



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 June 22, 2021, 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 April 27, 2021.

AGENDA ITEMS

2. **CA-2021-01:** Receive a Report and Hold a Discussion and Public Hearing, and Take Action on a request for Certificate of Appropriateness for an addition to the residence at 1134 Grand Avenue
3. **HOZ-2021-01:** Receive a Report and Hold a Discussion and Public Hearing, and Take Action on a request to add Historic Overlay to a residence at 702 Sayles Drive

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 June, 2021, at 4:35 p.m.

Shawna Atkinson, TRMC, CMC
City Secretary



**THE LANDMARKS COMMISSION OF
THE CITY OF ABILENE, TEXAS
REGULAR MEETING
April 27, 2021**

**2ND FLOOR, WEST CONFERENCE ROOM
COUNCIL CHAMBERS, CITY HALL**

The Landmarks Commission of the City of Abilene, Texas met in a Regular Meeting on April 27, 2021 at 4 p.m. in the Council Chambers, 555 Walnut Street. Commissioners present were Ms. Pebbles Lee, Chair, Ms. Jamie Dalzell, Vice Chair, Mr. Josh Black, Mr. Steve Butman, and Dr. Michael McClellan, Sergeant at Arms. Commissioners who were absent were Mr. Kevin Halliburton and Mr. John Scott.

Also present were Mr. Michael Rice, Assistant City Manager, Mr. Mike Warrix, Director of Planning and Development Services, Ms. Cheryl Sawyers, Planning Services Manager, Ms. Kelley Messer, First Assistant City Attorney, Mr. Nick Watts, Planner I/Historic Preservation Officer, and Ms. Melissa Farr, Executive Assistant.

Others who attended were Ms. Morgan Paschal.

CALL TO ORDER

Ms. Lee called the meeting to order at 4:02 p.m. and declared a quorum present.

MINUTES

The minutes from the previous meeting, December 8, 2020 were approved. Mr. Butman moved to **approve**, and Ms. Dalzell seconded the motion. The motion to **approve** the minutes prevailed by the following vote:

AYES: Black, Dalzell, Butman, McClellan, and Lee

NAYS: None

AGENDA ITEMS

2020 Year in Review Discussion was held to study the following cases:

CA-2020-01 (1726 Swenson Street)

This prairie-style home was built in 1910 with some touches of Spanish colonial revival influences. The request was to install storm windows for long term resistance to rain and weathering. They also replaced and added new exterior stair handrails at three points of entry.

CA-2020-02 (401 Pine Street)

The Windsor apartment building was originally constructed in 1927 as the Hilton Hotel built by prominent architect, David Castle. It was accepted as historic overlay in 1989.

The request was to replace all windows from double hung wooden windows painted dark green to vinyl double hung beige windows painted beige, paint storefront to match existing storefront utilizing Kelly-Moore paints (Historic Lifestyles of the West) color palette, replace front entrance double doors with wood doors that resemble the original (not completed). They replaced 355 windows and painted the storefront and balcony.

HOZ-2020-01 (910 Highland Avenue)

The William J. Fulwiler house was built in 1925, and represents Italian renaissance architecture. It was accepted in the National Park Service's National Register of Historic Places in November 2018. This property was rezoned to RS12-H in August 2020.

CA-2020-03 (726 Amarillo Street)

The Scarborough house, which is a craftsman style bungalow, was built in 1908 for Jewel Davis and Dallas Scarborough. It was accepted as an historic property in 1996. The Certificate of Appropriateness was to reconstruct roof structure, replace exterior metal shutter siding with wood siding, replace aluminum windows with double pane windows, and paint to match existing.

CA-2020-04 (102 Cypress Street)

The request was for a Certificate of Appropriateness to replace a parking garage sign. The applicant wanted to change the text to "The Grace Garage" to identify the garage location.

CA-2020-05 (1149 N. 2nd Street and 151 Cedar Street)

The applicant requested a Certificate of Appropriateness to make modifications to the exterior of a parking garage. It was originally built in 1920 as an auto body shop. The garage has the architectural style of colonial revival, and was accepted as historic in 1989.

Several modifications on the property requested were to rebuild all wood window casings, repair all steel window cases, insert glossy black vinyl in steel windows, remove southwest facing garage door and permanently affix a nonfunctional door, and paint street-facing exterior entrances to Texas Tan.

CA-2020-06 (1545 N. 5th Street)

The Bacon House was built in 1915 by David Castle. It was built for a prominent local businessperson named C.W. Bacon. The Certificate of Appropriateness request was to replace 39 exterior windows, front door glass inset replacement, remove door and reconstruct the rear entry door.

***Discussion: Receive a Report and Hold a Discussion and Public Hearing on
Federal Aid Program Highway Marker (Cedar and N. 1st Street)***

Mr. Nick Watts stated that the marker was hit during the first week of April, and had been damaged. He contacted the Texas Historical Commission to learn how this should be addressed. He also contacted the cemetery division and the National Park Service. The Commission was asked for guidance on how to proceed with the repair or replacement of the marker.

Discussion was had on whether or not the marker was related to the Bankhead Highway. Mr. Watts said it does not require a historical marker relocation or replacement application.

ADJOURN

There being no further discussion, The Landmarks Commission meeting was adjourned at 4:47 p.m.

Approved: _____,
Chairman

CA-2021-01

STAFF REPORT



Scheduled Hearing(s)

Landmarks Commission: June 22, 2021

Applicant

Owners: Jami Anderson

Request

Certificate of Appropriateness for an addition to the residence

Location

1134 Grand Ave

Background

The Presley/Anderson House was built in 1945 (architect unknown). It is a 1- ½ story Colonial Revival characterized as a “3-bay” and highlighted by 3-gabled dormers with a full span front porch. The detached garage was built in 1947 and is considered contributing to the historic character of the subject property. The subject property was granted Historic Overlay in 2015 (Ordinance No. 36-2015).

Proposal and Requested Action

The applicant is requesting a Certificate of Appropriateness to enclose an 18-foot by 14-foot porch located in the rear of the subject property.

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 2.4.4.3(e)(7) [2.3.4.4(e)(7)]. 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 reviewing a Certificate of Appropriateness, the Landmarks Commission is guided by the National Park Service Secretary of the Interior's Standards for Rehabilitation:

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.

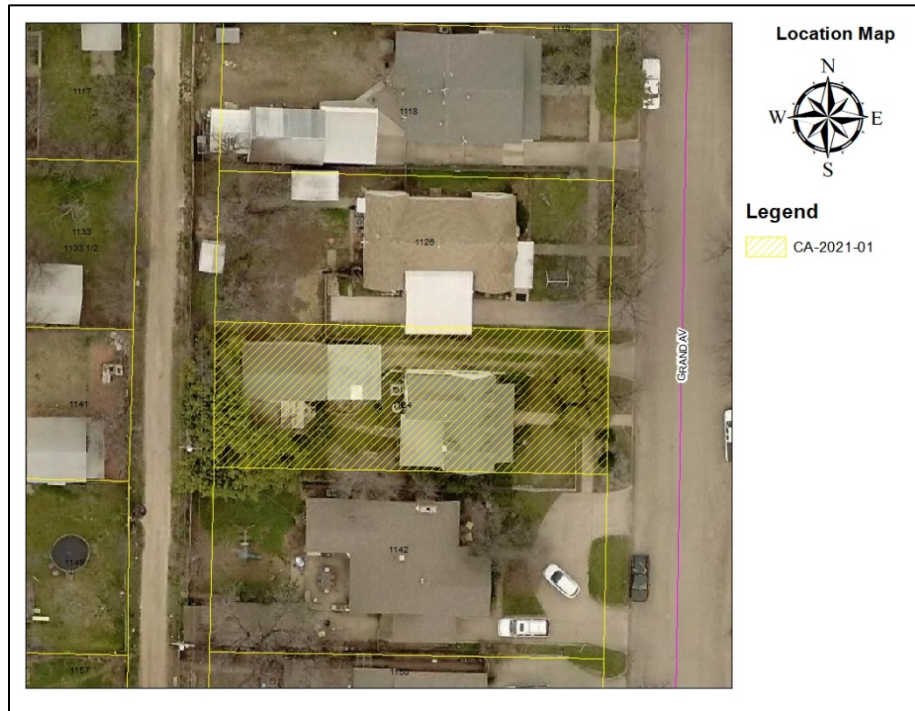
Staff Recommendation

Based upon information contained within the application, staff considers that the new addition will be compatible with the architectural features of the subject property and protect the historic integrity of the property and its environment. Staff is recommending approval.

