



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 February 24, 2026 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 Approving the Minutes from the Regular Meeting Held on November 25, 2025

AGENDA ITEMS

2. **CA-2025-05:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request for Certificate of Appropriateness (CA) Located at 555 Palm Street to Demolish the Existing Carriage House and Rebuild it in the Same Location. **(Kera Valois)**
3. **CA-2026-01:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request for Certificate of Appropriateness (CA) to Add a Drive-Thru Window for the Library Located at 1699 S. 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 18th day of February, 2026, at 9:20 a.m.

Kaitlin Richardson, Deputy City
Secretary, TRMC

**CITY OF ABILENE, TEXAS THE LANDMARKS COMMISSION
COUNCIL CHAMBERS, CITY HALL
November 25, 2025, at 4 p.m.**

The Landmarks Commission of the City of Abilene, Texas met in a Regular Meeting on November 25, 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, Vice-Chair Kister, Derek Hood, and Chaile Allen.

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. Julie Roy.

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.

Vice Chair Kister moved to **approve** the minutes. Commissioner Allen seconded the motion. The motion carried by the following vote:

AYES: Young, Kister, Hood, Allen, Lee

NAYS: None

AGENDA ITEMS

HPTR-2025-02: Receive A Report, Hold A Discussion And Public Hearing, And Take Action On A Request For Historic Project Tax Reduction In City Of Abilene Property Taxes For An Improvement Project In The Amount Of \$9,478.29. The Subject Property Is Located At 760 Amarillo Street.

Ms. Kera Valois presented this request for Historic Project Tax Reduction in City of Abilene property taxes for improvement projects in the amount of \$9,478.29.

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

- Replacement of damaged shingles
- Foundation repair
- Installation of rain gutters on the main home and guest home.

A Certificate of Appropriateness (CA-2025-03) was approved on June 24, 2025. It was determined that the repairs would be compatible with the architectural features of the subject property and protect the historic integrity of the home and environment.

Chair Lee opened the public hearing. Seeing no one present and desiring to be heard, the public hearing was closed.

STAFF RECOMMENDATION: Approval

Commissioner Allen moved to approve the request. Commissioner Hood seconded the motion. The motion prevailed by the following vote:

AYES: Young, Kister, Hood, Allen, Lee

NAYS: None

ADJOURNMENT

There being no further discussion, Chair Lee adjourned the meeting at 4:08 p.m.

APPROVED

Pebbles Lee, Chair

CA-2025-05 STAFF REPORT



Scheduled Hearing(s)

Landmarks Commission: February 24, 2026

Applicant

Owner: Aaron and Meagan Ruff

Case Manager

Kera Valois, Planner

Request

Certificate of Appropriateness (CA) to demolish the existing carriage house and rebuild it in the same location.

Location

The subject property is located at 555 Palm Street.

Property Zoning

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

Background and Building Characteristics

The Landers House, built in 1927, is a Craftsman style home. The brick home features wood trim and horizontal lines with a large front porch typical of the Craftsman style from the early 1900s. This property was granted Historic Overlay Zoning in 1998.

Proposal and Requested Action

The applicant is requesting a Certificate of Appropriateness (CA) to demolish and rebuild the carriage house located in the rear of the property. The carriage house will be rebuilt in the same location and include historically appropriate exterior materials, windows and doors, and appropriate paint colors to match the original 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. 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.

