



City of Abilene

Landmarks Commission Agenda

Notice is hereby given of a meeting of The Landmarks Commission of the City of Abilene to be held on Tuesday, December 20, 2022 at 4 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 Minutes from the Previous Meeting Held on August 23, 2022

AGENDA ITEMS

2. **HOZ-2022-01:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request for Historic Overlay Zoning at the McKinzie House located at 689 E.N. 18th Street. **(Mason Teegardin)**

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 16th day of December, 2022, at 2:10 p.m.

Kaitlin Richardson, Deputy City
Secretary, TRMC



THE LANDMARKS COMMISSION

REGULAR MEETING MINUTES TUESDAY, AUGUST 23, 2022

Present Members: Ms. Jamie Dalzell, Vice-Chair
Mr. Steve Butman
Mr. Josh Black
Dr. Michael McClellan, Sergeant at Arms
Mr. John Scott
Mr. Andrew Penns

Absent Members:
Ms. Pebbles Lee, Chair
Mr. Kevin Halliburton

Staff Present: Mr. Michael Rice, Assistant City Manager
Ms. Kelley Messer, First Assistant City Attorney
Mr. Tim Littlejohn, Director
Ms. Melissa Farr, Executive Assistant

Others Present: Ms. Morgan Paschal

CALL TO ORDER

Ms. Dalzell called the meeting to order at 4:01 p.m. and declared a quorum present.

MINUTES

The minutes from the previous meetings, July 7, 2022 and April 26, 2022 were approved. Mr. Butman made the motion to **approve** and Mr. Black seconded. The motion to approve both sets of minutes prevailed by the following vote:

AYES: Scott, Black, Butman, McClellan, Penns, Dalzell

NAYS: None

AGENDA ITEMS

HPTR-2022-01: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request for a City of Abilene Historic Zone Tax Reduction for an Improvement Project in the Amount of \$51,574.01

Ms. Melissa Farr presented this request. The applicant is requesting a Historic Project Tax Reduction in City of Abilene property taxes for an improvement project in the amount of \$51,574.01.

The house was built in 1939 or 1940 by W. Rufus Sivley. Mr. Sivley was well-known for constructing the current Blue Cross Blue Shield building, First Christian Church Sanctuary, Pioneer Drive Baptist Church, and McMurry University Gymnasium. The current zoning district for this property is Residential Single-Family District-6 with Historic Overlay (RS-6/H).

The improvement projects associated with this request are:

- The original back porch (18' X 14') was converted to a bedroom with a closet. A new bathroom with shower was added, which extends beyond the back porch.
- A window was removed from the living room wall, which looked out to the back porch.
- An entry was designed to lead to the new bedroom and bathroom.
- A new back porch was constructed. (9' X 7')

The criteria assessment was met, as the subject property is located within a historic overlay zone, the eligible expenses amount to more than \$750, and the remodeling projects are complete and comply with the Certificate of Appropriateness obtained in 2021.

Mr. Scott made the motion to approve this request. Mr. Penns seconded the motion. The motion prevailed by the following vote:

AYES: Scott, Black, Butman, McClellan, Penns, Dalzell

NAYS: None

ADJOURN

There being no further discussion, Mr. Black made the motion to adjourn. The Landmarks Commission meeting was adjourned at 4:15 p.m.

Approved: _____, Vice-Chair

HOZ-2022-01

STAFF REPORT



Scheduled Hearing(s)

Landmarks Commission: December 20, 2022

Applicant

Owner: Martha McKinzie Shipp Groves
Estate of Owen T. Shipp Jr. and Bettye McKinzie

Request

Add Historic Overlay to a residence within the Abilene Heights Area

Location

689 E North 18th Street

Background

This one and a half story Mission/Spanish Revival residence was built in 1929 (architect unknown). The structure and foundation are frame supported. Exterior walls are original stucco with a flat parapet roof and matching stucco chimney. Windows are original wood. There is a two-story, single-bay enclosed porch characterized by a tower roof clad in terra-cotta tiles with arched stucco posts. There is a detached garage built in 1929 as well as an accessory storage structure located on the property but non-contributing to the historic character of the site.

Staff could not locate a building file or permit(s) for 689 E North 18th Street. Staff did locate 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;
- (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
- (6) Represents the works of a master designer, architect, builder, or craftsman.

