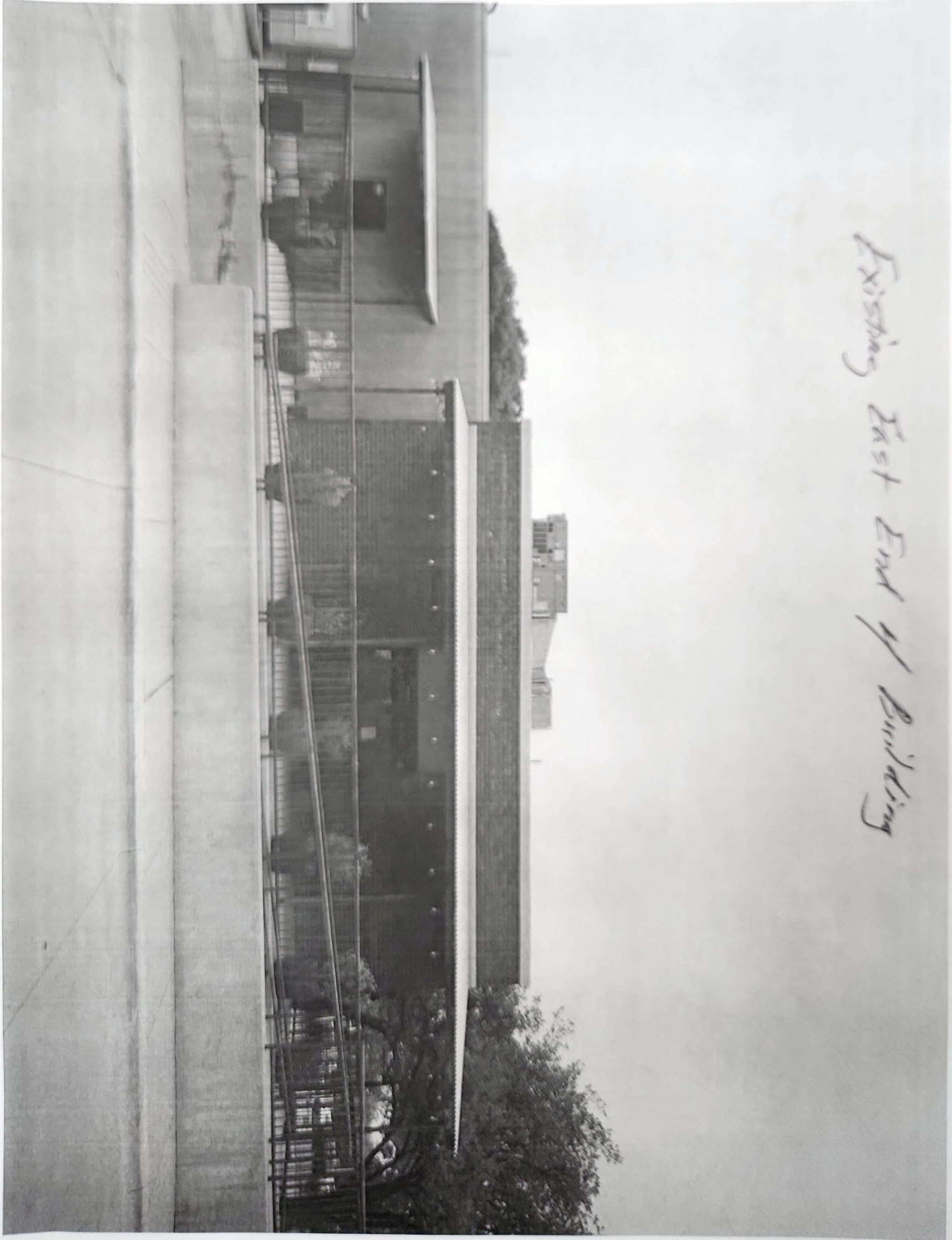
SCALE IN FEET

Scale: 1" = 60'