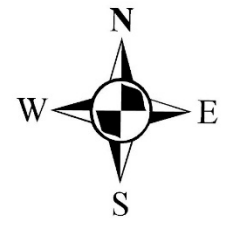
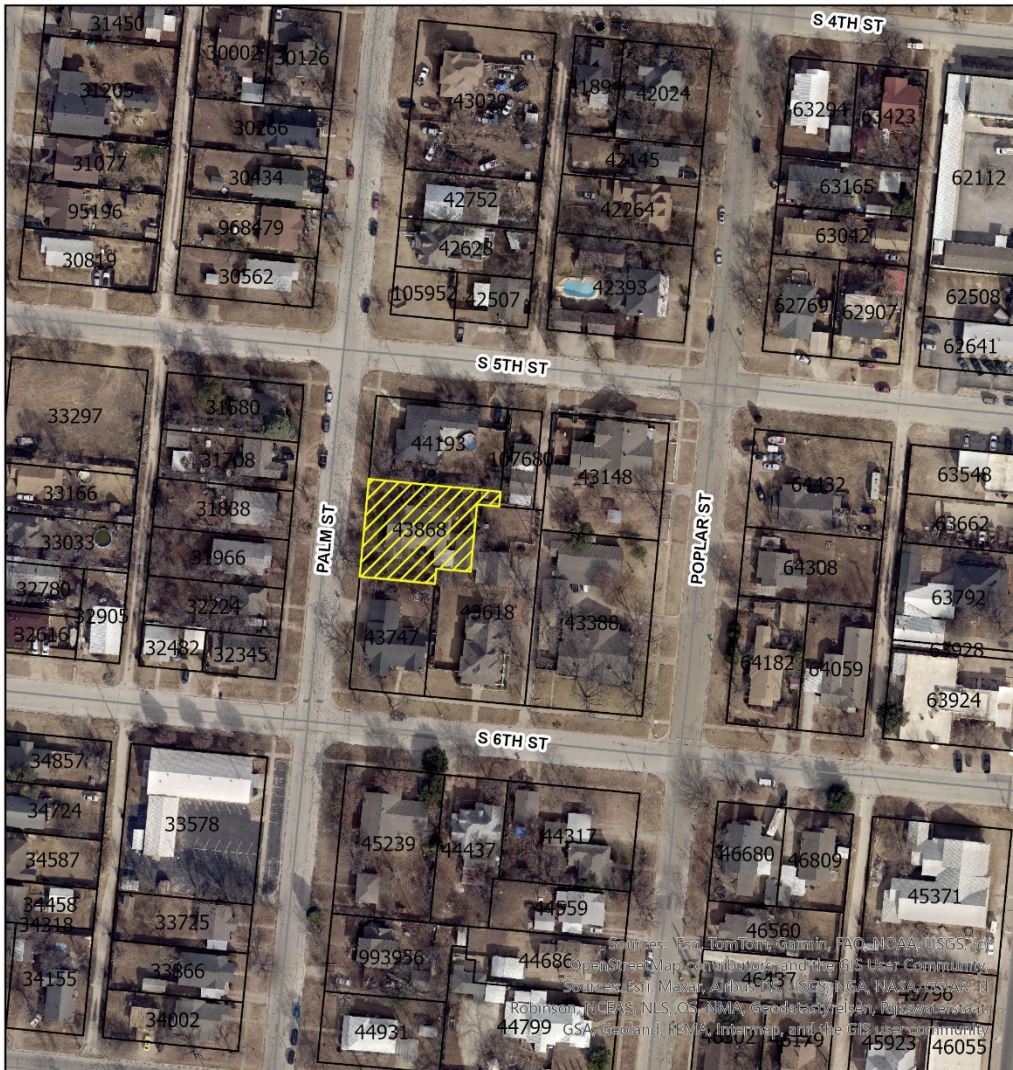
If this item is approved, LDC Section 2.3.4.4 requires that:

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

AERIAL LOCATION MAP

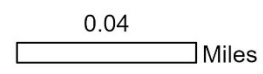
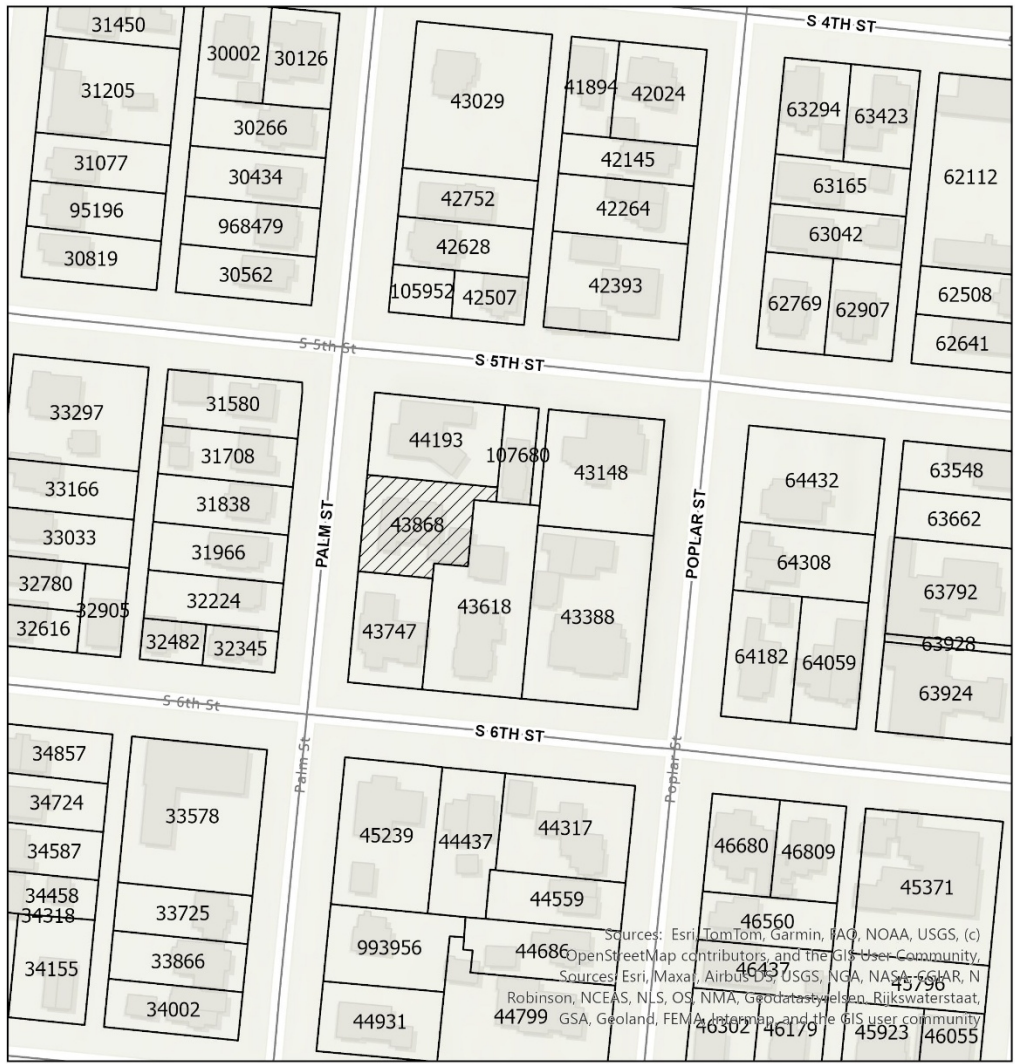



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Miles

CA-2025-05

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, ©
OpenStreetMap contributors, and the GIS User Community
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Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Fujitsu, Esri, N
GSA, Geoland, FEMA, Intermap, and the GIS user community

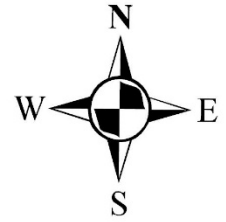
LOCATION MAP



 CA-2025-05

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community.
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ZONING MAP



0.04 Miles

CA-2025-05

Zoning Districts

- CB
- MD

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community
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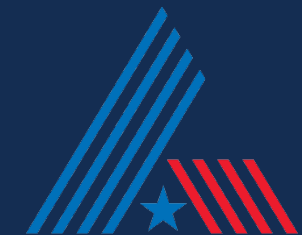
CERTIFICATE OF APPROPRIATENESS REQUEST

Case: CA-2025-05

Owner: Aaron and Meagan Ruff

Request: Certificate of Appropriateness (CA) to demolish and rebuild the carriage house located at the rear of the property.