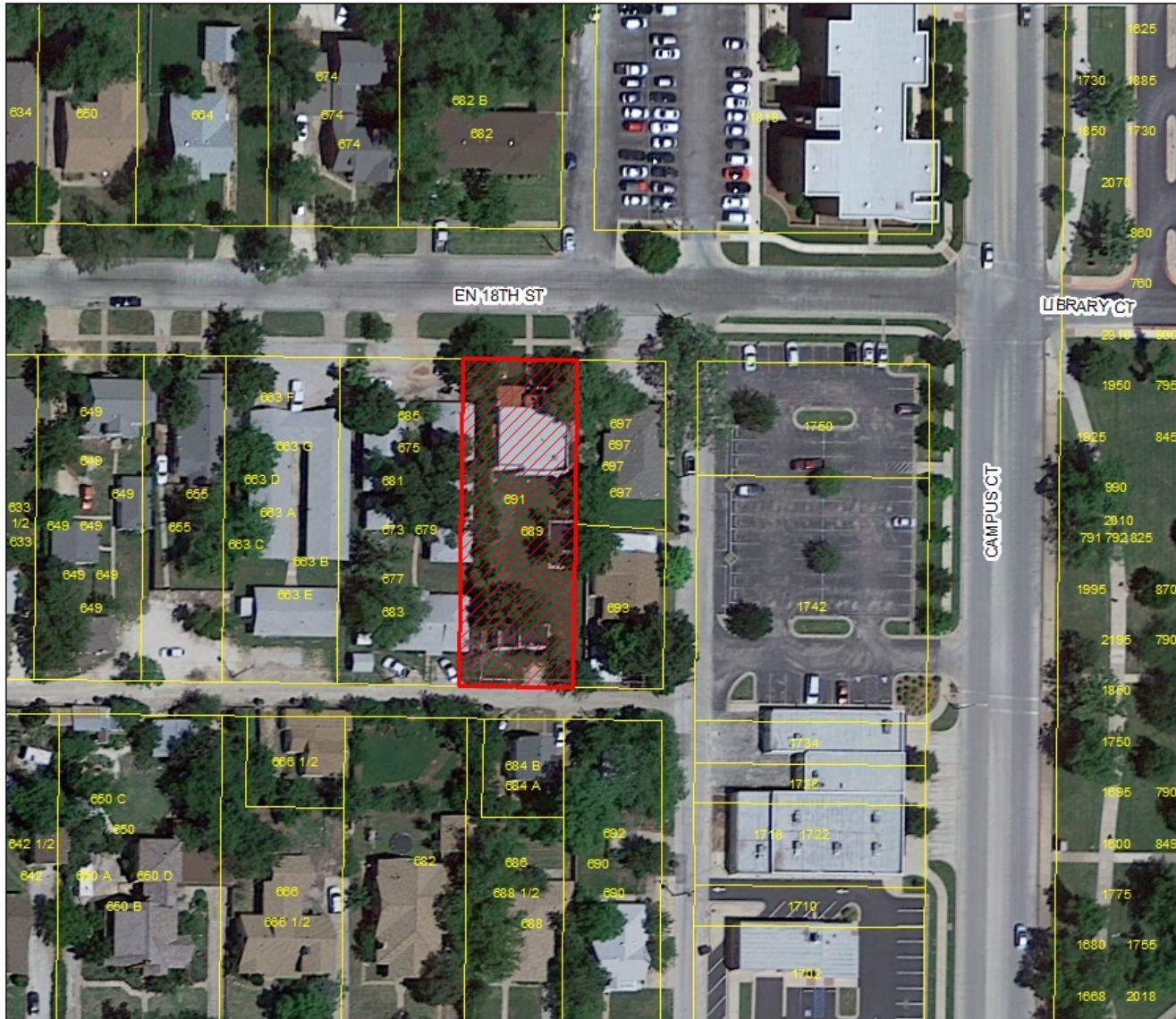
Staff Recommendation

Staff recommends approval.

