



## 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, October 28, 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, Public Hearing and Take Action on Approving the Minutes from the Regular Meeting Held on July 22, 2025.

### AGENDA ITEMS

2. **CA-2025-04:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request for Certificate of Appropriateness (CA) to replace three wooden garage doors with new steel garage doors. The subject property is located at 1726 Swenson Street. **(Kera Valois)**
3. **HOZ-2025-01:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request for Historic Overlay Located at 774 Butternut 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 22nd day of October, 2025, at 9:40 a.m.*

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*Kaitlin Richardson, Deputy City  
Secretary, TRMC*



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

The Landmarks Commission of the City of Abilene, Texas met in a Regular Meeting on July 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** Brandon Young, Alternate Derek Hood, Chaile Allen and Alternate 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, Ms. Kera Valois, and Ms. Melissa Farr.

**CALL TO ORDER**

Chair Lee called the meeting to order at 4 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 Young moved to approve the minutes. Commissioner Allen seconded the motion. The motion carried by the following vote:

**AYES: Young, Hood, Allen, Partain, Lee**

**NAYS: None**

**AGENDA ITEMS**

**CA-2025-02 (Tabled):** 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.

Commissioner Hood moved to remove this item from the table. Commissioner Partain seconded the motion. The motion prevailed by the following vote:

**AYES: Young, Hood, Allen, Partain, Lee**

**NAYS: None**

Ms. Kera Valois presented the request for a Certificate of Appropriateness (CA) located at 901 North 1<sup>st</sup> Street. 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.

Chair Lee opened the public hearing. Stepping forward to speak were Mr. Corrender Taylor and Mr. Charles Wolfe.

**STAFF RECOMMENDATION:** Staff recommend approval of proposal option 1 and the replacement of the wood bay doors to match the rest of the building.

Commissioner Partain moved to **approve Option 1 with the replacement of the doors and railings to match**. Commissioner Allen seconded the motion. The motion prevailed by the following vote:

**AYES: Hood, Allen, Partain, Lee**

**NAYS: Young**

### **ADJOURNMENT**

There being no further discussion, Chair Lee adjourned the meeting at 5:06 p.m.

**APPROVED**

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Pebbles Lee, Chair

# CA-2025-04 STAFF REPORT



## Scheduled Hearing(s)

Landmarks Commission: October 28, 2025

## Applicant

Owner: Swenson House Historical Society

## Case Manager

Kera Valois, Planner

## Request

Certificate of Appropriateness (CA) to replace three wooden garage doors with new steel garage doors.

## Location

The subject property is located at 1726 Swenson Street.

## Property Zoning

The current zoning for this property is Medium Density (MD) with Historic Overlay (H).

## Background and Building Characteristics

The Swenson House, built in 1908, is an Eclectic design that reflects some Prairie style influence. A large two-story brick house features a hipped tile roof, a shaped dormer, and decorative brackets beneath the overhanging eaves. A prominent portico serves as a balcony adorned with a cutwork railing. An extending wall to the north forms an additional balcony with matching railing. Decorative lights surround the front door and other windows, showcasing period-specific designs.

This property was granted Historic Overlay Zoning in 1989, and several Certificates of Appropriateness have been issued throughout the years.

## Proposal and Requested Action

The applicant is requesting a Certificate of Appropriateness (CA) to replace the current wooden garage doors with new steel garage doors. The glass windows will not be replaced with the new garage doors, however, they will be in similar color.

## 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 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
- Garage Doors BID

# AERIAL LOCATION MAP



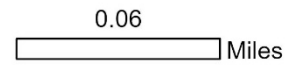
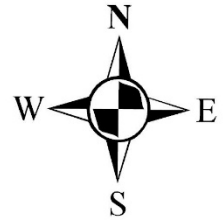
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CA-2025-03

Source: Esri, TomTom, Garmin, FGC, NOAA, USGS, and OpenStreetMap contributors, and the GIS User Community.  
 Source: Esri, Maxar, Airbus DS, USGS, NOAA, NASA, Esri, and Robinson, DELOS, NLS, Esri, NIMA, Geodataconsult, BJKwaterstart, Esri, GeoEye, AeroMap, and the GIS user community.