Existing East End of Building



Existing East End of Building



North west side of building



West Side of Building



West Side

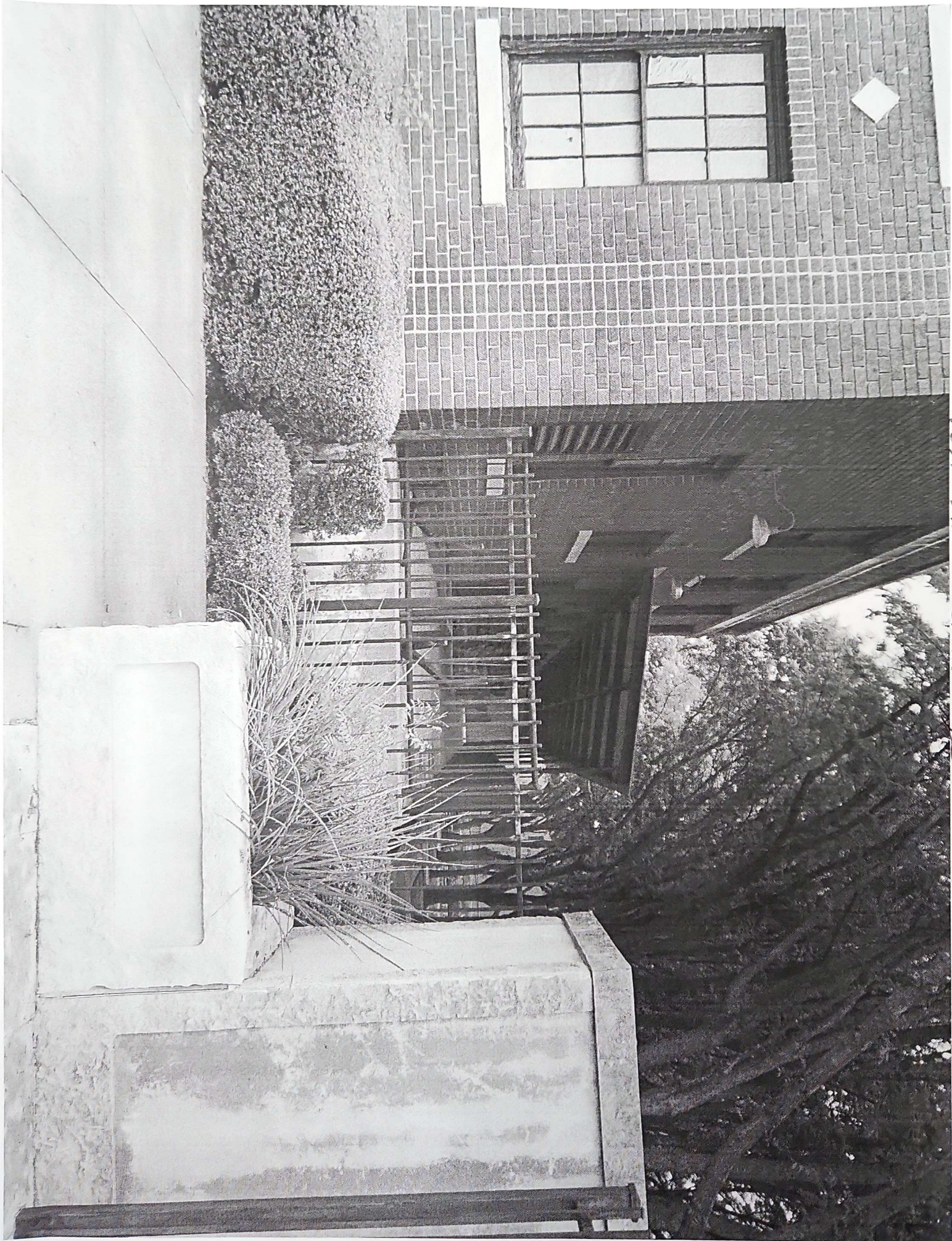


West Side



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



Preliminary drawing:
Not for regulatory
approval, permitting
or construction. All
details are subject to
change.
Kevin Haliburton, AIA
Tx. Reg. No. 24277
Date : 05/24/2023

COPYRIGHT © 2023
WEATHERL &
ASSOCIATES, PLLC
ABILENE, TEXAS
ALL RIGHTS RESERVED
NO PORTION OF THIS
DRAWING MAY BE
REPRODUCED, STORED
OR TRANSMITTED BY
ANY MEANS WITHOUT
PRIOR WRITTEN
PERMISSION FROM THE
ARCHITECT