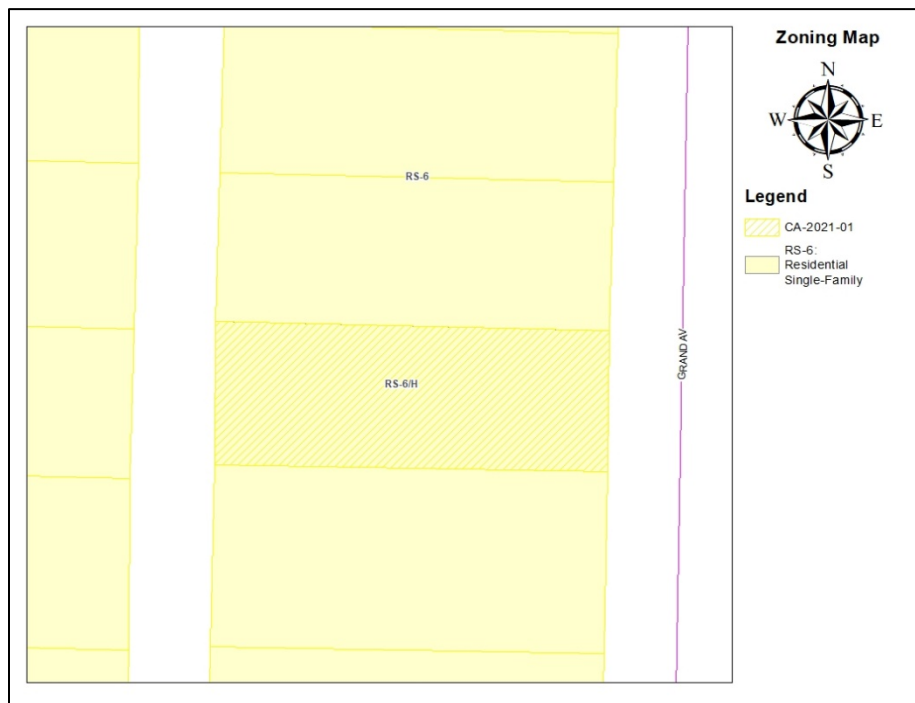
Attachments

- Application
- 1134 Grand Ave Land Survey
- Ordinance 36-2015
- HOZ-2015-17
- PowerPoint Presentation

LOCATION MAP



ZONING MAP





Landmarks Application

Planning

☐ Historic Certification of Appropriateness

☐ Historic Project Tax Reduction

☐ Historic Overlay Zoning

Project Name: _____

Address: 1134 Grand Ave. No. of lots: 1 Acreage: _____

Legal Description: Highland Addn Cont 3, N10 of L+7

Subdivision Name: _____ Block: 34 Lot: S44 L+6

Current Zoning: Historical Overlay Proposed Zoning (if applicable): _____

OWNER AND AUTHORIZATION

Owner Name: Jami Anderson - ID# 286445

Address: 1134 Grand Ave. - ID# 54436

City, State, Zip: Abilene, TX 79605 Fax: _____

Phone: 325-370-3770 Email: a.jami@yahoo.com

Agent Name (if applicable): _____

Address: _____

City, State, Zip: _____ Fax: _____

Phone: _____ Email: _____

I hereby certify that I am the owner of the property and further certify that the information provided on this development 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 development 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 Owner: Jami Anderson Date: 5/28/2021

FOR OFFICE USE ONLY

Received: _____ Fee: \$ _____ Receipt No.: _____

Case No.: _____ Reviewed By: _____



Supplemental Information

PROJECT INFORMATION

The Landmarks Commission has the responsibility of protecting historic properties in the Historic Overlay zoning district from inappropriate changes. The Landmarks Commission will base their approval upon satisfaction the project is necessary and/or consistent with the historical character of the property. Answer the following statements carefully and provide as much information as possible so the Commission can make an informed decision. If you need additional space, please attach an additional sheet.

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

Remodeling 18'x14' back porch into bedroom, closet, and bathroom (w/shower).
The exterior wall color will be white (as it is now) and will not look any different as it does already.

(I left photo of existing porch, remodel plan, exterior wall sample - on Nick's desk)

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

I'm remodeling the back porch into a bedroom for my 90 year old mother.
Adding a 3rd bedroom and 2nd bathroom will add re-sale value to the sell of my house.

ADDITIONAL INFORMATION

Staff may request additional information to be submitted with the application or prior to the Landmarks Commission meeting. Staff will provide assistance in determining which of the following information is needed:

1. A current description of 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.

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

Tami Anderson
Signature of Owner or Authorized Agent

May 28, 2021
Date

For Office Use Only

Commission Action:

☐ Approved

☐ Approved with Conditions

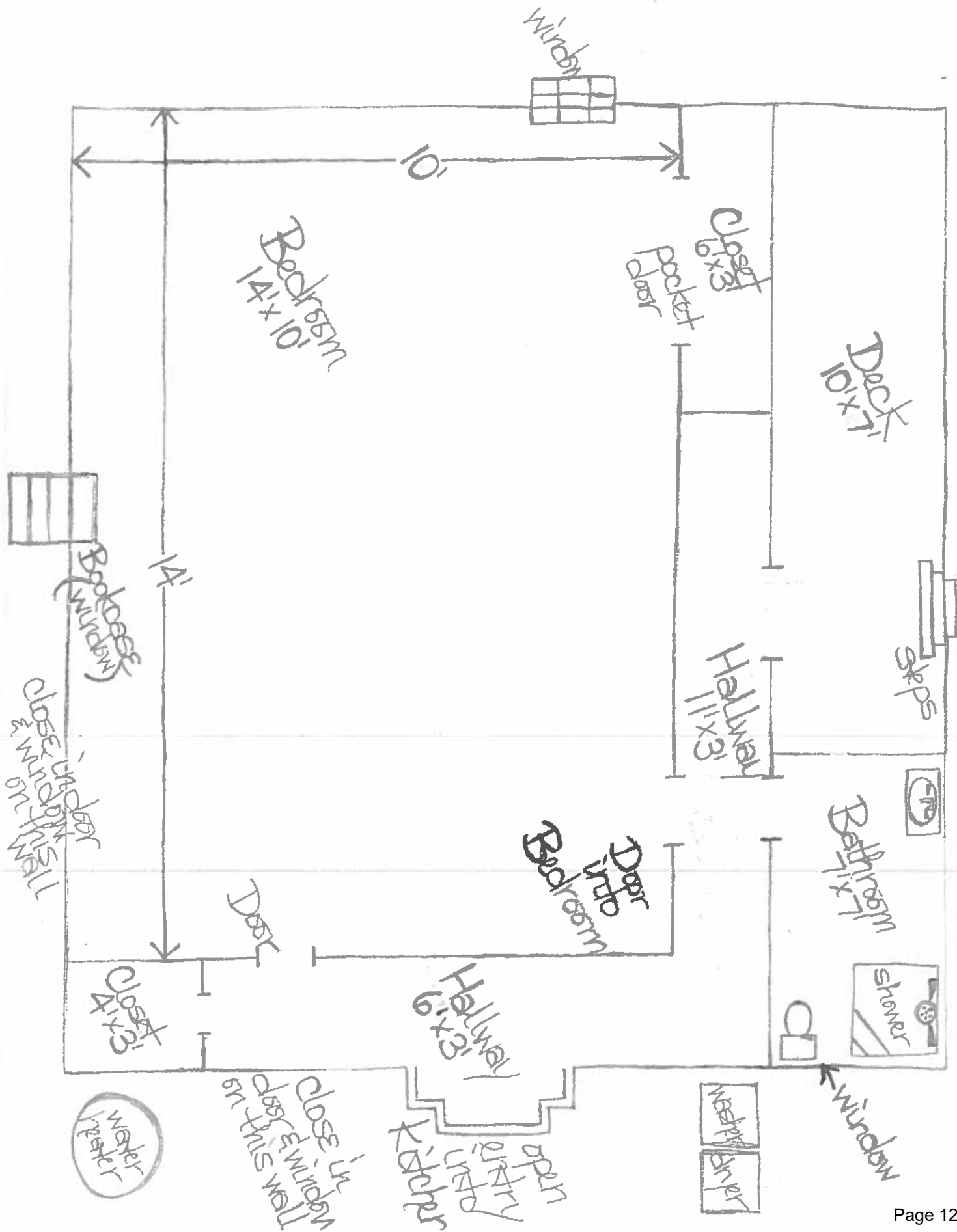
☐ Denied

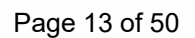
, Landmarks Commission, Chair Date

Final Inspection and Approval:

, Historic Preservation Officer Date







AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, "LAND DEVELOPMENT CODE," OF THE ABILENE MUNICIPAL CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That Chapter 23, part known as the Land Development Code of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Five Hundred Dollars (\$500.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

PASSED ON FIRST READING this 23rd day of July, A.D. 2015.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 19th day of June, 2015, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m., on the 13th day of August, 2015 to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING THIS 13th day of August, A.D. 2015.