# ZONING MAP



CA-2025-03

## Zoning Districts

- GC
- GR
- MD
- MX
- O
- RS-6

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community  
 Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, GGIAR, N Robinson, NLS, © 2023, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and Esri



# CERTIFICATE OF APPROPRIATENESS REQUEST

**Case:** CA-2025-04

**Owner:** Swenson House Historical Society

**Applicant:** Tami Conaway and Emma Truett

**Request:** Certificate of Appropriateness (CA) to replace three wooden garage doors with new steel garage doors.

**Location:** 1726 Swenson Street



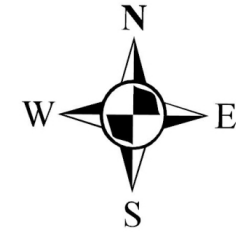
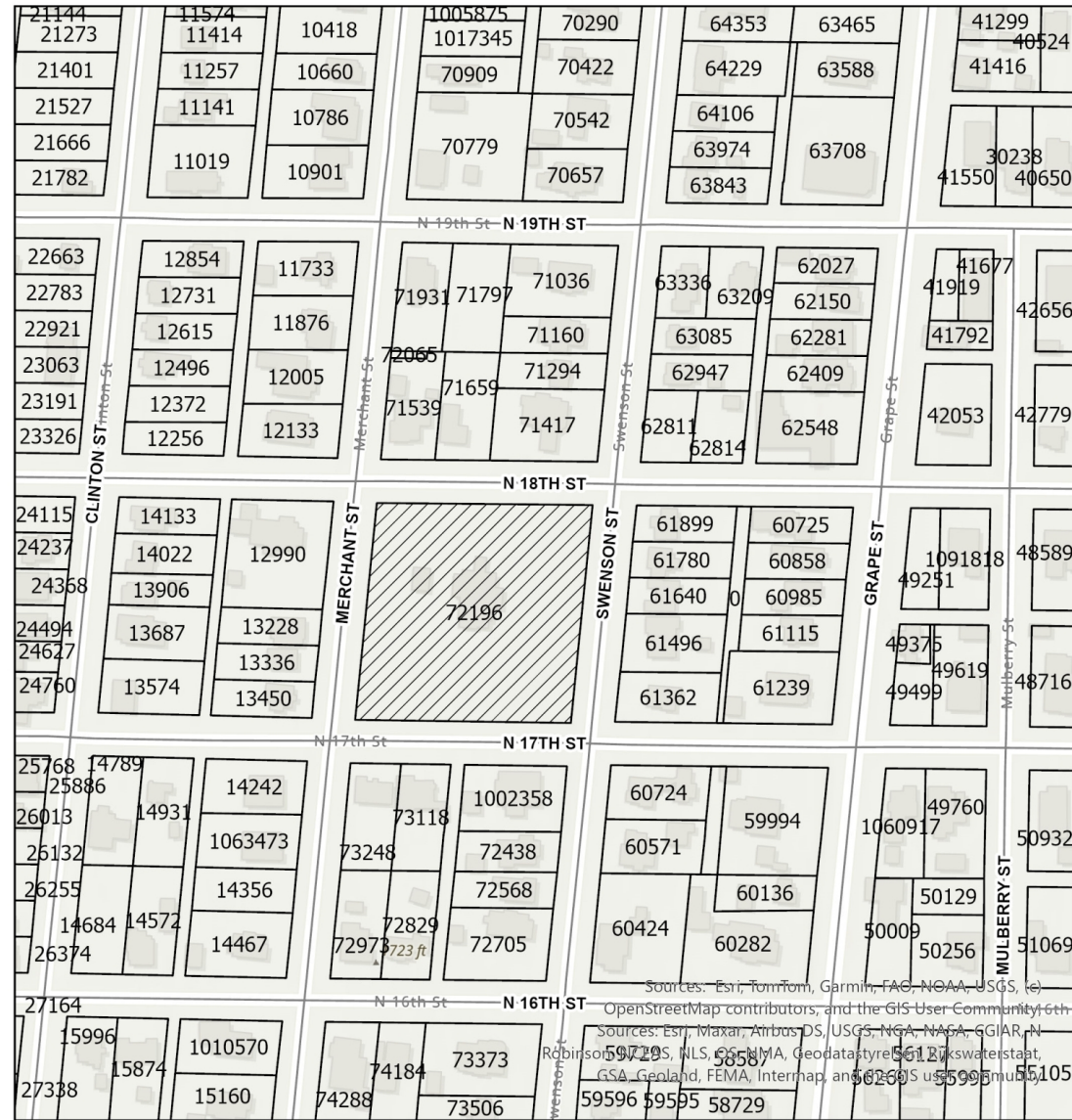
## BACKGROUND AND CHARACTERISTICS

The Swenson House, built in 1908, is an Eclectic design that reflects some Prairie style influence. A large two-story brick house features a hipped tile roof, a shaped dormer, and decorative brackets beneath the overhanging eaves. A prominent portico serves as a balcony adorned with a cutwork railing. An extending wall to the north forms an additional balcony with matching railing. Decorative lights surround the front door and other windows, showcasing period-specific designs.