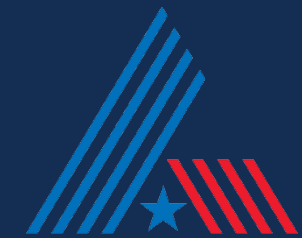
Location: 555 Palm Street



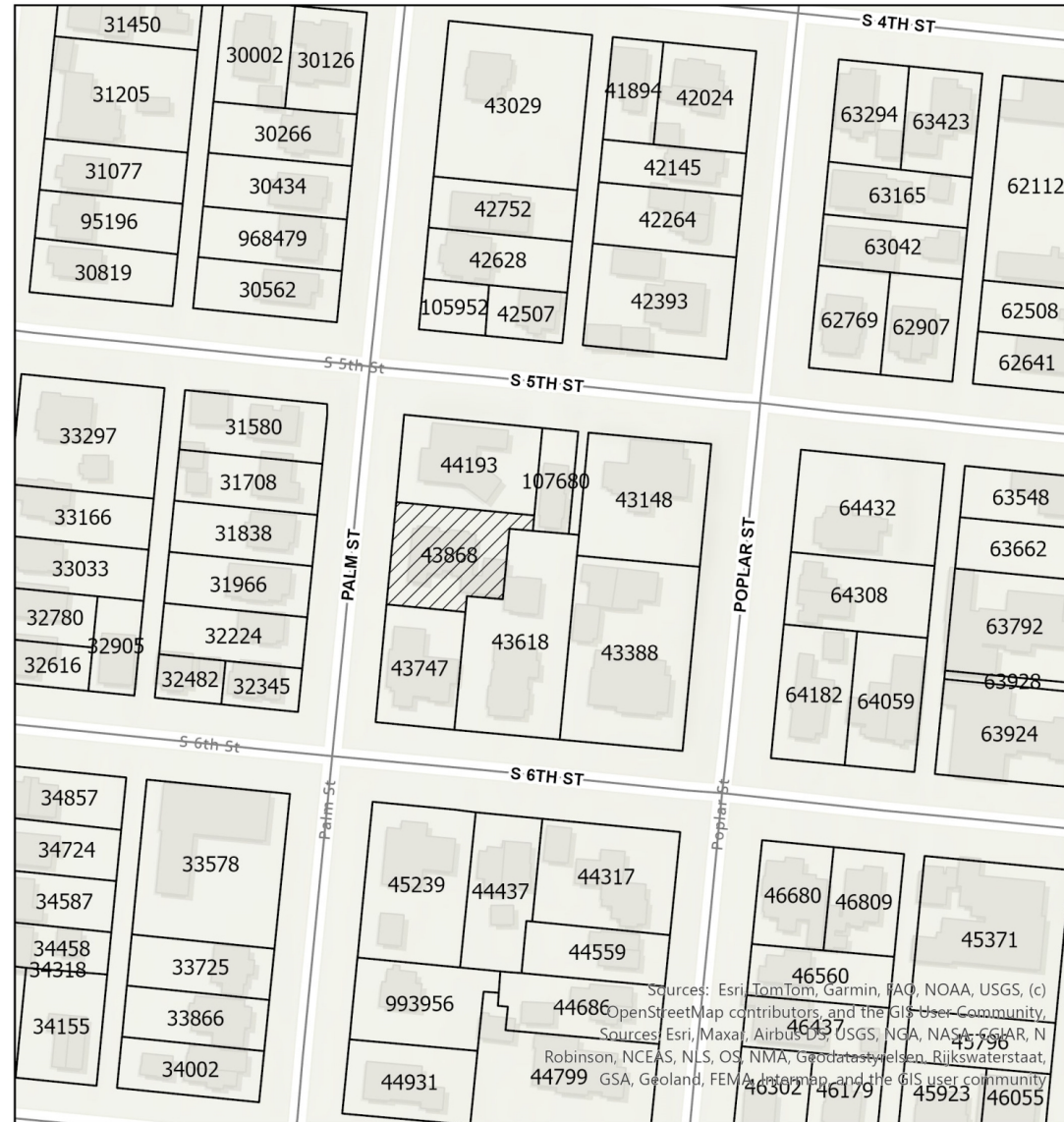
BACKGROUND AND CHARACTERISTICS

The Landers House, built in 1927, is a Craftsman style home. The brick home features wood trim and horizontal lines with a large front porch typical of the Craftsman style from the early 1900s.

This property was granted Historic Overlay Zoning in 1998.