ATTEST:


CITY SECRETARY


MAYOR

APPROVED:


CITY ATTORNEY

ORDINANCE NO. 36-2015

EXHIBIT "A"

Rezone property from RS-6 (Single-Family Residential) to RS-6/H (Single-Family Residential/Historic Overlay) zoning.

Legal Description:

HIGHLAND ADDN CONT 3, BLOCK 34, LOT S44 LT 6 N10 OF LT 7



Location:
1134 Grand Ave

-END-

City Council
Agenda Memo



City Council
Meeting Date: 7/23/2015

TO: Robert Hanna, City Manager

FROM: Jon James, AICP
Director of Planning and Development Services

SUBJECT: First reading on an ordinance for Case No. Z-2015-17, a request from Jamie Anderson, to rezone property from RS-6 (Single-Family Residential) to RS-6/H (Single-Family Residential/Historic Overlay) zoning, located at 1134 Grand Ave; and setting a public hearing for August 13, 2015.

GENERAL INFORMATION

Currently the property is developed with a home. The surrounding area is developed with single-family homes in all directions. The Presley/Anderson House was built c. 1929. This house has had few external alterations since 1930. Building records do show that there was an additional separate garage structure added to the lot in 1947, it is of age and construction type to be considered contributing to the property. The purpose of the zoning is to designate a historic overlay on the home in order to protect the home and provide tax incentives for the home owner.

The Future Land Use section of the Comprehensive Plan designates this general area as 'low density residential'. The requested zoning is deemed compatible with the Future Land Use Map and the adjacent properties.

STAFF RECOMMENDATION

Staff recommends approval as requested.

BOARD OR COMMISSION RECOMMENDATION

The Landmarks Commission recommends approval by a vote of 5 in favor (Butman, Lee, McClellan, Miller, & Minter) and none opposed.

The Planning and Zoning Commission recommends approval by a vote of 6 in favor (Bixby, Calk, Dunnahoo, Ellinger, Rosenbaum, & McClarty) and none opposed.

ATTACHMENTS

Ordinance

Staff Report with Maps

Prepared by:

Name: Ben Bryner

Title: Planning Services Manager

July 13, 2015

Item No. 6.2

Disposition by City Council

- ☐ Approved Ord/Res# _____
☐ Denied _____
☐ Other _____

City Secretary

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, "LAND DEVELOPMENT CODE," OF THE ABILENE MUNICIPAL CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That Chapter 23, part known as the Land Development Code of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Five Hundred Dollars (\$500.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

PASSED ON FIRST READING this 23rd day of July, A.D. 2015.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 19th day of June, 2015, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m., on the 13th day of August, 2015 to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING THIS 13th day of August, A.D. 2015.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ZONING CASE Z-2015-17

STAFF REPORT



APPLICANT INFORMATION:

Jamie Anderson

HEARING DATES:

P & Z Commission: July 6, 2015

City Council 1st Reading: July 23, 2015

City Council 2nd Reading: August 13, 2015

LOCATION:

1134 Grand Ave

REQUESTED ACTION:

Rezone property from RS-6 (Single-Family Residential) to RS-6/H (Single-Family Residential/Historic Overlay) zoning



SITE CHARACTERISTICS:

The subject parcel totals approximately 0.16 acres and is currently zoned RS-6. The adjacent properties are zoned RS-6 to the north, south, east, & west.

ZONING HISTORY:

The property was annexed in 1923 and zoned RS-6 sometime after.

ANALYSIS:

- Current Planning Analysis

Currently the property is developed with a home. The surrounding area is developed with single-family homes in all directions. The Presley/Anderson House was built c. 1929. This house has had few external alterations since 1930. Building records do show that there was an additional separate garage structure added to the lot in 1947, it is of age and construction type to be considered contributing to the property. The purpose of the zoning is to designate a historic overlay on the home in order to protect the home and provide tax incentives for the home owner.

- Comprehensive Planning Analysis

The Future Land Use section of the Comprehensive Plan designates this general area as 'low density residential'. The requested zoning is deemed compatible with the Future Land Use Map and the adjacent properties.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval.

LANDMARKS COMMISSION RECOMMENDATION:

The Landmarks Commission recommends approval by a vote of 5 in favor (Butman, Lee, McClellan, Miller, & Minter) and none opposed.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

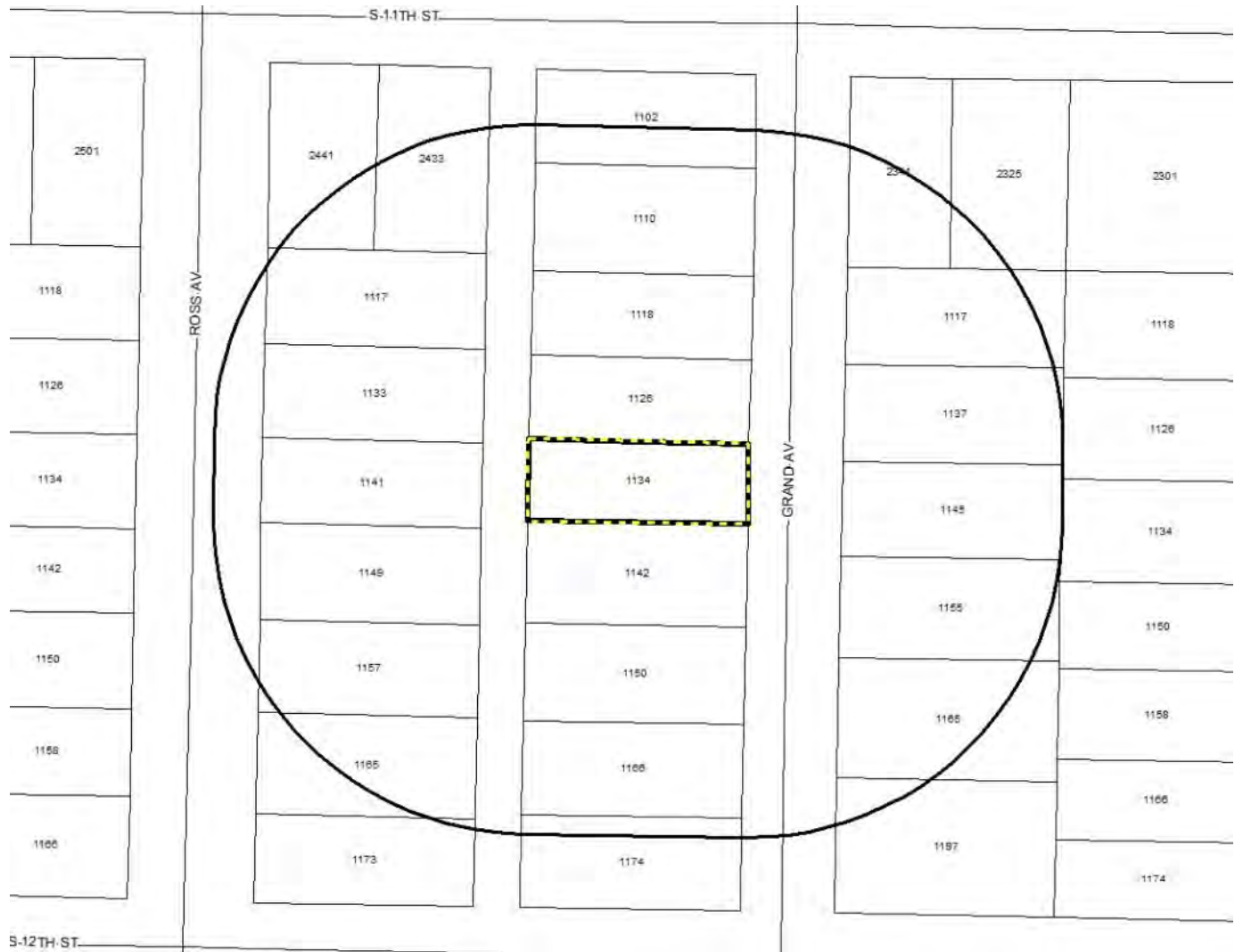
The Planning and Zoning Commission recommends approval by a vote of 6 in favor (Bixby, Calk, Dunnahoo, Ellinger, Rosenbaum, & McClarty) and none opposed.