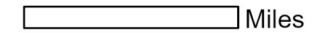
This property was granted Historic Overlay Zoning in 1989, and several Certificate of Appropriateness have been issued throughout the years.



# LOCATION MAP

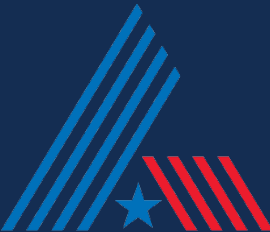


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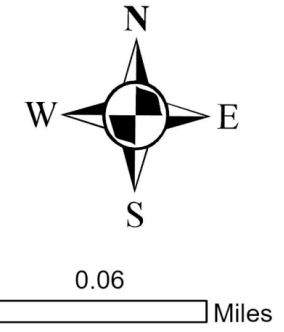


CA-2025-03

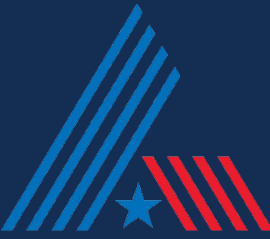
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community  
 Sources: Esri, Maxar, Airbus DS, USGS, NGA, NGA, GGLAR, N  
 Robinson, NLS, GSA, FEMA, Geodatastore, GSA, Geoland, FEMA, Intermap, and GSA



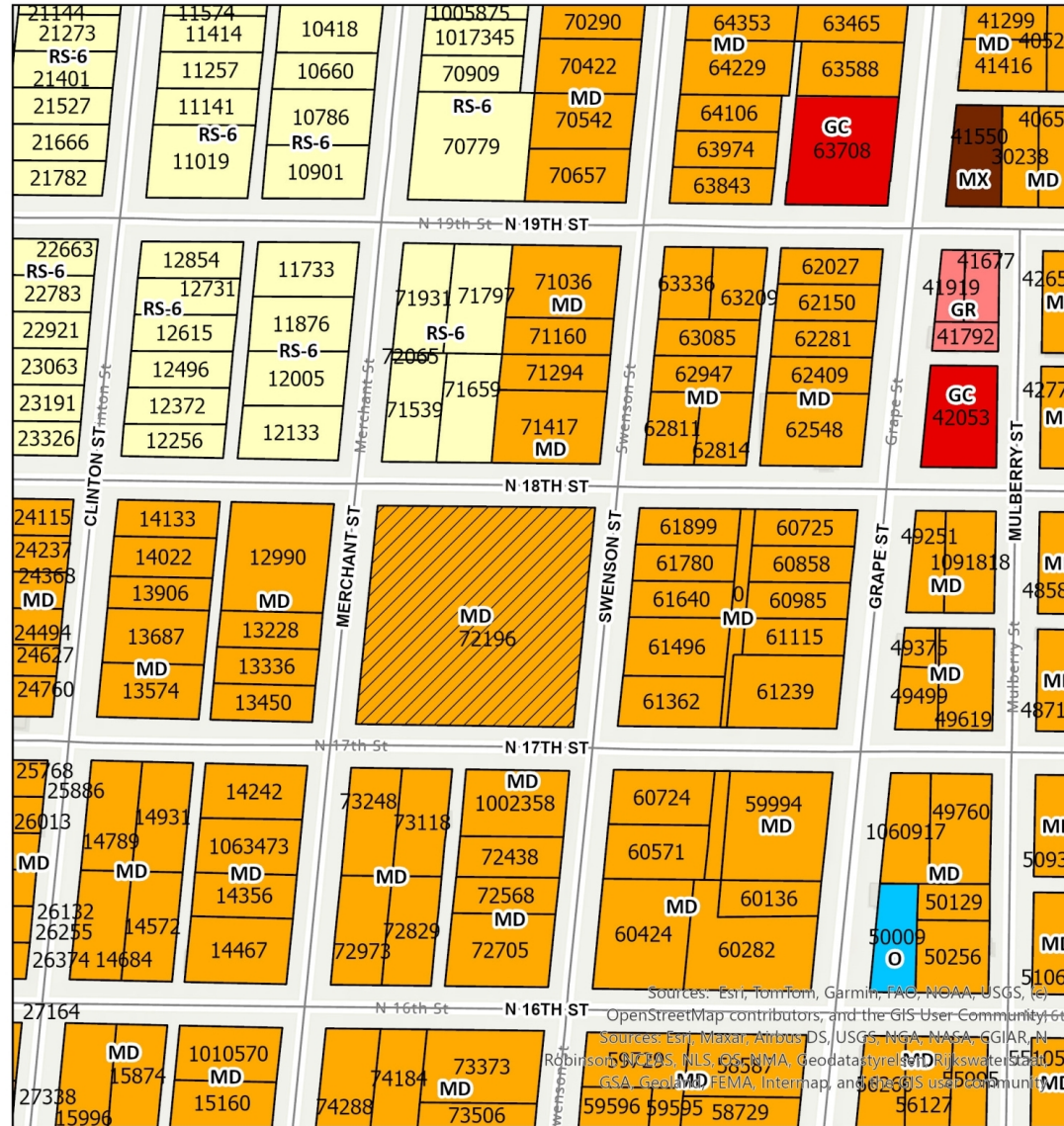
# AERIAL MAP



CA-2025-03



# ZONING MAP



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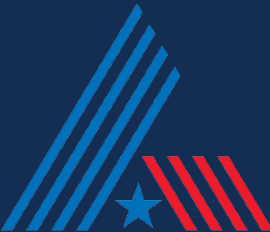
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CA-2025-03

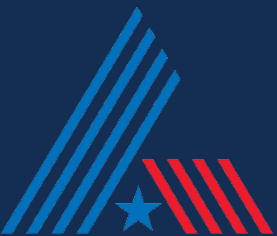
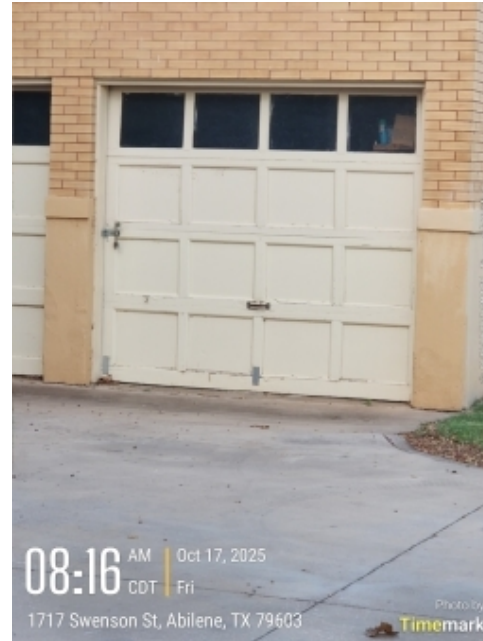
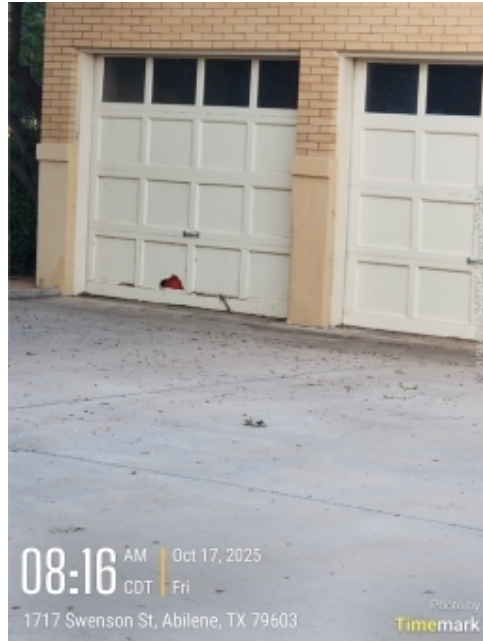
### Zoning Districts