Attachments

- Application
- Historic Importance Letter from Applicant
- Historic Resource Survey from Texas Historical Commission
- PowerPoint Presentation

LOCATION MAP



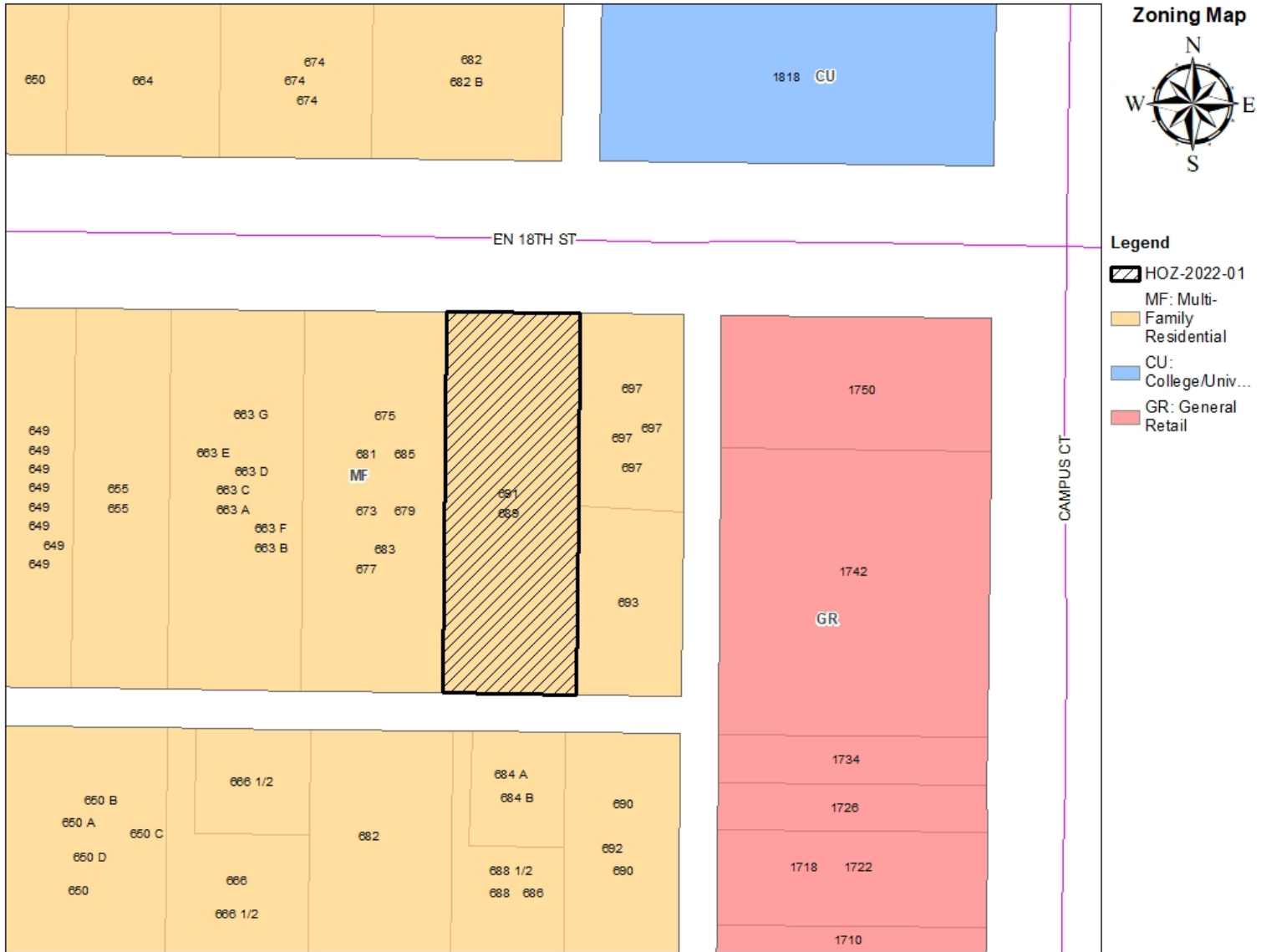
Location Map



Legend

 HOZ-2022-21

ZONING MAP



Welcome

to the

Landmarks Commission

Meeting

*Please add your name to the sign-in
sheet by the door and have a seat*



Item 1

MINUTES

Approval of the Minutes from the Regular
Meeting Held on August 23, 2022



HOZ-2022-01



Case: HOZ-2022-01

Owner: Martha McKinzie Shipp Groves
Estate of Owen T. Shipp Jr. and Bettye McKinzie

Applicant: Martha McKinzie Shipp Groves

Request: Add Historic Overlay to a residence within the Abilene Heights Area

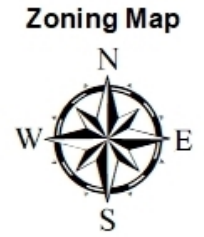
Location: 689 E North 18th Street

- The McKinzie/Johnson House is a one and a half story Mission/Spanish Revival residence, built in 1929. The structure and foundation are frame supported. Exterior walls are original stucco with a flat parapet roof and matching stucco chimney. Windows are original wood. There is a two-story, single-bay enclosed porch characterized by a tower roof clad in terra-cotta tiles with arched stucco posts. There is detached garage built in 1929 as well as an accessory storage structure located on the property but non-contributing to the historic character of the site.
- The McKinzie/Johnson House is listed in the Abilene Register of Historic Properties.