LOCATION MAP

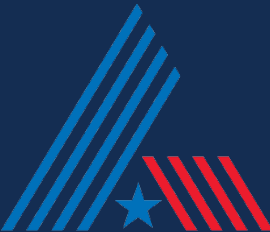


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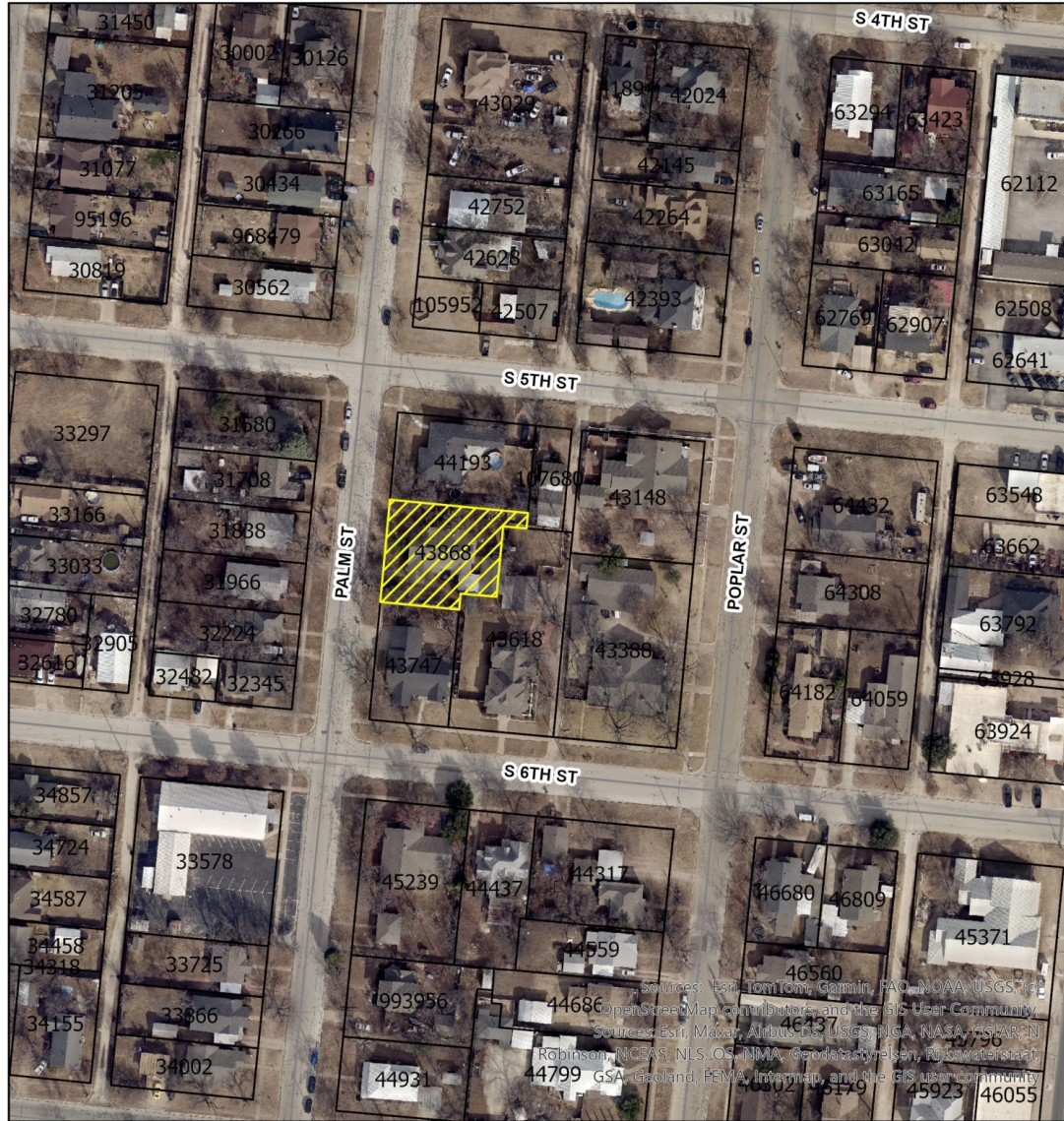
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CA-2025-05

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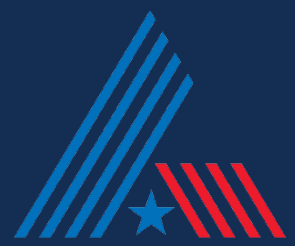


AERIAL MAP



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CA-2025-05



ZONING MAP



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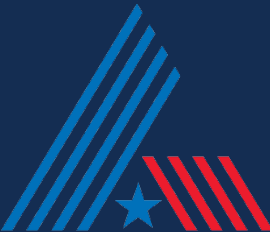
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CA-2025-05