- GC
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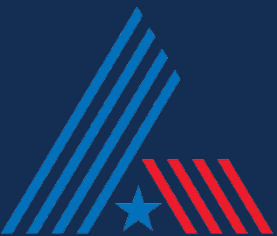
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, etc.  
 OpenStreetMap contributors, and the GIS User Community  
 Sources: Esri, Maxar, Airbus DS, USGS, NOAA, NGA, GGIAR, N  
 Robinson, SRTM, NLS, GSA, FEMA, Geodatastyrelsen, Rijkswaterstaat,  
 GSA, Geodata, FEMA, Intermap, and the GIS User Community



# PHOTOS OF SUBJECT PROPERTY



# PHOTOS OF DAMAGE TO THE GARAGE DOORS



# Garage Bid

## ESTIMATE



*Gaines Garage  
Door Company*

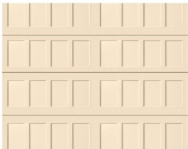
### Gaines Garage Door Company

4241 North 1st  
Abilene, Texas 79603  
Phone: (325) 704-5520  
Email: bggaragedoors@gmail.com  
Web: www.gainesaragedoor.com

### Prepared For

Pebbles Lee (Swenson House)  
1726 Swenson St.  
Abilene, TX  
370-3832

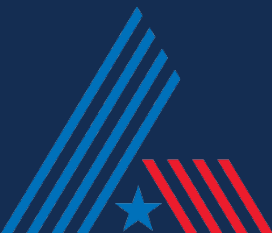
Estimate # 6586  
Date 06/25/2025

| Description   | Rate       | Quantity | Total             |
|---|------------|----------|-------------------|
| Amarr Hillcrest 1000 Non Insulated Almond 7'6"x6'9"<br>Recessed   | \$1,450.00 | 3        | \$4,350.00        |
| Construction: Single-Layer, 25ga<br>R-value: n/a<br>Panels: Beadboard, Recessed, Long Panel Beadboard<br>Hardware: 14 ga. Conventional<br>Track: 12"R<br>Rollers: Nylon Rollers |            |          |                   |
|    |            |          |                   |
| <b>Subtotal</b>   |            |          | \$4,350.00        |
| <b>Total</b>  |            |          | <b>\$4,350.00</b> |

### Notes:

Price includes removal of existing doors and installation of new doors.

Page 1 of 3



# FINDINGS AND RECOMMENDATIONS

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

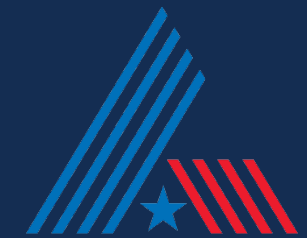
Staff recommends **approval** of this request.

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?



# HOZ-2025-01

## STAFF REPORT

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### Scheduled Hearing(s)

Landmarks Commission: October 28, 2025

Planning & Zoning Commission: November 4, 2025

City Council 1<sup>st</sup> Read: November 20, 2025

City Council 2<sup>nd</sup> Read: December 4, 2025

### Applicant

Owner: Junior League of Abilene

### Case Manager

Kera Valois, Planner

### Request

Add Historic Overlay zoning to a property located within the Butternut area.

### Location

The subject property is located at 774 Butternut Street.

### Property Zoning

The current zoning for this property is Heavy Commercial (HC).

### Background

The subject residence exhibits typical Prairie School Style architecture, including a two-story frame dwelling with a low-pitched hipped roof and two interior brick chimneys. The exterior walls are brick veneer, and the roof is composition shingles. A hipped roof, supported on massive piers covers a deep 3-bay porch that extends across the front elevation. The primary entrance is set within the center bay of the porch. The flanking bays have a brick balustrade capped with cast stone coping.

The home was built in the 1920's and is known as the McDaniel House. Mr. McDaniel owned a hardware and grocery store at S 2<sup>nd</sup> and Chestnut Streets. Mrs. McDaniel was named State Woman of the Year by the Golden Rule Foundation of New York in 1948. She was also a prominent member of various women's clubs in Abilene including the Daughters of the American Revolution and the Shakespeare Club.

The subject property is located on the National Register of Historic Properties as having significant architectural features of the typical prairie school style from the 1920'sd. The property is also located on the Abilene Register of Historic Properties.

### Criteria Assessment

According to Section 2.3.4.4 (c) Criteria for Designation. Historic Overlay Districts shall be established only if principal districts, conservation districts, areas, sites, structures, buildings, properties, or objects within the boundaries of a proposed zone exhibit any one or more of the following characteristics:

- 1. Possesses significance with respect to history, culture, architecture, archeology, paleontology, or as a natural site with a demonstrable cultural association.**  
None available.
- 2. Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, national, or international history.**  
This house has been associated with The Junior League of Abilene since 1976.
- 3. Embodies characteristics distinct to a type, period, or method of construction or architecture.**

The home is included on the National Register of Historic Properties as having significant architectural features of the typical prairie school style from the 1920's.