HOZ-2022-01 LOCATION MAP



HOZ-2022-01 AERIAL LOCATION MAP



Legend
 HOZ-2022-01

HOZ-2022-01 ZONING MAP





CURRENT PHOTO OF SUBJECT PROPERTY



1997 PHOTO OF SUBJECT PROPERTY



2009 PHOTO OF SUBJECT PROPERTY

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,
- (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
- (6) Represents the works of a master designer, architect, builder, or craftsman.

- Staff recommends approval.

Questions?



Landmarks Application

Planning

☐ Historic Certification of Appropriateness

☐ Historic Project Tax Reduction

☒ Historic Overlay Zoning

Project Name: M^E Kinzie House

Address: 689 E. 18th Street 79601 No. of lots: _____ Acreage: _____

Legal Description: Abilene Heights, Block 25, Lot 137, rep of 34-37 & W5 of 38

Subdivision Name: College Abilene Heights Block: 25 Lot: 137, rep 34-37 & W5 of 38

Current Zoning: MF Proposed Zoning (if applicable): N/A

OWNER AND AUTHORIZATION

Owner Name: Martha M^E Kinzie Shipp Graves - Estate of Owen T. Shipp, Jr. and Bettye M^E Kinzie

Address: 6809 Nashville Avenue

City, State, Zip: Lubbock, Texas 79413 Fax: _____

Phone: 806-535-5437 Email: parenthood1@sbcglobal.net

Agent Name (if applicable): N/A

Address: _____

City, State, Zip: _____ Fax: _____

Phone: _____ Email: _____

I hereby certify that I am the owner of the property and further certify 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: Martha Graves Date: 11-29-22

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)

Restoration and renovation of the historic home built by community leader J.E. McKinzie to original outlook including materials, colors, landscape, and such details for the purpose of community usage and hospitality. The McKinzie House will be available for small gatherings and passage of etiquette to preserve history and heritage of the McKinzie hospitality to promote positivity and legacy of human kindness and friendship. The home built by J.E. McKinzie served afternoon tea daily which is an offering that will be provided bi-weekly upon completion of the project along with other hostings of similar sort. The 1929 character will be preserved in exterior.

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

The property has numerous signs of age and weather deterioration. Stucco of the 93+ year old home is in need of repair. The foundation is in dire need of shoring up due to ground shift and drought. Roof tiles are broken or missing in several places. The historical tiles are available in sparse quantities for replacement. Carpentry is necessary to replenish the splendor of the masterful exterior handiwork. Prime and paint in addition to welding are required on ironwork beautification to pristine authenticity of initial standards.

ADDITIONAL INFORMATION

Staff requests additional information to be submitted with the application.

- ✓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. *Not Available*
- ✓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 this application be submitted to the Landmarks Commission for consideration.

Martha McKinnis Shipp Sower
Signature of Owner or Authorized Agent

11-29-22
Date

For Office Use Only

Commission Action:

- ☐ Approved
- ☐ Approved with Conditions
- ☐ Denied

Landmarks Commission, Chair

Date

Final Inspection and Approval:

Historic Preservation Officer

Date

McKinzie House

Tea in breakfast room

689 EN 18th

The house was designed and built in 1929 by J.E. McKinzie, Board of Trustees at ACC (Abilene Christian College, now Abilene Christian University).

The McKinzie House was once a stately home on the Hill in Abilene, one of the first homes constructed. The home was built with a unique and quaint flair with stucco and tile roofing in Spanish fashion. There are but a few stucco homes in the area; this one was constructed in amazing flair and demeanor with English ivy touches, unlike the many wood-framed and brick homes nearby.

The historic home was uniquely designed with full intent of hospitality offerings, which was emphasized by gatherings and festivities by the owners and utilized by the community for events and functions.