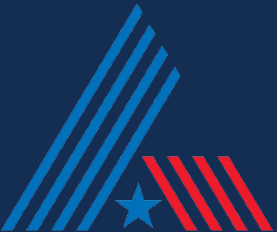
Zoning Districts

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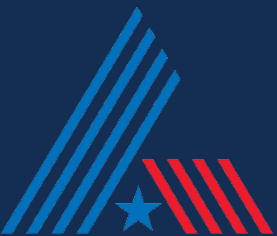
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PHOTOS OF SUBJECT PROPERTY



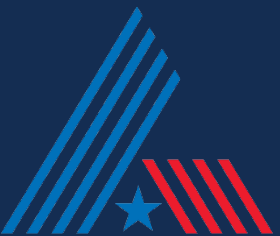
PHOTOS OF DAMAGE TO THE CARRIAGE HOUSE



Paint Colors



Oakmoss will be the primary color, while Antique White will be the color used for the accent and trim.



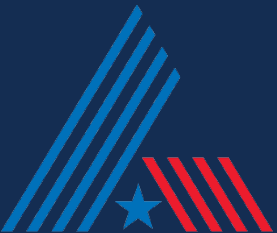
FINDINGS AND RECOMMENDATIONS

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

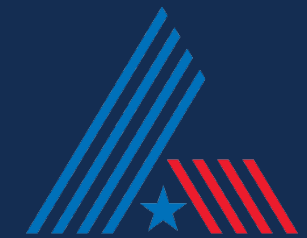
Staff recommends **approval** of this request.

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Questions?



HS33-1

HS33-1

SECRET GARDEN
HGSW6181

OAKMOSS
HGSW6180

HW04-1

HW04-1

MUSLIN
HGSW6133

ANTIQUÉ WHITE
HGSW6119

CA-2026-01

STAFF REPORT



Scheduled Hearing(s)

Landmarks Commission: February 24, 2026

Applicant

Owner: Abilene Heritage Square Inc

Case Manager

Kera Valois, Planner

Request

Certificate of Appropriateness (CA) to add a drive thru window for the library.

Location

The subject property is located at 1699 S 1st St.

Property Zoning

The current zoning for this property is Planned Development (PDD-136).

Background and Building Characteristics

Abilene Heritage Square, built in 1923, is a Late Gothic Revival style. The three-story building is stone-accented with a crenelated parapet roofline, Gothic arched entryways, carved stone finials, and statuary grotesques.

Proposal and Requested Action

The applicant is requesting a Certificate of Appropriateness (CA) to add a drive thru window to the East side of the building to be used as a drop off for Library books.

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.

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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.