- 4. Is associated with the lives of persons significant in local, regional, state, national, or international history.**
- 5. Mr. George McDaniel, the owner, owned a hardware and grocery store at S 2<sup>nd</sup> and Chestnut. His wife, Mrs. Lavinia McDaniel was a prominent member of various women's clubs in Abilene, including the Daughters of the American Revolution and the Shakespeare Club. Mrs. McDaniel was also named State Woman of the Year by the Golden Rule Foundation of New York in 1948.**
- 6. Represents a distinctive and familiar visual feature of a neighborhood or of the city.**  
None available.
- 7. Represents the works of a master designer, architect, builder, or craftsman.**  
None available.

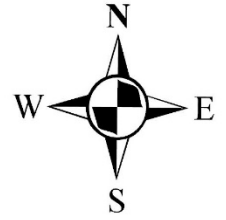
### **Staff Recommendation**

Staff recommends **approval**.

### **Attachments**

- Application
- PowerPoint Presentation

# LOCATION MAP



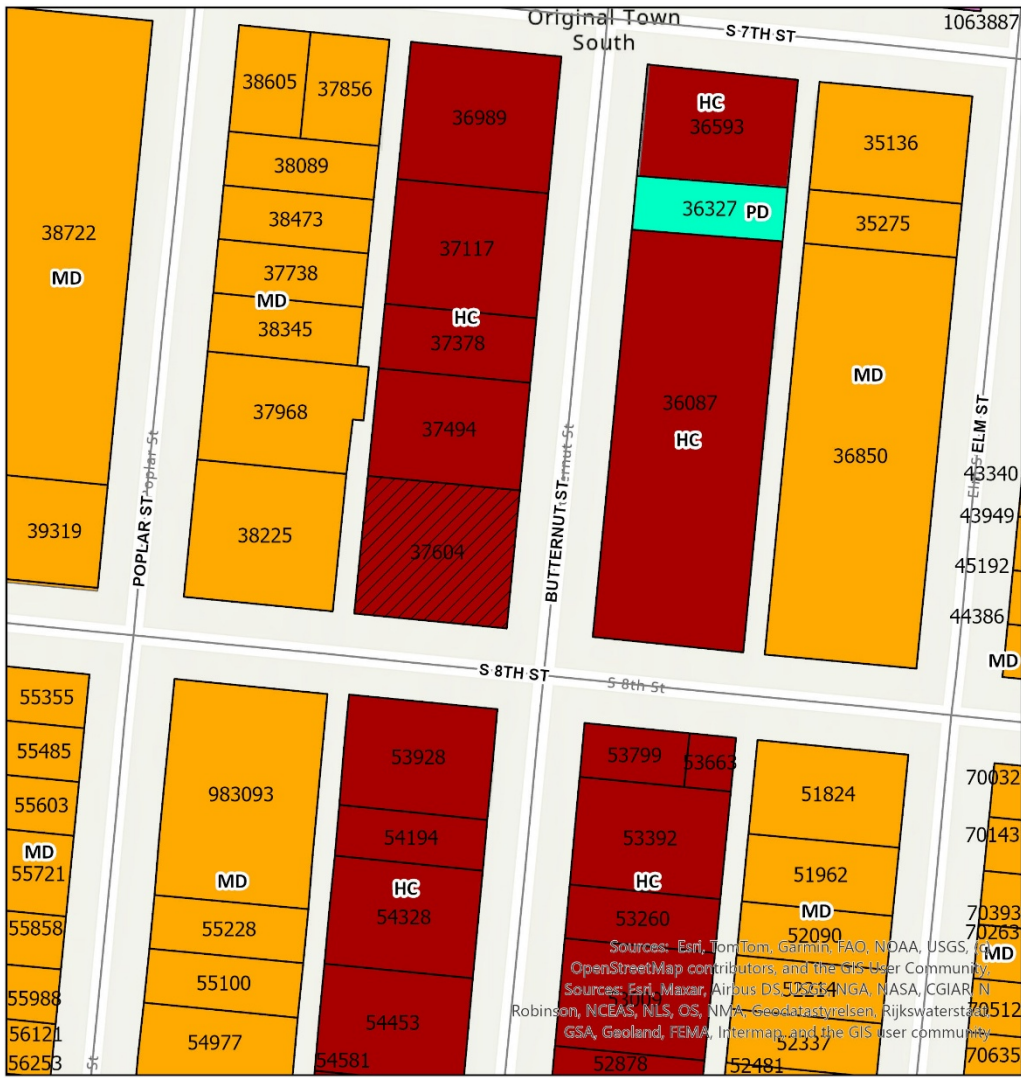
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Miles