Weatherl & Associates, PLLC
104 Pine Street, Suite 612
Abilene, Texas 79601



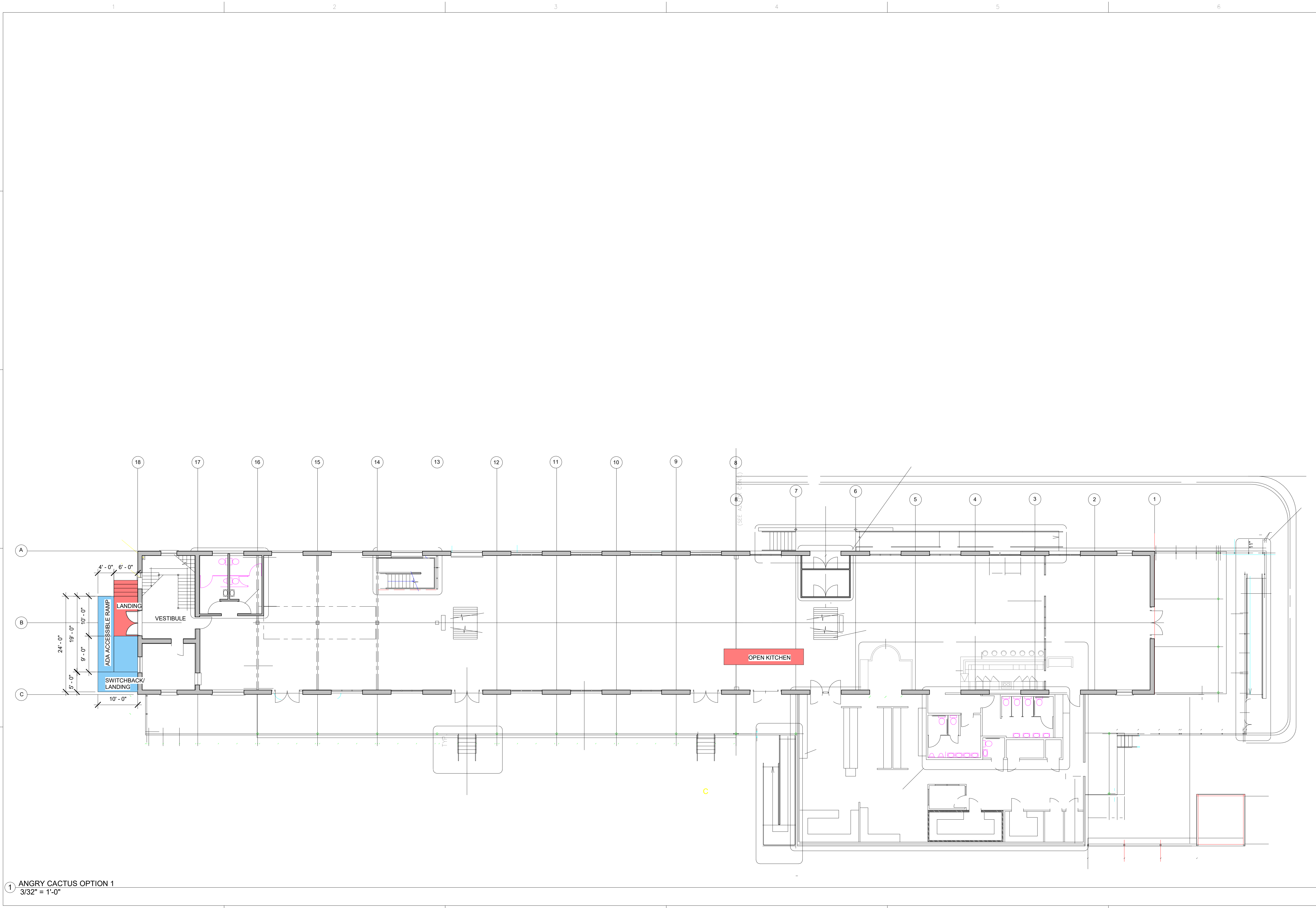
**T&P WAREHOUSE
RENOVATION**
Enter address here

REVISIONS:

05/24/2023

####

A1



1 ANGRY CACTUS OPTION 1
3/32" = 1'-0"

Preliminary drawing:
 Not for regulatory
 approval, permitting
 or construction. All
 details are subject to
 change.
 Kevin Haliburton, AIA
 Tx. Reg. No. 24277
 Date : 05/24/2023

COPYRIGHT © 2023
 WEATHERL &
 ASSOCIATES, PLLC
 ABILENE, TEXAS
 ALL RIGHTS RESERVED
 NO PORTION OF THIS
 DRAWING MAY BE
 REPRODUCED, STORED
 OR TRANSMITTED BY
 ANY MEANS WITHOUT
 PRIOR WRITTEN
 PERMISSION FROM THE
 ARCHITECT