NOTIFICATION:

Property owners within a 200-foot radius were notified of the request.

OWNER	ADDRESS	RESPONSE
ARIAS JOSE LUIS JR	2441 S 11TH ST	
HARLAN JOHN & LINDSEY R	1126 SANTOS ST	
VANNOY REBECCA S	2433 S 11TH ST	
JONES ORDIS P & GERALDINE	1166 GRAND AV	
GRAY THELMA	1102 GRAND AV	
GOODWIN BRENDA	1110 GRAND AV	
WHEELER JOEL E & CAROLYN C	1118 GRAND AV	
PARKS CHARLES M	1150 GRAND AV	
MC CLEARY SCOTT & CATHY S	1142 GRAND AV	
BLACKBURN STEPHANIE L	1157 ROSS AV	
FAIRCLOTH JACQUELINE K	1155 GRAND AV	
DAVIDSON EDWARD LEE & BILLIE SUE	1126 GRAND AV	
CAMP BRENT Z & ALISON R	1145 GRAND AV	
MILLER JOHN & BONNIE	1117 GRAND AV	
HARGUS RONALD KENT	2325 S 11TH ST	
D & J RENTALS PARTNERSHIP	1117 ROSS AV	
FILLMON DONALD J & SHERYL	1173 ROSS AV	
SHANAFELT GARY W & NANCY	1197 GRAND AV	
HOWARD AMBER BROOKE	2341 S 11TH ST	
WILSON CHRISTOPHER T	1149 ROSS AV	
PHELPS TONY	1141 ROSS AV	
STRAIT NICHOLAS A & NICHOLE TUMEY	1134 SANTOS ST	
BRONAUGH JASON R & ALISA	1165 ROSS AV	
YOUNGBLOOD DANIEL P & JESSICA S	1137 GRAND AV	
BOCKENFELD STEVEN E & APRIL L	1174 GRAND AV	
GLR LEASING INC	1133 ROSS AV	
EAGLE ROBERT A & LAUREN	1165 GRAND AV	
ANDERSON JAMES P	1134 GRAND AV	

0 in Favor- **Y**
0 Opposed- **N**







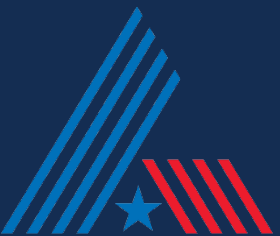


Case # Z-2015-17
Updated: July 13, 2015

6

CERTIFICATE OF APPROPRIATNESS REQUEST

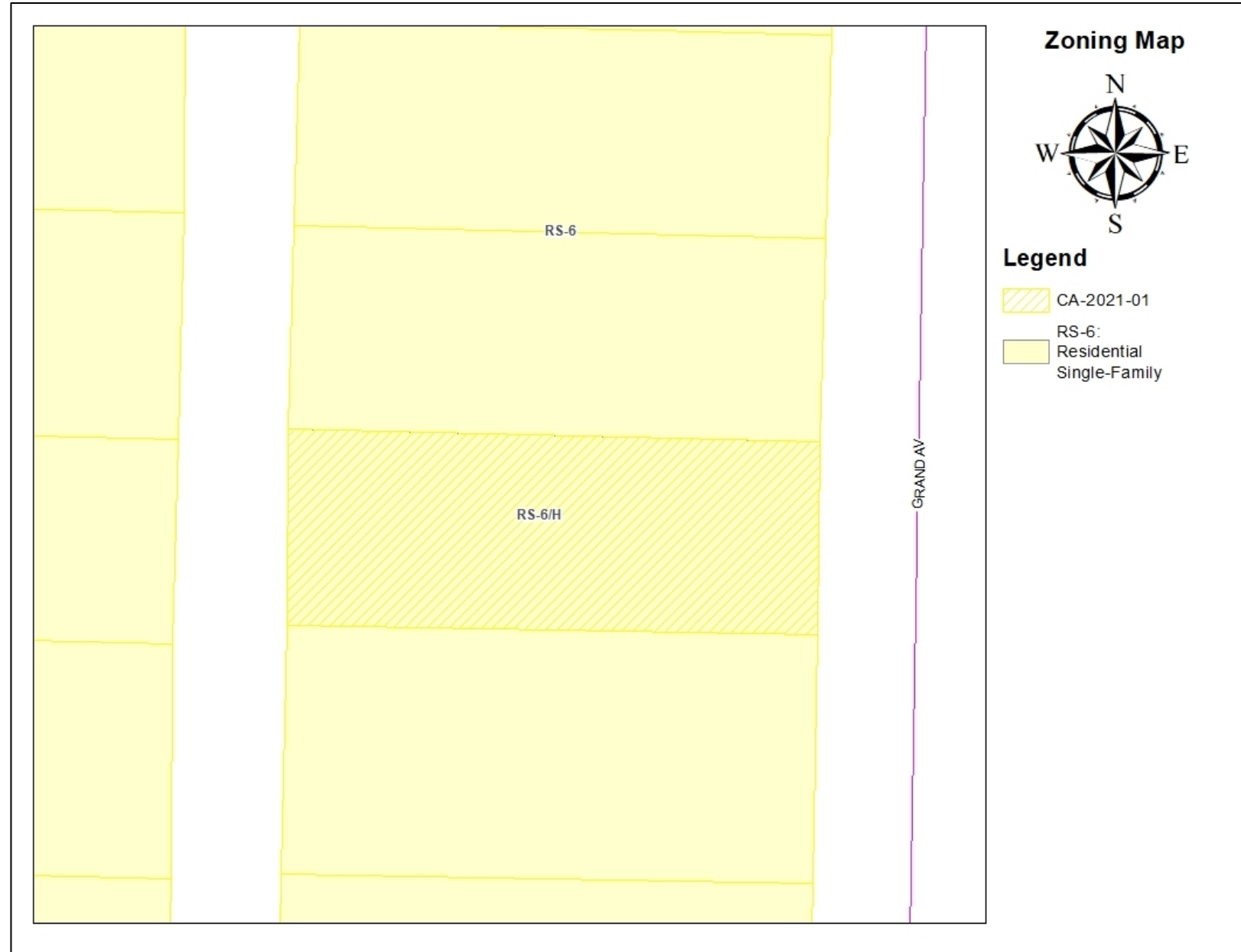
Case: CA-2021-01
Owner: Jami Anderson
Request: Enclose an 18-foot by
14-foot porch located in
the rear of the subject
property
Location: 1134 Grand Ave.