HOZ-2025-01

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, etc)  
 OpenStreetMap contributors, and the GIS User Community  
 Sources: Esri, Maxar, Airbus DS, IGN, ANGA, NASA, CGIAR, IN  
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 GSA, Geoland, FEMA, Intermap, and the GIS user community

# ZONING MAP

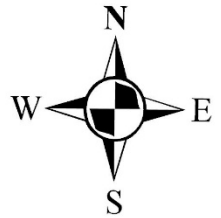


0.04 Miles


- HOZ-2025-01
- Zoning Districts**
- CB
  - HC
  - MD
  - PD

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community  
 Sources: Esri, Maxar, Airbus DS, IGN, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

# AERIAL LOCATION MAP



0.04 Miles

 HOZ-2025-01

Sources: Esri, DeLorme, Garmin, FAO, NOAA, USGS, ©  
OpenStreetMap contributors, and the GIS User Community  
Sources: Esri, Maxar, Airbus DS, USDA, NASA, CNR, NGA,  
Robinson, NCEAS, NLS, Esri, NIMA, Geodatacenter, Wikewater, ©  
© Esri, Geoland, FEMA, Intermap, and the GIS User Community



# HISTORIC OVERLAY REQUEST

**Case:** HOZ-2025-01

**Owner/Agent:** Junior League of Abilene

**Request:** Add Historic Overlay to a residence within the Butternut area

**Location:** 774 Butternut Street

**Landmarks:** October 28, 2025

**Planning & Zoning:** November 4, 2025

**Council Hearing:** November 20, 2025  
December 4, 2025





# BACKGROUND INFORMATION

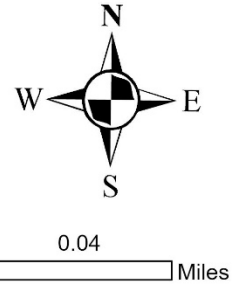
The subject residence exhibits typical Prairie School Style architecture, including a two-story frame dwelling with a low-pitched hipped roof and two interior brick chimneys. The exterior walls are brick veneer, and the roof is composition shingles. A hipped roof, supported on massive piers covers a deep 3-bay porch that extends across the front elevation. The primary entrance is set within the center bay porch. The flanking bays have a brick balustrade capped with cast stone coping.


The subject property is located on the National Register of Historic Properties as having significant architectural features of the typical prairie school style from the 1920's. The property is also located on the Abilene Register of Historic Properties.