Weatherl & Associates, PLLC
 104 Pine Street, Suite 612
 Abilene, Texas 79601



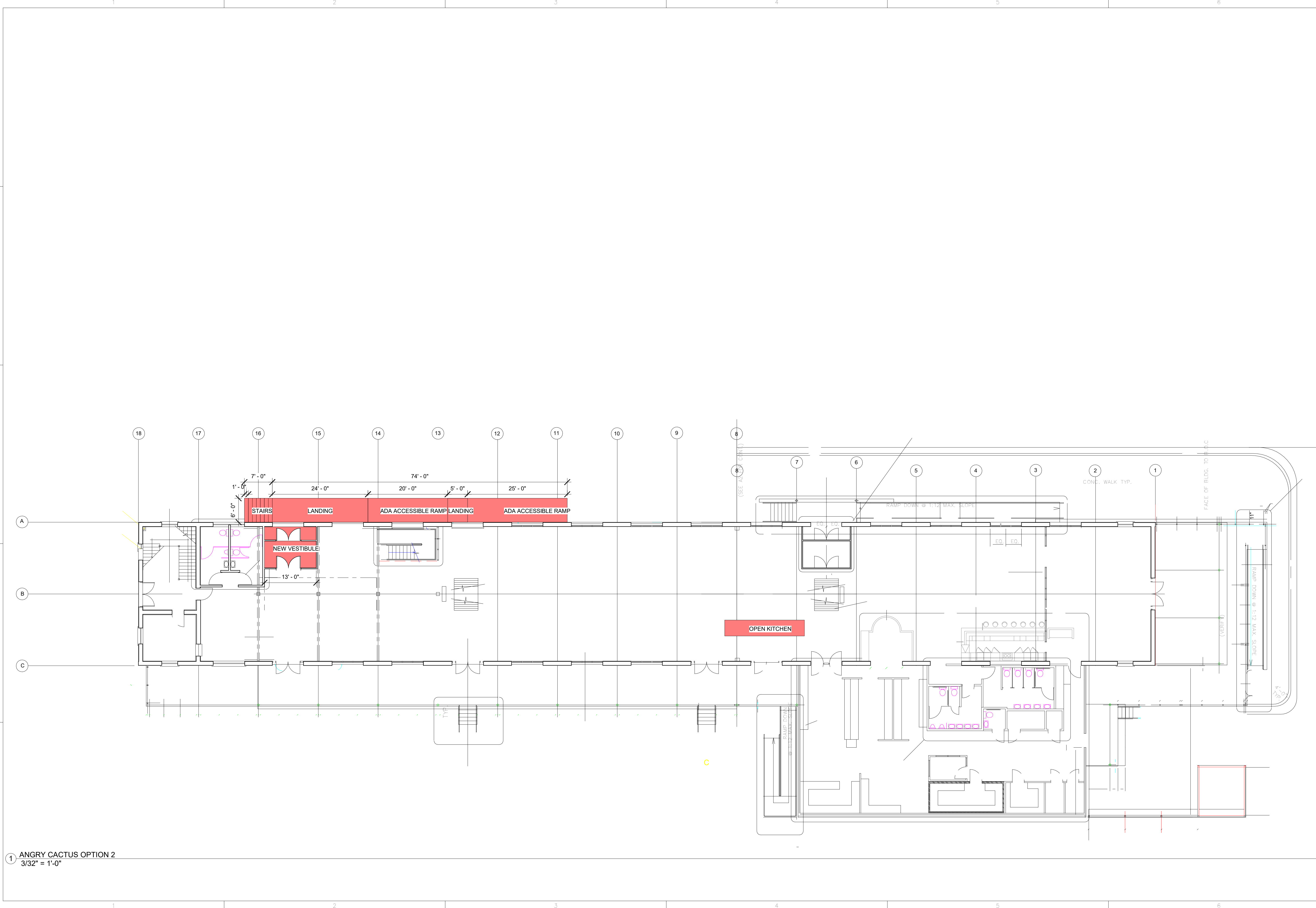
**T&P WAREHOUSE
 RENOVATION**
 Enter address here

REVISIONS:

05/24/2023

####

A1



1 ANGRY CACTUS OPTION 2
 3/32" = 1'-0"