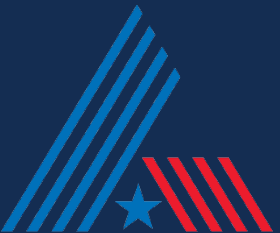
CA-2021-01 LOCATION MAP



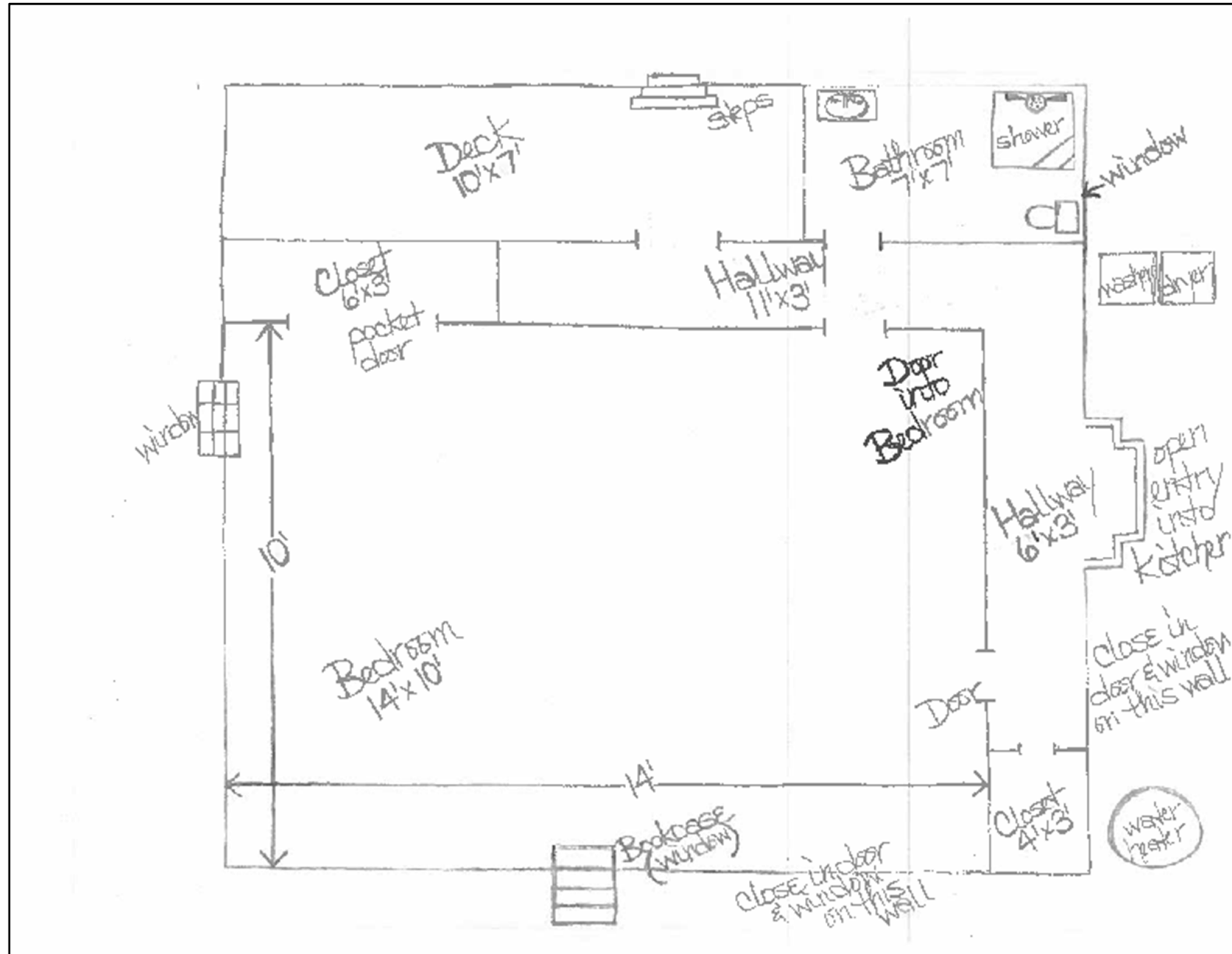
CA-2021-01 ZONING MAP



CA-2021-01 PHOTOS

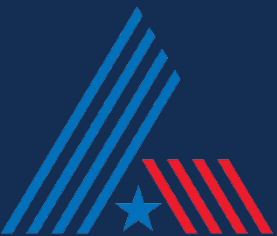


CA-2021-01 CONCEPT FLOOR PLAN



CA-2021-01 FINDINGS AND RECOMMENDATIONS

- Reviewed Pursuant to Section 2.3.4.4 (f) of the Land Development Code (Procedure for Certificate of Appropriateness)
- Reviewed and guided by National Park Service Secretary of the Interior's Standards for Rehabilitation
- Staff Recommendation: Approval



HOZ-2021-01

STAFF REPORT



Scheduled Hearing(s)

Landmarks Commission: June 22, 2021

Applicant

Owners: Tracy Morgan McNeil & Dan Steven

Request

Add Historic Overlay

Location

702 Sayles Dr.

Background

This two-story Colonial Revival residence was built in 1926 (architect unknown). The structure and foundation are frame supported. It is characterized with red-brick exterior and the front façade entrance has a pedimented portico with entablature and squared columns painted white. There is an attached carport adjacent the right-of-way of S. 7th St. and a detached accessory building (garage), both of which appear to be constructed at a later date. There is also an accessory storage structure and a swimming pool located in the rear of the property both of which are non-contributing to the historic character of the site.

City Staff could not locate a building file or permit(s) for 702 Sayles Dr. Staff did locate Resolution number 5-1999 (indicates that this subject property is contributing property within "City Council Adopted List of Historic Properties 1985") and a 2011 Historic Resources Survey Form from the Texas Historical Commission.

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;**
- (2) Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, national, or international history;**
- (3) Embodies characteristics distinct to a type, period, or method of construction or architecture,**
Staff considers this subject property to embody a distinct type of architecture.
- (4) Is associated with the lives of persons significant in local, regional, state, national, or international history;**
- (5) Represents a distinctive and familiar visual feature of a neighborhood or of the city**
This subject property is located within the Sayles Boulevard Historic District as designated by the National Park Service
- (6) Represents the works of a master designer, architect, builder, or craftsman.**

1

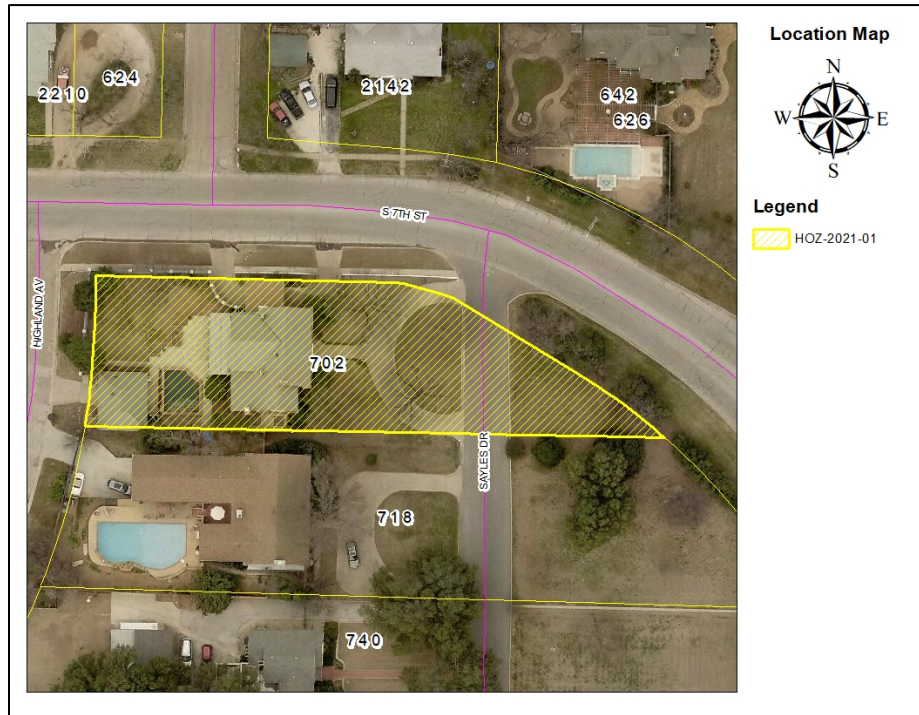
Staff Recommendation

Staff recommends approval.

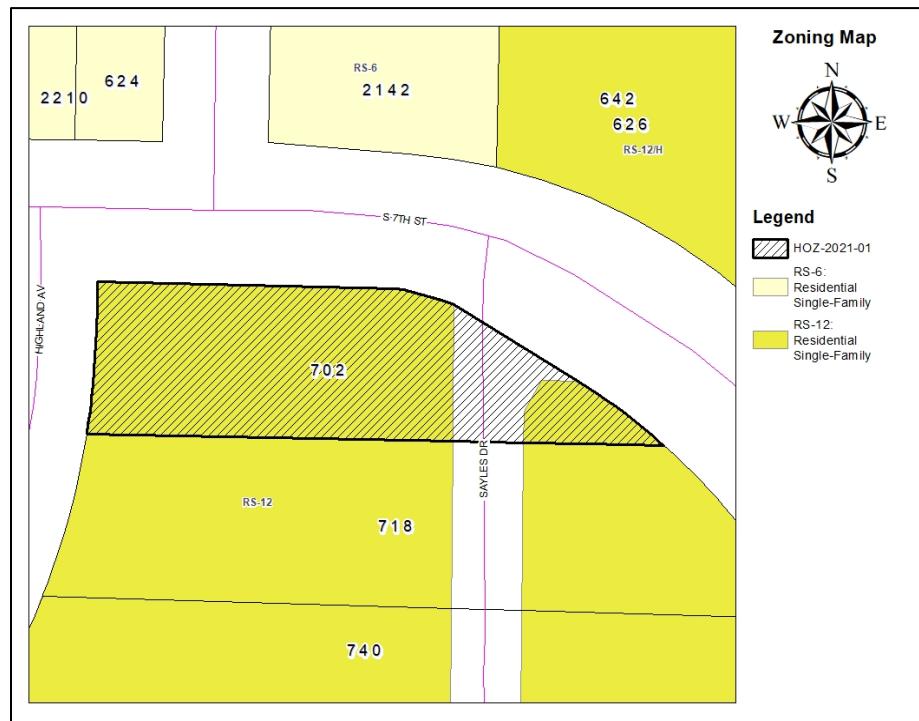
Attachments

- Application
- Resolution 5-1999
- Historic Resource Survey from Texas Historical Commission
- National Park Service - Sayles Boulevard Historic District
- PowerPoint Presentation

LOCATION MAP



ZONING MAP





Development Application

Planning

- ☐ Conditional Use ☐ Easement Release ☒ Rezoning ☐ Other
☐ PDD ☐ Street Name Change ☐ Thoroughfare Abandonment ☐ PDD Amendment
Other: _____

Project Name: Landmarks Commission Application
Address: 702 SAYLES DRIVE No. of lots: 2 Acreage: _____
Legal Description: BLOCK 8, LOT 1 & N1/2 LOT 2
Subdivision Name: HATTIE M SAYLES Block: 8 Lot: 1 & N1/2 LOT 2
Current Zoning: _____ Proposed Zoning (if applicable): _____

OWNER AND AUTHORIZATION

Owner Name: Dan Steven & Tracy A. Morgan McNeill
Address: 702 SAYLES DR
City, State, Zip: ABILENE, TX 79605 Fax: _____
Phone: 301-653-3611 Email: abilenegal@msn.com

I am the property owner, and I certify that the information included in this application is true to the best of my knowledge. (Name) _____ will act as my agent before the Planning and Zoning Commission.