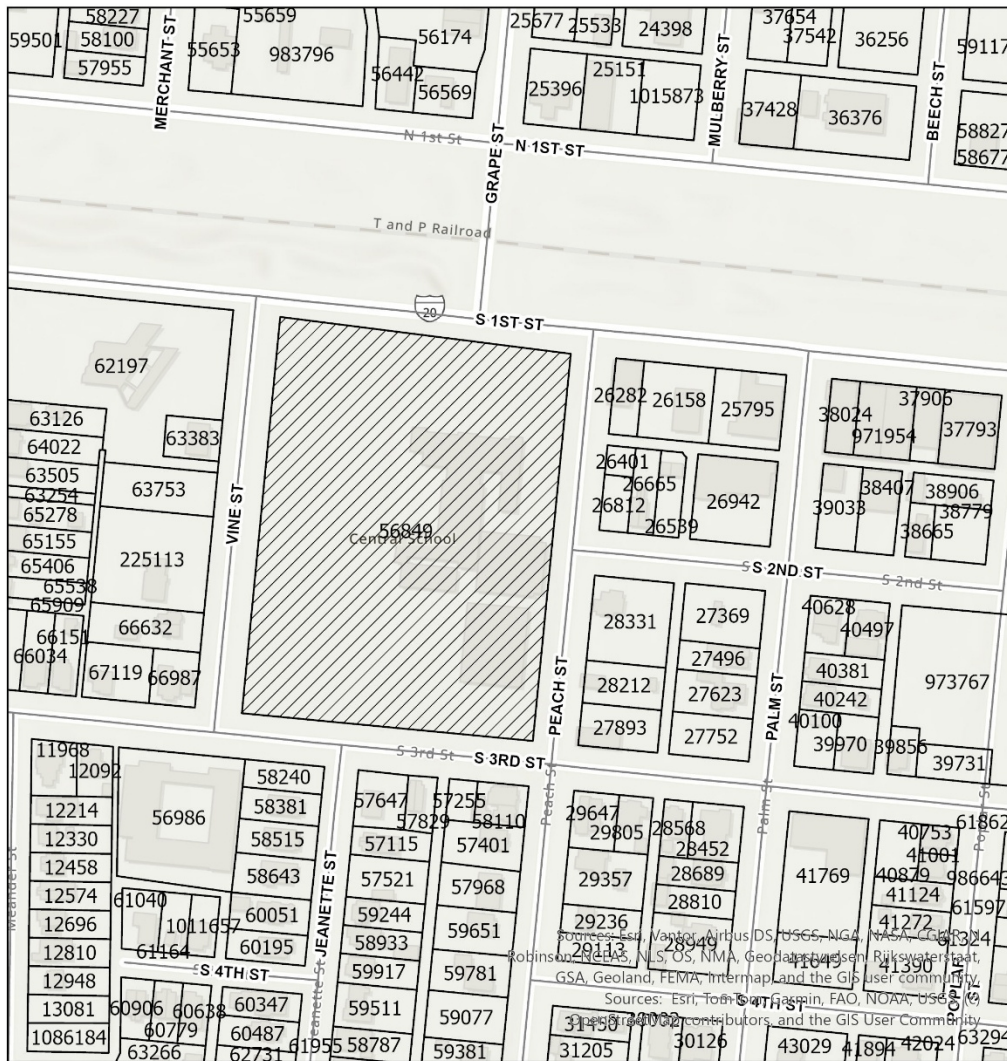
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Attachments

- Application
- PowerPoint Presentation

LOCATION MAP



0.07

Miles

CA-2026-01

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, Copernicus, Robins, NLS, OS, NMA, Geopap, Jensen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, Land the GIS User community
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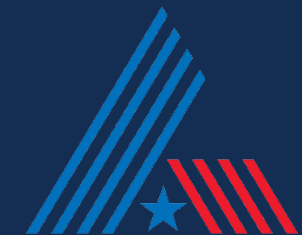
CERTIFICATE OF APPROPRIATENESS REQUEST

Case: CA-2026-01

Owner: Abilene Heritage Square

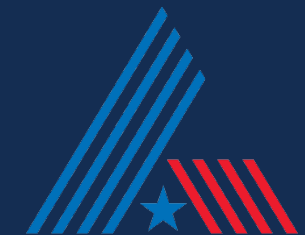
Request: Certificate of Appropriateness (CA) to add a drive thru window for the library.