The McKinzie House is 1800 sq ft, 3 bedroom/2 Bath + Back Guest Home Quarters + Separate Garage. The home was intentionally situated across from the original ACC President's Home with full view of the ACC campus.

The ACC president and board member J.E. McKinzie met often on the porch of the home to discuss plans and dealings for ACC growth and development.

The ACC board members conferred in the breakfast room with lunch meals and afternoon tea served by Bess McKinzie in discussion of ACC matters.

The home was utilized in numerous manners, connected with hospitality, etiquette, traditions, and faith. Numerous students at the college worked a variety of jobs at the home in exchange for tuition payments. Afternoon Tea was served daily by Bess McKinzie from 1929 to the early 1950s.

The McKinzie House was sold to Percy and Vera Johnson, bold community members who owned a general store, in about 1964, whose family resided there for roughly 25 years.

The home was bought back by Owen (Skipper) & Bettye (McKinzie) Shipp for residence in 1989.

Owners: McKinzie 1929-1964 35 years; Johnson 1964-1989 25 years; Shipp 1989-2021 32 years

J.E. McKinzie

J.E. McKinzie was an involved and influential community member of Abilene until his death.

J.E. McKinzie was the Director of ACC's Bean, the cafeteria for the campus.

J.E. McKinzie owned a dairy nearby, providing milk and dairy products locally to ACC and the Abilene community.

J.E. McKinzie was instrumental in saving ACC from bankruptcy and closure by borrowing for ACC over one million dollars from John G. and Mary Hardin during the height of the 1930s post the Great Depression which held ACC together.

J.E. McKinzie served as Board Member and Chair for ACC as well as other civic organizations in Abilene.

The Dream

The McKinzie House has, from the very first dig of dirt for groundbreaking, served the community. The home was built across the street from Abilene Christian College (ACC) to further Christian education, leadership, and events. It was built to share space and love to those who set foot on the property without hesitation. Four areas were "functions" of this home as a part of everyday living: hospitality, prayer, generosity, and service. It was through these gifts that people were blessed who walked through the doors of the McKinzie House. Therefore, the dream to restore and keep the home for preservation to the intent of community value and service are very natural in looking to the future utilization of this property. Below are remembrances that were constant happenings in the McKinzie House throughout the years.

House of Hospitality

Afternoon Tea

Meeting Place for Bridge Enthusiasts

Open Houses, Dinner & Festivities

Place for Fundraisers for Community and Christian Causes

Family & Friend Gatherings

Weekly International Women's Bible Study

Temporary Stays for University Students & Guest Travelers
Hosts for Sing Song and Choir Guests
Social Venue for Women's Softball Team and Social Clubs
Home for Furloughed Missionaries
Sunday Lunch Gathering Place
Entertainment for Guests from Around the World
Numerous Weddings, Graduation Parties, Receptions, and Baby Showers
Finishing sessions of etiquette

House of Prayer

Executive Decisions made around the Breakfast Table as ACC faced the
brink of bankruptcy following the Great Depression
Regular Gatherings for Prayer, especially for heavy concerns by neighbors and community members

House of Generosity

Free meals for wealthy and poor alike
Exchange for night's stay, meal, cash, or tuition for work for ACC

House of Service

Showed no favoritism towards guests – Open Arms, Open Door Policy for
strangers, foreigners, and friends alike
Laundered cloth napkins and table cloths daily for the Bean, drying on the back
yard clothes lines (until paper goods introduced)

Phase One - Exterior

Foundation reinforcement for secure footing
Restoration of original aesthetic beauty – stucco, exterior repairs, carpentry, paint
Landscaping of front, side, and back yards

Thank You for your participation in the legacy of this historic, people-blessing, Spirit-led residence of
impact, bringing hundreds of souls to the Lord for past decades and more days to come!

Dormitory
named after
J.E. McKinzie
in 1940s (1947),
the oldest housing
hall (70,200 sq. ft.).
The hall now is
utilized for other
purposes as well.



pay their way through college.

Mr. and Mrs. John G. Hardin have the college enough money to alleviate its debt in 1934. This donation is known as the gift that saved the school and was cause for great celebration on campus. Hollis Manly (left) and J.E. McKinzie from the Board of Trustees are shown with the couple and the document that made the gift a reality.



Manly & McKinzie were honored and appreciated for securing funds from the Hardins after much prayer and a consensus request.

The administrative of Lawrence Smith (Thursar) Walter