Agent Name: _____
Address: _____
City, State, Zip: _____ Fax: _____
Phone: _____ Email: _____

I hereby certify that I am the owner of the property and further certify that the information provided on this development 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 development 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 Owner: Tracy A. Morgan McNeill Date: 2 May 21

FOR OFFICE USE ONLY

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

MAY 5 PM 3:47

Development Application for 702 Sayles Drive

Legal Description Hattie M. Sayles, BLOCK 8, LOT 1 & N10 LT 2

The home at 702 Sayles Drive was built in 1926. Its architectural design is that of a rectangular Colonial Revival with Georgian influences. The home is amongst those listed on the *Sayles Boulevard National Register* as well as the *Abilene Register of Historic Properties*. The home is identified as the *Gambill/Orr House* after previous owners. We, D. Steven and Tracy A. Morgan McNeill, purchased the home in January 2020 from Dr. Austin I. and Rep. Susan L. King. Notable owners of the home are Dr. Austin I. King, MD, a General Otolaryngology/ENT here in Abilene, and Rep. Susan L. King a former Republican member of the Texas House of Representatives. Dr. Austin I. and Susan L. King purchased the home April 11, 1996.

Mr. C. G. and Carol A. Whitten, purchased the home April 1, 1992, from ...

Mr. Freddie R. and Jaqueline Orr and H.B. Orr, a single woman, who purchased the home December 21, 1989 from ...

Mr. Edward G. and Mrs. Adele M. Pekowski, who purchased it May 19, 1976 from ...

Mr. Frank W. Calhoun, who purchased it Aug 31, 1971 from ... (Not sure about this person; there was some type of lien on the home and this man's name comes up.)

Mr. Leo C. and Mrs. Patsey C. Wurschmidt, who purchased it [unknown] from ... [unknown]



Development Application

RECOMMENDATIONS

The Planning & Zoning Commission (P&Z) and the City Council look to the Planning & Development Services staff to make a recommendation for the approval or disapproval of this application. We will make every effort to notify you (FAX or E-mail) of our recommendation at least one (1) week in advance of the scheduled meeting of the P&Z Commission. In the case of a rezoning, and when the public interest requires it, we may recommend a rezoning to a Planned Development District (PDD) or a classification other than the classification requested. We will notify you of our decision to propose a PDD as soon as possible after the application is filed to give you time to prepare a site plan.

PUBLIC NOTIFICATION

The public is entitled to examine this application and participate in the decision-making process. In most cases, we are required to notify all property owners within two hundred feet (200') of the boundaries of your property. To ensure the fullest possible consideration, we may also notify neighborhood groups, organizations or individuals that have a special interest in a particular issue. Except for matters that the Planning & Development Services staff have expressly agreed not to disclose (and provided the law allows us to hold the matter in confidence), then all information that we deem relevant to the review and processing of this application may become public knowledge.

PLEASE READ BEFORE SIGNING

The undersigned has read the above application and hereby certifies that the information contained therein is complete, true and correct; and does hereby request that said application be submitted to the Planning & Zoning Commission at the earliest available meeting.

I understand and acknowledge that it is my responsibility to furnish an accurate and precise legal description of the property, and only the property, that is subject of this application, and that failure to furnish such information prior to the application deadline date will delay the processing of this application. I also understand that the City must notify affected property owners of this application. In the event that I fail to submit in a timely manner any information that the City deems necessary to transmit this application to the Planning & Zoning Commission or City Council, then in lieu of dismissal I hereby request that this application be temporarily withdrawn from further consideration until such information is submitted, and I agree to pay a resubmission fee of \$120 to reimburse the City for the expense of re-notifying affected property owners. I have been informed of the tentative date and time that the Planning & Zoning Commission and City Council will hear this application, and I understand that hearings may be continued from time to time at the discretion of the Commission or Council to allow for full consideration or when the public interest requires a continuation.

SIGNED: Joey C. Morgan McNeill DATE: 2 May 21

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RESOLUTION NO. 5-1999

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS
AMENDING RESOLUTION #20-1985 AND RESOLUTION 35-1996 TITLED THE
HISTORIC SURVEY AS AN OFFICIAL SURVEY OF HISTORIC SITES.**

WHEREAS, the City Council recognizes the importance of historically, architecturally and culturally significant sites and structures in the City of Abilene;

WHEREAS, the City Council has heretofore established an ordinance for zoning of historical sites and structures and established by resolution a historic survey of properties in Abilene;

WHEREAS, the City Council has established said ordinance for zoning of historical sites and structures such that no sign or building permit, including permits for demolition or removal, shall be issued where an area, site, structure, building, or object is listed in an official survey of historical sites until a final decision regarding inclusion within a Historic Overlay zone has been made;

WHEREAS, the Landmarks Commission of the City of Abilene after careful study and after a public hearing has recommended to the Council the Historic Survey;

WHEREAS, the Planning and Zoning Commission of the City of Abilene after careful study and after a public hearing has recommended to this Council the Historic Survey as updated; and,

WHEREAS, the Council has carefully considered the survey and has held a public hearing thereon and finds that said survey offers a list of historically, architecturally, and culturally significant historic sites; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

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PART 1: That the document consisting of a list of historic sites, located in the Planning Division, titled "City Council Adopted List of Historic Properties 1985" is hereby incorporated as set forth herein and is hereby adopted by the Council as the adopted list of Historic Sites as

amended by adding one (1) property to the 1985 list, (number 51) and removing 2002 Grape and 1041 Elmwood, (previously numbered 20 and 22), attached herein as Exhibit "A."

PART 2: That in order that said list shall at all times be current with the needs of the City of Abilene, and shall represent the best thinking of the Council, Planning and Zoning Commission, Landmarks Commission, and departments of the City in light of changing conditions, the Landmarks Commission shall review at least every three (3) years said list and recommend to the Council extensions, changes, or additions to the survey which the Commission considers necessary.

PART 3: That this resolution shall take effect immediately from and after its passage.

ADOPTED this 11 day of March, A.D. 1999.

ATTEST:

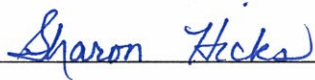


City Secretary



Mayor

APPROVED:



City Attorney

EXHIBIT "A"

CITY COUNCIL ADOPTED LIST OF HISTORIC PROPERTIES 1985*

Amend as follows:

Delete: 2002 Grape and 1041 Elmwood

Add: 702 Sayles Blvd as #51

Address	Name	Date	Designation
1. 340 Beech St.	Will Minter House	1925	Historic Zoning
2. 704 Beech St.	Douthit-Leyerle House	1921	Historic Zoning
3. 726 Beech St.	Sears-Willingham House	1916	Historic Zoning
4. 772 Beech St.	Ackers-McMillan House	1920	Historic Zoning
5. 208 Berry Ln.	Ham House	1907	Historic Zoning
6. 774 Butternut St.	McDaniel House (Jr.League)	1925	
7. Campus Ct./EN16 th St.	Sewell Auditorium (ACU)	1929	
8. 1502 Cherry St.	Kirby House	1895	Historic Zoning
9. 230 Clinton St.	Muir House	1908	
10. 258 Clinton St.	Evans House	1909	Historic Zoning
11. 1021 Clinton St.	Trolley Car Barn	ca. 1928	
12. 1441 Compere Blvd.	M.H. Compere Barn (House)	ca. 1921	
13. 106 Cypress St.	Grace Hotel (Museums of Abilene)	1909	Historic Zoning
14. 275 Cypress St.	Mims Building	1926	Historic Zoning
15. 290 Cypress St.	O'Kelley's Office Supply	1929	
16. 302 Cypress St. (1102 N. 3 rd St.)	Wooten Hotel	1930	Historic Zoning
17. 352 Cypress St.	Paramount Theater	1930	Historic Zoning
18. East Highway 80	Old WTU Power & Ice Plant	1922	
19. 318 Elm St.	Fulwiler-Smith House	1884	
20. 1642 Grape St.	W.E. Hughes House	1907	Historic Zoning
21. 644 Hickory St.	Peques-Jennings House	ca. 1895	Historic Zoning
22. 189 Locust St.	Burlington Railroad Station	ca. 1929	
23. 774 Meander St.	Urban-Bowman House	ca. 1912	
24. 208 Merchant St.	Findley-Griffith House	ca. 1910	Historic Zoning
25. 425 Merchant St.	Ackerman-Chapman House	1899	Historic Zoning
26. 750 Mesquite St.	Pickard-Davis House	ca. 1930	Historic Zoning
27. 760 Mulberry St.	Sellers House	1922	Historic Zoning
28. 802 Mulberry St.	Ackers-Heatherly House	1927	
29. 1174 North 1 st St.	Elks Lodge	1913	Historic Zoning
30. 1482 N. 1 st St.	Old Weather Bureau	1909	Historic Zoning
31. 1201 N. 1 st St.	R.E.A. Building	ca. 1935	Historic Zoning
32. 1101 N. 1 st St.	T&P Railroad Station	ca. 1910	Historic Zoning
33. 2083 N. 2 nd St.	Old ACC Dormitory	1924	Historic Zoning
34. 1910 N. 3 rd St.	Magee House (Rosetyne)	1903	Historic Zoning
35. 1942 N. 3 rd St.	Lannius-Grant House	1908	Historic Zoning

36. 1545 N. 5 th St.	Bacon House	ca.	1915	Historic Zoning
37. 1546 N. 5 th St.	Campbell House	ca.	1921	Historic Zoning
38. 1904 N. 5 th St.	Childers-Walker House	ca.	1895	
39. 1317 N. 8 th St.	Lamar School		1921	Historic Zoning
40. 1636 N. 20 th St.	Barnes-Norwood House		1907	Historic Zoning
41. 1940 S. 6 th St.	Frances-Collins House		1928	
42. 300 Oak St.	Old Taylor County Courthouse		1914	
43. 2442 Old Anson Rd.	Ball House		1903	Historic Zoning
44. 790 Orange St.	Caldwell House		1919	Historic Zoning
45. 1366 Orange St.	McClellan House	ca.	1914	Historic Zoning
46. 244 Pine St.	Minter Building		1925	Historic Zoning
47. 341 Plum St.	Ganey Peanut Company		1914	
48. 342 Poplar St.	Watson-Hopkin House		1882	
49. 642 Sayles Blvd.	Sayles-Dillard House		1889	Historic Zoning
50. 1102 Sayles Blvd.	Duffy-Wright House		1926	
51. 702 Sayles Dr.	Gambill House		1926	
52. 901 S. 1 st St.	Park Building		1922	
53. 1343 S. 3 rd St.	Miller-McNalley House	ca.	1900	
54. 542 S. 7 th St.	Noland House	ca.	1900	Historic Zoning
55. 1633 S. 8 th St.	Sacred Heart Catholic Church		1930	
56. 1642 Swenson St.	Manley-Patterson House		1929	Historic Zoning
57. 1726 Swenson St.	Swenson House		1908	Historic Zoning
58. 1802 Swenson St.	Cowden House	ca.	1903	Historic Zoning
59. 718 Victoria St.	Davis-Harlow House		1920	Historic Zoning
60. 101 Walnut St.	Wooten Grocery Warehouse		1906	

* List updated in 1996, 1999

HISTORIC RESOURCES SURVEY FORM

1. Identification

County Taylor City AbileneCurrent name Gambill/Orr House Historic name Gambill HouseAddress 702 Sayles DriveOwner/address AUSTIN I. & SUSAN L. KING 702 SAYLES BLVD ABILENE, TX 79605-3106

Photo data: Roll _____ Frame _____ to Roll _____ Frame _____ CD _____

Current Designations: ☐ NR ☒ NR District (Is property contributing? ☒ Yes ☐ No) ☐ RTHL ☐ HTC ☐ SAL ☐ Local ☐ Other _____Recorded by: Larry Abriqg Date recorded: 12/06/2011General architectural description two-story brick veneer residence with a modified rectangular plan and a side gable roof, symmetrical facade and pedimented portico with entablature and squared columns at front entrance, double hung windows with 9/1 lights.

Outbuildings (Specify number and type):

Garage x Barn _____ Shed _____ Other garage apartment, carport☐ Archeological evidence of outbuildings, specify _____

Landscape/site features:

☒ Sidewalks ☐ Terracing ☒ Drives ☐ Well/cistern ☐ Gardens ☒ Other trees, landscaping, alley access

2. Architectural Description

Stylistic Influence(s):

- | | | | | |
|--|--|---|---|---|
| ☐ Log Traditional | ☐ Shingle | ☐ Gothic Revival | ☐ Pueblo Revival | ☐ International |
| ☐ Greek Revival | ☐ Romanesque Revival | ☐ Tudor Revival | ☐ Spanish Colonial | ☐ Post-war Modern |
| ☐ Italianate | ☐ Folk Victorian | ☐ Neo-Classical | ☐ Prairie | ☐ Ranch Style |
| ☐ Second Empire | ☒ Colonial Revival | ☐ Beaux Arts | ☐ Craftsman | ☐ Commercial Style |
| ☐ Eastlake | ☐ Renaissance Revival | ☐ Mission | ☐ Art Deco | ☐ No Style |
| ☐ Queen Anne | ☐ Exotic Revival | ☐ Monterey | ☐ Moderne | ☐ Other _____ |

Structural Details:

Roof Type:	Wall Facade:	Windows:	Plan:
☒ Gable ☐ Hipped ☐ Gambrel ☐ Shed ☐ Flat w/parapet ☐ Dormers: ☐ gable ☐ hipped ☐ shed ☐ Other _____	<u>5</u> Number of bays ☐ Stucco ☐ Stone ☒ Brick ☐ Wood shingle ☐ Log ☐ Terra Cotta ☐ Metal ☐ Siding, type _____ ☐ Fieldstone veneer ☐ Awning(s) ☐ Other _____	☐ Fixed ☐ Wood sash ☒ Double hung ☐ Casement ☐ Aluminum sash ☐ Decorative screenwork ☒ Other <u>divided lights</u>	☐ L-plan ☐ 2-room ☐ T-plan ☐ Open ☐ Modified L-plan ☐ Center passage ☐ Bungalow ☐ Shotgun ☒ Irregular ☐ Four Square ☐ Rectangular ☐ Other _____
Roof Materials:	Chimneys:	Doors:	Foundation:
☐ Wood shingles ☐ Tile ☐ Composition shingles ☐ Metal ☒ Other <u>not sure, brick pattern</u>	<u>1</u> Specify number(s) ☒ Interior ☐ Exterior ☒ Brick ☐ Stone ☐ With corbelled caps ☐ Stuccoed ☐ Other _____	☒ Single-door primary entrance ☐ Double-door primary entrance ☐ With transom ☒ With sidelights ☐ Other _____	☐ Slab ☒ Pier and beam ☐ Perimeter wall ☐ Other _____
Construction:	Porches:		
☒ Frame ☐ Adobe ☐ Solid brick ☐ Solid stone ☐ Other _____	☐ Shed roof ☐ Hipped roof ☐ Gable roof ☒ Inset ☐ Wood posts ☐ Brick piers ☐ Box columns	☒ Classical columns ☐ Tapered box supports ☐ Fabricated metal ☐ Spindlework ☐ Jig-sawn trim ☐ Other _____	

Stories: 2 Basement: ☐ None ☐ Partial ☐ Full Dimensions: L _____ x W _____ = Square feet 4088

3. Integrity

☒ Location ☒ Design ☒ Materials ☒ Workmanship ☒ Setting ☒ Feeling ☒ Association

4. Function

Historic Use: ☐ Agriculture ☐ Commerce/trade ☐ Defense ☒ Domestic ☐ Educational ☐ Government ☐ Healthcare
☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Other _____

Current Use: ☐ Agriculture ☐ Commerce/trade ☐ Defense ☒ Domestic ☐ Educational ☐ Government ☐ Healthcare
☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant ☐ Other _____