Location: 1699 S 1st St

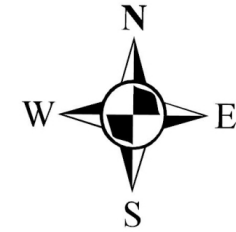
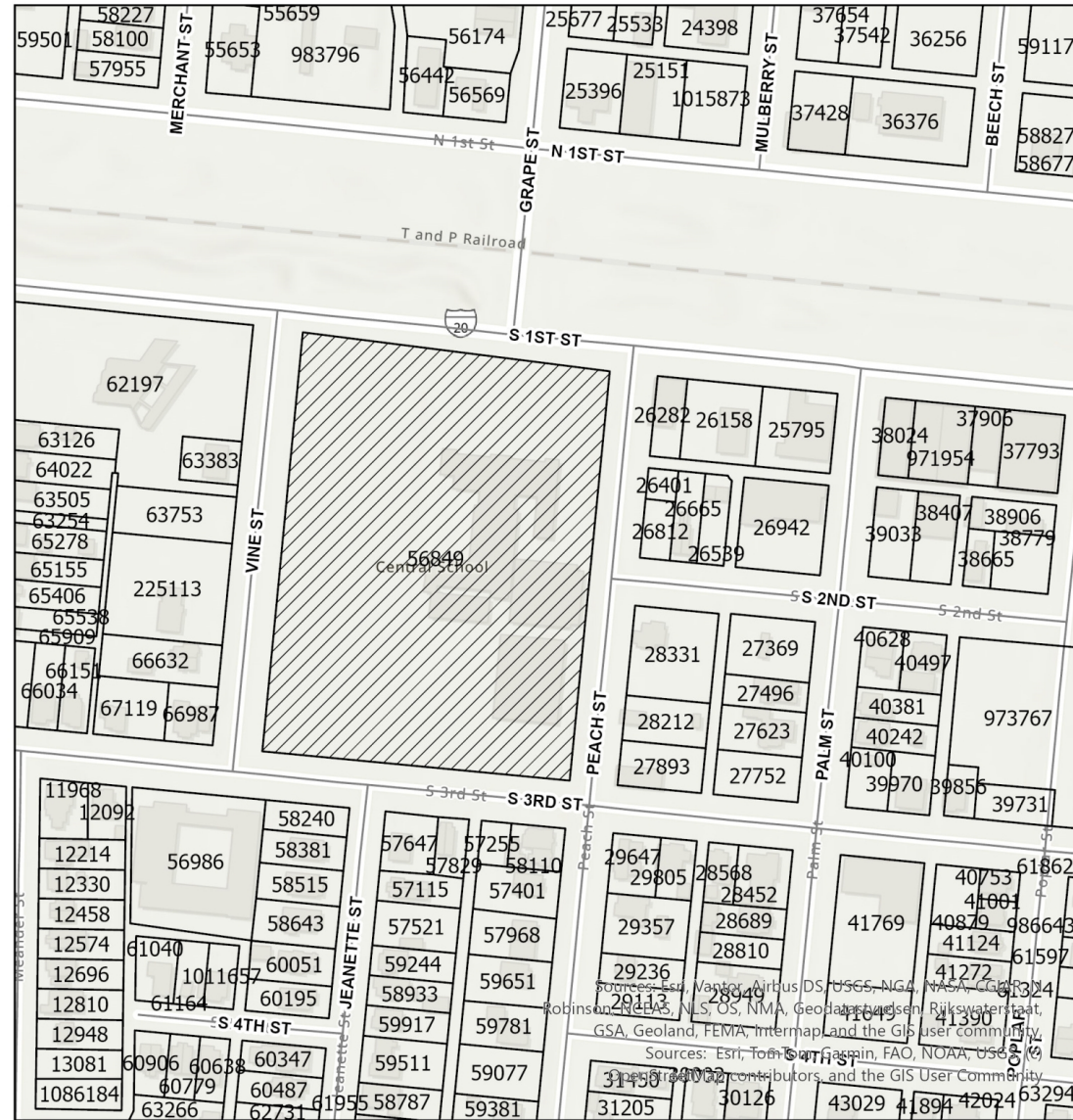


BACKGROUND AND CHARACTERISTICS

Abilene Heritage Square, built in 1923, is a Late Gothic Revival style. The three-story building is stone-accented with a crenelated parapet roofline, Gothic arched entryways, carved stone finials, and statuary grotesques.




LOCATION MAP

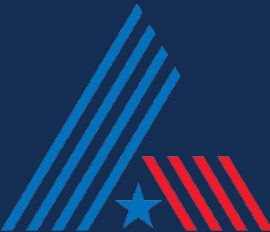


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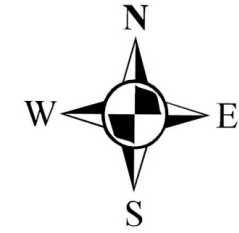
Miles

 CA-2026-01

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CCGPR314, Robinson, NEBAS, NLS, OS, NIMA, Geodatas, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, Robinson, NEBAS, NLS, OS, NIMA, Geodatas, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, Robinson, NEBAS, NLS, OS, NIMA, Geodatas, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community



AERIAL MAP



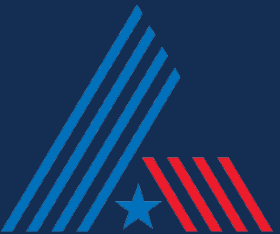
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Miles

CA-2026-01



PHOTOS OF SUBJECT PROPERTY



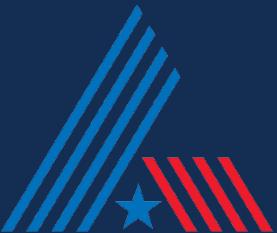
FINDINGS AND RECOMMENDATIONS

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?