# AERIAL LOCATION MAP

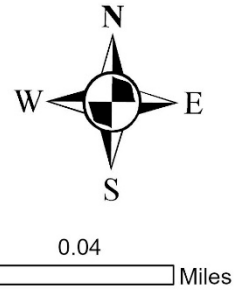
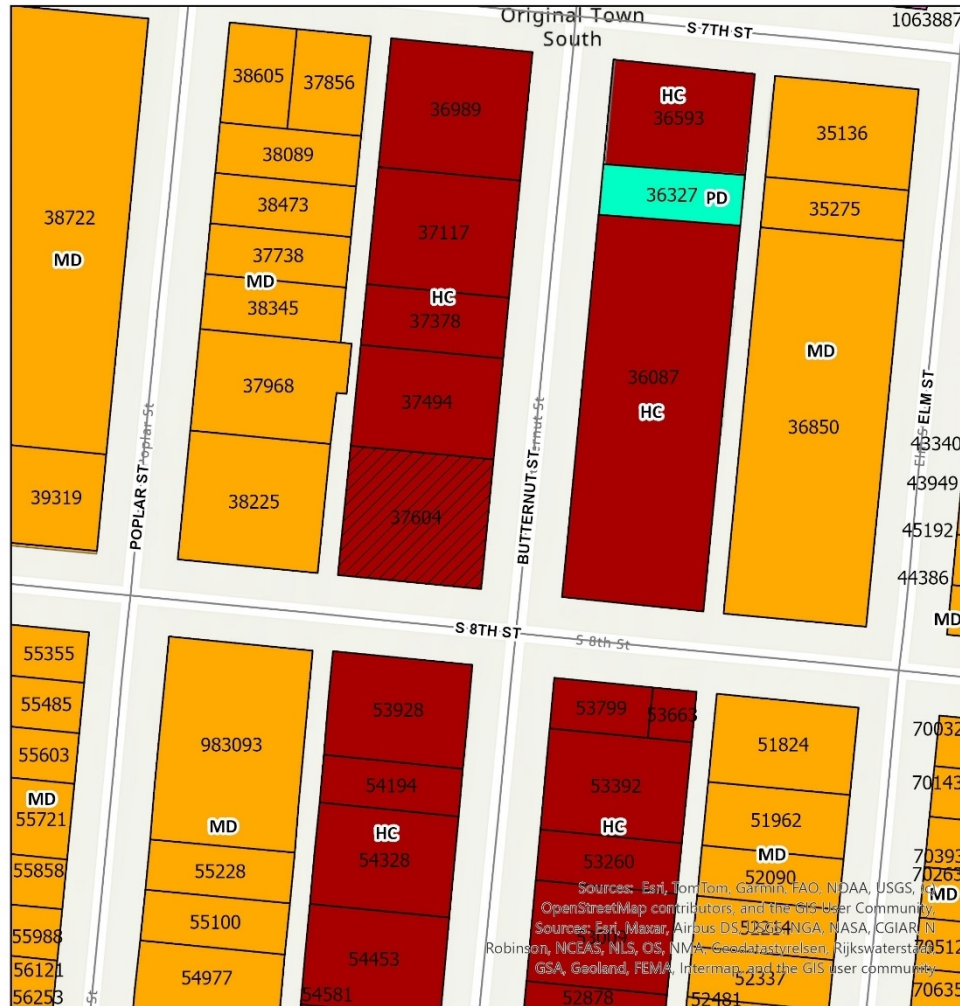


 HOZ-2025-01



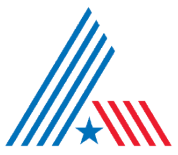


# ZONING MAP



- HOZ-2025-01
- Zoning Districts**
- CB
  - HC
  - MD
  - PD





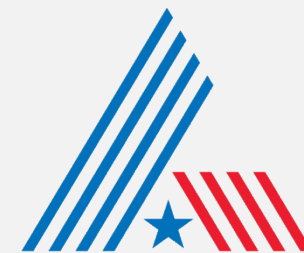
# VIEWS OF SUBJECT PROPERTY



CITY OF  
**ABILENE**  
T E X A S



# VIEWS OF SUBJECT PROPERTY



CITY OF  
**ABILENE**  
T E X A S



# HISTORIC PHOTOS OF SUBJECT PROPERTY



Lavinia and George  
McDaniel





# FINDINGS AND RECOMMENDATIONS

According to Section 2.3.4.4 (c) Criteria for Designation. Historic Overlay Districts shall be established only if principal districts, conservation districts, areas, sites, structures, buildings, properties, or objects within the boundaries of a proposed zone exhibit any one or more of the following characteristics:

- 1. Possesses significance with respect to history, culture, architecture, archeology, paleontology, or as a natural site with a demonstrable cultural association.**
- 2. Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, national, or international history.**  
This house has been associated with The Junior League of Abilene since 1976.
- 3. Embodies characteristics distinct to a type, period, or method of construction or architecture.**  
The home is included on the National Register of Historic Properties as having significant architectural features of the typical prairie school style from the 1920's
- 4. Is associated with the lives of persons significant in local, regional, state, national, or international history.**  
Mr. George McDaniel, the owner, owned a hardware and grocery store at S 2<sup>nd</sup> and Chestnut. His wife, Mrs. Lavinia McDaniel was a prominent member of various women's clubs in Abilene, including the Daughters of the American Revolution and the Shakespeare Club. Mrs. McDaniel was also named State Woman of the Year by the Golden Rule Foundation of New York in 1948.
- 5. Represents a distinctive and familiar visual feature of a neighborhood or of the city.**
- 6. Represents the works of a master designer, architect, builder, or craftsman.**

**Staff recommends approval.**





# Questions?