5. Architectural History

Architect: _____ Builder: _____

Construction date: 1926 ☒ Actual ☐ Estimated Source: NR District narrative

☐ Additions/modifications, specify dates: _____

☐ Relocated, specify former location and reason: _____

Other associated contexts and information of interest: _____

6. Archeology Ground

☐ Original state ☐ Disturbed Explain _____

Is a State Archeological Survey Form available for this site? ☐ Yes ☐ No ☐ Not known

Details: _____

7. Other Information

Is prior documentation available for this resource? ☒ Yes ☐ No ☐ Not known Type: ☐ HABS ☒ Survey ☐ Other _____

Details: 1989 _____

Accessible to the public: ☐ Yes ☒ No ☐ Not known **Possible threat(s):** ☐ None ☒ Damage (i.e. natural disaster) ☒ Neglect
☐ Development ☐ Major alteration ☐ Relocation ☐ Other _____ * Note: Also see Endangered Historic Property Identification Form

8. Geographic Information

USGS quad #: _____ Year: _____ Map scale: _____

UTM zone: _____ Easting: _____ Northing: _____

Legal description (Lot/Block): BLOCK 8, LOT 1 & N10 LT 2

Addition: HATTIE M SAYLES Year of addition: _____

9. Significance

Applicable National Register (NR) criteria:

☒ A. Associated with events that have made a significant contribution to the broad pattern of our history;

☐ B. Associated with the lives of persons significant in our past;

☒ C. Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinction;

☐ D. Has yielded, or is likely to yield, information important in prehistory or history;

Areas of significance: Commerce, Architecture

Period(s) of significance: 1925-1949

Level of significance: ☐ National ☐ State ☒ Local

Possible NR district: ☐ Yes ☐ No **Is property contributing?** ☐ Yes ☐ No

10. Priority (See manual for definitions.) ☐ High ☐ Medium ☐ Low

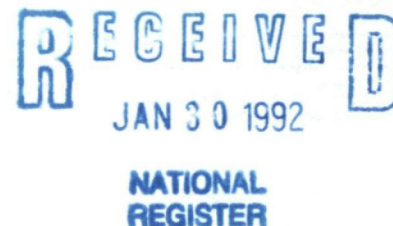
Explain _____

Questions?

Contact survey coordinator
History Programs Division, Texas Historical Commission
at 512/463-5853 or history@thc.state.tx.us.

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United States Department of the Interior
National Park Service



National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Sayles Boulevard Historic District

other names/site number N/A

2. Location

street & number Roughly bounded by South Fifth, Meander, South Tenth N/A not for publication
streets and Highland Avenue

city or town Abilene N/A vicinity

state Texas code TX county Taylor code 441 zip code 79602/05

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination
☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant
☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Curtis J. Jannell 28 Jan. 1992
Signature of certifying official/Title Date

State Historic Preservation Officer, Texas Historical Commission
State of Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- ☒ entered in the National Register.
☐ See continuation sheet.
- ☐ determined eligible for the
National Register
☐ See continuation sheet.
- ☐ determined not eligible for the
National Register.
- ☐ removed from the National
Register.
- ☐ other, (explain:) _____

for Signature of the Keeper

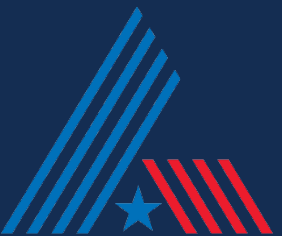
Date of Action

Autumn 1992

3/9/92

HISTORIC OVERLAY REQUEST

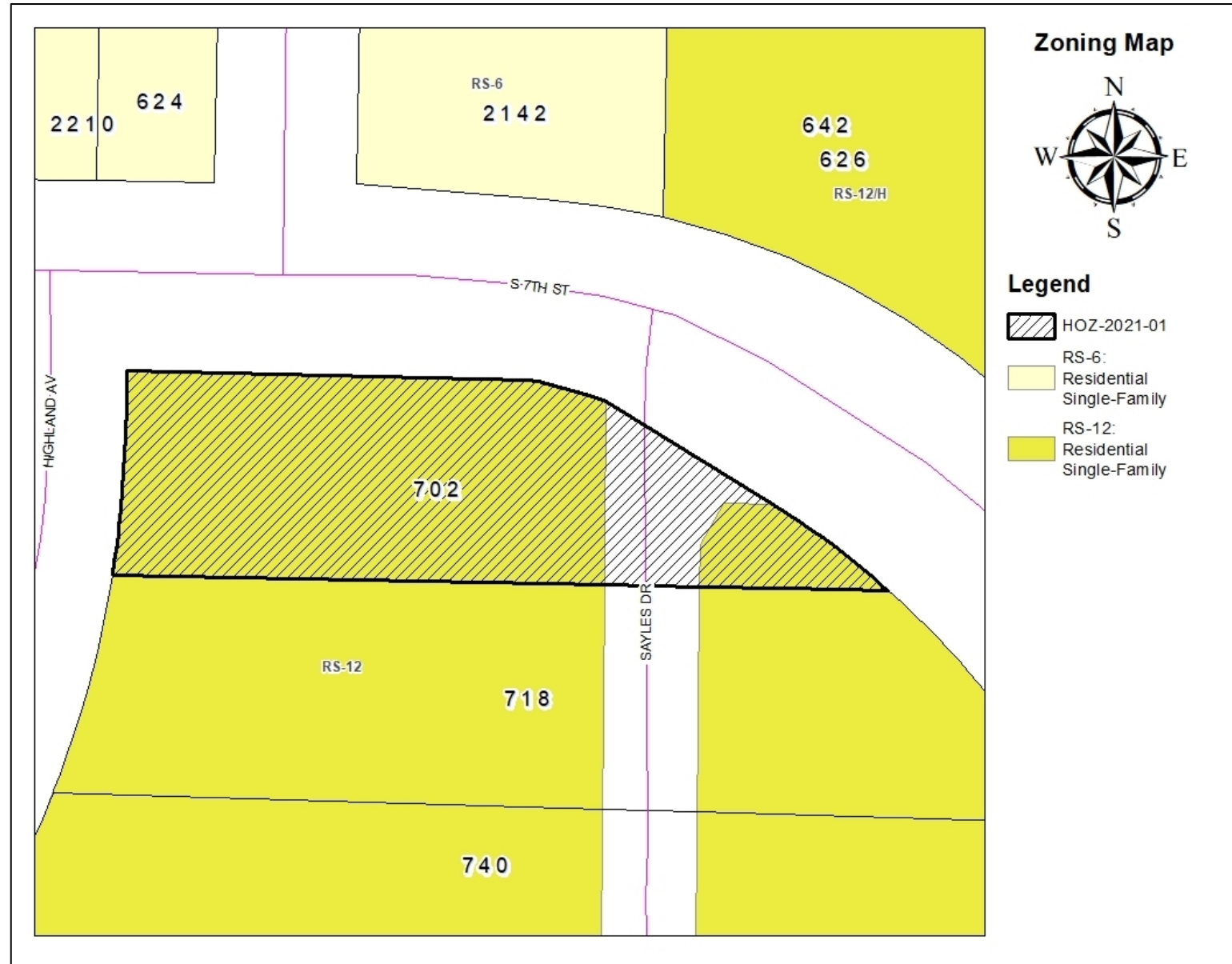
Case: HOZ-2021-01
Owner: Tracy Morgan
McNeil & Dan Steven
Request: Add Historic Overlay
Designation
Location: 702 Sayles Dr.



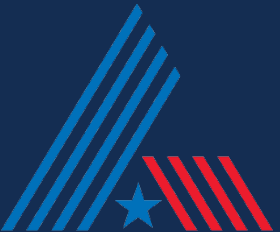
HOZ-2021-01 LOCATION MAP



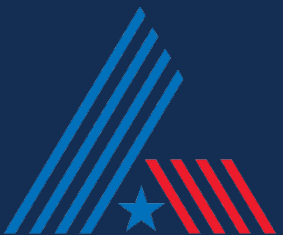
HOZ-2021-01 ZONING MAP



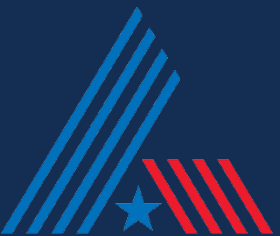
HOZ-2021-01 PHOTOS



HOZ-2021-01 PHOTOS



- Reviewed Pursuant to Section 2.3.4.4 of the Land Development Code (Criteria for Designation)
- Staff Recommendation: Approval



Discussion & Questions

